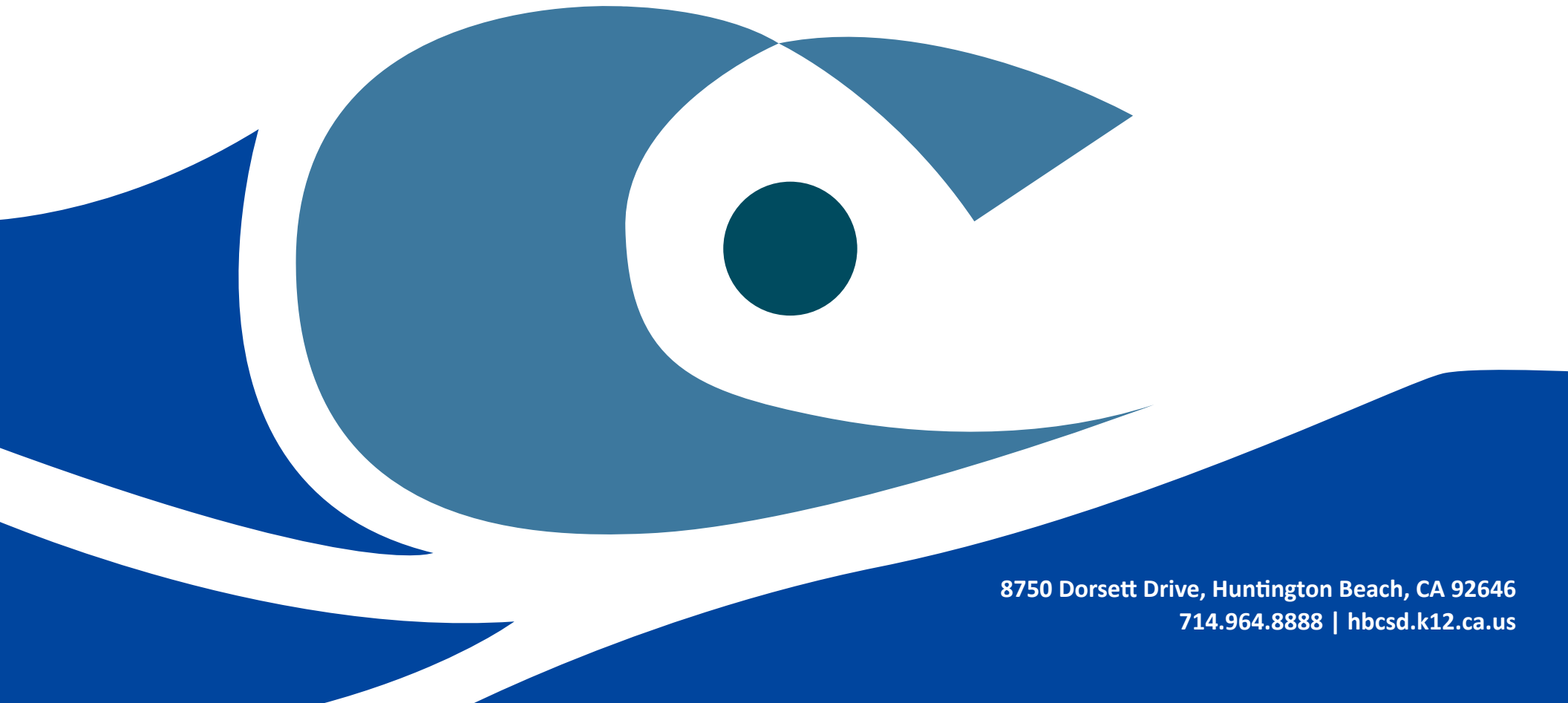


# **HUNTINGTON BEACH**

## **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](http://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) **
		<b>\$159,157,500</b>

\* 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.hbcdsmeasureq.com](http://www.hbcdsmeasureq.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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# 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

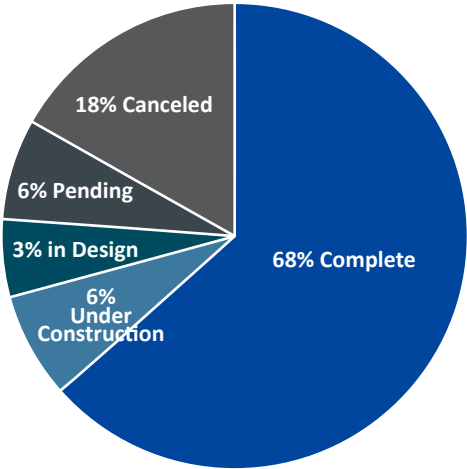
- District Maintenance & Operations Building at Kettler Education Center

### 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>
<b>Total Series A Budget</b>	<b>\$</b>	<b>51,521,727</b>
<u>Series A Expenditures</u>	\$	<u>51,521,727</u>
<b>Series A Estimated Balance</b>	<b>\$</b>	<b>0</b>

### 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>
<b>Total Series B Budget</b>	<b>\$</b>	<b>40,811,037</b>
<u>Series B Expenditures Estimate</u>	\$	<u>39,352,675</u>
<b>Series B Estimated Balance</b>	<b>\$</b>	<b>1,458,362</b>

### 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>
<b>Total Series C Budget</b>	<b>\$</b>	<b>70,099,271</b>
<u>Series C Expenditures Estimate</u>	\$	<u>50,997,761</u>
<b>Series C Estimated Balance</b>	<b>\$</b>	<b>19,101,510</b>

**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
<b>PROJECT CONSTRUCTION COSTS</b>	<b>\$ 34,374,305</b>	<b>\$ 27,988,966</b>	<b>\$ 39,060,602</b>	<b>\$ 101,423,873</b>
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
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 39,508,043</b>	<b>\$ 31,577,806</b>	<b>\$ 42,938,869</b>	<b>\$ 114,024,719</b>
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)
<b>TOTAL PROJECT COST</b>	<b>\$ 51,251,726</b>	<b>\$ 39,291,316</b>	<b>\$ 50,977,761</b>	<b>\$ 141,520,803</b>



# 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
<b>BALANCE OF FUNDS</b>	<b>\$ —</b>	<b>\$ 1,519,721</b>	<b>\$ 19,121,510</b>	<b>\$ 20,641,231</b>
After Series B Seacliff ES project is closed out, pay down Series B balance (see Note 2b below)	\$ —	\$ (1,519,721)	\$ 1,519,721	\$ —
	<b>\$ —</b>	<b>\$ (0)</b>	<b>\$ 20,641,231</b>	<b>\$ 20,641,231</b>

**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
<b>CONSTRUCTION COST SUB-TOTAL</b>	<b>\$ 19,756,781</b>	<b>\$ 8,006,345</b>	<b>\$ –</b>	<b>\$ 27,763,126</b>

# 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)
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$</b>	<b>5,584,752</b>
Actual Soft Costs	\$	1,367,137
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>7,681,358</b>
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
<b>TOTAL CONSTRUCTION COST</b>	<b>\$</b>	<b>12,678,869</b>
Actual Soft Costs	\$	2,877,010
<b>ACTUAL TOTAL PROJECT COST</b>	<b>\$</b>	<b>15,783,226</b>
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
<b>TOTAL CONSTRUCTION COST</b>	<b>\$</b>	<b>4,778,262</b>
Actual Soft Costs	\$	1,278,706
<b>ACTUAL TOTAL PROJECT COST</b>	<b>\$</b>	<b>7,212,161</b>
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
<b>CURRENT CONSTRUCTION COST (GMP)</b>	<b>\$ 12,263,252</b>	
Construction Contingency @ 7%	\$ 775,844	
Construction Contingency @ 3%	\$ 387,185	
<b>SUB-TOTAL (GMP)</b>	<b>\$ 13,426,281</b>	
Contingency Credit, Change Order #1	\$ (747,413)	
Separate Classroom Furniture (OnPoint)	\$ 227,348	\$ 227,348
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET</b>	<b>\$ 12,678,869</b>	<b>\$ 12,678,869</b>
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	
<b>SOFT COST BUDGET @ 22% of Construction Cost Budget</b>	<b>\$ 2,789,351</b>	



### 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
<b>FINAL CONSTRUCTION COST (GMP), per CO #1 dated 12/8/2020</b>	<b>\$ 5,584,752</b>	
Classroom Furniture (OnPoint)	\$ 729,469	\$ 729,469
Classroom Furniture Expended Contingency	\$ 66,170	\$ 66,170
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET (includes classroom technology)</b>	<b>\$ 5,584,752</b>	<b>\$ 5,584,752</b>
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	
<b>SOFT COST BUDGET @ 22% of Construction Cost Budget</b>	<b>\$ 1,389,129</b>	



## 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

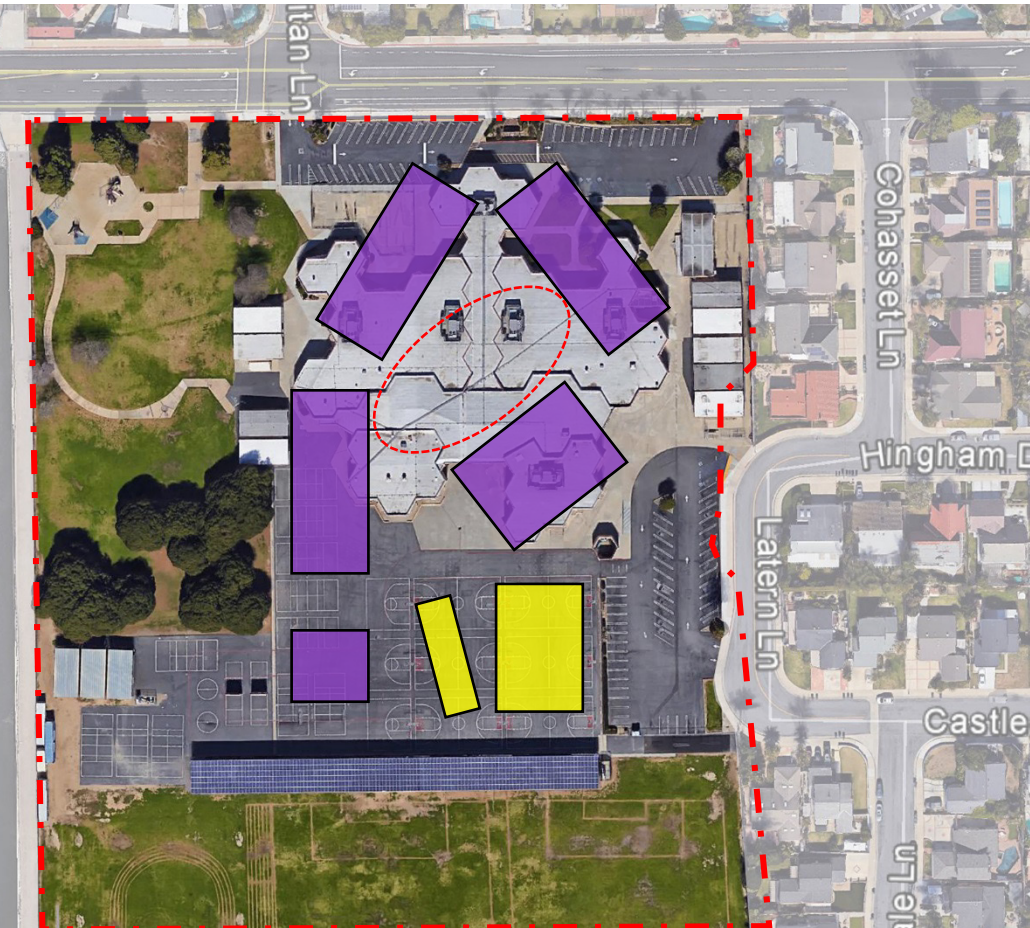
**Enrollment:** 1,090 students

**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
<b>CONSTRUCTION COST SUB-TOTAL</b>	<b>\$ 173,901</b>	<b>\$ –</b>	<b>\$ 76,167,546</b>	<b>\$ 76,341,447</b>



# 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
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 15,935,271</b>
Soft Cost Estimate	\$ 2,650,247
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 18,833,219</b>
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
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 62,605,104</b>

#### 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

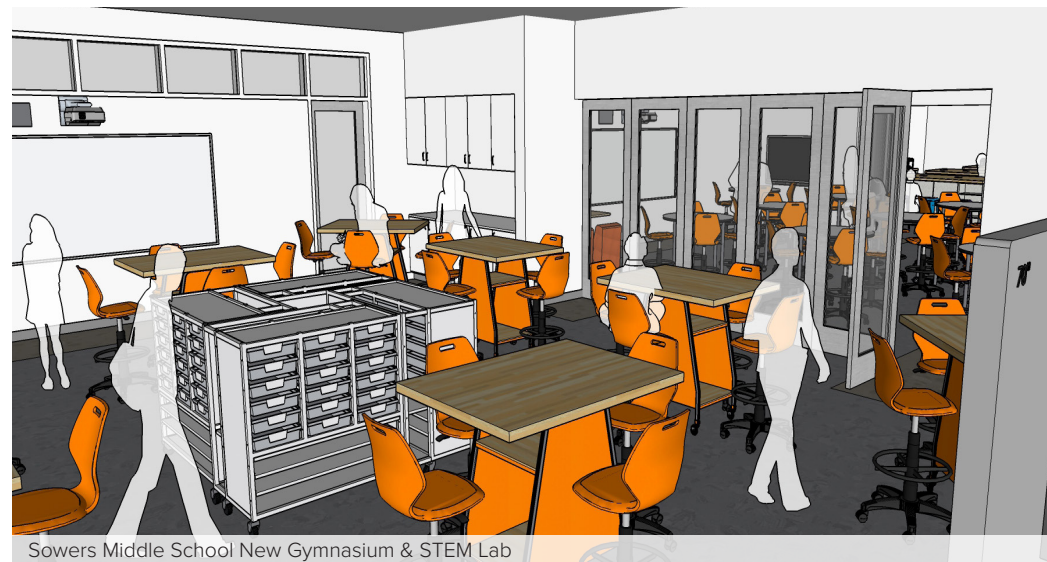
### DEMONSTRATION CLASSROOMS

#### Budget

Funding Source(s)	Measure Q Series A/Phase 1
Original Budget	\$ 173,901
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 226,322</b>
Actual Soft Costs	\$ 29,475
<b>TOTAL PROJECT COST</b>	<b>\$ 276,113</b>
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
<b>CURRENT CONSTRUCTION COST (GMP dated 8/12/2020)</b>	<b>\$ 14,554,905</b>	
Construction Contingency	\$ 920,827	
District Contingency	\$ 459,539	
<b>SUB-TOTAL CONSTRUCTION</b>	<b>\$ 15,935,271</b>	
Separate Classroom Furniture (OnPoint)	\$ 247,701	\$ 247,701
Classroom Furniture Contingency	\$ 12,385	\$ 12,385
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET (includes abatement &amp; classroom technology)</b>	<b>\$ 15,935,271</b>	<b>\$ 15,935,271</b>
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	
<b>SOFT COST BUDGET @ 22% of Construction Cost Budget minus A/E Fees Paid</b>	<b>\$ 2,604,254</b>	



## 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)	





# EADER ELEMENTARY SCHOOL

9291 Banning Avenue | Huntington Beach, CA 92646

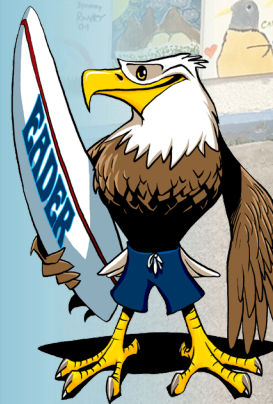
Mascot: Eagles

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
<b>CONSTRUCTION COST SUB-TOTAL</b>	<b>\$ 97,067</b>	<b>\$ 1,400,000</b>	<b>\$ 5,886,889</b>	<b>\$ 7,383,956</b>

BUDGET & SCHEDULE SUMMARY | EADER ELEMENTARY SCHOOL



CURRENT & PENDING PROJECTS

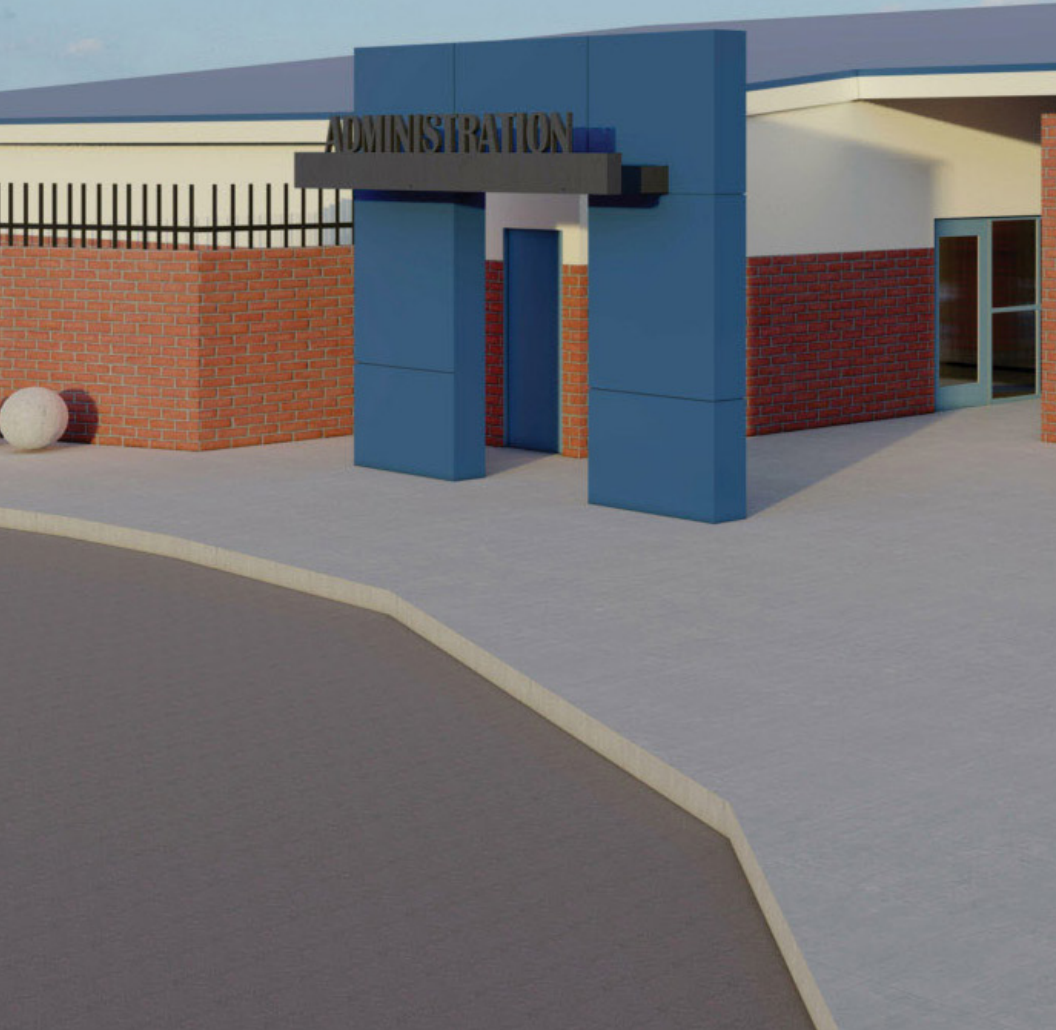
PHASE 3 MODERNIZATION	
Budget	
Funding Source(s)	Measure Q Series C/Phase 3
Original Budget	\$ 5,886,889
Revised Budget	\$ 9,332,604
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 10,255,710</b>
Soft Cost Estimate	\$ 2,143,952
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 13,986,465</b>
Savings/Overrun	N/A
Schedule	
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
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 121,271</b>
Actual Soft Costs	\$ 16,075
<b>TOTAL PROJECT COST</b>	<b>\$ 147,950</b>
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
<b>CONSTRUCTION BUDGET</b>	<b>\$ 9,332,604</b>	
Construction Contingency	\$ 461,553	
District Contingency	\$ 461,553	
<b>SUB-TOTAL CONSTRUCTION BUDGET</b>	<b>\$ 10,255,710</b>	
Classroom Furniture (OnPoint)	\$ 1,586,803	\$ 1,586,803
Classroom Furniture Contingency	\$ 79,340	\$ 79,340
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET (includes classroom technology)</b>	<b>\$ 10,255,710</b>	<b>\$ 10,255,710</b>
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	
<b>SOFT COST BUDGET @ 22% of Construction Cost Budget</b>	<b>\$ 2,605,353</b>	



## SOFT COSTS (as of 6/30/2021)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Series C Cash Flow	
<b>A/E FEES</b>			
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
<b>TOTAL A/E SERVICES FEE BUDGET</b>	<b>\$ 1,185,560</b>		<b>\$ 1,185,560</b>

# 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

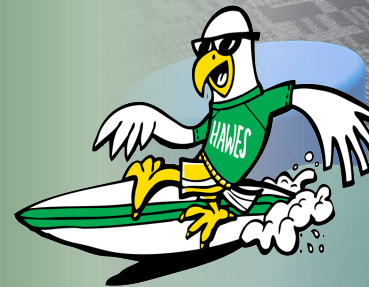
Mascot: Hawks

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
<b>CONSTRUCTION COST SUB-TOTAL</b>	<b>\$ 7,343,680</b>	<b>\$ –</b>	<b>\$ –</b>	<b>\$ 7,343,680</b>



# 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
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$</b>	<b>6,136,305</b>
Actual Soft Costs	\$	1,684,115
<b>ACTUAL TOTAL PROJECT COST</b>	<b>\$</b>	<b>8,983,682</b>
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

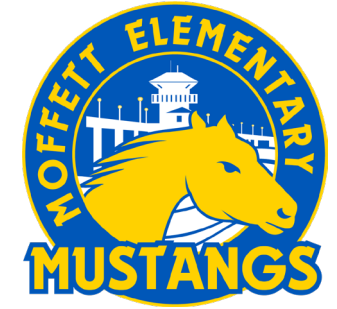
Enrollment: 590 students

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
<b>CONSTRUCTION COST SUB-TOTAL</b>	<b>\$ 8,518,924</b>	<b>\$ –</b>	<b>\$ –</b>	<b>\$ 8,518,924</b>



# 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
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 7,316,957</b>
Actual Soft Costs	\$ 1,819,071
<b>ACTUAL TOTAL PROJECT COST</b>	<b>\$ 10,346,931</b>
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

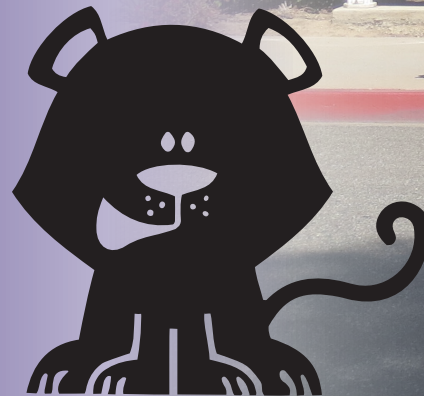
**Mascot:** Panthers

**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
<b>CONSTRUCTION COST SUB-TOTAL</b>	<b>\$ 78,717</b>	<b>\$ 1,135,000</b>	<b>\$ 7,165,000</b>	<b>\$ 8,378,717</b>

# 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
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$</b>	<b>10,581,621</b>
Soft Cost Estimate	\$	2,163,814
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$</b>	<b>14,604,519</b>
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
<b>TOTAL CONSTRUCTION COST</b>	<b>\$</b>	<b>104,928</b>
Actual Soft Costs	\$	56,487
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>161,415</b>
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
<b>CONSTRUCTION BUDGET (Construct1 5/26/2021 GMP base price)</b>	<b>\$ 9,629,180</b>	
Construction Contingency	\$ 476,221	
District Contingency	\$ 476,221	
<b>SUB-TOTAL CONSTRUCTION BUDGET</b>	<b>\$ 10,581,621</b>	
Classroom Furniture (OnPoint - Board award 3/9/2021 A-66)	\$ 1,859,057	\$ 1,859,057
Classroom Furniture Contingency	\$ 92,954	\$ 92,954
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET (includes classroom technology)</b>	<b>\$ 10,581,621</b>	<b>\$ 10,581,621</b>
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	
<b>SOFT COST BUDGET @ 22% of Construction Cost Budget</b>	<b>\$ 2,736,955</b>	



## 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

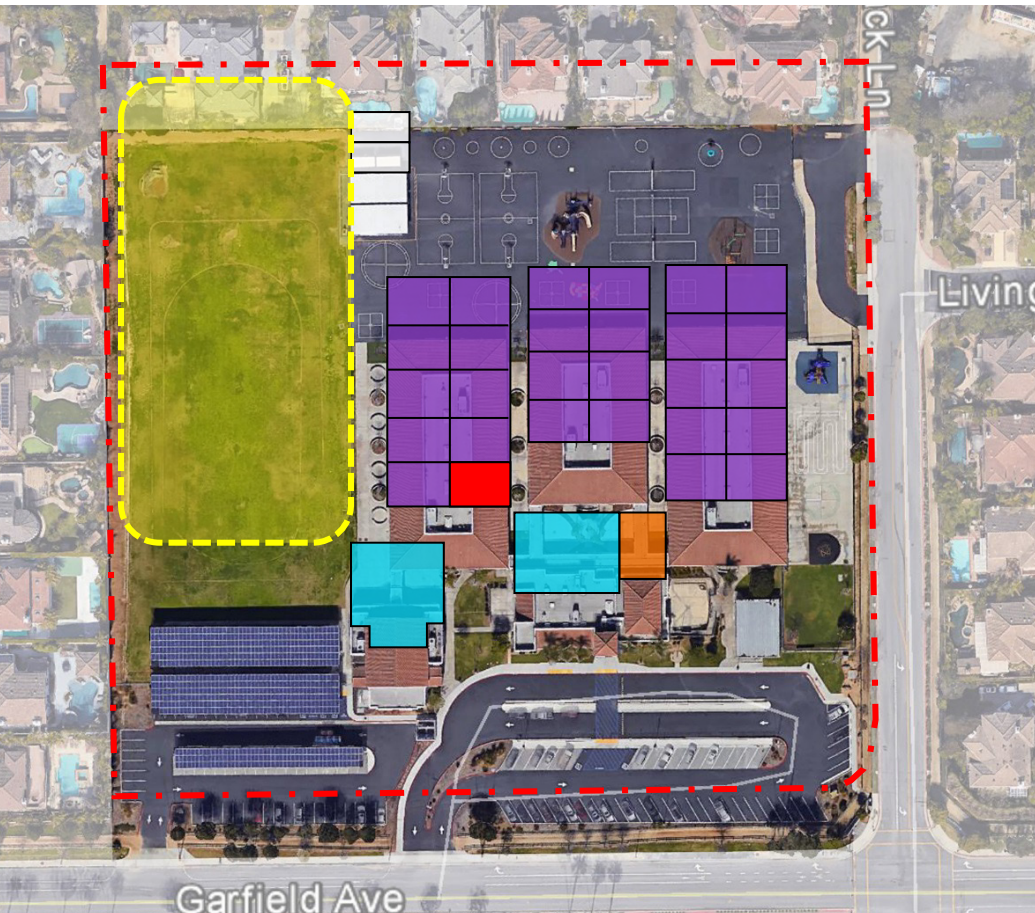
Recognition:

- 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
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 7,700,611</b>
Soft Cost Estimate	\$ 1,714,828
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 10,844,146</b>
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
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 106,293</b>
Actual Soft Costs	\$ 53,095
<b>TOTAL PROJECT COST</b>	<b>\$ 159,388</b>
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
<b>CURRENT CONSTRUCTION COST BUDGET (GMP dated 4/27/2020)</b>	<b>\$ 6,854,306</b>	\$ 2,118,186	\$ 4,736,120
Construction Contingency @ 5%	\$ 385,031		\$ 385,031
Construction Contingency @ 5%	\$ 385,031		\$ 385,031
<b>SUB-TOTAL</b>	<b>\$ 7,624,367</b>		
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
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET</b>	<b>\$ 7,700,611</b>	<b>\$ 2,118,186</b>	<b>\$ 5,528,425</b>
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		
<b>SOFT COST BUDGET @ 20% of Construction Cost Budget</b>	<b>\$ 1,825,864</b>		

### 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	
<b>A/E FEES</b>					
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
<b>TOTAL A/E SERVICES FEE BUDGET</b>	<b>\$ 868,441</b>				<b>\$ 868,441</b>

# 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
<b>CONSTRUCTION COST SUB-TOTAL</b>	<b>\$ 93,972</b>	<b>\$ 19,910,585</b>	<b>\$ –</b>	<b>\$ 20,004,558</b>

# 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
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 15,955,666</b>
Actual Soft Costs	\$ 3,706,274
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 22,381,842</b>
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
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 133,195</b>
Actual Soft Costs	\$ 63,421
<b>TOTAL PROJECT COST</b>	<b>\$ 196,616</b>
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
<b>SUB-TOTAL</b>	<b>\$ 5,725,352</b>	<b>\$ 10,230,314</b>
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
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET</b>	<b>\$ 5,725,352</b>	<b>\$ 10,230,314</b>
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	\$ —	
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET</b>	<b>\$ 1,291,733</b>	
Construction Cost used to calculate current A/E Basic Service Fee Budget	\$ 1,291,733	
<b>TOTAL COMBINED CONSTRUCTION COST BUDGET</b>	<b>\$ 7,017,085</b>	
Construction Cost used to calculate initial DSA Fee Budget & Testing Lab Budget	\$ 5,500,000	\$ 7,500,000
<b>SOFT COST BUDGET @ 22% of Construction Cost Budget</b>	<b>\$ 1,763,745</b>	<b>\$ 2,344,880</b>



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
<b>CONSTRUCTION PHASE TESTING &amp; INSPECTION</b>					
DSA Inspector of Record (IOR) and Testing Lab Fees	\$ 111,799	\$ 356,345	\$ 111,799	\$ 356,345	\$ 468,144
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 262,477</b>	<b>\$ 576,511</b>	<b>\$ 140,565</b>	<b>\$ 385,995</b>	<b>\$ 665,088</b>
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	\$ –	\$ –			
<b>TOTAL SOFT COST ESTIMATE</b>	<b>\$ 1,509,874</b>	<b>\$ 2,196,400</b>	<b>\$ 1,499,030</b>	<b>\$ 2,199,889</b>	<b>\$ 2,963,964</b>
Variance to Soft Cost Budget (negative = over budget)	\$ 253,871	\$ 148,479			
<b>TOTAL PROJECT COST BUDGET</b>	<b>\$ 9,780,768</b>	<b>\$ 13,003,425</b>	<b>\$ 9,590,086</b>	<b>\$ 12,897,769</b>	<b>Series B Cash Flow</b>
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 9,526,897</b>	<b>\$ 12,854,945</b>	<b>\$ 9,780,768</b>	<b>\$ 13,003,425</b>	<b>Total Project Cost Budget</b>
Variance to Project Budget (negative = over budget)	\$ 253,871	\$ 148,479	\$ 190,682	\$ 105,656	





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# DISTRICT PROJECTS

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# 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
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 2,288,000</b>
Soft Cost Estimate	\$ 696,140
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 2,984,140</b>
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
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 1,521,568</b>
Actual Soft Costs	\$ 336,583
<b>TOTAL PROJECT COST</b>	<b>\$ 1,858,152</b>
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
<b>CONSTRUCTION BUDGET</b>	\$ 2,000,000	
Construction Contingency	\$ 100,000	
District Contingency	\$ 100,000	
<b>SUB-TOTAL CONSTRUCTION</b>	<b>\$ 2,200,000</b>	
Escalation @ 4% x 1 year	\$ 88,000	
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET (includes technology)</b>	<b>\$ 2,288,000</b>	<b>\$ 2,288,000</b>
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	
<b>SOFT COST BUDGET @ 22% of Construction Cost Budget</b>	<b>\$ 503,360</b>	

## SOFT COSTS (as of 6/30/2021)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series C/ Phase 3	Series C Cash Flow	
<b>A/E FEES</b>			
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
<b>TOTAL A/E SERVICES FEE BUDGET</b>	<b>\$ 227,126</b>		<b>\$ 227,126</b>
<b>OTHER CONSULTANTS – Contracted Directly with District</b>			
Surveying, Geotechnical Report, HAZMAT Consultant, Termite/Dry Rot/Mold Inspection and Corrosive Soil Analysis Consultant	\$ 50,175		\$ 38,300
<b>AGENCIES</b>			
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

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# OVERALL FUNDING SUMMARY

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

<b>Source of Funds</b>		
Measure Q Bond Funds (Series A) 2017-2020	\$ 50,000,000	
Debt Service Payment	\$ (220,000)	
<b>NET PHASE 1 (SERIES A) FUNDING</b>	<b>\$ 49,780,000</b>	Net Building Funds received by district on 5/25/2017
Interest earned as of 6/30/2021	\$ 1,471,727	
<b>PHASE 1 (SERIES A) FUNDING</b>	<b>\$ 51,251,727</b>	Fund 24
<b>Series A (Phase 1) Use of Funds</b>		
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
<b>SUB-TOTAL</b>	<b>\$ 33,877,769</b>	
Smith ES Phase 1 - Construct 1: funded in Series A	\$ 495,547	
Site Security Contingency	\$ –	
<b>SUB-TOTAL</b>	<b>\$ 34,373,316</b>	
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%	\$ –	
<b>SUB-TOTAL PHASE 1 CONSTRUCTION COST BUDGET</b>	<b>\$ 34,373,316</b>	

# 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)
<b>SUB-TOTAL</b>	<b>\$</b>	<b>39,507,055</b>	
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)
<b>TOTAL SERIES A CONSTRUCTION + SOFT COST EXPENDITURES</b>	<b>\$</b>	<b>51,251,727</b>	
<b>Phase 1 (Series A) Final Costs versus Phase 1 (Series A) Building Funds</b>	<b>\$</b>	<b>—</b>	
District Series A Balance on 4/27/2021	\$	2,116,273	
	\$	1,912	
District Series A Balance on 7/21/2021	\$	2,118,186	
<b>Transfer Portion of Seaclyff ES Construct1 Payments from Series B to Series A</b>	<b>\$</b>	<b>2,118,186</b>	<b>to close out Series A</b>
<b>Phase 1 (Series A) Balance</b>	<b>\$</b>	<b>—</b>	

# OVERALL FUNDING SUMMARY

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

<b>Source of Funds</b>		
Measure Q Bond Funds (Series B) 2018-2020	\$ 40,000,000	
Debt service payments	\$ –	
<b>NET PHASE 2 (SERIES B) FUNDING</b>	<b>\$ 39,785,000</b>	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
<b>ESTIMATED STATE FUNDING FROM SERIES A PROJECTS</b>	<b>\$ –</b>	SchoolWorks estimate is \$5,860,717; funding date TBD
<b>TOTAL ESTIMATED NET FUNDING</b>	<b>\$ 40,811,037</b>	
<b>Series B (Phase 2) Use of Funds</b>		
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
<b>SUB-TOTAL SERIES B CONSTRUCTION COST BUDGET</b>	<b>\$ 28,742,066</b>	
New Furniture Budget	\$ 3,588,840	Dwyer MS Phase 2 and Smith ES Phases 1 & 2, Seaclyff ES (includes 10% PO contingency on all)
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>\$ 32,330,906</b>	
Series B Soft Cost Estimate	\$ 6,495,887	
<b>SUB-TOTAL</b>	<b>\$ 38,826,793</b>	
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
<b>TOTAL SERIES B CONSTRUCTION + SOFT COST ESTIMATE</b>	<b>\$ 39,880,367</b>	
<b>Sub-Total Series B Budget vs. Series B Building Funds</b>	<b>\$ 930,670</b>	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	\$ –	
<b>NET PHASE 3 (SERIES C) FUNDING</b>	<b>\$ 69,592,500</b>	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
<b>ESTIMATED STATE FUNDING FROM SERIES A OR SERIES B PROJECTS</b>	<b>\$ –</b>	SchoolWorks estimate is \$5,860,717; funding date TBD
<b>TOTAL ESTIMATED NET FUNDING</b>	<b>\$ 70,099,271</b>	

### 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
<b>SUB-TOTAL SERIES C CONSTRUCTION COST BUDGET</b>	<b>\$ 39,060,602</b>	
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	\$ –	
<b>FURNITURE</b>	<b>\$ 3,878,267</b>	
<b>CONSTRUCTION COST + FURNITURE</b>	<b>\$ 42,938,869</b>	

# 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	
<b>Soft Costs</b>	<b>\$ 7,754,153</b>	
<b>Construction Cost + Furniture + Soft Costs</b>	<b>\$ 50,693,022</b>	
IT Systems	\$ 1,118,717	cost per district email dated 3/2/2021
<b>Sub-Total Series C Construction + Soft Cost Estimate</b>	<b>\$ 51,811,739</b>	
<b>Sub-Total Series C Balance for Future Projects</b>	<b>\$ 18,287,531</b>	
<b>Series C Construction Contracts – Contingency Status:</b>		
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)	
<b>TOTAL SERIES C CONSTRUCTION + SOFT COST ESTIMATE</b>	<b>\$ 50,997,761</b>	
<b>Series C Balance after accounting for Construction Contingency Return</b>	<b>\$ 19,101,510</b>	
<b>SUMMARY BY PROJECT</b>		
<b>TOTAL ESTIMATED NET SERIES C FUNDING</b>	<b>\$ 70,099,271</b>	Fund 28
<b>Subtract Series C Total Project Costs</b>		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)	
<b>SUBTRACT TOTAL PROJECT COSTS</b>	<b>\$ (51,811,739)</b>	
<b>Sub-Total Series C Balance for Future Projects</b>	<b>\$ 18,287,531</b>	
Add Estimated Contingency Returned to District	\$ 813,978	
<b>Series C Balance after accounting for Construction Contingency Return</b>	<b>\$ 19,101,510</b>	



# 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; <b>separately funded outside Measure Q per district 6/11/2019</b>
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	
<b>SUB-TOTAL</b>	<b>\$ 9,956,645.75</b>	<b>\$ 10,064,842.70</b>	<b>\$ 9,483,071.30</b>	
<i>Remaining Phase 1 Soft Cost Budget</i>		\$ 435,613.69		
<b>TOTAL PHASE 1/SERIES A SOFT COST BUDGET</b>	<b>\$ 10,063,482.46</b>	<b>\$ 10,422,638.00</b>	<b>\$ 9,052,305.29</b>	
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) <b>COMPLETE</b>	\$ 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) <b>COMPLETE</b>	\$ 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) <b>COMPLETE</b>	\$ 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) <b>COMPLETE</b>	\$ 2,007.10	\$ 2,007.10	\$ 2,007.10	not originally budgeted
OnPoint (District Office) <b>COMPLETE</b>	\$ 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		
<b>TOTAL FURNITURE</b>	<b>\$ 3,846,270.82</b>	<b>\$ 3,796,128.29</b>	<b>\$ 3,795,769.09</b>	

### 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
<b>TOTAL DEMONSTRATION CLASSROOMS</b>	<b>\$ 1,405,200.00</b>	<b>\$ 1,337,969.34</b>	<b>\$ 1,337,969.36</b>	

# 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
<b>TOTAL IT SYSTEMS</b>	<b>\$ –</b>	<b>\$ 1,395,189.85</b>	<b>\$ 1,395,189.85</b>	<b>\$ –</b>	

### 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 <b>Series A Portion</b> (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
<b>TOTAL</b>	<b>\$ 31,798,848.17</b>	<b>\$ 33,392,493.49</b>	<b>\$ 33,398,692.09</b>	

# 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 <b>BALANCE TO SERIES B</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	
<b>TOTALS</b>	<b>\$ 47,668,119.03</b>	<b>\$ 51,827,658.69</b>	<b>\$ 51,251,726.71</b>	
	<b>Phase 1 (Series A) Budget</b>	<b>Encumbered (contracted)</b>	<b>Total Paid</b>	



# 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)		
<b>SUB-TOTAL</b>	<b>\$ 6,523,308</b>	<b>\$ 6,415,588</b>	<b>\$ 5,959,258</b>	<b>\$ 487,844</b>	
<i>Remaining Phase 2 Soft Cost Budget Items</i>			\$ 536,629	\$ 48,784	contingency for Seaclyff ES
<b>TOTAL PHASE 2/SERIES B SOFT COST ESTIMATE</b>	<b>\$ 6,495,887</b>	<b>\$ 6,495,887</b>	<b>\$ 6,495,887</b>	<b>\$ 536,629</b>	

\* 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
<b>TOTAL FURNITURE</b>	<b>\$ 3,689,320</b>	<b>\$ 3,609,030</b>	<b>\$ 3,588,840.07</b>	<b>\$ –</b>	



# 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
<b>TOTAL COMPUTERS</b>	<b>\$ 1,053,574</b>	<b>\$ 1,053,574</b>	<b>\$ 1,053,574</b>	<b>\$ –</b>	

### 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	\$ –	\$ –	\$ –	\$ –	
<b>TOTAL CONSTRUCTION CONTRACTS</b>	<b>\$ 27,918,041</b>	<b>\$ 27,918,041</b>	<b>\$ 22,374,159.02</b>	<b>\$ 5,543,881.53</b>	
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; <b>moved from Series A</b>		\$ 753,099.05	\$ 753,099.05	\$ –	<b>moved to Series A</b>
<b>TOTALS</b>	<b>\$ 39,156,822</b>	<b>\$ 38,598,424</b>	<b>\$ 32,578,023.38</b>	<b>\$ 6,080,510.47</b>	
	<b>Phase 2 (Series B) Budget</b>	<b>Encumbered (contracted)</b>	<b>Total Paid</b>		

\* 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
<b>SUB-TOTAL</b>	<b>\$ 6,732,741</b>	<b>\$ 4,398,681</b>	<b>\$ 2,468,667</b>	<b>\$ 4,311,659.01</b>	
<i>Remaining Phase 2 Soft Cost Budget Items</i>	<i>\$ 1,021,412</i>			<i>\$ 886,235.76</i>	<i>-\$135,176.82</i>
<b>TOTAL PHASE 3/SERIES C SOFT COST ESTIMATE</b>	<b>\$ 7,754,153</b>	<b>\$ 4,398,681</b>	<b>\$ 2,509,252</b>	<b>\$ 5,197,894.77</b>	

\* 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>	\$ –	\$ –	\$ –	\$ –	
<b>TOTAL FURNITURE</b>	<b>\$ 3,878,267</b>	<b>\$ 3,445,887</b>	<b>\$ –</b>	<b>\$ 3,878,267.31</b>	

### 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
<b>TOTAL COMPUTERS</b>	<b>\$ 1,118,717</b>	<b>\$ 1,118,717</b>	<b>\$ 1,118,717</b>	<b>\$ –</b>	

# 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
<b>TOTAL CONSTRUCTION CONTRACTS</b>	<b>\$ 39,060,602</b>	<b>\$ 20,837,331</b>	<b>\$ 3,555,216</b>	<b>\$ 35,505,386.13</b>	

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

\* 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 *
<b>Bond Program Management</b>								
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) <b>Move PO balance to Series C</b>	\$ 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 *
<b>Bond Program Management</b>								
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
<b>District Legal Counsel (Parker &amp; Covert)</b>								
	\$ 190,000.00	\$ 188,952.00				\$ 188,952.00	\$ 188,952.00	\$ —
<b>Funding Consultant (SchoolWorks)</b>								
	\$ 22,000.00	\$ 14,500.00				\$ —	\$ —	\$ 14,500.00
Seacliff ES		\$ 7,500.00				\$ 2,000.00	\$ 2,000.00	\$ 5,500.00
<b>Bond Program Financial Audit Consultant (Eide Bailly; Vavrinek, Trine, Day &amp; Co)</b>								
	\$ 25,000.00					\$ —	\$ —	
<b>IT Professional Services (OnPoint)</b>								
	\$ 125,000.00	\$ 124,935.00			N28R0894	\$ 124,935.00	\$ 124,935.00	\$ —
<b>CEQA (Crawford &amp; Bowen Planning) budgeted under projects</b>								
	\$ —							
<b>Middle School Replacement Concept/Surplus Land Disposition Study (Studio W/Oxbridge/Proactive Engineering)</b>								
Phase 3B budget	\$ 122,225.00							
Phase 4 budget	\$ 40,000.00							
<b>Misc. (Uline, CA Newspaper, FedEx, Image, DVBE, Socal Advertising, Mobile Mini, Culver Newlin)</b>								
	\$ 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 *
<b>Bond Program Management</b>								
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							
<b>District Legal Counsel</b> (Parker & Covert, LLP)	\$ 150,000.00	\$ 77,189.85	6/22/2021	S-64		\$ 77,189.85	\$ 77,189.85	\$ -
<b>Funding Consultant</b> (SchoolWorks)	\$ 25,000.00					\$ -	\$ -	\$ -
<b>Bond Program Financial Audit Consultant</b> (Eide Bailly)	\$ 8,500.00	\$ 8,500.00				\$ 7,500.00	\$ 7,500.00	\$ 1,000.00
<b>IT Professional Services</b> (OnPoint)	\$ 300,000.00	\$ 300,000.00	12/15/2000		P28R0950	\$ 68,275.00	\$ 68,275.00	\$ 231,725.00
<b>Education Management</b>	\$ 36,000.00	\$ 35,512.50				\$ 35,512.50	\$ 35,512.50	\$ -
<b>CEQA</b> (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					\$ -	\$ -	\$ -
<b>TOTALS</b>	<b>\$ 1,201,345</b>	<b>\$ 755,903</b>				<b>\$ 266,166</b>	<b>\$ 242,071</b>	<b>\$ 489,737</b>

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

Budget - Paid to Date \$ 959,274

