



Huntington Beach City School District



Board Meeting Presentation – Sowers Middle School

April 18, 2023

Agenda



A. Sowers MS Update

1. Construction Phase Progress
2. Schedule Update

B. CBOC Annual Report

1. Presentation of 2022 Annual Report



1. Construction Phase Progress

- Phase 1 pile installation has been completed!



Sowers MS Update



1. Construction Phase Progress

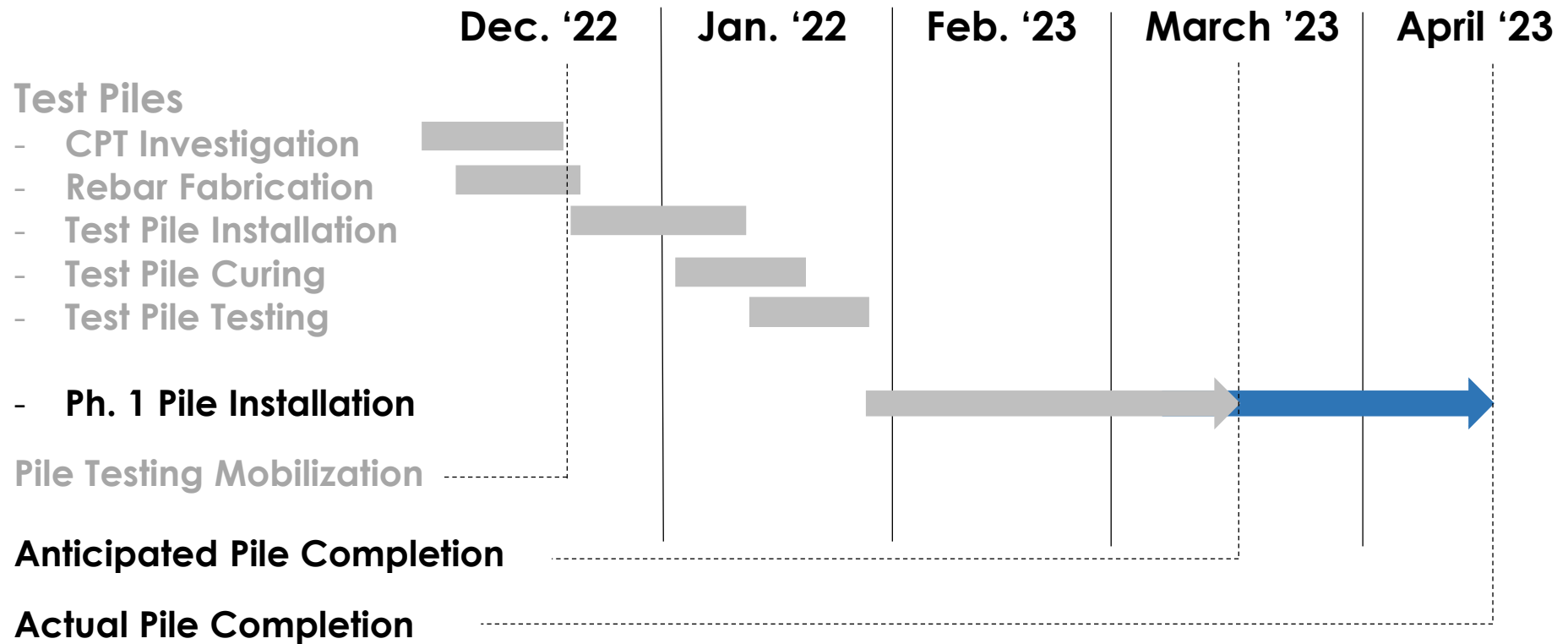
- Underground utility and infrastructure installation is ongoing
- Grade beam excavation in progress for Administration building
- AMS Buildings Progress – Modular buildings 500, 700, 600 and 800 are complete; building 400 is partially complete



Status of Sowers Middle School Project



2. Schedule Update – Piles: Rain Impact



Status of Sowers Middle School Project



2. Schedule Update – Piles: Rain Impact

Weather delays have negatively impacted the critical path pile drilling/installation activities. **Overall schedule impact is tracking 1 month delay, missing anticipated Winter Break move window.**

Direct Impacts

- Rain and wind events made working with the heavy equipment required by the drilling operations unsafe.
- Saturated soils after rain events impeded the mobility of the heavy machinery required for the pile installation.

Indirect Impacts

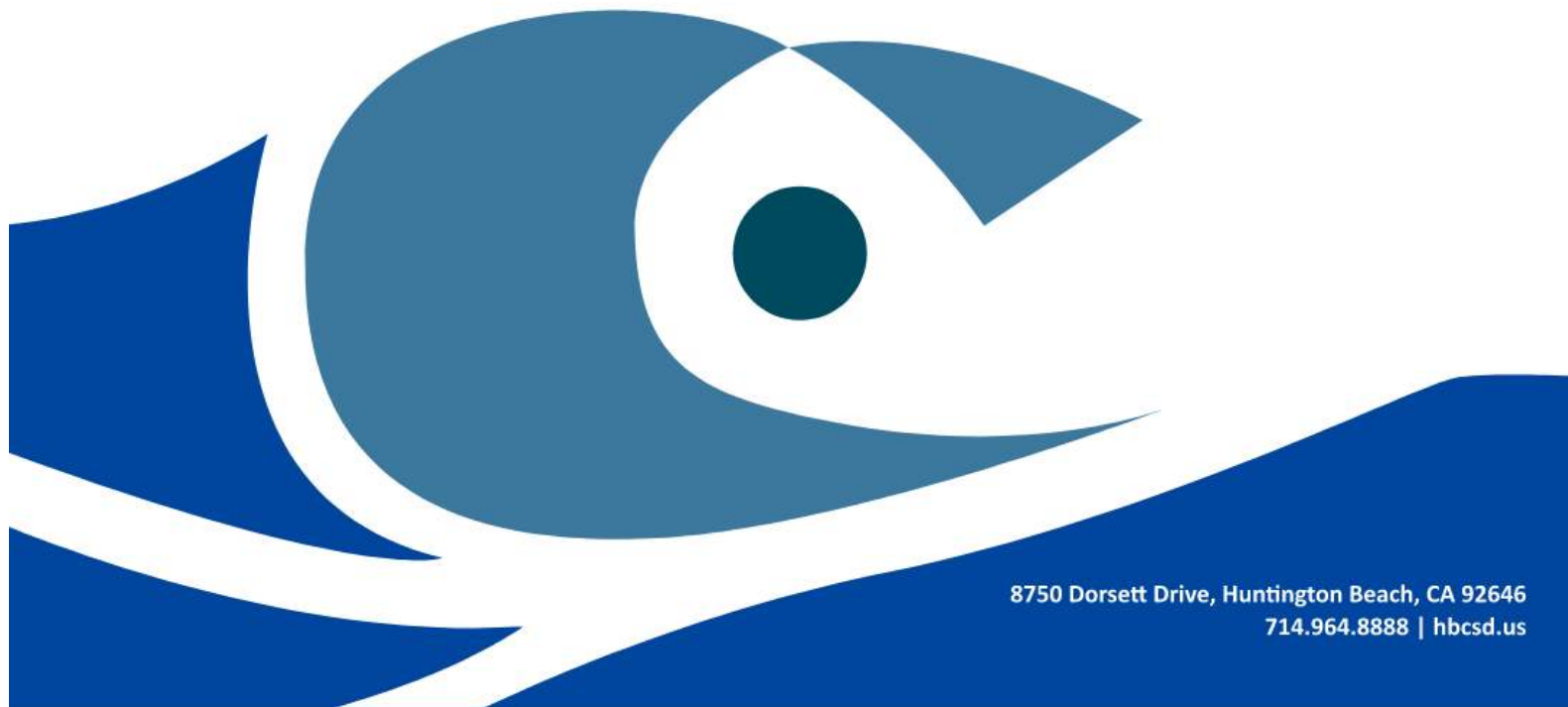
- Concrete service was reserved for the expected duration of the pile installation. As a result of the weather delays, our reserved dates passed and rescheduling required interrupted service.
- Rebar cage manufacturer and third party transporting company was delayed due to weather which slowed the availability of rebar cages to install.





HUNTINGTON BEACH
CITY SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE
2021-2022 ANNUAL REPORT



8750 Dorsett Drive, Huntington Beach, CA 92646
714.964.8888 | hbcasd.us



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| Financial & Performance Audit..... | Attached |
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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 Phase 1 Modernization
- Dwyer Middle School New Gymnasium & STEM Academy
- Dwyer Middle School Phase 2 Modernization
- Hawes Elementary School Phase 1 Modernization, including Interim Housing
- 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

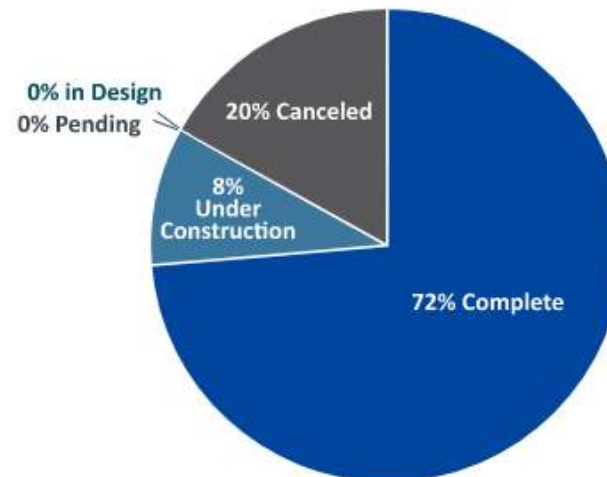
- None

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) |
| Interest Earned as of 6/30/2021 | \$ | 1,471,727 |
| Total Series A Budget | \$ | 51,521,727 |
| <u>Series A Expenditures</u> | <u>\$</u> | <u>51,521,727</u> |
| Series A Estimated Balance | \$ | 0 |

Series B

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

Series C

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

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

* As of June 30, 2022, SchoolWorks' estimate is \$5,860,717, funding date TBD

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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 2 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 1 below)</i> | \$ - | \$ 7,942,289 | \$ 2,288,025 | \$ 10,230,314 |
| School Safety Fencing & Gates <i>(complete)</i> | \$ 1,521,568 | \$ - | \$ - | \$ 1,521,568 |
| District M&O Building at Kettler Education Center <i>(4/14/2022 non-Measure Q project)</i> | \$ - | \$ - | \$ - | \$ - |
| PROJECT CONSTRUCTION COSTS | \$ 34,374,305 | \$ 27,308,172 | \$ 80,101,878 | \$ 141,784,355 |
| 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 |
| TOTAL CONSTRUCTION COSTS | \$ 39,508,043 | \$ 30,897,012 | \$ 86,201,695 | \$ 156,606,750 |
| Soft Cost Budgets | \$ 9,482,082 | \$ 6,448,821 | \$ 14,539,848 | \$ 30,470,751 |
| District M&O Building at Kettler Series A Soft costs | \$ 159,430 | | | \$ 159,430 |
| Pre-Construction Services (Construct1) | \$ 93,160 | | | \$ 93,160 |
| New Phone System | \$ 266,592 | | | \$ 266,592 |
| IT Systems | \$ 1,395,190 | \$ 1,053,574 | \$ 1,118,717 | \$ 3,567,481 |
| District M&O Roofing Replacement @ Seacliff ES | \$ 347,229 | \$ 753,099 | \$ - | \$ 1,100,328 |
| Contingency Return Credit Estimate: Eader, Peterson, Sowers | \$ - | \$ - | \$ (1,547,296) | \$ (1,547,296) |
| TOTAL PROJECT COST | \$ 51,251,726 | \$ 39,152,506 | \$ 100,312,964 | \$ 190,717,197 |
| Anticipated Measure Q Bond Building Funds (net of debt service payment) | \$ 49,780,000 | \$ 39,785,000 | \$ 69,592,500 | \$ 159,157,500 |
| Interest Earned per District (through 5/31/2022) | \$ 1,471,727 | \$ 1,044,863 | \$ 735,442 | \$ 3,252,031 |
| BALANCE OF FUNDS | \$ - | \$ 1,677,357 | \$ (29,985,023) | \$ (28,307,666) |
| After Series B Seacliff ES project is closed out, pay down Series B balance (see Note 3 below) | \$ - | \$ (1,677,357) | \$ 1,677,357 | \$ - |
| Total Balance of Funds to be funded from Gisler net sale proceeds and state bond funds | \$ - | \$ - | \$ (28,307,666) | \$ (28,307,666) |

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.)

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Example Project Status Update:



PETERSON ELEMENTARY SCHOOL

20661 Farnsworth Lane | Huntington Beach, CA 92646

Mascot: Dolphins
Grades: K-5
Enrollment: 680 students
Recognition:
 • California Distinguished School (2008)

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 (33 rooms)
- 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 and 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 and abatement

Project Team

- Architect: Studio W Architects
- Contractor: Construct 1 Corp. (lease-leaseback delivery)
- Structural Engineer: Universal Structural Engineers
- Mechanical/Electrical Engineer: Salas O'Brien
- Civil Engineer: KPFF Engineering
- Landscape Architect: RDA Landscape Architects

PROJECT COSTS | PETERSON ELEMENTARY SCHOOL PHASE 3 MODERNIZATION

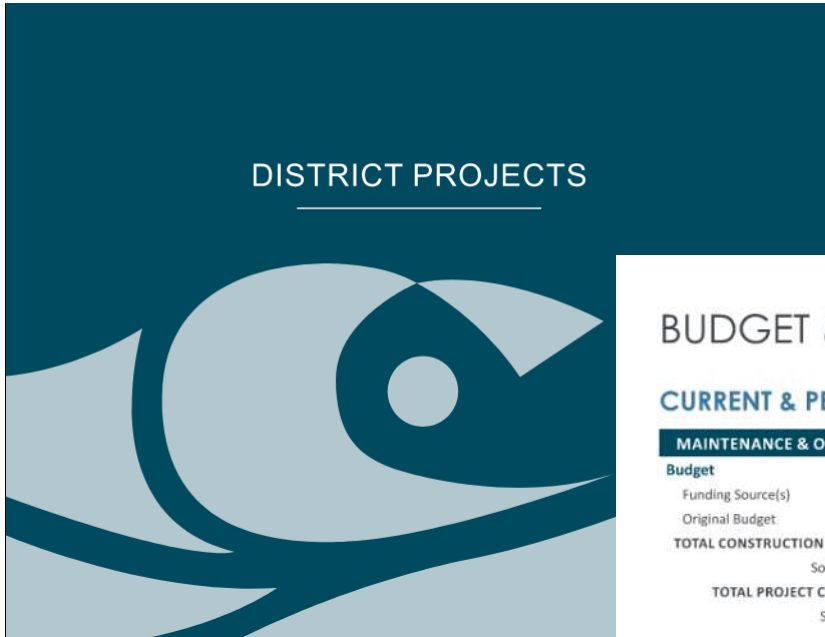
HARD COSTS (as of 6/30/2022)

| COST ITEM | SERIES C/ PHASE 3 | SERIES C/ CASH FLOW |
|---|----------------------|------------------------|
| CONSTRUCTION BUDGET (Constructs 5/26/2023 GMP Base price) | | |
| Construction Contingency | \$ 476,221 | |
| District Contingency | \$ 476,220 | |
| SUB-TOTAL CONSTRUCTION BUDGET | \$ 10,581,621 | |
| Classroom Furniture (DnPoint – Board award 3/9/2023 A-66) | \$ 1,859,084 | \$ 1,859,084 |
| Classroom Furniture Contingency | \$ 92,954 | \$ 92,954 |
| TOTAL CURRENT CONSTRUCTION COST BUDGET (includes classroom technology) | \$ 10,581,621 | \$ 10,581,621 |
| 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 | |
| SOFT COST BUDGET @ 22% of Construction Cost Budget | \$ 2,736,955 | |

SOFT COSTS (as of 6/30/2022)

| COST ITEM | BUDGET | CONTRACT/ ACTUAL |
|--|---------------------|---------------------|
| A/E FEES | | |
| Basic Service Fees | \$ 953,209 | \$ 953,209 |
| 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 18 Civil Add Service) | \$ 37,775 | \$ 37,775 |
| TOTAL A/E SERVICES FEE BUDGET | \$ 1,254,100 | \$ 1,254,100 |
| OTHER CONSULTANTS – Contracted Directly with District | | |
| Surveying: In situ 12/28/2020 Process | \$ 4,700 | \$ 4,700 |
| Supplemental Utility Survey by T2 | \$ 7,275 | \$ 7,275 |
| Geotechnical Report: Nimjo & Moore, Part I | \$ 19,314 | \$ 19,314 |
| Dome Testing: Nimjo & Moore | \$ 1,875 | \$ 1,875 |

Example Project Status Update:



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 |
| TOTAL CONSTRUCTION COST BUDGET | \$ 2,288,000 |
| Soft Cost Estimate | \$ 410,286 |
| TOTAL PROJECT COST ESTIMATE | \$ 2,698,286 |
| 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

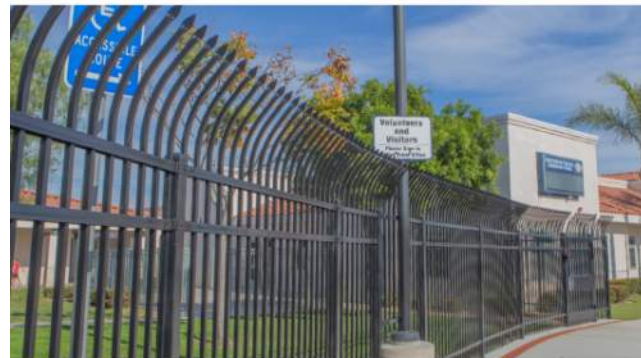
SAFETY & SECURITY MEASURES AT MULTIPLE CAMPUSES

Budget

| | |
|---------------------------------------|----------------------------|
| Funding Source(s) | Measure Q Series A/Phase 1 |
| Original Budget | \$ 939,549 |
| Approved GMP | \$ 1,521,568 |
| TOTAL CONSTRUCTION COST BUDGET | \$ 1,521,568 |
| Actual Soft Costs | \$ 336,583 |
| TOTAL PROJECT COST | \$ 1,858,152 |
| Savings/Overrun | N/A |

Schedule

| | |
|--------------------|-----------|
| Construction Start | Jun. 2019 |
| Planned Completion | Dec. 2019 |
| Actual Completion | May 2020 |



Safety and Security Measures were implemented at the following campuses:

- Dwyer Middle School
- Eader Elementary School
- Hawes Elementary School
- Moffett Elementary School
- Perry Elementary School
- Peterson Elementary School
- Seacliff Elementary School
- Sowers Middle School (pending future of Campus Modernization)
- Smith Elementary School (part of Phase 2 Relocation of Admin)

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Example Funding Summary:



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 |
| 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 |
| TOTAL ESTIMATED NET SERIES C FUNDING | \$ | 70,327,942 |

| 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 |
| Peterson ES Mod Phase 3 | \$ | 10,581,621 |
| Sowers MS Replacement + Gym & STEM Academy | \$ | 45,885,811 |
| Sowers MS Replacement: AMS Gen7 Building Contract | \$ | 13,378,737 |
| District M&O Building at Kettler Education Center | \$ | - |
| Fund Portion of Peterson ES Mod Phase 3 Payment Applications with Series B Funds | \$ | (2,288,025) |
| Fund Smith ES Mod Part II Payment Applications 9 & 10 with Series C Funds | \$ | 2,288,025 |
| Demonstration Classrooms | \$ | - |
| SUB-TOTAL SERIES C CONSTRUCTION COST BUDGET | \$ | 80,101,878 |
| New Furniture Budget, Series C | | includes contingency |
| Eader ES Mod Phase 3 | \$ | 1,666,143 |
| Peterson ES Mod Phase 3 | \$ | 1,952,038 |
| Sowers MS Replacement | \$ | 2,481,636 |
| District M&O Building at Kettler | \$ | - |
| FURNITURE | \$ | 6,099,817 |
| CONSTRUCTION COST + FURNITURE | \$ | 86,201,695 |
| Series C Soft Cost Estimates | \$ | 14,539,848 |
| Construction Cost + Furniture + Soft Costs | \$ | 100,741,543 |
| IT Systems | \$ | 1,118,717 |
| SERIES C TOTAL PROJECT COST ESTIMATE | \$ | 101,860,260 |
| 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 Sealiff 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) |

Q & A



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