



ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program

June 2018 Monthly Progress Report



PERIOD COVERED:

June 1-30, 2018

FISCAL YEAR

FY 2017-2018

PROGRESS REPORT NO.

PR-012-1718-012

PREPARED BY:

CUMMING
Building Value Through Expertise



TABLE OF CONTENTS

- 1.0 Executive Summary**
 - 1.1 Program Summary
 - 1.2 Program Highlights/Key Milestones
 - 1.3 Look Ahead (next 90 days)
- 2.0 Project Status Report**
- 3.0 Financial Report**
 - 3.1 Project Budget Estimate
 - 3.2 Cash Flow Projections
- 4.0 Program Schedule Summary**



1.0 EXECUTIVE SUMMARY

1.1 Program Summary

All Science Center projects are currently in the DSA review and approval phase.

DSA approval is anticipated and has been received as follows:

- July 2018 - Orange HS Science Center (Increment # 2)
- Sep 2018 - Villa Park HS Science Center
- Oct 2018 - El Modena HS Science Center
- Nov 2018 - Canyon HS Science Center
- (Completed) March 1, 2018 for the Orange HS Increment #1 (Infrastructure Upgrades, Move Relocatable Buildings, Bus Drop-Off, Restroom Renovation Project) (04-116673.1)
- (Completed) April 10, 2018 Orange HS Satellite Kitchen (04-116673.2)

Construction is tentatively scheduled to start as follows:

- Oct 2018 - Orange HS Science Center (Increment #2)
- Nov 2018 - Villa Park HS Science Center
- Late 2018 / Early 2019 - El Modena HS Science Center
- Spring 2019 - Canyon HS Science Center

All Measure S Monthly Reports, Project Designs and Board Presentations are available for your review at the Bond Website, <https://www.orangeusd.org/measure-s>

1.2 Program Highlights/Key Milestones

June 7 Approved Board of Education Items

- Orange HS Increment #1 – Contract award to Swinerton Construction NTP: June 15, 2018 (Site Infrastructure Upgrades, Satellite Kitchen, Move of Relocatable Buildings, Bus Drop-Off and Restroom Renovation).
- District procured Owner Furnished Contractor Installed (OFCI) Electrical System Equipment for the Orange High School STEM Building (Increment #2) using CMAS Agreement.
- Phase 1 Program Management Services Work Authorization with Cumming for FY 2018-19, FY 2019-20, FY 2020-21 & FY 2021-22.
- Measure S Bond Competitive Sale complete for Series A, Measure S Bonds (information item).
 - The \$188 Million Bond Sale document was signed June 19, 2018.



Program Budget Update

- The Program Manager to issue updated budgets in the May 2018 Monthly Report, based upon the 50% Construction Documents Cost Estimates completed by the Construction Managers (updated from the Construction Cost Estimates based upon the Schematic Designs).
- On 5/10, the District and Program Manager reviewed the draft updated budgets based upon the percentages recommended at the 4/11 meeting. The Program Budgets are to be updated on a project by project basis, based upon receipt of the actual bid amounts for each project.

Program Schedule Update

- The Program Manager to issue an updated program schedule in the May 2018 Monthly Report, based upon the updated schedules completed by the Construction Managers based upon the 50% Construction Documents.

Phase 2

- On 7/3, the District and Program Manager discussed the overall OUSD impact and the best direction for these funds to be allocated.
- On 5/18, the District and Program Manager reviewed the Unallocated Funds Budget and concluded that the 4/12 schedule below must be followed to begin Phase 2 construction in June 2020.
- On 4/19, the District held a Phase 2 Planning Discussion meeting to review the below timeline and amount of the Unallocated Budget.
- On 4/13, the Program Manager presented a Preliminary Unallocated Funds Budget to the District to support the Phase 2 programming effort.
- On 4/12, the Board approved the Bond Financing Plan, activating the following tentative timeline:
 - Programming: Apr – Summer 2018
 - Design Agreements: Summer 2018
 - Design Phase: Summer 2018 – Summer 2019
 - DSA Review & Approval: Fall 2019 – Spring 2020
 - Bid & Award: Spring 2020
 - Construction: Summer 2020 – Late 2021

Bond Financing Update

- **On 6/19, the \$188 Million Bond Sale document was signed.**
- On 6/7, the District's Financial Advisor (Adam Bauer, Fieldman, Rolapp & Associates, Inc.) announced at the Board of Education meeting that the competitive sale was complete for Series A, Measure S Bonds (as an information item).
- On 5/24, the Board of Education approved the resolution for the competitive sale of Bond Series A, in the amount of \$188M.
- On 4/12, the District's Financial Advisor presented the following Bond Finance Plan:
 - Series A Bond Issuance at \$188M (June / July 2018)
 - Series B Bond Issuance at \$100M (June / July 2020)



Program California Environmental Quality Act (CEQA) Update

CEQA Compliance is anticipated or has been completed as follows:

- Canyon HS – Notice of Exemption (tentative for 7/26 Board Agenda). The CEQA Consultant is reviewing the Phase 1 Environmental Site Assessment.
- Villa Park HS – Notice of Exemption (tentative for 8/16 Board Agenda). The District is in final review with the City of Villa Park.
- Orange HS – Notice of Exemption (Board approved on 3/8)
- El Modena HS – Notice of Exemption (Board approved on 3/8)

Program Owner's Controlled Insurance Program (OCIP) Update

- On 7/3 and on 6/25, the Business Office and Program Manager have discussed the items further and will be making a recommendation to the Executive Cabinet on Phase I construction.
- On 5/18, the District and Program Manager reviewed the duration required to incorporate OCIP into the Orange HS Increment #2, Villa Park HS, El Modena HS and Canyon HS projects.
- On 5/10, the Program Manager completed a presentation to summarize OCIP services. The Board requests the following:
 - Determination of Minimum Insurance Coverages by the Business Office
 - Review of Coverages by Similar Districts
 - Advertise Bid for OCIP Services

Procure Electrical System Equipment

- On 6/18, the first electrical equipment was received for the Orange HS Infrastructure (Increment # 1). Stored in the F&P Warehouse.
- On 6/14, the El Modena HS and Villa Park HS Electrical System Equipment Shop Drawings were received from the manufacturers at and were forwarded to the Architects for review and approval. The approximate cost is \$263,033 for El Modena HS and \$141,062 for Villa Park HS.

Citizens' Oversight Committee (COC)

- On 7/25, David Rivera (COB), will be presenting an updated Measure S Bond Program Status presentation to the COC.
- On 6/20, David Rivera (CBO) informed Program Manager that he will chair these meetings moving forward.
- On 5/24, COC Meeting #6 was completed and included a Measure S Program Update and a Financial Update. The next meeting # 7 is scheduled for July 25, 2018.

COC Meeting agendas, meeting minutes, reports, and additional information can be found at;

<https://www.orangeusd.org/measure-s/citizens-oversight-committee>

Program Management Plan (PMP)

- The Program Manager is updating the PMP with the following:
 - Updated Bond Sales Schedule



- Updated Procurement Plan
- Signature Page by CMs
- Construction Management Plans by CMs
- On 3/30, the Program Manager issued the Final Draft of the PMP to the Construction Managers. The Construction Managers are preparing their Construction Management Plans for each of their respective projects to be included within the PMP.

Contractor Pre-Qualification

On 7/6, Current contractor prequalification includes:

- 21 Prime/GC's – 15 large Prime Contractors are included in this category and able to financially qualify and perform at the level required to bid the large projects at the high schools.
 - There are also 66 Mechanical / Electrical / Plumbing contractors'.
- To date, two marketing efforts for Measure S Program projects included invitations to 382 contractors and 5 plan rooms. Refer to the reoccurring marketing of projects;
 - Each project advertised for bidding will include extensive marketing efforts to maintain a large pool of qualified contractors able to bid Measure S Program projects.
- Projects are posted to American Reprographics Company (ARC) public plan room, which a large well-known plan room and heavily utilized by school districts for posting of bids.
 - Project general information and a link to ARC is also posted on the District's website, under the Measure S Program.
- Prequalification marketing will resume shortly for Orange HS Increment 2 Science Center.\
- Prospective contractors continue to submit pre-qualification applications, which continue to be reviewed by the District and the Program Manager on a rolling basis.
- On 4/26, the Pre-Qualification List for the Orange HS Increment #1 Site Infrastructure Upgrade Project was closed with 86 firms. The District continues review and scoring of Contractor Pre-Qualification Applications for all other Measure S Projects.

1.3 Look Ahead (next 90 days)

Board of Education Agenda

July 26 Tentative

- California Environmental Quality Act (CEQA) Categorical Exemption at Canyon HS.

Aug 16 Tentative

- California Environmental Quality Act (CEQA) Categorical Exemption at Villa Park HS
- Procure Owner Furnished Contractor Installed (OFCI) Electrical System Equipment for the Villa Park High School STEM Building (Increments #1 & #2) using CMAS Agreement (upon approval by Electrical Engineer).
- Procure Owner Furnished Contractor Installed (OFCI) Electrical System Equipment for the El Modena High School STEM Building using CMAS Agreement (upon approval by Electrical Engineer).



Program Wide

- Conduct a final page turn with the Canyon HS team (Gafcon / gkkworks) on the DSA re-submittal schedule for 7/6/18, for a DSA final submission scheduled for 7/13/18.
- Manage completion of the Design process, to DSA approval per the following schedule:
 - July 2018 – Anticipated DSA Approval for Orange HS STEM Building (Increment # 2)
 - Sep 2018 – Anticipated DSA Approval for Villa Park HS STEM Building
 - Oct 2018 – Anticipated DSA Approval for El Modena HS STEM Building
 - Nov 2018 – Anticipated DSA Approval for Canyon HS STEM Building
- Review Construction Management Plans by Construction Managers for inclusion into the PMP.
- Finalize the Program Management Plan.
- Phase II planning next steps with the CBO.
- Prepare the Owner Furnished / Contractor Installed (OFCI), furniture, fixture and equipment list for Canyon HS.
- Focus on new Electrical service being energized at Orange HS Increment # 1.
- Track outstanding deliverables to prepare the bid for Orange HS Stem Building Increment # 2;
 - DSA Approved drawings
 - Current 100% construction cost estimate from Balfour Beatty.
 - Edited Supplementary Conditions
 - Comments on General Conditions and General Requirements
 - Commissioning specifications from P2S
- Complete Weekly Reports, Briefing and Monthly Reports.



2.0 PROJECT STATUS REPORT



Canyon High School
New STEM Building

CANYON HIGH SCHOOL
New STEM Building



EL MODENA SCIENCE CENTER

Overall View

HED



Orange High School Science Center



ST. VILLA PARK HIGH SCHOOL

LPA



CANYON HS SCIENCE CENTER

- 12 Laboratory Rooms
- 12 General Classrooms
- Student Services
- New Food Services

- New Multi-Purpose Room Entry
- Parking Lot Improvements
- Infrastructure Upgrade and Improvements
- Landscape Improvements

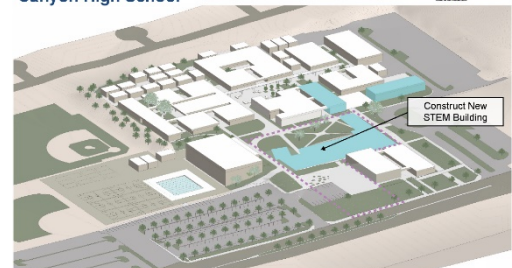
Project Update (Design):

- The DSA Review & Approval phase continues for (STEM Building, Site Infrastructure, Temporary Kitchen, New Classrooms, New Administration Area, New MPR Entry, New Food Service, New Drop-Off Circulation, 100 New Parking Spaces, New Parking Lot Lighting) (DSA Application #04-117300). The start of construction remains as originally scheduled for May 2019.
- On 7/13, the Architect to submit the 100% Construction Documents (CDs) to DSA, on 5/30 issued initial comments and then reviewed again on 7/2 and on 7/6 for a final page turn with District, PM, Architect (all engineers) and Gafcon to review all of the constructability and DSA comments to incorporate on final submission set to DSA. which the Architect is incorporating for DSA resubmittal on 7/13.
- On 7/2, a pre-back-check page turn status Review Meeting is scheduled with DSA, the District, Program Manager, Architect and Construction Manager to review the response to the DSA revise submission comments.
- On 6/26, the Program Manager and the Architect held the following meeting with the District and Cumming, Gkkworks and Gafcon executives to be scheduled by Cumming to determine and report how the CHS project submittal was delivered to DSA when not 100% complete and constructible.

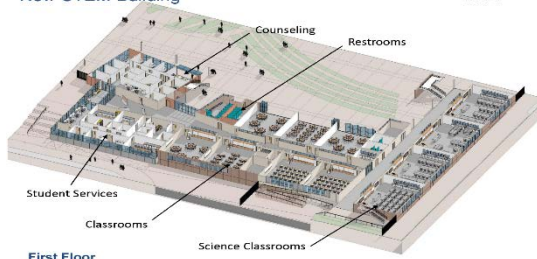
Canyon High School
New STEM Building



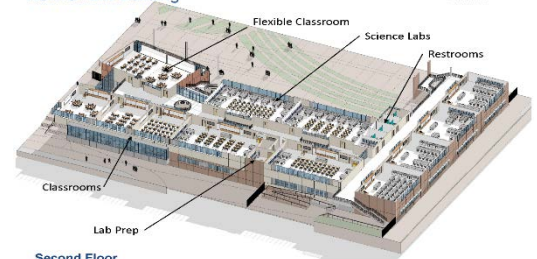
Canyon High School



Canyon High School
New STEM Building



Canyon High School
New STEM Building





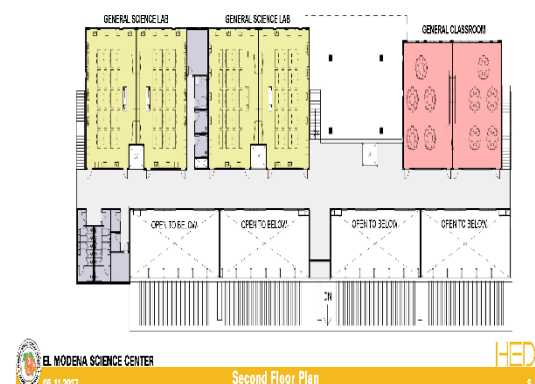
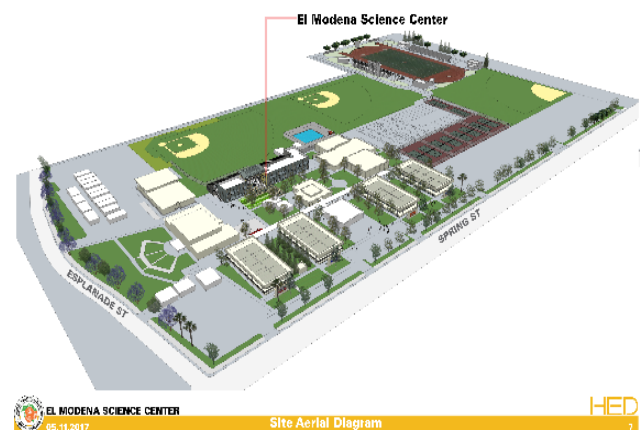
EL MODENA HS SCIENCE CENTER

- 12 Laboratory Rooms
- 1 General Classrooms
- 2 Medically Fragile Classrooms

- Relocation of Campus MDF
- Technology & Utility Upgrade
- Landscape Improvements

Project Update:

- (7/10) – The DSA Review & Approval phase continues for the STEM Building (DSA Application #04-117098). The Architect submitted the 100% Construction Documents to DSA on 3/30 and DSA's comments were received on 5/1 (Fire & Life Safety) and 5/8 (Access Compliance), which are being incorporated by the Architect. DSA's Structural Safety comments are anticipated by 7/20. DSA approval is anticipated in October 2018.
- Construction is tentatively scheduled to start in January 2019 to include all construction (STEM Building, Medically Fragile Classrooms, Site Infrastructure, New Fire Lanes, New Parking Lot Lighting).





ORANGE HS SCIENCE CENTER

- | | |
|---|--|
| <ul style="list-style-type: none"> • 12 Laboratory Rooms • 1 General Classrooms • 2 Medically Fragile Classrooms | <ul style="list-style-type: none"> • New Panther Pavilion Plaza • Relocation (5) and Demolition (4) of portable classroom buildings • Site Utility & Infrastructure Upgrade |
|---|--|

Project Update Increment # 1 – Site Infrastructure:

- On 7/9, the City of Orange permit was issued for the Bus Drop Off work to start.
 - 7/5, The District issued a Conference Summary memorandum to allow the permit to be pulled at Orange HS prior to the additional off-site improvements requested.
- On 7/9, all school athletic programs start back up on the site; Volleyball, Basketball, Football, Soccer, and Dance. There will be marked site access around the construction site. Aquatics use of the pool is scheduled for 7/20 – 8/18
- On 7/9, Swinerton will be submitting a schedule, coordinating the de-energizing of the transformer (Building 100) with SoCal Edison. Once approved will be circulated with District and school staff.
- On 7/9, Orange High School fire and burglar alarm systems are due to go off-line. OUSD Security Patrol will be based out of the OHS campus beginning the evening of July 9 and will remain with an onsite base until power is fully restored to all campus areas.
- The Construction Manager is reviewing the General Contractor's preliminary submittals; SOV, Baseline Schedule, Submittals, Shop Drawings, Safety Plan, etc. have all had the initial review by the CM and are due to be submitted to the Program Manager for final.
- On 6/30, Swinerton started working on Saturday's.

See Construction Photo's below:



Electrical underground outside of building 300.



Electrical underground adjacent to building 800 south.



Electrical underground at athletic field.



Main construction entry gate with signage.



ORANGE HS SCIENCE CENTER

- 12 Laboratory Rooms
- 1 General Classroom
- 2 Medically Fragile Classrooms
- New Panther Pavilion Plaza
- Relocation (5) and Demolition (4) of portable classroom buildings
- Site Utility & Infrastructure Upgrade

Project Update Increment # 2 – Science Center:

- (7/13) – DSA approval received (verbal to the Architect), expecting written in 3-5 days.
- Architect re-submission on 7/11 incorporating additional DSA backcheck comments.
- Architect for STEM Building (DSA Application #04-116859) responded to DSA comments, conducted pre-back check submission with DSA on 7/2.



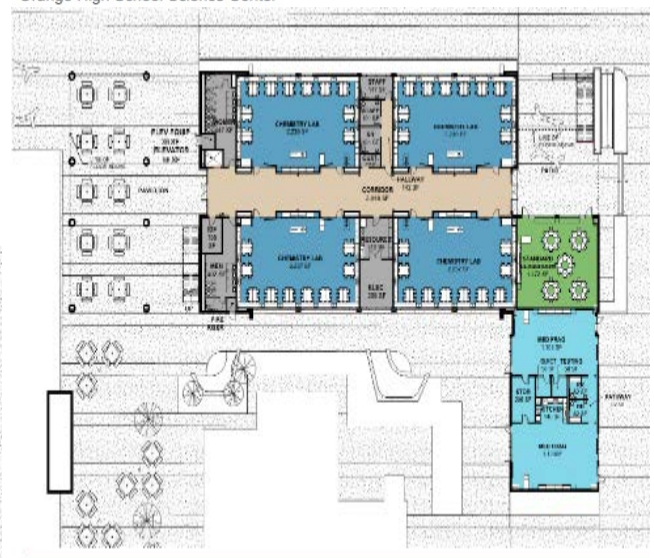
Orange High School Science Center



Orange High School Science Center



Science Center Second Floor Plan



Science Center Ground Floor Plan





VILLA PARK HS SCIENCE CENTER

- 12 Laboratory Rooms
- 2 General Classrooms
- 2 Medically Fragile Classrooms

- Demolish existing building 300
- Install 10 New Portable Buildings

Project Update:

- The DSA Review & Approval phase continues for the STEM Building (DSA Application #04-117022), responded to DSA comments, District & Program Manager conducting pre-back check page turn with team on 7/19. DSA approval is anticipated by September 2018.
- The District and PlaceWorks (District's CEQA Consultant), are completing a follow up with the City of Villa Park, and preparing an agenda item for a CEQA Notice of Exemption at the 8/16 Board Meeting.
- Construction is tentatively scheduled to start in November 2018 to include all construction (STEM Building, Medically Fragile Classrooms, Interim Housing, Site Infrastructure, Storm water Bioretention Basin).



3.0 Financial Report



Measure S Bond Program

Budget vs Actuals - Program Summary, By Budget Category

Project Cost Estimate - 50% DSA Construction Documents

Monthly Progress Report June 2018

QSS Data as of 6/30/18

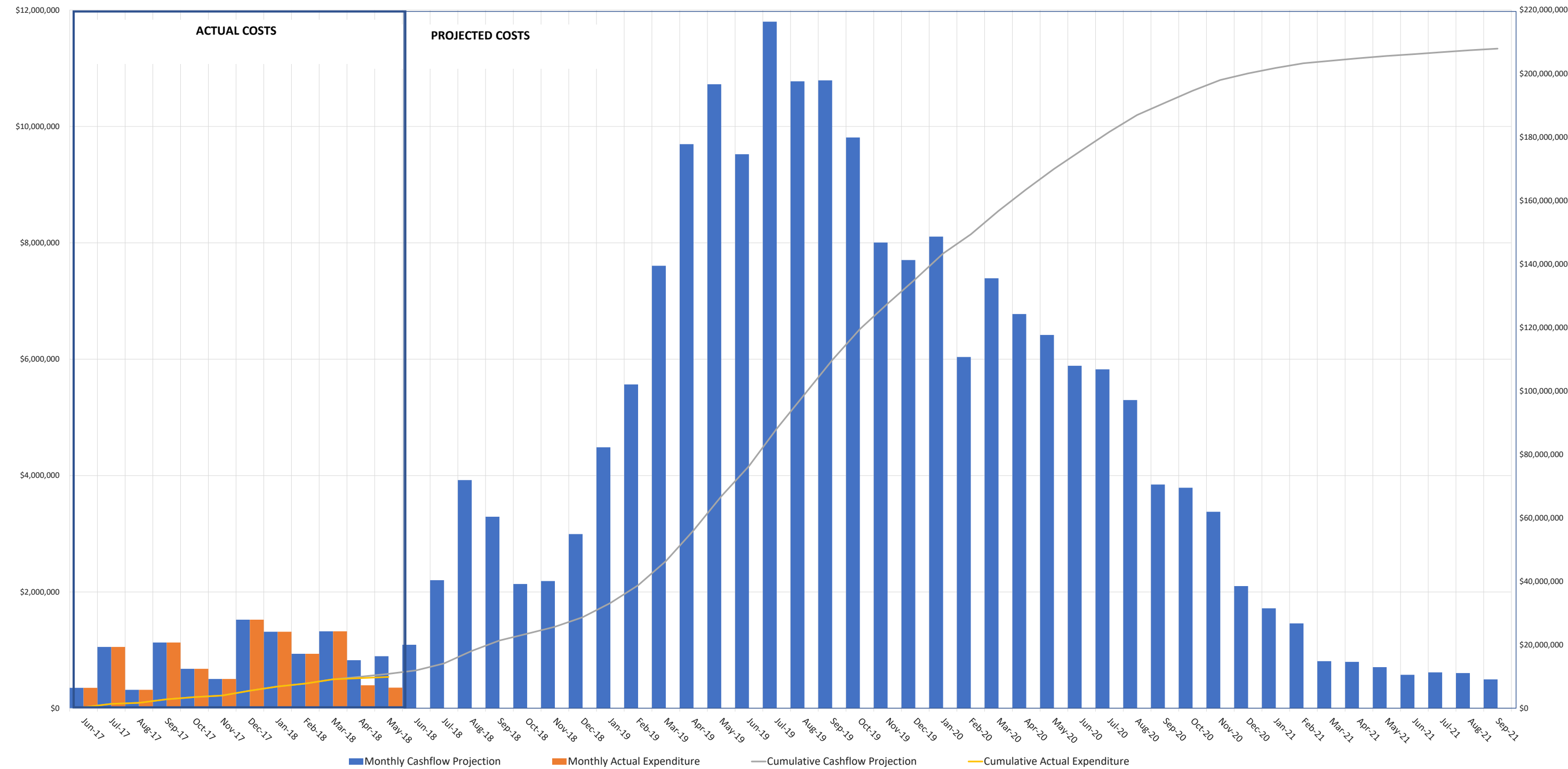
	Estimated Cost	Contracted to Date	Expense to Date	Quarterly Expense (Apr '18 - Jun '18)
Allocated Funds				
Science Center				
1. Design Cost	\$9,748,173	\$9,748,173	\$6,194,144	\$623,987
2. Construction Cost	\$117,456,197	\$6,058,387	\$79,233	\$4,240
3. Program and Construction Management	\$13,106,687	\$9,452,028	\$2,282,778	\$459,405
* 4. Construction Support Costs	\$18,244,328	\$3,196,079	\$1,729,997	\$51,930
5. Contingency (Escalation,Construction,Project)	\$49,290,015	\$0	\$0	\$0
	\$207,845,399	\$28,454,667	\$10,286,152	\$1,139,561
IP Surveillance Camera and Systems				
1. FF&E (Camera and Systems)	\$297,446	\$293,686	\$0	\$0
2. Contingency (Escalation,Construction,Project)	\$29,745	\$0	\$0	\$0
	\$327,191	\$293,686	\$0	\$0
	\$208,172,590	\$28,748,353	\$10,286,152	\$1,139,561
Unallocated Funds				
Phase II Projects				
1. Unallocated Bond Funds	\$79,827,410	\$0	\$0	\$0
	\$79,827,410	\$0	\$0	\$0
	\$79,827,410	\$0	\$0	\$0
Total Bond Program	\$288,000,000	\$28,748,353	\$10,286,152	\$1,139,561

3.1 Financial Report



MEASURE S BOND PROGRAM - SCIENCE CENTER CASH FLOW PROJECTION

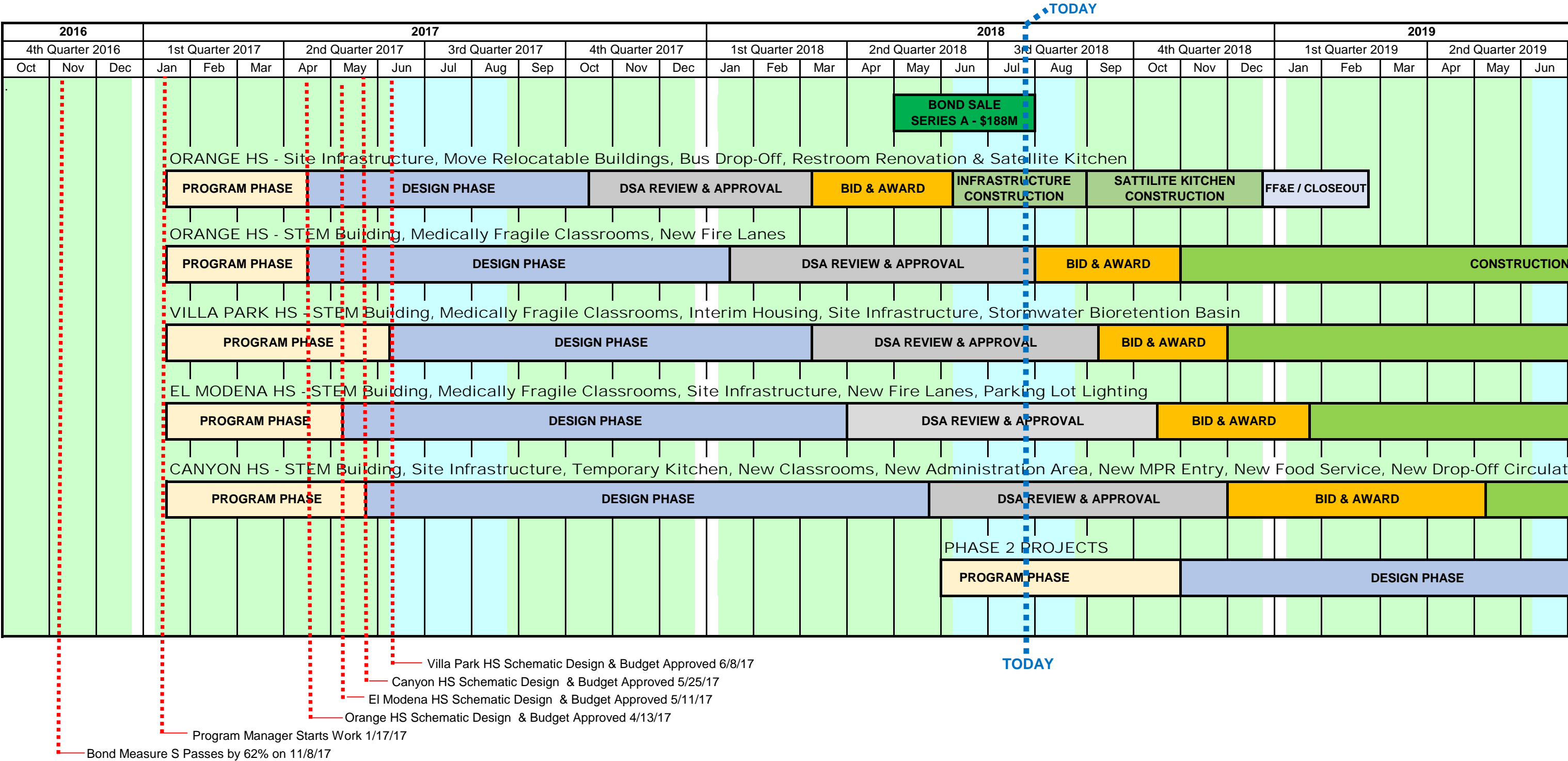
Actual Costs thru May 31, 2018
Projected Costs thru September 30, 2021



4.0 Program Schedule Summary



MEASURE S BOND PROGRAM - PROGRAM SCHEDULE SUMMARY



Page 16