



Huntington Beach City School District



Special Board Meeting Presentation

September 21, 2021

Agenda



- A. Superintendent Overview**
- B. Geotechnical/ Pier Investigation**
- C. Site Options**
- D. Project Cost Estimates**
- E. Available Funding**
- F. Project Schedules**
- G. Board Discussion**
- H. Community Member Questions**
- I. Next Steps**



Superintendent Overview



FALL 2020:

- Discussion of Alternatives

SPRING 2021:

- Decision to Narrow Alternatives
 - Modernization of Existing Campus with Soil Mitigation
 - Modular Reconstruction of Campus
- Deeper Studies of Geotechnical Status
- Communication and Input
 - Public Information Session
 - Thought Exchange
 - FAQ

SUMMER 2021:

- Conceptual Designs
- Cost Estimates

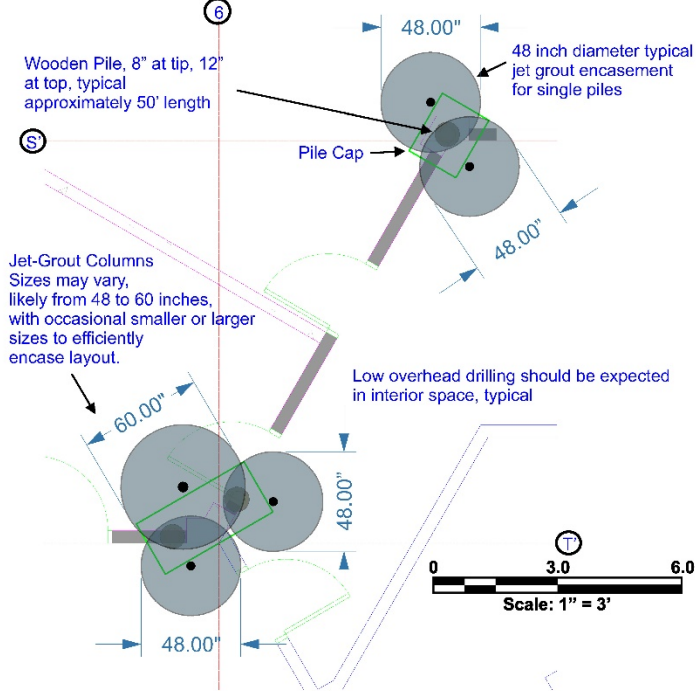
FALL 2021

- Board Study/ Public Information Session – Sept 21
- Board Decision on Options – Oct 19

GEOTECHNICAL/ PIER INVESTIGATION



Schematic Jet-GROUT Encasement for Single and Double Pile Caps

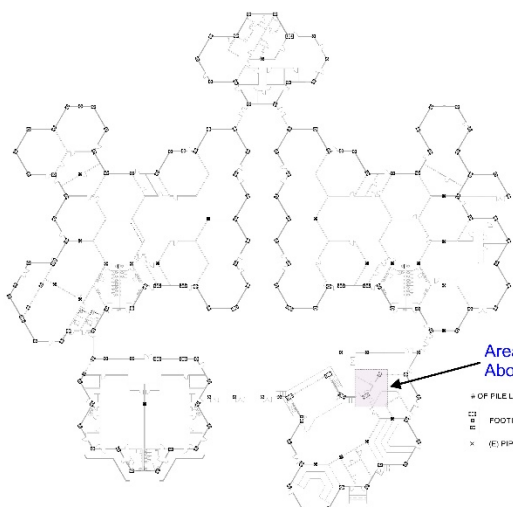
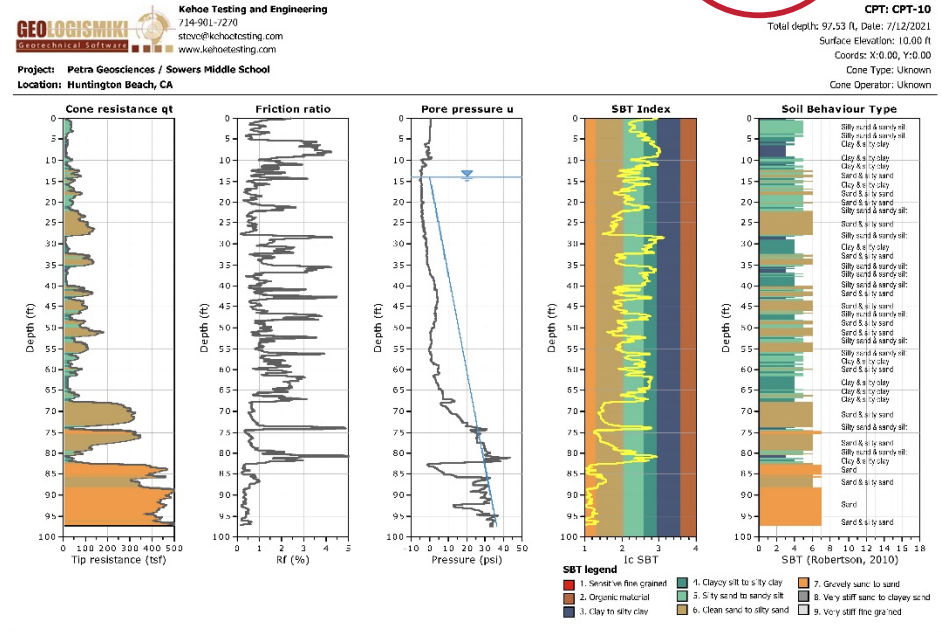


Scope of Work for Jet Grouting Encasement of Existing Wooden Piles:

The existing structure is supported on wooden piles with a tip diameter of 8 inches, that were driven to approximately 50 feet below the pile caps. The tilt up concrete walls sit directly on the pile caps without any grade beams for footings below them. The piles terminate in a moderately dense sand layer that appears to still be prone to liquefaction. Therefore the existing piles may not be relied upon to provide support at the critical time during an earthquake. The project scope therefore is to encase the existing piles within columns of jet grout to extend and support the piles, and support structure, to an adequate bearing layer that will not be subject to the degradation of liquefaction.

The jet grout encasement should be extended to a depth of approximately 70 to 75'. The encasement should be constructed as shown on the adjacent schematic layouts. Grout strength should be anticipated to be a minimum of 200 to 300 psi at 14 days. The encasement should be anticipated to come to just above the bottom of the pile caps to provide a shear connection between the caps and grout. Uplift resisting dowels and other structural connections between the caps and grout should be anticipated as shown on the structural plans.

Typical Soil Profile

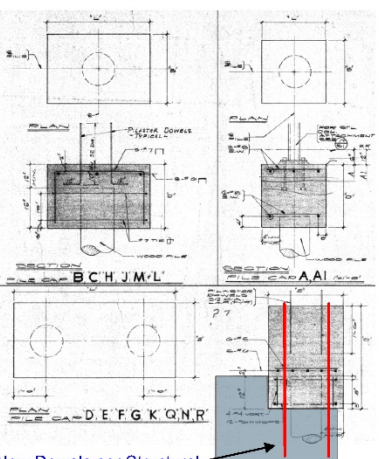


Foundation Plan of Existing Building (n.t.s.)

PILE CAP SCHEDULE

MARK	1'	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'	17'	18'	19'	20'
(A)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(B)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(C)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(D)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(E)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(F)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(G)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(H)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(I)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(J)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(K)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(L)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(M)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(N)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(O)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(P)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(Q)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
(R)	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"

As-Built Pile Cap Plan Information



New Dowels per Structural
 Typical Encasement Around Pile Cap, Width Varies

PETRA GEOSCIENCES, INC.
 3186 Airway Avenue, Suite K
 Costa Mesa, California 92626
 PHONE: (714) 549-8921
 COSTA MESA TEMECULA LOS ANGELES PALM DESERT CORONA SAN DIEGO

SCHEMATIC DESIGN (EXISTING BUILDING UPGRADE) (JET GROUT)

Sowers Middle School
 9300 Indianapolis Ave, Huntington Beach, California

PETRA GEOSCIENCES DATE: August, 2021
 J.N.: 18-276

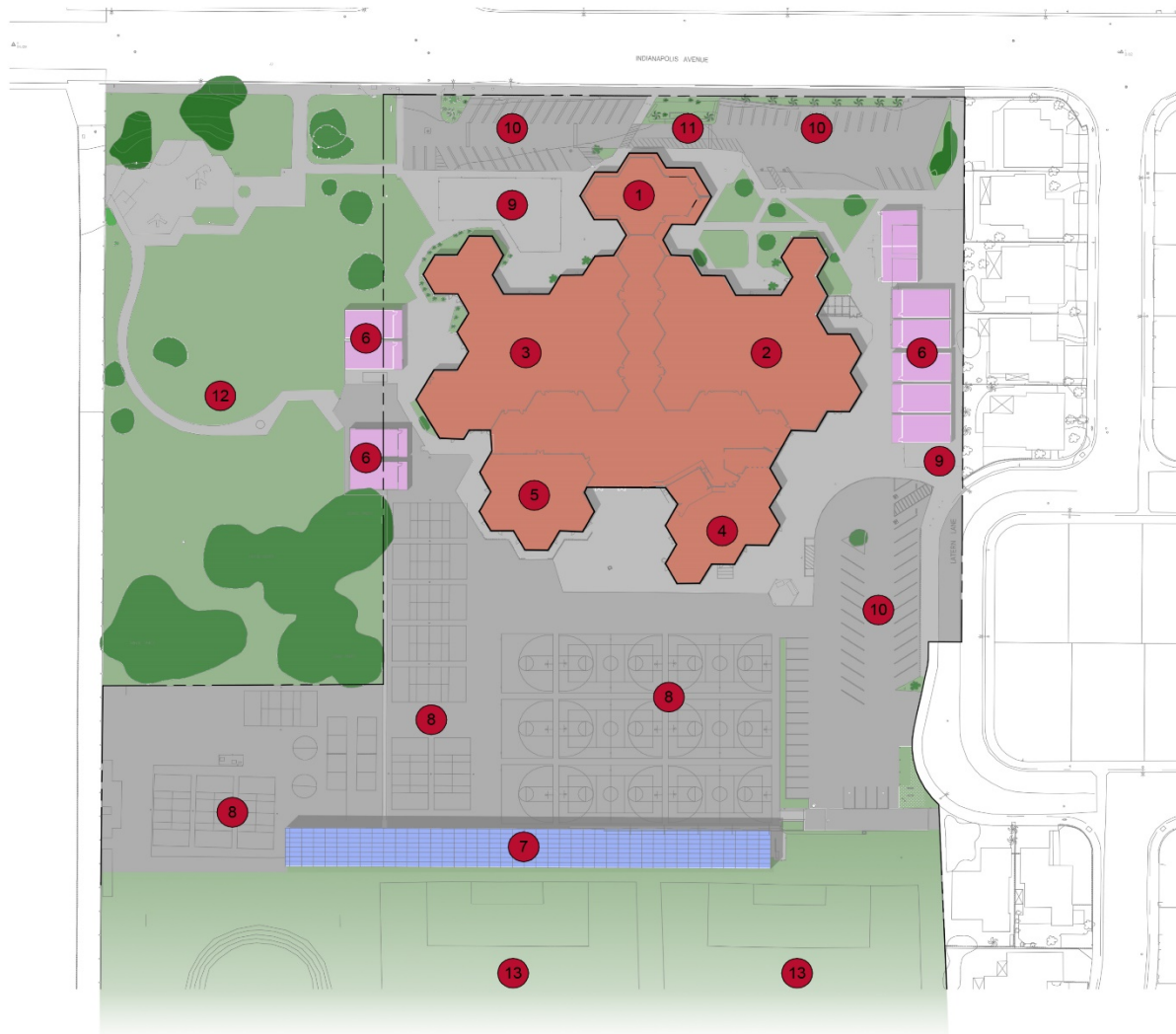
Plate 1



SITE OPTIONS



EXISTING (Site Plan):



CLASSROOM TYPE	COUNT	SF PER UNIT	TOTAL SF
TYP. TEACHING SPACE	19/11	890/960 SF	27,470 SF
FLEX. TEACHING SPACE	7	1,512 SF	10,584 SF
TOTAL TEACHING SPACES	37		38,054 SF

LEGEND

- 1. (E) BUILDING 100
- 2. (E) BUILDING 200
- 3. (E) BUILDING 300
- 4. (E) BUILDING 400
- 5. (E) BUILDING 500
- 6. (E) RELOCATABLE CLASSROOMS
- 7. (E) SOLAR ARRAY
- 8. (E) PLAY COURTS
- 9. (E) BICYCLE PARKING
- 10. (E) PARKING LOT
- 11. (E) DROP-OFF
- 12. (E) CITY PARK
- 13. (E) PLAY FIELDS



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EXISTING SITE PLAN

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SITE OPTIONS



MODERNIZATION OPTION (Site Plan):



TOTAL CAMPUS PARKING SPACES : 70, +5 ACCESSIBLE

TOTAL BUS PARKING SPACES : 17, +2 ACCESSIBLE

CLASSROOM TYPE	COUNT	SF PER UNIT	TOTAL SF
TYP. TEACHING SPACE	23	890 SF	20,470 SF
FLEX. TEACHING SPACE	7	1,512 SF	10,584 SF
TOTAL TEACHING SPACES	30		31,054 SF

LEGEND

1. BUS PARKING
2. (E) BUILDING 200
3. (E) BUILDING 300
4. (E) BUILDING 400
5. (E) BUILDING 500
6. GYM BUILDING
7. STEM BUILDING
8. SHADE STRUCTURE
9. BIKE PARKING
10. DROP-OFF
11. PARKING
12. ADMINISTRATION BUILDING
13. OUTDOOR LEARNING AREAS
14. PLAYCOURT STRIPING
15. (E) RELOCATABLES TO BE REMOVED
16. CMU WALL AT BUS PARKING
17. LOUNGE BUILDING
18. EQUIPMENT ENCLOSURE



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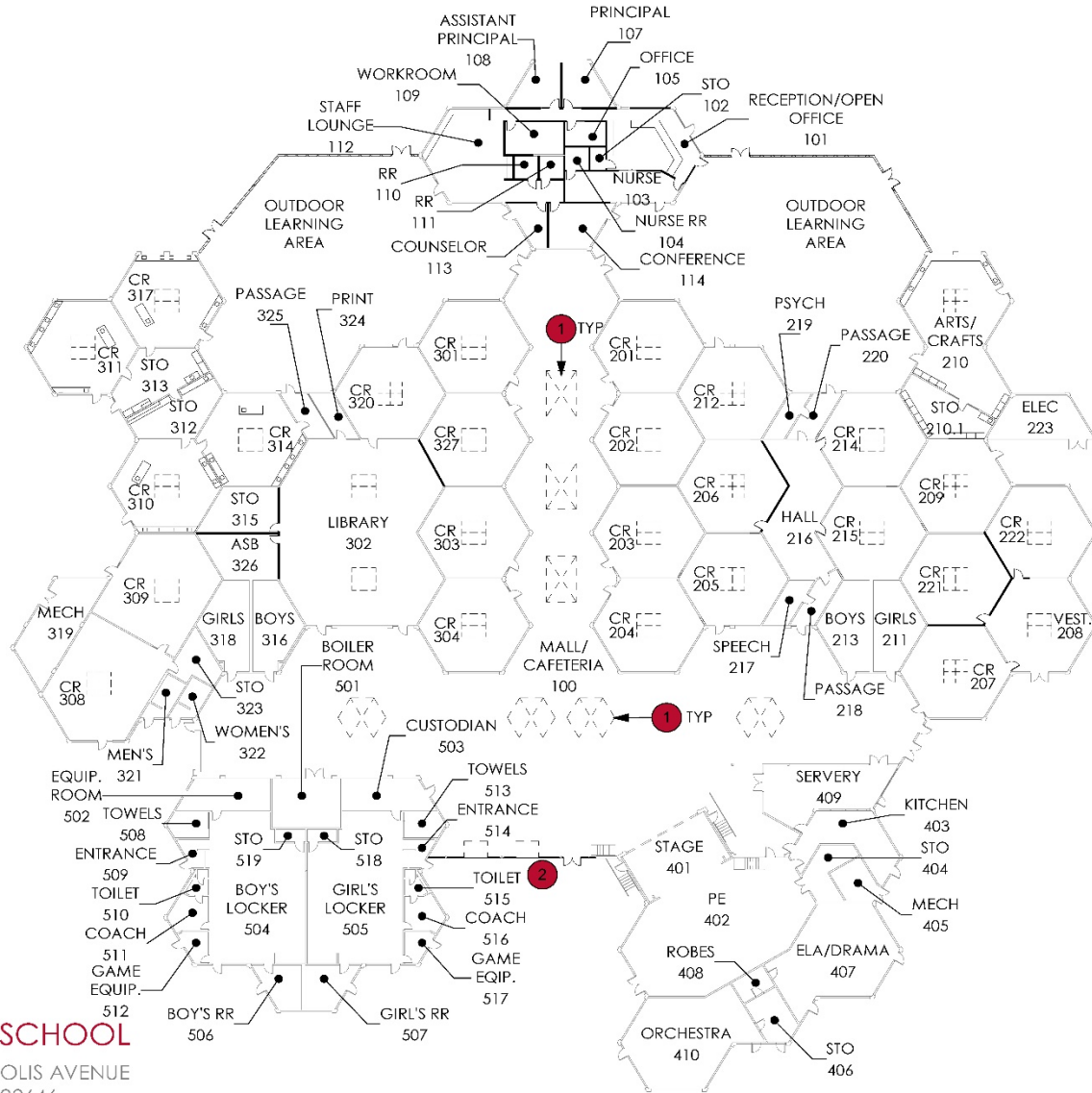
SITE PLAN - MODERNIZATION OPTION 2

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SITE OPTIONS

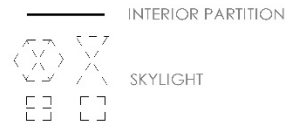


MODERNIZATION OPTION (Floor Plan):



LEGEND

- 1. REOPEN (E) CAPPED SKYLIGHT
- 2. (N) ENTRY STOREFRONT WITH ROLL UP DOORS



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MODERNIZATION OVERALL FLOOR PLAN

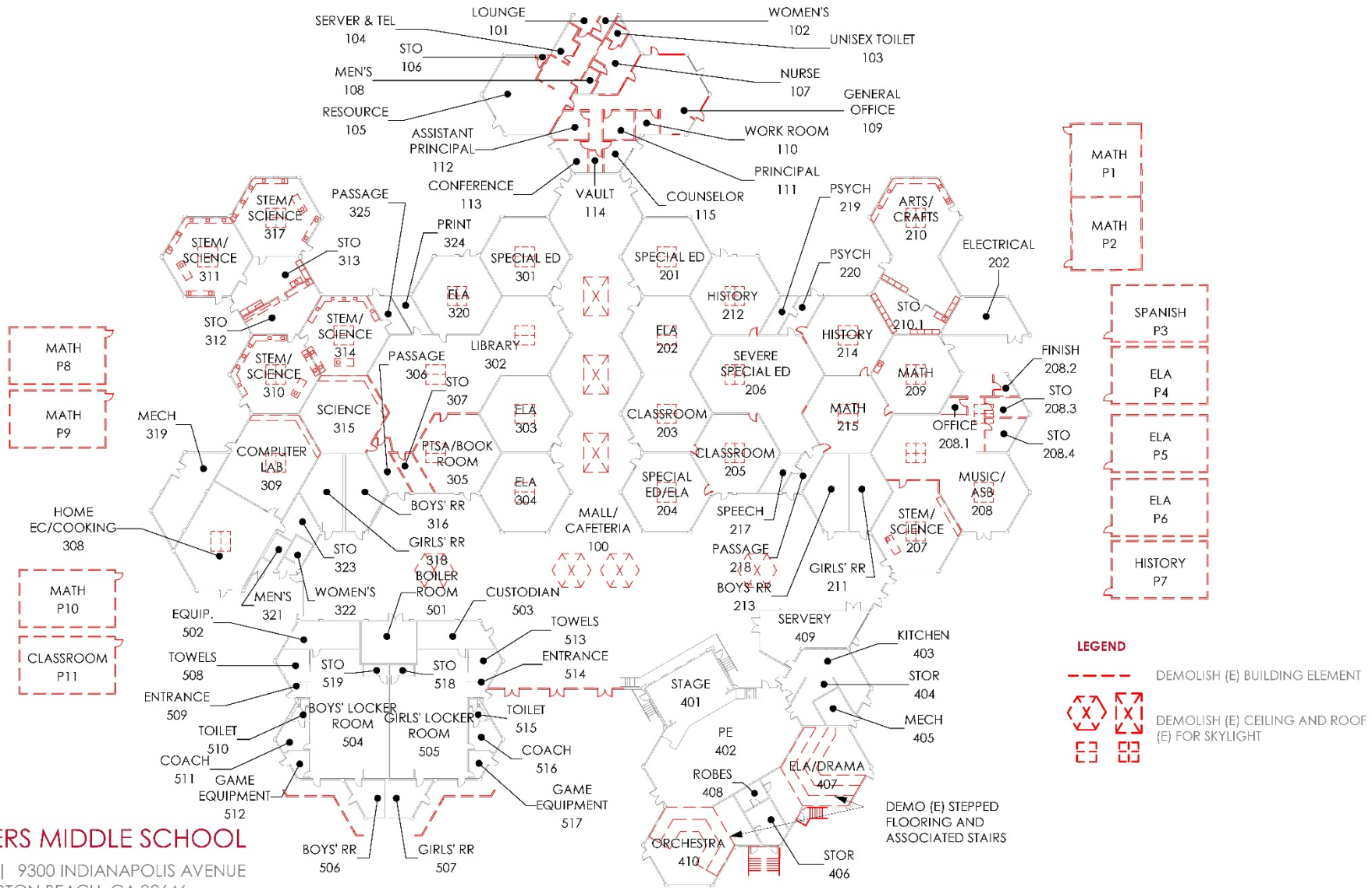
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SITE OPTIONS



MODERNIZATION OPTION (Demo Floor Plan):



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DEMOLITION FLOOR PLAN

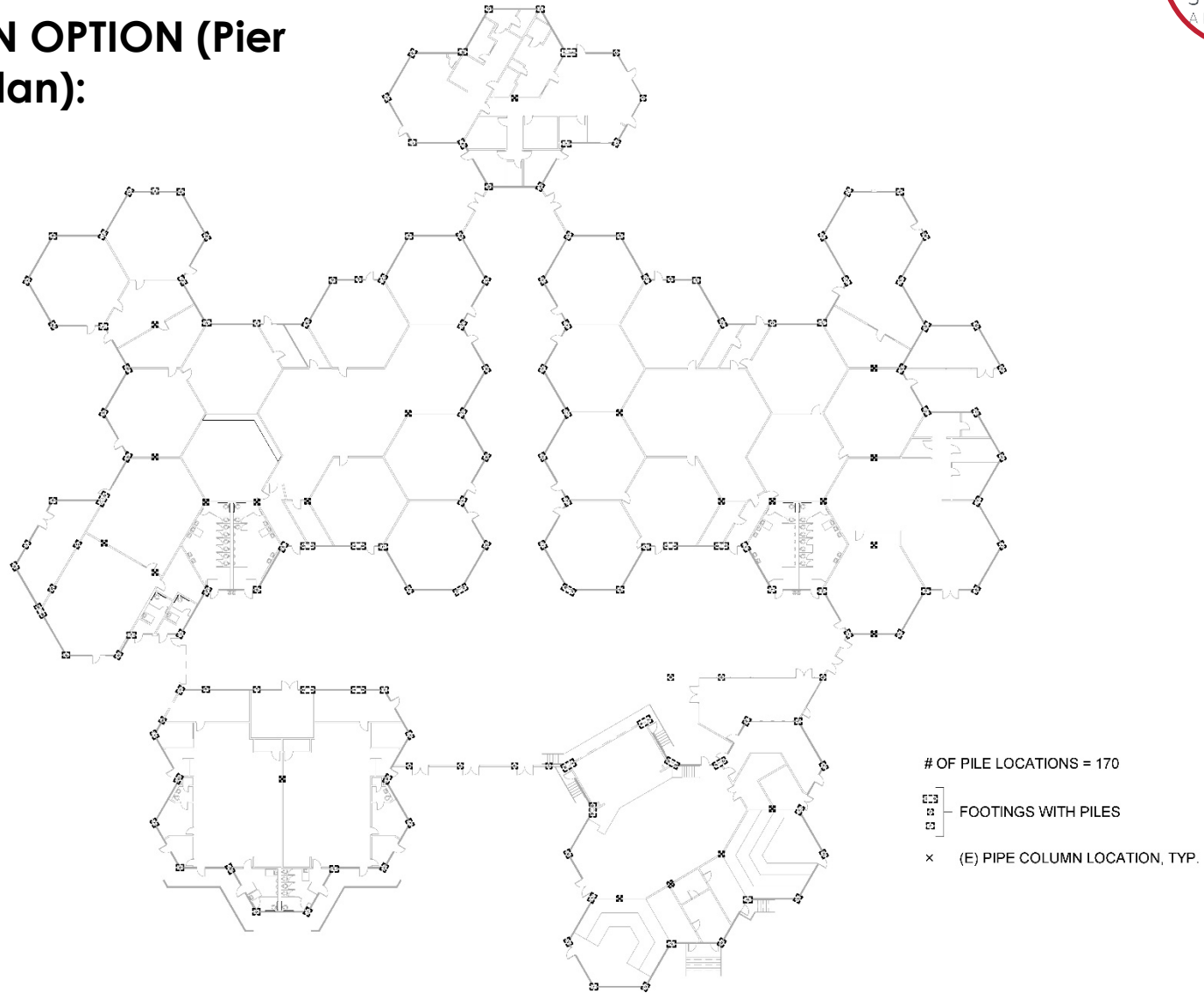
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SITE OPTIONS



MODERNIZATION OPTION (Pier Enhancement Plan):



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EXISTING FOUNDATION PLAN

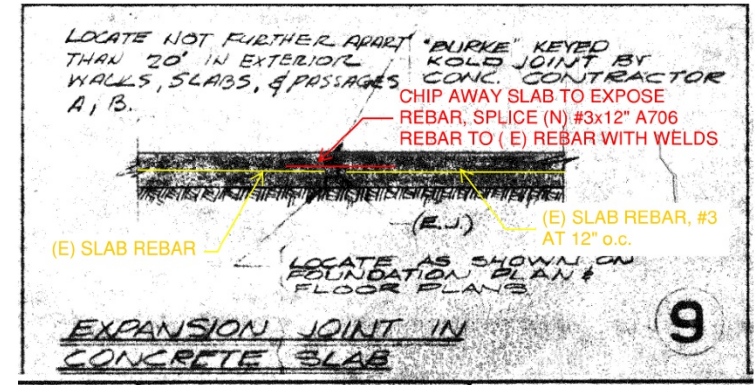
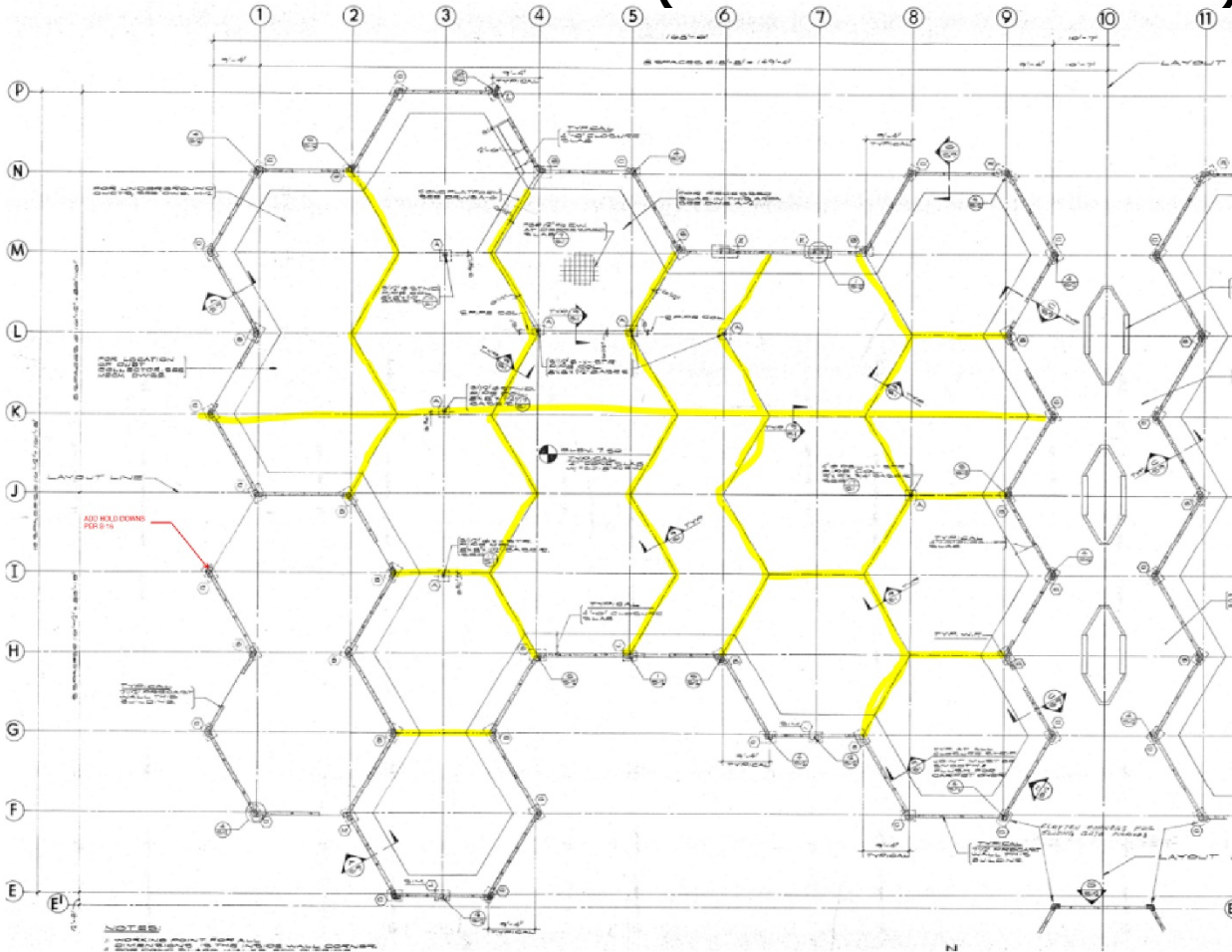
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SITE OPTIONS



MODERNIZATION OPTION (Slab Enhancement Plan):



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STRUCTURAL UPGRADES

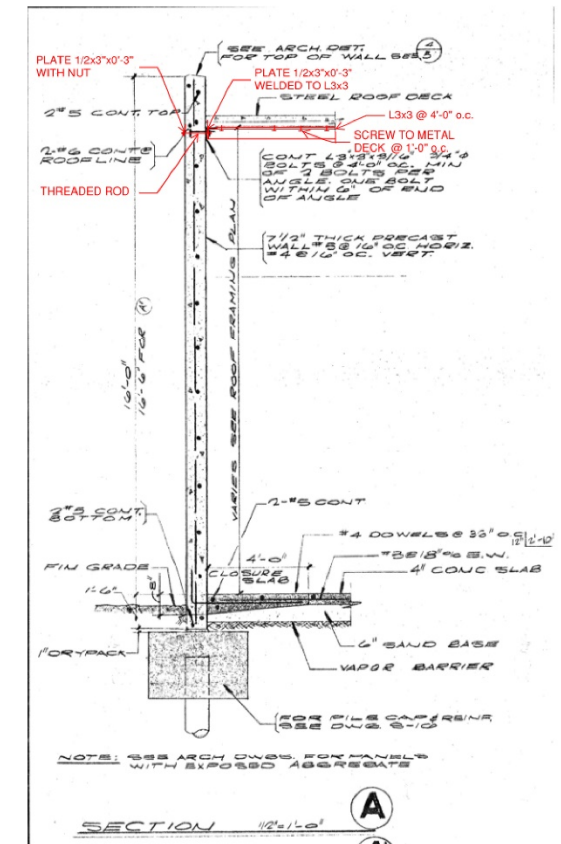
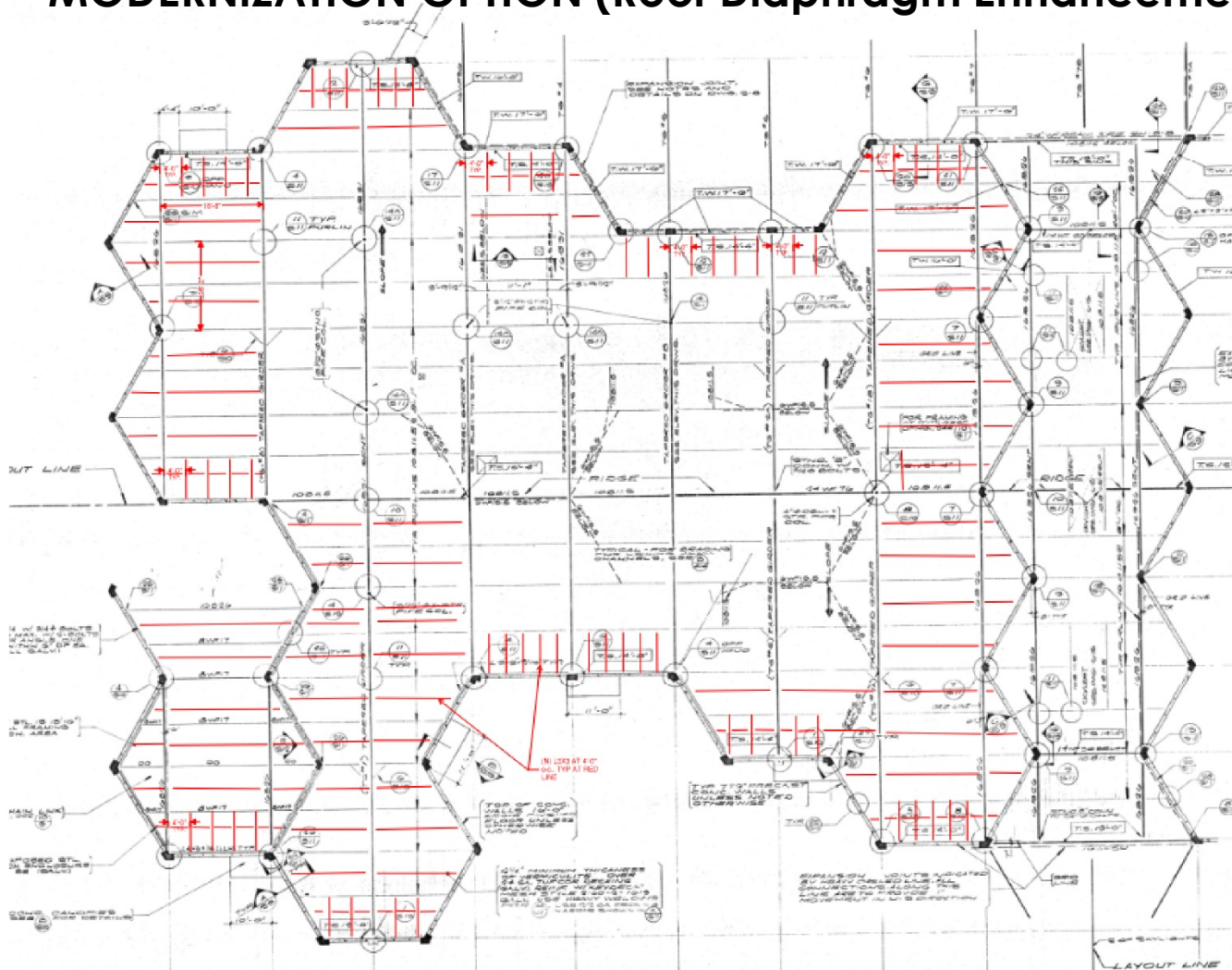
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SITE OPTIONS



MODERNIZATION OPTION (Roof Diaphragm Enhancement Plan):



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STRUCTURAL UPGRADES

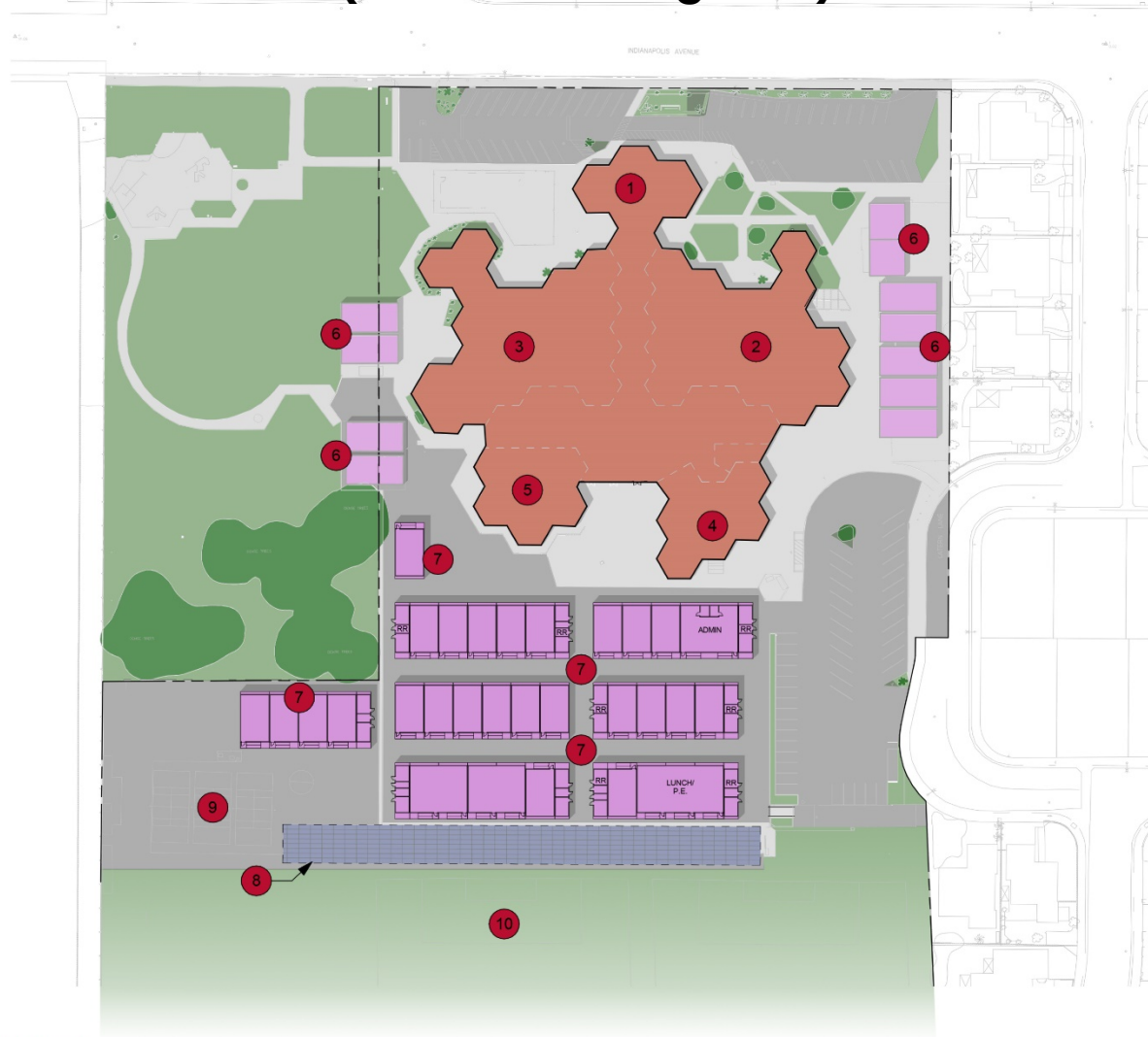
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SITE OPTIONS



MODERNIZATION OPTION (Interim Housing Plan):



CLASSROOM TYPE	COUNT	SF PER UNIT	TOTAL SF
TYP. TEACHING SPACE	35	960 SF	33,600 SF
FLEX. TEACHING SPACE	2	1,920 SF	3,840 SF
TOTAL TEACHING SPACES	37		37,440 SF

LEGEND

1. (E) BUILDING 100
2. (E) BUILDING 200
3. (E) BUILDING 300
4. (E) BUILDING 400
5. (E) BUILDING 500
6. (E) RELOCATABLE CLASSROOMS TO REMAIN
7. INTERIM HOUSING RELOCATABLES
8. (E) SOLAR ARRAY
9. (E) HARDCOURTS TO REMAIN
10. (E) PLAY FIELDS TO REMAIN



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SITE PLAN - INTERIM HOUSING FOR MODERNIZATION

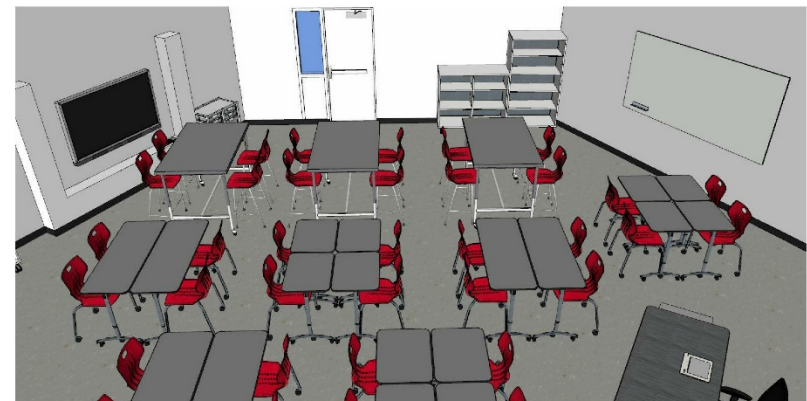
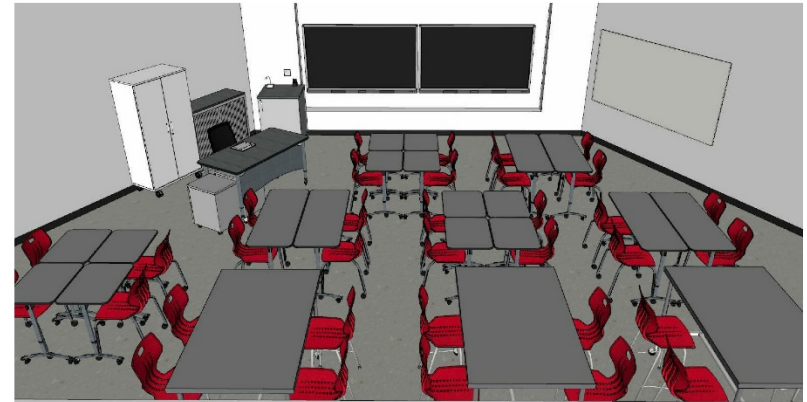
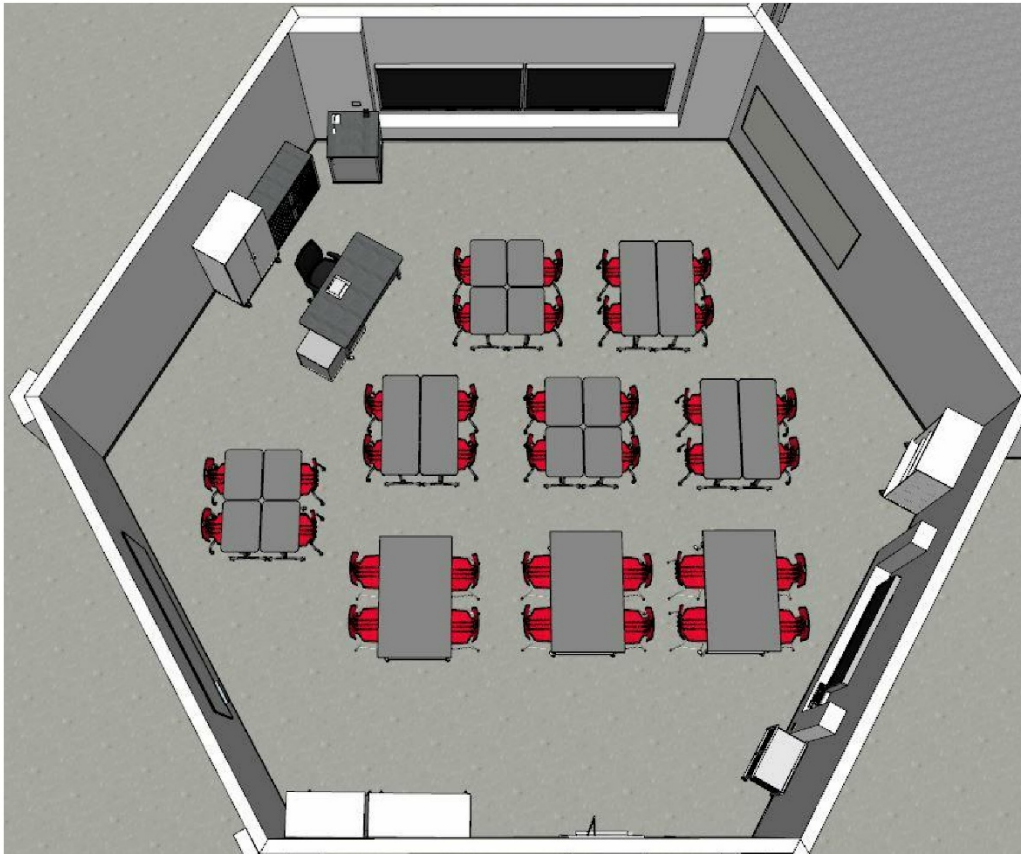
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SITE OPTIONS



MODERNIZATION OPTION (Classroom Furniture Plan):



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TYPICAL CLASSROOM LAYOUT

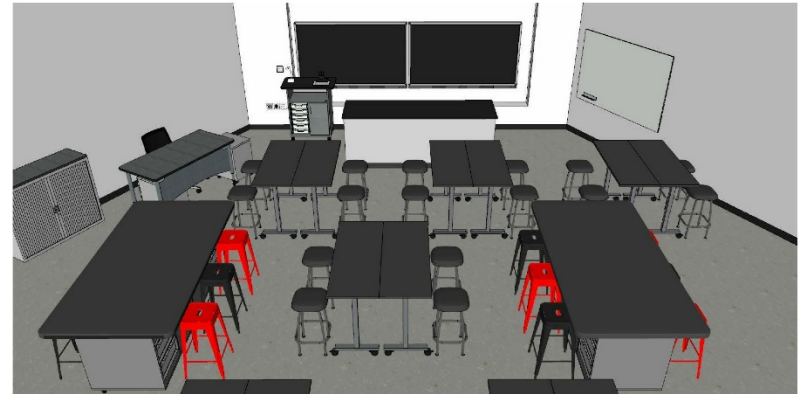
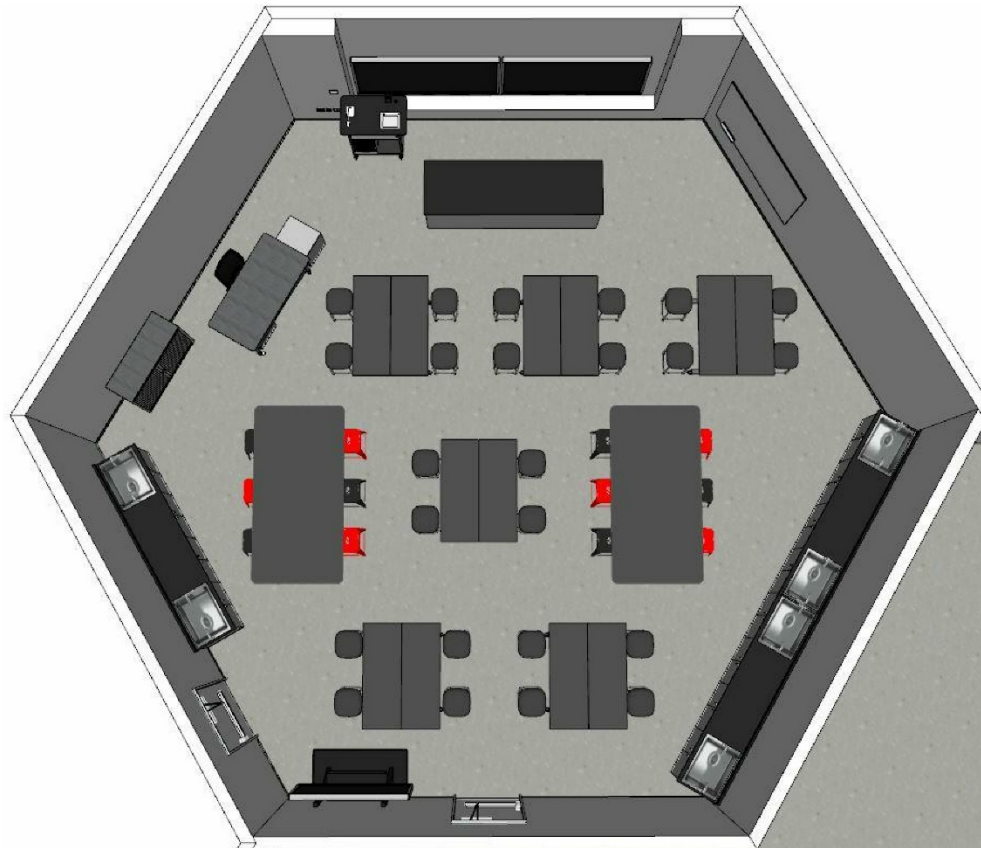
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MODERNIZATION OPTION (Science Furniture Plan):



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TYPICAL SCIENCE CLASSROOM

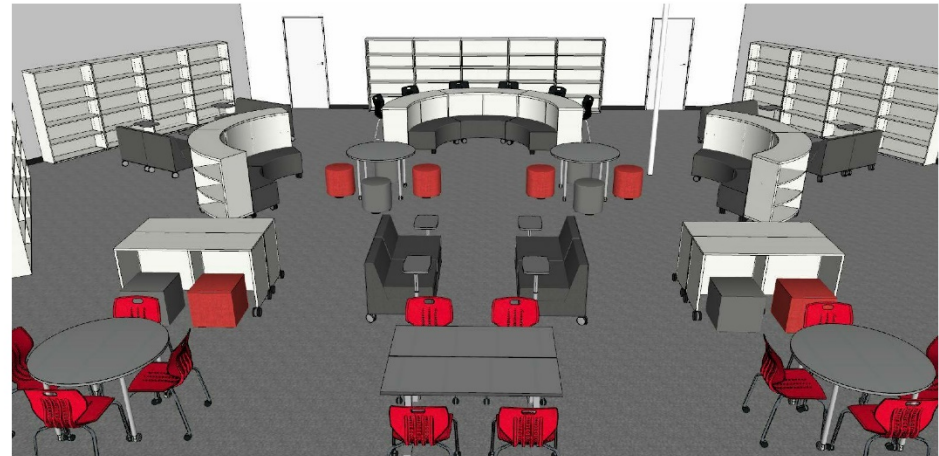
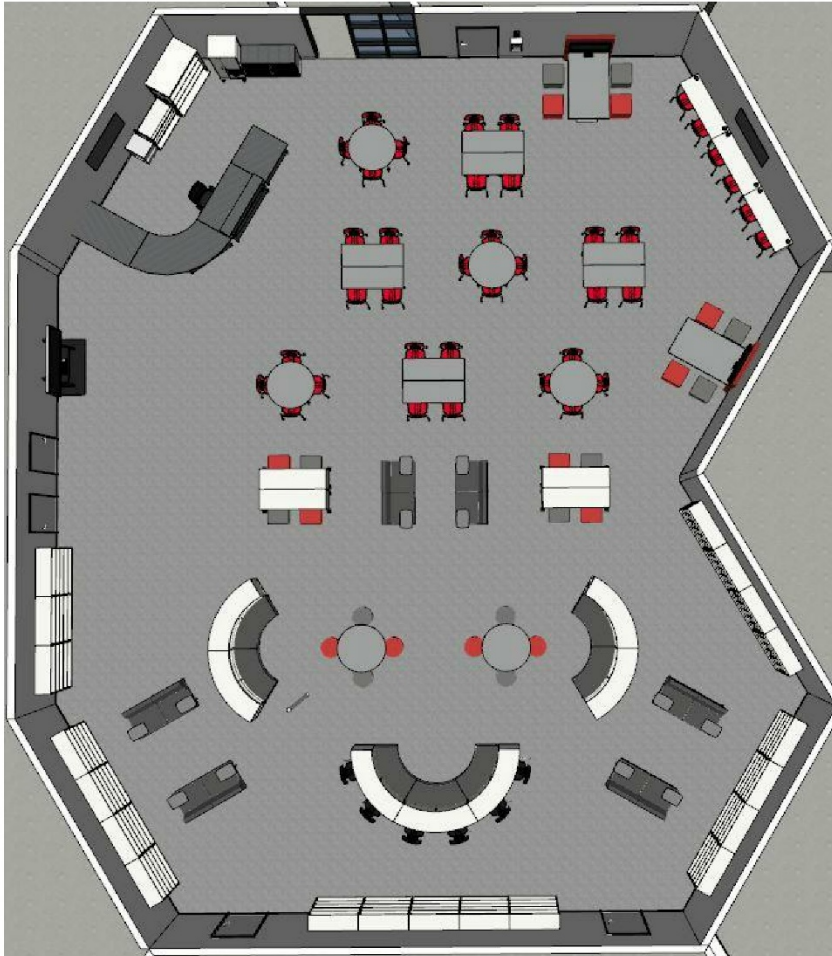
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SITE OPTIONS



MODERNIZATION OPTION (Learning Commons Furniture Plan):



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LEARNING COMMONS

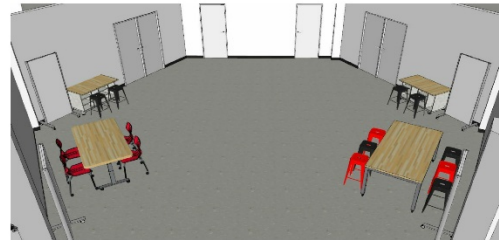
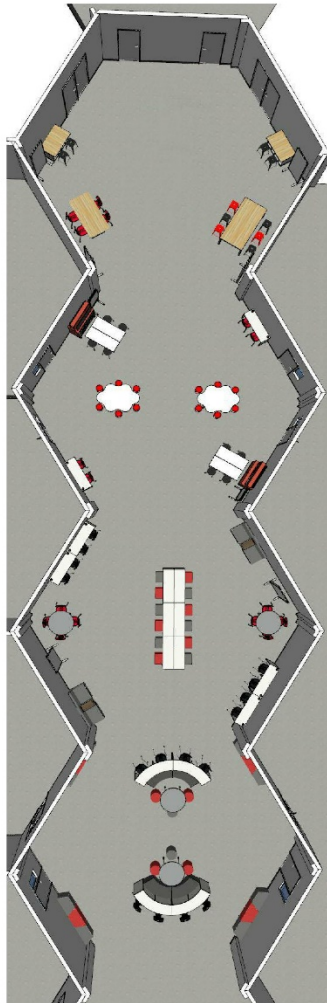
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SITE OPTIONS

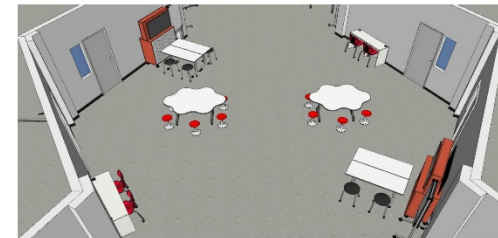


MODERNIZATION OPTION (Mall Area Furniture Plan):

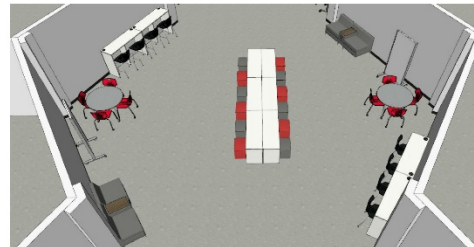


COLLABORATE

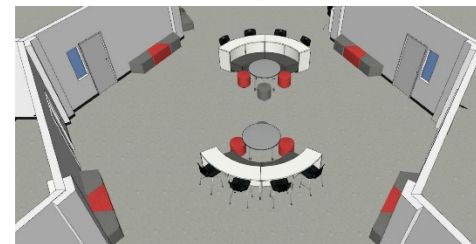
RESEARCH



STUDY



SOCIALIZE



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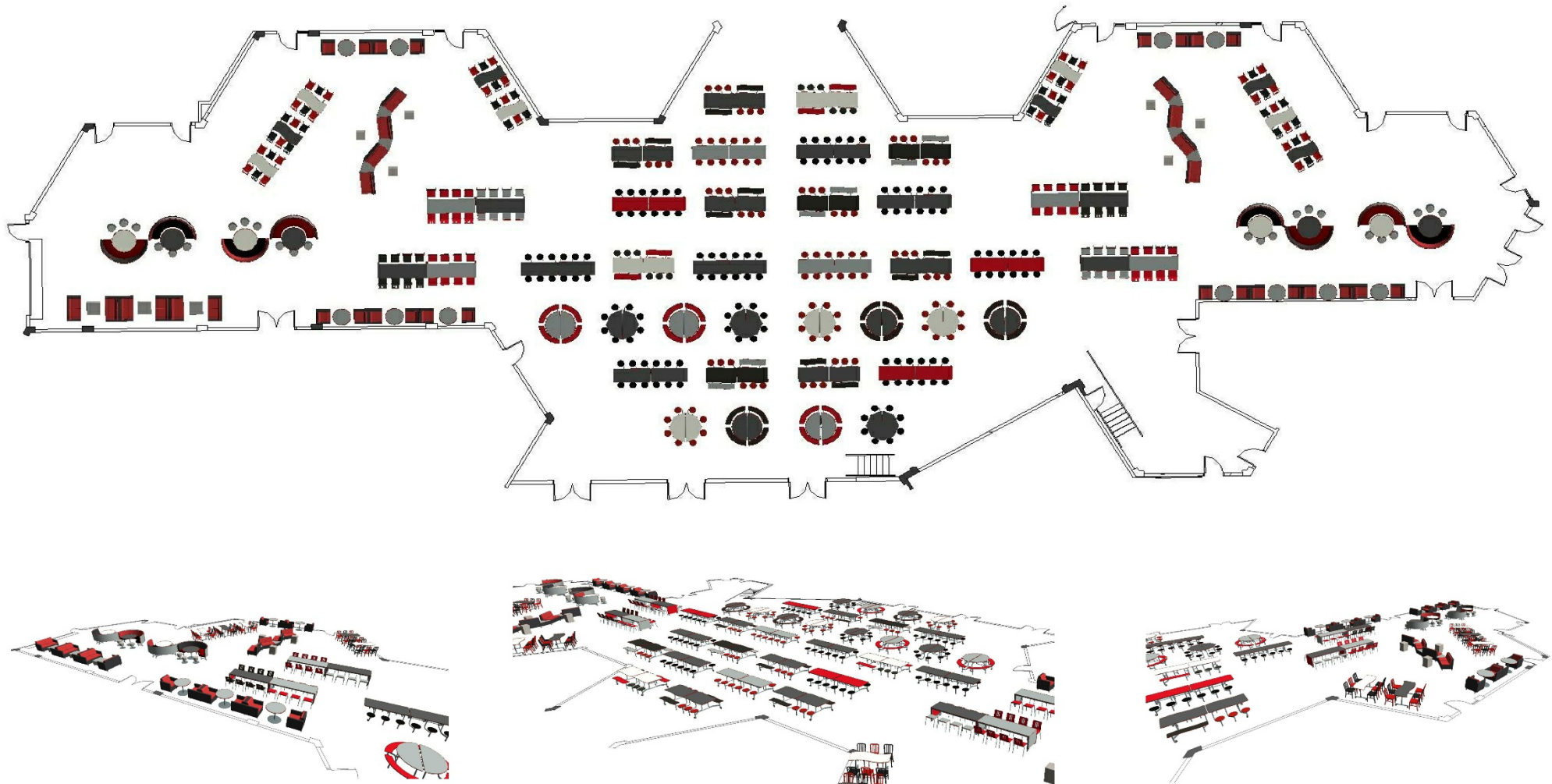
THE MALL

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SITE OPTIONS



MODERNIZATION OPTION (Mall Area Furniture Plan):



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FOOD COMMONS

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SITE OPTIONS



NEW CONSTRUCTION OPTION (Site Plan):



Total of 30
Classrooms w/
Room for 35
(Future)

TOTAL CAMPUS PARKING SPACES : 115, +5 ACCESSIBLE

TOTAL BUS PARKING SPACES : 17, +2 ACCESSIBLE

CLASSROOM TYPE	COUNT	SF PER UNIT	TOTAL SF
TYP. TEACHING SPACE	30	1,008 SF	30,240 SF
FLEX. TEACHING SPACE	5	1,512 SF	7,560 SF
TOTAL TEACHING SPACES	35		37,800 SF

LEGEND

1. BUS PARKING
2. RELOCATE (E) SOLAR ARRAY
3. RELOCATE (E) PLAY FIELDS
4. CLASSROOM WING
5. LOCKER ROOM BUILDING
6. GYM BUILDING
7. STEM BUILDING
8. SHADE STRUCTURE
9. BIKE PARKING
10. DROP-OFF
11. PARKING
12. ADMINISTRATION BUILDING
13. OUTDOOR LEARNING AREAS
14. PLAYCOURT STRIPING/ASPHALT
15. CMU WALL AT BUS PARKING
16. DEMOLISH (E) BUILDINGS
17. LOUNGE BUILDING
18. EQUIPMENT ENCLOSURE

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SITE PLAN - RECONSTRUCTION OPTION

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Huntington Beach City School District



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SITE OPTIONS



NEW CONSTRUCTION OPTION (Rendering):



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RENDERINGS

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SITE OPTIONS



NEW CONSTRUCTION OPTION (Rendering):



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RENDERINGS

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SITE OPTIONS



NEW CONSTRUCTION OPTION (Rendering):



SOWERS MIDDLE SCHOOL

HBCSD | 9300 INDIANAPOLIS AVENUE
HUNTINGTON BEACH, CA 92646

RENDERINGS

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RENDERINGS

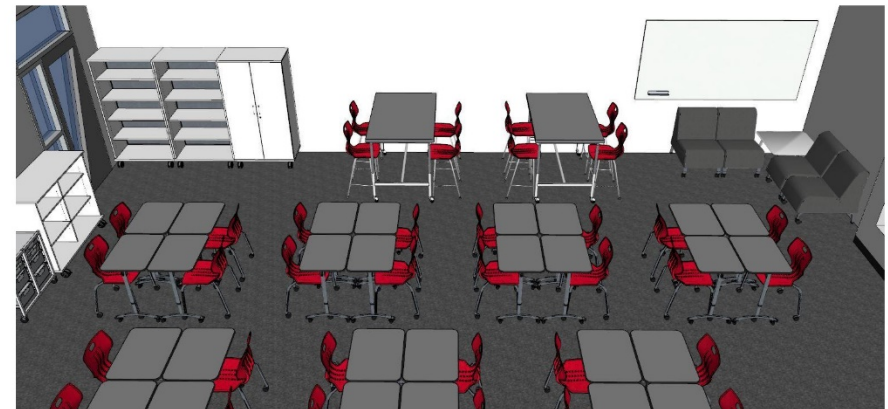
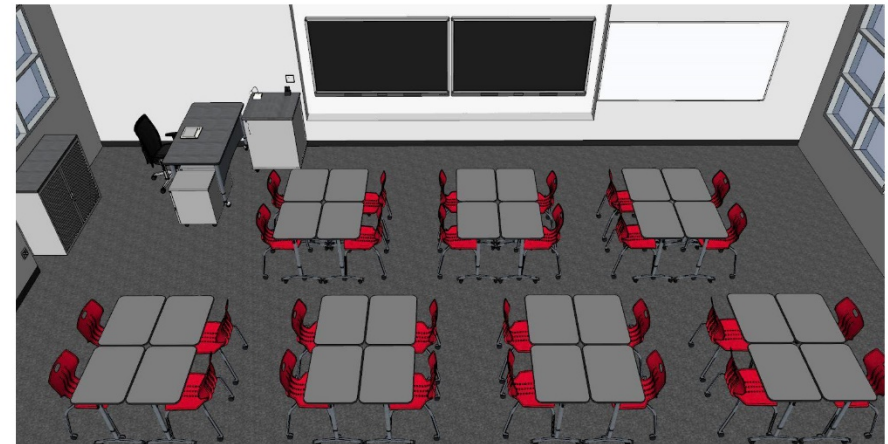
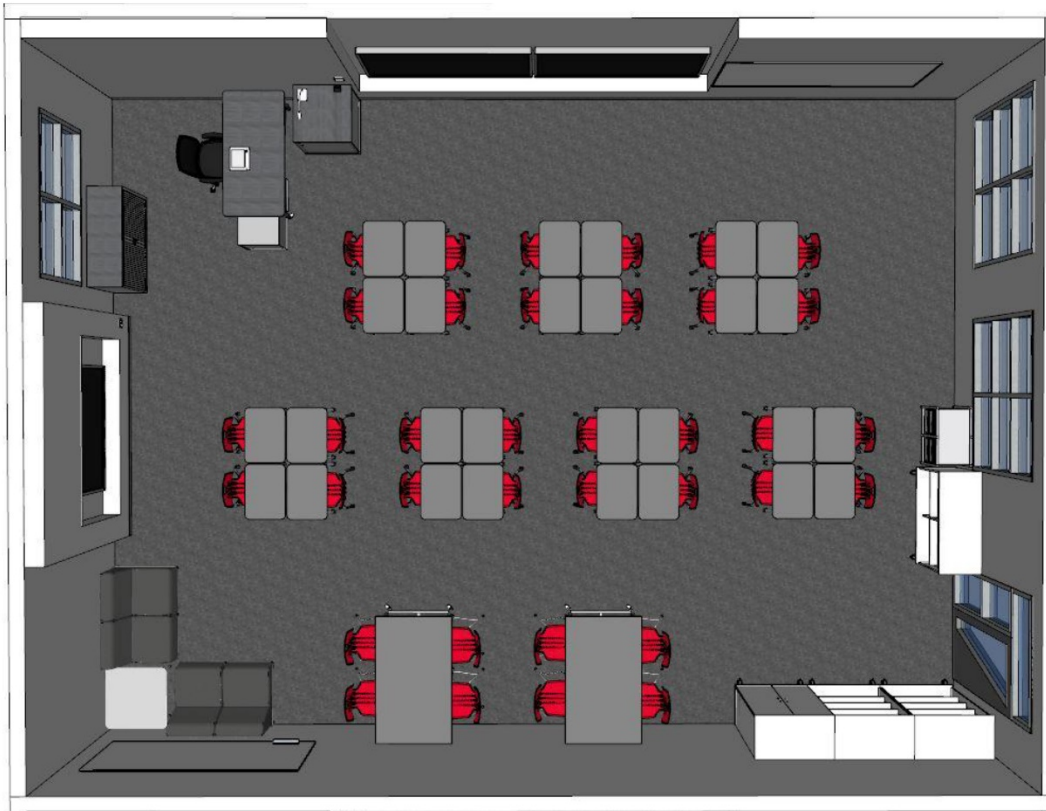
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SITE OPTIONS



NEW CONSTRUCTION OPTION (Classroom Furniture Plan):



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HUNTINGTON BEACH, CA 92646

TYPICAL CLASSROOM LAYOUT

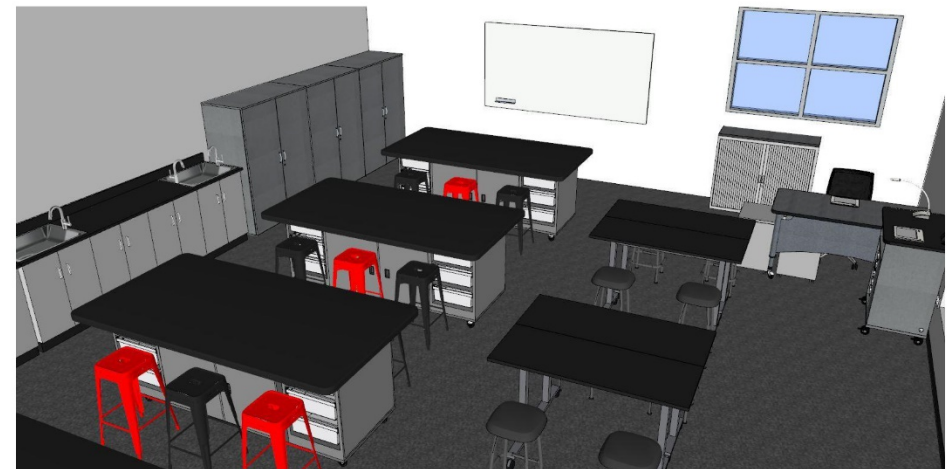
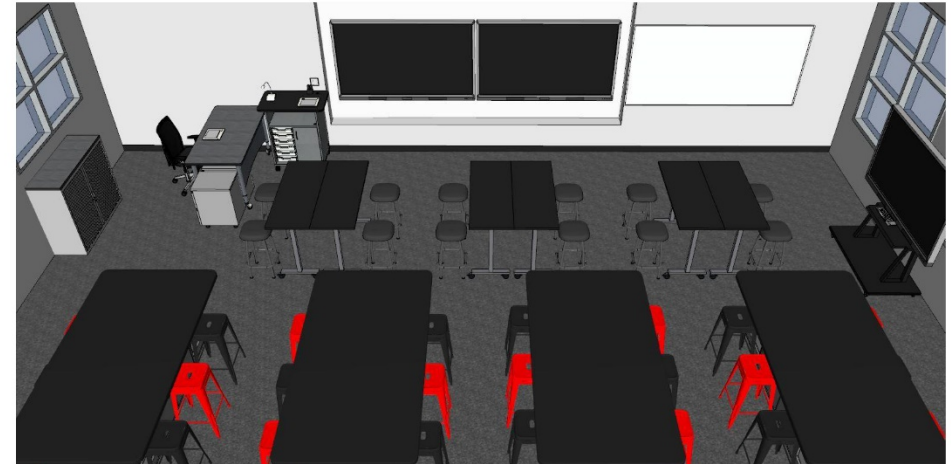
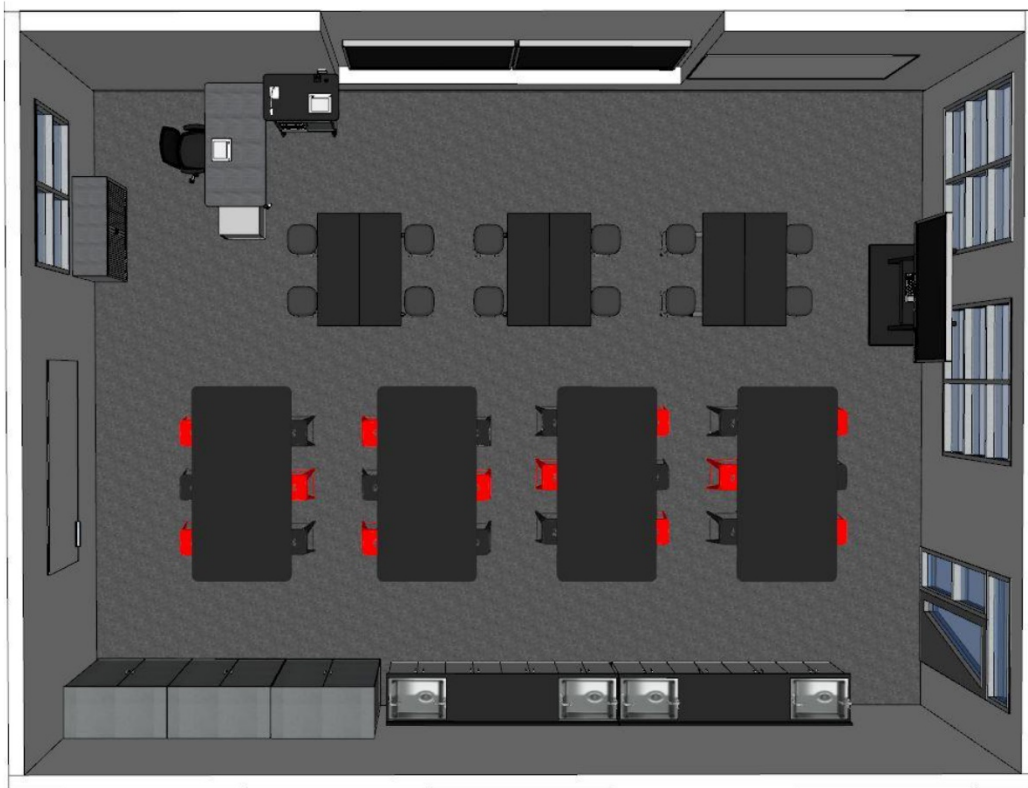
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SITE OPTIONS



NEW CONSTRUCTION OPTION (Science Furniture Plan):



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HUNTINGTON BEACH, CA 92646

TYPICAL SCIENCE CLASSROOM

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PROJECT COST ESTIMATE



STUDIO W procured (2) estimates from Cumming and CW Driver, the following represents the most conservative estimate:

	Mod Option	New Construction Option
Construction Cost Estimate (9/20/2021)*	\$45,123,252	\$54,062,055
10% Construction Contingency	\$4,512,325	\$5,406,206
Interim Housing (Mod only)	\$4,687,257	
10% Contingency for Interim Housing	\$468,726	
Total Construction Cost :	\$54,791,559	\$59,468,261
Furniture (inc. cont. & escalation):	\$2,805,544	\$2,481,636
Soft Cost Budget:	\$11,098,143	\$12,127,017
Estimated Contingency Return:	\$(1,245,263)	\$(1,351,551)
Total Project Cost Estimate:	\$67,449,883	\$72,725,363
Measure Q Balance:	\$(28,224,690)	\$(33,500,170)

* includes add for Solar Array Relocation and a Drilled Piles Ded. Alt. (New Const.)

Add Bus Yard Project Cost:	\$1,891,405	\$1,891,405
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AVAILABLE FUNDING



FUNDING SOURCES BEYOND MEASURE Q:

ESTIMATED STATE FUNDING*:	\$1,013,048 (to be funded in 2022)
	\$3,059,680 (to be funded in 2023)
<u>GISLER SITE SALE NET PROCEEDS**:</u>	<u>\$27,750,000 (Escrow to close May 2022)</u>

TOTAL: \$31,822,728

* The District also has \$6,544,704 in state funding eligibility pending a new state bond

** After \$10M payment towards long-term debt (COP)

	Modernization	New Construction
Total Project Cost Estimate:	\$67,449,883	\$72,725,363
Measure Q Balance:	(\$28,224,690)	(\$33,500,170)
<u>Other Funding Sources:</u>	<u>\$31,822,728</u>	<u>\$31,822,748</u>
Difference:	\$3,598,038	(\$1,677,442)

PROJECT SCHEDULES



MODERNIZATION OPTION:

INTERIM HOUSING PROJECT:

DESIGN
AGENCY APPROVAL
BIDDING
CONSTRUCTION

October 2021 – February 2022
February 2022 – May 2022
May 2022
June 2022 – **August 2022**

MODERNIZATION PROJECT:

DESIGN
AGENCY APPROVAL
BIDDING
CONSTRUCTION

October 2021 – April 2022
April 2022 – August 2022
August 2022 – September 2022
September 2022 – **August 2023**

GYM/ STEM LAB PROJECT:

BIDDING
CONSTRUCTION

August 2023 – September 2023
September 2023 – **August 2024**

PROJECT SCHEDULES



NEW CONSTRUCTION OPTION:

NEW CONSTRUCTION PROJECT:

DESIGN	October 2021 – April 2022
CEQA PROCESS	October 2021 – September 2022
AGENCY APPROVAL	April 2022 – September 2022
BIDDING	September 2022 – October 2022
CONSTRUCTION (Phase 1)	October 2022 – August 2023
CONSTRUCTION (Phase 2)	September 2023 – August 2024

Phase 1 comprises the Classrooms, Administration and Student Union

Phase 2 comprises the Gym, STEM Lab and Locker Room Facility

Q & A



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