



# Huntington Beach City School District

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Board Meeting Presentation – Sowers Middle School

October 19, 2021

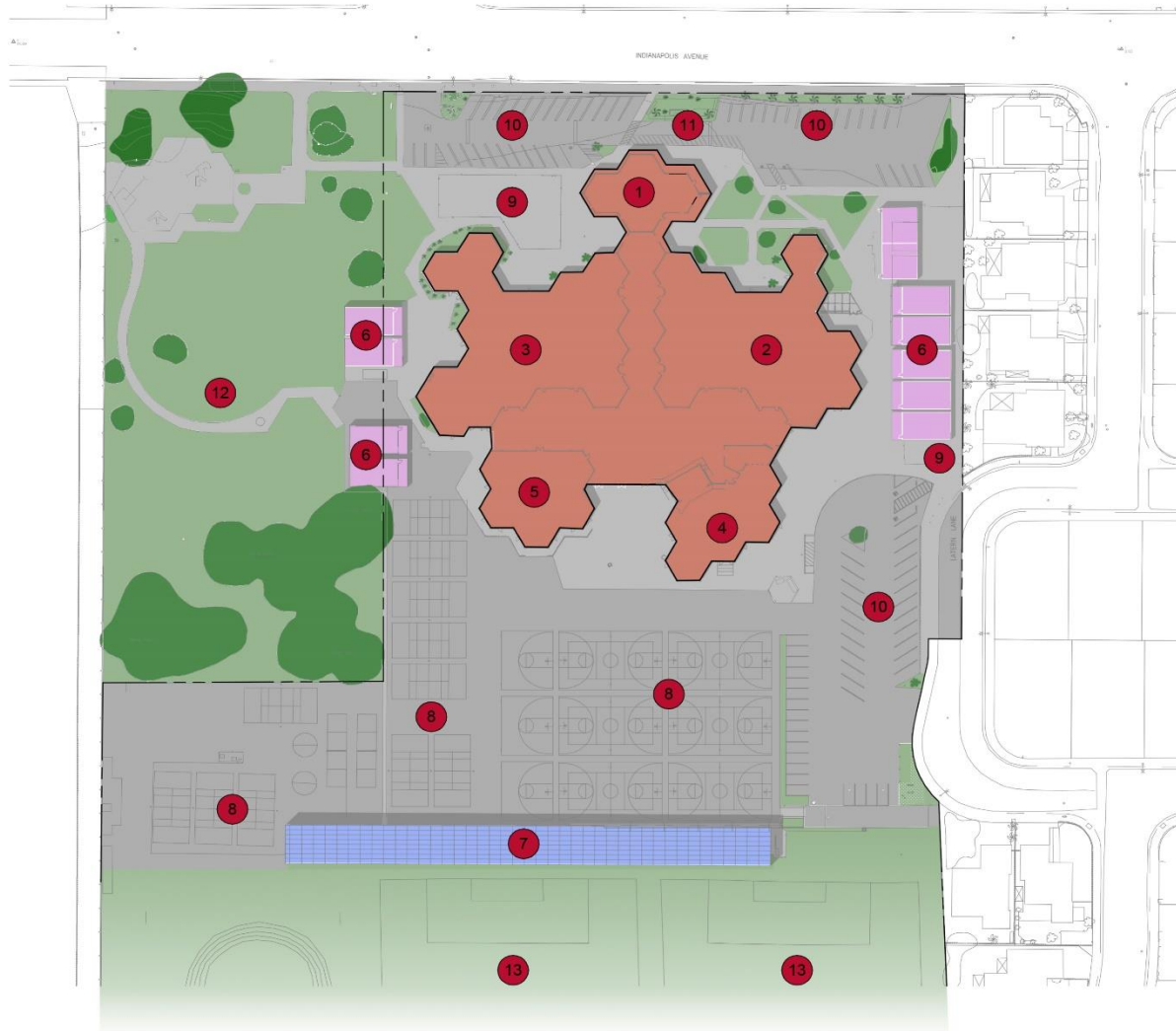
- A. Superintendent Overview**
- B. Recap of Site Options**
- C. Modular v. Traditional Construction**
- D. Recap of Project Cost Estimates**
- E. Recap of Available Funding**
- F. Board Discussion**
- G. Board Recommendation/ Approval**



# 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

## SOWERS MIDDLE SCHOOL

HBCSD | 9300 INDIANAPOLIS AVENUE  
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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

## SOWERS MIDDLE SCHOOL

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SITE PLAN - MODERNIZATION OPTION 2

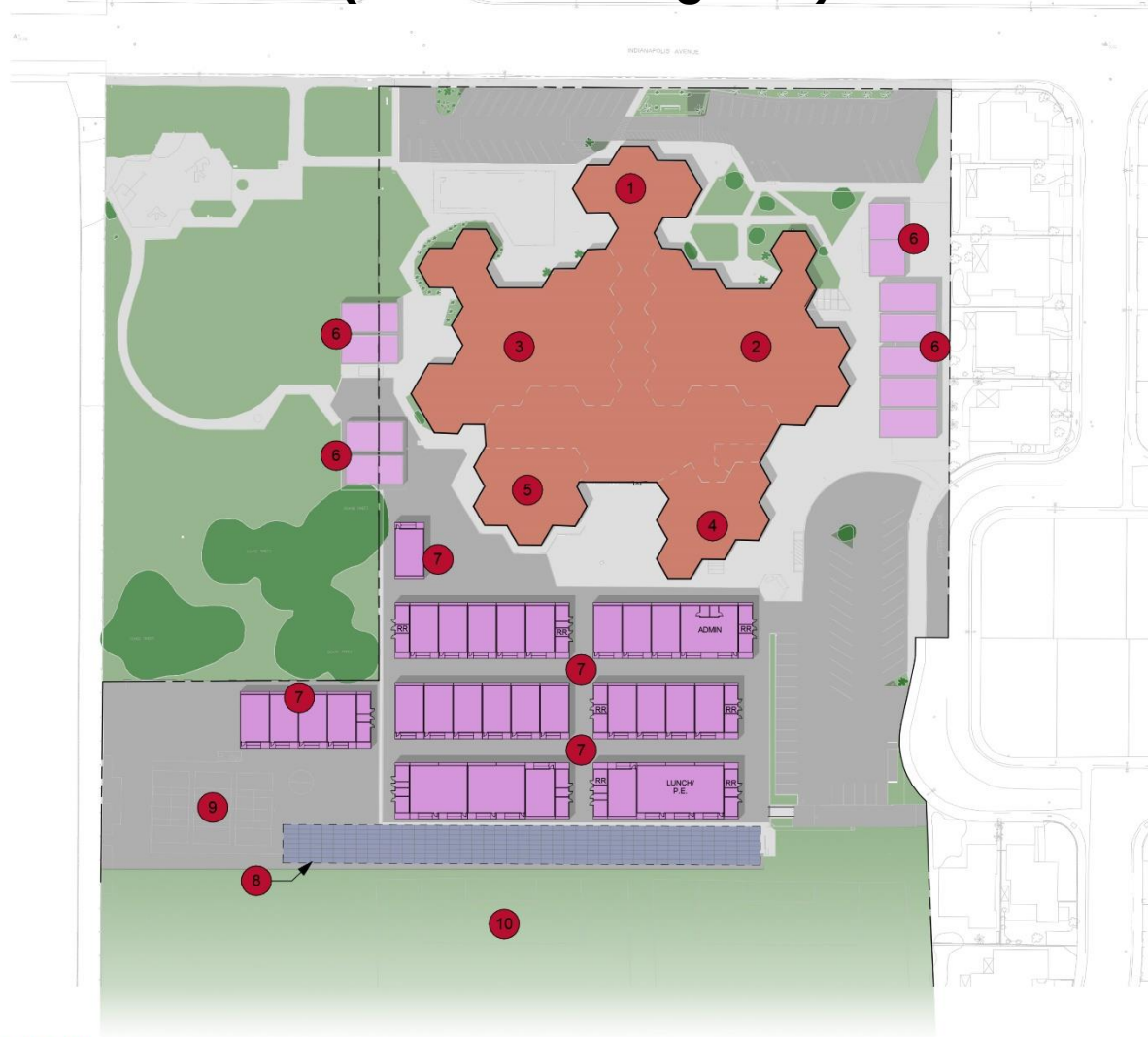
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# SITE OPTIONS



## 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



### SOWERS MIDDLE SCHOOL

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SITE PLAN - INTERIM HOUSING FOR MODERNIZATION

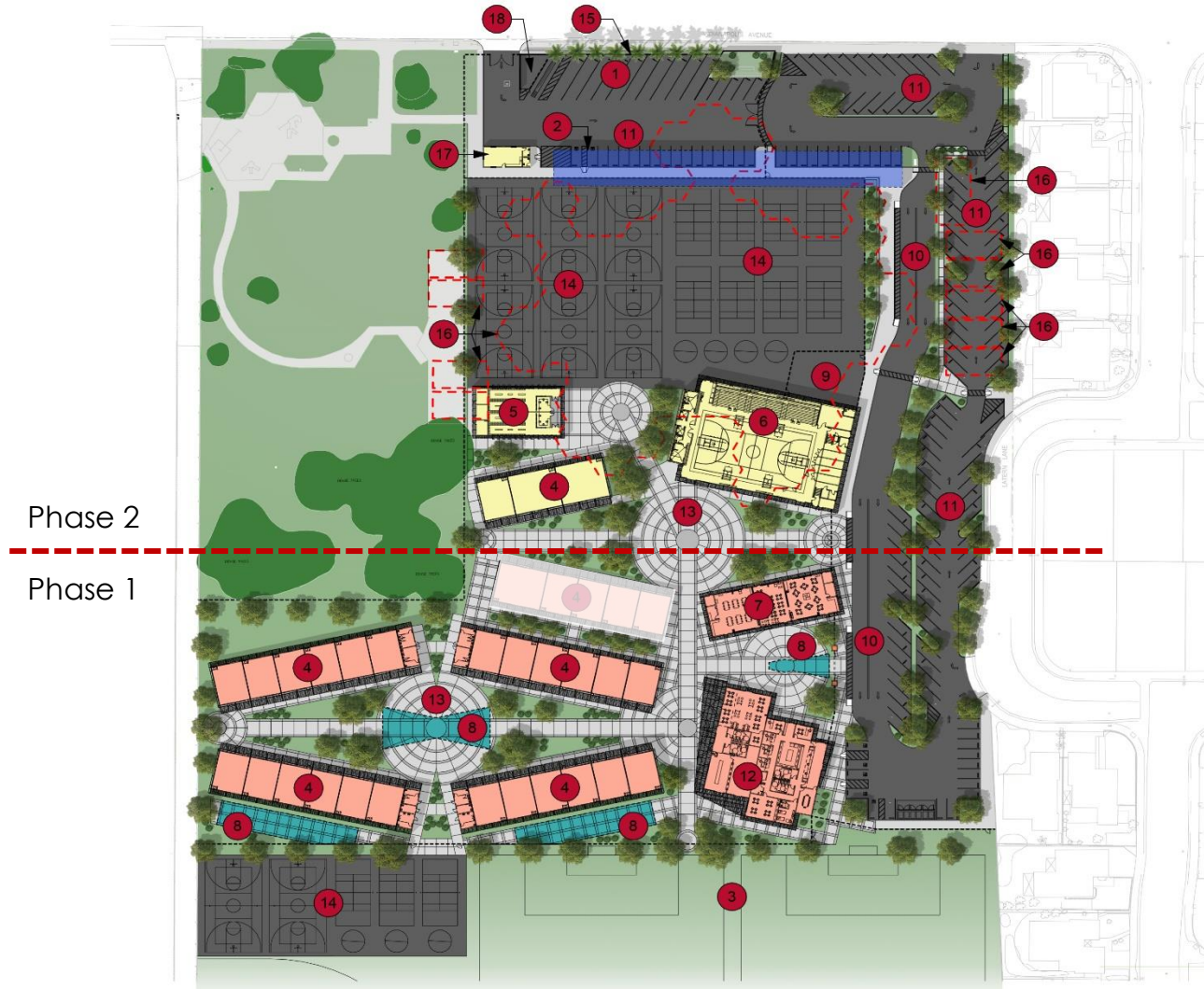
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# SITE OPTIONS



## 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

## SOWERS MIDDLE SCHOOL

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SITE PLAN - RECONSTRUCTION OPTION

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Huntington Beach City School District



STUDIO W  
ARCHITECTS

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# MODULAR v. TRADITIONAL CONSTRUCTION



**Modular Construction** enables elements of a building to be constructed in a factory thus **saving prevailing wage costs** and **enabling efficiencies** in construction.

For the purposes of this study, Studio W used **American Modular System's (AMS's) GEN 7 Building**, a high quality, sustainable product used at nearby Laguna Beach and Fountain Valley Unified School Districts



Huntington Beach City School District



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# MODULAR v. TRADITIONAL CONSTRUCTION



In 2019 Studio W developed a cost model for **traditional construction** (stick built) for the North State Building Association. It proved that the average for construction of public school facilities in California **averaged \$661/sf** (escalated to 2021).

By comparison, the **modular construction** cost models for Sowers Middle School included \$375/sf for the GEN 7 Buildings, plus \$188/sf for the adaption to Sowers' site specific soils for a total of **\$576/sf**.

Sowers is planned to have 29,408sf of classroom space, therefore it is possible the minimum cost **savings for modular construction** at Sowers could be **\$3,530,430**.





# MODULAR v. TRADITIONAL CONSTRUCTION



# PROJECT COST ESTIMATE



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

	<b>Mod Option</b>	<b>New Construction Option</b>
<b>Construction Cost Estimate (9/20/2021)*</b>	\$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	
<b>Total Construction Cost :</b>	<b>\$54,791,559</b>	<b>\$59,468,261</b>
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)
<b>Total Project Cost Estimate:</b>	<b>\$67,449,883</b>	<b>\$72,725,363</b>
Measure Q Balance:	<b>\$(28,224,690)</b>	<b>\$(33,500,170)</b>

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

\*\* potential savings of \$2M-\$3M once soft costs are calculated

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

# Q & A



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