



# ORANGE UNIFIED SCHOOL DISTRICT

## Measure S Bond Program

### August 2020 Monthly Progress Report



**PERIOD COVERED:**

August 1-31, 2020

**FISCAL YEAR**

FY 2020-2021

**PROGRESS REPORT NO.**

PR-038-2021-038

**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
  - **Completed August 7, 2020 – Interim Modular Kitchen (04-118418)**
- (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 08/31/20 the remote 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.
- As of August 31, 2020, the Cannon Corporation, the previous topographer for the science center project, is preparing to provide topographic survey services to assess current site conditions/elevations, provide reporting, and submit any required mapping for the design preparation of this Phase II project at Orange High School.
- On August 13, 2020, LPA presented the completed schematic design phase for Villa Park HS and were approved to move to the design document phase.
- As of August 31, 2020, the CEQA process for these four (4) Phase II projects is currently being reviewed.

**Program Wide Cash Flow Projection / Bond Issuance**

- As of July 31, 2020, the cash flow has been re-assessed in agreement 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 Aug 13, 2020, there was a presentation given by LPA Architects on the Measure S Phase II construction project at Villa Park High School. The proposed Phase II project is estimated at approximately \$22 million for construction only. LPA also provided an update on the completed design development process. The Phase II project at Villa Park High School includes the following design elements: Minor renovation and utility/security/technology and restroom upgrades to Building 100/200 (two-story buildings front facing Taft Avenue), Demolition of Building 500 Construction of a new two-story, 18-classroom, single corridor classroom building, and removal of 19 portable classrooms.
- As of August 10, 2020, Pinner payment application # 18 (July), reflecting 84% paid overall completion, for 444 days elapsed at Orange HS Science Center project.
- As of August 31, 2020, Angeles Contractor payment application # 14 (June) reflecting 45% paid overall completion, reflecting 212 days elapsed at El Modena HS Science center project.
- As of August 31, 2020, Angeles Contractor payment application # 17 (July) reflecting 40% paid overall completion, reflecting 276 days elapsed at Villa Park HS Science Center project.



- As of August 25, 2020, Swinerton payment application # 14 (July) reflecting 32% paid overall completion, reflecting 287 days elapsed at Canyon HS Science Center project.

### 1.3 Look Ahead (next 90 days)

#### Board of Education Agenda

##### September 10<sup>th</sup>

- DESCRIPTION:** The District needs to secure the services of a moving company to relocate classrooms at all four high comprehensive schools due to the completion of Measure S funded science center building projects (Phase I only). Moving services will commence in October 2020 and projects will be completed as needed throughout the next year. Based on an informal Request for Proposals for moving services, including six (6) moving contractors, Beltmann Group has proposed to provide the services at a competitive rate of \$16,989 and has extensive knowledge of school district facilities. An additional contingency of \$1,699 (10%) has been added for a total requested authorization of \$18,688.  
**FISCAL IMPACT:** Measure S Building Projects \$18,688  
21.00-971X-0-5850-9520-8500-39X-416-000 (Harvey/Rivera)
- DESCRIPTION:** On May 25, 2017, the Board of Education approved gkkworks/Cannon Design’s Schematic Design for the Science Center at Canyon High School. The City of Anaheim has requested a new hydrology study, while the Anaheim Public Utility requires a legal easement assessment for the newly installed power lines for the Canyon High School Science Center. gkkworks/Cannon Design has proposed to provide both engineering services for \$8,120. The cost has been reviewed by staff and found to be reasonable.  
**FISCAL IMPACT:** Building Measure S Projects \$8,120  
21.00-9712-0-6210-9520-8500-390-416-000 (Harvey)
- DESCRIPTION:** On May 9, 2019, the District awarded Bid No. S1819-006, Canyon High School Science Center, 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, Gafcon Construction Management Team, Architect, and Facilities staff.  
Change Order No. 4: \$88,353– 8 Days Additional Contract Time  
Description: Surgical demolition of the kitchen building to protect existing areas, extra efforts to maintain MPR power feeds, create a thickened concrete edge to protect the flat surface area at MPR storefront, and time and materials for removal and remediation of wet soils.



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The total value of the contract, inclusive of Amendments 1-4, will increase from \$38,712,210 to \$38,800,563. Total Current Percentage Change from Original Contract = 1.04%

FISCAL IMPACT: Measure S Projects \$88,353

21.00-9712-0-6270-9520-8500-390-416-000 (Rivera/Harvey)

### **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 – Review the Phase II schematic design cost estimate from the Architect for adherence to budget.
- 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 – Review the Phase II schematic design cost estimate from the Architect for adherence to budget.
- 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, Inc. (ACI) executives, Arcadis, 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 – Prepare to turn back to Villa Park HS the use of 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.
- Villa Park HS Science Center – Review the Phase II schematic design cost estimate from the Architect for adherence to budget.
- Canyon HS Science Center – Continue with the schematic design on the approved Phase II scope of work.
- Canyon HS Science Center – Review the Phase II schematic design cost estimate from the Architect for adherence to budget.
- Canyon HS Science Center – Preparing MPR and kitchen 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. Preparing to review the submitted proposals for a recommendation of contract to the Board of Education.