



ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program

June 2020 Monthly Progress Report



PERIOD COVERED:

June 1-30, 2020

FISCAL YEAR

FY 2019-2020

PROGRESS REPORT NO.

PR-036-1920-036

PREPARED BY:

CUMMING
Building Value Through Expertise



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 06/29/20 the schematic design meetings are continuing to be being held with the Architectural teams and school staff, based on progress.



- Three of the four architectural contracts have been finalized. the remaining contract has been circulated for final signature
- The Phase II design schedule has slipped due to the COVID-19 pandemic. The monthly program summary schedule will reflect this move to the right.

Program Wide Cash Flow Projection / Bond Issuance

- As of 04/30/20 there have been discussions with the CBO, Senior Executive Director and Program Manager to update the current cash flow projection.
- 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.

Project Achievements:

- On 06/04/20 the Board of Education approved LPA Architects, Inc., to provide design and construction administration services for the Measure S Program Villa Park High School Science Center project. During the current planning process for Measure S Phase II, it was determined that drainage needs to improve before an additional building can be constructed on campus. The Measure S Architect of Record, LPA Architects, has proposed 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.

FISCAL IMPACT: \$100,000

Measure S Project: 21.00-9715-0-6211-9520-8500-394-416-000 (Rivera/Harvey)

- On 06/04/20 the Board of Education approved change orders to Pinner Construction, Inc. The following Change Order(s) lists a general descriptive summary of work, cost increase or decrease 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%

FISCAL IMPACT: \$220,722

Measure S Project: 21.00-9714-0-6274-9520-8500-392-416-000 (Rivera/Harvey)

- On 06/04/20 the Board of Education approved change order to Swinerton Builders, Inc. The following Change Order(s) lists a general descriptive summary of work, cost increase or decrease 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%

FISCAL IMPACT: \$212,418

Measure S Project: 21.00-9712-0-6270-9520-8500-390-416-000 (Rivera/Harvey)

- As of 06/30/20, Pinner payment application # 16 (May), reflecting 70% paid overall completion, for 370 days elapsed, for Orange HS Science Center project.
- As of 06/30/20, Angeles Contractor payment application # 13 (May) reflecting 41% paid overall completion, for 193 days elapsed, for El Modena Hs Science Center project.
- As of 06/30/20, Angeles Contractor payment application # 15 (May) reflecting 33% paid overall completion, for 228 days elapsed, for Villa Park HS Science Center project.
- As of 06/30/20, Swinerton payment application # 12 (May) reflecting 28% paid overall completion, for 251 days elapsed, for Canyon HS Science Center project.

1.3 Look Ahead (next 90 days)

Board of Education Agenda

July 23rd

- 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 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. 6: \$256,285 - 0 Days Additional Contract Time

Description: Multiple issues involving, food loss credit, AV/IT system, storm drain change, new goggle sanitizer, fire rated decking, chemistry room plumbing, condensate drains on HVAC units, signage, change to LVT, relocate curbs and frames, additional veneer, extend mech register, new dryer vent and overtime charges.

The total value of the contract will increase from \$26,441,180 to \$26,697,465.

Total Current Percentage Change from Original Contract = 2.25%

- 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. 3: \$40,997 – 0 Days Additional Contract Time

Description: Multiple issues involving, new seismic lines at freezer, repair domestic water line break, add retaining wall at water vault, re-feed south parking lot lighting, delete case work.

The total value of the contract will increase from \$38,671,212 to \$38,712,208

Total Current Percentage Change from Original Contract = 0.81%

- Recommend that the Board approve P2S Inc., to provide additional commissioning scope services for the Measure S Program at Canyon High School Science Center project. This will cover the new entry to the existing MPR and the administration conversion to the Kitchen. The Measure S Commissioning agent, P2S Inc., has proposed this additional commission service for a lump sum of \$13,400. The proposed scope of work and cost were reviewed by the District's Program Management team from Cumming and was found to be consistent for commissioning services. The contract total, inclusive of reimbursable expenses and all amendments, will increase from \$146,735 to \$160,135.

FISCAL IMPACT: \$13,400

Measure S Project: 21.00-971x-0-6265-9520-8500-39x-416-000 (Rivera/Harvey)

- Recommend that the Board approve Cannon Corp, to provide land survey site topographical, ground penetrating radar (GPR) and potholing if needed services for the Measure S Program at Villa Park High School Phase II project. This will cover the site topographical exploration that the architect needs to provide proper design consideration to the upcoming Phase II project. The Measure S Land Survey provider, Cannon Corp., has proposed this additional commission service for a lump sum of \$45,368, including an additional \$4,632 for contingency if needed. The proposed scope of work and cost were reviewed by the District's Program Management team from Cumming and was found to be



consistent for land survey services. The contract total, inclusive of reimbursable expenses and all amendments, will be \$50,000.

FISCAL IMPACT: \$50,400

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 Board approved change order # 04).
- 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 – 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.



- Villa Park HS – Complete the schematic design phase and move to the design document phase on the approved Phase II scope of work. Preparing a board presentation to review design at upcoming July 23rd meeting.
- 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. Preparing for turnover to Canyon HS in the fall 2020, for student use
- Move Manager advertising the Move services Request for Proposal to establish a move service contract for each of the four new science building projects.