



# ORANGE UNIFIED SCHOOL DISTRICT

## Measure S Bond Program

### July 2017 Monthly Progress Report



Ronald Lebs  
**Assistant Superintendent**  
**Facilities & Planning Department**

#### **Board of Education**

Andrea Yamasaki  
John Ortega  
Alexia Deligianni-Brydges, Ed. D  
Kathryn Moffat  
Timothy Surridge  
Brenda Lebsack  
Rick Ledesma

#### **PERIOD COVERED:**

July 1 - 31, 2017

#### **FISCAL YEAR**

FY 2017-2018

#### **PROGRESS REPORT NO.**

PR-01-1718-001

#### **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**



## 1.0 SUMMARY

### 1.1 Program Summary

The Architects continue preparation of the project designs for submittal to the Division of the State Architect (DSA) for their review and approval. The District and the Program Manager are also preparing for the August 10<sup>th</sup> All-Hands Kick-off Meeting to be attended by each of the Architects and Construction Managers. The completed Schematic Designs are available for review at the Bond Website, <https://www.orangeusd.org/measureS/>

### 1.2 Program Highlights/Key Milestones

#### July 27 Approved Board Agenda Items

- VPHS Architectural Design Services Work Authorization with LPA
- VPHS Construction Management Services Work Authorization with Cordoba
- EMHS Construction Management Services Work Authorization with Arcadis
- EMHS Architectural Design Services Work Authorization with HED
- CHS Architectural Design Services Work Authorization with gkkworks
- CHS Construction Management Services Work Authorization with Gafcon
- OHS Construction Management Services Work Authorization with Balfour Beatty
- Program Management Services Work Authorization with Cumming

#### August 17 Proposed Board Agenda Items

- Additional subsurface Investigation Services at OHS and VPHS
- Additional Design Site Survey at VPHS

#### All-Hands Kick-Off Meeting

- The District has scheduled an All-Hands Kick-Off Meeting for August 10, 2017 for attendance by all Architects and CMs to review the program parameters.
- The District and the Program Manager are preparing the agenda for the meeting.

#### Program Wide Cash Flow Projection

- The District presented the draft June 21, 2017 Cash Flow Projection at the July 27, 2017 Board meeting with Adam Bauer, Fieldman, Rolapp & Associates.
- Based upon current market conditions and the assumptions of the June 21, 2017 Cash Flow Projection, it appears that selling Bonds before September 2018 would not be cost effective.

#### Monthly Reports

- Monthly Reports are scheduled to be issued by the 10<sup>th</sup> of the following month, for the previous month.



- 
- The District has reviewed and approved the Monthly Report format to be submitted by the Program Manager to the District starting July 2017.

### **Master Budget**

- The CHS Budget has been confirmed by Gafcon and the VPHS Budget has been confirmed by Cordoba. The outstanding budgets to be confirmed are EMHS by Arcadis and OHS by Balfour Beatty.
- On 7/21, the Program Manager issued the Budget Establishment Form for review and comment by the CMs for use by the Program Manager in preparation of the Measure S Master Budget.
- On 6/21, the Program Manager requested comments on previous draft versions of the Budget Establishment Form for each project from the CMs.

### **Master Schedule**

- On 7/27, the Program Manager requested the most current version of each project schedule from the CMs for use by the Program Manager in preparation of the Measure S Master Program Schedule (with an 8/1 deadline).
- On 6/29, the Program Manager submitted a Preliminary Master Schedule in Excel format to the District.
- The Program Manager is preparing a Master Schedule in Primavera format as per the Program Wide Work Authorization, approved on 7/27.

### **Communications Management**

- On 7/25, the Program Manager issued a draft Measure S Program Highlights Summary highlighting the differences between each of the projects in an effort to help explain why the schematic design cost estimates varies between each of the sites with the intent of sharing with the Board of Education in early August. Work continues on this document.

### **Program Implementation Plan**

- The District is considering completion of an Implementation Plan similar to the 03-02-16 CHS Implementation Plan (also completed by Cumming).

### **Program Management Plan**

- The Program Management Plan will contain the following procedures, which are being finalized for issuance at the All-Hands Kick-Off Meeting on 8/10:
  - On-Site Badges – To issue existing procedure
  - Architect Invoices – Draft issued on 4/25
  - PM & CM Invoices – Draft issued on 4/25
  - Contractor Invoices – Draft issued on 4/25
  - Budget Establishment – Draft issued on 3/31
  - Informal Bidding – Draft issued on 3/10
  - Purchase Requisition – Draft issued on 3/10



### **Program Wide Standard Specifications**

- On 7/27, the Program Manager requested that the Architects to identify their recommended products and manufacturers (with an 8/10 deadline) to be compared and contrasted by the Program Manager to prepare the Measure S Standard Specifications.
- On 7/21, Lionakis issued a Comparative Analysis of the Modernization Standard Specifications prepared by gkkworks for the Elementary School Modernization Program.
- Standard Specification Review meetings were held on 5/22 and 5/25 with the District (Education, M&O, Transportation, IT & Food Services) & Lionakis, gkkworks, HED, LPA and Gafcon.

### **Program Wide Cost Management System**

- The Program Manager has prepared and implemented a custom cost management system for immediate use in payment of invoices.
- The Program Manager has reviewed the Cost Management System to be included in the Monthly Reports, beginning July 2017.
- The District is reviewing proposals from Colbi Technologies and Cumming/Procor to select a final construction cost accounting software system.

### **Program Wide Document Controls System**

- The District is reviewing proposals from Colbi Technologies and from Cumming/Procor to select a final document controls software system for use by the District, Program Manager, Architects and CMs.

### **Citizens' Oversight Committee (COC)**

- The next COC meeting is scheduled for 9/6. The COC Kickoff Meeting was held on 5/24.

## **1.3 Look Ahead (next 90 days)**

- Continuation of the Design Phase for each HS
- Completion of All Hands Meeting #1
- Issuance of the Master Program Budget and Schedule
- Issuance of the Program Wide Standard Specifications
- Issuance of Program Management Plan
- Issuance of Detailed Program Highlights
- Selection of Program Wide Cost Management System & Document Controls System



## 2.0 PROJECT STATUS REPORT



Canyon High School  
New STEM Building

CANYON HIGH SCHOOL



EL MODENA SCIENCE CENTER

Overall View

HED



Orange High School Science Center





## CANYON HS SCIENCE CENTER

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• 12 Laboratory Rooms</li> <li>• 12 General Classrooms</li> <li>• Student Services</li> <li>• New Food Services</li> </ul> | <ul style="list-style-type: none"> <li>• New Multi-Purpose Room Entry</li> <li>• Parking Lot Improvements</li> <li>• Infrastructure Upgrade and Improvements</li> <li>• Landscape Improvements</li> </ul> |
|---|---|

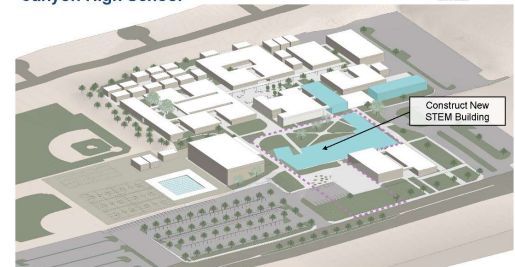
### Project Update:

- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 5/25.
- On 7/27, the Board approved the not-to-exceed contracts with the Program Manager, Architect and Construction Manager for all services necessary to complete the project.
- On 7/20, the architect, structural engineer, construction manager and program manager met to review the time and cost saving merits of the structural steel system by Con X Tech. Con X Tech will provide a structural steel framing plan for review and consideration.
- On 7/6, negotiations concluded concerning the cost of the Architect's Work Authorization for the advancement to the July 27<sup>th</sup> Board Agenda. Negotiations concluded in early June concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27<sup>th</sup> Board Agenda.
- On 6/29, the District, Architect, Construction Manager and Program Manager met to discuss completion of a handout to address Board of Education concerns regarding the project budget amount.
- On 5/25, the Board of Education approved the Science Center Schematic Design and Project Budget for \$69,500,000. The Board also requested information on possible cost reduction measures.
- On 5/17, the 8<sup>th</sup> Schematic Design meeting was held with the District, Program Manager, Architect and Construction Manager. Previous meetings were held on 3/22, 3/29, 4/5, 4/12, 4/26, 5/3 and 5/17. The next scheduled is TBD.
- On 5/17, the Program Manager, Construction Manager and the Surveyor completed an on-site meeting to the plan to complete the survey.

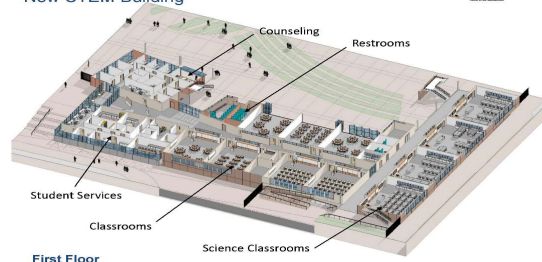
Canyon High School  
New STEM Building



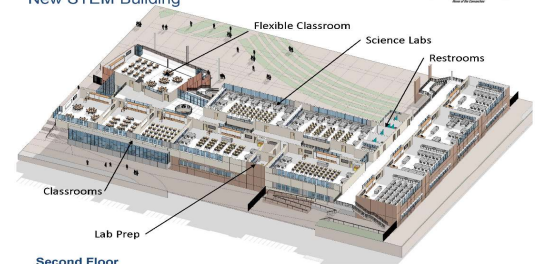
Canyon High School



Canyon High School  
New STEM Building



Canyon High School  
New STEM Building



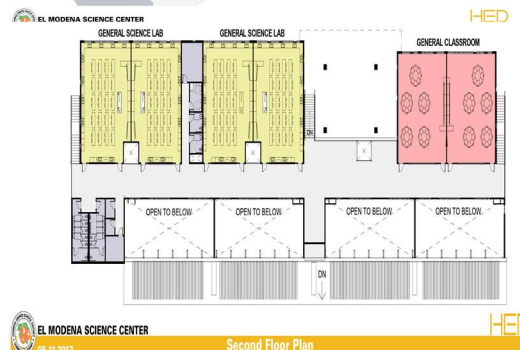


## EL MODENA HS SCIENCE CENTER

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• 12 Laboratory Rooms</li> <li>• 1 General Classrooms</li> <li>• 2 Medically Fragile Classrooms</li> </ul> | <ul style="list-style-type: none"> <li>• Relocation of Campus MDF</li> <li>• Technology &amp; Utility Upgrade</li> <li>• Landscape Improvements</li> </ul> |
|---|--|

### Project Update:

- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 5/11.
- On 7/27, the Board approved the not-to-exceed contracts with the Program Manager, Architect and Construction Manager for all services necessary to complete the project.
- On 7/14, negotiations concluded concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27<sup>th</sup> Board Agenda.
- On 7/7 District, Architect and PM discussed cost saving options, i.e., elevator, shade structure, angled braces, glazing, etc. architect submitted possible reduction options on 7/7 via email. District to review.
- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 5/11.
- On 7/7, negotiations concluded concerning the cost of the Architect's Work Authorization for the advancement to the July 27<sup>th</sup> Board Agenda.
- On 5/11, the Board of Education approved the Science Center Schematic Design and Project Budget for \$40,756,811. The Board also requested information on the safety, security and maintenance of the expansive windows.
- On 5/4, the 6<sup>th</sup> Schematic Design Review meeting was held with the District, Architect and the Construction Manager, which was also be attended by the District's CEQA/EIR Attorney. Previous meetings were held on 3/8, 3/15, 3/29, 4/12 and 4/27. The next meeting is TBD.





## ORANGE HS SCIENCE CENTER

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

### Project Update:

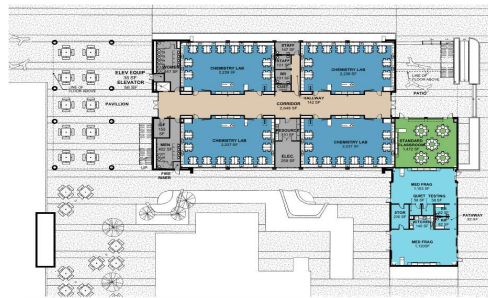
- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 4/13.
- On 7/27, the Board approved the not-to-exceed contracts with the Program Manager and Construction Manager for all services necessary to complete the project. The Architect's contract was approved by the Board on 5/25.
- On 7/13, negotiations concluded concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27<sup>th</sup> Board Agenda.
- The District is reviewing scope requirements for Food Services & bus drop-off/pick-up and considering design changes due to possible conflicts. Discussions are ongoing. A recommendation is anticipated in early August 2017.
- On 7/5 District officials met at OHS to review food service and bus drop off/pick up issues.
- On 7/5, the District and the Construction Manager met to complete negotiations concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27<sup>th</sup> Board Agenda.
- On 6/27, the 2<sup>nd</sup> Transportation meeting was held with the District, Architect, Civil Engineer and Program Manager to review the options concerning the Bus Turnaround.
- On 6/2, the 1<sup>st</sup> Food Services Design Review meeting was held with District Food Services and the Architect.
- On 5/25, the Board approved the Architect's Project Authorization to complete design services through construction, occupancy and DSA certification. Negotiations with the Program Manager were completed on 5/4.



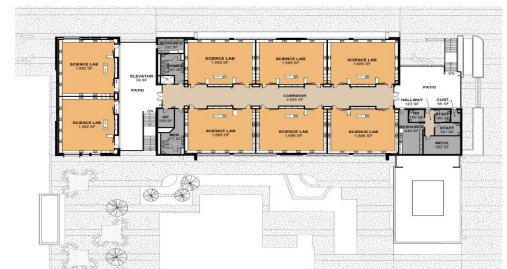
Orange High School Science Center



Orange High School Science Center



Science Center Ground Floor Plan



Science Center Second Floor Plan

Orange High School

"ONCE A PANTHER, ALWAYS A PANTHER"





## VILLA PARK HS SCIENCE CENTER

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• 12 Laboratory Rooms</li> <li>• 2 General Classrooms</li> <li>• 2 Medically Fragile Classrooms</li> </ul> | <ul style="list-style-type: none"> <li>• Demolish existing building 300</li> <li>• Install 10 New Portable Buildings</li> </ul> |
|---|---|

### Project Update:

- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 6/8.
- On 7/21 the architect presented a draft interim relocatable classroom layout. The District is considering reducing the number of classroom from 10 to 9 and adjusting the layout as a cost savings measure. A recommendation is anticipated in early August.
- On 7/14, negotiations concluded concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27<sup>th</sup> Board Agenda.
- On 7/5, the District and the Architect met to complete negotiations concerning the cost of the Architect's Work Authorization for the advancement to the July 27<sup>th</sup> Board Agenda.
- On 6/14, the Project Team (District, Architect, Construction Manager & Program Manager) met with an interested VPHS parent to review their project comments and will consider their application.
- On 6/8, the Board of Education approved the Science Center Schematic Design and Project Budget for \$45,200,000. The Board also requested information on available cost saving options.
- On 5/31, the 5<sup>th</sup> Schematic Design Review meeting was held with the District, Architect and the Construction Manager. Previous meetings were held on 3/14, 4/24, 5/8 & 5/22. The next meeting is TBD.
- On 5/13 & 5/14, On-site Geo-Technical Investigation services were completed and supervised by the Construction Manager.
- On 5/5, the Program Manager and Construction Manager met on site to plan Geotechnical Investigation series, tentatively to be completed on Saturday, May 13<sup>th</sup>.





### 3.0 FINANCIAL SUMMARY



**Measure S Bond Program  
Budget vs Actuals Summary**

**Project Budget Estimate at Schematic Design Phase**

**Monthly Progress Report July 2017**

QCC Data as of 8/2/17

	"A" Estimated Cost	"B" Expended	"C" Committed / Encumbered	"D = A-B-C" Balance
<b>Canyon High School</b>				
<b>390-9520 Canyon HS Science Center</b>				
1. Design Cost	\$3,198,930	\$252,000	\$2,946,930	\$0
2. Construction	\$46,648,204	\$0	\$0	\$46,648,204
3. Program and Construction Management	\$4,240,089	\$119,123	\$2,777,149	\$1,343,818
** 4. Construction Support Costs	\$7,934,863	\$1,470	\$68,000	\$7,865,393
5. Contingency (Design,Construction,Project)	\$7,477,914	\$0	\$0	\$7,477,914
	<b>\$69,500,000</b>	<b>\$372,593</b>	<b>\$5,792,079</b>	<b>\$63,335,329</b>
<b>390-TBD Canyon HS Unallocated Funds</b>				
1. Unallocated Bond Funds	\$2,500,000	\$0	\$0	\$2,500,000
	<b>\$2,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,500,000</b>
<b>Canyon High School</b>	<b>\$72,000,000</b>	<b>\$372,593</b>	<b>\$5,792,079</b>	<b>\$65,835,329</b>
<b>El Modena High School</b>				
<b>391-9520 El Modena HS Science Center</b>				
1. Design Cost	\$1,930,144	\$280,000	\$1,650,144	\$0
2. Construction	\$26,913,790	\$0	\$0	\$26,913,790
3. Program and Construction Management	\$2,788,026	\$42,963	\$2,134,665	\$610,399
** 4. Construction Support Costs	\$4,510,749	\$4,859	\$56,610	\$4,449,280
5. Contingency (Design,Construction,Project)	\$4,614,102	\$0	\$0	\$4,614,102
	<b>\$40,756,811</b>	<b>\$327,822</b>	<b>\$3,841,419</b>	<b>\$36,587,570</b>
<b>391-TBD El Modena HS Unallocated Funds</b>				
1. Unallocated Bond Funds	\$31,243,189	\$0	\$0	\$31,243,189
	<b>\$31,243,189</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,243,189</b>
<b>El Modena High School</b>	<b>\$72,000,000</b>	<b>\$327,822</b>	<b>\$3,841,419</b>	<b>\$67,830,759</b>

\*\* See Appendix A for Details



**Measure S Bond Program**  
**Budget vs Actuals Summary**  
**Project Budget Estimate at Schematic Design Phase**

**Monthly Progress Report July 2017**

QCC Data as of 8/2/17

	"A" Estimated Cost	"B" Expended	"C" Committed / Encumbered	"D = A-B-C" Balance
<b>Orange High School</b>				
<b>392-9520 Orange HS Science Center</b>				
1. Design Cost	\$2,218,600	\$268,300	\$1,950,300	\$0
2. Construction	\$35,866,248	\$0	\$0	\$35,866,248
3. Program and Construction Management	\$2,879,009	\$42,963	\$1,913,945	\$922,102
** 4. Construction Support Costs	\$6,100,850	\$1,500	\$49,000	\$6,050,350
5. Contingency (Design,Construction,Project)	\$5,323,881	\$0	\$0	\$5,323,881
	<b>\$52,388,588</b>	<b>\$312,763</b>	<b>\$3,913,245</b>	<b>\$48,162,581</b>
<b>392-TBD Orange HS Unallocated Funds</b>				
1. Unallocated Bond Funds	\$19,611,412	\$0	\$0	\$19,611,412
	<b>\$19,611,412</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,611,412</b>
<b>Orange High School</b>	<b>\$72,000,000</b>	<b>\$312,763</b>	<b>\$3,913,245</b>	<b>\$67,773,993</b>
<b>Villa Park High School</b>				
<b>394-9520 Villa Park HS Science Center</b>				
1. Design Cost	\$2,174,502	\$280,000	\$1,894,502	\$0
2. Construction	\$27,065,787	\$0	\$0	\$27,065,787
3. Program and Construction Management	\$2,799,565	\$92,970	\$1,967,848	\$738,748
** 4. Construction Support Costs	\$4,603,887	\$22,447	\$16,803	\$4,564,637
5. Contingency (Design,Construction,Project)	\$8,556,259	\$0	\$0	\$8,556,259
	<b>\$45,200,000</b>	<b>\$395,417</b>	<b>\$3,879,152</b>	<b>\$40,925,431</b>
<b>394-TBD Villa Park HS Unallocated Funds</b>				
1. Unallocated Bond Funds	\$26,800,000	\$0	\$0	\$26,800,000
	<b>\$26,800,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,800,000</b>
<b>Villa Park High School</b>	<b>\$72,000,000</b>	<b>\$395,417</b>	<b>\$3,879,152</b>	<b>\$67,725,431</b>
<b>Total Bond Program</b>	<b>\$288,000,000</b>	<b>\$1,408,594</b>	<b>\$17,425,895</b>	<b>\$269,165,511</b>

\*\* See Appendix A for Details



**Measure S Bond Program  
Budget vs Actuals Summary**

**Project Budget Estimate at Schematic Design Phase**

**Monthly Progress Report July 2017**

QCC Data as of 8/2/17

"A"	"B"	"C"	"D = A-B-C"
Estimated Cost	Expended	Committed / Encumbered	Balance

## APPENDIX A

### Construction Support Costs

Builders Risk Insurance  
Commissioning  
DSA Construction Phase Testing / LOR  
DSA Inspection  
DSA Review Fees  
Environmental Consultant  
Furnishings, Fixture Equipment (FFE)  
IT/AV Equipment (WAPS, Projectors, Switches, IDF Apparatus, etc.)  
Labor Compliance  
Legal Council  
Postage, Printing Advertising  
Preliminary Tests (Hazmat, Topo Survey, Geotechnical, Subsurface Investigations)  
Relocation Costs  
Rental / Interim Housing  
Stormwater Management  
Title and Other Reports  
Utility Connection Fees (with Local Permitting Agency)