



Huntington Beach City School District



Board Meeting Presentation – All Facilities

July 19, 2022

Agenda



A. Status of District Facilities Projects

1. Eader ES
2. Peterson ES
3. District Central Kitchen
4. District MOT Facility
5. Sowers Reconstruction

B. Measure Q Financial Update

1. Overall Funds Remaining



District Facilities Project Status Update



1. Eader Elementary School Modernization: Phase 2

a. General Update

- Remainder of Phase 2 work **began construction 06/27**
- Construction Activities:
 - Interior demolition complete at classrooms.
 - Framing of front of classroom furred wall complete, drywall and finishing ongoing.
 - Window demolition and abatement complete, new window installation ongoing.



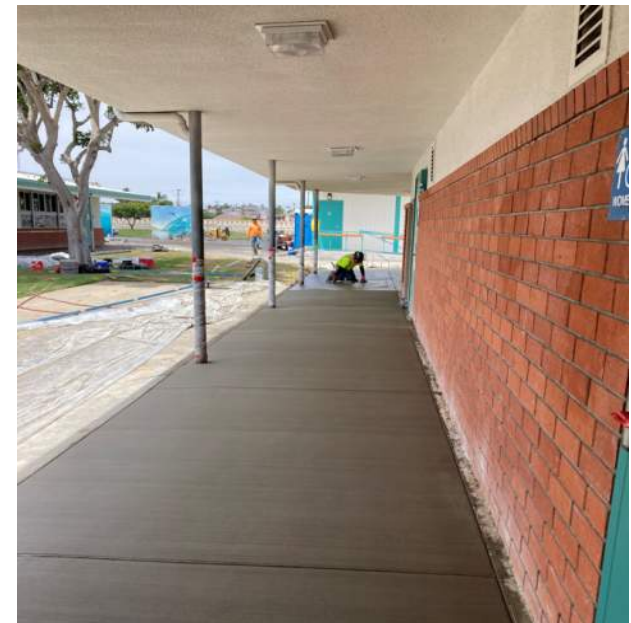
District Facilities Project Status Update



2. Peterson Elementary School Modernization: Phase 2

a. General Update

- Phase 2 work **began construction 06/25**
- **Construction Activities:**
 - **Interior demolition complete at MPR.**
 - **Exterior demolition of existing District Central Kitchen ongoing.**
 - **Site concrete demolition and installation ongoing.**



District Facilities Project Status Update



3. District Central Kitchen (Non-Measure Q Project):

a. General Update

- **Health Department approved.**
- **Final backordered piece of equipment to be installed this month. Kitchen to be fully operational in August.**

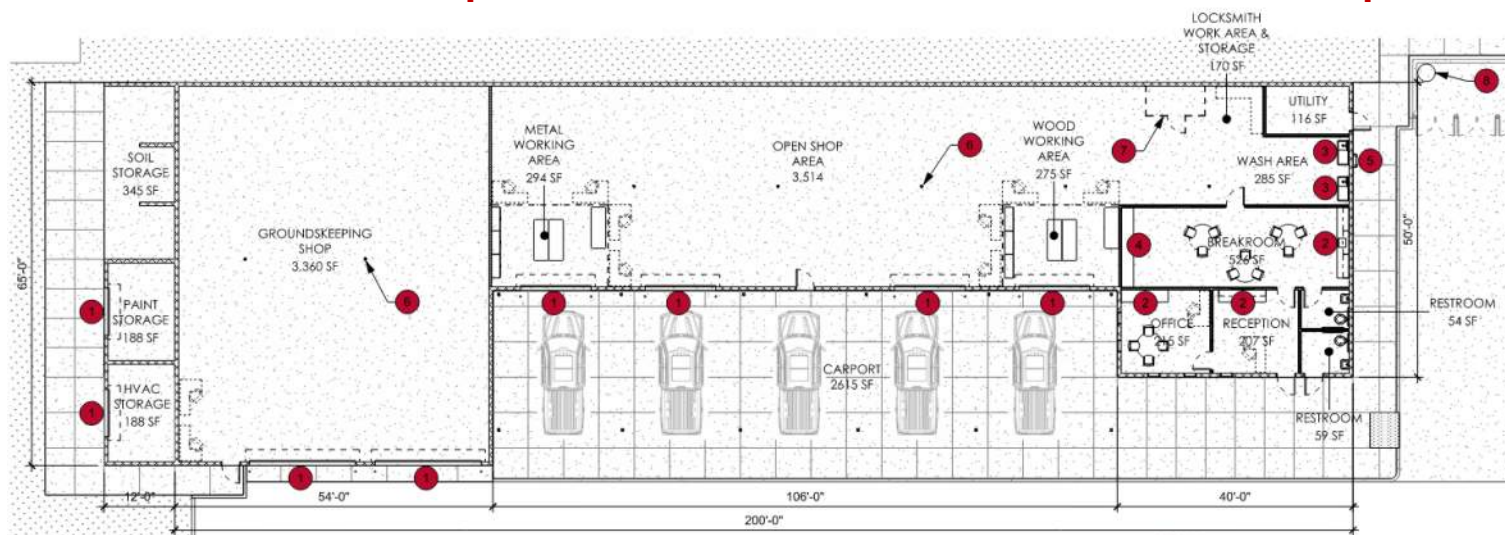


District Facilities Project Status Update



4. District M&O Facility (Non-Measure Q Project): :

- Schematic Design has been completed including meetings with constituents
- Project entering Design Development, cost estimates from Cumming and C1C came in high. **Design updated scope and cost considerations in progress including utilizing Butler Building as cost and time savings measure**
- **Next Steps:**
 - **Finalize updated design and coordination with District.**
 - **Coordination with Huntington Beach Planning department for Conditional Use Permit application as required by City of Huntington Beach prior to submittal to Building Department.**
 - **Once CUP is approved, Studio W to complete Construction Documents with conditions of use implemented in order to receive construction permit.**



5. Sowers Middle School Update:

- American Modular Systems “Stockpile” building drawings **DSA Approved.**
- Increment 2 drawings **Submitted to DSA 7/12**
- Site and Stick Building drawings “Increment 1” submitted to DSA on 05/04. **Comments anticipated 07/30**
- Construction Documents **estimates received, review and reconciliation in progress**
- Construct 1 constructability coordination ongoing, **including value engineer and scheduling considerations**



Measure Q Financial Update



1. Overall Measure Q Accounting (to date):

Notes:

- 1) Completed 6/30/21 transfer of Smith P2 Construct One Pay Apps 9 & 10 to Series C to expend 10% Series C in year 1
- 2) Pay future Peterson Construct One Pay App in Series B to match amount of Smith P2 transfer to Series C (pending Series B close out)
- 3) Pay future Peterson Construct One Pay App(s) with balance of Series B funds (pending Series B close out)

Measure Q Bond Projects	Phase 1 (Series A) (2017-2020)	Phase 2 (Series B) (2018-2021)	Total Investment Series A-B	Phase 3 (Series C) (2020-2025)	Total Investment Series A-B-C
Dwyer Middle School New Gym/Multipurpose & STEM Buildings (DSA Certified)	\$ 12,681,510	\$ -	\$ 12,681,510	\$ -	\$ 12,681,510
Dwyer Middle School Modernization (DSA Certified)	\$ 4,779,257	\$ 5,655,678	\$ 10,434,935	\$ -	\$ 10,434,935
Sowers Middle School 30 New CR's + New Gym/Multipurpose & STEM Buildings (Reconciled Estimate + 10% construction contingency)	\$ -	\$ -	\$ -	\$ 59,264,547	\$ 59,264,547
Eader Elementary School (Award amount Construct One GMP dated 4/29/2021)	\$ -	\$ -	\$ -	\$ 10,255,710	\$ 10,255,710
Hawes Elementary School (DSA Certified)	\$ 6,119,994	\$ -	\$ 6,119,994	\$ -	\$ 6,119,994
Moffett Elementary School (DSA Certified)	\$ 6,657,254	\$ -	\$ 6,657,254	\$ -	\$ 6,657,254
Perry Elementary School	\$ -	\$ -	\$ -	\$ -	\$ -
Peterson Elementary School (Construct One 5/26/2021 GMP base price) Note 2	\$ -	\$ 2,288,025	\$ 2,288,025	\$ 8,293,596	\$ 10,581,621
Seacliff Elementary School (funded by Series A balance + Series B); (DSA Certified)	\$ 2,119,174.44	\$ 4,900,641	\$ 7,019,815	\$ -	\$ 7,019,815
Smith Elementary School Project 1 Modernization (DSA Certified)	\$ 495,547	\$ 6,521,538	\$ 7,017,085	\$ -	\$ 7,017,085
Smith Elementary School Project 2 New Admin. / Classrooms / Playground (DSA Certified) Note 1	\$ -	\$ 7,942,289	\$ 7,942,289	\$ 2,288,025	\$ 10,230,314
School Safety Fencing & Gates (DSA Certified)	\$ 1,521,568	\$ -	\$ 1,521,568	\$ -	\$ 1,521,568
Kettler New Maintenance Building	\$ -	\$ -	\$ -	\$ -	\$ -
Project Construction Costs:	\$ 34,374,305	\$ 27,308,170	\$ 61,682,476	\$ 80,101,878	\$ 141,784,354
Furniture Cost:	\$ 3,772,931	\$ 3,588,840	\$ 7,361,771	\$ 6,099,817	\$ 13,461,588
DO Furniture:	\$ 22,838	\$ -	\$ 22,838	\$ -	\$ 22,838
Demonstration Classroom Costs:	\$ 1,152,000	\$ -	\$ 1,152,000	\$ -	\$ 1,152,000
IT Systems for Demonstration Classrooms:	\$ 185,969	\$ -	\$ 185,969	\$ -	\$ 185,969
TOTAL CONSTRUCTION COSTS	\$ 39,508,043	\$ 30,897,010	\$ 70,405,055	\$ 86,201,695	\$ 156,606,750

Measure Q Financial Update



1. Overall Measure Q Accounting (to date - continued):

Soft Cost Budgets	\$ 9,482,082	\$ 6,448,821	\$ 15,930,903	\$ 14,539,848	\$ 30,470,751
Kettler New Maintenance Building Series A Soft Costs	\$ 159,430	\$ -	\$ 159,430	\$ -	\$ 159,430
Pre-Construction Services (Construct One)	\$ 93,160	\$ -	\$ 93,160	\$ -	\$ 93,160
New Phone System:	\$ 266,592	\$ -	\$ 266,592	\$ -	\$ 266,592
IT Systems:	\$ 1,395,190	\$ 1,053,574	\$ 2,448,764	\$ 1,118,717	\$ 3,567,481
District M&O Roofing Replacement Project @ Seacliff	\$ 347,228.81	\$ 753,099	\$ 1,100,328	\$ -	\$ 1,100,328
Contingency Return Credit Estimate: Eader, Peterson, Sowers	\$ -	\$ -	\$ -	\$ (1,547,296)	\$ (1,547,296)
TOTAL PROJECT COST	\$ 51,251,726	\$ 39,152,504	\$ 90,404,232	\$ 100,312,964	\$ 190,717,196
Anticipated Measure Q Bond Building Funds (net of debt service payment)	\$ 49,780,000	\$ 39,785,000	\$ 89,565,000	\$ 69,592,500	\$ 159,157,500
Interest earned per District through 5/31/2022	\$ 1,471,727	\$ 1,044,863	\$ 2,516,589	\$ 735,442	\$ 3,252,031
BALANCE OF FUNDS	\$ 0	\$ 1,677,357	\$ 1,677,357	\$ (29,985,023)	\$ (28,307,665)
After Series B Seacliff Project is closed out, pay down Series B balance NOTE 3		\$ (1,677,357)		\$ 1,677,357	\$ -
	\$ -	\$ -		\$ (28,307,666)	\$ (28,307,665)

Total Balance of Funds to be funded from Gisler Net Sale Proceeds and State Bond Funds =

(\$28,307,665)

The District has \$11,934,547 in state funding eligibility (of which \$4,072,728 is “within bond authority” and should arrive early by 2023)

Q & A



Brian Whitmore, AIA, LEED brianw@studio-architects.com 916-626-1303
President/ CEO – Studio W Architects

Michael Henning, AIA, LEED michaelh@studiow-architects.com 949-293-2524
Associate Principal – Studio W Architects

Tony Pacheco Taylor, AIA, LEED tonyp@studiow-architects.com 949-880-7230
Client Leader, Associate – Studio W Architects