



# ORANGE UNIFIED SCHOOL DISTRICT

## Measure S Bond Program

### November 2022 Monthly Progress Report



**PERIOD COVERED:**  
November 1-30, 2022

**FISCAL YEAR**  
FY 2022-2023

**PROGRESS REPORT NO.**  
PR-065-2022-065

**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 Phase 1 design criteria completed as follows:

- (Completed) September 22, 2020 - El Modena HS Phase 1 Quad (04-119124)
- (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)

#### Phase 1 construction started (NTP) / completed (NOC), as follows:

- Construction Start - June 15, 2018 – Orange HS Site Infrastructure (Increment #1) (04-116673)
  - (Completed) July 25, 2019 – Orange HS Site Infrastructure (Increment #1) (04-116673.1)
- Construction Start January 7, 2019 – Villa Park HS (Int Housing and Science Center) (04-117022)
  - (DSA Completed) March 17, 2022 – Interim Housing (04-116788)
  - (DSA Completed) March 21, 2022 – Parking Lot Drop-Off (04-118521)
- Construction Start February 18, 2019 – Orange HS Science Center (Increment #2) (04-116859)
  - (DSA Completed) April 8, 2020 – Custom Tensile Fabric Shade Structure (04-118351)
  - (Completed) June 24, 2021 – Orange HS Science Center (Increment #2) (04-116859)
- Construction Start April 2, 2019 – El Modena HS Science Center (04-117098)
- Construction Start June 12, 2019 – Canyon HS Interim Housing & Science Center (04-117300)
  - (DSA Completed) August 7, 2020 – Interim Modular Kitchen (04-118418)

#### Division of State Architects (DSA) approval to establish Phase 2 design criteria as follows:

- Submitted on March 3, 2021 – Villa Park HS Phase 2 (04-119694)
  - (Completed) September 10, 2021.
- Submitted April 23, 2021 – El Modena HS Phase 2 (04-120032)
  - (Completed) May 6, 2022.
- Submitted May 26, 2021 – Orange HS Phase 2 (04-120151)
  - (Completed) January 25, 2022.
- Submitted August 17, 2021 – Canyon HS Phase 2 (04-120410)
  - (Completed) January 14, 2022.



**Phase 2 construction started (NTP) / completed (NOC), as follows:**

- Construction Start - September 23, 2021 – Orange HS Bldg. 300 Admin Swing Space (S2122-001C)
  - (Completed) March 1, 2022 – Orange HS Bldg. 300 Admin Swing Space (S2122-001C)
- Construction Start November 3, 2022 – Villa Park HS (New Classroom Building & Building 100/200 Modernization) (04-119694)

**1.2 Program Highlights/Key Milestones**

**California Environmental Quality Act (CEQA) Compliance ACHIEVED on Phase 1 (as required by law):**

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

**California Environmental Quality Act (CEQA) Compliance ACHIEVED on Phase 2 (as required by law):**

- Orange HS Phase 2 – Based on CEQA review, no new Notice of Exemption needed.
- Villa Park HS Phase 2 – Notice of Exemption (Board approved on 4/14/22).
- Canyon HS Phase 2 – Notice of Exemption (Board approved on 5/5/22).
- El Modena HS Phase 2 – Notice of Exemption (Board approved on 5/5/22).

**Phase 2 Measure S Bond Project Development Update:**

- On November 3, 2022, a Notice to proceed (NTP) was issued to **Pinner Construction Co., Inc.** for **Bid No. S2223-001 Villa Park HS New Classroom Building & Building 100/200 Modernization**, in the amount of **\$26,659,000** (including the Allowance of \$500,000). This shows a construction start date of 11/21/2022.
- On November 17, 2022, Board approved **Bid No. S2223-002 Orange HS 2-Story Classroom & Student Services Building** to the lowest responsive and responsible bidder, **PCL Construction Services, Inc.** in the amount of **\$19,690,000**, inclusive of allowances and alternates as presented below;

	<b>Bidder</b>	<b>Base Bid Amount Including Allowances (Dollars)</b>	<b>Total Amount for Alternates (Dollars)</b>	<b>Sum of Base Bid Amount including Allowances and Alternates (Dollars)</b>
1	PCL Construction Services, Inc.	\$19,586,000	\$104,000	<b>\$19,690,000</b>
2	Balfour Beatty Construction LLC	\$20,443,993	\$78,455	\$20,522,448
3	Swinerton Builders	\$20,500,000	\$108,800	\$20,608,800

- On November 3, 2022, the bid package S2223-03 El Modena HS - Phase 2 (04-120032) was advertised.



- On November 14, 2022, the first mandatory pre-bid conference job walk was held on the El Modena HS campus, starting in front of the administration building. The 2<sup>nd</sup> mandatory pre-bid was held on 11/17/22.
- As of November 30, 2022, at Canyon HS – Phase 2 (04-120410), Reviewing the demolition and site preparation of the modulares to be removed off site. Continuing to work with CannonDesign (Arch), Cordoba (CM), Program Management and District to finalize the specification format and put together the bid package.

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

- On November 3, 2022, the Citizen’s Oversight Committee meeting was held in District Office, conference room B. The Measure S team gave an update of Phase I and Phase II projects. There was a Bond Tax Rate Update presentation of the Phase 1 & 2 Bond purchase. Next meeting scheduled is January 25, 2023.
- As of November 30, 2022, the overall project budgets are being reviewed with a CM and program management team weekly and revised for Phase 2 changes as approved by the CBO.

### **Project Achievements:**

On November 17, 2022, Board approved **Elite Modular Leasing & Sales, Inc.** pursuant to Savanna School District competitive Bid 2021 District-Wide Contract for Purchase, Lease, Relocate, Dismantling, and Removal of Division of the State Architect (DSA) Approved portable building, Project SSPU, #40-04/2020-21, awarded to Elite Modular Leasing & Sales, Inc. on February 9, 2021, with extensions valid through February 8, 2023. The District is in need of a **Two-year lease for four (4) relocatable buildings at Orange High School**. The relocatable units will provide classroom use for the school under the upcoming Measure S Phase 2 building project. Elite Modular Leasing & Sales has proposed a two-year lease in the amount of **\$166,676.00**. Staff has reviewed this pricing and has deemed the proposal to be reasonable and in alignment with the other modular utilized under the Savanna piggyback bid.

On November 30, 2022, The **OC Health Department Food Facility permit** was received for the new high-speed Kitchen completed, and issued to Canyon HS to allow full operation.

On November 17, 2022, Board approved **Change Order # 24R1** for **Swinerton Builders at Canyon HS** in the amount of; **\$364,604.27 – 47 Calendar Days**, Additional Contract Time; Description: General Contractor costs based on Four (4) PCO’s: Four (4) Unforeseen Conditions, Zero (0) Owner Requested and Zero (0) Design Related changes. (8.25%).

As of 11/30/22, the last **payment application # 38** (June), for ACI (EMHS) reflecting **100%** paid overall completion, reflecting **519 calendar days** elapsed.

As of 11/30/22, the last **payment application # 40** (June), for ACI (VPHS) reflecting **100%** paid overall completion, reflecting **683 calendar days** elapsed.



As of 11/30/22, processed [payment application # 40](#) (September) for Swinerton (CHS) reflecting **100%** paid overall completion, reflecting **1,165 calendar days** elapsed.

### 1.3 Look Ahead (next 90 days)

#### Board of Education Agenda

##### December 14<sup>th</sup>

1. Recommend Board approval of **Elite Modular Leasing & Sales, Inc.** pursuant to Savanna School District competitive Bid 2021 District-Wide Contract for Purchase, Lease, Relocate, Dismantling, and Removal of Division of the State Architect (DSA) Approved portable building, Project SSPU, #40-04/2020-21, awarded to Elite Modular Leasing & Sales, Inc. on February 9, 2021, with extensions valid through February 8, 2023. The District is in need of a **Two-year lease for ten (10) relocatable classroom buildings and one (1) Boy/Girl/ Staff Restroom building at El Modena High School**. The relocatable units will provide classroom and restroom use for the school under the upcoming Measure S Phase 2 building project. Elite Modular Leasing & Sales has proposed a two-year lease in the amount of **\$500,632.00**. Staff has reviewed this pricing and has deemed the proposal to be reasonable and in alignment with the other modular utilized under the Savanna piggyback bid.
2. Recommend Board approval of **Change Order # 25** for **Swinerton Builders at Canyon HS** in the amount of; **\$401,750.05 – 0 Calendar Days**, Additional Contract Time; Description: General Contractor costs based on Twenty-four (24) PCO's: Fourteen (14) Unforeseen Conditions, One (1) Owner Requested and Nine (9) Design Related changes. (9.29%).

#### Program Wide

- Orange HS Phase II –Preparing to award the low bid received from PCL Construction, Inc.; and then send a Notice to Proceed (NTP) for the General Contractor to mobilize on project site and start construction.
- Orange HS Bldg. 100/200 (Phase II) – Move Manager continues to coordinate the clearing of building 100/200 and the existing Science Building in preparation for demolition.
- El Modena HS Science Center – Reviewing all of the final issues preventing the closure of this project with district legal.
- El Modena HS Phase II – The pre-bid mandatory conferences were held, and we are preparing for the public bid to happen on 12/16/2022.
- El Modena HS Phase II – Move Manager is walking the site with the Principal to discuss logistics for the upcoming construction project phasing, which reflects the start of construction in Building 800 and the swing space that will be needed to house the classrooms within this building. Also discussing the need of temporary modular classroom to facilitate the balance of the temp moves needed to complete this campus modernization.



- Villa Park HS Interim Housing & Science Center – Working on the DSA 310-N Notification of Requirement for Certification for Construction of Science Classroom Building (04-117022), for all parties (Architect, Inspector, Lab of Record, and General Contractor), to complete all the DSA forms needed.
- Villa Park HS Phase II – Awarded general contractor, Pinner Construction, started mobilization and demolition of building 500. Preparing to review and approve the baseline schedule and schedule of values submissions, as well as the other up front items submitted.
- Villa Park HS Phase II – Move Manager has coordinated the clearing of building 500 in preparation for demolition.
- Canyon HS Science Center – Swinerton Builders is completing substantial completion punch list items preparing for notice of completion. Filing DSA 168 for final project costs.
- Canyon HS Phase II – CannonDesign (Architect of Record) working with District, Program Management and Cordoba (CM) to develop additional scope. CannonDesign and Purchasing Department finalizing the specification format and putting together the bid package.