



ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program

May 2020 Monthly Progress Report



PERIOD COVERED:

May 1-31, 2020

FISCAL YEAR

FY 2019-2020

PROGRESS REPORT NO.

PR-035-1920-035

PREPARED BY:

CUMMING
Building Value Through Expertise



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1.0 EXECUTIVE SUMMARY

1.1 Program Summary

Division of State Architects (DSA) approval to establish design criteria completed as follows:

- (Completed) October 24, 2019 - Villa Park HS New Parking and Drop Off (04-118521).
- (Completed) June 25, 2019 - Orange HS Custom Tensile Fabric Shade Structures (04-118351)
- (Completed) May 2, 2019 - Canyon HS Interim Modular Kitchen (04-118418)
- (Completed) January 31, 2019 - Canyon HS Science Center (04-117300)
- (Completed) November 6, 2018 - El Modena HS Science Center (04-117098)
- (Completed) August 16, 2018 - Villa Park HS Science Center (04-117022)
- (Completed) July 12, 2018 - Orange HS Science Center (Increment # 2) (04-116859)
- (Completed) April 10, 2018 - Orange HS Increment # 1 (Satellite Kitchen) (04-116673.2)
- (Completed) March 1, 2018 - Orange HS Increment #1 (Infrastructure Upgrades, Move Relocatable Buildings, Bus Drop-Off, Restroom Renovation Project) (04-116673.1)
- (Completed) February 7, 2018 - Villa Park HS Interim Housing (DSA Application #04-116788)

Construction started / completed, as follows:

- (Construction Start - June 15, 2018 / completed September 4, 2019 – Orange HS Site Infrastructure (Increment #1) (04-116673.1)
- (Construction Start) June 12, 2019 – Canyon HS Science Center
- (Construction Start) April 2, 2019 – El Modena HS Science Center
- (Construction Start) February 18, 2019 – Orange HS Science Center (Increment #2)
 - Completed April 8, 2020 – Custom Tensile Fabric Shade Structure (04-118351)
- (Construction Start) January 7, 2019 – Villa Park HS (Interim Housing and Science Center)

1.2 Program Highlights/Key Milestones

California Environmental Quality Act (CEQA) Compliance Achieved (as required by law):

- Villa Park HS – Notice of Exemption (Board approved on 9/20/18).
- Canyon HS – Notice of Exemption (Board approved on 7/26/18).
- Orange HS – Notice of Exemption (Board approved on 3/8/18).
- El Modena HS – Notice of Exemption (Board approved on 3/8/18).

Phase II Measure S Bond Project Development Update:

- As of 05/29/20 the schematic design meetings are continuing to be being held with the Architectural teams and school staff, based on progress.
 - The architectural contracts for each high school have completed review with Architects and are being finalized.



Program Wide Cash Flow Projection / Bond Issuance

- New analysis data on the slow spending in the Phase I program and current market conditions due to the COVID-19 pandemic, it appears that selling Bonds before May 2022 would not be cost effective.
 - As of 04/30/20, discussion with the Chief Business Officer, Senior Executive Director and Program Manager to update the current cash flow projection.

Project Achievements:

- On 05/07/20, the Board approved the required topographic survey services to assess current site conditions/elevations, provide reporting, and submit any required mapping and preparation for Measure S Phase II projects at Villa Park High School. Requests for proposals were requested informally and received for these services. Psomas provided a competitive fee schedule based on an hourly rate, in the amount of \$12,500. An additional contingency amount of \$2,500 is being added to this contract for a total requested Board authorization of \$15,000. Project deliverables include required testing and reports for our architect of record, LPA, to use when designing and submitting Measure S Phase II projects to the Division of the State Architect. Cumming Project Management and District staff have reviewed the proposal and deem the pricing to be in line with industry standards for topographic survey work.

FISCAL IMPACT: Measure S Building Projects \$15,000
21.00-9715-0-6240-9520-8500-394-416-000 (Rivera/Harvey)

- As of 05/07/20, the Board approved this CM service. On January 30, 2020, and February 6, 2020, the District advertised a Request for Qualifications and Proposals (RFQP) No. 200130 – Construction Management Services for Measure S Program Projects Phase II, in the Orange County Register. In addition to the Public Notice, twenty construction management firms were invited to participate and the RFQP documents were posted electronically to obtain maximum exposure for interested parties. Twenty-one known construction management firms obtained the RFQP documents. The District received sealed proposals and fees from six firms, which were opened on March 2, 2020. The proposals and fees were reviewed and evaluated by the District’s evaluation team utilizing pre-established RFQP evaluation criteria. A shortlist of three firms were then interviewed by Cabinet also utilizing pre-established RFQP requirements. Based on the entirety of the evaluation process, inclusive of competitive fees and staffing plans, Executive Cabinet is recommending hiring the Cordoba Corporation for approval and award of contract for the Measure S Program Phase II Construction Management Services.

FISCAL IMPACT: Building Measure S Projects

Fee Proposal for CM Services Labor all 4 Campuses	\$3,591,740
Contingency Fee Allowance/Supplemental Positions all 4 Campuses	\$ 317,426
Total Fee Proposal for Services	\$3,909,166

21.00-971X-0-XXXX-9520-8500-3XX-416-000 (Rivera/Harvey)

- As of 05/07/20, the Board approved this amended contract. On April 22, 2020, the Board approved utilizing Arvin Unified School District Bid No. 2018-19-001 to purchase furniture for the Measure S Phase I projects (Science Centers) through Sierra School



Equipment. Amendment 1 reflects the addition of necessary chemistry lab tables for each of the 24 general science classrooms. With Amendment No. 1, the authorization will change from \$998,297 to \$1,505,297 an increase of \$507,000.

School	BA 4/22/20	Amendment No.1	Totals
Orange High School HS	\$324,695	\$169,000	\$493,695
El Modena High School	\$336,801	\$169,000	\$505,801
Villa Park High School	\$336,801	\$169,000	\$505,801
TOTALS:	\$998,297	\$507,000	\$1,505,297

FISCAL IMPACT: Building Measure S Projects \$507,000

21.00-97XX-0-XXXX-9520-8500-XXX-416-000 (Harvey/Rivera)

- As of 05/13/20, processing payment application # 15 (April), reflecting 62% paid overall completion, reflecting 327 days elapsed.
- As of 05/29/20, processing payment application # 12 (April) reflecting 36% paid overall completion, reflecting 169 days elapsed.
- As of 05/29/20, processing payment application # 14 (April) reflecting 32% paid overall completion, reflecting 221 days elapsed.
- As of 05/29/20, processing payment application # 11 (April) reflecting 25% paid overall completion, reflecting 224 days elapsed.

1.3 Look Ahead (next 90 days)

Board of Education Agenda

June 4th

- Recommend that the Board approve a contract amendment with the Measure S Architect of Record, LPA Architects, to design the drainage improvements for both Phase I and Phase II for a lump sum of \$90,000 (construction estimated at \$1,200,000). Construction on the site improvements would begin in Phase I and continue with the new classroom building in Phase II. An additional amount of \$10,000 will be added for reimbursable expenses. The proposed scope of work and cost were reviewed by the District's Program Management team from Cumming and was found to be consistent with the Master Architectural Agreement fee schedule for construction administration services. The contract total, inclusive of reimbursable expenses and all amendments, will increase from \$2,645,936 to \$2,745,936.
- Recommend that the Board approve the District awarded Orange High School Science Center, Bid No. S1819-003, the general contractor, Pinner Construction, Inc., the following Change Orders lists a general descriptive summary of work, cost increase to the contract value, and if there is an impact on the contract time. The proposed scope of work and cost



were reviewed and found to be reasonable by the Cumming Program Management Team, Balfour Beatty Construction Management Team, Architect, and Facilities staff.

Change Order No. 4: \$138,000– 24 Days Additional Contract Time

Description: General Contractor conditions for the revised substantial completion date of August 25, 2020. Costs based on the revised recovery schedule and acceleration of project.

Change Order No. 5: \$82,721.51- 0 Days Additional Contract Time

Description: Additional Plumbing requirements to connect owner furnished glass washer and ice maker, install necessary electrical inverters per changes, revise the wing walls on level 1 to allow Extron installation, provide and install additional Multi-Criteria Detectors on the second floor, and provide and install vertical exterior caulk joints with sealant and backer rod.

The total value of the contract will increase from \$26,220,460 to \$26,441,182.

Total Current Percentage Change from Original Contract = 1.27%

- Recommend that the Board approve the District awarded Canyon High School Science Center Bid No. S1819-006, general contractor, Swinerton Builders, Inc. the following Change Order lists a general descriptive summary of work, cost increase to the contract value, and if there is an impact on the contract time. The proposed scope of work and cost were reviewed and found to be reasonable by the Cumming Program Management Team, Balfour Beatty Construction Management Team, Architect, and Facilities staff.

Change Order No. 2: \$212,418 – 0 Days Additional Contract Time

Description: Pump soil due to March/April heavy rainfall, install safer pathway to interim kitchen, relocation of existing unknown irrigation line, rerouting of unknown underground low voltage conduits, removal, and replacement of unknown ACM transite domestic water line.

The total value of the contract will increase from \$38,458,795 to \$38,671,213

Total Current Percentage Change from Original Contract = 0.71%

Program Wide

- Orange HS Science Center – completing steel decks, completing interior framing, slab on grade work, routing utility lines and laying out HVAC ductwork and setting HVAC units on the new science center building.
- Orange HS Science Center – Continue with the schematic design on the approved Phase II scope of work.
- Orange HS Science Center – An agreement was made with Pinner executives on the time impact and recovery schedule analysis submission, based on the Balfour Beatty and the Program Management team reviewed and District concurrence (See upcoming change order # 04 on the June 4th Board of Education meeting).



- Orange HS Science Center – Move Manager coordinating with the principal and teaching staff on the upcoming move from existing classroom space into the new science building.
- El Modena HS Science Center – Continue the final stages of steel erection, pouring slab on grade, setting steel for the decks, grade beams, columns, footings and interior utility line runs.
- El Modena HS Science Center – Continue with the schematic design on the approved Phase II scope of work.
- El Modena HS Science Center – DSA Review of the Quad design application (04-119124).
- El Modena HS Science Center – Discussion and negotiation regarding time impact and recovery schedule analysis, with Angeles Contractor executives, Balfour Beatty, Program Management and District, ongoing.
- El Modena HS Science Center – Move Manager coordinating with the principal and teaching staff on the upcoming move from existing classroom space into the new science building.
- Villa Park HS Interim Housing & Science Center – Completing the schematic design phase and starting the design document phase on the approved Phase II scope of work.
- Villa Park HS Interim Housing & Science Center – Continue the finalizing of steel erection, pouring slab on grade, setting steel for the decks, grade beams, columns, footings, interior utility line runs on the new science center building.
- Villa Park HS Interim Housing & Science Center – Continue with the work under the approved allowance to add the new parking and drop off zone project 04-118521.
- Canyon HS Science Center – Continue with the schematic design on the approved Phase II scope of work.
- Canyon HS Science Center – Continue work on MPR and kitchen separation to prepare for construction, beam footing, foundation work, site excavation and trenching continue within the new science center building footprint.
- Move Manager developing a Move services Request for Proposal to establish a move service contract for each of the four new science building projects.