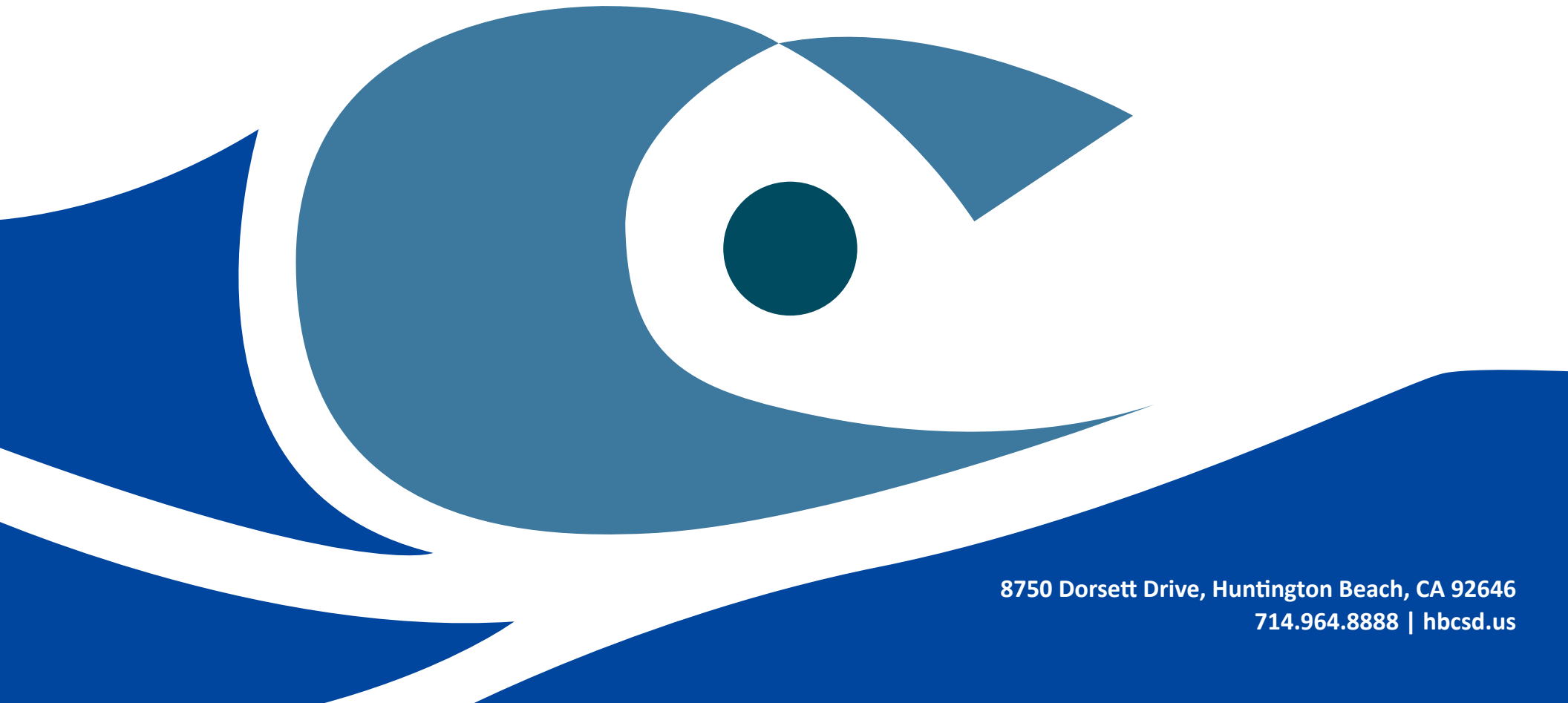


# **HUNTINGTON BEACH**

## **CITY SCHOOL DISTRICT**

### **CITIZENS' BOND OVERSIGHT COMMITTEE**

### **2021-2022 ANNUAL REPORT**



8750 Dorsett Drive, Huntington Beach, CA 92646  
714.964.8888 | [hbcsd.us](http://hbcsd.us)

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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 2021-2022 fiscal year, which covers the period of July 1, 2021 through June 30, 2022.**

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

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	<u>\$ 69,592,500</u> (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 were 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 are being 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 2021-2022 Citizens’ Bond Oversight Committee**  
Huntington Beach City School District

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# ACKNOWLEDGMENTS

## CITIZENS' BOND OVERSIGHT COMMITTEE

### Members

John Espinosa, Parent/Guardian  
Scott Grady, Member at Large & Committee Chair (TRC Retail)  
Jerry Marchbank, Member at Large (Coast Community College District)  
Mike Mann, Business Representative  
Andrew McEachin, Parent/Guardian (PTA Representative)  
Vacant, OC Taxpayer Organization  
Vacant, Senior Citizen Organization

## HUNTINGTON BEACH CITY SCHOOL DISTRICT

### Board of Trustees

Ann Sullivan, President  
Bridget Kaub, Vice President  
Dr. Paul Morrow, Ed.D., Clerk  
Diana Marks, Member  
Shari Kowalke, 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)	Michael Henning, AIA, LEED® AP, Senior Architect (Associate Principal)
Tony Pacheco-Taylor, AIA, LEED® AP, Senior Project Manager (Associate)	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 In Progress

### Completed

- Demonstration Classrooms at All Campuses
- Dwyer Middle School New Gymnasium & STEM Academy
- Dwyer Middle School Phase 1 Modernization
- Dwyer Middle School Phase 2 Modernization
- Hawes Elementary School Phase 1 Modernization, including Interim Housing
- Eader Elementary School Phase 3 Modernization, Part I
- Moffett Elementary School Phase 1 Modernization, including Interim Housing
- Peterson Elementary School Phase 3 Modernization, Part I
- Seacliff Elementary School Phase 2 Modernization
- Smith Elementary School Phase 2 Modernization, Parts 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, Part II—estimated completion Fall 2022
- Peterson Elementary School Phase 3 Modernization, Part II—estimated completion Fall 2022
- Sowers Middle School Replacement + New Gymnasium & STEM Academy

### Planning/Design

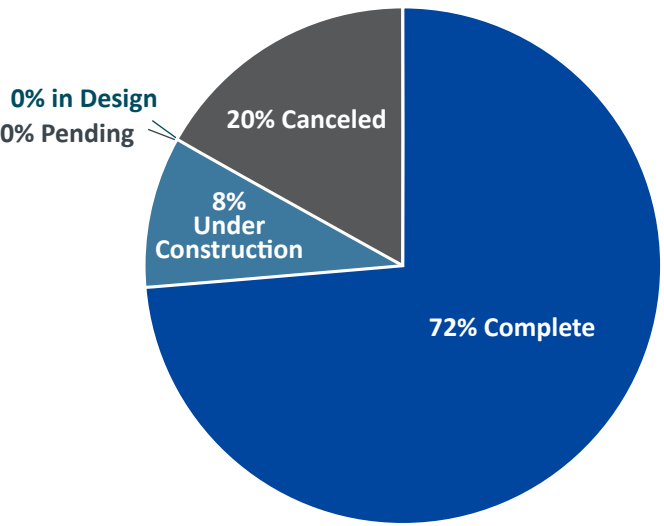
- None

### Pending

- None

### 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
- District Maintenance & Operations Building at Kettler Education Center



**36 TOTAL PROJECTS**

- 26 Completed**
- 3 Under Construction**
- 0 Planning/Design**
- 0 Pending**
- 7 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>\$ 51,521,727</b>
<u>Series A Expenditures</u>	<u>\$ 51,521,727</u>
<b>Series A Estimated Balance</b>	<b>\$ 0</b>

### Series B

Bond Series B	\$ 40,000,000
Underwriting Costs	\$ (215,000)
Interest Earned as of 5/31/2022	\$ 1,044,863
<u>State Funding from Series A Projects *</u>	<u>\$ —</u>
<b>Total Series B Budget</b>	<b>\$ 40,829,863</b>
<u>Series B Expenditures Estimate</u>	<u>\$ 39,152,504</u>
<b>Series B Estimated Balance</b>	<b>\$ 1,677,357</b>

### Series C

Bond Series C	\$ 70,000,000
Underwriting Costs	\$ (407,500)
Interest Earned as of 5/31/2022	\$ 735,442
<u>State Funding from Series A or Series B Projects *</u>	<u>\$ —</u>
<b>Total Series C Budget</b>	<b>\$ 70,327,942</b>
<u>Series C Expenditures Estimate</u>	<u>\$ 100,312,964</u>
<b>Series C Estimated Balance</b>	<b>\$ (29,985,023)</b>

**Measure Q Series A, B & C Balance** **\$ (28,307,666)**

*\* As of June 30, 2022, 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 30 New Classrooms + New Gymnasium/Multipurpose Building & STEM Academy <i>(reconciled estimate + 10% construction contingency)</i>	\$ –	\$ –	\$ 59,264,547	\$ 59,264,547
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 1 below)</i>	\$ –	\$ 2,288,025	\$ 8,293,596	\$ 10,581,621
Seacliff Elementary School <i>(funded by Series A balance + Series B); (complete)</i>	\$ 2,119,174	\$ 4,900,641	\$ –	\$ 7,019,815
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 2 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 <i>(4/14/2022 non-Measure Q project)</i>	\$ –	\$ –	\$ –	\$ –
<b>PROJECT CONSTRUCTION COSTS</b>	<b>\$ 34,374,305</b>	<b>\$ 27,308,170</b>	<b>\$ 80,101,878</b>	<b>\$ 141,784,354</b>
Furniture Cost	\$ 3,772,931	\$ 3,588,840	\$ 6,099,817	\$ 13,461,588
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>\$ 30,897,010</b>	<b>\$ 86,201,695</b>	<b>\$ 156,606,750</b>
Soft Cost Budgets	\$ 9,482,082	\$ 6,413,321	\$ 14,436,745	\$ 30,332,148
District M&O Building at Kettler Series A & C Soft Costs	\$ 159,430		\$ 64,783	\$ 224,213
Pre-Construction Services, Soft Costs Series A, B & C: Construct1	\$ 93,160	\$ 35,500	\$ 38,320	\$ 166,980
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
Contingency Return Credit Estimate: Eader, Peterson, Sowers	\$ –	\$ –	\$ (1,547,296)	\$ (1,547,296)
<b>TOTAL PROJECT COST</b>	<b>\$ 51,251,726</b>	<b>\$ 39,152,504</b>	<b>\$ 100,312,964</b>	<b>\$ 190,717,197</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 <i>(net of debt service payment)</i>	\$ 49,780,000	\$ 39,785,000	\$ 69,592,500	\$ 159,157,500
Interest Earned per District <i>(through 5/31/2022)</i>	\$ 1,471,727	\$ 1,044,863	\$ 735,442	\$ 3,252,031
<b>BALANCE OF FUNDS</b>	<b>\$ —</b>	<b>\$ 1,677,357</b>	<b>\$ (29,985,023)</b>	<b>\$ (28,307,666)</b>
After Series B Seacliff ES project is closed out, pay down Series B balance <i>(see Note 3 below)</i>	\$ —	\$ (1,677,357)	\$ 1,677,357	\$ —
<b>Total Balance of Funds to be funded from Gisler net sale proceeds and state bond funds</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ (28,307,666)</b>	<b>\$ (28,307,666)</b>

As of June 30, 2022, the District has \$11,934,547 in State funding eligibility. (This funding is not guaranteed and is subject to change.)

New M&O Building removed from Measure Q to be paid through Gisler proceeds.

- NOTES:
- 1) Pay future Peterson ES Construct1 pay applications in Series B to match amount of Smith ES Mod Part II transfer to Series C (pending Series B close-out)
  - 2) 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
  - 3) Pay future Peterson ES Construct1 pay applications with balance of Series B funds (pending Series B close-out)

# 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	\$	1,315,898
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>7,630,119</b>
Savings	\$	274,134 returned to district

##### Schedule

Construction Start	June 2019
Planned Completion	November 2019
Actual Completion	November 2020



#### 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	July 2018
Planned Completion	December 2019
Actual Completion	January 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	June 2018
Planned Completion	October 2018
Actual Completion	October 2018

\* includes Demonstration Classrooms





# 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, with 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 classrooms in the Case Building)—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: Construct1 (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 6/30/2022)

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	\$ 46,390	\$ 46,390
<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 6/30/2022)

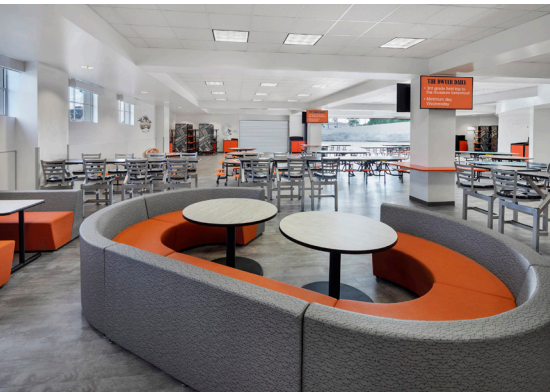
COST ITEM	BUDGET	CONTRACT/ ACTUAL
<b>A/E FEES</b>		
Estimated Basic Service Fee, includes seat wall through DSA review: Studio W Architects	\$ 581,616	\$ 581,616
Expenses	\$ 58,161	\$ 58,161
Specialty Consultant Fees (per amendment 6: civil, food service, fire protection, theatrical, landscape architecture)	\$ 118,393	\$ 118,393
Specialty Consultant Fees (per amendment 7: landscape architect added scope)	\$ 6,325	\$ 6,325
Seat Wall Basic Service Fee to 90% AA + 100% Bid	\$ 32,593	\$ 32,593
Seat Wall Expenses to 90% AA + 100% Bid	\$ 3,260	\$ 3,260
<b>TOTAL A/E SERVICES FEE BUDGET</b>	<b>\$ 800,348</b>	<b>\$ 800,348</b>
<b>OTHER CONSULTANTS – Contracted Directly with District</b>		
<b>Surveying</b> (funded under Middle School Gym & STEM Academy, Series A)	\$ –	\$ –
<b>Geotechnical Report</b>		
Geotechnical engineer optional services (review plans/specs + letter for DSA)	\$ 13,409	\$ 13,409



# PROJECT COSTS | DWYER MIDDLE SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (cont'd)



COST ITEM	BUDGET	CONTRACT/ ACTUAL
<b>HAZMAT Consultant</b>		
Sampling & Reporting: Vista Environmental Phase 1 report	\$ –	\$ –
Optional Sampling: Vista Environmental Phase 1 report	\$ –	\$ –
Construction Phase Monitoring & Reports: Vista Environmental	\$ 2,629	\$ 2,629
Construction Phase Monitoring & Reports: Vista Environmental	\$ 3,290	\$ 3,290
<b>Termite/Dry Rot/Mold Inspection</b>	\$ –	\$ –
<b>Corrosive Soil Analysis Consultant</b>	\$ –	\$ –
<b>TOTAL OTHER CONSULTANT FEES</b>	<b>\$ 19,328</b>	<b>\$ 19,328</b>
<b>AGENCIES</b>		
<b>Division of the State Architect (DSA)</b>		
DSA Plan Review Fee – Access Compliance (ACS)	\$ 8,250	\$ 8,250
DSA Plan Review Fee – Fire & Life Safety (FLS)	\$ 9,000	\$ 9,000
DSA Plan Review Fee – Structural Safety (SSS)	\$ 26,500	\$ 26,500
DSA Landscape Irrigation Fee	\$ 500	\$ 500
DSA Fee Reserve for Final Price using GMP Amount	\$ 13,678	\$ 13,678
DSA Fee Reserve for CCD 140-A Review @ 10% Original Fee	\$ –	\$ –
<b>California Geological Society (CGS)</b>		
Application Fee for Review of Geotechnical Report ( <i>amendment to original report</i> )	\$ 3,600	\$ 3,600
<b>California Department of Education (CDE)</b>	\$ –	
<b>Department of Toxic Substance Control (DTSC)</b>	\$ –	
<b>County Health Department</b>		
Plan Check Fees	\$ 1,681	\$ 1,681
<b>Local Fire Marshal</b>	\$ 338	\$ 338
<b>Local City or County</b>		
Storm Water Treatment		
Traffic Modeling Forecast		
Water System Analyses		
Application Fee		



# PROJECT COSTS | DWYER MIDDLE SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
Fire Flow Test <i>(funded under Sowers MS Gym &amp; STEM Academy)</i>		
Off-Site Improvement Plan Review Fees		
Encroachment Permit Fees		
<b>Utility Applications: Service Upgrades/Increased Capacity Connection Fees</b>	\$ —	\$ —
Electrical		
Gas		
Water		
Sewer		
Communications: Global CTI Group – Telephone		
Security Cameras in Base Building Stairwells: Time & Alarm	\$ 48,910	\$ 48,910
<b>TOTAL AGENCY FEES</b>	<b>\$ 112,457</b>	<b>\$ 112,457</b>
<b>OTHER EXPENSES – Incurred Directly by the District</b>		
Title Reports		
County Bond Election		
Public Notices <i>(LLB RFP)</i>	\$ 2,948	\$ 2,948
District Moving Costs: Corovan Movers	\$ 18,850	\$ 18,850
Bid Set Printing	\$ —	\$ —
Refrigerator & Freezer Rental: Del Rey Rentals	\$ 6,009	\$ 6,009
Trash Dumpsters: Republic Services/Rainbow Disposal	\$ 3,367	\$ 3,367
Action Sales Kitchen Equipment	\$ 9,879	\$ 9,879
Pre-Construction Services: Construct1	\$ 3,500	\$ 3,500
Elebrand-LFG <i>(Dwyer MS Library Graphics)</i>	\$ 5,660	\$ 5,660
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 50,213</b>	<b>\$ 50,213</b>
<b>CONSTRUCTION PHASE TESTING &amp; INSPECTION</b>		
DSA Inspector of Record (IOR): Knowland Dwyer MS contract also includes Dwyer MS Phase 2 HVAC	\$ 65,180	\$ 65,180
DSA IOR: Knowland <i>(8/1/2020 – 11/30/2020)</i>	\$ 33,360	\$ 33,360
DSA IOR – Interim Housing		
DSA In-Plant IOR – PC Structures		



# PROJECT COSTS | DWYER MIDDLE SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (cont'd)



COST ITEM	BUDGET	CONTRACT/ ACTUAL
DSA In-Plant IOR – Modular Buildings		
Test Labs	\$ 45,587	\$ 25,593
Test Lab Services for Three Shade Structures		\$ 19,994
Test Lab – Geotechnical Engineer	\$ –	
Test Lab – Pre-Construction Testing: Ninyo & Moore		
<b>TOTAL CONSTRUCTION PHASE TESTING &amp; INSPECTION</b>	<b>\$ 144,127</b>	<b>\$ 144,127</b>
Bond Program Management Budget @ 3% of Current Construction Cost Budget	\$ 189,427	\$ 189,427
Soft Cost Contingency @ 0%	\$ –	\$ –
Technology Professional Development @ 15% of Demonstration Classrooms Construction Cost		
<b>TOTAL SOFT COST ESTIMATE</b>	<b>\$ 1,315,898</b>	<b>\$ 1,315,898</b>
Variance to Soft Cost Budget ( <i>negative = over budget</i> )	\$ 73,231	
<b>TOTAL PROJECT COST BUDGET</b>	<b>\$ 7,703,350</b>	
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 7,630,119</b>	
Variance to Project Budget ( <i>negative = over budget</i> )	\$ 73,231	



# 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)

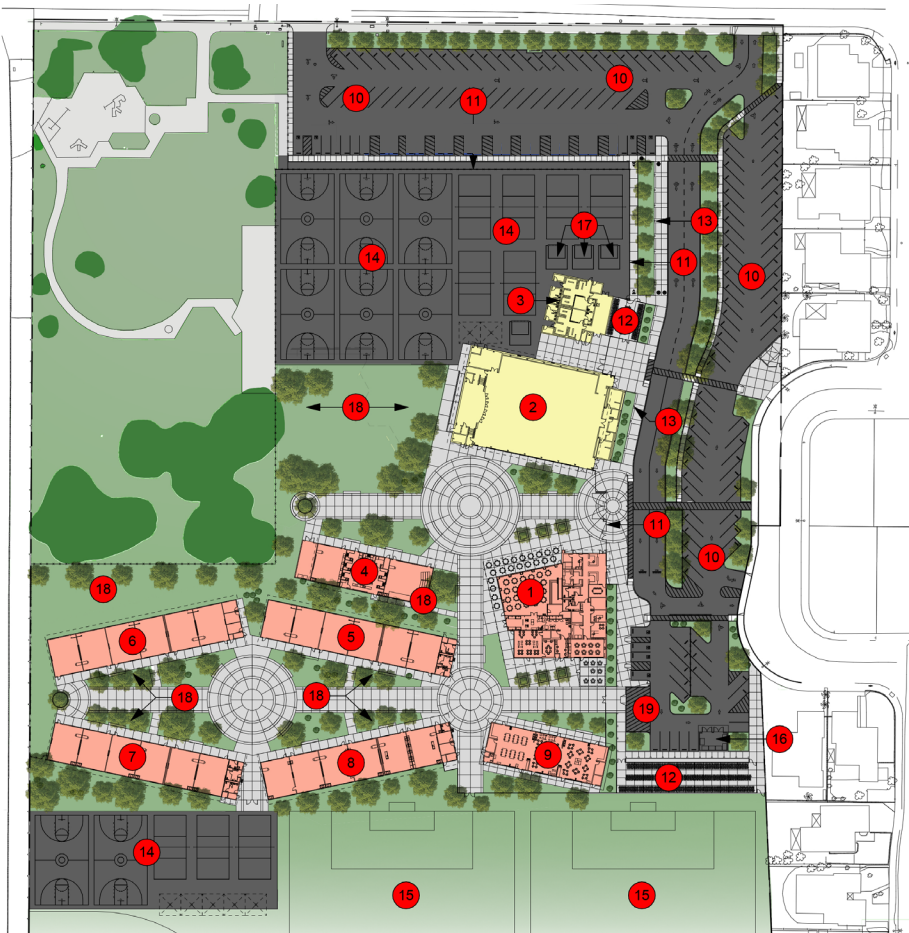
- ☐ No Work

### Phase 3 Projects (2021)

- ☐ New Gymnasium & STEM Academy – *in progress*
- ☐ New 800-Student School Facilities – *in progress*

### Site Plan

1. New Administration Building 100
2. New Gymnasium Building 200
3. New Locker Room Building 300
4. New Gen7 Classroom Building 400
5. New Gen7 Classroom Building 500
6. New Gen7 Classroom Building 600
7. New Gen7 Classroom Building 700
8. New Gen7 Classroom Building 800
9. STEM Building 900
10. New Asphalt Paving/Concrete Wheelstops/Striping
11. New Prefabricated Decorative Metal Site Security Perimeter Fencing
12. New Chain Link Bike Parking/Racks
13. New Light Bollards
14. New Asphalt Play Courts/Striping
15. Existing Playfields to Remain – no work
16. New CMU Trash Enclosure
17. New CMU Ball Wall
18. New Landscape/Irrigation
19. New Food Service Delivery Parking



## 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

#### PHASE 3 CAMPUS REPLACEMENT + GYM & STEM ACADEMY

##### Budget

Funding Source(s)	Measure Q Series C/Phase 3
Original Budget	\$ 76,167,546
Approved GMP	\$ 59,264,547
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 59,264,547</b>
Actual Soft Estimate	\$ 9,516,913
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 71,263,097</b>
Savings/Overrun	N/A

##### Schedule

Construction Start	October 2022 (estimate)
Planned Completion	October 2024
Actual Completion	N/A

### 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







ADMINISTRATION

# SOWERS MIDDLE SCHOOL

## CAMPUS REPLACEMENT

The new Sowers Middle School comprises the full replacement of the existing campus to accommodate a complete transformation into a next generation learning environment. The original campus, built in the early 1970's, was designed as "pods" to facilitate the open classroom concepts that were popular at that time.

The design incorporates all the hallmarks of next generation learning, including "hub" type circulation, a student union and multi-front, adaptable classrooms, with a safe and secure central quad. The spaces utilize extensive natural light and feature operable elements to blur the outside with in, taking advantage of the splendid Huntington Beach weather.

The student union serves as a social center for student life with a variety of collaborative seating, areas to present and a food service element. The roll-up doors enable direct access to outdoor seating and the space features a variety of technology and power for connection to wireless devices.

### Measure Q Bond Projects/Scope

- Phase 3 Project
- Modular Classroom Buildings
- New Gymnasium/Multipurpose Building & STEM Academy (code update for revised DSA review)
- New Administration & Locker Room Buildings
- Site & Parking Lot Improvements

### 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 REPLACEMENT



## HARD COSTS (as of 6/30/2022)

COST ITEM	SERIES C/ PHASE 3	SERIES C CASH FLOW
<b>CURRENT CONSTRUCTION COST (reconciled estimate)</b>	<b>\$ 41,714,373</b>	<b>\$ 41,714,373</b>
Construction Contingency	\$ 2,085,719	
District Contingency	\$ 2,085,719	\$ 4,171,437
Subtotal LLB Construction Cost	\$ 45,885,811	
AMS Buildings Construction Cost	\$ 1,216,249	\$ 1,216,249
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>\$ 59,264,547</b>	
Separate Classroom Furniture Budget	\$ 2,481,636	\$ 2,481,636
Classroom Furniture Contingency	\$ 124,082	\$ 124,082
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET (includes abatement &amp; classroom technology)</b>	<b>\$ 59,264,547</b>	
Construction Cost used to calculate Final A/E Basic Service Fee	\$ 53,876,861	
Construction Cost used to calculate initial DSA Fee Budget & Testing Lab Budget	\$ 53,877,000	
<b>SOFT COST BUDGET @ 16% of Construction Cost Budget minus A/E Fees Paid</b>	<b>\$ 9,482,328</b>	



## SOFT COSTS (as of 6/30/2022)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
<b>A/E FEES</b>		
Estimated Basic Service Fees	\$ 2,349,019	\$ 2,349,019
Expenses	\$ 234,902	\$ 234,902
Specialty Consultant Fees	\$ 456,629	\$ 456,629
Specialty Consultant: AMS Engineered Plans	\$ 72,082	\$ 72,082
<b>TOTAL A/E SERVICES FEE BUDGET</b>	<b>\$ 3,112,632</b>	<b>\$ 3,112,632</b>
<b>OTHER CONSULTANTS – Contracted Directly with District</b>		
<b>Surveying:</b> Hahn Additional Surveying	\$ 5,000	\$ 5,000
Underground Utility Surveying	\$ 15,000	
<b>Geotechnical Report:</b> Petra (2a)	\$ 26,880	\$ 26,880
Geotechnical Engineer: Petra (2b)	\$ 10,680	\$ 10,680

# PROJECT COSTS | SOWERS MIDDLE SCHOOL REPLACEMENT



## SOFT COSTS (cont'd)



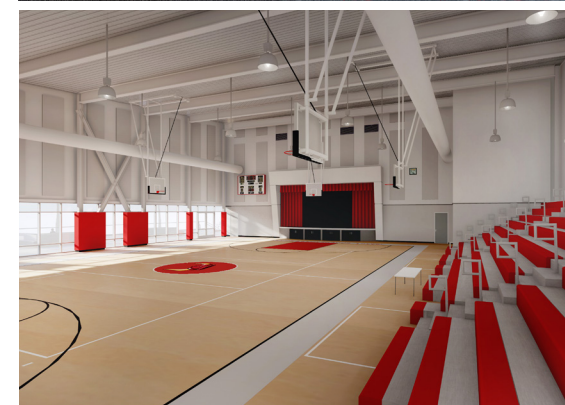
COST ITEM	BUDGET	CONTRACT/ ACTUAL
Geotechnical Engineer: Petra for Sowers Reconstruction	\$ 117,000	\$ 117,000
Geotechnical Engineer: Tsunami Site Specific Study <i>(not required)</i>		
<b>HAZMAT Consultant</b>		
Sampling & Report: Vista Environmental	\$ 7,615	\$ 7,615
Optional Sampling: Vista Environmental	\$ –	
Construction Phase Monitoring & Reports <i>(procure proposal from Vista Environmental)</i>	\$ 75,000	
<b>Termite/Dry Rot/Mold Inspection</b>		
<b>Corrosive Soil Analysis Consultant</b>		
<b>TOTAL OTHER CONSULTANT FEES</b>	<b>\$ 257,175</b>	<b>\$ 167,175</b>
<b>AGENCIES</b>		
<b>Division of the State Architect (DSA)</b>		
DSA Plan Review Fee	\$ 298,000	\$ 298,000
DSA Plan Review Fee: AMS	\$ 97,600	\$ 97,600
DSA Fee Reserve for Final Price	\$ 59,340	\$ –
DSA Hardship Funding	\$ 12,000	\$ 12,000
<b>California Geological Society (CGS)</b>		
Application Fee for Review of Geotechnical Report	\$ 3,600	\$ 3,600
<b>California Department of Education</b>	\$ 10,000	
<b>Department of Toxic Substance Control (DTSC)</b>	\$ –	
<b>Hardship Funding: KNA</b>	\$ 49,000	\$ 49,000
<b>CEQA: Placeworks</b>	\$ 71,473	\$ 71,473
<b>County Health Department</b>		
Plan Check Fees	\$ 1,500	\$ 1,500
<b>County Department of Education</b>	\$ 1,461	\$ 1,461
<b>Local Fire Marshal</b>	\$ 346	\$ 346
<b>Local City or County</b>	\$ –	
Storm Water Treatment		
Traffic Modeling Forecast		

# PROJECT COSTS | SOWERS MIDDLE SCHOOL REPLACEMENT



## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
Water System Analyses		
Application Fee		
Fire Flow Test <i>(funded under Sowers Middle School Gym &amp; STEM Academy)</i>		
Off-Site Improvement Plan Review Fees		
Encroachment Permit Fees	\$ 100,000	
<b>Utility Applications: Service Upgrades/Increased Capacity Connection Fees</b>	\$ —	
Electrical	\$ 150,000	
Gas	\$ 100,000	
Water	\$ 50,000	
Sewer	\$ 122,499	
Communication: Global CTI Group – Telephone	\$ 50,000	
<b>TOTAL AGENCY FEES</b>	<b>\$ 1,176,819</b>	<b>\$ 123,780</b>
LLB Construction Services	\$ 23,820	\$ 23,820
<b>OTHER EXPENSES – Incurred Directly by the District</b>		
Title Reports		
County Bond Election		
Public Notices <i>(LLB RFP)</i>	\$ 1,199	\$ 1,199
District Moving Costs	\$ 50,000	
Bid Set Printing	\$ 10,000	
Existing Drawing Scanning <b>(complete)</b>		
Trash Dumpsters: Republic Services/Rainbow Disposal	\$ 20,000	
Construct1 Pre-Construction Fee	\$ 23,820	\$ 23,820
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 105,019</b>	<b>\$ 25,019</b>
<b>CONSTRUCTION PHASE TESTING &amp; INSPECTION</b>		
DSA Inspector of Record (IOR) & Testing Lab Fees	\$ 415,200	
DSA Assistant IOR	\$ 332,160	





# PROJECT COSTS | SOWERS MIDDLE SCHOOL REPLACEMENT



## SOFT COSTS (cont'd)



COST ITEM	BUDGET	CONTRACT/ ACTUAL
DSA In-Plant IOR – PC Structures	\$ 43,250	
DSA In-Plant IOR – Modular Buildings	\$ 173,000	
Test Lab	\$ 1,077,540	
Test Lab – Geotechnical Engineer	\$ –	
Test Lab – DSM Engineer ( <i>procure proposal from Petra</i> )	\$ 538,770	
<b>TOTAL CONSTRUCTION PHASE TESTING &amp; INSPECTION</b>	<b>\$ 2,579,920</b>	
Bond Program Management Budget @ 1.7% of Current Construction Cost Budget	\$ 915,907	
Professional Development Budget	\$ 104,286	
Soft Cost Contingency	\$ 1,241,337	
<b>TOTAL SOFT COST ESTIMATE</b>	<b>\$ 9,516,913</b>	<b>\$ 3,987,405</b>
Variance to Soft Cost Budget (negative = over budget)	\$ (34,586)	
<b>TOTAL PROJECT COST BUDGET</b>	<b>\$ 71,352,593</b>	
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 71,263,097</b>	
Variance to Project Budget (negative = over budget)	\$ 89,496	

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

- 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	\$ 2,164,292
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 14,006,805</b>
Savings/Overrun	\$ 294,549 <i>estimate</i>

#### Schedule

Construction Start	June 2021
Planned Completion	October 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. The library will be improved to become a modern learning commons, along with new restroom facilities. Accessible parking and roofing systems upgrades are also included in the project scope.

### Measure Q Bond Projects/Scope

- Phase 3 Project
- 21st Century Classroom Modernization (25 classrooms)
- 21st Century Portable Building Renovation
- Library to Learning Commons Conversion
- Relocate Administration to Classroom Wing
- Relocate New STEM Classroom
- Relocate Staff Lounge & Workroom
- New Boys Restrooms
- Upgrade Playgrounds, Play Structures & Shade Structures
- Misc. Modernization – new electrical services, parking ADA upgrade, window replacements, roof repairs, moisture remediation & 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 6/30/2022)

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 6/30/2022)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
<b>A/E FEES</b>		
Estimated Basic Service Fees	\$ 927,434	\$ 927,434
Expenses	\$ 92,743	\$ 92,743
Specialty Consultant Fees (P2-3 Amendment 10: civil, landscape architecture)	\$ 81,813	\$ 81,813
Alternates 1-8 through DSA Approval	\$ 83,570	\$ 83,570
Specialty Consultant Fees (Amendment 16 civil add service)	\$ 8,625	\$ 8,625
<b>TOTAL A/E SERVICES FEE BUDGET</b>	<b>\$ 1,194,185</b>	<b>\$ 1,194,185</b>
<b>OTHER CONSULTANTS – Contracted Directly with District</b>		
Utility Surveying	\$ 14,425	\$ 14,425
Geotechnical Report (no new buildings = no report required per TPT)	\$ –	
Subgrade Moisture Report: Ninyo & Moore	\$ 2,000	\$ 2,000
Dome Testing: Ninyo & Moore	\$ 1,875	\$ 1,875

# PROJECT COSTS | EADER ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
<b>HAZMAT Consultant</b>		
Sampling & Report: Vista Environmental	\$ 31,628	\$ 31,628
Construction Phase Monitoring & Reports: Vista Environmental	\$ 19,164	\$ 19,164
<b>Termite/Dry Rot/Mold Inspection</b>	\$ –	
<b>Corrosive Soil Analysis Consultant</b>	\$ –	
<b>Moisture Testing: Ninyo &amp; Moore</b>	\$ 1,875	\$ 1,875
<b>TOTAL OTHER CONSULTANTS FEES</b>	<b>\$ 70,967</b>	<b>\$ 70,967</b>
<b>AGENCIES</b>		
<b>Division of the State Architect (DSA)</b>		
DSA Plan Review Fee ( <i>original fee</i> )	\$ 57,910	\$ 57,910
DSA Plan Review Fee ( <i>fee augmentation 7/7/2021 for increased scope</i> )	\$ 29,501	\$ 29,501
DSA Plan Fee Reserve for Final GMP	\$ 12,589	
Eader Uncertified 04-102459 Final DSA Fees Invoice 13211	\$ 9,629	\$ 9,629
Eader Uncertified Final DSA Fees Invoice	\$ 761	\$ 761
Eader Prior Project DSA Re-opening Fees	\$ 1,000	\$ 1,000
<b>California Geological Society (CGS)</b>		
Application Fee for Review of Geotechnical Report ( <i>amendment to original report</i> )	\$ 3,600	
<b>California Department of Education (CDE)</b>	\$ 5,000	
<b>Department of Toxic Substance Control (DTSC)</b>	\$ –	
<b>County Health Department</b>		
Plan Check Fees	\$ –	
<b>Local Fire Marshal</b>	\$ 341	\$ 341
<b>Local City or County</b>		
Storm Water Treatment		
Traffic Modeling Forecast		
Water System Analyses		
Application Fee		

# PROJECT COSTS | EADER ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
Fire Flow Test ( <i>funded under Sowers MS Gym &amp; STEM Academy</i> )		
Off-Site Improvement Plan Review Fees	\$ 1,000	\$ 1,000
Encroachment Permit Fees		
US Bank Permits	\$ 341	\$ 341
<b>Utility Applications: Service Upgrades/Increased Capacity Connection Fees</b>	\$ –	
Electrical		
Gas		
Water		
Sewer		
Communications: Global CTI Group – Telephone		
<b>TOTAL AGENCY FEES</b>	<b>\$ 120,673</b>	<b>\$ 683</b>
<b>OTHER EXPENSES – Incurred Directly by the District</b>		
Title Reports		
County Bond Election		
Public Notices ( <i>furniture</i> ) – SoCal News	\$ 1,471	\$ 1,471
Public Notices ( <i>LLB RFP</i> )	\$ 1,634	\$ 1,634
District Moving Costs	\$ 30,000	
Bid Set Printing	\$ –	
Trash Dumpsters: Republic Services/Rainbow Disposal	\$ 5,000	
Construct1 Pre-Construction Fee	\$ 7,250	\$ 7,250
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 45,355</b>	<b>\$ 10,355</b>
<b>CONSTRUCTION PHASE TESTING &amp; INSPECTION</b>		
DSA Inspector of Record (IOR) Services ( <i>Summer 2021 &amp; Summer 2022</i> )	\$ 70,011	\$ 70,011
DSA IOR – Add Services for District Request to Complete Building 5 Work during Fall/Winter	\$ 25,000	
DSA In-Plant IOR – PC Structures		
DSA In-Plant IOR – Modular Buildings		
Test Lab: MTGL	\$ 50,000	\$ 33,798

# PROJECT COSTS | EADER ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
Test Lab Services for Shade Structures	\$ —	
Test Lab	\$ —	
<b>TOTAL CONSTRUCTION PHASE TESTING &amp; INSPECTION FEES</b>	<b>\$ 145,011</b>	<b>\$ 103,809</b>
Bond Program Management Budget	\$ 355,275	
Soft Cost Contingency @ 5%	\$ 130,268	
Professional Development Budget	\$ 102,557	
<b>TOTAL SOFT COST ESTIMATE</b>	<b>\$ 2,164,292</b>	<b>\$ 1,479,483</b>
Variance to Soft Cost Budget (negative = over budget)	\$ 441,061	
<b>TOTAL PROJECT COST BUDGET</b>	<b>\$ 14,447,865</b>	
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 14,006,805</b>	
Variance to Project Budget (negative = over budget)	\$ 441,061	

# HAWES ELEMENTARY SCHOOL

9682 Yellowstone Drive | Huntington Beach, CA 92646

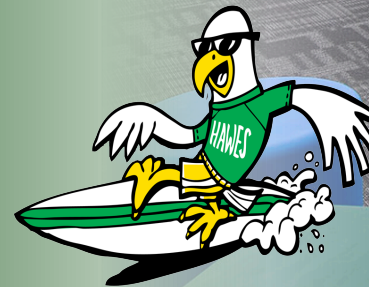
Mascot: Hawks

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 *			
<b>Budget</b>			
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	<i>returned to district</i>
<b>Schedule</b>			
Construction Start	June 2018		
Planned Completion	October 2018		
Actual Completion	August 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

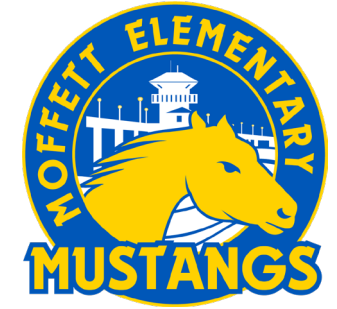
Enrollment: 590 students

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 <i>returned to district</i>

##### Schedule

Construction Start	June 2019
Planned Completion	November 2019
Actual Completion	November 2019

\* Includes Demonstration Classroom & Interim Housing





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# PERRY ELEMENTARY SCHOOL

8800 Burlcrest Drive | Huntington Beach, CA 92646

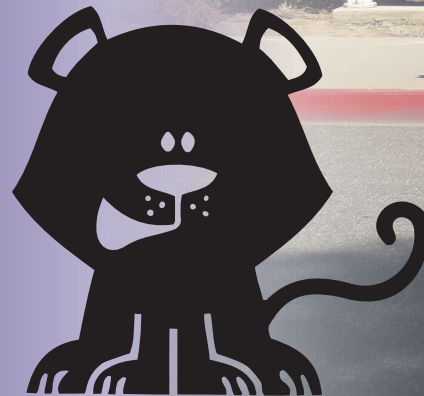
**Mascot:** Panthers

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

- 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 (GMP 5/26/2021)	\$ 9,629,180
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 10,581,621</b>
Soft Cost Estimate	\$ 2,179,469
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 14,620,174</b>
Savings/Overrun	\$ 506,948 <i>estimate</i>

#### Schedule

Construction Start	June 2021
Planned Completion	October 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>\$ 104,928</b>
Actual Soft Costs	\$ 56,487
<b>TOTAL PROJECT COST</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. The scope included improvements to the food service facility with a new warming kitchen, a library to learning commons renovation and a fitness component was incorporated into the existing CLAPP wing. Additional parking is also being incorporated north of the CLAPP wing facility.

### Measure Q Bond Projects/Scope

- Phase 3 Project
- 21st Century Classroom Modernization (31 classrooms)
- 21st Century Portable Building Renovation
- Administration Building Renovation
- Repurpose Food Service/Small Warming Kitchen
- Library to Learning Commons Conversion
- CLAPP Building Renovation, including incorporating a fitness component & site security fencing
- Reconfigure Staff Lounge
- Upgrade Kindergarten Playground & Shade Structures
- Misc. Modernization – electrical service upgrade, replace non-compliant path of travel, expand parking, restroom ADA upgrades, moisture remediation & 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 6/30/2022)

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	\$ 476,220	
<b>SUB-TOTAL CONSTRUCTION BUDGET</b>	<b>\$ 10,581,621</b>	
Classroom Furniture: OnPoint (Board award 3/9/2021 A-66)	\$ 1,859,084	\$ 1,859,084
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 6/30/2022)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
<b>A/E FEES</b>		
Basic Service Fees	\$ 953,269	\$ 953,269
Expenses	\$ 95,327	\$ 95,327
Specialty Consultant Fees	\$ 119,329	\$ 119,329
Alternates 1-8 through DSA Approval	\$ 68,460	\$ 68,460
Specialty Consultant Fees (Amendment 16 civil add service)	\$ 17,775	\$ 17,775
<b>TOTAL A/E SERVICES FEE BUDGET</b>	<b>\$ 1,254,160</b>	<b>\$ 1,254,160</b>
<b>OTHER CONSULTANTS – Contracted Directly with District</b>		
<b>Surveying:</b> Hahn (12/28/2020 Proposal)	\$ 4,700	\$ 4,700
Supplemental Utility Survey: T2	\$ 7,275	\$ 7,275
<b>Geotechnical Report:</b> Ninyo & Moore, Part 1	\$ 19,314	\$ 19,314
Dome Testing: Ninyo & Moore	\$ 1,875	\$ 1,875



# PROJECT COSTS | PETERSON ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
Geotechnical Engineer, Part 2 <i>(if new buildings added; District decided no new buildings)</i>	\$ –	
<b>HAZMAT Consultant</b>		
Sampling & Report: Vista Environmental	\$ 27,734	\$ 27,734
Construction Phase Monitoring & Reports: Vista Environmental	\$ 30,541	\$ 30,541
<b>Termite/Dry Rot/Mold Inspection</b>	\$ –	
<b>Corrosive Soil Analysis Consultant</b>	\$ –	
<b>Moisture Testing:</b> Ninyo & Moore	\$ 1,875	\$ 1,875
<b>TOTAL OTHER CONSULTANTS FEES</b>	<b>\$ 93,314</b>	<b>\$ 93,314</b>
<b>AGENCIES</b>		
<b>Division of the State Architect (DSA)</b>		
DSA Plan Review Fee – Access Compliance (ACS) <i>(fee augmented 7/7/2021 for increased scope)</i>	\$ 13,879	\$ 13,879
DSA Plan Review Fee – Fire & Life Safety (FLS) <i>(fee augmented 7/7/2021 for increased scope)</i>	\$ 15,629	\$ 15,629
DSA Plan Review Fee – Structural Safety (SSS) <i>(fee augmented 7/7/2021 for increased scope)</i>	\$ 60,275	\$ 60,275
DSA Fee Reserve for Final GMP Amount	\$ 5,217	\$ –
DSA Prior Project Reopening Fees	\$ 1,000	\$ 1,000
<b>California Geological Society (CGS)</b>		
Application Fee for Review of Geotechnical Report (amendment to original report)	\$ 3,600	\$ –
<b>Department of Toxic Substance Control (DTSC)</b>	\$ –	
<b>County Health Department</b>		
Plan Check Fees	\$ 832	\$ 832
<b>Local Fire Marshal</b>	\$ 341	\$ 341
<b>Local City or County</b>		
Storm Water Treatment	\$ –	
Traffic Modeling Forecast		
Water System Analyses		
Application Fee		
Fire Flow Test <i>(funded under Sowers MS Gym &amp; STEM Academy)</i>		
Off-Site Improvement Plan Review Fees		



# PROJECT COSTS

## PETERSON ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



### SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
Encroachment Permit Fees		
US Bank Permits	\$ 341	\$ 341
<b>Utility Applications: Service Upgrades/Increased Capacity Connection Fees</b>	\$ –	
Electrical		
Gas		
Water		
Sewer		
Communications: Global CTI Group – Telephone		
<b>TOTAL AGENCY FEES</b>	<b>\$ 106,115</b>	<b>\$ 1,515</b>
<b>OTHER EXPENSES – Incurred Directly by the District</b>		
Title Reports		
County Bond Election		
Public Notices (Furniture): SoCal News	\$ 1,471	\$ 1,471
Public Notices (LLB RFP)	\$ 1,634	\$ 1,634
District Moving Costs (move out): Corovan	\$ 23,958	\$ 23,958
District Moving Costs (move back)	\$ 15,000	
Bid Set Printing	\$ 5,000	
Trash Dumpsters: Republic Services/Rainbow Disposal	\$ 5,000	\$ 5,000
Image 2000: Moving Copiers	\$ 250	\$ 250
Construct1: Pre-Construction Fee	\$ 7,250	\$ 7,250
Mobile Mini	\$ 1,194	\$ 1,194
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 60,757</b>	<b>\$ 40,757</b>
<b>CONSTRUCTION PHASE TESTING &amp; INSPECTION</b>		
DSA Inspector of Record (IOR) (Summer 2021 & Summer 2022)	\$ 70,011	\$ 70,011
DSA IOR – Interim Housing		
DSA In-Plant IOR – PC Structures		
DSA In-Plant IOR – Modular Buildings		
Test Lab: MTGL	\$ 35,000	\$ 24,778

# PROJECT COSTS | PETERSON ELEMENTARY SCHOOL PHASE 3 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
Test Lab Services for Shade Structures	\$ -	
Test Lab	\$ -	
<b>TOTAL CONSTRUCTION PHASE TESTING &amp; INSPECTION FEES</b>	<b>\$ 105,011</b>	<b>\$ 94,789</b>
Bond Program Management Budget	\$ 317,449	
Soft Cost Contingency @ 5%	\$ 136,848	
Professional Development Budget	\$ 105,816	
<b>TOTAL SOFT COST ESTIMATE</b>	<b>\$ 2,179,469</b>	<b>\$ 1,576,832</b>
Variance to Soft Cost Budget (negative = over budget)	\$ 557,486	
<b>TOTAL PROJECT COST BUDGET</b>	<b>\$ 15,177,660</b>	
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 14,620,174</b>	
Variance to Project Budget (negative = over budget)	\$ 557,486	

# 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	\$ 7,700,611
<b>TOTAL CONSTRUCTION COST BUDGET</b>	<b>\$ 7,019,815</b>
Soft Cost Estimate	\$ 1,548,776
<b>TOTAL PROJECT COST BUDGET</b>	<b>\$ 10,138,227</b>
Savings	\$ 680,795 <i>planned to be returned to district</i>

##### Schedule

Construction Start	March 2020
Planned Completion	August 2021
Actual Completion	November 2021



### 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 entailed the complete modernization of classroom spaces campus-wide into 21st Century learning environments. This included the library, which was 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 was 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 MODERNIZATION



### HARD COSTS (as of 6/30/2022)

COST ITEM	SERIES B/ PHASE 2	SERIES A CASH FLOW	SERIES B CASH FLOW
<b>CURRENT CONSTRUCTION COST BUDGET (GMP dated 4/27/2020; Board Approved 5/19/2020 Item A-75)</b>	<b>\$ 7,700,611</b>	\$ 2,119,174	\$ 5,581,436
Credit Unused DSA Allowance	\$ (281,487)		\$ (281,487)
Credit Unused Construction Contingency	\$ (273,789)		\$ (273,789)
Credit Unused District Contingency	\$ (125,519)		\$ (125,519)
<b>SUB-TOTAL</b>	<b>\$ 7,019,815</b>		
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>\$ 7,019,815</b>	<b>\$ 2,119,174</b>	<b>\$ 4,900,641</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>\$ 1,689,705</b>		

### SOFT COSTS (as of 6/30/2022)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
<b>A/E FEES</b>		
Estimated Basic Service Fees	\$ 711,249	\$ 711,249
Expenses	\$ 71,125	\$ 71,125
Specialty Consultant Fees (Phase 1 = civil, landscape, fire protection, acoustical)	\$ 86,067	\$ 86,067
Final Fee Increase	\$ 3,768	\$ 3,768
<b>TOTAL A/E SERVICES FEE BUDGET</b>	<b>\$ 872,209</b>	<b>\$ 872,209</b>
<b>OTHER CONSULTANTS – Contracted Directly with District</b>		
Surveying (update existing survey)	\$ 3,500	\$ 3,500
10% PO contingency – surveying expenses	\$ –	
Surveying: C-Below (focused site utility survey)	\$ 4,575	\$ 4,575

# PROJECT COSTS | SEACLIFF ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
<b>Geotechnical Report: Ninyo &amp; Moore</b>		
Geotechnical Engineer Optional Services ( <i>review plans/specs + letter for DSA</i> )	\$ 14,870	\$ 14,870
Percolation Testing	\$ 2,400	\$ 2,400
<b>Deep Soil Mixing Plan Consultant: N/A</b>	\$ –	
<b>HAZMAT Consultant</b>		
Sampling & Report: Vista Environmental	\$ 16,531	\$ 16,531
Optional Sampling	\$ 1,125	\$ 1,125
Monitoring ( <i>no abatement Seacliff Modernization per M. Henning 9/29/2022</i> )	\$ –	
<b>Termite/Dry Rot/Mold Inspection</b>	\$ –	
<b>Corrosive Soil Analysis Consultant</b>	\$ –	
<b>TOTAL OTHER CONSULTANTS FEES</b>	<b>\$ 46,501</b>	<b>\$ 43,001</b>
<b>AGENCIES</b>		
<b>Division of the State Architect (DSA)</b>		
DSA Plan Review Fee – Access Compliance (ACS)	\$ 8,850	\$ 8,850
DSA Plan Review Fee – Fire & Life Safety (FLS)	\$ 10,200	\$ 10,200
DSA Plan Review Fee – Structural Safety (SSS)	\$ 30,100	\$ 30,100
DSA Final Fee Invoice 04-13694 ( <i>dated 12/22/2021</i> )	\$ 19,759	\$ 19,759
<b>California Geological Society (CGS)</b>		
Application Fee for Review of Geotechnical Report	\$ 3,600	
<b>California Department of Education (CDE)</b>	\$ 4,200	\$ 4,200
<b>County Health Department</b>		
Plan Check Fees	\$ 5,000	
<b>Local Fire Marshal</b>	\$ 1,000	
<b>Local City or County</b>		
Storm Water Treatment	\$ –	
Traffic Modeling Forecast	\$ –	
Water System Analyses	\$ –	

# PROJECT COSTS | SEACLIFF ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
Application Fee	\$ -	
Fire Flow Test	\$ 1,000	
Off-Site Improvement Plan Review Fees	\$ -	
Encroachment Permit Fees	\$ -	
<b>Utility Applications: Service Upgrades/Increased Capacity Connection Fees</b>	\$ 50,000	
Electrical		
Gas		
Water		
Sewer		
Communications – Telephone/Cable/Wireless Service Connection Fees		
<b>TOTAL AGENCY FEES</b>	<b>\$ 133,709</b>	<b>\$ 4,200</b>
<b>OTHER EXPENSES – Incurred Directly by the District</b>		
Title Reports		
County Bond Election		
Public Notices (under 2700000000 miscellaneous)	\$ -	
District Moving Costs – move out	\$ 12,168	\$ 12,168
District Moving Costs	\$ 8,327	\$ 8,327
District Moving Costs	\$ 10,315	\$ 10,315
District Moving Costs – Library Bookcases	\$ 1,680	\$ 1,680
District Moving Costs – move back	\$ 8,005	
Bid Set Printing	\$ -	
Trash Dumpsters: Republic Services/Rainbow Disposal	\$ 1,191	\$ 1,191
Existing Drawing Scanning	\$ -	
Image 2000: Moving Copiers	\$ 250	\$ 250
Pre-Construction Services: Construct1	\$ 14,500	\$ 14,500
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 56,949</b>	<b>\$ 48,431</b>





## SOFT COSTS (cont'd)

COST ITEM	BUDGET	CONTRACT/ ACTUAL
<b>CONSTRUCTION PHASE TESTING &amp; INSPECTION</b>		
DSA Inspector of Record (IOR) ( <i>Summers 2020-2021</i> )	\$ 126,336	\$ 126,336
DSA IOR – Interim Housing		
DSA In-Plant IOR – PC Structures		
DSA In-Plant IOR – Modular Buildings		
Test Lab: Ninyo & Moore	\$ 60,129	
Test Lab: Geotechnical Engineer		
<b>TOTAL CONSTRUCTION PHASE TESTING &amp; INSPECTION FEES</b>	<b>\$ 186,465</b>	<b>\$ 126,336</b>
Bond Program Management Budget @ 3% of Current Construction Cost Budget	\$ 253,456	
Soft Cost Contingency	\$ –	
Technology Professional Development @ 15% of Demonstration Classrooms Construction Cost		
<b>TOTAL SOFT COST ESTIMATE</b>	<b>\$ 1,548,776</b>	<b>\$ 1,167,286</b>
Variance to Soft Cost Budget (negative = over budget)	\$ 140,928	
<b>TOTAL PROJECT COST BUDGET</b>	<b>\$ 10,138,227</b>	
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 9,997,229</b>	
Variance to Project Budget (negative = over budget)	\$ 140,928	

# 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	\$ 2,962,911
<b>TOTAL PROJECT COST BUDGET</b>	<b>\$ 13,003,425</b>
Savings	\$ 662,113 <i>returned to district</i>

#### Schedule

Construction Start	June 2019 (Parts I & II)
Planned Completion	August 2020 (Parts I & II)
Actual Completion	August 2020 (Part I); January 2021 (Part II) new building completed August 2020, remodel completed January 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 & 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 6/30/2022)

COST ITEM	BUDGET			
	Series B, Part I	Series B, Part II	Part I Cash Flow	Part II Cash Flow
<b>Part I &amp; II GMP</b> (per contingency return CO #1; Part I is less HVAC/re-roof cost)	\$ 5,725,352	\$ 10,230,314		
<b>SUB-TOTAL</b>	\$ 5,725,352	\$ 10,230,314		
Classroom Furniture: OnPoint (contract \$999,938 for Part I & \$428,228 for Part II)	\$ 999,938	\$ 428,231	\$ 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	\$ 63,189	\$ 42,823
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET</b>	\$ 5,725,352	\$ 10,230,314	\$ 5,725,352	\$ 10,230,314
Construction Cost used to calculate initial A/E Basic Service Fee Budget	\$ 4,911,384	\$ 10,230,314		
Construct1 GMP	\$ 1,291,733			
Construction Contingency @ 5% of Construction Cost				
District Contingency @ 5% of Construction Cost				
<b>TOTAL CURRENT CONSTRUCTION COST BUDGET</b>	\$ 1,291,733		\$ 1,291,733	
Construction Cost used to calculate current A/E Basic Service Fee Budget	\$ 1,291,733			
<b>TOTAL COMBINED CONSTRUCTION COST BUDGET</b>	\$ 7,017,085			
Construction Cost used to calculate initial DSA Fee Budget & Test Lab Budget	\$ 5,500,000	\$ 7,500,000		
<b>SOFT COST BUDGET @ 22% of Construction Cost Budget</b>	\$ 1,763,745	\$ 2,344,880		



Part I includes demonstration classroom, HVAC and re-roof of permanent buildings.

Part II includes 21st Century classroom renovations, library to learning commons renovation, new administration building (including restrooms and four new classrooms), site circulation improvements (separate vehicular & pedestrian circulation) and re-purposing the previous administration area to a teachers' lounge and workroom.

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



# PROJECT COSTS | SMITH ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (as of 6/30/2022)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series B, Part I	Series B, Part II	
A/E FEES			
Schematic Phase Basic Service Fees	\$ 133,464		\$ 133,464
Schematic Phase Expenses	\$ 13,346		\$ 13,346
Specialty Consultant Fees <i>(food service in Part I; civil &amp; landscape in Part II)</i>	\$ –		\$ –
PART I			
Estimated Basic Services Fees	\$ 745,367		\$ 745,367
Expenses	\$ 74,536		\$ 74,536
Specialty Consultant Fees <i>(Amendment 7 reduces fee to \$0)</i>	\$ –		\$ –
PART II			
Estimated Basic Services Fess		\$ 917,205	\$ 917,205
Expenses		\$ 92,117	\$ 92,117
Specialty Consultant Fees <i>(Amendment 6: food service in Part I; civil &amp; landscape Part II)</i>		\$ 118,450	\$ 118,450
Specialty Consultant Fees <i>(Amendment 7: civil)</i>		\$ 2,875	\$ 2,875
Specialty Consultant Fees <i>(P2-3 Amendment 3: civil)</i>		\$ 5,175	\$ 5,175
Specialty Consultant Fees <i>(P2-3 Amendment 4: civil)</i>		\$ 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: Surveying in Part I <i>(KPFF additional survey)</i>	\$ –	\$ 4,500	\$ 4,500
10% PO contingency – surveying expenses			
Surveying <i>(focused site utility survey)</i>	\$ –	\$ 23,600	\$ 23,600
Play Structure Survey	\$ 3,500		
Geotechnical Report (CTE)		\$ 10,725	\$ 10,725
Infiltration Testing		\$ 3,000	\$ 3,000
Amendment 1 <i>(dated 2/21/2019 for weekend work)</i>		\$ 825	\$ 825

# PROJECT COSTS | SMITH ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series B, Part I	Series B, Part II	
<b>HAZMAT Consultant</b>			
Sampling & Report: Vista Environmental	\$ 32,153		\$ 32,153
Optional Sampling: Vista Environmental	\$ 1,125		\$ 1,125
Construction Phase Monitoring & Reports, Part I ( <i>Summer 2021</i> ): Vista Environmental	\$ 8,565		\$ 8,565
Construction Phase Monitoring & Reports, Part I ( <i>Summer 2020</i> ): Vista Environmental	\$ 7,332		\$ 7,332
Construction Phase Monitoring & Reports, Part II: Vista Environmental		\$ 4,234	\$ 4,234
Construction Phase Monitoring & Reports, Part II: Vista Environmental		\$ 6,168	\$ 6,168
Construction Phase Monitoring & Reports, Part II: Vista Environmental		\$ 7,398	\$ 7,398
<b>CEQA: Crawford &amp; Bowen</b>		\$ 1,250	\$ 1,250
<b>Termite/Dry Rot/Mold Inspection</b>	\$ –	\$ –	
<b>Corrosive Soil Analysis Consultant</b>	\$ –	\$ –	
<b>TOTAL OTHER CONSULTANTS FEES</b>	<b>\$ 52,675</b>	<b>\$ 61,700</b>	<b>\$ 110,875</b>
<b>AGENCIES</b>			
<b>Division of the State Architect (DSA)</b>			
DSA Plan Review Fee – Access Compliance (ACS)	\$ 9,750	\$ 11,750	\$ 21,500
DSA Plan Review Fee – Fire & Life Safety (FLS)	\$ 11,500	\$ 13,500	\$ 25,000
DSA Plan Review Fee – Structural Safety (SSS)	\$ 35,500	\$ 47,500	\$ 83,000
DSA Landscape Irrigation Fee	\$ 12,137		\$ 12,137
DSA Fee Reserve for Final Price @ 25% Original Fee		\$ 10,572	\$ 10,572
DSA Fee Reserve for Final Price @ 25% Original Fee	\$ –		\$ –
DSA Fee Reserve for CCD 140-A Review @ 10% Original Fee	\$ –		\$ –
DSA Fee Reserve for CCD 140-A Review @ 10% Original Fee		\$ –	\$ –
DSA REH Fee	\$ –	\$ –	
<b>California Geological Society (CGS)</b>			
Application Fee for Review of Geotechnical Report		\$ 3,600	\$ 3,600
<b>California Department of Education (CDE)</b>		\$ 3,000	

# PROJECT COSTS | SMITH ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series B, Part I	Series B, Part II	
<b>Department of Toxic Substance Control (DTSC)</b>			
<b>County Health Department</b>			
Infiltration Testing	\$ —	\$ 844	\$ 844
<b>Local Fire Marshal</b>	\$ 350	\$ 350	\$ 676
<b>Local City or County</b>			
Storm Water Treatment			
Traffic Modeling Forecast			
Water System Analyses			
Application Fee			
Fire Flow Test			
Off-Site Improvement Plan Review Fees			
Encroachment Permit Fees			
<b>Utility Applications: Service Upgrades/Increased Capacity Connection Fees</b>		\$ 37,200	
Electrical			\$ 37,133
Gas			
Water			
Sewer			
Communications: CTI Group – Telephone			
Off-Site Improvement Plan Review Fees			
Encroachment Permit Fees			
<b>TOTAL AGENCY FEES</b>	<b>\$ 69,237</b>	<b>\$ 128,816</b>	<b>\$ 38,653</b>
<b>OTHER EXPENSES – Incurred Directly by the District</b>			
Title Reports			
County Bond Election			
Public Notices (LLB RFP)	\$ 2,948	\$ 3,000	\$ 2,948
Part I District Moving Costs: Corovan Movers	\$ 6,653		\$ 6,653



# PROJECT COSTS | SMITH ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series B, Part I	Series B, Part II	
Part I District Moving Costs: Corovan Movers	\$ —	\$ 3,535	\$ 3,535
Bid Set Printing	\$ 5,000	\$ 3,000	
Existing Drawing Scanning ( <i>pre-rated share of 2/9/2017 ARC invoice 1628612 / 11 projects</i> )			
Trash Dumpsters: Republic Services/Rainbow Disposal	\$ 2,232		\$ 2,232
Trash Dumpsters: Republic Services/Rainbow Disposal	\$ 2,646		\$ 2,646
Pre-Construction Services: Constuct1	\$ 3,500	\$ 14,000	\$ 17,500
King Relocation	\$ 4,734	\$ 6,115	\$ 10,849
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 27,713</b>	<b>\$ 29,650</b>	<b>\$ 46,363</b>
<b>CONSTRUCTION PHASE TESTING &amp; INSPECTION</b>			
DSA Inspector of Record (IOR) – Part I	\$ 97,519		\$ 97,519
DSA IOR – Part II		\$ 163,535	\$ 163,535
DSA IOR – Part I ( <i>8/7/2020 to 9/30/2020</i> )	\$ 14,280		\$ 14,280
DSA IOR – Part II ( <i>7/1/2020 to 11/30/2020</i> )		\$ 62,600	\$ 62,600
DSA IOR – Part II ( <i>12/1/2020 to 1/31/2021</i> )		\$ 32,928	\$ 32,928
DSA IOR – Interim Housing			
DSA In-Plant IOR - PC Structures			
DSA In-Plant IOR – Modular Buildings			
Test Lab (no T&I per HS in Part I)	\$ —		
Test Lab – Geotechnical Engineer		\$ 83,318	\$ 83,318
Test Lab Fee Increase		\$ 7,964	\$ 7,964
<b>TOTAL CONSTRUCTION PHASE TESTING &amp; INSPECTION FEES</b>	<b>\$ 111,799</b>	<b>\$ 350,345</b>	<b>\$ 462,144</b>

# PROJECT COSTS | SMITH ELEMENTARY SCHOOL PHASE 2 MODERNIZATION



## SOFT COSTS (cont'd)

COST ITEM	BUDGET		CONTRACT/ ACTUAL
	Series B, Part I	Series B, Part II	
Bond Program Management Budget @ 3% of Current Construction Cost Budget	\$ 210,513	\$ 319,756	
Soft Cost Contingency	\$ -	\$ -	
Technology Professional Development @ 15% of Demonstration Classroom Construction Cost	\$ -	\$ -	
<b>TOTAL SOFT COST ESTIMATE</b>	<b>\$ 1,438,650</b>	<b>\$ 2,033,469</b>	<b>\$ 2,962,911</b>
Variance to Soft Cost Budget (negative = over budget)	\$ 325,095	\$ 311,411	
<b>TOTAL PROJECT COST BUDGET</b>	<b>\$ 9,780,768</b>	<b>\$ 13,003,425</b>	
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 9,455,673</b>	<b>\$ 12,692,014</b>	
Variance to Project Budget (negative = over budget)	\$ 325,095	\$ 311,411	



# 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	\$ 224,213
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 2,512,213</b>
Savings/Overrun	N/A

#### Schedule

Construction Start	TBD
Planned Completion	TBD
Actual Completion	TBD

**NOTE:** This project was removed from Series C by the District in April of 2022



## 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	June 2019
Planned Completion	December 2019
Actual Completion	May 2020

#### Safety & Security Measures

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)

# MEASURE Q PROJECT EXPENDITURES

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# OVERALL FUNDING SUMMARY

## PHASE 2 | SERIES B (as of 6/30/2022)

Source of Funds		
Measure Q Bond Funds (Series B) 2018-2020	\$ 40,000,000	
NET PHASE 2 (SERIES B) FUNDING	\$ 39,785,000	Net Building Funds deposited 1/24/2019
Interest earned as of 5/31/2022 per District	\$ 1,044,863	
<b>TOTAL ESTIMATED NET FUNDING</b>	<b>\$ 40,829,863</b>	

Series B (Phase 2) Use of Funds		
Construction Costs for Series B Projects (Dwyer MS Mod Phase 2, Smith ES Mod Parts I & II, Seacliff ES Mod Phase 2)	\$ 27,237,247	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)	completed
Fund Portion of Eader ES Mod Phase 3 or Peterson ES Mod Phase 3 Payment Applications with Series B Funds	\$ 2,288,025	
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>\$ 27,308,172</b>	
New Furniture Budget	\$ 3,588,840	Dwyer MS Mod Phase 2 and Smith ES Parts I & II, Seacliff ES Mod Phase 2 (includes 10% PO contingency on all)
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>\$ 30,897,012</b>	
Series B Soft Cost Estimate	\$ 6,448,821	
<b>SUB-TOTAL</b>	<b>\$ 37,345,833</b>	
IT Systems: Dwyer MS Mod Phase 2	\$ 170,486	Dell Marketing
IT Systems: Smith ES Mod Parts I & II	\$ 485,280	Dell Marketing
IT Systems: Seacliff ES Mod Phase 2	\$ 397,808	Dell Marketing
District M&O Roofing Replacement Project @ Seacliff 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 = \$1,100,328
<b>TOTAL SERIES B CONSTRUCTION + SOFT COST ESTIMATE</b>	<b>\$ 39,152,506</b>	
<b>Series B Balance after accounting for Un-Used Contingency</b>	<b>\$ 1,677,356</b>	positive \$ amount = under budget (reserve)



# OVERALL FUNDING SUMMARY

## PHASE 3 | SERIES C (as of 6/30/2022)

Source of Funds		
Measure Q Bond Funds Series C	\$ 70,000,000	
NET SERIES C FUNDING (Fund 28)	\$ 69,592,500	net Building Funds deposited on 7/15/2020
Interest earned as of 5/31/2022	\$ 735,442	
ESTIMATED STATE FUNDING FROM SERIES A OR SERIES B PROJECTS	\$ –	SchoolWorks estimate is \$5,860,717; funding date is TBD
<b>TOTAL ESTIMATED NET SERIES C FUNDING</b>	<b>\$ 70,327,942</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 Replacement + Gym & STEM Academy	\$ 45,885,811	Construct1: reconciled estimate
Sowers MS Replacement: AMS Gen7 Building Contract	\$ 13,378,737	cost within Cumming 9/20/2021 estimate
District M&O Building at Kettler Education Center	\$ –	4/14/2022: non-Measure Q
Fund Portion of Peterson ES Mod Phase 3 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>\$ 80,101,878</b>	
New Furniture Budget, Series C		includes contingency
Eader ES Mod Phase 3	\$ 1,666,143	contracted
Peterson ES Mod Phase 3	\$ 1,952,038	contracted
Sowers MS Replacement	\$ 2,481,636	budget <u>excluding</u> 10% contingency
District M&O Building at Kettler	\$ –	
<b>FURNITURE</b>	<b>\$ 6,099,817</b>	
<b>CONSTRUCTION COST + FURNITURE</b>	<b>\$ 86,201,695</b>	
Series C Soft Cost Estimates	\$ 14,539,848	includes Bond Program Management Costs and M&O Soft Costs
<b>Construction Cost + Furniture + Soft Costs</b>	<b>\$ 100,741,543</b>	
IT Systems	\$ 1,118,717	cost per District email dated 3/2/2021
<b>SERIES C TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 101,860,260</b>	

# OVERALL FUNDING SUMMARY

## PHASE 3 | SERIES C (cont'd)

Sub-Total Series C Balance	\$	(31,532,319)	
Series C Construction Contracts – Contingency Return Estimate	\$	(1,547,296)	
Total Series C Construction + Soft Cost Estimate	\$	100,312,964	
SERIES C BALANCE OF FUNDS	\$	(29,985,023)	funded by District Special Reserves Fund for Capital Projects
After Series B Seacliff ES Mod Phase 2 Project is closed out, pay down Series B balance to \$0 with Peterson ES pay application	\$	1,677,357	
	\$	(28,307,666)	

# SOFT COST FUNDS BUDGETED VS. SPENT

## PHASE 2 | SERIES B (as of 6/30/2022)

CONSULTANT NAME	PHASE 2 (SERIES B) BUDGET	ENCUMBERED *	TOTAL PAID	BALANCE	COMMENTS
A/E Services & Bond Program Management: Studio W Architects	\$ 4,378,656	\$ 4,378,656	\$ 4,351,503	\$ 27,152.51	Studio W Architects Series B payment status as of 6/30/2022: 16072 Series B PM Services \$10,172.69 balance; Seacliff PO P28R0265 \$3,965.75 and P R28R0798 \$3,768 are both work <u>not</u> performed and can be closed
Legal Services: Parker & Covert LLP	\$ 188,952	\$ 198,597	\$ 198,597	\$ –	work complete
Funding Consultant: SchoolWorks	\$ 22,000	\$ 22,000	\$ 2,000	\$ 20,000.00	Work will continue past close of Series B. Recommend closing our Series B PO. See separate worksheet RE: Series C PO amount covering SchoolWorks remaining work on Series A-B-C projects.
OPSC Estimates for State Funding	\$ –	\$ –	\$ –	\$ –	
Bond Accounting Services: Eide Bailly LLP (formerly Vavrinek, Trine, Day & Co)	\$ 25,000	\$ –	\$ –	\$ –	work complete, except for final audit
IT Professional Services Consultant	\$ 124,935	\$ 124,935	\$ 124,935	\$ –	OnPoint work complete
CEQA: Crawford & Bowen Planning ( <i>budgeted under projects</i> )	\$ –	\$ –	\$ –	\$ –	
Misc.: Uline, CA Newspaper, FedEx, Image, DVBE, SoCal Advertising, Mobile Mini, Culver Newlin	\$ 65,000	\$ 60,052	\$ 60,052	\$ –	work complete
Prequalification Services: PQ Bids	\$ 55,000	\$ 55,000	\$ 55,000	\$ –	work complete
Surveying Services: KPFF ( <i>on Smith ES</i> )	\$ 35,100	\$ 35,100	\$ 35,100	\$ –	work complete
Utility Survey: C-Below	\$ 4,575	\$ 4,575	\$ 4,575	\$ –	work complete
Geotechnical Services: Earth Systems ( <i>on Dwyer MS Phase 2</i> )	\$ 11,040	\$ 11,040	\$ 11,040	\$ –	work complete
Geotechnical Services: CTE ( <i>on Smith ES</i> )	\$ 14,550	\$ 14,550	\$ 14,550	\$ –	work complete
Geotechnical Services: Ninyo & Moore ( <i>on Seacliff ES</i> )	\$ 17,270	\$ 17,270	\$ 17,270	\$ –	work complete
Geotechnical Services ( <i>Sowers MS</i> )	\$ –	\$ –	\$ –	\$ –	moved to Series C
Deep Soil Mixing Plan Consultant ( <i>Sowers MS Site</i> )	\$ –	\$ –	\$ –	\$ –	moved to Series C
HAZMAT Reports: Vista Environmental Consulting	\$ 50,934	\$ 50,934	\$ 48,059	\$ –	work complete
Construction Phase Abatement Monitoring: Vista Environmental Consulting	\$ 39,616	\$ 26,050	\$ 28,040	\$ –	work complete



# SOFT COST FUNDS BUDGETED VS. SPENT

## PHASE 2 | SERIES B (cont'd)

CONSULTANT NAME	PHASE 2 (SERIES B) BUDGET	ENCUMBERED *	TOTAL PAID	BALANCE	COMMENTS
CEQA Consultant	\$ 4,750	\$ 1,250	\$ –	\$ 1,25000	
Division of the State Architect ( <i>DSA Fees</i> )	\$ 279,546	\$ 279,546	\$ 279,546	\$ –	
California Geological Survey Fees	\$ 10,800	\$ 10,800	\$ 10,800	\$ –	work complete
City of Huntington Beach + Fire Dept.	\$ 2,038	\$ 2,323	\$ 2,323	\$ –	work complete
Orange County Health Department	\$ 2,525	\$ 2,525	\$ 2,525	\$ –	work complete
SCE	\$ 37,200	\$ 37,133	\$ 37,133	\$ –	work complete
Time & Alarm: Dwyer MS Security Cameras in Case Building Stairwells	\$ 24,455	\$ 24,455	\$ 12,228	\$ –	work complete
Del Rey Rentals: Dwyer MS Mod Phase 2 Kitchen Temporary Refrigerator & Freezer	\$ 6,009	\$ 6,009	\$ –	\$ 6,009.18	
Dwyer MS Mod Phase 2 & Smith ES Moving: Corovan	\$ 25,503	\$ 29,038	\$ 17,135	\$ 11,903.18	
Trash Dumpsters: Republic Services/Rainbow Disposal ( <i>at Dwyer MS Mod Phase 2 &amp; Smith ES Mod Part I</i> )	\$ 9,436	\$ 9,436	\$ 9,436	\$ –	
Project Inspectors: Knowland ( <i>Dwyer MS Mod Phase 2, Smith ES Mod Part I &amp; II and Seacliff ES Mod Phase 2</i> )	\$ 596,064	\$ 596,064	\$ 573,347	\$ 22,717.50	per Studio W invoice tracker summary for Knowland; close Series B PO's
Pre-Construction Testing	\$ –	\$ –	\$ –	\$ –	none required
Construction Phase Testing: Ninyo & Moore	\$ 202,998	\$ 202,998	\$ 171,596	\$ 31,402.80	per Studio W invoice tracker summary for N&M; close Series B PO's
Elebrand-FLG ( <i>Dwyer MS Library graphics</i> )	\$ –	\$ 5,660	\$ 5,600	\$ –	work complete
Moving: King Office Services	\$ 35,010	\$ 35,010	\$ 35,010	\$ –	
Adjust to Reconcile with Fund 27 Ledger ( <i>as of 6/30/2021</i> )			\$ (8,777.96)	\$ (8,777.96)	
<b>SUB-TOTAL</b>	<b>\$ 6,268,961</b>	<b>\$ 6,254,571</b>	<b>\$ 6,089,680</b>	<b>\$ 111,657</b>	
<i>Contingency</i>	<i>\$ 179,860</i>		<i>\$ 350,141</i>		
<b>TOTAL PHASE 2/SERIES B SOFT COST ESTIMATE</b>	<b>\$ 6,628,681</b>	<b>\$ 6,628,681</b>	<b>\$ 6,448,821</b>	<b>\$ 111,657</b>	
Pre-Construction Services: Construct1	\$ 35,500	\$ 35,500	\$ 35,500	\$ –	work complete

\* Contract amount, as applicable

# 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	COMMENTS
OnPoint ( <i>Dwyer MS Mod Phase 2; PO M28R1659</i> )	\$ 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>	\$ 26,609	\$ 26,609	\$ 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 Rock Stools</i>	\$ 12,425	\$ 12,425	\$ 12,425.00	\$ –	invoice 5390; PO N28R0738
OnPoint ( <i>Smith ES Mod Part I</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 Mod Phase 1 ( <i>dated 5/12/2020: PO P28R0200</i> )	\$ 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 # to be confirmed
<b>TOTAL FURNITURE</b>	<b>\$ 3,669,540</b>	<b>\$ 3,589,249</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	COMMENTS
Dell Marketing L.P.: Dwyer MS Mod Phase 2 & Smith ES Mod Part I & II	\$ 655,766	\$ 655,766	\$ 655,766	\$ –	Dell Dwyer MS Mod Phase 2 PO M28R1601; M28R1158; Smith ES Mod M28R1590; M28R1600
Dell Marketing L.P.: Seaciff ES	\$ 397,808	\$ 397,808	\$ 397,808	\$ –	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	COMMENTS
Dwyer MS Mod Phase 2A (includes A/E fee for Seat Wall through 90% DSA + 100% Bid)	\$ 5,584,752	\$ 5,584,752	\$ 5,584,752	\$ –	Construct1 GMP; pay app #17 through 12/31/2020; retention paid over 3 months
Dwyer MS Synthetic Turf by KYA Services	\$ –	\$ 70,926	\$ 70,926	\$ –	Separate contract for Dwyer Synthetic Turf; pending Pseudo & PO
Dwyer MS Mod Phase 2B - HVAC Units (NOT FUNDED BY MEASURE Q)	\$ –	\$ –	\$ –	\$ –	<b>HOLD: not funded by Measure Q</b>
Smith ES Mod Phase 1 + HVAC Base Bid/Reroof Permanent Buildings	\$ 6,521,538	\$ 6,521,538	\$ 6,521,538	\$ –	\$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	\$ 10,230,314	\$ –	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)	\$ (2,288,025)	\$ (2,288,025)	\$ –	Construct1 pay apps #9 & 10 for 2700211210 Smith Phase 2 funded by Series C



# 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	COMMENTS
Fund Portion of Peterson ES Mod with Series B funds	\$ 2,288,025	\$ 2,288,025	\$ 2,288,025	\$ –	
Smith ES Mod ALT #1 HVAC					HOLD: not funded by Measure Q
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 (CO #1 GMP \$7,109,815.27; \$2,119,174.44 paid in Series A)	\$ 4,900,641	\$ 4,900,641	\$ 4,900,641	\$ –	Construct1 GMP + CO #1 credits; District Board approval 5/19/2020 item A-75; pay app #17 through 11/31/2021 <u>minus</u> Series A payment
<b>TOTAL CONSTRUCTION CONTRACTS</b>	<b>\$ 27,237,245</b>	<b>\$ 27,308,172</b>	<b>\$ 27,308,172</b>	<b>\$ –</b>	
District M&O Re-Roofing @ Seacliff ES; <b>moved from Series A</b>		\$ 753,099	\$ 753,099	\$ –	<b>moved from Series A</b>
<b>TOTALS</b>	<b>\$ 38,589,040</b>	<b>\$ 37,807,758</b>	<b>\$ 37,651,457</b>	<b>\$ 111,657</b>	
	Phase 2 (Series B) Budget	Encumbered (contracted)	Total Paid		

\* Contract amount, as applicable

# SOFT COST FUNDS BUDGETED VS. SPENT

## PHASE 3 | SERIES C

CONSULTANT NAME	PHASE 3 (SERIES C) BUDGET	ENCUMBERED *	TOTAL PAID	BALANCE	COMMENTS
Bond Program Management Amendments 5 & 7: Studio W Architects	\$ 550,000	\$ 550,000	\$ 285,652	\$ 264,348.13	paid as of 6/30/2022
Bond Program Management Amendment 6 Sowers MS Study: Studio W Architects	\$ 101,845	\$ 101,845	\$ 98,790	\$ 3,055.35	
Legal Services: Parker & Covert LLP	\$ 150,000	\$ 150,000	\$ 122,996	\$ 27,004.15	
Funding Consultant: SchoolWorks	\$ 20,000	\$ 20,000	\$ –	\$ 20,000.00	
OPSC Estimates for State Funding	\$ 25,000	\$ –	\$ –	\$ 25,000.00	
Bond Accounting Services: Eide Bailly LLP (formerly Vavrinek, Trine, Day & Co)	\$ 7,500	\$ 7,500	\$ 7,500	\$ –	
IT Professional Services Consultant 2021 + 2022	\$ 300,000	\$ 300,000	\$ 232,085	\$ 67,915.00	OnPoint
CEQA: Crawford & Bowen Planning ( <i>budgeted under projects</i> )	\$ –	\$ –	\$ –	\$ –	Eide Bailly LLP 6/30/2022 funded outside the bond
Misc.	\$ 60,000	\$ 15,502	\$ 15,502	\$ 44,498.02	
Prequalification Services: PQ Bids	\$ 55,000	\$ –	\$ –	\$ 55,000.00	
A/E Services Projects: Studio W Architects	\$ 5,788,103	\$ 5,689,621	\$ 4,470,272	\$ 1,317,831.14	paid as of 6/30/2022
Surveying Services: T2 ( <i>utility surveys on Eader ES &amp; Peterson ES</i> )	\$ 21,700	\$ 21,700	\$ 13,205	\$ 8,494.71	
Surveying Services: Hahn ( <i>on Peterson ES</i> )	\$ 4,700	\$ 4,700	\$ 4,700	\$ –	
Geotechnical Services: Ninyo & Moore	\$ 25,064	\$ 25,064	\$ 21,314	\$ 3,750.00	confirm status on N&M invoices for dome tests
Geotechnical Services/Deep Soil Mixing Plan Consultant: Petra ( <i>at Sowers MS Site</i> )	\$ 154,560	\$ 154,560	\$ 153,035	\$ 1,524.58	
Geotechnical Services for M&O: Leighton	\$ 31,600	\$ 31,600	\$ 26,175	\$ 5,424.99	
HAZMAT Reports: Vista Environmental Consulting	\$ 66,977	\$ 66,977	\$ 54,476	\$ 12,501.00	
Construction Phase Abatement Monitoring: Vista Environmental Consulting	\$ 124,705	\$ 49,705	\$ 39,162	\$ 85,543.50	
CEQA Consultant: Placeworks ( <i>Sowers MS</i> )	\$ 71,473	\$ 71,473	\$ 34,097	\$ 37,376.24	
Hardship Funding: KNA ( <i>Sowers MS</i> )	\$ 49,000	\$ 49,000	\$ 15,000	\$ 34,000.00	
Division of the State Architect ( <i>DSA fees for plan review/ final fee</i> )	\$ 661,940	\$ 584,794	\$ 584,794	\$ 77,145.74	

# SOFT COST FUNDS BUDGETED VS. SPENT

## PHASE 3 | SERIES C (cont'd)

CONSULTANT NAME	PHASE 3 (SERIES C) BUDGET	ENCUMBERED *	TOTAL PAID	BALANCE	COMMENTS
Division of the State Architect ( <i>DSA fees for prior non-certified projects</i> )	\$ 12,391	\$ 12,391	\$ 12,391	\$ –	Eader ES & Peterson ES
California Geological Survey Fees	\$ 10,800	\$ 3,600	\$ 3,600	\$ 7,200.00	
DTSC	\$ 49,000	\$ –	\$ –	\$ 49,000.00	
Orange County Department of Education ( <i>Sowers MS</i> )	\$ 1,461	\$ 1,461	\$ 1,461	\$ –	
Orange County Health Department	\$ 2,332	\$ 2,332	\$ 2,332	\$ –	
Local Fire Budget	\$ 1,028	\$ 683	\$ 683	\$ 345.60	Eader ES & Peterson ES paid
Local/City Fees	\$ 37,200	\$ –	\$ –	\$ 37,200.00	
Utility Fees	\$ 492,499	\$ –	\$ –	\$ 492,499.00	
IOR	\$ 1,103,632	\$ 144,022	\$ 70,010	\$ 1,033,622.00	Knowland payments on Eader ES & Peterson ES
Test Lab: MTGL ( <i>at Eader ES &amp; Peterson ES</i> )	\$ 85,000	\$ 58,575	\$ 11,279	\$ 73,720.80	
Test Lab ( <i>at Sowers MS</i> )	\$ 1,077,540	\$ –	\$ –	\$ 1,077,540.00	
Test Lab/DSM Soils Engineer ( <i>at Sowers MS</i> )	\$ 538,770	\$ –	\$ –	\$ 538,770.00	
Test Lab @ O&M Building	\$ –	\$ –	\$ –	\$ –	
Abatement Monitoring: Vista Environmental	\$ 124,705	\$ 49,705	\$ 36,162	\$ 85,543.50	
Misc. District Expenses, including moving costs	\$ 136,824	\$ –	\$ –	\$ 136,823.99	
Image 2000 ( <i>moving 2 copiers @ Peterson ES</i> )	\$ 250	\$ 250	\$ 250	\$ –	6/1/2021 Image 2000 proposal
Moving Company: Corovan	\$ 23,958	\$ 23,958	\$ 23,958	\$ –	Peterson ES
Mobile Mini	\$ 1,194	\$ 1,194	\$ 1,194	\$ –	Peterson ES
Republic Services/Rainbow Disposal	\$ 5,000	\$ 4,661	\$ 4,661	\$ 339.24	Peterson ES
Bid Advertisement: SoCal News	\$ 4,140	\$ 4,140	\$ 4,140	\$ –	Eader ES & Peterson ES complete; Sowers MS Replacement
Pre-Construction Services: Construct1	\$ 64,500	\$ 64,500	\$ 14,500	\$ 50,000	Eader ES & Peterson ES complete; Sowers MS ongoing
<b>SUB-TOTAL</b>	<b>\$ 11,942,599</b>	<b>\$ 8,261,513</b>	<b>\$ 6,368,375</b>	<b>\$ 5,622,677</b>	
<i>Remaining Phase 3 Soft Cost Budget Items</i>	<i>\$ 2,597,249</i>			<i>\$ 2,597,249</i>	<i>\$0.00</i>
<b>TOTAL PHASE 3/SERIES C SOFT COST ESTIMATE</b>	<b>\$ 14,539,848</b>	<b>\$ 8,261,513</b>	<b>\$ 6,417,078</b>	<b>\$ 8,219,926</b>	

\* Contract amount, as applicable



# 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	COMMENTS
Eader ES	\$ 1,586,803	\$ 1,586,803	\$ 122,155	\$ 1,464,647.97	OnPoint; Board award 3/9/2021 A-66; paid through Invoice 5833 6/21/2022
<i>PO Contingency/Expanded Contingency</i>	\$ 79,340	\$ –	\$ –	\$ 79,340.14	
Peterson ES	\$ 1,859,084	\$ 1,859,084	\$ 1,721,546	\$ 137,537.29	OnPoint; Board award 3/9/2021 A-66; paid through Invoice 5778 1/24/2022
<i>PO Contingency Balance</i>	\$ 92,954	\$ –	\$ –	\$ 92,954.19	
Sowers MS Replacement	\$ 2,481,636	\$ –	\$ –	\$ 2,481,636.00	budget
<i>PO Contingency/Expanded Contingency</i>	\$ 124,082	\$ –	\$ –	\$ 124,081.80	
District M&O Building at Kettler	\$ –	\$ –	\$ –	\$ –	
<i>PO Contingency + Escalation</i>	\$ –	\$ –	\$ –	\$ –	
<b>TOTAL FURNITURE</b>	<b>\$ 6,223,899</b>	<b>\$ 3,445,887</b>	<b>\$ 1,843,701</b>	<b>\$ 4,380,197.39</b>	

### IT Systems

CONSULTANT NAME	PHASE 3 (SERIES C) BUDGET	ENCUMBERED *	TOTAL PAID	BALANCE	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	\$ 10,255,710	\$ 5,079,246	\$ 5,176,463.99	Construct1 4/29/2021 GMP base price; pay app #11 through 6/30/2022
Peterson ES: District Psuedo #2800003200 (Series C payments)	\$ 10,581,621	\$ 10,821,621	\$ 5,743,279	\$ 4,838,342.10	Construct1 5/26/2021 GMP base price; pay app #8 through 6/30/2022
Peterson ES: District Psuedo #2800003200 (Series B payments)	\$ (2,288,025)	\$ (2,288,025)		\$ (2,288,025.14)	
Sowers MS Replacement: District Psuedo #2800003130	\$ 45,885,811	\$ –	\$ –	\$ –	Construct1: reconciled estimate
Sowers MS Replacement – AMS + 10% contingency: District Psuedo #2800003130	\$ 13,378,737	\$ –	\$ –	\$ –	cost within Cumming 9/20/2021 estimate
Fund Smith ES Mod Part II Pay Apps 9 & 10 with Series C Funds	\$ 2,288,025	\$ 2,288,025	\$ 2,288,025	\$ –	
District M&O Building at Kettler: District Psuedo #2800000270 (soft costs paid to 4/2022 only)	\$ –	\$ –	\$ –	\$ –	4/14/2022: moved to non-Measure Q funding
<b>TOTAL CONSTRUCTION CONTRACTS</b>	<b>\$ 80,101,878</b>	<b>\$ 20,837,331</b>	<b>\$ 13,110,550</b>	<b>\$ 7,726,780.95</b>	
<b>TOTALS</b>	<b>\$ 101,984,342</b>	<b>\$ 33,663,448</b>	<b>\$ 22,441,344</b>	<b>\$ 20,326,905</b>	
	<b>Phase 3 (Series C) Budget</b>	<b>Encumbered (contracted)</b>	<b>Total Paid</b>		

\* Contract amount, as applicable

# PROGRAM MANAGEMENT COSTS

## PHASE 2 | SERIES B

Professional Development Fee Budget		\$	–						
Bond Program Management Phase 2 Fee Budget		\$	973,151	3.0% of Series B Project Construction Cost Budget				6/30/2022	
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 (from 6/30/2019 to 12/31/2020; Amendment 004); Series A funds 55.5%; Series B funds 44.5%	\$ 281,648	\$ 281,648.29	6/25/2019	A-101	N28R0489	\$ 271,475.60	\$ 271,475.60	\$ 10,172.69	
Bond Program Management Fee (Amendment 5 to 12/2021) funded by Bond Series C		\$ –	4/20/2021	A-78	P28R1044	\$ –	\$ –	\$ –	
<b>District Legal Counsel:</b> Parker & Covert, LLP	\$ 200,000	\$ 198,597.17				\$ 198,597.17	\$ 198,597.17	\$ –	
<b>Funding Consultant:</b> SchoolWorks	\$ 22,000	\$ 14,500.00				\$ –	\$ –	\$ 14,500.00	
Seacliff ES		\$ 7,500.00			N28R1119	\$ 2,000.00	\$ 2,000.00	\$ 5,500.00	
<b>State Funding Estimates:</b> Sierra West Group	\$ 25,000	\$ –				\$ –	\$ –	\$ 14,500.00	
<b>Bond Program Financial Audit Consultant:</b> Eide Bailly (Vavrinek, Trine, Day & Co)	\$ 25,000	\$ 8,500.00			P28R0956	\$ 7,500.00	\$ 7,500.00	\$ 1,000.00	
<b>IT Professional Services:</b> OnPoint	\$ 125,000	\$ 124,935.00			N28R0894	\$ 124,935.00	\$ 124,935.00	\$ –	
<b>CEQA:</b> Crawford & Bowen Planning ( <i>budgeted under projects</i> )	\$ –								
<b>Middle School Replacement Concept/Surplus Land Disposition Study:</b> Studio W/Oxbridge/Proactive Engineering									
Phase 3B budget	\$ 122,225	\$ –							
Phase 4 budget	\$ 40,000	\$ –							



# PROGRAM MANAGEMENT COSTS

## PHASE 2 | SERIES B (cont'd)

Professional Development Fee Budget		\$ —							
Bond Program Management Phase 2 Fee Budget		\$ 973,151		3.0% of Series B Project Construction Cost Budget				6/30/2022	
BOND PROGRAM MANAGEMENT CONSULTANTS	BUDGET	CONTRACT AMOUNT	BOARD/ DISTRICT APRVL DATE	BOARD ITEM #	DISTRICT PO	INVOICED TO DATE	PAID TO DATE	BALANCE *	
Misc.: Uline, CA Newspaper, FedEx, Image, DVBE, SoCal Advertising, Mobile Mini, Culver Newlin	\$ 65,000	\$ 60,052.42				\$ 60,052.42	\$ 60,052.42	\$ —	
Prequalifications Services: PQ Bids	\$ 55,000	\$ 55,000.00				\$ 55,000.00	\$ 55,000.00	\$ —	
TOTALS	\$ 960,873	\$ 750,733				\$ 719,560	\$ 719,560	\$ 31,173	
Variance to Budget (negative = over budget)		\$ 12,278							

\* contract amount minus paid to date

# PROGRAM MANAGEMENT COSTS

## PHASE 3 | SERIES C

Professional Development Fee Budget		\$ 312,659						
Bond Program Management Phase 3 Fee Budget		\$ 1,588,631	6/30/2022					
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> Studio W Architects								
Bond Program Management Fee ( <i>Amendment 5 to 12/2021</i> )	\$ 220,000	\$ 220,000.00	4/20/2021	A-78	P28R1044	\$ 220,000.00	\$ 220,000.00	\$ 0.00
Bond Program Amendment 6: Sowers MS Study	\$ 101,845	\$ 101,845.00	4/20/2021	A-78	R28R0060	\$ 101,845.00	\$ 98,789.65	\$ –
Bond Program Management Fee (Amendment 7)	\$ 330,000	\$ 330,000.00	12/14/2021	A-49		\$ 94,144.35	\$ 65,651.87	\$ 235,855.65
<b>District Legal Counsel:</b> Parker & Covert, LLP	\$ 150,000	\$ 77,189.85	6/22/2021	S-64	R28R0134	\$ 122,995.85	\$ 122,995.85	\$ 27,004.15
<b>Funding Consultant:</b> SchoolWorks ( <i>Series A projects fee for remaining work on Moffett ES, Hawes ES, Dwyer MS Gym &amp; STEM Academy and Dwyer MS Mod</i> )	\$ 9,000	\$ 9,000.00			issue Series C PO after 3/8/2022	\$ –	\$ –	\$ 9,000.00
<b>Funding Consultant:</b> SchoolWorks ( <i>Series B projects fee for remaining work on Seaclyff ES &amp; Smith ES</i> )	\$ 20,000	\$ 20,000.00				\$ –	\$ –	\$ 20,000.00
<b>Funding Consultant:</b> SchoolWorks ( <i>Series C Sowers MS Replacement) Eader ES &amp; Peterson ES not eligible for funding until 2028/29</i> )	\$ 16,000					\$ –	\$ –	\$ –
<b>State Funding Estimates:</b> Sierra West Group	\$ 25,000					\$ –	\$ –	\$ –
<b>Bond Program Financial Audit Consultant:</b> Eide Bailly ( <i>6/30/2020</i> )	\$ 7,500	\$ 7,500.00				\$ 7,500.00	\$ 7,500.00	\$ –
<b>Bond Program Financial Audit Consultant:</b> Eide Bailly ( <i>6/30/2021</i> )	\$ 8,500	\$ 8,500.00				\$ 8,500.00	\$ 8,500.00	\$ –
<b>Bond Program Financial Audit Consultant:</b> Eide Bailly ( <i>6/30/2022 – funded outside the bond</i> )						\$ –	\$ –	\$ 1,000.00
<b>Bond Program Financial Audit Consultant:</b> Eide Bailly ( <i>6/30/2023 – funded outside the bond</i> )	\$ 8,500.00	\$ 8,500.00				\$ –	\$ –	\$ 1,000.00

# PROGRAM MANAGEMENT COSTS

## PHASE 3 | SERIES C

Professional Development Fee Budget		\$ 312,659						
Bond Program Management Phase 3 Fee Budget		\$ 1,588,631	6/30/2022					
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 (2021)	\$ 150,000	\$ 150,000.00	12/15/2020		P28R0930	\$ 146,690.00	\$ 146,690.00	\$ 310.00
IT Professional Services: OnPoint (2022)	\$ 150,000	\$ 150,000.00	12/14/2021	S-25	R28R0843	\$ 82,395.00	\$ 82,395.00	\$ 67,605.00
Education Management	\$ 36,000	\$ 35,512.50				\$ 35,512.50	\$ 35,512.50	\$ -
CEQA: Crawford & Bowen Planning (budgeted under projects)	\$ -							\$ -
Misc.	\$ 60,000	\$ 15,501.98				\$ 15,501.98	\$ 15,501.98	\$ -
Prequalifications Services: PQ Bids	\$ 55,000					\$ -	\$ -	\$ -
<b>TOTALS</b>	<b>\$ 1,338,845</b>	<b>\$ 1,197,859</b>				<b>\$ 838,085</b>	<b>\$ 806,537</b>	<b>\$ 359,775</b>
Variance to Budget (negative = over budget)		\$ 562,445	Budget Less Paid to Date					
			\$ 532,308					



