



AGENDA

HUNTINGTON BEACH SCHOOL DISTRICT MEASURE Q Citizens' Bond Oversight Committee (CBOC)

District Office Board Room
Huntington Beach, CA 92646
May 24, 2022, 5:00 P.M.

1. PRELIMINARY

a. CALL TO ORDER

b. ROLL CALL (Establishment of a Quorum)

1. John Espinosa (Parent Representative) _____
2. Scott Grady (Member at Large) _____
3. Jerry Marchbank (Member at Large) _____
4. Mike Mann (Business Representative) _____
5. Andrew McEachin (Parent/PTA Rep) _____
6. Senior Citizens' Group (vacant) _____
7. OC Taxpayer Representative (vacant) _____

2. PLEDGE OF ALLEGIANCE

3. COMMENTS FROM THE FLOOR

Persons wishing to make comments to Citizens' Bond Oversight Committee on non-agendized items may do so at this time. Each speaker is requested to limit his or her comments to no more than three (3) minutes.

- | | |
|---|-------------|
| 4. ADOPTION OF THE AGENDA | ACTION |
| 5. ELECTION OF CHAIR AND VICE CHAIR | ACTION |
| 6. APPROVAL OF THE MINUTES FOR OCTOBER 20, 2021 | ACTION |
| 7. PRESENTATION by DOUG YOEMAN (Bylaws and Brown Act) | INFORMATION |
| 8. MEASURE Q UPDATE | INFORMATION |
| 9. APPROVAL OF 2020-2021 ANNUAL REPORT | ACTION |
| 10. COMMENTS FROM COMMITTEE MEMBERS | |
| 11. ADJOURNMENT | |

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

Jenny Delgado, Assistant Superintendent, 714-964-8888 jdelgado@hbcasd.us

Mark Manstof, Director of Facilities and Maintenance, mmanstof@hbcasd.us

Studio W Architects

Tony Pacheco-Taylor, Client Leader & Associate, 949.774.2920, Ext. 2906 TonyP@studiow-architects.com

Brian Whitmore, President/CEO, 916.626.1303 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 15th 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.

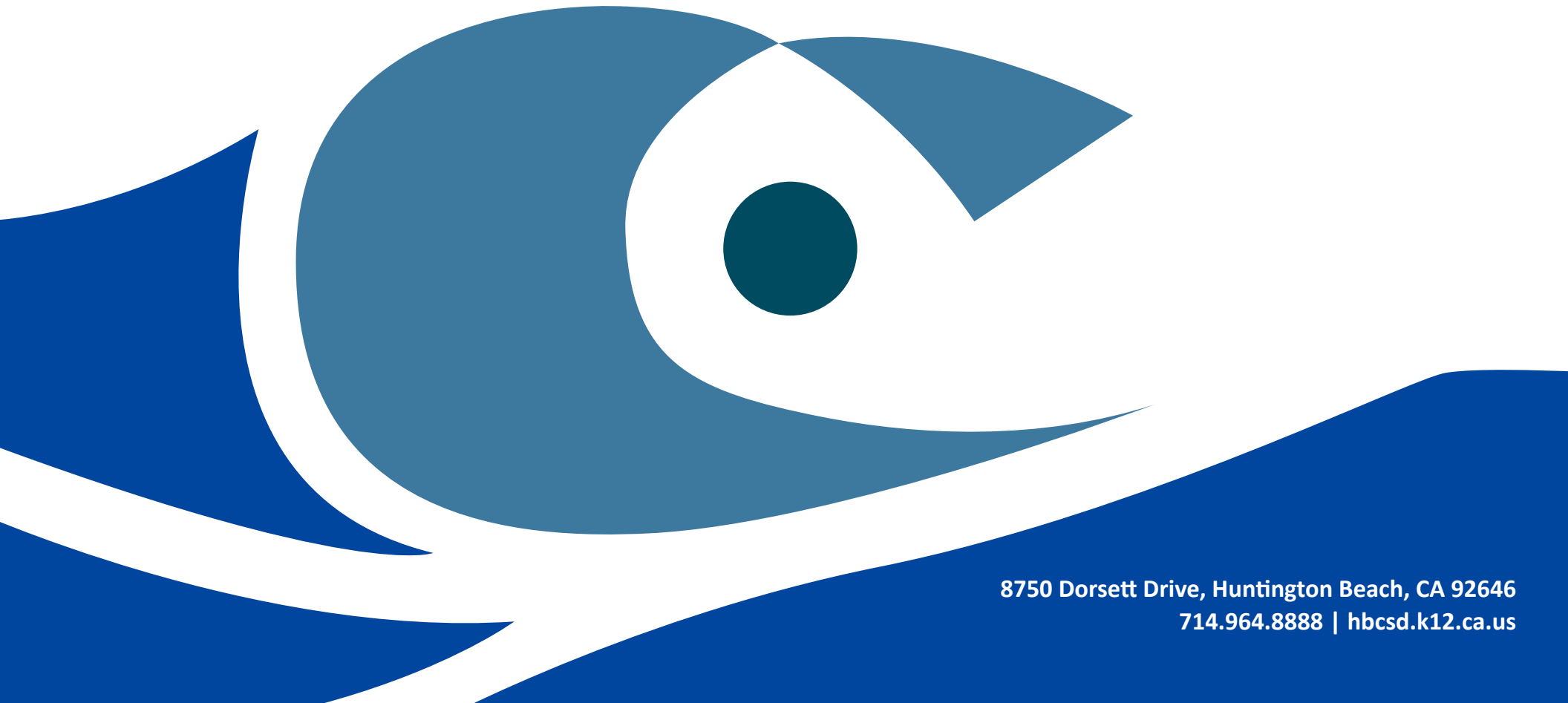


HUNTINGTON BEACH

CITY SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

2020-2021 ANNUAL REPORT



8750 Dorsett Drive, Huntington Beach, CA 92646
714.964.8888 | hbcasd.k12.ca.us

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April 7, 2022

To The Community of Huntington Beach City School District,

On November 8, 2016, the constituents of Huntington Beach City School District voted to approve Measure Q, granting \$159,850,000 in bonds to construct labs and repair schools and classrooms. The measure was passed with 63.63% favorable votes.

Ballot Language: *“To construct science, technology, engineering, and mathematics labs, repair or replace leaky roofs, renovate deteriorating plumbing/sewer systems, upgrade inadequate electrical systems, construct, renovate, modernize, equip classrooms, restrooms and other school facilities and to improve the quality of education at local schools; shall Huntington Beach City School District issue \$159,850,000 of bonds at legal rates, with annual audits, and have an independent citizens’ oversight committee with no money for administrative salaries or taken by the state”*

As a result of Measure Q’s passage, the HBCSD Board of Education established an independent Citizens’ Bond Oversight Committee (CBOC). In accordance with Education Code Section 15278(b), the Measure Q Bond Citizens’ Oversight Committee shall inform the public concerning the expenditure of Measure Q bond revenues. **The CBOC offers this Annual Report to provide an update on the status of Measure Q for the 2020-2021 fiscal year, which covers the period of July 1, 2020 through June 30, 2021.**

The Measure Q bonds have been sold over three installments, known as series.

Series A (phase 1):	2017-2020	\$ 49,780,000 (sold Feb. 2017)
Series B (phase 2):	2019-2023	\$ 39,785,000 (sold Dec. 2018) *
Series C (phase 3):	2021-2029	\$ 69,592,500 (sold Jul. 2020) **
		\$159,157,500

* Sold ahead of schedule due to favorable tax base

** Captured two separate sales ahead of schedule

In preparation for the bond program to appear on the ballot in 2016, Studio W Architects conducted district-wide facilities conditions assessments of each of the District’s nine campuses. Based on the findings of the report, priorities were established to implement improvements and much-needed infrastructure and systems upgrades:

- Priority 1: Renovate all classrooms into 21st Century learning environments, seismic upgrades (AB 300), ADA upgrades, electrical upgrades, hazardous materials abatement and roof replacements
- Priority 2: Multipurpose and STEM (science, technology, engineering and mathematics) labs at the middle schools, LED lighting, lighting controls and site access/circulation improvements
- Priority 3: Re-purpose libraries to learning commons and facade improvements
- Priority 4: Portable-to-Permanent (P2P) initiative and safety and security point-of-entry/exit at administration buildings

Projects at each campus were then segmented into phases to be completed over a 12-year duration. Phase 1 projects align with Series A funding, all of which had been completed by early 2020. Phase 2 projects, which were under construction from 2019 to 2021, were funded with the proceeds of Series B. Phase 3 projects will be funded with Series C monies and commenced in the second half of 2020. These projects are presented herein with additional details regarding scope and funding.

For regular updates on the Measure Q Program, visit www.hbcstdmeasureq.com.

Thank you,

Members of the 2019-2020 Citizens’ Bond Oversight Committee
Huntington Beach City School District

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ACKNOWLEDGMENTS

CITIZENS' BOND OVERSIGHT COMMITTEE

Members

John Espinoza, Parent/Guardian

Adam Yocum, Business Organization (Huntington Beach Chamber of Commerce)

Jill Johnson, Senior Citizen Organization (Merrill Gardens)

Mandi Silvaggio, PTA Representative

Scott Grady, Member at Large & Committee Chair (TRC Retail)

Jerry Marchbank, Member at Large (Coast Community College District)

HUNTINGTON BEACH CITY SCHOOL DISTRICT

Board of Trustees

Paul Morrow, Ed.D., President

Diana Marks, Vice President

Shari Kowalke, Clerk

Bridget Kaub, Member

Ann Sullivan, Member

Leadership

Dr. Leisa Winston, Ed.D., Superintendent

Jenny Delgado, Chief Business Official

Mark Manstorf, Director of Facilities,
Maintenance, Operations & Transportation

CONTRIBUTORS

Bond Program Manager: Studio W Architects

Brian Whitmore, AIA, LEED® AP,
Principal-in-Charge (President & CEO)

Tony Pacheco-Taylor, AIA, LEED® AP,
Senior Project Manager

Michael Henning, AIA, LEED® AP,
Senior Architect (Associate Principal)

Gillian Crane, Project Architect

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Appendix

Financial & Performance Audit.....	Attached
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MEASURE Q OVERVIEW

STATUS OF PROJECTS

Overall

- Phase 1/Series A Projects Complete
- Phase 2/Series B Projects Complete
- Phase 3/Series C Projects Under Construction or Pending

Completed

- Demonstration Classrooms at All Campuses
- Dwyer Middle School Phase 1 Modernization
- Dwyer Middle School New Gymnasium & STEM Academy
- Dwyer Middle School Phase 2 Modernization
- Hawes Elementary School Phase 1 Modernization, including Interim Housing
- Moffett Elementary School Phase 1 Modernization, including Interim Housing
- Seacliff Elementary School Phase 2 Modernization
- Smith Elementary School Phase 2 Modernization, Part I & II
- Safety & Security Measures at Seven Campuses—Dwyer MS, Eader ES, Hawes ES, Moffett ES, Peterson ES, Perry ES & Seacliff ES

Under Construction

- Eader Elementary School Phase 3 Modernization—estimated completion Fall 2022
- Peterson Elementary School Phase 3 Modernization—estimated completion Fall 2022

Planning/Design

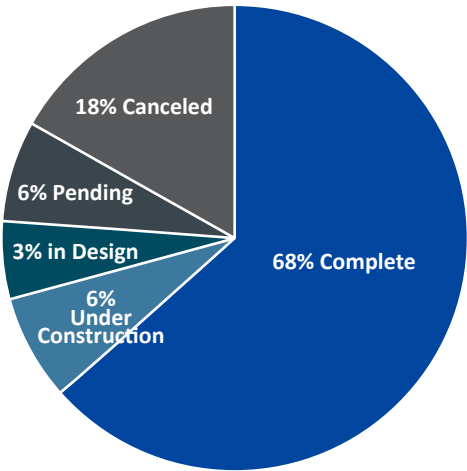
- District Maintenance & Operations Building at Kettler Education Center

Pending

- Sowers Middle School New Gymnasium & STEM Academy
- Sowers Middle School Phase 3 Modernization/Reconstruction

Canceled/Removed from Measure Q Program

- Peterson Elementary School HVAC Upgrades
- Dwyer Middle School HVAC Upgrades
- Eader Elementary School HVAC Upgrades
- Perry Elementary School Phase 3 Modernization
- Perry Elementary School HVAC Upgrades
- Smith Elementary School HVAC Upgrades



34 TOTAL PROJECTS

23 Completed

2 Under Construction

1 Planning/Design

2 Pending

6 Canceled/Removed



BOND SERIES SALES

Series A

Bond Series A	\$ 50,000,000
Underwriting Costs	\$ (220,000)
<u>Interest Earned as of 6/30/2021</u>	<u>\$ 1,471,727</u>
Total Series A Budget	\$ 51,521,727
<u>Series A Expenditures</u>	<u>\$ 51,521,727</u>
Series A Estimated Balance	\$ 0

Series B

Bond Series B	\$ 40,000,000
Underwriting Costs	\$ (215,000)
Interest Earned as of 7/21/2021	\$ 1,026,037
<u>State Funding from Series A Projects *</u>	<u>\$ —</u>
Total Series B Budget	\$ 40,811,037
<u>Series B Expenditures Estimate</u>	<u>\$ 39,352,675</u>
Series B Estimated Balance	\$ 1,458,362

Series C

Bond Series C	\$ 70,000,000
Underwriting Costs	\$ (407,500)
Interest Earned as of 6/30/2021	\$ 506,771
<u>State Funding from Series A or Series B Projects *</u>	<u>\$ —</u>
Total Series C Budget	\$ 70,099,271
<u>Series C Expenditures Estimate</u>	<u>\$ 50,997,761</u>
Series C Estimated Balance	\$ 19,101,510

Measure Q Series A, B & C Balance **\$ 20,559,872**

** SchoolWorks estimate is \$5,860,717; funding date TBD*

MEASURE Q OVERVIEW | BOND PROGRAM IMPLEMENTATION

BOND PROJECT/COST ITEM	PHASE 1/ SERIES A (2017-2020)	PHASE 2/ SERIES B (2018-2021)	PHASE 3/ SERIES C (2020-2025)	TOTAL INVESTMENT
Dwyer Middle School New Gymnasium/Multipurpose Building & STEM Academy <i>(complete)</i>	\$ 12,681,510	\$ –	\$ –	\$ 12,681,510
Dwyer Middle School Modernization <i>(complete)</i>	\$ 4,779,257	\$ 5,655,678	\$ –	\$ 10,434,935
Sowers Middle School New Gymnasium/Multipurpose Building & STEM Academy <i>(8/12/2020 price, no escalation)</i>	\$ –	\$ –	\$ 15,935,271	\$ 15,935,271
Eader Elementary School <i>(award amount Construct1 GMP dated 4/29/2021)</i>	\$ –	\$ –	\$ 10,255,710	\$ 10,255,710
Hawes Elementary School <i>(complete)</i>	\$ 6,119,994	\$ –	\$ –	\$ 6,119,994
Moffett Elementary School <i>(complete)</i>	\$ 6,657,254	\$ –	\$ –	\$ 6,657,254
Perry Elementary School	\$ –	\$ –	\$ –	\$ –
Peterson Elementary School <i>(Construct1 GMP base price dated 5/26/2021; see Note 2a below)</i>	\$ –	\$ 2,288,025	\$ 8,293,596	\$ 10,581,621
Seacliff Elementary School <i>(funded by Series A balance + Series B)</i>	\$ 2,119,174	\$ 5,581,436	\$ –	\$ 7,700,610
Smith Elementary School Modernization, Part I <i>(complete)</i>	\$ 495,547	\$ 6,521,538	\$ –	\$ 7,017,085
Smith Elementary School Modernization, Part II New Admin/Classrooms/Playground <i>(complete; see note 1 below)</i>	\$ –	\$ 7,942,289	\$ 2,288,025	\$ 10,230,314
School Safety Fencing & Gates <i>(complete)</i>	\$ 1,521,568	\$ –	\$ –	\$ 1,521,568
District M&O Building at Kettler Education Center	\$ –	\$ –	\$ 2,288,000	\$ 2,288,000
PROJECT CONSTRUCTION COSTS	\$ 34,374,305	\$ 27,988,966	\$ 39,060,602	\$ 101,423,873
Furniture Cost	\$ 3,772,931	\$ 3,588,840	\$ 3,878,267	\$ 11,240,038
District Office Furniture	\$ 22,838	\$ –	\$ –	\$ 22,838
Demonstration Classroom Costs	\$ 1,152,000	\$ –	\$ –	\$ 1,152,000
IT Systems for Demonstration Classrooms	\$ 185,969	\$ –	\$ –	\$ 185,969
TOTAL CONSTRUCTION COSTS	\$ 39,508,043	\$ 31,577,806	\$ 42,938,869	\$ 114,024,719
Soft Cost Estimates	\$ 9,482,082	\$ 6,434,529	\$ 7,734,153	\$ 23,650,764
District M&O Building at Kettler Series A Soft costs	\$ 159,430			
Pre-Construction Services (Construct1)	\$ 93,160			
New Phone System	\$ 266,592			\$ 266,592
IT Systems	\$ 1,395,190	\$ 1,053,574	\$ 1,118,717	\$ 3,567,481
District M&O Roofing Replacement @ Seacliff ES	\$ 347,229	\$ 753,099	\$ –	\$ 1,100,328
Construction Contingency Credit Estimate: project in construction or future	\$ –	\$ (527,692)	\$ (813,978)	\$ (1,341,670)
TOTAL PROJECT COST	\$ 51,251,726	\$ 39,291,316	\$ 50,977,761	\$ 141,520,803

MEASURE Q OVERVIEW | BOND PROGRAM IMPLEMENTATION

BOND PROJECT/COST ITEM	PHASE 1/ SERIES A (2017-2020)	PHASE 2/ SERIES B (2018-2021)	PHASE 3/ SERIES C (2020-2025)	TOTAL INVESTMENT
Anticipated Measure Q Bond Building Funds (net of debt service payment)	\$ 49,780,000	\$ 39,785,000	\$ 69,592,500	\$ 159,157,500
Interest Earned per District (through 6/30/2021)	\$ 1,471,727	\$ 1,026,037	\$ 506,771	\$ 3,004,535
BALANCE OF FUNDS	\$ —	\$ 1,519,721	\$ 19,121,510	\$ 20,641,231
After Series B Seacliff ES project is closed out, pay down Series B balance (see Note 2b below)	\$ —	\$ (1,519,721)	\$ 1,519,721	\$ —
	\$ —	\$ (0)	\$ 20,641,231	\$ 20,641,231

NOTES:

1) Completed 6/30/2021 transfer of Smith ES Mod Part II Construct1 pay applications 9 & 10 to Series C to expend 10% Series C in year 1

2a) Pay future Peterson ES Construct1 pay applications in Series B to match amount of Smith ES Mod Part II transfer to Series C

2b) Pay future Peterson ES Construct1 pay applications with balance of Series B funds

PROJECT STATUS UPDATES



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DWYER MIDDLE SCHOOL

1502 Palm Avenue | Huntington Beach, CA 92648

Mascot: Junior Oilers

Grades: 6-8

Enrollment: 1,300 students

Recognition:

- California Distinguished School (2009)
- California Gold Ribbon School (2015)



SITE MASTER PLAN | DWYER MIDDLE SCHOOL



LEGEND

Phase 1 Projects (2017)

- Two Demonstration Classrooms – *complete*
- 21st Century Classroom & Misc. Modernization (original facility) – *complete*
- New Gymnasium & STEM Academy – *complete*

Phase 2 Projects (2019)

- 21st Century Classroom, Library & Food Service Modernization (Case Building) – *complete*
- Auditorium Remodel – *complete*
- HVAC Upgrades – *budgeted; removed from scope*

Phase 3 Projects (2021)

- No Work

-- Site Boundary

BUDGET SUMMARY

MEASURE Q BOND PROJECTS	PHASE 1 (2017)	PHASE 2 (2019)	PHASE 3 (2021)	TOTAL INVESTMENT
Two Demonstration Classrooms	\$ 158,129	\$ –	\$ –	\$ 158,129
New Gymnasium & STEM Lab	\$ 13,782,403	\$ –	\$ –	\$ 13,782,403
21st Century Classroom & Misc. Modernization (original facility)	\$ 5,816,249	\$ –	\$ –	\$ 5,816,249
21st Century Classroom, Auditorium, Library & Food Service Mod. (Case Building)	\$ –	\$ 6,634,745	\$ –	\$ 6,634,745
HVAC Upgrades (budgeted; removed from scope)	\$ –	\$ 1,371,600	\$ –	\$ 1,371,600
CONSTRUCTION COST SUB-TOTAL	\$ 19,756,781	\$ 8,006,345	\$ –	\$ 27,763,126

BUDGET & SCHEDULE SUMMARY

DWYER MIDDLE SCHOOL



COMPLETED PROJECTS

PHASE 2 MODERNIZATION

Budget

Funding Source(s)	Measure Q Series B/Phase 2	
Original Budget	\$	6,634,745
Approved GMP – Case Building & Auditorium	\$	5,584,752 per CO #1 (12/8/2020)
TOTAL CONSTRUCTION COST BUDGET	\$	5,584,752
Actual Soft Costs	\$	1,367,137
TOTAL PROJECT COST	\$	7,681,358
Savings	\$	274,134 returned to district

Schedule

Construction Start	Jun. 2019
Planned Completion	Nov. 2019
Actual Completion	Nov. 2020



Dwyer Middle School Phase 2 Modernization

NEW GYMNASIUM & STEM ACADEMY

Budget

Funding Source(s)	Measure Q Series A/Phase 1	
Original Budget	\$	13,782,403
Approved GMP	\$	13,426,281
TOTAL CONSTRUCTION COST	\$	12,678,869
Actual Soft Costs	\$	2,877,010
ACTUAL TOTAL PROJECT COST	\$	15,783,226
Savings	\$	747,413 returned to district

Schedule

Construction Start	Jul. 2018
Planned Completion	Dec. 2019
Actual Completion	Jan. 2020

PHASE 1 MODERNIZATION *

Budget

Funding Source(s)	Measure Q Series A/Phase 1	
Original Budget	\$	5,974,378
Final GMP	\$	5,396,954
TOTAL CONSTRUCTION COST	\$	4,778,262
Actual Soft Costs	\$	1,278,706
ACTUAL TOTAL PROJECT COST	\$	7,212,161
Savings	\$	529,000 returned to district

Schedule

Construction Start	Jun. 2018
Planned Completion	Oct. 2018
Actual Completion	Oct. 2018

* includes Demonstration Classrooms



DWYER MIDDLE SCHOOL

NEW GYMNASIUM & STEM ACADEMY

As part of the Measure Q bond program, Studio W Architects designed a new STEM Academy and Gymnasium/Multipurpose Building at Ethel R. Dwyer Middle School. STEM and CTE programs are integral to 21st Century middle school curriculum. However, there was no space to house them at the campus currently, thus the facilities were designed and built as part of the Phase 1 project implementation.

The STEM facilities consist of three main spaces, including a fabrication lab, technology lab and student presentation/lecture spaces. Each area within the STEM Academy contains adaptable furniture to allow for flexible teaching environments, a variety of different activities and individualized learning modalities to support several instructional approaches. The entrance to the Academy is positioned in a lowered plaza and serves as an inviting approach for students and visitors. The plaza has multiple entry points and includes various seat walls to allow learning, socialization and interaction to happen beyond the classroom.

The gymnasium/multipurpose building consists of a main basketball court with four practice courts that can also be used for volleyball. The courts are complemented with a stage centered on the axis to allow for maximum visibility.

Measure Q Bond Projects/Scope

- Phase 1 Project
- New Gymnasium/Multipurpose Building & STEM Academy

Project Team

- Architect: Studio W Architects
- Contractor: Construct 1 (lease-leaseback delivery)
- Structural Engineer: Universal Structural Engineers
- Mechanical/Electrical Engineer: Salas O'Brien
- Civil Engineer: DMC Engineering
- Landscape Architect: Troller Mayer Associates
- Acoustical: Charles M. Salter & Associates
- Fire Protection: IMEG Corporation
- Cost Estimator: Cumming Corporation

PROJECT COSTS

DWYER MIDDLE SCHOOL NEW GYM & STEM ACADEMY



HARD COSTS (as of 6/30/2021)

COST ITEM	SERIES A/ PHASE 1	SERIES A CASH FLOW
CURRENT CONSTRUCTION COST (GMP)	\$ 12,263,252	
Construction Contingency @ 7%	\$ 775,844	
Construction Contingency @ 3%	\$ 387,185	
SUB-TOTAL (GMP)	\$ 13,426,281	
Contingency Credit, Change Order #1	\$ (747,413)	
Separate Classroom Furniture (OnPoint)	\$ 227,348	\$ 227,348
TOTAL CURRENT CONSTRUCTION COST BUDGET	\$ 12,678,869	\$ 12,678,869
Construction Cost used to calculate Final A/E Basic Service Fee	\$ 12,263,252	
Construction Cost used to calculate initial DSA Fee Budget & Testing Lab Budget	\$ 12,036,000	
SOFT COST BUDGET @ 22% of Construction Cost Budget	\$ 2,789,351	



SOFT COSTS (as of 6/30/2021)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series A/ Phase 1	Future Phase Costs	
A/E FEES			
Final Basic Service Fee (Studio W Architects)	\$ 1,199,142		\$ 1,199,142
Final Expenses (Studio W Architects)	\$ 119,914		\$ 119,914
Specialty Consultant Fees (civil, landscape, fire protection, acoustical)	\$ 120,750		\$ 120,750
TOTAL A/E SERVICES FEE BUDGET	\$ 1,439,806		\$ 1,439,806
OTHER CONSULTANTS – Contracted Directly with District			
Surveying, Geotechnical Report, HAZMAT Consulting, OPSC Estimating, Termite/Dry Rot/Mold Inspection and Corrosive Soil Analysis Consultant	\$ 45,117		\$ 45,117
AGENCIES			
Fees associated with: Division of the State Architect (DSA), California Geological Society (CGS), California Department of Education (CDE), Department of Toxic Substance Control (DTSC), County Health Department, Local Fire Marshal, Local City or County and Utility Applications	\$ 211,927		\$ 211,924



PROJECT COSTS | DWYER MIDDLE SCHOOL NEW GYM & STEM ACADEMY



SOFT COSTS (cont'd)



COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series A/ Phase 1	Future Phase Costs	
OTHER EXPENSES – Incurred Directly by the District			
Title Reports, County Bond Election, Public Notices, District Moving Costs, Bid Set Pricing, Existing Drawing Scanning and Graphics	\$ 21,084		\$ 21,084
CONSTRUCTION PHASE TESTING & INSPECTION			
DSA Inspector of Record (IOR) and Testing Lab Fees	\$ 405,743		\$ 405,743
TOTAL OTHER EXPENSES	\$ 693,871		\$ 693,868
Bond Program Management Budget (Studio W Architects) @ 6% of Current Construction Cost Budget	\$ 774,373		\$ 774,373
Soft Cost Contingency	\$ –		
Technology Professional Development @ 15% of Demonstration Classrooms Construction Cost	\$ –		
TOTAL SOFT COST ACTUAL (less contract balances)	\$ 2,877,010		\$ 3,109,971
Variance to Soft Cost Budget (negative = over budget)	\$ (87,659)		
TOTAL PROJECT COST BUDGET	\$ 15,695,568	\$ 15,783,226	Series A Cash Flow
TOTAL PROJECT COST ESTIMATE	\$ 15,783,226	\$ 15,695,568	Total Project Cost Budget
Variance to Project Budget (negative = over budget)	\$ (87,659)	\$ (87,659)	



DWYER MIDDLE SCHOOL

PHASE 2 MODERNIZATION

Dwyer Middle School has transformed dramatically under the Measure Q Bond Program. Phase 1 modernization work included significant improvements to the classrooms and administrative facilities. Additionally, classrooms campus-wide were upgraded with the latest 21st Century technology and furniture.

Phase 2 projects renovated the more modern Case Building, which includes math and science classrooms and labs, as well as a new mural to refresh the exterior of the original school facility. The library was converted to a learning commons and the food services spaces were activated into a communal environment where students can socialize, engage and collaborate. The new student hub is a place to see and be seen!

Measure Q Bond Projects/Scope

- Phase 2 Project
- 21st Century Classroom Modernization (10 rooms), including landscaping improvements (Case Building)
- Library to Learning Commons Conversion
- Auditorium Remodel – including ADA, electrical & lighting
- Misc. Modernization – upgrade lighting to LED, site access control & path of travel improvements to administration building

Project Team

- Architect: Studio W Architects
- Contractor: Construct 1 (lease-leaseback delivery)
- Structural Engineer: Universal Structural Engineers
- Mechanical/Electrical Engineer: Salas O'Brien
- Civil Engineer: KPFF Engineering
- Landscape Architect: Troller Mayer Associates
- Food Service: Food Service Design Group

PROJECT COSTS | DWYER MIDDLE SCHOOL PHASE 2 MODERNIZATION



HARD COSTS (as of 6/30/2021)



COST ITEM	SERIES B/ PHASE 2	SERIES B CASH FLOW
FINAL CONSTRUCTION COST (GMP), per CO #1 dated 12/8/2020	\$ 5,584,752	
Classroom Furniture (OnPoint)	\$ 729,469	\$ 729,469
Classroom Furniture Expended Contingency	\$ 66,170	\$ 66,170
TOTAL CURRENT CONSTRUCTION COST BUDGET (includes classroom technology)	\$ 5,584,752	\$ 5,584,752
Construction Cost used to calculate Current A/E Basic Service Fee	\$ 5,584,752	
Construction Cost used to calculate initial DSA Fee Budget & Testing Lab Budget	\$ 4,000,000	
SOFT COST BUDGET @ 22% of Construction Cost Budget	\$ 1,389,129	



SOFT COSTS (as of 6/30/2021)



COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series B/ Phase 2	Series B Cash Flow	
A/E FEES			
Estimated Basic Service Fee, includes seat wall through DSA review (Studio W Architects)	\$ 581,616	\$ 581,616	\$ 581,616
Expenses	\$ 58,161	\$ 58,161	\$ 58,161
Specialty Consultant Fees (per amendment 6: civil, food service, fire protection, theatrical, landscape architecture)	\$ 118,393	\$ 118,393	\$ 118,393
Specialty Consultant Fees (per amendment 7: landscape architect added scope)	\$ 6,325	\$ 6,325	\$ 6,325
Seat Wall Basic Service Fee to 90% AA + 100% Bid	\$ 32,593	\$ 32,593	\$ 32,593
Seat Wall Expenses to 90% AA + 100% Bid	\$ 3,260	\$ 3,260	\$ 3,260
TOTAL A/E SERVICES FEE BUDGET	\$ 800,348		\$ 800,348
OTHER CONSULTANTS – Contracted Directly with District			
Surveying, Geotechnical Report, HAZMAT Consulting, Termite/Dry Rot/ Mold Inspection and Corrosive Soil Analysis Consultant	\$ 19,328		\$ 19,328

PROJECT COSTS | DWYER MIDDLE SCHOOL PHASE 2 MODERNIZATION



SOFT COSTS (cont'd)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series B/ Phase 2	Series B Cash Flow	
AGENCIES			
Fees associated with: Division of the State Architect (DSA), California Geological Society (CGS), California Department of Education (CDE), Department of Toxic Substance Control (DTSC), County Health Department, Local Fire Marshal, Local City or County and Utility Applications	\$ 112,457		\$ 112,457
OTHER EXPENSES – Incurred Directly by the District			
Title Reports, County Bond Election, Public Notices, District Moving Costs, Bid Set Pricing, Refrigerator & Freezer Rental, Trash Dumpsters and Library Graphics	\$ 38,309	\$ 38,309	\$ 38,309
CONSTRUCTION PHASE TESTING & INSPECTION			
DSA Inspector of Record (IOR) and Testing Lab Fees	\$ 144,127	\$ 144,127	\$ 144,127
TOTAL OTHER EXPENSES	\$ 314,221	\$ 182,436	\$ 314,221
Bond Program Management Budget (Studio W Architects) @ 4% of Current Construction Cost Budget	\$ 252,569	\$ 252,569	\$ 252,569
Soft Cost Contingency @ 0%	\$ –	\$ –	\$ –
Technology Professional Development @ 15% of Demonstration Classrooms Construction Cost			
TOTAL SOFT COST ESTIMATE	\$ 1,367,137	\$ 1,367,137	\$ 1,367,137
Variance to Soft Cost Budget (negative = over budget)	\$ 21,992		
TOTAL PROJECT COST BUDGET	\$ 7,703,350	\$ 7,747,529	Phase 2 Cash Flow
TOTAL PROJECT COST ESTIMATE	\$ 7,681,358	\$ 7,703,350	Total Project Cost Budget
Variance to Project Budget (negative = over budget)	\$ 21,992	\$ (44,179)	



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SOWERS MIDDLE SCHOOL

9300 Indianapolis Avenue | Huntington Beach, CA 92646

Mascot: Vikings

Grades: 6-8

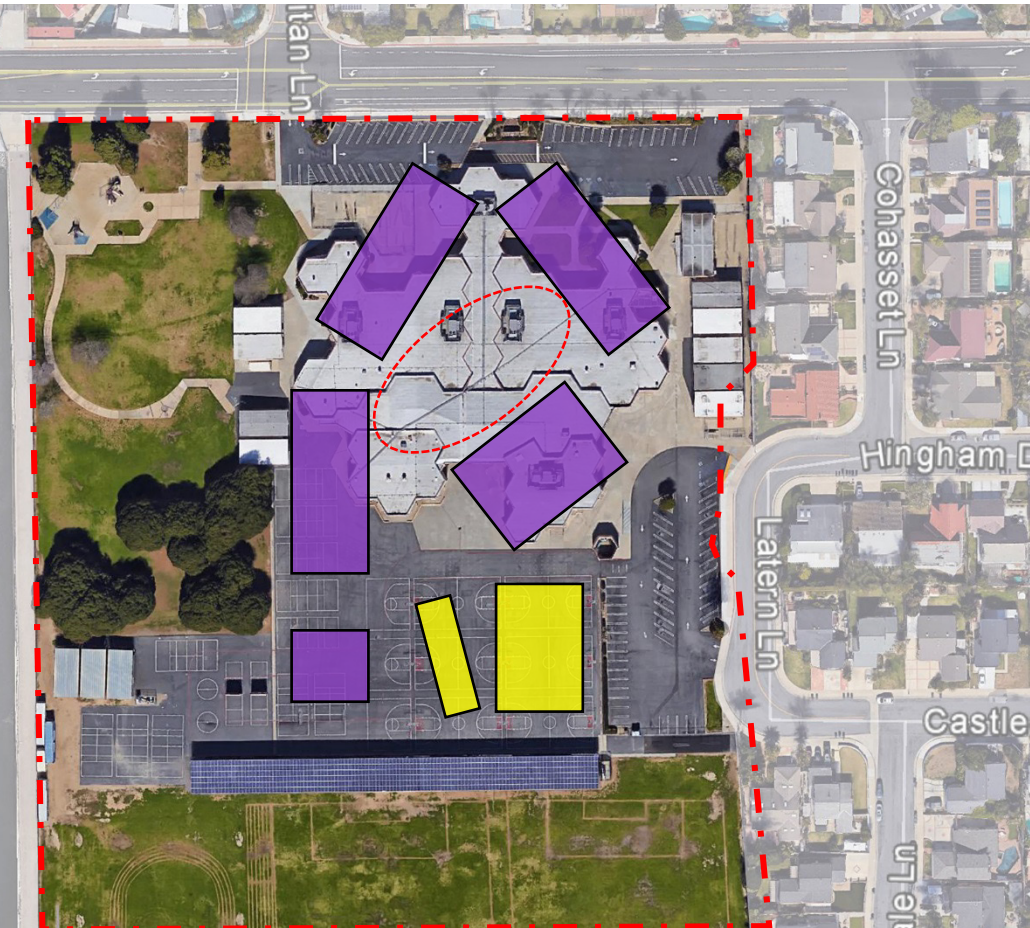
Enrollment: 1,090 students

Recognition:

- National Blue Ribbon School (2001/02)
- California Gold Ribbon School (2015)



SITE MASTER PLAN | SOWERS MIDDLE SCHOOL



LEGEND

Phase 1 Projects (2017)

- ☐ Two Demonstration Classrooms – *complete*

Phase 2 Projects (2019)

- ☐ No Work

Phase 3 Projects (2021)

- ☒ New Gymnasium & STEM Academy – *pending*
- ☒ New 800-Student School Facilities – *pending*

- Site Boundary

BUDGET SUMMARY

MEASURE Q BOND PROJECTS	PHASE 1 (2017)	PHASE 2 (2019)	PHASE 3 (2021)	TOTAL INVESTMENT
Two Demonstration Classrooms	\$ 173,901	\$ –	\$ –	\$ 173,901
New Gymnasium & STEM Academy	\$ –	\$ –	\$ 13,562,442	\$ 13,562,442
New 800-Student School, including Interim Housing	\$ –	\$ –	\$ 62,605,104	\$ 62,605,104
CONSTRUCTION COST SUB-TOTAL	\$ 173,901	\$ –	\$ 76,167,546	\$ 76,341,447

BUDGET & SCHEDULE SUMMARY

SOWERS MIDDLE SCHOOL



CURRENT & PENDING PROJECTS

NEW GYMNASIUM/STEM ACADEMY

Budget

Funding Source(s)	Measure Q Series C/Phase 3
Original Budget	\$ 13,562,442
Approved GMP	\$ 14,554,905
TOTAL CONSTRUCTION COST BUDGET	\$ 15,935,271
Soft Cost Estimate	\$ 2,650,247
TOTAL PROJECT COST ESTIMATE	\$ 18,833,219
Savings/Overrun	N/A

Schedule

Construction Start	On hold, pending action by the Board of Trustees
Planned Completion	On hold, pending action by the Board of Trustees
Actual Completion	On hold, pending action by the Board of Trustees

PHASE 3 MODERNIZATION/RECONSTRUCTION

Budget

Funding Source(s)	Measure Q Series C/Phase 3
Original Budget	\$ 62,605,104
TOTAL CONSTRUCTION COST BUDGET	\$ 62,605,104

Schedule

Construction Start	On hold, pending action by the Board of Trustees
Planned Completion	On hold, pending action by the Board of Trustees
Actual Completion	On hold, pending action by the Board of Trustees

COMPLETED PROJECTS

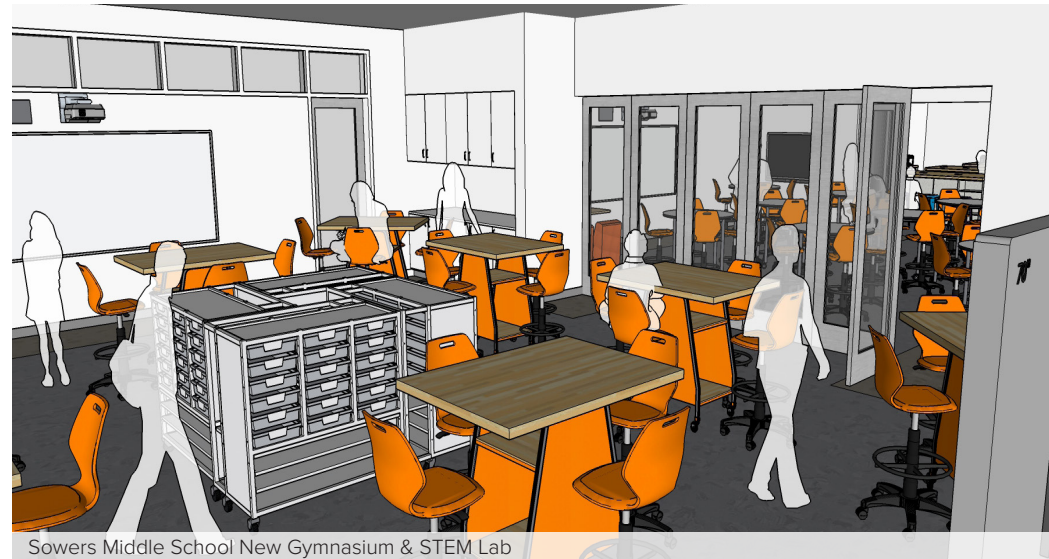
DEMONSTRATION CLASSROOMS

Budget

Funding Source(s)	Measure Q Series A/Phase 1
Original Budget	\$ 173,901
TOTAL CONSTRUCTION COST	\$ 226,322
Actual Soft Costs	\$ 29,475
TOTAL PROJECT COST	\$ 276,113
Savings/Overrun	N/A

Schedule

Construction Start	Summer 2017
Planned Completion	Fall 2017
Actual Completion	Fall 2017



Sowers Middle School New Gymnasium & STEM Lab



GYMNASIUM

SOWERS MIDDLE SCHOOL

NEW GYMNASIUM & STEM ACADEMY

The new STEM Academy and Gymnasium at Isaac L. Sowers Middle School will be a fundamental part of the 21st Century middle school curriculum. The STEM facilities consist of three main spaces, including a fabrication lab, technology lab and student presentation/lecture area. Each area within the STEM lab contains adaptable furniture to allow for flexible teaching environments, a variety of different activities and individualized learning modalities to support several instructional approaches.

The gymnasium/multipurpose building consists of a main basketball court with four practice courts that can also be used for volleyball. The courts are complemented with a stage centered on the axis of the courts to allow maximum visibility.

Measure Q Bond Projects/Scope

- Phase 3 Project
- New Gymnasium/Multipurpose Building & STEM Academy

Project Team

- Architect: Studio W Architects
- Structural Engineer: Universal Structural Engineers
- Mechanical/Electrical Engineer: Salas O'Brien
- Civil Engineer: DMc Engineering
- Landscape Architect: Troller Mayer Associates
- Acoustical: Charles M. Salter & Associates
- Fire Protection: IMEG Corporation
- Cost Estimator: Cumming Corporation

PROJECT COSTS | SOWERS MIDDLE SCHOOL NEW GYM & STEM ACADEMY



HARD COSTS (as of 6/30/2021)

COST ITEM	SERIES C/ PHASE 3	SERIES C CASH FLOW
CURRENT CONSTRUCTION COST (GMP dated 8/12/2020)	\$ 14,554,905	
Construction Contingency	\$ 920,827	
District Contingency	\$ 459,539	
SUB-TOTAL CONSTRUCTION	\$ 15,935,271	
Separate Classroom Furniture (OnPoint)	\$ 247,701	\$ 247,701
Classroom Furniture Contingency	\$ 12,385	\$ 12,385
TOTAL CURRENT CONSTRUCTION COST BUDGET (includes abatement & classroom technology)	\$ 15,935,271	\$ 15,935,271
Construction Cost used to calculate Final A/E Basic Service Fee	\$ 14,554,905	
Construction Cost used to calculate initial DSA Fee Budget & Testing Lab Budget	\$ 14,307,000	
SOFT COST BUDGET @ 22% of Construction Cost Budget minus A/E Fees Paid	\$ 2,604,254	



SOFT COSTS (as of 6/30/2021)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Phase 3 Cash Flow	
A/E FEES			
Estimated Final Basic Service Fees: 75% CD to CA/CO (Studio W Architects)	\$ 579,748	\$ 579,748	\$ 579,748
Expenses (Studio W Architects)	\$ 57,975	\$ 57,975	\$ 57,975
Specialty Consultant Fees (civil, landscape, fire protection, acoustical)	\$ 49,508	\$ 49,508	\$ 49,508
TOTAL A/E SERVICES FEE BUDGET	\$ 708,517		\$ 687,230
OTHER CONSULTANTS – Contracted Directly with District			
Surveying, Geotechnical Report, HAZMAT Consulting, Termite/Dry Rot/Mold Inspection and Corrosive Soil Analysis Consultant	\$ 20,000		\$ –
AGENCIES			
Fees associated with: Division of the State Architect (DSA), California Geological Society (CGS), California Department of Education (CDE), Department of Toxic Substance Control (DTSC), County Health Department, Local Fire Marshal, Local City or County and Utility Applications	\$ 353,642		\$ –
OTHER EXPENSES – Incurred Directly by the District			
Title Reports, County Bond Election, Public Notices, District Moving Costs, Bid Set Pricing, Existing Drawing Scanning and Trash Dumpsters	\$ 43,000		\$ –

PROJECT COSTS

SOWERS MIDDLE SCHOOL NEW GYM & STEM ACADEMY



SOFT COSTS (cont'd)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Phase 3 Cash Flow	
CONSTRUCTION PHASE TESTING & INSPECTION			
DSA Inspector of Record (IOR) and Testing Lab Fees	\$ 866,280		\$ –
TOTAL OTHER EXPENSES	\$ 693,871		\$ 693,868
Bond Program Management Budget (Studio W Architects) @ 2% of Current Construction Cost Budget	\$ 318,705	\$ 318,705	
Contingency @ 10%	\$ 260,425	\$ 260,425	
Professional Development Budget	\$ 79,676	\$ 79,676	
TOTAL SOFT COST ESTIMATE	\$ 2,650,247	\$ 2,650,247	\$ 687,230
Variance to Soft Cost Budget (negative = over budget)	\$ (45,993)		
TOTAL PROJECT COST BUDGET	\$ 18,787,226	\$ 18,845,604	Phase 3 Cash Flow
TOTAL PROJECT COST ESTIMATE	\$ 18,833,219	\$ 18,787,226	Total Project Cost Budget
Variance to Project Budget (negative = over budget)	\$ (45,993)	\$ (58,378)	



9291 Banning Avenue | Huntington Beach, CA 92646

Grades: K-5

Enrollment: 560 students

Recognition:

- **California Distinguished School (2008)**
- **California Gold Ribbon School (2016)**



SITE MASTER PLAN | EADER ELEMENTARY SCHOOL



LEGEND

Phase 1 Projects (2017)

- One Demonstration Classroom – *complete*

Phase 2 Projects (2019)

- HVAC Upgrades – *budgeted; removed from scope*

Phase 3 Projects (2021)

- 21st Century Classroom Renovations, Replace Windows & New Electrical – *pending*
- 21st Century Portable Classroom Renovations – *pending*
- Library to Learning Commons Renovation & Replace Windows – *pending*
- Replace Windows & New Electrical – *pending*
- New Boys' Restrooms (location TBD) – *pending*

- - Site Boundary

BUDGET SUMMARY

MEASURE Q BOND PROJECTS	PHASE 1 (2017)	PHASE 2 (2019)	PHASE 3 (2021)	TOTAL INVESTMENT
One Demonstration Classroom	\$ 97,067	\$ –	\$ –	\$ 97,067
HVAC Upgrades (budgeted)	\$ –	\$ 1,400,000	\$ –	\$ 1,400,000
21st Century Classroom & Misc. Modernization	\$ –	\$ –	\$ 5,886,889	\$ 5,886,889
CONSTRUCTION COST SUB-TOTAL	\$ 97,067	\$ 1,400,000	\$ 5,886,889	\$ 7,383,956

BUDGET & SCHEDULE SUMMARY | EADER ELEMENTARY SCHOOL



CURRENT & PENDING PROJECTS

PHASE 3 MODERNIZATION	
Budget	
Funding Source(s)	Measure Q Series C/Phase 3
Original Budget	\$ 5,886,889
Revised Budget	\$ 9,332,604
TOTAL CONSTRUCTION COST BUDGET	\$ 10,255,710
Soft Cost Estimate	\$ 2,143,952
TOTAL PROJECT COST ESTIMATE	\$ 13,986,465
Savings/Overrun	N/A
Schedule	
Construction Start	Jun. 2021
Planned Completion	Fall 2021 (Part I); Fall 2022 (Part II)
Actual Completion	N/A

COMPLETED PROJECTS

DEMONSTRATION CLASSROOM	
Budget	
Funding Source(s)	Measure Q Series A/Phase 1
Original Budget	\$ 97,067
TOTAL CONSTRUCTION COST	\$ 121,271
Actual Soft Costs	\$ 16,075
TOTAL PROJECT COST	\$ 147,950
Savings/Overrun	N/A
Schedule	
Construction Start	Summer 2017
Planned Completion	Fall 2017
Actual Completion	Fall 2017





EADER ELEMENTARY SCHOOL

PHASE 3 MODERNIZATION

The modernization of John H. Eader Elementary School comprises 21st Century improvements to all classrooms, including the replacement of window systems and electrical infrastructure. It improves the library to become a modern learning commons, provides new restroom facilities and seeks to upgrade accessible parking and roofing systems.

Measure Q Bond Projects/Scope

- Phase 3 Project
- 21st Century Classroom Modernization (25 rooms)
- 21st Century Portable Building Renovation
- Library to Learning Commons Conversion
- New Boys' Restrooms
- Misc. Modernization – new electrical services, parking ADA upgrade, window replacements, roof repairs and abatement

Project Team

- Architect: Studio W Architects
- Contractor: Construct1 Corp. (lease-leaseback delivery)
- Structural Engineer: Universal Structural Engineers
- Mechanical/Electrical Engineer: Salas O'Brien
- Civil Engineer: KPFF Engineering
- Landscape Architect: KDA Landscape Architects

PROJECT COSTS | EADER ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



HARD COSTS (as of 6/30/2021)

COST ITEM	SERIES C/ PHASE 3	SERIES C CASH FLOW
CONSTRUCTION BUDGET	\$ 9,332,604	
Construction Contingency	\$ 461,553	
District Contingency	\$ 461,553	
SUB-TOTAL CONSTRUCTION BUDGET	\$ 10,255,710	
Classroom Furniture (OnPoint)	\$ 1,586,803	\$ 1,586,803
Classroom Furniture Contingency	\$ 79,340	\$ 79,340
TOTAL CURRENT CONSTRUCTION COST BUDGET (includes classroom technology)	\$ 10,255,710	\$ 10,255,710
Construction Cost used to calculate Current A/E Basic Service Fee	\$ 5,645,000	
Construction Cost used to calculate initial DSA Fee Budget & Testing Lab Budget	\$ 5,500,000	
SOFT COST BUDGET @ 22% of Construction Cost Budget	\$ 2,605,353	



SOFT COSTS (as of 6/30/2021)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Series C Cash Flow	
A/E FEES			
Estimated Basic Service Fee, includes seat wall through DSA review (Studio W Architects)	\$ 927,434	\$ 927,434	\$ 927,434
Expenses	\$ 92,743	\$ 92,743	\$ 92,743
Specialty Consultant Fees (P2-3 Amendment 10: civil, landscape architecture)	\$ 81,813	\$ 81,813	\$ 81,813
Alternates 1-9 through DSA Approval	\$ 83,570	\$ 83,570	\$ 83,570
TOTAL A/E SERVICES FEE BUDGET	\$ 1,185,560		\$ 1,185,560

PROJECT COSTS | EADER ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



SOFT COSTS (cont'd)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Series C Cash Flow	
OTHER CONSULTANTS – Contracted Directly with District			
Surveying, Geotechnical Report, HAZMAT Consulting, Termite/Dry Rot/Mold Inspection, Corrosive Soil Analysis Consultant and Moisture Testing	\$ 68,803		\$ 68,687
AGENCIES			
Fees associated with: Division of the State Architect (DSA), California Geological Society (CGS), California Department of Education (CDE), Department of Toxic Substance Control (DTSC), County Health Department, Local Fire Marshal, Local City or County and Utility Applications	\$ 117,593		\$ 341
OTHER EXPENSES – Incurred Directly by the District			
Title Reports, County Bond Election, Public Notices (LLB RFP), District Moving Costs, Bid Set Pricing, Trash Dumpsters (Republic Services/Rainbow Disposal) and Construct1 Pre-construction Fee	\$ 43,884	\$ 43,884	\$ 8,884
CONSTRUCTION PHASE TESTING & INSPECTION			
DSA Inspector of Record (IOR) and Testing Lab Fees	\$ 140,011	\$ 140,011	\$ 103,809
TOTAL OTHER EXPENSES	\$ 370,291	\$ 183,895	\$ 181,721
Bond Program Management Budget (Studio W Architects)	\$ 355,275	\$ 355,275	
Soft Cost Contingency @ 0%	\$ 130,268	\$ 130,268	
Professional Development Budget	\$ 102,557		
TOTAL SOFT COST ESTIMATE	\$ 2,143,952	\$ 2,143,952	\$ 1,436,924
Variance to Soft Cost Budget (negative = over budget)	\$ 461,401		
TOTAL PROJECT COST BUDGET	\$ 14,447,865	\$ 14,065,805	Series C Cash Flow
TOTAL PROJECT COST ESTIMATE	\$ 13,986,465	\$ 14,447,865	Total Project Cost Budget
Variance to Project Budget (negative = over budget)	\$ 461,401	\$ 382,061	

HAWES ELEMENTARY SCHOOL

9682 Yellowstone Drive | Huntington Beach, CA 92646

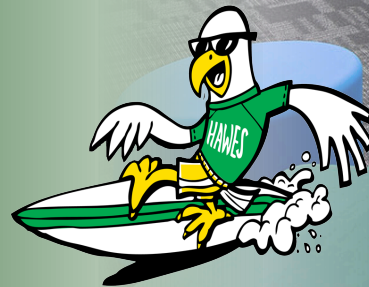
Mascot: Hawks

Grades: K-5

Enrollment: 580 students

Recognition:

- California Distinguished School (1998)
- California Gold Ribbon School (2016)



SITE MASTER PLAN | HAWES ELEMENTARY SCHOOL



LEGEND

Phase 1 Projects (2017)

- One Demonstration Classroom – *complete*
- 21st Century Modernization & Seismic Upgrades – *complete*
- 21st Century Portable Classroom Renovations – *complete*

Phase 2 Projects (2019)

- ☐ No Work

Phase 3 Projects (2021)

- ☐ No Work

- Site Boundary

BUDGET SUMMARY

MEASURE Q BOND PROJECTS	PHASE 1 (2017)	PHASE 2 (2019)	PHASE 3 (2021)	TOTAL INVESTMENT
One Demonstration Classroom	\$ 73,881	\$ –	\$ –	\$ 73,881
21st Century Classroom & Misc. Modernization, including Seismic Upgrades & Interim Housing	\$ 7,269,799	\$ –	\$ –	\$ 7,269,799
CONSTRUCTION COST SUB-TOTAL	\$ 7,343,680	\$ –	\$ –	\$ 7,343,680

BUDGET & SCHEDULE SUMMARY | HAWES ELEMENTARY SCHOOL



COMPLETED PROJECTS

PHASE 1 MODERNIZATION *

Budget	
Funding Source(s)	Measure Q Series A/Phase 1
Original Budget	\$ 7,343,680
Approved GMP	\$ 5,649,011
TOTAL CONSTRUCTION COST BUDGET	\$ 6,136,305
Actual Soft Costs	\$ 1,684,115
ACTUAL TOTAL PROJECT COST	\$ 8,983,682
Savings/Overrun	\$ 268,546 returned to district
Schedule	
Construction Start	Jun. 2018
Planned Completion	Oct. 2018
Actual Completion	Aug. 2019

* Includes Demonstration Classroom & Interim Housing



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MOFFETT ELEMENTARY SCHOOL

8800 Burlcrest Drive | Huntington Beach, CA 92646

Mascot: Mustangs

Grades: K-5

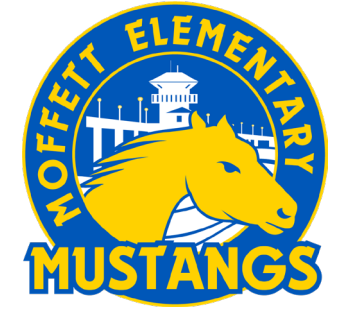
Enrollment: 590 students

Recognition:

- California Gold Ribbon School (2016)



SITE MASTER PLAN | MOFFETT ELEMENTARY SCHOOL



LEGEND

Phase 1 Projects (2017)

- One Demonstration Classroom – *complete*
- 21st Century Classroom Renovations – *complete*
- 21st Century Portable Classroom Renovations – *complete*

Phase 2 Projects (2019)

- No Work

Phase 3 Projects (2021)

- No Work

- - - Site Boundary

BUDGET SUMMARY

MEASURE Q BOND PROJECTS	PHASE 1 (2017)	PHASE 2 (2019)	PHASE 3 (2021)	TOTAL INVESTMENT
One Demonstration Classroom	\$ 139,823	\$ –	\$ –	\$ 139,823
21st Century Classroom & Misc. Modernization, including Seismic Upgrades & Interim Housing	\$ 8,379,101	\$ –	\$ –	\$ 8,379,101
CONSTRUCTION COST SUB-TOTAL	\$ 8,518,924	\$ –	\$ –	\$ 8,518,924

BUDGET & SCHEDULE SUMMARY

MOFFETT ELEMENTARY SCHOOL



COMPLETED PROJECTS

PHASE 1 MODERNIZATION *

Budget

Funding Source(s)	Measure Q Series A/Phase 1
Original Budget	\$ 8,518,924
Approved GMP	\$ 7,112,675
TOTAL CONSTRUCTION COST	\$ 7,316,957
Actual Soft Costs	\$ 1,819,071
ACTUAL TOTAL PROJECT COST	\$ 10,346,931
Savings/Overrun	\$ 448,462 returned to district

Schedule

Construction Start	Jun. 2019
Planned Completion	Nov. 2019
Actual Completion	Nov. 2019

* Includes Demonstration Classroom & Interim Housing



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PERRY ELEMENTARY SCHOOL

8800 Burlcrest Drive | Huntington Beach, CA 92646

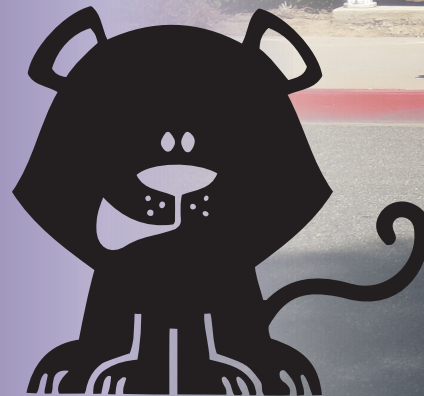
Mascot: Panthers

Grades: K-5

Enrollment: 380 students

Recognition:

- California Gold Ribbon School (2016)



NOTE: Perry Elementary School was closed effective June 2020.

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PETERSON ELEMENTARY SCHOOL

20661 Farnsworth Lane | Huntington Beach, CA 92646

Mascot: Dolphins

Grades: K-5

Enrollment: 680 students

Recognition:

- California Distinguished School (2008)



SITE MASTER PLAN | PETERSON ELEMENTARY SCHOOL



LEGEND

Phase 1 Projects (2017)

- One Demonstration Classroom – *complete*

Phase 2 Projects (2019)

- HVAC Upgrades – *budgeted; removed from scope*

Phase 3 Projects (2021)

- 21st Century Classroom Renovations – *in progress*
- 21st Century Portable Classroom Renovations – *in progress*
- Re-purpose Food Service/New Small Warming Kitchen – *in progress*
- Library to Learning Commons Renovation – *in progress*
- Incorporating a Fitness Component in the CLAPP Wing – *in progress*

- Site Boundary

BUDGET SUMMARY

MEASURE Q BOND PROJECTS	PHASE 1 (2017)	PHASE 2 (2019)	PHASE 3 (2021)	TOTAL INVESTMENT
One Demonstration Classroom	\$ 78,717	\$ –	\$ –	\$ 78,717
HVAC Upgrades (budgeted)	\$ –	\$ 1,135,000	\$ –	\$ 1,135,000
21st Century Classroom, Food Service, Learning Commons & Misc. Modernization	\$ –	\$ –	\$ 7,165,000	\$ 7,165,000
CONSTRUCTION COST SUB-TOTAL	\$ 78,717	\$ 1,135,000	\$ 7,165,000	\$ 8,378,717

BUDGET & SCHEDULE SUMMARY

PETERSON ELEMENTARY SCHOOL



CURRENT & PENDING PROJECTS

PHASE 3 MODERNIZATION

Budget

Funding Source(s)	Measure Q Series C/Phase 3	
Original Budget	\$	7,165,000
Revised Budget	\$	9,629,180
TOTAL CONSTRUCTION COST BUDGET	\$	10,581,621
Soft Cost Estimate	\$	2,163,814
TOTAL PROJECT COST ESTIMATE	\$	14,604,519
Savings/Overrun	N/A	project is in progress

Schedule

Construction Start	Jun. 2021
Planned Completion	Fall 2021 (Part I); Fall 2022 (Part II)
Actual Completion	N/A

COMPLETED PROJECTS

DEMONSTRATION CLASSROOM

Budget

Funding Source(s)	Measure Q Series A/Phase 1	
Original Budget	\$	78,717
TOTAL CONSTRUCTION COST	\$	104,928
Actual Soft Costs	\$	56,487
TOTAL PROJECT COST	\$	161,415
Savings/Overrun	N/A	

Schedule

Construction Start	Summer 2017
Planned Completion	Fall 2017
Actual Completion	Fall 2017





PETERSON ELEMENTARY SCHOOL

PHASE 3 MODERNIZATION

The modernization of Peterson Elementary School includes 21st Century improvements to all classrooms campus-wide. It improves the food service facility with a new warming kitchen, a library to learning commons renovation and incorporates a fitness component into the existing CLAPP wing. Additional parking is also planned north of the CLAPP wing facility.

Measure Q Bond Projects/Scope

- Phase 3 Project
- 21st Century Classroom Modernization (31 rooms)
- 21st Century Portable Building Renovation
- Repurpose Food Service/Small Warming Kitchen
- Library to Learning Commons Conversion
- Fitness Renovation
- Misc. Modernization – expand parking and abatement

Project Team

- Architect: Studio W Architects
- Contractor: Construct1 Corp. (lease-leaseback delivery)
- Structural Engineer: Universal Structural Engineers
- Mechanical/Electrical Engineer: Salas O'Brien
- Civil Engineer: KPFF Engineering
- Landscape Architect: KDA Landscape Architects

PROJECT COSTS | PETERSON ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



HARD COSTS (as of 6/30/2021)

COST ITEM	SERIES C/ PHASE 3	SERIES C CASH FLOW
CONSTRUCTION BUDGET (Construct1 5/26/2021 GMP base price)	\$ 9,629,180	
Construction Contingency	\$ 476,221	
District Contingency	\$ 476,221	
SUB-TOTAL CONSTRUCTION BUDGET	\$ 10,581,621	
Classroom Furniture (OnPoint - Board award 3/9/2021 A-66)	\$ 1,859,057	\$ 1,859,057
Classroom Furniture Contingency	\$ 92,954	\$ 92,954
TOTAL CURRENT CONSTRUCTION COST BUDGET (includes classroom technology)	\$ 10,581,621	\$ 10,581,621
Construction Cost used to calculate Current A/E Basic Service Fee	\$ 9,629,180	
Construction Cost used to calculate initial DSA Fee Budget	\$ 7,000,000	
SOFT COST BUDGET @ 22% of Construction Cost Budget	\$ 2,736,955	



SOFT COSTS (as of 6/30/2021)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Series C Cash Flow	
A/E FEES			
Basic Service Fees (Studio W Architects)	\$ 953,269	\$ 30,748	\$ 953,269
Expenses	\$ 95,327	\$ 95,327	\$ 95,327
Specialty Consultant Fees	\$ 119,329	\$ 119,329	\$ 119,329
Alternates 1-8 through DSA Approval	\$ 68,460	\$ 68,460	\$ 68,460
TOTAL A/E SERVICES FEE BUDGET	\$ 1,236,385		\$ 1,236,385
OTHER CONSULTANTS – Contracted Directly with District			
Surveying, Geotechnical Report, HAZMAT Consulting, Termite/Dry Rot/Mold Inspection, Corrosive Soil Analysis Consultant and Moisture Testing	\$ 84,750		\$ 84,750

PROJECT COSTS

PETERSON ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



SOFT COSTS (cont'd)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Series C Cash Flow	
AGENCIES			
Fees associated with: Division of the State Architect (DSA), California Geological Society (CGS), California Department of Education (CDE), Department of Toxic Substance Control (DTSC), County Health Department, Local Fire Marshal, Local City or County and Utility Applications	\$ 128,492		\$ 1,173
OTHER EXPENSES – Incurred Directly by the District			
Title Reports, County Bond Election, Public Notices (LLB RFP), District Moving Costs, Bid Set Pricing, Trash Dumpsters (Republic Services/ Rainbow Disposal), Moving Copiers, Construct1 Pre-construction Fee and Mobile Mini	\$ 59,286	\$ 59,286	\$ 34,286
CONSTRUCTION PHASE TESTING & INSPECTION			
DSA Inspector of Record (IOR) and Testing Lab Fees	\$ 94,789	\$ 94,789	\$ 94,789
TOTAL OTHER EXPENSES	\$ 367,317	\$ 154,075	\$ 214,998
Bond Program Management Budget (Studio W Architects)	\$ 317,449	\$ 317,449	
Soft Cost Contingency @ 5%	\$ 136,848	\$ 136,848	
Professional Development Budget	\$ 105,816	\$ 105,816	
TOTAL SOFT COST ESTIMATE	\$ 2,163,814	\$ 2,163,814	\$ 1,543,339
Variance to Soft Cost Budget (negative = over budget)	\$ 573,141		Series C Cash Flow
TOTAL PROJECT COST BUDGET	\$ 15,177,660	\$ 14,697,473	Total Project Cost Budget
TOTAL PROJECT COST ESTIMATE	\$ 14,604,519	\$ 15,177,660	
Variance to Project Budget (negative = over budget)	\$ 573,141	\$ 480,187	

SEACLIFF ELEMENTARY SCHOOL

6701 Garfield Avenue | Huntington Beach, CA 92648

Mascot: Sea Stars

Grades: K-5

Enrollment: 700 students

Recognition:

- National Blue Ribbon School (2014)
- California Gold Ribbon School (2016)
- California Distinguished School (2002)



SITE MASTER PLAN | SEACLIFF ELEMENTARY SCHOOL



LEGEND

Phase 1 Projects (2017)

- One Demonstration Classroom – *complete*

Phase 2 Projects (2019)

- 21st Century Classroom Renovations & Roof Replacement – *complete*
- Roof Replacement – *complete*
- Library to Learning Commons Renovation, Roof Replacement – *complete*
- Athletic Field & Berm Repair – *canceled*

Phase 3 Projects (2021)

- No Work
- Site Boundary

BUDGET SUMMARY

MEASURE Q BOND PROJECTS	PHASE 1 (2017)	PHASE 2 (2019)	PHASE 3 (2021)	TOTAL INVESTMENT
One Demonstration Classroom	\$ 82,056	\$ –	\$ –	\$ 82,056
21st Century Classroom, Learning Commons, Misc. Modernization & Playfield Repair	\$ –	\$ 5,742,066	\$ –	\$ 5,742,066
CONSTRUCTION COST SUB-TOTAL	\$ 82,056	\$ 5,742,066	\$ –	\$ 5,824,122

BUDGET & SCHEDULE SUMMARY

SEACLIFF ELEMENTARY SCHOOL



CURRENT & PENDING PROJECTS

PHASE 2 MODERNIZATION

Budget

Funding Source(s)	Measure Q Series B/Phase 2	
Original Budget	\$	5,742,066
Approved GMP	\$	6,854,306
TOTAL CONSTRUCTION COST BUDGET	\$	7,700,611
Soft Cost Estimate	\$	1,714,828
TOTAL PROJECT COST ESTIMATE	\$	10,844,146
Savings	\$	680,795 planned to be returned to district

Schedule

Construction Start	Mar. 2020
Planned Completion	Aug. 2021
Actual Completion	N/A



COMPLETED PROJECTS

DEMONSTRATION CLASSROOM

Budget

Funding Source(s)	Measure Q Series A/Phase 1	
Original Budget	\$	105,273
TOTAL CONSTRUCTION COST	\$	106,293
Actual Soft Costs	\$	53,095
TOTAL PROJECT COST	\$	159,388
Savings/Overrun	N/A	

Schedule

Construction Start	Summer 2017
Planned Completion	Fall 2017
Actual Completion	Fall 2017





SEACLIFF ELEMENTARY SCHOOL

PHASE 2 MODERNIZATION

The renovation of Seacliff Elementary School entails the complete modernization of classroom spaces campus-wide into 21st Century learning environments. This includes the library, which is being converted into a state-of-the-art learning commons with collaboration spaces in the corridor to further enhance the philosophy that “learning happens everywhere.” The school is being outfitted with new adaptable furniture that can be moved and reconfigured to support a variety of different teaching and learning methodologies. New technology; health, code and safety improvements; site upgrades; and infrastructure and systems replacements round out the scope of this modernization project.

Measure Q Bond Projects/Scope

- Phase 2 Project
- 21st Century Classroom Renovations
- Roof Replacement
- Library-to-Learning Commons Renovation

Project Team

- Architect: Studio W Architects
- Contractor: Construct1 Corp. (lease-leaseback delivery)
- Civil: KPFF Engineering
- Structural: Universal Structural Engineers
- Mechanical/Electrical: Salas O’Brien
- Landscape: KDA Landscape Architects
- Cost Estimating: Cumming Corporation

PROJECT COSTS | SEACLIFF ELEMENTARY SCHOOL PHASE 2 MOD.



HARD COSTS (as of 6/30/2021)

COST ITEM	SERIES B/ PHASE 2	SERIES A CASH FLOW	SERIES B CASH FLOW
CURRENT CONSTRUCTION COST BUDGET (GMP dated 4/27/2020)	\$ 6,854,306	\$ 2,118,186	\$ 4,736,120
Construction Contingency @ 5%	\$ 385,031		\$ 385,031
Construction Contingency @ 5%	\$ 385,031		\$ 385,031
SUB-TOTAL	\$ 7,624,367		
Bond @ 1.0%	\$ 76,244		\$ 76,244
Abatement (in construction cost above)	\$ -		
Classroom Technology OFCI Items (included in construction cost budget above)	\$ -		
Classroom Furniture (\$1,298,825 OnPoint contract + 10% contingency)	\$ 1,428,707		\$ 1,428,707
TOTAL CURRENT CONSTRUCTION COST BUDGET	\$ 7,700,611	\$ 2,118,186	\$ 5,528,425
Construction Cost used to calculate current A/E Basic Service Fee (excludes Gym & STEM)	\$ 4,601,740		
Construction Cost used to calculate initial DSA Fee Budget & Testing Lab Budget	\$ 4,600,000		
SOFT COST BUDGET @ 20% of Construction Cost Budget	\$ 1,825,864		

SOFT COSTS (as of 6/30/2021)

COST ITEM	BUDGET				CONTRACT/ ACTUAL
	Series B/ Phase 2	Series A Cash Flow	Series B Cash Flow	Series C Cash Flow	
A/E FEES					
Estimated Basic Service Fees (Studio W Architects)	\$ 711,249		\$ 711,249		\$ 711,249
Expenses	\$ 71,125		\$ 71,125		\$ 71,125
Specialty Consultant Fees (Phase 1 = civil, landscape, fire protection, acoustical)	\$ 86,067		\$ 86,067		\$ 86,067
TOTAL A/E SERVICES FEE BUDGET	\$ 868,441				\$ 868,441

PROJECT COSTS

SEACLIFF ELEMENTARY SCHOOL PHASE 2 MOD.



SOFT COSTS (cont'd)

COST ITEM	BUDGET				CONTRACT/ ACTUAL
	Series B/ Phase 2	Series A Cash Flow	Series B Cash Flow	Series C Cash Flow	
OTHER CONSULTANTS – Contracted Directly with District					
Surveying, Geotechnical Report, Deep Soil Mixing Plan Consultant, HAZMAT Consultant, CEQA, Termite/ Dry Rot/Mold Inspection and Corrosive Soil Analysis Consultant	\$ 46,501				\$ 43,001
AGENCIES					
Fees associated with: Division of the State Architect (DSA), California Geological Society (CGS), California Department of Education (CDE), Department of Toxic Substance Control (DTSC), County Health Department, Local Fire Marshal, Local City or County and Utility Applications	\$ 137,035				\$ –
OTHER EXPENSES – Incurred Directly by the District					
Title Reports, County Bond Election, Public Notices, District Moving Costs, Bid Set Printing, Existing Drawing Scanning, Moving Copiers and Construct1 Pre-construction Services	\$ 56,437		\$ 56,437		\$ 48,432
CONSTRUCTION PHASE TESTING & INSPECTION					
DSA Inspector of Record (IOR) and Testing Lab Fees	\$ 186,465		\$ 186,465		\$ 126,336
TOTAL OTHER EXPENSES	\$ 426,438		\$ 242,902		\$ 217,769
Bond Program Management Budget (Studio W Architects) @ 4% of Current Construction Cost Budget	\$ 365,173		\$ 365,173		
Soft Cost Contingency @ 3%	\$ 54,776		\$ 54,776		
Technology Professional Development @ 15% of Demonstration Classrooms Construction Cost					
TOTAL SOFT COST ESTIMATE	\$ 1,714,828	\$ –	\$ 1,714,828		\$ 1,086,210
Variance to Soft Cost Budget (negative = over budget)	\$ 111,036				
TOTAL PROJECT COST BUDGET	\$ 10,995,182	\$ 2,118,186	\$ 8,725,960		Phase 2 Cash Flow
TOTAL PROJECT COST ESTIMATE	\$ 10,844,146			\$ 10,955,182	Total Project Cost Budget
Variance to Project Budget (negative = over budget)	\$ 111,036		\$ 111,036		

SMITH ELEMENTARY SCHOOL

770 17th Street | Huntington Beach, CA 92648

Mascot: Surfers

Grades: K-6

Enrollment: 745 students

Recognition:

- California Gold Ribbon School (2016)
- California Distinguished School (1999)



SITE MASTER PLAN | SMITH ELEMENTARY SCHOOL



LEGEND

Phase 1 Projects (2017)

- One Demonstration Classroom – *complete*

Phase 2 Projects (2019)

- 21st Century Classroom Renovations & Walkway Removal – *complete*
- New Classroom & Administration Building to Replace Portables – *complete*
- New Site Parking & Drop-off from 17th Street – *complete*
- Library to Learning Commons Renovation – *complete*
- Re-purpose to Teachers Lounge/Workroom – *complete*
- HVAC Upgrades – *budgeted; removed from scope*

Phase 3 Projects (2021)

- No Work
- Site Boundary

BUDGET SUMMARY

MEASURE Q BOND PROJECTS	PHASE 1 (2017)	PHASE 2 (2019)	PHASE 3 (2021)	TOTAL INVESTMENT
One Demonstration Classroom	\$ 93,972	\$ –	\$ –	\$ 93,972
21st Century Classroom, Learning Commons & Misc. Modernization	\$ –	\$ 8,500,870	\$ –	\$ 8,500,870
New Administration & Classroom Wing, MP Bldg, Learning Commons & Workroom Modernization	\$ –	\$ 10,880,580	\$ –	\$ 10,880,580
HVAC (removed from scope)	\$ –	\$ 529,135	\$ –	\$ 529,135
CONSTRUCTION COST SUB-TOTAL	\$ 93,972	\$ 19,910,585	\$ –	\$ 20,004,558

BUDGET & SCHEDULE SUMMARY | SMITH ELEMENTARY SCHOOL



COMPLETED PROJECTS

PHASE 2 MODERNIZATION, PARTS I & II

Budget

Funding Source(s)	Measure Q Series B/Phase 2
Original Budget	\$ 19,910,585
Approved GMP	\$ 15,955,666
TOTAL CONSTRUCTION COST BUDGET	\$ 15,955,666
Actual Soft Costs	\$ 3,706,274
TOTAL PROJECT COST ESTIMATE	\$ 22,381,842
Savings	\$ 662,113 returned to district

Schedule

Construction Start	Jun. 2019 (Parts I & II)
Planned Completion	Aug. 2020 (Parts I & II)
Actual Completion	Aug. 2020 (Part I); Jan. 2021 (Part II) new building completed Aug. 2020, remodel completed Jan. 2021

DEMONSTRATION CLASSROOM

Budget

Funding Source(s)	Measure Q Series A/Phase 1
Original Budget	\$ 108,882
TOTAL CONSTRUCTION COST	\$ 133,195
Actual Soft Costs	\$ 63,421
TOTAL PROJECT COST	\$ 196,616
Savings/Overrun	N/A

Schedule

Construction Start	Summer 2017
Planned Completion	Fall 2017
Actual Completion	Fall 2017





SMITH ELEMENTARY SCHOOL

PHASE 2 MODERNIZATION, PARTS I & II

The modernization of Agnes L. Smith Elementary School was completed in two parts and included campus-wide classroom renovations and a new administration and classroom building. Part I was completed in the Fall of 2019 and consisted of transforming the classrooms to align with the District's goal of renovating all facilities to support the latest technology, equipment, furnishings and teaching methodologies of next generation learning.

Part II was completed in early 2021 and included a new classroom and administration wing. This new building shifts the entry of the school to 17th Street while providing enhanced site safety and security. Once the administrative staff moved into the new facility, the former administration space and learning resource center were modernized along with improvements to the multi-purpose and food service facilities.

Measure Q Bond Projects/Scope

- Phase 2 Project
- 21st Century Classroom Renovations
- New Classroom & Administration Building to Replace Portables
- Library-to-Learning Commons Renovation
- Re-purpose Teachers' Lounge/Workroom
- Misc. Modernization – HVAC upgrades, re-roof permanent buildings and site circulation improvements (separate vehicular & pedestrian circulation)

Project Team

- Architect: Studio W Architects
- Contractor: Construct1 Corp. (lease-leaseback delivery)
- Civil: KPFF Engineering
- Structural: Universal Structural Engineers
- Mechanical/Electrical: Salas O'Brien
- Landscape: Troller Mayer & Associates
- Cost Estimating: Cumming Corporation

PROJECT COSTS | SMITH ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



HARD COSTS (as of 6/30/2021)

COST ITEM	BUDGET	
	Series B, Part I	Series B, Part II
Part I & II GMP (per contingency return CO #1; Part I is less HVAC/re-roof cost)	\$ 5,725,352	\$ 10,230,314
SUB-TOTAL	\$ 5,725,352	\$ 10,230,314
Classroom Furniture (OnPoint contract \$999,938 for Part I and \$428,228 for Part II)	\$ 999,938	\$ 428,231
OnPoint Estimate #5624 for Part I dated 5/12/2020; PO P28R0200	\$ 36,805	
Classroom Future Contingency @ 10%	\$ 63,189	\$ 42,823
TOTAL CURRENT CONSTRUCTION COST BUDGET	\$ 5,725,352	\$ 10,230,314
Construction Cost used to calculate current A/E Basic Service Fee Budget	\$ 4,911,384	\$ 10,230,314
GMP	\$ 1,291,733	
Construction Contingency @ 5% of Construction Cost	\$ —	
District Contingency @ 5% of Construction Cost	\$ —	
TOTAL CURRENT CONSTRUCTION COST BUDGET	\$ 1,291,733	
Construction Cost used to calculate current A/E Basic Service Fee Budget	\$ 1,291,733	
TOTAL COMBINED CONSTRUCTION COST BUDGET	\$ 7,017,085	
Construction Cost used to calculate initial DSA Fee Budget & Testing Lab Budget	\$ 5,500,000	\$ 7,500,000
SOFT COST BUDGET @ 22% of Construction Cost Budget	\$ 1,763,745	\$ 2,344,880



Part I includes 21st Century classroom renovations, HVAC and re-roof of permanent buildings

Part II includes library to learning commons renovation, new administration building, site circulation improvements (separate vehicular and pedestrian circulation) and re-purposing the previous administration area to a teachers' lounge and workroom.

* The HVAC scope included roof curbs and infrastructure only for future rooftop HVAC units. The Alternate #1 for HVAC condensing units was not awarded and was moved to the unfunded list in 2020.



PROJECT COSTS | SMITH ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



SOFT COSTS (as of 6/30/2021)

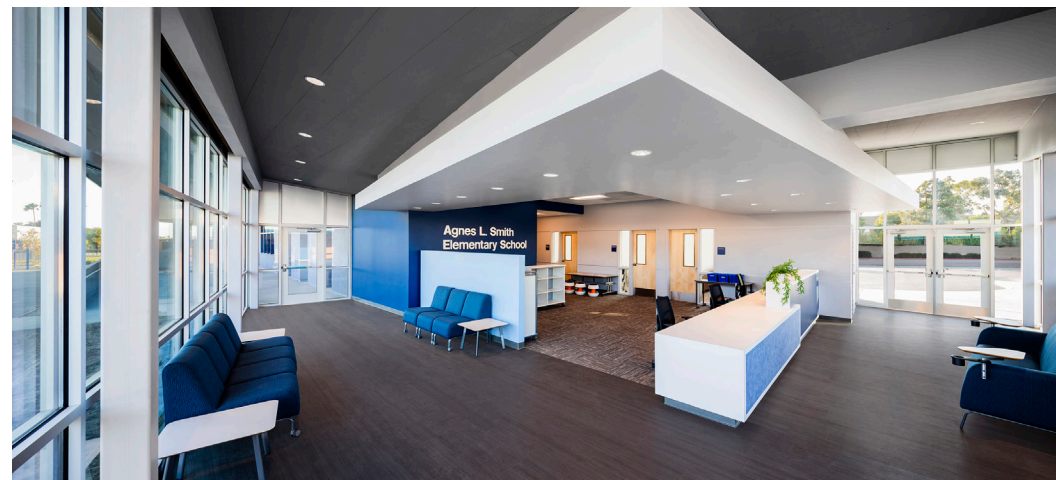
COST ITEM	BUDGET		CASH FLOW		CONTRACT/ ACTUAL
	Series B, Part I	Series B, Part II	Part I	Part II	
A/E FEES					
Schematic Phase Basic Service Fees	\$ 133,464		\$ 133,464		\$ 133,464
Schematic Phase Expenses	\$ 13,346		\$ 13,346		\$ 13,346
Specialty Consultant Fees (food service in Part I; civil and landscape in Part II)	\$ –		\$ –		\$ –
PART I:					
Estimated Basic Services Fees	\$ 745,367		\$ 745,367		\$ 745,367
Expenses	\$ 74,536		\$ 74,536		\$ 74,536
Specialty Consultant Fees (Amendment 7 reduces fee to \$0)	\$ –		\$ –		\$ –
PART II:					
Estimated Basic Services Fess		\$ 917,205		\$ 917,205	\$ 917,205
Expenses		\$ 92,117		\$ 92,117	\$ 92,117
Specialty Consultant Fees (Amendment 6: food service in Part I; civil & landscape Part II)		\$ 118,450		\$ 118,450	\$ 118,450
Specialty Consultant Fees (Amendment 7: civil)		\$ 2,875		\$ 2,875	\$ 2,875
Specialty Consultant Fees (P2-3 Amendment 3: civil)		\$ 5,175		\$ 5,175	\$ 5,175
Specialty Consultant Fees (P2-3 Amendment 4: civil)		\$ 1,380		\$ 1,380	\$ 1,380
Part I: Basic Service Fee increase for non-E&O contingencies/allowances	\$ –		\$ –		
Part II: Budget for potential basic service fee increase for non-E&O contingencies/allowances				\$ –	
TOTAL A/E SERVICES FEE BUDGET	\$ 966,714	\$ 1,137,201			\$ 2,103,915
OTHER CONSULTANTS – Contracted Directly with District					
Surveying in Part I (KPFF), Geotechnical Report (CTE), HAZMAT Consultant, CEQA (Crawford & Bowen), Termite/Dry Rot/Mold Inspection and Corrosive Soil Analysis Consultant	\$ 52,675	\$ 61,700			\$ 110,875
AGENCIES					
Fees associated with: Division of the State Architect (DSA), California Geological Society (CGS), California Department of Education (CDE), Department of Toxic Substance Control (DTSC), County Health Department, Local Fire Marshal, Local City or County and Utility Applications	\$ 69,237	\$ 128,816			\$ 38,653
OTHER EXPENSES – Incurred Directly by the District					

PROJECT COSTS | SMITH ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



SOFT COSTS (cont'd)

COST ITEM	BUDGET		CASH FLOW		CONTRACT/ ACTUAL
	Series B, Part I	Series B, Part II	Part I	Part II	
Title Reports, County Bond Election, Public Notices (LLB RFP), District Moving Costs, Bid Set Printing, Existing Drawing Scanning, Trash Dumpsters, Construct1 Pre-construction Services, King Relocation and Culver Newlin	\$ 28,766	\$ 29,650	\$ 28,766	\$ 29,650	\$ 47,416
CONSTRUCTION PHASE TESTING & INSPECTION					
DSA Inspector of Record (IOR) and Testing Lab Fees	\$ 111,799	\$ 356,345	\$ 111,799	\$ 356,345	\$ 468,144
TOTAL OTHER EXPENSES	\$ 262,477	\$ 576,511	\$ 140,565	\$ 385,995	\$ 665,088
Bond Program Management Budget (Studio W Architects) @ 4% of Current Construction Cost Budget	\$ 280,683	\$ 426,342	\$ 280,683	\$ 426,342	
Soft Cost Contingency	\$ –	\$ 56,346	\$ –	\$ 56,346	
Technology Professional Development @ 15% of Demonstration Classroom Construction Cost	\$ –	\$ –			
TOTAL SOFT COST ESTIMATE	\$ 1,509,874	\$ 2,196,400	\$ 1,499,030	\$ 2,199,889	\$ 2,963,964
Variance to Soft Cost Budget (negative = over budget)	\$ 253,871	\$ 148,479			
TOTAL PROJECT COST BUDGET	\$ 9,780,768	\$ 13,003,425	\$ 9,590,086	\$ 12,897,769	Series B Cash Flow
TOTAL PROJECT COST ESTIMATE	\$ 9,526,897	\$ 12,854,945	\$ 9,780,768	\$ 13,003,425	Total Project Cost Budget
Variance to Project Budget (negative = over budget)	\$ 253,871	\$ 148,479	\$ 190,682	\$ 105,656	



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DISTRICT PROJECTS



BUDGET & SCHEDULE SUMMARY | DISTRICT PROJECTS

CURRENT & PENDING PROJECTS

MAINTENANCE & OPERATIONS BUILDING AT KETTLER EDUCATION CENTER

Budget

Funding Source(s)	Measure Q Series C/Phase 3
Original Budget	\$ 2,000,000
TOTAL CONSTRUCTION COST BUDGET	\$ 2,288,000
Soft Cost Estimate	\$ 696,140
TOTAL PROJECT COST ESTIMATE	\$ 2,984,140
Savings/Overrun	N/A

Schedule

Construction Start	TBD
Planned Completion	TBD
Actual Completion	TBD

COMPLETED PROJECTS

SAFETY & SECURITY MEASURES AT MULTIPLE CAMPUSES

Budget

Funding Source(s)	Measure Q Series A/Phase 1
Original Budget	\$ 939,549
Approved GMP	\$ 1,521,568
TOTAL CONSTRUCTION COST BUDGET	\$ 1,521,568
Actual Soft Costs	\$ 336,583
TOTAL PROJECT COST	\$ 1,858,152
Savings/Overrun	N/A

Schedule

Construction Start	Jun. 2019
Planned Completion	Dec. 2019
Actual Completion	May 2020



Safety and Security Measures were implemented at the following campuses:

- Dwyer Middle School
- Eader Elementary School
- Hawes Elementary School
- Moffett Elementary School
- Perry Elementary School
- Peterson Elementary School
- Seacliff Elementary School
- Sowers Middle School (pending future of Campus Modernization)
- Smith Elementary School (part of Phase 2 Relocation of Admin)

PROJECT COSTS | DISTRICT MAINTENANCE & OPERATIONS BUILDING AT KETTLER

HARD COSTS (as of 6/30/2021)

COST ITEM	SERIES C/ PHASE 3	SERIES C CASH FLOW
CONSTRUCTION BUDGET	\$ 2,000,000	
Construction Contingency	\$ 100,000	
District Contingency	\$ 100,000	
SUB-TOTAL CONSTRUCTION	\$ 2,200,000	
Escalation @ 4% x 1 year	\$ 88,000	
TOTAL CURRENT CONSTRUCTION COST BUDGET (includes technology)	\$ 2,288,000	\$ 2,288,000
Construction Cost used to calculate current A/E Basic Service Fee	\$ 2,288,000	
Construction Cost used to calculate DSA Fee Budget & Testing Lab Budget	\$ 2,000,000	
SOFT COST BUDGET @ 22% of Construction Cost Budget	\$ 503,360	

SOFT COSTS (as of 6/30/2021)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Series C Cash Flow	
A/E FEES			
Estimated Basic Service Fees	\$ 187,660	\$ 187,660	\$ 187,660
Expenses	\$ 18,766	\$ 18,766	\$ 18,766
Specialty Consultant Fees (P2-3 Amendment 10: civil, landscape architecture)	\$ 20,700	\$ 20,700	\$ 20,700
TOTAL A/E SERVICES FEE BUDGET	\$ 227,126		\$ 227,126
OTHER CONSULTANTS – Contracted Directly with District			
Surveying, Geotechnical Report, HAZMAT Consultant, Termite/Dry Rot/Mold Inspection and Corrosive Soil Analysis Consultant	\$ 50,175		\$ 38,300
AGENCIES			
Fees associated with: Division of the State Architect (DSA), California Geological Society (CGS), California Department of Education (CDE), Department of Toxic Substance Control (DTSC), County Health Department, Local Fire Marshal, Local City or County and Utility Applications	\$ 63,075		\$ –

PROJECT COSTS | DISTRICT MAINTENANCE & OPERATIONS BUILDING AT KETTLER

SOFT COSTS (cont'd)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Series C Cash Flow	
OTHER EXPENSES – Incurred Directly by the District			
Title Reports, County Bond Election, Public Notices (LLB RFP), District Moving Costs, Bid Set Printing and Trash Dumpsters	\$ 14,500		\$ –
CONSTRUCTION PHASE TESTING & INSPECTION			
DSA Inspector of Record (IOR) and Testing Lab Fees	\$ 220,000		\$ –
TOTAL OTHER EXPENSES	\$ 44,618	\$ –	\$ 30,538
Bond Program Management Budget (Studio W Architects)	\$ 45,760	\$ 45,760	
Soft Cost Contingency @ 10%	\$ 75,504	\$ 75,504	
Professional Development Budget	\$ –		
TOTAL SOFT COST ESTIMATE	\$ 696,140	\$ 696,140	\$ 265,426
Variance to Soft Cost Budget (negative = over budget)	\$ (192,780)		
TOTAL PROJECT COST BUDGET	\$ 2,791,360	\$ 2,984,140	Series A Cash Flow
TOTAL PROJECT COST ESTIMATE	\$ 2,984,140	\$ 2,791,360	Total Project Cost Budget
Variance to Project Budget (negative = over budget)	\$ (192,780)	\$ (192,780)	

MEASURE Q PROJECT EXPENDITURES



OVERALL FUNDING SUMMARY

PHASE 1 | SERIES A (as of 6/30/2021)

Source of Funds

Measure Q Bond Funds (Series A) 2017-2020	\$ 50,000,000	
Debt Service Payment	\$ (220,000)	
NET PHASE 1 (SERIES A) FUNDING	\$ 49,780,000	Net Building Funds received by district on 5/25/2017
Interest earned as of 6/30/2021	\$ 1,471,727	
PHASE 1 (SERIES A) FUNDING	\$ 51,251,727	Fund 24

Series A (Phase 1) Use of Funds

Construction Costs for Series A Projects (Dwyer MS Mod Phase 1/Hawes ES Mod Phase 1/Hawes ES Interim Housing (final amounts), Dwyer MS New, Moffett ES Mod Phase 1/Moffett ES Interim Housing, Site Security Fencing & Gates)	\$ 31,280,506	includes Abatement & Technology Equipment; excludes Demonstration Classrooms, District MOT @ Kettler, Furniture
Seacliff ES Construction Pay App Paid in Series A	\$ 2,118,186	to bring Series A balance to \$0; see below
Hawes ES Interim Housing	\$ 213,666	Mobile Modular Lease; payments on Hawes ES & Moffett ES Interim Housing as of Invoice #2059208 (6/24/2020)
Moffett ES Interim Housing	\$ 183,936	Mobile Modular Lease; payments on Hawes ES & Moffett ES Interim Housing as of Invoice #2059208 (6/24/2020)
Hawes ES - ORTCO Inc. Fitness Structure & Installation	\$ 60,692	
Hawes ES - ORTCO Inc. Fitness Structure & Installation	\$ 20,783	
Construction Contingency	\$ –	returned to district by change order
District Contingency	\$ –	returned to district by change order
SUB-TOTAL	\$ 33,877,769	
Smith ES Phase 1 - Construct 1: funded in Series A	\$ 495,547	
Site Security Contingency	\$ –	
SUB-TOTAL	\$ 34,373,316	
Construction Cost Budget for District MOT @ Kettler	\$ –	moved to Phase 3 (Series C)
Furniture for District MOT @ Kettler	\$ –	moved to Phase 3 (Series C)
Sub-Total	\$ 34,373,316	
Escalation @ 4%	\$ –	
SUB-TOTAL PHASE 1 CONSTRUCTION COST BUDGET	\$ 34,373,316	

OVERALL FUNDING SUMMARY

PHASE 1 | SERIES A (cont'd)

New Furniture (OnPoint)	\$	3,772,931	Dwyer MS Mod, Dwyer MS New, Hawes ES, Moffett ES
District Office Furniture (OnPoint)	\$	22,838	
Demonstration Classrooms	\$	1,016,394	Furniture (OnPoint)
Demonstration Classrooms	\$	49,138	Flooring (Moore Flooring)
Demonstration Classrooms	\$	86,469	Technology (Digicore)
Demonstration Classrooms	\$	185,969	Teacher/Student Devices (Dell Marketing)
SUB-TOTAL	\$	39,507,055	
Phase 1 Soft Costs	\$	9,438,071	includes Bond Program Management costs and professional development for technology; includes Sowers MS Gym & STEM A/E Fees through DSA approval and Sowers MS Mod A/E Fees through SD Phase; includes up-front surveying for sites not in Phase 1. Includes new phone system at Dwyer MS, Hawes ES and Moffett ES.
Construct 1 Preconstruction Services	\$	93,160	\$23,820 @ Dwyer MS Mod Phase 1; \$21,700 @ Dwyer MS New Gym & STEM Lab; \$23,820 @ Hawes ES Mod Phase 1; \$23,820 @ Moffett ES Mod Phase 1
SVA Fees/Soft Cost: District MOT @ Kettler	\$	159,430	project budget balance moved to Phase 3 (Series C)
District Phone System (Global CTI)	\$	266,592	
IT Systems: Dwyer MS, Hawes ES, Moffett ES and Sowers MS	\$	1,395,190	Dell Marketing Series A Costs (excludes costs of IT procured for demonstration classrooms)
District M&O Roofing Replacement Project @ Seaclyff ES	\$	347,229	Balance to Series B (district construction contract award 4/23/2019 A-81)
TOTAL SERIES A CONSTRUCTION + SOFT COST EXPENDITURES	\$	51,251,727	
Phase 1 (Series A) Final Costs versus Phase 1 (Series A) Building Funds	\$	—	
District Series A Balance on 4/27/2021	\$	2,116,273	
	\$	1,912	
District Series A Balance on 7/21/2021	\$	2,118,186	
Transfer Portion of Seaclyff ES Construct1 Payments from Series B to Series A	\$	2,118,186	to close out Series A
Phase 1 (Series A) Balance	\$	—	

OVERALL FUNDING SUMMARY

PHASE 2 | SERIES B (as of 6/30/2021)

Source of Funds		
Measure Q Bond Funds (Series B) 2018-2020	\$ 40,000,000	
Debt service payments	\$ –	
NET PHASE 2 (SERIES B) FUNDING	\$ 39,785,000	Net Building Funds deposited 1/24/2019
Interest earned as of 7/21/2021 per district	\$ 1,026,037	Fund 27 ledger; interest earned minus admin fee
ESTIMATED STATE FUNDING FROM SERIES A PROJECTS	\$ –	SchoolWorks estimate is \$5,860,717; funding date TBD
TOTAL ESTIMATED NET FUNDING	\$ 40,811,037	
Series B (Phase 2) Use of Funds		
Construction Costs for Series B Projects (Dwyer MS Mod Phase 2, Smith ES Mod Phases 1 & 2, Seaclyff ES Mod Phase 2)	\$ 27,918,041	includes Abatement & Technology Equipment; Contingencies & Escalation; <u>excludes</u> Furniture
Fund Smith ES Mod Phase 2 Payment Applications 9 & 10 with Series C Funds	\$ (2,288,025)	
Fund Portion of Peterson ES Mod Phase 3 Payment Applications with Series B Funds	\$ 2,288,025	
District M&O Roofing Replacement Project @ Seaclyff ES (district construction contract award 4/23/2019 A-81)	\$ 753,099	\$347,229 paid in Series A; Bishop, Inc. Award + CO #1 + CO #2 + Vista + CA Newspaper = \$1,100,327.86
Dwyer MS Synthetic Turf	\$ 70,926	separate contract with KYA; psuedo 27000 21110; PO #N28R0896
Demonstration Classrooms	\$ –	none in Phase 2
SUB-TOTAL SERIES B CONSTRUCTION COST BUDGET	\$ 28,742,066	
New Furniture Budget	\$ 3,588,840	Dwyer MS Phase 2 and Smith ES Phases 1 & 2, Seaclyff ES (includes 10% PO contingency on all)
SUB-TOTAL CONSTRUCTION COST	\$ 32,330,906	
Series B Soft Cost Estimate	\$ 6,495,887	
SUB-TOTAL	\$ 38,826,793	
IT Systems: Dwyer MS Phase 2	\$ 170,486	Dell Marketing
IT Systems: Smith ES Phases 1 & 2	\$ 485,280	Dell Marketing
IT Systems: Seaclyff ES Phase 2	\$ 397,808	Dell Marketing
TOTAL SERIES B CONSTRUCTION + SOFT COST ESTIMATE	\$ 39,880,367	
Sub-Total Series B Budget vs. Series B Building Funds	\$ 930,670	positive \$ amount = under budget (reserve)

OVERALL FUNDING SUMMARY

PHASE 2 | SERIES B (cont'd)

Series B Construction Contracts – Contingency Status:		
Seacliff ES contingency return estimate	\$ (527,592)	
TOTAL SERIES B CONSTRUCTION + SOFT COST ESTIMATE	\$ 39,352,675	
Series B Balance after accounting for Unused Contingency	\$ 1,458,362	positive \$ amount = under budget (reserve)

OVERALL FUNDING SUMMARY

PHASE 3 | SERIES C (as of 6/30/2021)

Source of Funds

Measure Q Bond Funds Phase 3 (Series C) 2020-2025	\$ 70,000,000	
Debt service payments	\$ –	
NET PHASE 3 (SERIES C) FUNDING	\$ 69,592,500	Fund 28; net building funds deposited on 7/15/2020
Interest earned as of 6/30/2021	\$ 506,771	per district email dated 7/21/2021
ESTIMATED STATE FUNDING FROM SERIES A OR SERIES B PROJECTS	\$ –	SchoolWorks estimate is \$5,860,717; funding date TBD
TOTAL ESTIMATED NET FUNDING	\$ 70,099,271	

Series C (Phase 3) Use of Funds

Construction Costs for Series C Projects		includes Abatement & Technology Equipment; Contingencies & Escalation; <u>excludes</u> Furniture
Eader ES Mod Phase 3	\$ 10,255,710	contracted
Peterson ES Mod Phase 3	\$ 10,581,621	contracted
Sowers MS Gymnasium & STEM Academy	\$ 15,935,271	decision pending
Sowers MS Mod or Reconstruction		decision pending
District M&O Building at Kettler Education Center	\$ 2,288,000	
Fund portion of Peterson ES Mod payment applications with Series B funds	\$ (2,288,025)	future credit
Fund Smith ES Mod Part II payment applications 9 & 10 with Series C funds	\$ 2,288,025	paid as of 6/30/2021
Demonstration Classrooms	\$ –	none in Phase 3
SUB-TOTAL SERIES C CONSTRUCTION COST BUDGET	\$ 39,060,602	
New Furniture Budget, Series C		includes contingency
Eader ES Mod	\$ 1,666,143	contracted
Peterson ES Mod	\$ 1,952,038	contracted
Sowers MS Gymnasium & STEM Academy	\$ 260,086	decision pending
Sowers MS Mod or Reconstruction		decision pending
District M&O Building at Kettler	\$ –	
FURNITURE	\$ 3,878,267	
CONSTRUCTION COST + FURNITURE	\$ 42,938,869	

OVERALL FUNDING SUMMARY

PHASE 3 | SERIES C (cont'd)

Series C Soft Cost Estimate		includes bond program management costs and soft costs
Eader ES Mod Phase 3	\$ 2,143,952	
Peterson ES Mod Phase 3	\$ 2,163,814	
Sowers MS Gymnasium & STEM Academy	\$ 2,650,247	decision pending
Sowers MS Mod or Reconstruction	\$ 100,000	for preliminary expenses; full budget pending decision
District M&O Building at Kettler	\$ 696,140	
Soft Costs	\$ 7,754,153	
Construction Cost + Furniture + Soft Costs	\$ 50,693,022	
IT Systems	\$ 1,118,717	cost per district email dated 3/2/2021
Sub-Total Series C Construction + Soft Cost Estimate	\$ 51,811,739	
Sub-Total Series C Balance for Future Projects	\$ 18,287,531	
Series C Construction Contracts – Contingency Status:		
1) Eader ES Mod contingency return estimate	\$ (230,777)	
2) Peterson ES Mod contingency return estimate	\$ (238,110)	
3) Sowers MS Gym & STEM Academy contingency return estimate	\$ (345,091)	
TOTAL SERIES C CONSTRUCTION + SOFT COST ESTIMATE	\$ 50,997,761	
Series C Balance after accounting for Construction Contingency Return	\$ 19,101,510	
SUMMARY BY PROJECT		
TOTAL ESTIMATED NET SERIES C FUNDING	\$ 70,099,271	Fund 28
Subtract Series C Total Project Costs		Construction + Furniture + Soft Costs
Eader ES Mod Phase 3	\$ (14,065,805)	
Peterson ES Mod Phase 3	\$ (14,697,473)	
Sowers MS Gym & STEM Academy	\$ (18,845,604)	
Sowers MS Mod or Reconstruction	\$ (100,000)	for preliminary expenses; full budget pending decision
District M&O Building at Kettler	\$ (2,984,140)	
IT Systems	\$ (1,118,717)	
SUBTRACT TOTAL PROJECT COSTS	\$ (51,811,739)	
Sub-Total Series C Balance for Future Projects	\$ 18,287,531	
Add Estimated Contingency Returned to District	\$ 813,978	
Series C Balance after accounting for Construction Contingency Return	\$ 19,101,510	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 1 | SERIES A

CONSULTANT NAME	PHASE 1 (SERIES A) BUDGET	ENCUMBERED *	TOTAL PAID **	COMMENTS
Facilities Needs Assessments (Studio W Architects)	\$ 48,620.00	\$ 48,620.00	\$ 6,899,846.96	added 10/23/2019
Bond Program Management (Studio W Architects)	\$ 1,253,951.71	\$ 1,253,951.71		Series A payment through 9/30/2020 invoice, the balance to Series B
A/E Services (Studio W Architects)	\$ 5,454,139.08	\$ 5,580,774.06		paid status as of 3/4/2021; includes Sowers MS Gym & STEM Academy fees through DSA approval and Sowers MS Mod or Reconstruction fees through SD Phase only
Surplus Site Analysis/Middle School Replacement Concept (Studio W Architects)	\$ 307,030.00	\$ 307,030.00		
Surplus Site Analysis/Elementary School (Studio W Architects)	\$ –	\$ –		complete; separately funded outside Measure Q per district 6/11/2019
HVAC Feasibility Study at Eader ES, Peterson ES, Smith ES and Dwyer MS (Studio W Architects Amendment 3)	\$ 97,000.00	\$ 97,000.00		complete
California Geological Survey Fees	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	
City of Huntington Beach + Fire Department	\$ 1,960.10	\$ 3,316.60	\$ 3,316.60	
Crawford Bowen Planning (CEQA)	\$ 11,250.00	\$ 11,250.00	\$ 8,999.25	
Division of the State Architect (DSA) Fees	\$ 548,790.19	\$ 548,790.19	\$ 574,463.55	
California Department of Education (CDE Fees)	\$ 21,361.00	\$ 21,361.00		
DMc Engineering (surveying services)	\$ 170,712.04	\$ 159,322.01	\$ 153,382.03	complete
KPFF Engineering (surveying services)	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	Hawes ES Interim Housing; complete
Earth Systems (geotechnical services)	\$ 76,846.00	\$ 76,846.00	\$ 59,980.00	
GEOCON West (geotechnical services on Kettler MOT project)	\$ 4,080.00	\$ 4,080.00	\$ 4,080.00	
OnPoint (professional development)	\$ 282,125.00	\$ 282,125.00	\$ 282,125.00	
Parker & Covert LLP (legal services)	\$ 125,000.00	\$ 120,148.50	\$ 120,148.50	
Eide Bailly (formerly Vavrinek, Trine, Day & Co.) (bond accounting)	\$ 23,100.00	\$ 22,500.00	\$ 20,500.00	

* Contract amount, as applicable

** Total paid per District Fund 24 through 6/30/2021

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 1 | SERIES A (cont'd)

CONSULTANT NAME	PHASE 1 (SERIES A) BUDGET	ENCUMBERED *	TOTAL PAID **	COMMENTS
SchoolWorks (funding consultant)	\$ 53,500.00	\$ 53,500.00	\$ 26,500.00	7/24/2019: confirmed paid to date amount
Vista Environmental Consulting (HAZMAT reports)	\$ 69,513.00	\$ 66,510.00	\$ 112,201.50	Dwyer MS, Sowers MS, Hawes ES and Moffett ES (excludes Seacliff ES M&O Reroof project tracked separately)
Vista Environmental Consulting (construction phase monitoring: Dwyer MS Mod/New, Hawes ES, Moffett ES, Eader ES Portable, Sowers MS Portable)	\$ 50,088.00	\$ 50,088.00		
Misc. Vendors (Uline, FedEx, WMS News, LA Times, S&P Global, CA Newspaper, etc.)	\$ 43,643.39	\$ 43,643.39	\$ 43,643.39	
SCE (Dwyer MS Gym & STEM Academy)	\$ 23,973.41	\$ 23,973.41	\$ 23,973.41	
OCS Lighting & Control	\$ 5,370.00	\$ 5,370.00	\$ 5,370.00	Studio W #17018 Dwyer MS Mod District Pseudo #2400001110: Decorative Light Fixture; contract direct with District PO #M28R1434
Ninyo & Moore (pre-construction testing: Dwyer MS, Hawes ES, Moffett ES)	\$ 15,894.00	\$ 15,894.00	\$ 9,301.38	
Ninyo & Moore (construction phase testing: Dwyer MS Mod, Dwyer MS New, Hawes ES, Moffett ES)	\$ 360,683.00	\$ 360,683.00	\$ 338,031.25	
Petra Geosciences (Sowers MS deep soil mixing plan + Amendment 1 agency response)	\$ 79,000.00	\$ 79,000.00	\$ 78,383.25	paid through 7/31/2020 invoice
Time & Alarm: Dwyer MS Security Cameras in Case Building Stairwells	\$ 24,455.00	\$ 24,455.00	\$ 24,455.00	balance paid in Series B
Action Sales (Dwyer MS Phase 2 kitchen equipment)	\$ 9,879.00	\$ 9,879.00	\$ 9,878.53	pseudo # issued is for Dwyer MS Phase 1 Mod Series A, not B, so moved to Series A
Moving (Corovan Movers on Phase 1)	\$ 143,121.94	\$ 143,121.94	\$ 143,121.94	
Sierra West Group (OPSC estimate for Dwyer MS New)	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Murals for Schools (Dwyer MS Phase 1 Mod)	\$ 27,626.70	\$ 27,626.70	\$ 27,626.70	Studio W #17018 Dwyer MS Mod District Pseudo #2400001110: Decorative Light Fixture; contract direct with district PO #M28R1074
Prequalification Services (PQ bids)	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	
AMS (communications/telecom)	\$ 44,178.10	\$ 44,178.10	\$ 44,178.10	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 1 | SERIES A (cont'd)

CONSULTANT NAME	PHASE 1 (SERIES A) BUDGET	ENCUMBERED *	TOTAL PAID **	COMMENTS
Republic Services/Rainbow Disposal (trash dumpsters @ Hawes ES and Moffett ES)	\$ 11,246.67	\$ 11,246.67	\$ 11,246.67	
Elebrand-LFG (Dwyer MS Gym & STEM graphics)	\$ 7,474.00	\$ 7,474.00	\$ 7,474.00	PO's: N28R1107 & N28R1110
K-Log	\$ 3,440.42	\$ 3,440.42	\$ 3,440.42	Moffett ES
Project Inspectors (Knowland: Dwyer MS Mod + New; Hawes ES Mod + IH; Moffett ES)	\$ 469,190.00	\$ 469,190.00	\$ 403,446.00	Note: 6/20/2019 Knowland Add Services for Dwyer MS New \$42,500; Knowland invoices for inspection services on Studio W #17018 Dwyer MS Mod District Pseudo #2400001110 are through 8/31/2018; Studio W #17017 Dwyer MS New District Pseudo #2400002110 started after 9/1/2018
Project Inspector (Knowland: District M&O Bldg at Kettler)	\$ 49,104.00	\$ 49,104.00		
Western Exterminator (Hawes ES)	\$ 2,025.00	\$ 2,025.00	\$ 2,025.00	
Adjustment to reconcile with District Fund 24 balance			\$ 2,632.87	
SUB-TOTAL	\$ 9,956,645.75	\$ 10,064,842.70	\$ 9,483,071.30	
<i>Remaining Phase 1 Soft Cost Budget</i>		\$ 435,613.69		
TOTAL PHASE 1/SERIES A SOFT COST BUDGET	\$ 10,063,482.46	\$ 10,422,638.00	\$ 9,052,305.29	
Construct1 Preconstruction Services	\$ 93,160.00	\$ 93,160.00	\$ 93,160.00	\$23,820 @ Dwyer MS Mod Phase 1; \$21,700 @ Dwyer MS Gym & STEM Academy; \$23,820 @ Hawes ES Mod Phase 1; \$23,820 @ Moffett ES Mod Phase 1
Global CTI Group - Telephone System	\$ —	\$ 266,591.93	\$ 266,591.93	no original budget
SVA Architects, DSA Fee, Soft Costs (District M&O Building at Kettler)	\$ 159,430.29	\$ 159,430.29	\$ 148,876.29	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 1 | SERIES A (cont'd)

Furniture

CONSULTANT NAME	PHASE 1 (SERIES A) BUDGET	ENCUMBERED *	TOTAL PAID **	COMMENTS
OnPoint (Dwyer MS Mod Phase 1) COMPLETE	\$ 1,037,987.66	\$ 944,643.90	\$ 1,050,212.66	Complete. Amount paid above \$944,643.90 contract amount on Dwyer MS Mod Phase 1 is for increase to install/shipping and/or added furniture
<i>Expanded Contingency</i>		\$ 105,568.76		
OnPoint (Dwyer MS New Gym & STEM Academy) COMPLETE	\$ 227,347.97	\$ 227,347.97	\$ 226,988.77	4/23/2019 Board approval
<i>Expanded Contingency</i>	\$ 22,734.80	\$ –		
OnPoint (Hawes ES Mod Phase 1) COMPLETE	\$ 1,201,361.59	\$ 1,163,261.70	\$ 1,241,875.70	Complete. Contract amount on Dwyer MS Mod Phase 1 is for increase to install/shipping and/or added furniture.
<i>Expanded Contingency</i>		\$ 78,614.00		
OnPoint (Eader ES Mod Phase 3 tables & chairs) COMPLETE	\$ 2,007.10	\$ 2,007.10	\$ 2,007.10	not originally budgeted
OnPoint (District Office) COMPLETE	\$ 22,838.06	\$ 22,838.06	\$ 22,838.06	not originally budgeted
OnPoint (Moffett ES Mod Phase 1)	\$ 1,210,903.31	\$ 1,210,903.31	\$ 1,251,846.80	4/23/2019 Board approval
<i>Expanded Contingency</i>	\$ 121,090.33	\$ 40,943.49		
TOTAL FURNITURE	\$ 3,846,270.82	\$ 3,796,128.29	\$ 3,795,769.09	

Demonstration Classrooms

CONSULTANT NAME	PHASE 1 (SERIES A) BUDGET	ENCUMBERED *	TOTAL PAID **	COMMENTS
Dell Marketing L.P.	\$ 204,000.00	\$ 185,968.96	\$ 185,968.96	Complete
DigiCore, Inc. subcontracted through OnPoint (demonstration classroom technology)	\$ –	\$ 86,468.88	\$ 86,468.90	Complete
Moore Flooring, Inc. (demonstration classroom flooring)	\$ –	\$ 49,138.00	\$ 49,138.00	Complete
OnPoint (demonstration classrooms)	\$ 1,201,200.00	\$ 1,016,393.50	\$ 1,016,393.50	Complete
TOTAL DEMONSTRATION CLASSROOMS	\$ 1,405,200.00	\$ 1,337,969.34	\$ 1,337,969.36	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 1 | SERIES A (cont'd)

IT Systems

CONSULTANT NAME	PHASE 1 (SERIES A) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2020)	COMMENTS
Dell Marketing L.P. – Dwyer MS, Hawes ES, Moffett ES, Sowers MS and District Office	\$ –	\$ 1,395,189.85	\$ 1,395,189.85	\$ –	no original budget
TOTAL IT SYSTEMS	\$ –	\$ 1,395,189.85	\$ 1,395,189.85	\$ –	

Construction Contracts

PROJECT NAME	PHASE 1 (SERIES A) BUDGET	ENCUMBERED *	TOTAL PAID **	CONTRACTOR NAME; BOARD AWARD; PAYMENT APPLICATION #
Dwyer MS Mod Phase 1	\$ 4,778,261.53	\$ 4,778,261.53	\$ 4,779,257.11	Construct1: Final Construction Cost per CO #1; pay app #16 to 11/30/2018 + finance payment \$238,913.08 x interest
Dwyer MS Gym & STEM Academy	\$ 12,278,868.77	\$ 12,678,868.77	\$ 12,681,510.18	Construct1: Final Construction Cost per CO #1; pay app #21 through 6/30/2020 + finance payment \$1,267,866.91 + interest
District M&O Building at Kettler (SVA Architects in Series A); moved to Series C	\$ –	\$ –	\$ –	moved to Phase 3 (Series C)
Hawes ES Mod Phase 1	\$ 5,335,999.24	\$ 5,289,752.26	\$ 5,824,853.44	Construct1: Final Construction Cost per CO #1; pay app #16 through 9/6/2019 + financed amount + interest
Hawes ES Interim Housing	\$ 487,640.78	\$ 533,887.91		
Moffett ES Mod Phase 1	\$ 6,651,737.00	\$ 6,471,968.92	\$ 6,473,317.26	Final construction cost per CO #1; pay app #14 through 6/30/2020 + finance payment \$647,196.88 + interest
Moffett ES Interim Housing	\$ 268,694.00			Final construction cost
District Site Security: Eader ES, Hawes ES, Moffett ES, Seacliff ES, Peterson ES and Perry ES	\$ 1,597,646.85	\$ 1,521,568.43	\$ 1,521,568.43	Dwyer MS added to Dwyer MS Gym & STEM Academy project; final construction cost per CO #1
Seacliff ES Mod Construction Series A Portion (Total GMP is \$7,700,610.65)	\$ –	\$ 2,118,185.67	\$ 2,118,185.67	District transfer to Series B payments to close out Series A
TOTAL	\$ 31,798,848.17	\$ 33,392,493.49	\$ 33,398,692.09	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 1 | SERIES A (cont'd)

Construction Contracts (cont'd)

PROJECT NAME	PHASE 1 (SERIES A) BUDGET	ENCUMBERED *	TOTAL PAID **	CONTRACTOR NAME; BOARD AWARD; PAYMENT APPLICATION #
Hawes ES Interim Housing	\$ 204,282.00	\$ 213,666.00	\$ 213,666.00	Mobile Modular Lease; payments on Hawes ES & Moffett ES Interim Housing as of Inv #2059208 6/24/2020
Moffett ES Interim Housing	\$ 204,282.00	\$ 183,936.43	\$ 183,936.43	Mobile Modular Lease; payments on Hawes ES & Moffett ES Interim Housing as of Inv #2059208 6/24/2020
Hawes ES - ORTCO Inc. Fitness Structure & Installation	\$ –	\$ 60,692.00	\$ 60,692.00	
Hawes ES - Miracle Recreation Equipment	\$ –	\$ 20,783.00	\$ 20,783.00	
SUB-TOTAL CONSTRUCTION COSTS	\$ 32,207,412.17	\$ 33,871,570.72	\$ 33,877,769.32	
District M&O Reroofing & Seacliff ES BALANCE TO SERIES B	\$ –	\$ 347,228.81	\$ 347,228.81	\$1,095,133.06 Bishop, Inc. award amount + CO #1 + CO #2; confirm soft costs; not originally budgeted
Smith ES Mod Phase 1: funded in Series A	\$ –	\$ 495,546.76	\$ 495,546.76	
TOTALS	\$ 47,668,119.03	\$ 51,827,658.69	\$ 51,251,726.71	
	Phase 1 (Series A) Budget	Encumbered (contracted)	Total Paid	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 2 | SERIES B

CONSULTANT NAME	PHASE 2 (SERIES B) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2021)	COMMENTS
A/E Services & Bond Program Management (Studio W Architects)	\$ 4,535,051	\$ 4,535,051	\$ 4,224,956	\$ 310,094.43	
Legal Services (Parker & Covert LLP)	\$ 188,952	\$ 188,952	\$ 188,952	\$ –	
Funding Consultant (SchoolWorks)	\$ 22,000	\$ 22,000	\$ 2,000	\$ 20,000.00	state funding work ongoing
OPSC Estimates for State Funding	\$ –	\$ –	\$ –	\$ –	
Bond Accounting Services (Eide Bailly LLP; formerly Vavrinek, Trine, Day & Co)	\$ 25,000.00	\$ –	\$ –	\$ –	
IT Professional Services Consultant	\$ 124,935	\$ 124,935	\$ 124,935	\$ –	OnPoint work complete
CEQA (Crawford & Bowen Planning) budgeted under projects	\$ –	\$ –	\$ –	\$ –	
Misc. (Uline, CA Newspaper, FedEx, Image, DVBE, Social Advertising, Mobile Mini, Culver Newlin)	\$ 65,000	\$ 60,052	\$ 60,052	\$ 4,947.58	
Prequalification Services (PQ Bids)	\$ 55,000	\$ 55,000	\$ 55,000	\$ –	work complete

BUDGET:

DSA Final Fee for Seacliff ES	\$ 22,285			\$ 22,285.00	budget using DSA fee calculator
A/E Final Fee Adjustment for Seacliff ES (Studio W Architects)	\$ 50,000	\$ –	\$ –	\$ 40,000.00	budget
Surveying Services (KPF Engineering on Smith ES)	\$ 35,100	\$ 35,100	\$ 35,100	\$ –	work complete
Utility Survey (C-Below)	\$ 4,575	\$ 4,575	\$ 4,575	\$ –	work complete
Geotechnical Services (Earth Systems on Dwyer MS Phase 2)	\$ 11,040	\$ 11,040	\$ 11,040	\$ –	work complete
Geotechnical Services (CTE on Smith ES)	\$ 14,550	\$ 14,550	\$ 14,550	\$ –	work complete
Geotechnical Services (Ninyo & Moore on Seacliff ES)	\$ 17,270	\$ 17,270	\$ 17,270	\$ –	work complete
Geotechnical Services (Sowers MS)	\$ –	\$ –	\$ –	\$ –	moved to Series C
Deep Soil Mixing Plan Consultant (Sowers MS Site)	\$ –	\$ –	\$ –	\$ –	moved to Series C
HAZMAT Reports (Vista Environmental Consulting)	\$ 50,934	\$ 50,934	\$ 48,059.00	\$ –	work complete
Construction Phase Abatement Monitoring (Vista Environmental Consulting)	\$ 39,616	\$ 26,050	\$ 28,039.50	\$ –	work complete
CEQA Consultant	\$ 4,750	\$ 1,250	\$ –	\$ –	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 2 | SERIES B (cont'd)

CONSULTANT NAME	PHASE 2 (SERIES B) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2021)	COMMENTS
Division of the State Architect (DSA Fees)	\$ 282,072	\$ 274,207	\$ 237,820.17	\$ –	initial DSA review fees paid on Dwyer MS Mod Phase 2, Smith ES Mod Part I & II and Seaclyff ES Mod
California Geological Survey Fees	\$ 10,800	\$ 10,800.00	\$ 10,800.00	\$ –	work complete
City of Huntington Beach + Fire Dept.	\$ 2,038	\$ 2,322.64	\$ 2,322.64	\$ –	work complete
Orange County Health Department	\$ 2,525	\$ 2,525.00	\$ 2,525.00	\$ –	work complete
SCE	\$ 37,200	\$ 37,132.78	\$ 37,132.78	\$ –	work complete
Time & Alarm: Dwyer MS Security Cameras in Case Building Stairwells	\$ 24,455	\$ 24,455.00	\$ 12,227.50	\$ –	work complete
Del Rey Rentals: Dwyer MS Mod Phase 2 Kitchen Temporary Refrigerator & Freezer	\$ 6,009	\$ 6,009.18	\$ –	\$ 6,009.18	
Dwyer MS Mod Phase 2 and Smith ES Moving (Corovan)	\$ 17,135	\$ 17,135.14	\$ 17,135.14	\$ –	
Republic Services/Rainbow Disposal (trash dumpsters @ Dwyer MS Mod Phase 2 and Smith ES Mod Part I)	\$ 9,436	\$ 9,435.88	\$ 9,435.88	\$ –	
Project Inspectors (Knowland: Dwyer MS Mod Phase 2, Smith ES Mod Part I & II and Seaclyff ES Mod)	\$ 595,738	\$ 595,735.00	\$ 538,003	\$ 57,735.50	work remains on Seaclyff ES
Pre-Construction Testing	\$ –	\$ –	\$ –	\$ –	none required
Construction Phase Testing: Ninyo & Moore	\$ 202,998	\$ 202,998.30	\$ 176,225.50	\$ 26,772.80	work remains on Seaclyff ES
Pre-Construction Services (Construct1)	\$ 35,500	\$ 35,500.00	\$ 35,500.00	\$ –	work complete
Elebrand-FLG (Dwyer MS Library graphics)	\$ –	\$ 5,660.00	\$ 5,600.00	\$ –	work complete
Moving (King Office Services)	\$ 31,344	\$ 31,344.37	\$ 31,344.37	\$ –	
Adjust to reconcile with Fund 27 ledger			\$ (7,789.19)		
SUB-TOTAL	\$ 6,523,308	\$ 6,415,588	\$ 5,959,258	\$ 487,844	
<i>Remaining Phase 2 Soft Cost Budget Items</i>			\$ 536,629	\$ 48,784	contingency for Seaclyff ES
TOTAL PHASE 2/SERIES B SOFT COST ESTIMATE	\$ 6,495,887	\$ 6,495,887	\$ 6,495,887	\$ 536,629	

* Contract amount, as applicable

** Total paid as of 6/30/2021 based upon info provided by district

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 2 | SERIES B (cont'd)

Furniture (Series B)

CONSULTANT NAME	PHASE 2 (SERIES B) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2021)	COMMENTS
OnPoint (Dwyer MS Mod Phase 2): PO M28R1659	\$ 729,469	\$ 729,469	\$ 729,469.49	\$ –	OnPoint proposal approved on 4/23/2019 Board agenda; PO M28R1659; District payment check 28077646 on 9/24/2019
<i>PO Contingency/Expanded Contingency</i>	\$ 46,390	\$ 46,390	\$ 26,609.22	\$ –	\$26,609.22 paid under 10% PO contingency
<i>Dwyer MS Mod Phase 2 Math additional Storage</i>	\$ 7,356	\$ 7,356	\$ 7,355.54	\$ –	invoice 5389; PO N28R0734
<i>Dwyer MS Mod Phase 2 Spanish Rocks Stools</i>	\$ 12,425	\$ 12,425	\$ 12,425.00	\$ –	invoice 5390; PO N28R0738
OnPoint (Smith ES Mod Part I)	\$ 999,938	\$ 999,938	\$ 999,531.00	\$ –	OnPoint proposal approved on 4/23/2019 Board agenda: PO M28R1658
<i>PO Contingency Balance</i>	\$ –	\$ –	\$ –	\$ –	
OnPoint Estimate #5624 Smith ES Phase 1 dated 5/12/2020: PO P28R0200	\$ 36,805	\$ 36,805	\$ 36,805	\$ –	invoice 5527; PO N28R0200 1st Grade add on
OnPoint (Smith ES Mod Part II)	\$ 428,231	\$ 428,231	\$ 428,228	\$ –	OnPoint Contract: PO N28R1192
<i>PO Contingency/Expanded Contingency</i>	\$ –	\$ –	\$ –	\$ –	
Seacliff ES	\$ 1,298,825	\$ 1,298,825	\$ 1,298,825	\$ –	OnPoint Contract: PO N28R1113; invoice 5528
<i>PO Contingency + Escalation</i>	\$ 80,290	\$ –	\$ –	\$ –	
<i>Add Service</i>	\$ 41,631	\$ 41,631	\$ 41,631	\$ –	invoice 5529; PO P28R0209
<i>Add Service</i>	\$ 7,961	\$ 7,961	\$ 7,961	\$ –	invoice 5556; PO P28R0999
TOTAL FURNITURE	\$ 3,689,320	\$ 3,609,030	\$ 3,588,840.07	\$ –	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 2 | SERIES B (cont'd)

IT Systems

CONSULTANT NAME	PHASE 2 (SERIES B) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2020)	COMMENTS
Dell Marketing L.P.: Dwyer MS Mod Phase 2 and Smith ES Mod Part I & II	\$ 655,765.89	\$ 655,765.89	\$ 655,766.89	\$ –	Dell Dwyer MS Mod Phase 2 PO M28R1601; M28R1158; Smith ES Mod M28R1590; M28R1600
Dell Marketing L.P.: Seaciff ES	\$ 397,808.03	\$ 397,808.03	\$ 375,988.22	\$ 21,819.81	Dell Marketing: Quote 3000058453127.1 for \$21,833.28; Quote 3000058559773.1 for \$375,974.75
TOTAL COMPUTERS	\$ 1,053,574	\$ 1,053,574	\$ 1,053,574	\$ –	

Construction Contracts

PROJECT NAME	PHASE 2 (SERIES B) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2021)	COMMENTS
Dwyer MS Mod Phase 2A (includes A/E fee for Seat Wall through 90% DSA + 100% BID)	\$ 5,584,752	\$ 5,584,751.80	\$ 5,584,751.80	\$ –	Construct1 GMP; pay app #17 through 12/31/2020; retention paid over 3 months
Dwyer MS Mod Phase 2B - HVAC Units (NOT FUNDED BY MEASURE Q)	\$ –	\$ –	\$ –	\$ –	HOLD: not funded by Measure Q
Smith ES Mod Phase 1 + HVAC Base Bid/Reroof Permanent Buildings	\$ 6,521,538	\$ 6,521,538.05	\$ 6,521,538.05	\$ –	\$495,546.76 paid in Series A: Construct1 pay app #19 through 1/31/2021 includes CO #1 contingency credit
Smith ES Mod Phase 2 (Series B payments)	\$ 10,230,314	\$ 10,230,314.49	\$ 10,230,314.49	\$ –	Construct1 GMP; District Board approval 10/15/2019; pay app #17 & retention through 4/30/2021
Smith ES Mod Phase 2 (Series C payments)	\$ (2,288,025.14)	\$ (2,288,025.14)	\$ (2,288,025.14)	\$ –	Construct1 pay apps #9 & 10 for 2700211210 Smith Phase 2 funded by Series C
Fund portion of Peterson ES Mod with Series B funds	\$ 2,288,025.14	\$ 2,288,025.14	\$ –	\$ 2,288,025.14	
Smith ES Mod ALT #1 HVAC					HOLD: not funded by Measure Q

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 2 | SERIES B (cont'd)

Construction Contracts

PROJECT NAME	PHASE 2 (SERIES B) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2021)	COMMENTS
Hawes ES Re-roofing (removed from Phase 2 scope)					Removed from Phase 2 scope
Design for Sowers MS Replacement + Gym & STEM Academy (architectural SDs + costs DSA approval)					moved to Phase 3 (Series C)
Seacliff ES Mod Series B Portion (GMP \$7,700,610.65; \$2,119,174.44 paid in Series A)	\$ 5,581,436.21	\$ 5,581,436.21	\$ 2,325,579.82	\$ 3,255,856.39	Construct1 GMP; District Board approval 5/19/2020 item A-75; pay app #1 through 6/30/2020 <u>minus</u> Series A payment
Eader ES HVAC	\$ –	\$ –	\$ –	\$ –	
TOTAL CONSTRUCTION CONTRACTS	\$ 27,918,041	\$ 27,918,041	\$ 22,374,159.02	\$ 5,543,881.53	
Dwyer MS Synthetic Turf by KYA Services		\$ 70,926.39	\$ 70,926.39	\$ –	Separate contract for Dwyer MS synthetic turf; pending Pseudo and PO
District M&O Reroofing @ Seacliff ES; moved from Series A		\$ 753,099.05	\$ 753,099.05	\$ –	moved to Series A
TOTALS	\$ 39,156,822	\$ 38,598,424	\$ 32,578,023.38	\$ 6,080,510.47	
	Phase 2 (Series B) Budget	Encumbered (contracted)	Total Paid		

* Contract amount, as applicable

** Total paid as of 6/30/2021 based upon info provided by district

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 3 | SERIES C

CONSULTANT NAME	PHASE 3 (SERIES C) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2021)	COMMENTS
Bond Program Management Amendment 5 (Studio W Architects)	\$ 220,000	\$ 220,000	\$ –	\$ 220,000.00	
Bond Program Management Amendment 6 Sowers MS Study (Studio W Architects)	\$ 101,845	\$ 101,845	\$ 40,738	\$ 61,107.00	
Legal Services (Parker & Covert LLP)	\$ 150,000	\$ 77,190	\$ 77,190	\$ 72,810.15	
Funding Consultant (SchoolWorks)	\$ 25,000	\$ –	\$ –	\$ 25,000.00	
OPSC Estimates for State Funding	\$ 25,000	\$ –	\$ –	\$ 25,000.00	
Bond Accounting Services (Eide Bailly LLP; formerly Vavrinek, Trine, Day & Co)	\$ 8,500	\$ 8,500	\$ 7,500	\$ 1,000.00	
IT Professional Services Consultant	\$ 300,000	\$ 300,000	\$ 68,275	\$ 231,725.00	OnPoint
CEQA (Crawford & Bowen Planning) budgeted under projects	\$ –	\$ –	\$ –	\$ –	
Misc. (Uline, CA Newspaper, FedEx, King Office Movers, Image)	\$ 60,000	\$ 12,855	\$ 12,855	\$ 47,144.58	
Prequalification Services (PQ Bids)	\$ 55,000	\$ –	\$ –	\$ 55,000	

PROJECT FUNDED:

A/E Services (Studio W Architects)	\$ 3,357,589	\$ 3,357,589	\$ 2,021,812	\$ 1,335,776.96	
Surveying Services (T2 Utility Surveys on Eader ES and Peterson ES)	\$ 21,700	\$ 21,700	\$ 10,295	\$ 11,405.00	
Surveying Services (Hahn on Peterson ES and District M&O Building)	\$ 11,400	\$ 11,400	\$ 4,700	\$ 6,700.00	
Geotechnical Services (Ninyo & Moore)	\$ 92,349	\$ 90,474	\$ 21,314	\$ 71,035.00	
Deep Soil Mixing Plan Consultant (Sowers MS Site)	\$ 143,070	\$ –	\$ –	\$ 143,070.00	
HAZMAT Reports (Vista Environmental Consulting)	\$ 66,237	\$ 59,362	\$ 54,476	\$ 11,761.00	
Construction Phase Abatement Monitoring (Vista Environmental Consulting)	\$ 43,977	\$ 38,861	\$ 14,972	\$ 29,005.00	
CEQA Consultant	\$ –	\$ –	\$ –	\$ –	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 3 | SERIES C (cont'd)

CONSULTANT NAME	PHASE 3 (SERIES C) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2021)	COMMENTS
Division of the State Architect (DSA fees)	\$ 387,687	\$ 90,783	\$ 90,783	\$ 296,903.40	Eader ES and Peterson ES to date
California Geological Survey Fees	\$ 10,800	\$ –	\$ –	\$ 10,800.00	
DTSC	\$ –	\$ –	\$ –	\$ –	
Orange County Health Department	\$ 832	\$ 832	\$ 832	\$ –	
Local Fire Budget	\$ 3,500	\$ –	\$ –	\$ 3,500.00	
Local/City Fees	\$ 37,200	\$ –	\$ –	\$ 37,200.00	
Utility Fees	\$ 145,000	\$ –	\$ –	\$ 145,000.00	
Misc. District Expenses, including moving costs	\$ 144,726	\$ –	\$ –	\$ 144,725.93	
IOR	\$ 594,022	\$ 144,022	\$ 2,340	\$ 591,682.00	Knowland on Eader ES and Peterson ES
Test Lab	\$ 583,988	\$ –	\$ –	\$ 583,988.00	
DSM Engineer (Sowers MS)	\$ 143,070	\$ –	\$ –	\$ 143,070.00	
Image 2000 (moving 2 copiers @ Peterson ES)	\$ 250	\$ 250	\$ 250	\$ –	6/1/2021 Image 2000 proposal
Moving Company: Corovan	\$ 23,958	\$ 23,958	\$ 23,958	\$ –	Peterson ES
Pre-Construction Services (Construct1)	\$ 21,750	\$ 14,500	\$ 14,500	\$ 7,250.00	Eader ES and Peterson ES complete
Mobile Mini	\$ 1,194	\$ 1,194	\$ 1,194	\$ –	Peterson ES
US Bank Permits	\$ 683	\$ 683	\$ 683	\$ –	Eader ES and Peterson ES
SUB-TOTAL	\$ 6,732,741	\$ 4,398,681	\$ 2,468,667	\$ 4,311,659.01	
<i>Remaining Phase 2 Soft Cost Budget Items</i>	<i>\$ 1,021,412</i>			<i>\$ 886,235.76</i>	<i>-\$135,176.82</i>
TOTAL PHASE 3/SERIES C SOFT COST ESTIMATE	\$ 7,754,153	\$ 4,398,681	\$ 2,509,252	\$ 5,197,894.77	

* Contract amount, as applicable

** Total paid per Fund 28 transaction ledger

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 3 | SERIES C (cont'd)

Furniture (Series C)

CONSULTANT NAME	PHASE 3 (SERIES C) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2021)	COMMENTS
Eader ES	\$ 1,586,803	\$ 1,586,803	\$ –	\$ 1,586,802.87	OnPoint bid; Board award 3/9/2021 A-66
<i>PO Contingency/Expanded Contingency</i>	\$ 79,340	\$ –	\$ –	\$ 79,340.14	
Peterson ES	\$ 1,859,084	\$ 1,859,084	\$ –	\$ 1,859,083.74	OnPoint bid; Board award 3/9/2021 A-66
<i>PO Contingency Balance</i>	\$ 92,954	\$ –	\$ –	\$ 92,954.19	
Sowers MS Gym & STEM Academy	\$ 247,701	\$ –	\$ –	\$ 247,701.31	budget
<i>PO Contingency/Expanded Contingency</i>	\$ 12,385	\$ –	\$ –	\$ 12,385.07	
District M&O Building at Kettler	\$ –	\$ –	\$ –	\$ –	
<i>PO Contingency + Escalation</i>	\$ –	\$ –	\$ –	\$ –	
TOTAL FURNITURE	\$ 3,878,267	\$ 3,445,887	\$ –	\$ 3,878,267.31	

IT Systems

CONSULTANT NAME	PHASE 3 (SERIES C) BUDGET	ENCUMBERED *	TOTAL PAID **	BALANCE (as of 7/1/2020)	COMMENTS
IT Systems	\$ 1,118,717	\$ 1,118,717	\$ 1,118,717.44	\$ –	complete
TOTAL COMPUTERS	\$ 1,118,717	\$ 1,118,717	\$ 1,118,717	\$ –	

SOFT COST FUNDS BUDGETED VS. SPENT

PHASE 3 | SERIES C (cont'd)

Construction Contracts

PROJECT NAME	PHASE 3 (SERIES C) BUDGET	ENCUMBERED *	TOTAL APPROVED FOR PAYMENT	BALANCE (as of 7/1/2021)	COMMENTS
Eader ES Mod: District Psuedo #2800003240	\$ 10,255,710	\$ 10,255,709.83	\$ 527,286.59	\$ 9,728,423.24	Construct1 4/29/2021 GMP base price; pay app #1 through 6/30/2021
Peterson ES: District Psuedo #2800003200 (Series C payments)	\$ 10,581.621	\$ 10,821,621.07	\$ 739,903.77	\$ 9,841,717.30	Construct1 5/26/2021 GMP base price; pay app #1 through 6/30/2021
Peterson ES: District Psuedo #2800003200 (Series B payments)	\$ (2,288,025)	\$ (2,288,025.14)		\$ (2,288,025.14)	
Sowers MS Gym & STEM Academy CA/CO: District Psuedo #2800003130; previously Fund 24)	\$ 15,935,271	\$ –	\$ –	\$ 15,935,270.73	Construct1 8/20/2020 price; no escalation
Sowers MS Modernization or Reconstruction: District Psuedo #2800003130	\$ –	\$ –	\$ –	\$ –	scope/construction budget to be determined
Fund Smith ES Mod Part II Pay Apps 9 & 10 with Series C Funds	\$ 2,288,025	\$ 2,288,025.14	\$ 2,288,025.14	\$ –	
District M&O Building at Kettler: District Psuedo #2800000270	\$ 2,288,000	\$ –	\$ –	\$ 2,288,000.00	budget
TOTAL CONSTRUCTION CONTRACTS	\$ 39,060,602	\$ 20,837,331	\$ 3,555,216	\$ 35,505,386.13	

TOTALS	\$ 51,811,739	\$ 29,800,616	\$ 7,142,599.88	\$ 44,581,547.21	
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Phase 3 (Series C) Budget	Encumbered (contracted)	Total Paid **	
Sub-Total Series C Balance for Future Projects			\$ 18,287,531
Series B Balance as of 7/1/2021			\$ 62,869,079
Added Estimated Contingency Returned to District			\$ 813,978
Series C balance after accounting for Construction Contingency Return			\$ 63,683,057

* Contract amount, as applicable

** \$135,177 variance with District Fund 28 indicating total paid as of 6/30/2021 = \$7,230,192

PROGRAM MANAGEMENT COSTS

PHASE 1 | SERIES A

Professional Development Fee Budget		\$ 170,654.00	15% of Demonstration Classroom Construction Cost					
Bond Program Management Phase 1 Fee Budget		\$ 2,140,770.00	6.0% of Phase 1 Project Construction Cost Budget				6/30/2020	
BOND PROGRAM MANAGEMENT CONSULTANTS	BUDGET	CONTRACT AMOUNT	BOARD/DISTRICT APRVL DATE	BOARD ITEM #	DISTRICT PO	INVOICED TO DATE	PAID TO DATE	BALANCE *
Bond Program Management								
Facilities Needs Assessments (Studio W Architects #16043)	\$ 48,620.00	\$ 48,620.00				\$ 48,620.00	\$ 48,620.00	\$ -
Initial Bond Program Management Fee (Studio W Architects, includes AB300 Tier 1 fees)	\$ 214,500.00	\$ 1,253,952.00	1/17/2017	A-55	N28R0489	\$ 1,253,951.71	\$ 1,253,951.71	\$ -
Extended Services to 12/31/2017 (Studio W Architects Amendment 1)	\$ 247,500.00		4/11/2017	A-89				
Extended Services to 12/31/2018 (Studio W Architects Amendment 2) Extended to 6/30/2019 per District-Studio W 11/5/2018 Letter	\$ 440,000.00		1/16/2018	A-54				
Extended Services form 6/30/2019 to 12/31/2020 (Amendment 4); Series A through 9/30/2020 invoice; balance to Series B funds	\$ 351,951.71		6/25/2019	A-101				
						\$ -	\$ -	\$ -
HVAC Feasibility Study at Eader ES, Peterson ES, Smith ES and Dwyer MS (Studio W Architects Amendment 3)	\$ 97,000.00	\$ 97,000.00	10/16/2018	A-32		\$ 97,000.00	\$ 97,000.00	\$ -
District Legal Counsel (Parker & Covert LLP)	\$ 125,000.00	\$ 120,148.50	6/6/2017	A-97		\$ 120,148.50	\$ 120,148.50	\$ 4,851.50
Funding Consultant (SchoolWorks) Move PO balance to Series C	\$ 53,500.00	\$ 53,500.00	5/4/2018			\$ 28,000.00	\$ 26,500.00	\$ 25,500.00
Bond Program Financial Audit Consultant (Eide Bailly; Vavrinek, Trine, Day & Co)	\$ 23,100.00							
2017-2019 Contract		\$ 20,500.00	9/14/2017			\$ 20,500.00	\$ 20,500.00	\$ -
District PO Contingency		\$ 2,050.00						

* To be closed out or moved to Series C

PROGRAM MANAGEMENT COSTS

PHASE 1 | SERIES A

Professional Development Fee Budget		\$ 170,654.00	15% of Demonstration Classroom Construction Cost					
Bond Program Management Phase 1 Fee Budget		\$ 2,140,770.00	6.0% of Phase 1 Project Construction Cost Budget					
			6/30/2020					
BOND PROGRAM MANAGEMENT CONSULTANTS	BUDGET	CONTRACT AMOUNT	BOARD/DISTRICT APRVL DATE	BOARD ITEM #	DISTRICT PO	INVOICED TO DATE	PAID TO DATE	BALANCE *
IT Professional Services (OnPoint)	\$ 282,125.00	\$ 150,000.00	10/17/2017			\$ 282,125.00	\$ 282,125.00	
District PO Contingency		\$ 15,000.00						
		\$ 100,000.00						
District PO Contingency		\$ 10,000.00						
CEQA (Crawford & Bowen Planning, Inc.)	\$ 11,250.00	\$ 11,250.00			L28R0121	\$ 8,999.25	\$ 8,999.25	\$ 2,250.75
Middle School Replacement Concept/Surplus Land Disposition Study (Studio W/Oxbridge/Proactive Engineering)								
Phase 1 (District-Studio W Agreement 10/4/2017)	\$ 75,532.00	\$ 75,532.00	11/4/2017	S-18		\$ 75,532.00	\$ 75,532.00	\$ -
Phase 2A	\$ 231,498.00	\$ 231,498.00	10/16/2018	S-10		\$ 231,498.00	\$ 255,724.05	\$ -
Phase 2B								
Phase 3A								
Phase 3B (Series B)	\$ -							
Phase 4 (Series B)	\$ -							
Elementary School Surplus Land Disposition Study (Studio W/Oxbridge): Confirmed funded by District outside this Bond Measure 6/11/2019								
Phase 1 (District-Studio W Agreement 10/4/2017): \$44,053			11/13/2018	S-15				
Series A Misc. Vendors (Uline, FedEx, WMS News, LA Times, S&P Global, Action Sales; WMSDVBE Contract News)	\$ 43,643.00	\$ 43,643.39				\$ 43,643.39	\$ 43,643.39	\$ -
AMS (communications/telecom)	\$ 44,178.00	\$ 44,178.10				\$ 44,178.10	\$ 44,178.10	\$ -
Prequalifications Services (PQ Bids)	\$ 12,500.00	\$ 12,500.00				\$ 12,500.00	\$ 12,500.00	\$ -
TOTALS	\$ 2,301,898	\$ 2,289,372				\$ 2,266,696	\$ 2,259,422	\$ 32,602
Variance to Budget (negative = over budget)		\$ 9,525						

PROGRAM MANAGEMENT COSTS

PHASE 2 | SERIES B

Professional Development Fee Budget		\$ —	15% of Demonstration Classroom Construction Cost					
Bond Program Management Phase 2 Fee Budget		\$ 1,324,767.00	6.0% of Phase 1 Project Construction Cost Budget				6/30/2021	
BOND PROGRAM MANAGEMENT CONSULTANTS	BUDGET	CONTRACT AMOUNT	BOARD/DISTRICT APRVL DATE	BOARD ITEM #	DISTRICT PO	INVOICED TO DATE	PAID TO DATE	BALANCE *
Bond Program Management								
Extended Services form 6/30/2019 to 12/31/2020 (Amendment 004); Series A funds 55.5%; Series B funds 44.5%	\$ 305,743.35	\$ 305,743.35	6/25/2019	A-101	N28R0489	\$ 305,743.35	\$ 271,475.60	\$ 34,267.75
District Legal Counsel (Parker & Covert)								
	\$ 190,000.00	\$ 188,952.00				\$ 188,952.00	\$ 188,952.00	\$ —
Funding Consultant (SchoolWorks)								
Seacliff ES	\$ 22,000.00	\$ 14,500.00				\$ —	\$ —	\$ 14,500.00
		\$ 7,500.00				\$ 2,000.00	\$ 2,000.00	\$ 5,500.00
Bond Program Financial Audit Consultant (Eide Bailly; Vavrinek, Trine, Day & Co)								
	\$ 25,000.00					\$ —	\$ —	
IT Professional Services (OnPoint)								
	\$ 125,000.00	\$ 124,935.00			N28R0894	\$ 124,935.00	\$ 124,935.00	\$ —
CEQA (Crawford & Bowen Planning) budgeted under projects								
	\$ —							
Middle School Replacement Concept/Surplus Land Disposition Study (Studio W/Oxbridge/Proactive Engineering)								
Phase 3B budget	\$ 122,225.00							
Phase 4 budget	\$ 40,000.00							
Misc. (Uline, CA Newspaper, FedEx, Image, DVBE, Socal Advertising, Mobile Mini, Culver Newlin)								
	\$ 65,000.00	\$ 60,052.42				\$ 60,052.42	\$ 60,052.42	\$ —

* To be closed out or moved to Series C

PROGRAM MANAGEMENT COSTS

PHASE 2 | SERIES B

Professional Development Fee Budget	\$ -	15% of Demonstration Classroom Construction Cost						
Bond Program Management Phase 2 Fee Budget	\$ 1,324,767.00	6.0% of Phase 1 Project Construction Cost Budget					6/30/2021	
BOND PROGRAM MANAGEMENT CONSULTANTS	BUDGET	CONTRACT AMOUNT	BOARD/ DISTRICT APRVL DATE	BOARD ITEM #	DISTRICT PO	INVOICED TO DATE	PAID TO DATE	BALANCE *
Prequalifications Services (PQ Bids)	\$ 55,000.00	\$ 55,000.00				\$ 55,000.00	\$ 55,000.00	\$ -
TOTALS	\$ 947,968	\$ 756,683				\$ 736,683	\$ 702,415	\$ 54,268
Variance to Budget (negative = over budget)		\$ 349,798						

PROGRAM MANAGEMENT COSTS

PHASE 3 | SERIES C

Professional Development Fee Budget

\$ 288,050.00

15% of Demonstration Classroom Construction Cost

Bond Program Management Phase 2 Fee Budget

\$ 1,324,767.00

6.0% of Phase 1 Project Construction Cost Budget

6/30/2021

BOND PROGRAM MANAGEMENT CONSULTANTS	BUDGET	CONTRACT AMOUNT	BOARD/ DISTRICT APRVL DATE	BOARD ITEM #	DISTRICT PO	INVOICED TO DATE	PAID TO DATE	BALANCE *
Bond Program Management								
Bond Program Management Fee (Studio W Architects; Amendment 5 to 12/2021)	\$ 220,000.00	\$ 220,000.00			P28R1044	\$ 24,095.06	\$ -	\$ 195,904.94
Bond Program Amendment 6: Sowers MS Study	\$ 101,845.00	\$ 101,845.00	4/20/2021	A-78		\$ 40,738.00	\$ 40,738.00	\$ 61,107.00
Bond Program Management Fee (2022)	\$ 220,000.00							
District Legal Counsel (Parker & Covert, LLP)	\$ 150,000.00	\$ 77,189.85	6/22/2021	S-64		\$ 77,189.85	\$ 77,189.85	\$ -
Funding Consultant (SchoolWorks)	\$ 25,000.00					\$ -	\$ -	\$ -
Bond Program Financial Audit Consultant (Eide Bailly)	\$ 8,500.00	\$ 8,500.00				\$ 7,500.00	\$ 7,500.00	\$ 1,000.00
IT Professional Services (OnPoint)	\$ 300,000.00	\$ 300,000.00	12/15/2000		P28R0950	\$ 68,275.00	\$ 68,275.00	\$ 231,725.00
Education Management	\$ 36,000.00	\$ 35,512.50				\$ 35,512.50	\$ 35,512.50	\$ -
CEQA (Crawford & Bowen Planning) budgeted under projects	\$ -							\$ -
Misc. (Uline, CA Newspaper, FedEx, King Office Movers, Image)	\$ 60,000.00	\$ 12,855.42				\$ 12,855.42	\$ 12,855.42	\$ -
Prequalifications Services (PQ Bids)	\$ 55,000.00					\$ -	\$ -	\$ -
TOTALS	\$ 1,201,345	\$ 755,903				\$ 266,166	\$ 242,071	\$ 489,737

Variance to Budget (negative = over budget) \$ 123,894

Budget - Paid to Date \$ 959,274





Financial and Performance Audits
Building Fund (Measure Q)
June 30, 2021

Huntington Beach City School District

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Financial Audit
Building Fund (Measure Q)
June 30, 2021

Huntington Beach City School District



Independent Auditor's Report

Governing Board and Citizens' Oversight Committee
Huntington Beach City School District
Huntington Beach, California

Report on the Financial Statements

We have audited the accompanying financial statements of the Huntington Beach City School District's (the District), Building Fund (Measure Q), as of and for the year ended June 30, 2021, and the related notes to the financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall financial statement presentation.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Building Fund (Measure Q) of the District as of June 30, 2021, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements of the Building Fund specific to Measure Q are intended to present the financial position and the changes in financial position attributable to the transactions of that Fund. They do not purport to, and do not, present fairly the financial position of the District as of June 30, 2021, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 11, 2021, on our consideration of the District's Building Fund (Measure Q) internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's Building Fund (Measure Q) internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's Building Fund (Measure Q) internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Erik Bailly LLP".

Rancho Cucamonga, California
December 11, 2021

Huntington Beach City School District
Building Fund (Measure Q)
Balance Sheet
June 30, 2021

Assets	
Deposits and Investments	\$ 72,623,238
Receivables	<u>35,377</u>
Total assets	<u><u>\$ 72,658,615</u></u>
Liabilities and Fund Balance	
Liabilities	
Accounts payable	<u>\$ 2,647,549</u>
Fund Balance	
Restricted for capital projects	<u>70,011,066</u>
Total liabilities and fund balance	<u><u>\$ 72,658,615</u></u>

Huntington Beach City School District
Building Fund (Measure Q)
Statement of Revenues, Expenditures, and Changes in Fund Balance
Year End June 30, 2021

Revenues	
Interest income	<u>\$ 737,885</u>
Expenditures	
Materials and supplies	1,140,081
Services and other operating expenditures	886,998
Capital outlay	18,512,060
Cost of issuance	<u>519,437</u>
Total expenditures	<u>21,058,576</u>
Deficiency of Revenues over Expenditures	<u>(20,320,691)</u>
Other Financing Sources	
Other sources - proceeds from issuance of general obligation bonds	<u>70,143,969</u>
Net Change in Fund Balance	49,823,278
Fund Balance - Beginning	<u>20,187,788</u>
Fund Balance - Ending	<u><u>\$ 70,011,066</u></u>

Note 1 - Summary of Significant Accounting Policies

The accounting policies of the Huntington Beach City School District's (the District) Building Fund (Measure Q) conform to accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB) and the American Institute of Certified Public Accountants (AICPA). The District Building Fund accounts for financial transactions in accordance with the policies and procedures of the California School Accounting Manual.

Financial Reporting Entity

The financial statements include only the Building Fund of the District used to account for Measure Q projects. This Fund was established to account for the expenditures of general obligation bonds issued under Measure Q. These financial statements are not intended to present fairly the financial position and results of operations of the District in compliance with accounting principles generally accepted in the United States of America.

Fund Accounting

The operations of the Building Fund are accounted for in a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures. Resources are allocated to and accounted for in the fund based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

Basis of Accounting

The Building Fund is accounted for using a flow of current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures, and changes in fund balance reports on the sources (revenues and other financing sources) and uses (expenditures and other financing uses) of current financial resources.

Budgets and Budgetary Accounting

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds. The District's governing board adopts an operating budget no later than July 1 in accordance with State law. A public hearing must be conducted to receive comments prior to adoption. The District's governing board satisfied these requirements. The Board revises this budget during the year to give consideration to unanticipated revenue and expenditures primarily resulting from events unknown at the time of budget adoption. The District employs budget control by minor object and by individual appropriation accounts. Expenditures cannot legally exceed appropriations by major object account.

Encumbrances

The District utilizes an encumbrance accounting system under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation. Encumbrances are liquidated when the commitments are paid, and all outstanding encumbrances lapse at June 30.

Fund Balance - Building Fund (Measure Q)

As of June 30, 2021, the fund balance is classified as follows:

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Spending Order Policy

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the governing board has provided otherwise in its commitment or assignment actions.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Note 2 - Investments

Policies and Practices

The District is authorized under *California Government Code* to make direct investments in local agency bonds, notes, or warrants within the State; U.S. Treasury instrument; registered State warrants or treasury notes; securities of the U.S. Government, or its agencies; bankers acceptances; commercial paper; certificates of deposit placed with commercial banks and/or savings and loan companies; repurchase or reverse repurchase agreement; medium term corporate notes; shares of beneficial interest issued by diversified management companies, certificates of participation, obligations with first priority security, and collateralized mortgage obligations.

Investment in County Treasury

The District is considered to be an involuntary participant in an external investment pool as the District is required to deposit all receipts and collections of monies with their County Treasurer (*Education Code* Section 41001). The fair value of the District's investment in the pool is reported in the accounting financial statement at amounts based upon the District's pro-rata share of the fair value provided by the County Treasurer for the entire portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by the County Treasurer, which is recorded on the amortized cost basis.

General Authorizations

Limitations as they relate to interest rate risk, credit risk, and concentration of credit risk are indicated in the schedules below:

Authorized Investment Type	Maximum Remaining Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
Local Agency Bonds, Notes, Warrants	5 years	None	None
Registered State Bonds, Notes, Warrants	5 years	None	None
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Banker's Acceptance	180 days	40%	30%
Commercial Paper	270 days	25%	10%
Negotiable Certificates of Deposit	5 years	30%	None
Repurchase Agreements	1 year	None	None
Reverse Repurchase Agreements	92 days	20% of base	None
Medium-Term Corporate Notes	5 years	30%	None
Mutual Funds	N/A	20%	10%
Money Market Mutual Funds	N/A	20%	10%
Mortgage Pass-Through Securities	5 years	20%	None
County Pooled Investment Funds	N/A	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None
Joint Powers Authority Pools	N/A	None	None

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The District manages its exposure to interest rate risk by investing in the Orange County Educational Investment Pool. The District maintains a Building Fund (Measure Q) investment of \$72,623,238 with the Orange County Educational Investment Pool, with an average maturity of 375 days.

Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of rating by a nationally recognized statistical rating organization. The District's investment in the Orange County Educational Investment Pool is rated AAAm by Standard and Poor's Investor Services.

Note 3 - Receivables

Receivables at June 30, 2021, consisted of the following:

Interest	<u>\$ 35,377</u>
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Note 4 - Accounts Payable

Accounts payable at June 30, 2021, consisted of the following:

Capital outlay	<u>\$ 2,647,549</u>
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Note 5 - Commitments and Contingencies

As of June 30, 2021, the Building Fund (Measure Q) had approximately \$56.3 million in commitments with respect to unfinished capital projects.

Litigation

The District is not currently a party to any legal proceedings related to the Building Fund (Measure Q) as of June 30, 2021.



Independent Auditor's Report
June 30, 2021

Huntington Beach City School District



**Independent Auditor's Report on Internal Control over Financial Reporting and
on Compliance and Other Matters Based on an Audit of Financial Statements Performed
in Accordance with *Government Auditing Standards***

Governing Board and Citizens' Oversight Committee
Huntington Beach City School District
Huntington Beach, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Huntington Beach City School District (the District) Building Fund (Measure Q), as of and for the year ended June 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated December 11, 2021.

Emphasis of Matter

As discussed in Note 1, the financial statements of the Building Fund specific to Measure Q are intended to present the financial position and the changes in financial position attributable to the transactions of that Fund. They do not purport to, and do not, present fairly the financial position of the District as of June 30, 2021, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's Building Fund (Measure Q) internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's Building Fund (Measure Q) internal control. Accordingly, we do not express an opinion on the effectiveness of the District's Building Fund (Measure Q) internal control.

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the District's Building Fund (Measure Q) financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's Building Fund (Measure Q) financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's Building Fund (Measure Q) internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's Building Fund (Measure Q) internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Rancho Cucamonga, California
December 11, 2021

None reported.

Huntington Beach City School District
Building Fund (Measure Q)
Summary Schedule of Prior Audit Findings
June 30, 2021

There were no audit findings reported in the prior year's Schedule of Findings and Questioned Costs.



Performance Audit
Building Fund (Measure Q)
June 30, 2021

Huntington Beach City School District



Independent Auditor's Report on Performance

Governing Board and Citizens' Oversight Committee
Huntington Beach City School District
Huntington Beach, California

We were engaged to conduct a performance audit of the Huntington Beach City School District (the District) Building Fund (Measure Q) for the year ended June 30, 2021.

We conducted this performance audit in accordance with generally accepted government auditing standards. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

Our audit was limited to the objectives listed within the report which includes determining the District's compliance with the performance requirements as referred to in Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution and Appendix A contained in the *2020-2021 Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting* issued by the California Education Audit Appeals Panel. Management is responsible for the District's compliance with those requirements.

In planning and performing our performance audit, we obtained an understanding of the District's internal control in order to determine if the internal controls were adequate to help ensure the District's compliance with the requirements of Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution, but not for the purpose of expressing an opinion of the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

The results of our tests indicated that the District expended Building Fund (Measure Q) funds only for the specific projects approved by the voters, in accordance with Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution.

This report is intended solely for the information and use of the District, and is not intended to be and should not be used by anyone other than this specified party.

A handwritten signature in black ink that reads "Eide Bailly LLP".

Rancho Cucamonga, California
December 11, 2021

Authority for Issuance

The general obligation bonds associated with Measure Q were issued pursuant to the Constitution and laws of the State of California (the State), including the provisions of Chapters 1 and 1.5 of Part 10 of the *California Education Code*, and other applicable provisions of law.

The District received authorization from an election held on November 8, 2016, to issue bonds of the District in an aggregate principal amount not to exceed \$159,850,000 to finance specific construction and renovation projects approved by eligible voters within the District. The proposition required approval by at least 55% of the votes cast by eligible voters within the District. The bonds represent the first, second and third series of the authorized bonds to be issued under the 2016 Authorization.

Purpose of Issuance

The general obligation bond funds of the District would be used to construct science, technology, engineering, and mathematics labs, repair or replace leaky roofs, renovate deteriorating plumbing/sewer systems, upgrade inadequate electrical systems, construct, renovate, modernize, equip classrooms, restrooms and other school facilities and to improve the quality of education at schools.

Authority for the Audit

On November 7, 2000, California voters approved Proposition 39, the Smaller Classes, Safer Schools and Financial Accountability Act. Proposition 39 amended portions of the California Constitution to provide for the issuance of general obligation bonds by school districts, community college districts, or county offices of education, “for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of rental property for school facilities”, upon approval by 55% of the electorate. In addition to reducing the approval threshold from two-thirds to 55%, Proposition 39 and the enacting legislation (AB 1908 and AB 2659) requires the following accountability measures as codified in *Education Code* sections 15278-15282:

1. Requires that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3)(C) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.
2. The school district must list the specific school facilities projects to be funded in the ballot measure, and must certify that the governing board has evaluated safety, class size reduction and information technology needs in developing the project list.
3. Requires the school district to appoint a citizens’ oversight committee.
4. Requires the school district to conduct an annual independent financial audit and performance audit in accordance with the *Government Auditing Standards* issued by the Comptroller General of the United States of the bond proceeds until all of the proceeds have been expended.

5. Requires the school district to conduct an annual independent performance audit to ensure that the funds have been expended only on the specific projects listed

Objectives of the Audit

1. Determine whether expenditures charged to the Building Fund have been made in accordance with the bond project list approved by the voters through the approval of Measure Q.
2. Determine whether salary transactions, if any, charged to the Building Fund, were in support of Measure Q and not for District general administration operations.

Scope of the Audit

The scope of our performance audit covered the period of July 1, 2020 to June 30, 2021. The population of expenditures tested included all object and project codes associated with the bond projects. The propriety of expenditures for capital projects and maintenance projects funded through other State or local funding sources, other than proceeds of the bonds, were not included within the scope of the audit. Expenditures incurred subsequent to June 30, 2021, were not reviewed or included within the scope of our audit or in this report.

Methodology

We obtained the general ledger and the project expenditure reports prepared by the District for the fiscal year ended June 30, 2021, for the Building Fund (Measure Q). Within the fiscal year audited, we obtained the actual invoices, purchase orders, and other supporting documentation for a sample of expenditures to ensure compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution and Measure Q as to the approved bond projects list. We performed the following procedures:

1. We identified expenditures and projects charged to the general obligation bond proceeds by obtaining the general ledger and project listing.
2. We selected a sample of expenditures using the following criteria:
 - a. We considered all expenditures recorded in all object codes.
 - b. We considered all expenditures recorded in all projects that were funded from July 1, 2020 through June 30, 2021 from Measure Q bond proceeds.
 - c. We selected a sample of expenditure using professional judgement, based on risk assessment and consideration of coverage of all object codes, and projects for period starting July 1, 2020 and ending June 30, 2021.
3. Our sample included transactions totaling \$17,238,880. This represents 82% of the total expenditures of \$21,058,576.
4. We reviewed the actual invoices and other supporting documentation to determine that:
 - a. Expenditures were supported by invoices with evidence of proper approval and documentation of receipting goods or services.
 - b. Expenditures were supported by proper bid documentation, as applicable.
 - c. Expenditures were expended in accordance with voter-approved bond project list.
 - d. Bond proceeds were not used for salaries of school administrators or other operating expenses of the District.

5. We determined that the District has met the compliance requirement of Measure Q if the following conditions were met:
 - a. Supporting documents for expenditures were aligned with the voter-approved bond project list.
 - b. Expenditures were not used for salaries of school administrators or other operating expenses of the Districts.

Conclusion

The results of our tests indicated that, in all significant respects, the District has properly accounted for the expenditures held in the Building Fund (Measure Q) and that such expenditures were made for authorized Bond projects.

Huntington Beach City School District
Building Fund (Measure Q)
Schedule of Findings and Questioned Costs
June 30, 2021

None reported.

Huntington Beach City School District
Building Fund (Measure Q)
Summary Schedule of Prior Audit Findings
June 30, 2021

There were no audit findings reported in the prior year's Schedule of Findings and Questioned Costs.