



Huntington Beach City School District



Sowers MS Public Information Session

June 17, 2021

Agenda



- 1. History of Sowers MS in Measure Q**
- 2. Scope of the Sowers MS Study**
- 3. Improvement Options**
 - a. Modernization (Option 1A)**
 - b. Modernization including Bus Storage (Option 1B)**
 - c. New Construction – Modular (Option 2)**
- 4. Schedule for Study Completion**



History of Sowers MS in Measure Q



1. Master Plan/ Measure Q Bond - 2016

- a. Sowers MS was master planned to be modernized and receive a new Gym/ STEM Lab equitable with Dwyer MS.

2. Phase 1 Design – 2017-2018

- a. As part of Phase 1 of the Measure Q Bond, the Gym and STEM were designed raising concerns with liquefaction.

3. Sowers Relocation/ Reconstruction Study - 2019

- a. Given costs to remediate soil, Sowers MS was delayed to later phases and studies began to either relocate or rebuild Sowers in lieu of Modernization.

4. Gisler Sale - 2020

- a. Following the Sowers studies and a 7-11 Committee, District made the decision to sell Gisler allowing for possible additional funding for Sowers and other facility projects.

5. Sowers Modernization v. Reconstruction Study – 2021

- a. With Gisler in Escrow, and all other Measure Q Projects identified, the final decision making process is underway with remaining Measure Q funds.

Scope of the Sowers MS Study



1. Investigation

- a. Further study the known liquefaction in soils and existing structural system
 - i. Additional **Geotechnical Study**
 - ii. **Pier Investigation**

2. Concept Design

- a. Develop **Concept Designs for Modernization and New Construction** that enable estimating and scheduling
- b. Includes Soils Engineering and Structural Engineering

3. Estimating

- a. Utilize the services of a professional cost estimator to **determine the construction cost** of the projects including contingencies and escalation through anticipated project completion

4. Scheduling/ Cash Flow Alignment

- a. **Develop an estimated schedule for design and construction** and align it with potential funding opportunities

Assumptions:

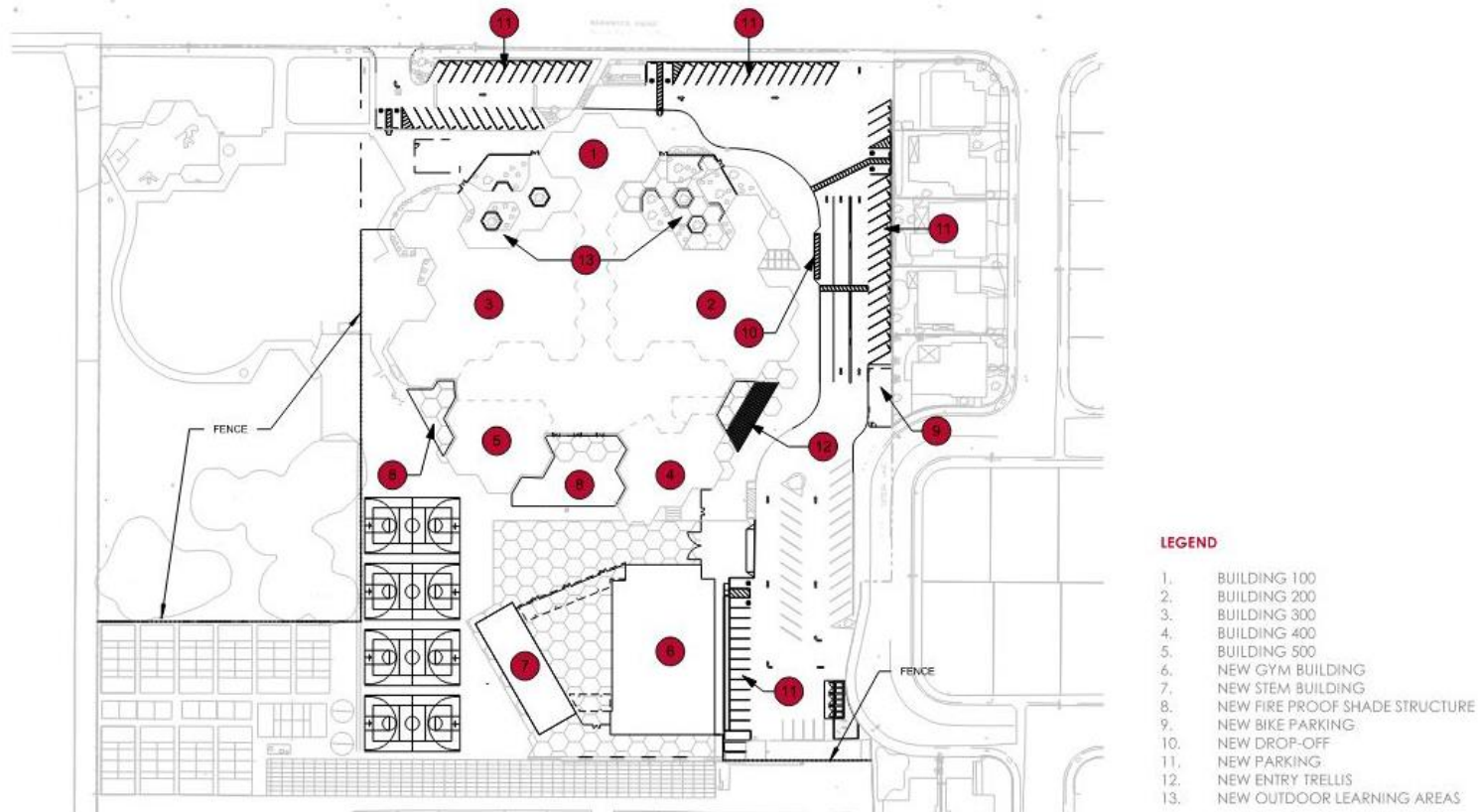
- The basis for concept design will be an **800 student** facility
- Project funding will likely require **more than remaining Measure Q funds**

Improvement Option 1A



1. Modernization

- a. Modernize Sowers MS in place, including structural rehabilitation.
- b. Anticipated **site scope** would include:
 - i. Improve Safety and Circulation/ Drop Off
 - ii. Remove all Portables
 - iii. Construct a new Gym and STEM lab
 - iv. Improve remaining hard courts
 - v. Add outdoor covered shelters
 - vi. Activate underutilized landscape spaces for outdoor learning



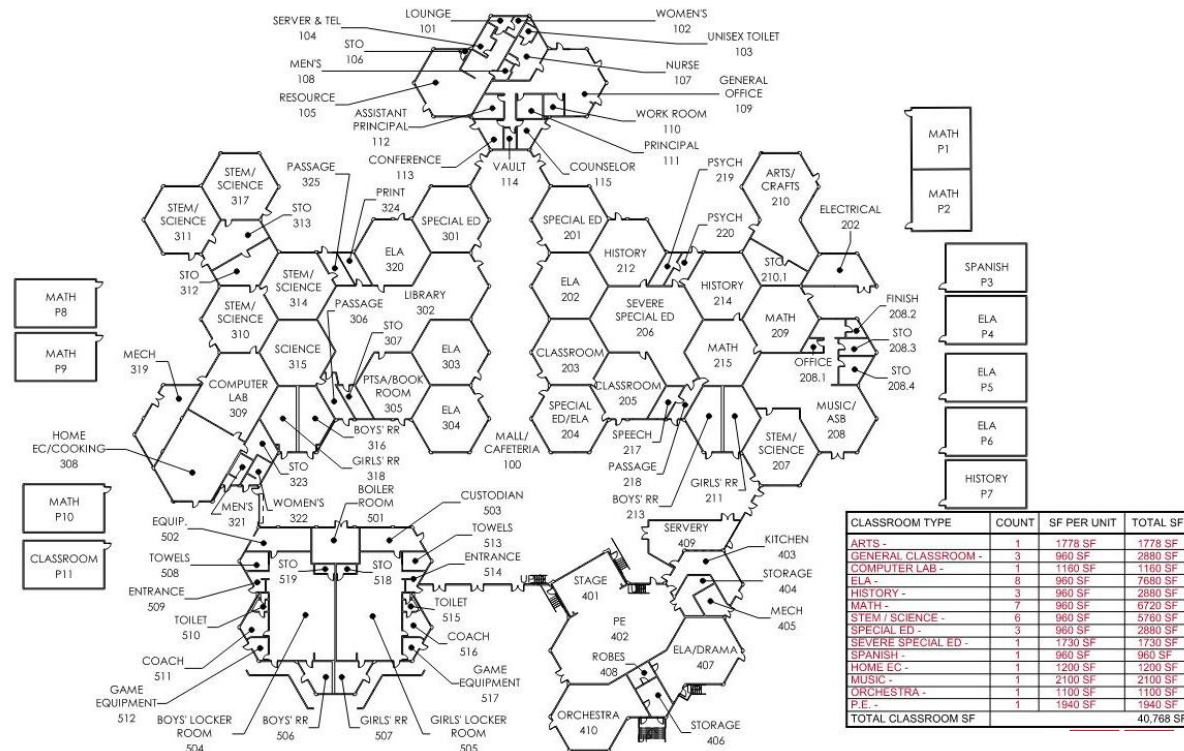
Improvement Option 1A



1. Modernization

c. Anticipated **building scope** would include:

- i. Improve all classrooms to 21st Century standards
- ii. Introduce natural light to all classrooms and “mall” where possible
- iii. Activate the “mall” to become a social and educational hub
- iv. Remove all lockers
- v. Renovate and improve the administration wing
- vi. Add or improve intervention and work room spaces
- vii. Activate the library
- viii. Add Movable walls to the exterior of the “mall”

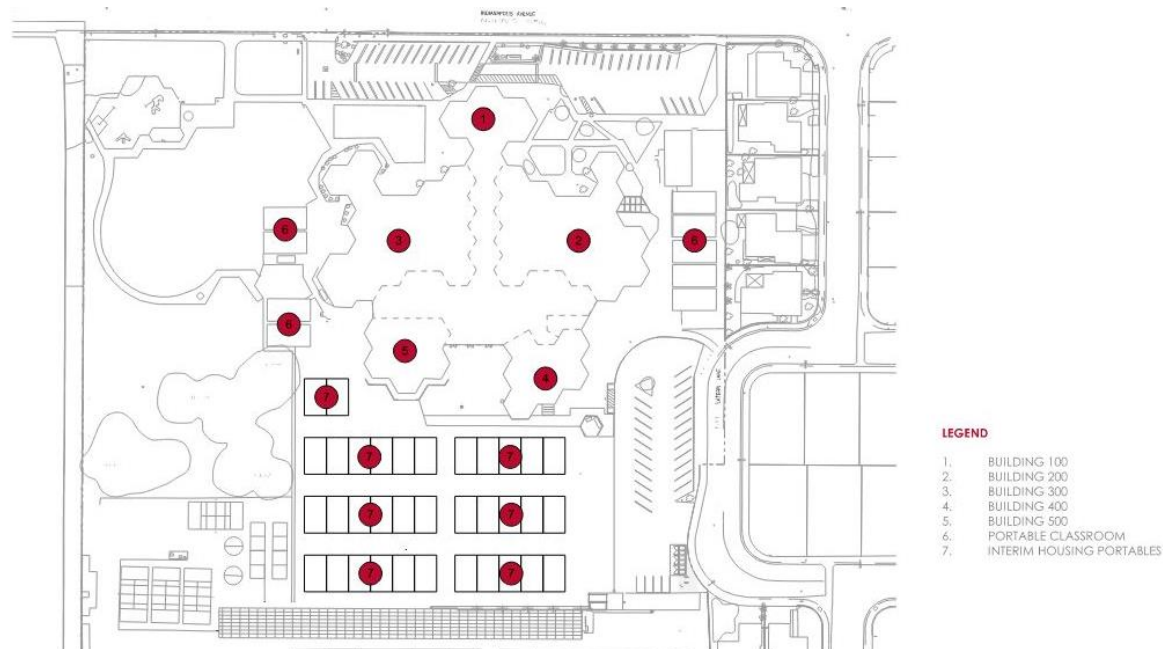


Improvement Option 1A



1. Modernization

- d. Will require interim housing (anticipated to last 1 school year)
- e. Estimated **schedule** will be as follows:
 - i. October 2021 – June 2022 – Design and Agency Approval of Interim Housing Project
 - ii. June 2022 - September 2022 – Complete Modernization Design and Agency Approval, construct interim housing campus
 - iii. September 2022 – Occupy the interim housing campus and begin modernization
 - iv. September 2023 – Modernization is completed, interim housing is removed and site is improved for circulation and hard courts
 - v. September 2023 – September 2024 – New Gym and STEM lab are constructed
 - vi. September 2024 – All construction related activities are complete

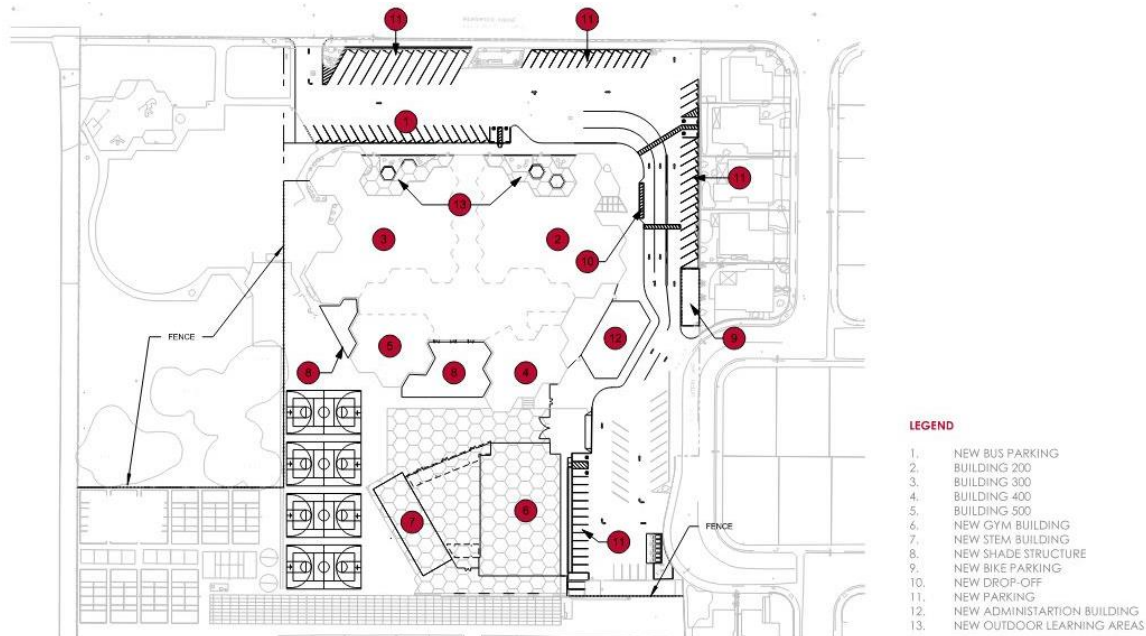


Improvement Option 1B



1. Modernization (inc. Bus Storage)

- a. Modernize Sowers MS in place, including structural rehabilitation and provide area for bus storage (adjacent to Indianapolis).
- b. Anticipated **site scope** would include:
 - i. Improve Safety and Circulation/ Drop Off
 - ii. Remove all Portables
 - iii. Construct a new Gym and STEM lab
 - iv. Improve remaining hard courts
 - v. Add outdoor covered shelters
 - vi. Activate underutilized landscape spaces for outdoor learning
 - vii. Construct a new Administration Building
 - viii. Provide area for Bus Storage



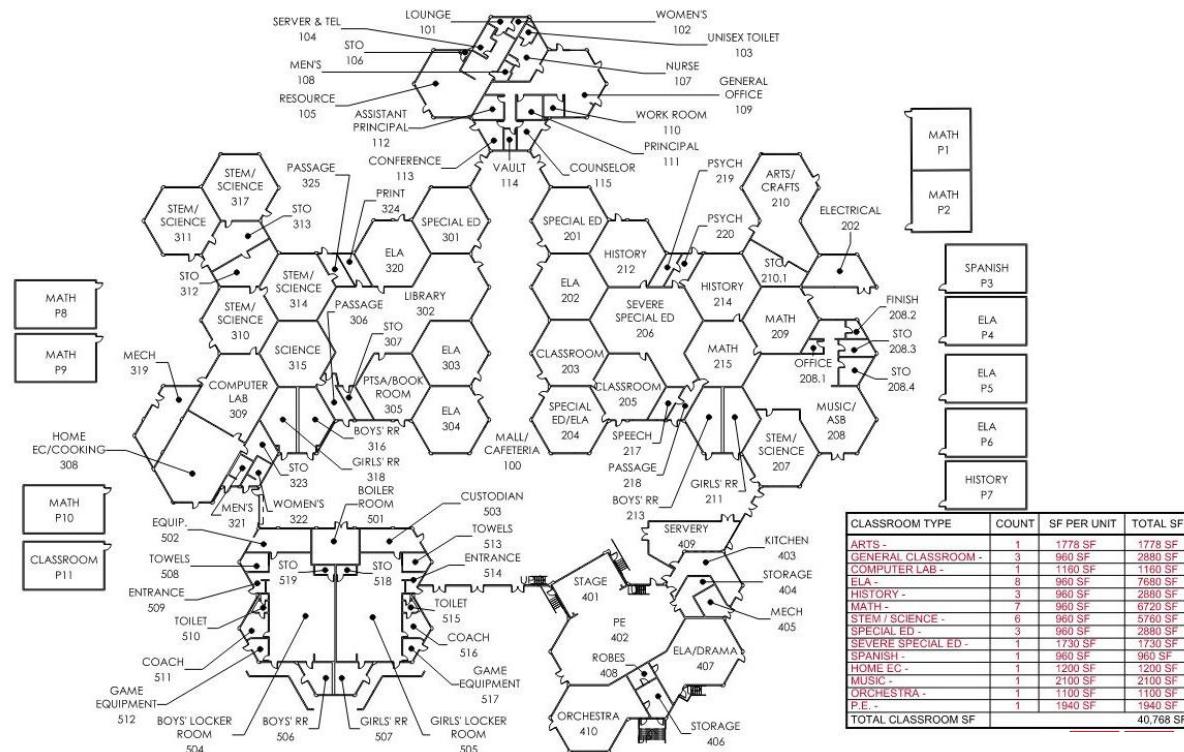
Improvement Option 1B



1. Modernization (inc. Bus Storage)

c. Anticipated **building scope** would include:

- i. Improve all classrooms to 21st Century standards
- ii. Introduce natural light to all classrooms and “mall” where possible
- iii. Activate the “mall” to become a social and educational hub
- iv. Remove all lockers
- v. Renovate and improve the administration wing
- vi. Add or improve intervention and work room spaces
- vii. Activate the library
- viii. Add Movable walls to the exterior of the “mall”

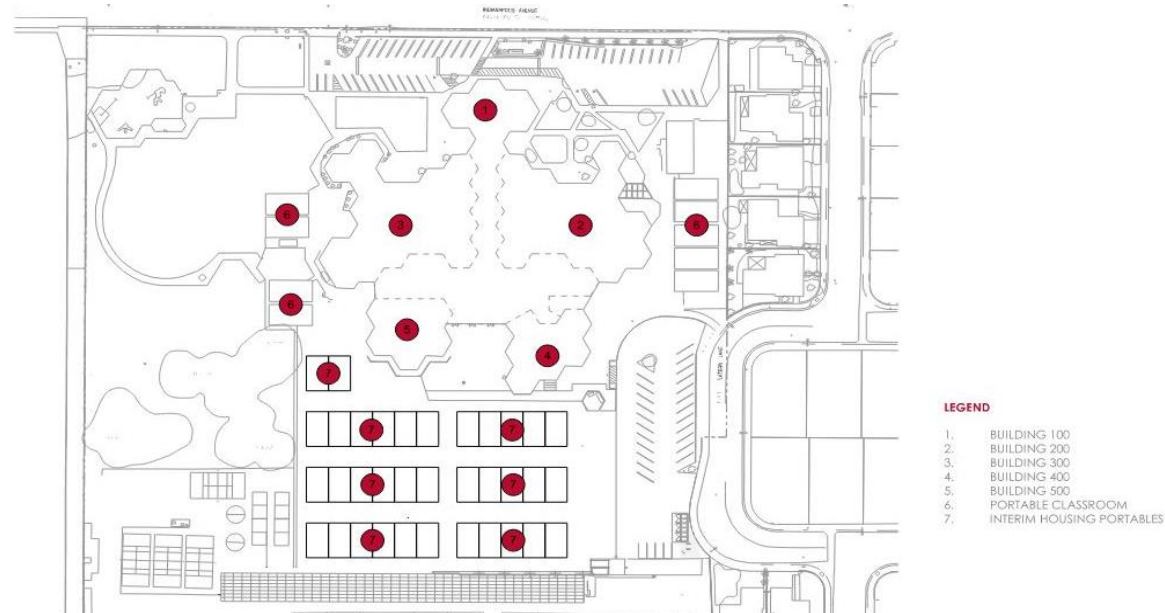


Improvement Option 1B



1. Modernization (inc. Bus Storage)

- d. Will require interim housing (anticipated to last 1 school year)
- e. Estimated **schedule** will be as follows:
 - i. October 2021 – June 2022 – Design and Agency Approval of Interim Housing Project
 - ii. June 2022 - September 2022 – Complete Modernization Design and Agency Approval, construct interim housing campus
 - iii. September 2022 – Occupy the interim housing campus and begin modernization
 - iv. September 2023 – Modernization is completed, interim housing is removed and site is improved for circulation and hard courts, including construction of New Admin
 - v. September 2023 – September 2024 – New Gym and STEM lab are constructed
 - vi. September 2024 – All construction related activities are complete

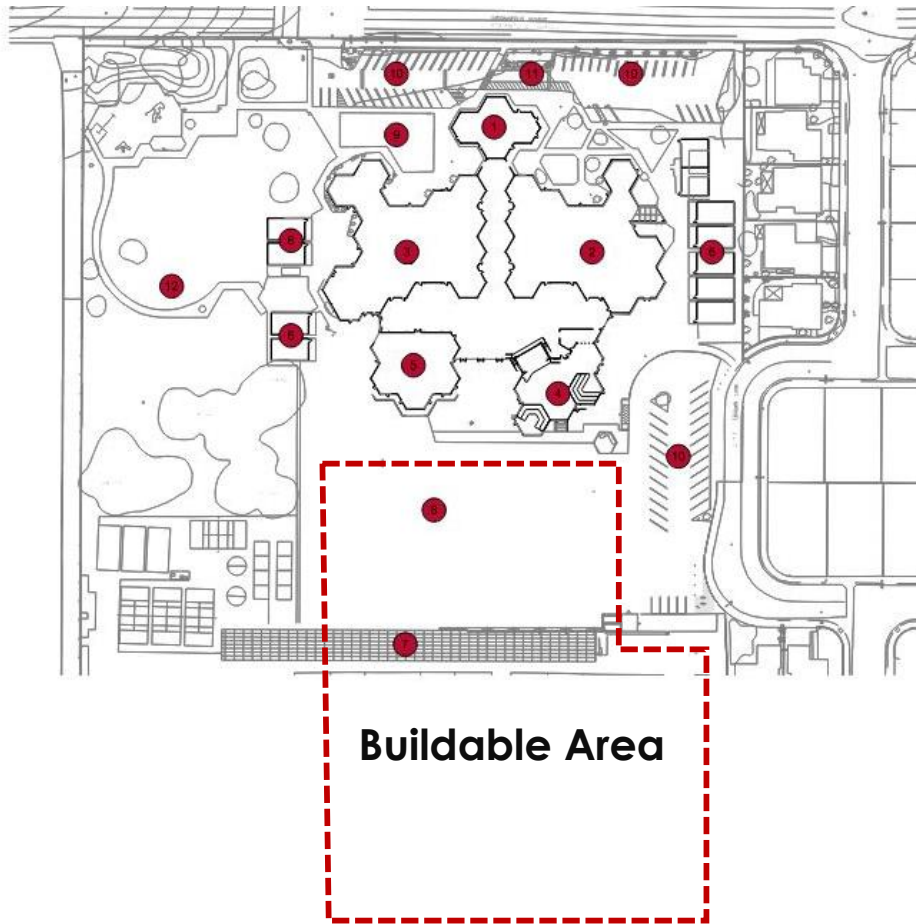


Improvement Option 2



1. New Construction (Modular)

- a. Build a new Sowers MS facility (outside of the footprint of the existing facility on the hard courts/ fields), move students into that facility once completed and then construct new hard courts and fields adjacent to Indianapolis. Includes soils mitigation and bus storage.



- LEGEND
- 1. BUILDING 100
 - 2. BUILDING 200
 - 3. BUILDING 300
 - 4. BUILDING 400
 - 5. BUILDING 500
 - 6. PORTABLE CLASSROOM
 - 7. SOLAR ARRAY
 - 8. PLAY COURTS
 - 9. BICYCLE PARKING
 - 10. PARKING LOT
 - 11. DROP-OFF
 - 12. CITY PARK



Improvement Option 2



1. New Construction (Modular)

- b. Basis of the modular is predicated on using American Modular Systems “Gen 7” Classrooms or similar to reduce unit cost of construction
- c. Estimated **schedule** will be as follows:
 - i. October 2021 – September 2022 – Design and Agency Approval of New Construction including CEQA is completed
 - ii. September 2022 - September 2023 – New campus core is built, students vacate existing campus
 - iii. September 2023 – September 2024 – New Fields/ Hardcourts, Gym and STEM lab are constructed
 - iv. September 2024 – All construction related activities are complete



Schedule for Study Completion



1. May 2021

- a. Began facilitation of **Superintendent's Sub Committee**
- b. Considered **modular manufacturers** for new construction option
- c. Facilitated **soils engineering** investigation and presented to Board

2. June 2021

- a. **Toured** Sowers MS site with Board and Sub Committee
- b. **Toured** modular manufacturer sites
- c. Procure additional **geotechnical and pier investigation**
- d. Begin **Public Information Sessions**

3. July 2021

- a. **Develop concept designs** for modernization and new construction

4. August 2021

- a. Complete **soils and structural** investigation
- b. Complete **concept designs**
- c. Complete **cost estimating** process

5. September 2021

- a. Host **Board Study Sessions** to Recommend Approval for Direction

6. October 2021

- a. Begin **Implementation** Process

Q & A



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