Measure S Bond Program Update

Board Meeting

August 17, 2017
Agenda

1) Project Design Elements
   o What is the scope of work for each project?
   o Why does Canyon HS cost more?

2) Program & Construction Management Functions
   o How will the program be managed?
   o How will costs be maintained?
   o How will the schedule be maintained?

3) Financial Information
   • Program Budget
   • Cash Flow Projection

4) Draft Master Schedule

5) Work in Process
   o What work is currently in process?
Project Design Elements (Schematic Design)

Canyon
• STEM Building 61,419 sq ft
  • 12 Labs
  • 12 Classrooms
  • New Admin & Student Services
• New Food Service Facilities
• MPR Upgrade
• 100 Parking Spaces + Parking Lot Lighting
• Vehicle Circulation Improvements
• Major Utility/Technology/Data/Communications Infrastructure Upgrades
• Landscaping
• Fully Secured Quad with Single Access
• Interim Administration Housing

El Modena
• Stem Building 42,501 sq ft
  • 12 Labs
  • 1 Classroom
  • 2 Medically Fragile Rooms
• Parking Lot Lighting
• Utility/Technology/Data/Communications Infrastructure Upgrades
• Relocation of Campus MDF
• Landscaping
Project Design Elements (Schematic Design)

**Orange**
- STEM Building 42,300 sq ft
  - 12 Labs
  - 1 Classrooms
  - 2 Medically Fragile Rooms
- New Panther Pavilion Plaza
- Removal/Relocation of Portable Classrooms
- Utility/Technology/Data/Communications Infrastructure Upgrades
- New Snack Bar & Outdoor Eating Area
- New Bus Drop-Off
- Vehicle Circulation Improvements
- Utility/Service Yard Improvements

**Villa Park**
- STEM Building 44,838 sq ft
  - 12 Labs
  - 2 Classrooms
  - 2 Medically Fragile Rooms
- Replace Building 300
- Interim Housing – 9 Classrooms + Restroom
- 250 Additional Lockers
- New Bus Drop-Off
- Vehicle Circulation Improvements & Driveway Realignment
- Stormwater/Bioretention Basin
Canyon Question

Additional costs at Canyon are associated primarily with:

- Inter-Related and Additional Scope, Not Found at Other Campuses
  - New Student Services & Administration Offices
  - New Food Services (Remodel Existing Administration Building)
  - 12 New General Classrooms
  - MPR Renovation
  - Demolition of Existing Food Services
  - 100 Additional Parking Spaces
  - Traffic Circulation Improvements
  - Major Upgrade of Underground Utilities Infrastructure
  - Interim Housing for Administration
Primary Team Functions

• **Cost Management**
  o Design Phase – Reconcile Cost Estimates at 3+ Milestones
  o Bid & Award – Redesign if Bids Exceed 10% of Budget
  o Construction – Strict Change Management Procedures

• **Schedule Management**
  o Design Phase – Bi-Weekly Team Meetings
  o Construction – Weekly 3-Week Look Schedules & Monthly Schedule Updates
Primary Team Functions

• **Quality Management**
  o Design Phase – Constructability & Value Engineering Reviews
  o Bid & Award – DSA Approval
  o Construction – Daily Reports, Weekly Meetings & Continuous On-Site Inspection

• **Communications Management**
  o Design Phase – Bi-Weekly Meetings & Monthly Reports
  o Construction – Daily Reports, Weekly Meetings & Continuous On-Site Inspection
  o Web-Based Document Control System
Program Budget Estimate

<table>
<thead>
<tr>
<th>QCC Data as of 8/2/17</th>
<th>&quot;A&quot; Estimated Cost</th>
<th>&quot;B&quot; Expended</th>
<th>&quot;C&quot; Committed / Encumbered</th>
<th>&quot;D = A-B-C&quot; Balance</th>
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<tbody>
<tr>
<td><strong>Allocated Funds</strong></td>
<td></td>
<td></td>
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<tr>
<td>1. Design Cost</td>
<td>$9,522,176</td>
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<td>2. Construction</td>
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<td>3. Program and Construction Management</td>
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<td>$8,793,607</td>
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<td>4. Construction Support Costs</td>
<td>$23,150,349</td>
<td>$30,276</td>
<td>$190,413</td>
<td>$22,929,660</td>
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<td>5. Contingency (Design, Construction, Project)</td>
<td>$25,972,156</td>
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<td>$25,972,156</td>
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<td><strong>Total</strong></td>
<td>$207,845,399</td>
<td>$1,408,594</td>
<td>$17,425,895</td>
<td>$189,010,910</td>
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| **Unallocated Funds** |                    |              |                           |                     |
| 1. Unallocated Bond Funds | $80,154,601      | $0           | $0                        | $80,154,601         |
| **Total Bond Program** | $288,000,000      | $1,408,594   | $17,425,895               | $269,165,511        |

*The program budget estimate is based on schematic design estimates. A formal construction estimate will be undertaken once construction documents have been completed. Numbers shown are preliminary.*
Program Cash Flow Projection

Cash Flow Projection as of 6/21/17
Draft Master Schedule

Orange HS Science Center
Board Approved Budget = $52,388,588

El Modena HS Science Center
Board Approved Budget = $46,756,811

Villa Park HS Science Center
Board Approved Budget = $45,200,000

Canyon HS Science Center
Board Approved Budget = $69,500,000

• Key Milestones
  o Complete Design / DSA Submittal – Dec 2017 to Mar 2018
  o DSA Approval – May 2018 to Dec 2018
  o Occupancy – Jun 2020 to Jan 2021

Draft Master Schedule as of 6/29/17
Reporting and Accountability

• Monthly Program Progress Reports
  o Summarized Program Highlights & Progress
  o Individual Project Highlights & Progress
  o Financial Update
  o Schedule Update
• Regular Website Updates
• Quarterly Citizens’ Oversight Committee Meetings
• Annual Financial and Performance Audits
Current Focus/Next Steps

- Orange HS – DSA Pre-Submittal Review Meeting – August 7
- All-Hands Program Kick-off Meeting – August 10
- Establishment of Bi-Weekly Design Team Meetings
- Review of Schematic Designs for Cost Savings Opportunities
- Selection of Accounting & Document Control Software
- Development of Standardized Specifications
- Engagement of Environmental Assessment Process (CEQA)
- Contractor Prequalification Process
- Interim Housing (VPHS, CHS)
- Owner Controlled Insurance Program (OCIP)
- Procurement of Program-Wide Professional Services
  - Commissioning Agent
  - Testing and Inspecting Services
  - DSA Laboratory of Record Services
- Evaluation of Staffing Needs