



AGENDA

**HUNTINGTON BEACH SCHOOL DISTRICT
MEASURE Q
Citizens' Bond Oversight Committee (CBOC)
Peterson Elementary
20661 Farnsworth Ln. Huntington Beach, CA 92646
Feb. 8, 2023 - 5:00 P.M.**

1. PRELIMINARY
 - a. CALL TO ORDER
 - b. ROLL CALL (Establishment of a Quorum)
 1. John Espinosa (Parent Representative) _____
 2. Scott Grady (Member at Large) _____
 3. Jerry Marchbank (Member at Large) _____
 4. Mike Mann (Business Representative) _____
 5. Andrew McEachin (Parent/PTA Rep) _____
 6. Senior Citizens' Group (vacant) _____
 7. OC Taxpayer Representative (vacant) _____
2. PLEDGE OF ALLEGIANCE
3. COMMENTS FROM THE FLOOR
Persons wishing to make comments to Citizens' Bond Oversight Committee on non-agendized items may do so at this time. Each speaker is requested to limit his or her comments to no more than three (3) minutes.
4. ADOPTION OF THE AGENDA ACTION
5. APPROVAL OF THE MINUTES FOR NOV 2, 2022 ACTION
6. APPROVAL OF 2023 MEETING DATES ACTION
April 26, 2023 – Dwyer Middle School
July 26, 2023 – Sowers Middle School
October 25, 2023 – Seaciff Elementary School
7. AUDITOR'S PRESENTATION (VIA ZOOM) INFORMATION
Emily Sheldon from Eide Bailly will present the
2021-22 Measure Q Financial and Performance
Audit Report
8. MEASURE Q UPDATE INFORMATION
Tour of Peterson campus
Sowers update presented by Studio W
8. COMMENTS FROM COMMITTEE MEMBERS
9. ADJOURNMENT



STUDIO W
ARCHITECTS

MEETING MINUTES

Huntington Beach City School District (HBCSD)

Measure Q Citizens' Bond Oversight Committee (CBOC) Meeting

Date: November 02, 2022

Location: Eader Elementary Staff Lounge

1.0 Preliminary (Scott Grady, CBOC Chair)

1.1 Call to Order

Meeting called to order at 5:00 pm.

1.2 Roll Call for CBOC Members

John Espinosa – absent

Mike Mann – present

Andrew McEachin – present

Scott Grady – present

Jerry Marchbank – present

1.3 Others in Attendance

Huntington Beach City School District

Jenny Delgado, Chief Business Official

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

Studio W Architects

Tony Pacheco-Taylor, Client Leader

Michael Henning, Associate Principal

2.0 Pledge of Allegiance (Jenny Delgado, Huntington Beach City School District)

3.0 Comments from the Floor (Scott Grady, CBOC Chair)

None.

4.0 Adoption of the Agenda (Scott Grady, Huntington Beach City School District)

4.1 Motioned to approve by Jerry Marchbank. Seconded by Andrew McEachin. Unanimously approved (4-0).

5.0 Approval of the Minutes for May 24, 2022 (Scott Grady, CBOC Chair)

- 5.1 Motion to edit section 8.6.1 of Meeting Minutes to include the word "eligible". Motion to Approve by Jerry Marchbank. Second by Mike Mann
- 5.2 Motioned to approve Meeting Minutes by Jerry Marchbank. Seconded by Andrew McEachin. Unanimously approved (4-0).

6.0 Discuss Dates for Future Meetings (Jenny Delgado, Huntington Beach City School District)

- 6.1 Dates for meetings in 2023 discussed and selected. January 25th 2023, April 26th 2023, July 26th 2023, and October 25th 2023 selected as tentative dates for future meetings.
- 6.2 Calendar to be approved at the next CBOC meeting.

7.0 Measure Q Update (Tony Pacheco-Taylor, Studio W Architects)

- 7.1 Series C Project Updates – Eader and Peterson
 - 7.1.1 Eader Elementary School Modernization has been substantially completed over two phases. Phase 1 was completed in 2021, including predominately the site work, and phase 2 construction occurred over this summer, including much of the building work. Original Budgeted Cost was \$6.1 Million and Approved GMP for both phases was \$10,255,710. The reason for the increase in budget for the project included additional scope items that the district wanted to include as well as price escalation for the work overall. Minor final items remain to be completed including new standard window tinting installation.
 - 7.1.2 Peterson Elementary School Modernization has been completed over two phases. Phase 1 was completed in 2021, including mainly classrooms and interiors and phase 2 construction occurred this summer, including mainly site work. Original Budgeted Cost was \$8,002,264 and Approved GMP for both phases is \$15,935,271. The reason for the increase in budget for the project included additional scope items that the district wanted to include as well as price escalation for the work overall. Minor final items remain to be completed including new standard window tinting installation.
- 7.2 Series C Project Updates – Sowers Middle School Replacement Project
 - 7.2.1 Both increments have been DSA Approved and the GMP has been established. The Construction Contract is set to be approved as revised on November 15th.
 - 7.2.2 Project Furniture Package, Testing Contracts and IOR Contract were approved by the board on October 18th 2022. Furniture Package came in under budget by several hundred thousand.
 - 7.2.3 Subtotal Construction and Modular Building Cost is \$61,866,990. Subtotal of Soft Costs and Furniture is \$9,757,098 representing 12.05% of the project construction cost. Total Project Cost Estimate \$71,658,253 and has a total variance of \$318,872 from most recently presented budget on April 19th 2022.
- 7.3 Project Funding
 - 7.3.1 Measure Q Funds remaining are \$43,458,849 (including estimated future interest). State Bond Funds anticipated prior to the completion of Sowers will be \$4,072,728. Developer Fees to be included in paying for Sowers will be \$1,000,000. Final component that will be used to pay for



Sowers will be Geisler funds, estimated amount \$23,126,676, this will not utilize all the funds available from the Geisler sale.

7.4 Q&A/Discussion

Question: How competitive was the Bidding for this project?

Answer: The bidding for this project included a minimum of three bidders for the major subtrades. For some subtrades there were more than three bidders, but some were left off the bidding sheet due to incomplete bids. Overall, there was a favorable bidding environment for this project.

Question: How will the schedule be maintained?

Answer: Now that the Contractor has all subcontractors selected for the project we are beginning discussions with those subcontractors to find opportunities to accelerate the schedule. Consideration is also being given to modify the schedule to accommodate for the delay in the start of the project.

8.0 Comments From Committee Members (Jenny Delgado, Huntington Beach City School District)

None.

9.0 Adjournment (Scott Grady, CBOC Chair)

Meeting adjourned at 6:40 pm.

