



Huntington Beach City School District



Board Meeting Presentation – All Facilities

August 16, 2022

Agenda



A. Status of District Facilities Projects

1. Eader ES
2. Peterson ES
3. District Central Kitchen
4. District MOT Facility
5. Bus Yard Facility



B. Sowers MS Update

1. General Update
2. Project Budget Update

C. 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:
 - Building exterior painting has been completed.
 - New Window installation ongoing.
 - Classroom tackwall and flooring installations are ongoing.
 - Exterior improvements as well as parking/drive aisle modifications are ongoing including new parking area.



District Facilities Project Status Update



2. Peterson Elementary School Modernization: Phase 2

a. General Update

- Phase 2 work began construction 06/25
- Construction Activities:
 - Building exterior painting has been completed.
 - Peterson Kitchen framing and drywall are ongoing.
 - Administration Building and MPR framing and drywall are ongoing.
 - Site ADA path of travel concrete nears completion.
 - Improvements to parking lots



District Facilities Project Status Update



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

a. General Update

- **Health Department approved.**
- **Final backordered piece of equipment installed. Final Change Order awaiting board approval. Notice of Completion to follow.**

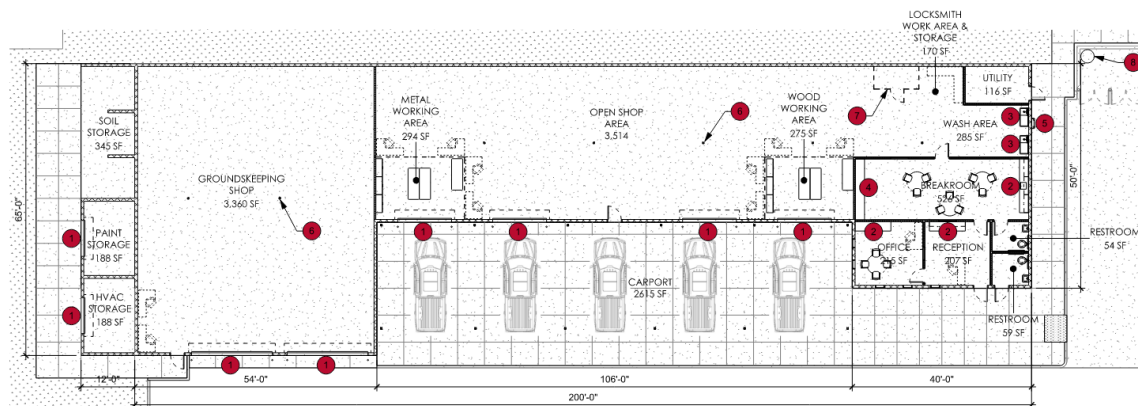


District Facilities Project Status Update



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 – **Butler Building manufacturer coordination ongoing**
- 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.

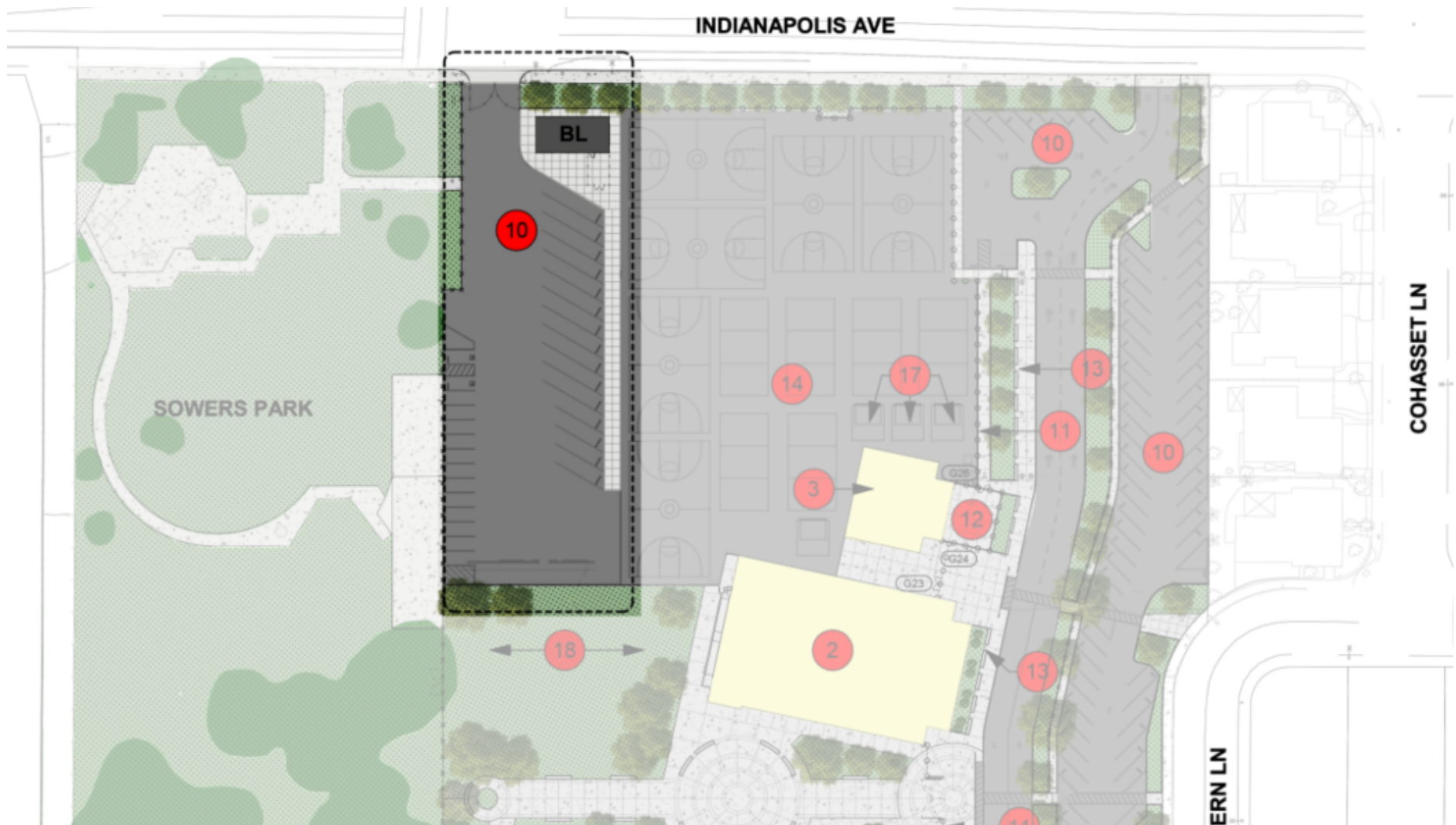


District Facilities Project Status Update



5. District Bus Yard Facility (Non-Measure Q Project): :

- Alternative options for Sowers Bus yard continue including consideration of alternative concept at Sowers MS site.



Sowers MS General Update



1. Sowers Middle School Update:

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



Sowers MS Budget Update



Project Cost Estimate – Construction Documents

Cumming and Construct 1 estimates have been reconciled (internally and externally) and the following represents an updated project Budget based on that reconciliation as well as extensive value engineering efforts:

	September 2021	April 19,2022	July 27,2022	August 2022*
Construction Cost Estimate	\$54,062,055	\$53,876,861	\$61,531,397	\$57,899,982
Design Contingency	Incl. above	Incl. above	\$496,591	\$460,277
Escalation	Incl. above	Incl. above	\$3,476,138	\$3,221,939
Construction Contingency	\$5,406,206	\$5,387,686	\$5,256,114	\$4,892,972
Total Construction Cost:	\$59,468,261	\$59,264,547	\$70,760,239	\$66,475,170
Furniture & Soft Costs	\$13,257,102	\$12,040,669	\$10,746,098	\$10,617,698
Soft Cost Contingency:	Incl. above	Incl. above	\$1,100,000	\$1,100,000
Total Project Cost Estimate:	\$72,725,363	\$71,305,216	\$81,506,337	\$77,092,868
Measure Q Balance of Funds	(\$28,372,476)	(\$28,307,665)	(\$39,718,088)	(\$35,304,618)

* August 2022 Construction Cost numbers include value engineering 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) Use Series B balance to pay Series C pay app expenses

Measure Q Bond Projects - Project Prioritization & Alignment with Bond Funds

Measure Q Bond Projects	Phase 1 (Series A) (2017-2020)	Phase 2 (Series B) (2018-2021)	Phase 3 (Series C) (2020-2025)	Series C current versus July 2022	Total Investment Series A-B-C
Dwyer Middle School New Gym/Multipurpose & STEM Buildings (DSA Certified)	\$ 12,681,510	\$ -	\$ -		\$ 12,681,510
Dwyer Middle School Modernization (DSA Certified)	\$ 4,779,257	\$ 5,655,678	\$ -		\$ 10,434,935
Sowers Middle School 30 New CR's + New Gym/Multipurpose & STEM Buildings (C-1 7/28/2022 Estimate, including VE and 10% Contingency + AMS contract amount with 2.5% contingency)	\$ -	\$ -	\$ 66,475,170	\$ 7,210,623	\$ 66,475,170
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
Moffett Elementary School (DSA Certified)	\$ 6,657,254	\$ -	\$ -		\$ 6,657,254
Perry Elementary School	\$ -	\$ -	\$ -		\$ -
Peterson Elementary School (Construct One 5/26/2021 GMP base price)	\$ -	\$ -	\$ 10,581,621	\$ -	\$ 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
Smith Elementary School Project 1 Modernization (DSA Certified)	\$ 495,547	\$ 6,521,538	\$ -		\$ 7,017,085
Smith Elementary School Project 2 New Admin. / Classrooms / Playground (DSA Certified) Note 1	\$ -	\$ 7,942,289	\$ 2,288,025	\$ -	\$ 10,230,314
School Safety Fencing & Gates (DSA Certified)	\$ 1,521,568	\$ -	\$ -		\$ 1,521,568
Kettler New Maintenance Building	\$ -	\$ -	\$ -		\$ -
Project Construction Costs:	\$ 34,374,305	\$ 25,020,146	\$ 89,600,526	\$ 7,210,623	\$ 148,994,977
Furniture Cost:	\$ 3,772,931	\$ 3,588,840	\$ 6,223,899	\$ 124,082	\$ 13,585,670
DO Furniture:	\$ 22,838				\$ 22,838
Demonstration Classroom Costs:	\$ 1,152,000				\$ 1,152,000
IT Systems for Demonstration Classrooms:	\$ 185,969				\$ 185,969
TOTAL CONSTRUCTION COSTS	\$ 39,508,043	\$ 28,608,986	\$ 95,824,425	\$ 7,334,705	\$ 163,941,455

Measure Q Financial Update



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

Soft Cost Budgets (Series B and C include pre-construction fees and Kettler M&O soft costs to April 2022)	\$ 9,482,082	\$ 6,121,852	\$ 13,417,218	\$ (1,122,630)	\$ 29,021,153
Kettler New Maintenance Building Series Soft Costs	\$ 159,430				\$ 159,430
Pre-Construction Services (Construct One)	\$ 93,160				\$ 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 Project @ Seacliff	\$ 347,228.81	\$ 753,099			\$ 1,100,328
Contingency Return Credit Estimate: Eader & Peterson			\$ (400,000)	\$ (199,626)	\$ (400,000)
Contingency Return Credit Estimate: Sowers			\$ -	\$ 1,346,922	\$ -
TOTAL PROJECT COST	\$ 51,251,726	\$ 36,537,512	\$ 109,960,361	\$ 7,359,371	\$ 197,749,599
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 6/30/2022	\$ 1,471,727	\$ 1,050,260	\$ 765,494	\$ (30,053)	\$ 3,287,481
BALANCE OF FUNDS: see Note 3	\$ 0	\$ 4,297,748	\$ (39,602,366)	\$ 7,329,318	\$ (35,304,618)
Series B balance per NOTE 2		\$ (4,297,748)	\$ 4,297,748	\$ (332,366)	\$ -
	\$ -	\$ -	\$ (35,304,618)	\$ 6,996,953	\$ (35,304,618)

Measure Q deficit increase vs July: \$ (6,996,953)

July 19, 2022: \$ (28,307,665)

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

(\$35,304,618)

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)

** The District anticipates \$4,072,728 of state matching funds by early 2023. The remaining state matching funds of \$7,861,819 remain on the unfunded list of projects pending state bond authority. These funds must be utilized on school facility improvements.*

Q & A



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