



# ORANGE UNIFIED SCHOOL DISTRICT

## Measure S Bond Program

### September 2020 Monthly Progress Report



**PERIOD COVERED:**  
September 1-30, 2020

**FISCAL YEAR**  
FY 2020-2021

**PROGRESS REPORT NO.**  
PR-039-2021-039

**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)
  - **Completed** April 26, 2019 – Install ten Portable Modular Buildings (10) (04-116788)

### 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 09/30/20 the remote schematic design meetings are continuing to be being held with the Architectural teams and school staff, based on design progress.



- As of 9/30/20, the topographic and geotechnical surveys needed to assess current site conditions/elevations, provide reporting, and submit any required mapping, for the design preparation of the Phase II design projects, are being prepared by the various survey services per school site.
- As of 9/30/20, HED is preparing the completed design document phase for El Modena, for recommendation to the Board to proceed to the final design phase and DSA submission.
- As of 9/30/20, the CEQA process for these four (4) Phase II projects is currently being reviewed.
- The first of four Board presentations was given on 8/13/20 by LPA Architects on the Measure S Phase II construction project at Villa Park High School. Recommended moving forward to DSA submission based on the update of the completed design development process.
- On 9/17/20, LPA presented the completed design document phase for Villa Park HS, to DSA for a Pre-Application review meeting. In attendance were DSA, LPA, District and Program Management.

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

- As of 09/30/20 the cash flow has been re-assessed based on the current projections of the Phase II project under design and the nearing completion of the Orange HS, Phase I project.
- 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:**

- As of 09/10/20, the Board of Education approved 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.
- At Orange HS, in preparation of new STEM building, moving supplies have been delivered to each teacher in 15 classrooms. Hazmat items were identified and removed from existing classrooms and campus. Surplus items from classrooms were identified for removal from campus. A logistic plan was provided to the Principal for training and move criteria, for review and approval. Confirmation of the furniture delivery and installation date scheduled for 10/12.
- As of 9/10/20, 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.

- As of 9/10/20, the Board of Education approved Change Order # 04 for Swinerton Builders, Inc. the awarded general contractor at Canyon HS Science Center. The following Change Order 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 includes; 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. 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%
- As of 09/10/20, processing Pinner (OHS) payment application # 19 (August), reflecting 91% paid overall completion, reflecting 481 calendar days elapsed.
- As of 09/24/20, processing Angeles (EMHS) payment application # 15 (July) reflecting 49% paid overall completion, reflecting 230 calendar days elapsed.
- As of 09/28/20, processing Angeles (VPHS) payment application # 18 (August) reflecting 42% paid overall completion, reflecting 290 calendar days elapsed.
- As of 09/28/20, processing Swinerton (CHS) payment application # 15 (August) reflecting 34% paid overall completion, reflecting 305 calendar days elapsed.

### 1.3 Look Ahead (next 90 days)

#### Board of Education Agenda

##### October 15<sup>th</sup>

1. Recommend approval of Change Order No. 5: \$80,989.78– 0 Days Additional Contract Time. The following Change Order lists a general descriptive summary of work, cost increase to the contract value, Added new 8-inch fire line main across Imperial Hwy, per City of Anaheim standards.  
The total value of the contract, inclusive of change orders 1 - 5, will increase from \$38,800,560 to \$38,881,550, for a total current percentage change from original contract = 1.25%, to Swinerton Builders, Inc., District awarded Bid No. S1819-006, Canyon High School Science Center.



The proposed scope of work and cost were reviewed and found to be reasonable by the Cumming Program Management, Gafcon Construction Management, Architect, and Facilities staff.

2. Recommendation to proceed to construction documents phase for Harley Ellis Devereaux (HED) Architects, Phase II project at El Modena High School. HED will provide a presentation of the completed design development process for the includes the following design elements: Minor renovation and utility/security/technology and restroom upgrades to Building 200/250/300/400/450/500 and 800, two new two-story iMOD classroom buildings. On July 25, 2019, the Board approved HED Architects to provide the project design, DSA submittal and construction administration for Measure S Phase II construction projects at El Modena High School. The proposed Phase II project is estimated at approximately \$25 million for construction only. This does not include construction management and other support costs.

### Program Wide

- Orange HS Science Center – completing interior framing, concrete paving work, exterior framing and sheathing, setting door and window frames, setting HVAC units, interior lighting fixture, outlets, setting windows, in addition to coordinating with the City on the street improvements off Walnut.
- Orange HS Science Center – Continue with the schematic design on the approved Phase II scope of work. Prepare for presentation to the Board of Education for approval to move forward to final design. Prepare for DSA pre-application meeting.
- Orange HS Science Center – Review the Phase II schematic design cost estimate from the Architect for adherence to budget. Revise the design to conform to budget.
- Orange HS Science Center – Move Manager continues to provide moving supplies and assist teachers with the packing of items to be relocated to the new Science Building. Job walk with the furniture vendor scheduled for 10/7 and delivery/installation of furniture scheduled for 10/12 through 10/23. Surplus items from classrooms and campus removal to be scheduled. Assist and coordinate training for Audio/Visual, lab equipment, and appliance for teachers in the new building (weeks of 11/2 & 11/10). Preparation and planning the relocation into the new building (11/14) and post-move assistance and removal of moving boxes (11/15 to 11/20).
- 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. Prepare for presentation to the Board of Education on the 10/15 meeting for approval to move forward to final design. Prepare for DSA pre-application meeting.



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- El Modena HS Science Center – Review the Phase II schematic design cost estimate from the Architect for adherence to budget. Revise the design to conform with the 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 continues preparation for El Modena HS relocations (teacher meetings, rooms/items relocating review, moving supplies orders/delivery, hazmat, and surplus items removal), new furniture delivery, and assist in OFCI delivery.
  - 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 execute a Partial Occupancy letter date 10/9/20, for the District 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 construction design phase and move to the submission to DSA 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. Revise the design to conform to budget.
  - Villa Park HS Science Center – Move Manager continues preparation for Villa Park HS relocations (teacher meetings, rooms/items relocating review, moving supplies orders/delivery, hazmat, and surplus items removal), new furniture delivery, and assist in OFCI delivery.
  - Canyon HS Science Center – Continue with the schematic design on the approved Phase II scope of work. Prepare for presentation to the Board of Education for approval to move forward to final design. Prepare for DSA pre-application meeting.
  - Canyon HS Science Center – Review the Phase II schematic design cost estimate from the Architect for adherence to budget. Revise the design to conform to budget.
  - Canyon HS Science Center – Preparing MPR and kitchen for turnover to Canyon HS in the fall 2020, for student use.