

## MEETING MINUTES

### Huntington Beach City School District (HBCSD)

#### Measure Q Citizens Bond Oversight Committee (CBOC) Meeting

October 20, 2021 at 5:00pm

Location: Peterson Elementary School

#### Attendees

##### Huntington Beach City School District

Leisa Winston, Superintendent, 714.964.8888 [lwinston@hbcasd.us](mailto:lwinston@hbcasd.us)

Jenny Delgado, Assistant Superintendent, 714-964-8888 [jdelgado@hbcasd.us](mailto:jdelgado@hbcasd.us)

Mark Manstof, Director of Facilities and Maintenance, [mmanstof@hbcasd.us](mailto:mmanstof@hbcasd.us)

##### Studio W Architects

Tony Pacheco-Taylor, Client Leader & Associate, 949.774.2920, Ext. 2906 [TonyP@studiow-architects.com](mailto:TonyP@studiow-architects.com)

Brian Whitmore, President/CEO, 916.626.1303 [BrianW@studiow-architects.com](mailto:BrianW@studiow-architects.com)

##### CBOC Members

John Espinosa - present

Jill Johnson - absent

Adam Yocum - absent

Jerry Marchbank - present

Mandi Silvaggio - absent

Scott Grady - present

**Meeting commenced at 5:14 pm:** Brian Whitmore of Studio W Architects delivered a presentation on the status of Measure Q bond sales, projects and financial metrics.

#### 1.0 Bond Issuance Schedule

- 1.1 Series A \$50 million (sold February 2017)
- 1.2 Series B \$40 million (sold December 2018)
- 1.3 Series C \$70 million (sold July 2020)
- 1.4 Total Measure Q Program \$160 million

#### 2.0 Overall Bond Project Expenditures & Budget

- 2.1 Series A and Series B funds have been exhausted and all projects completed.

## 2.2 Series C Ongoing Projects:

2.2.1 Eader Elementary School Modernization – to be completed summer 2022

2.2.2 Peterson Elementary School Modernization – to be completed summer 2022

2.2.3 Remaining Work at Seacliff Elementary School – Punch list items remaining

2.2.4 Maintenance Building at the Kettler District Office site – in design development

2.3 Balance of \$20.7 million remaining in the program.

2.4 Audit Report provided for review and comment.

## 3.0 Series Updates

### 3.1 Series A/Phase 1 Sale Update

3.1.1 Recap of Series A/Phase 1 projects with budgets, timelines and contingencies.

### 3.2 Series B/Phase 2 Sale Update

3.2.1 Recap of Series B/Phase 2 projects with budgets, timelines and contingencies.

### 3.3 Series C/Phase 3 Sale Update

3.3.1 Modernization of both Eader and Peterson Elementary Schools have completed the first phase of construction. Both campuses will be completed over two summers – with the second half in 2022.

3.3.1 Seacliff Elementary School Modernization punch list is being completed along with project closeout.

3.3.2 The new Maintenance & Operations Facility at the District Office is currently in the Design Development phase.

### 3.4 Eader Elementary School Modernization – \$6,197,748 budget

3.4.1 GMP Established in April 2022 for \$10,255,710 which included additional scope items added through site committee meetings.

### 3.5 Peterson Elementary School Modernization – \$8,002,264 budget

3.5.1 GMP Established in June 2021 – \$15,935,271 which included additional scope items added through site committee meetings.

### 3.6 Seacliff Elementary School Modernization – \$2,751,209 budget of remaining work

3.6.1 Construction is in progress with planned completion by Fall of 2021.

### 3.7 District Maintenance & Operations Facility – \$2,888,000 budget

3.7.1 Design contract approved by Board March 9, 2021.

### 3.8 State Funding Eligibility

3.8.1 Funding of ~\$3,400,000 anticipated for Seacliff Elementary School, bringing overall total to roughly \$10,000,000.



3.8.2 Total Eligibility "Within Bond Authority" is \$3,834,514, anticipated to be paid out in 2022 or 2023

3.8.3 The projects listed as "Beyond Authority" do not fall within Prop 51 and will need to wait for another State bond before receiving funding.

#### **4.0 Update Regarding Middle School Options**

4.1 Series C Remaining Funds \$20,733,501.

4.2 Modernization and New Construction conceptual designs were developed and provided to professional cost estimator (Cumming) as well as CW Driver to provide current estimates.

4.3 Both Modernization and New Construction estimates exceed the funds available in the bond and would require the district to utilize additional funds available to them.

4.4 Modernization Total Construction Cost estimated at \$54,791,559, when including all soft costs and anticipated contingency return the final anticipated cost for the project would be \$67,449,883. This would leave a -\$28,224,690 deficit after all bond funding is exhausted.

4.5 New Construction Total Construction Cost estimated at \$59,468,261, when including all soft costs and anticipated contingency return the final anticipated cost for the project would be \$72,725,363. This would leave a -\$33,500,170 deficit after all bond funding is exhausted.

4.6 Additional funding available to the district includes estimated state funding (within authority) and Geisler site sale net proceeds for a total of \$31,822,728.

4.7 Board voted on 10/19/2021 to proceed with Sowers New Construction Project.

#### **5.0 Additional Potential Projects Not Bond Funded**

5.1 HVAC projects – new estimate is \$4,500,000 (received from Constructl March 9, 2021).

5.2 District Central Kitchen project bids are anticipated on 10/28/2021. Total construction estimate cost is \$1,284,587.

#### **6.0 Review of Expenditure & Fee Reports**

6.1 Current Series A balance is \$0.

6.2 Current Series B balance is \$1,631,104, district plans to get balance to \$0

6.3 Overall, the program is under budget on soft costs. The industry benchmark is 25% of overall project costs should account for soft costs.

#### **7.0 Q&A**

**Question:** Has the district looked into refunding bonds because of favorable interest rates?

*Answer:* District will discuss with finance department to see if there is potential to do so.



**Question:** Can we have the next CBOC meeting at the new Smith Administration building?

*Answer:* Yes. The following meeting will occur on the Smith Elementary Campus.

**Question:** Have slab moisture mitigation costs continued for the Eader and Peterson Projects?

*Answer:* Additional moisture testing has been completed at each site which have had positive results. This has mitigated some of the high-cost remediation measures that were thought could be necessary.

**Question:** What is the AMS (Gen7) building foundation system?

*Answer:* The foundation is a compensated foundation type and consists of a concrete stem wall system, the floor of the building is metal deck and concrete.

**Question:** CEQA process has changed for how Traffic is calculated. LOC is no longer part of the law and not VMT will be required. If you add the Bus Parking area it may push the project into full CEQA EIR, this should be avoided.

*Answer:* The plan is to bring CEQA consultant contract to the district for approval in November. All potential concerns for CEQA will be vetted early in the process and care will be taken to avoid an EIR.

**Question:** Modular is a concern, the district must be sure that the provider of the buildings be extensively vetted and all due diligence done.

*Answer:* There will be a procurement process for who the provider will be. A tour of the selected modular provider would be a good way to vet them once they are selected.

## **8.0 Audit Report**

8.1 No exceptions were taken by the Auditor, no issues to report.

## **9.0 CBOC Annual Report**

9.1 Annual Report was provided for review and comment. Comments are due November 15<sup>th</sup> for incorporation into the report.

## **10.0 CLAPP Building Tour**

9.1 Recently Modernized CLAPP building tour of Classroom, STEM Lab and Library/Media Center

**Meeting adjourned at 6:45 pm.**

