



ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program

January 2021 Monthly Progress Report



PERIOD COVERED:
January 1-31, 2021

FISCAL YEAR
FY 2020-2021

PROGRESS REPORT NO.
PR-043-2021-043

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:

- [\(Completed\) 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)

Construction started / completed, as follows:

- (Construction Start - June 15, 2018 – Orange HS Site Infrastructure (Increment #1)
 - [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 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).



Phase II Measure S Bond Project Development Update:

- As of 01/31/21 the remote design meetings are continuing to be being held with each of the Architectural teams, District, Program Management, Construction Management, and school staff, based on design progress.
 - At Villa Park HS, LPA proceeding to the construction documents phase.
 - At El Modena HS, HED continues with the construction documents phase for El Modena, addressing the review comments received on the modular structure.
 - At Orange HS, Lionakis moving forward to the construction design documents phase.
 - At Canyon HS, Architect Cannon Parkin Design is preparing to present to the Board during next month’s meeting, the Design document and Construction cost estimate, to allow the Architect to move forward with the completion of design and submission to DSA for approval prior to construction bid and award.

- As of 01/31/21, the last of the topographic and geotechnical surveys have been submitted to Architects, which will be used for the design preparation of the Phase II design projects.

- As of 01/31/21, the hazardous material surveys needed for each of the buildings scheduled to be demolished, are completed and final reports being submitted. If the Haz Mat report reflect the hazard, then the specification section will be provided to the Architects per school site for the bid document preparation at each project needed.

- As of 01/31/21, the CEQA process will be reviewed for each of the four (4) Phase II projects, however, we need to wait for the scope to be defined prior to the final decision.

Program Wide Cash Flow Projection / Bond Issuance

- As of 01/31/20, we are still using the last cash flow assessment in May 2020, which the current projections of the Phase II projects are based on. The first project nearing completion is the Orange HS, Phase I Science Center project.

- 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 01/21/21, the Board approved Change Order # 05 for Angeles Contractor, Inc. (ACI), at Villa Park HS IH & Science Center project, in the amount of; Change Order No. 05: <\$3,790.00> – 0 Calendar Days Additional Contract Time. Description: General Contractor costs and time based on proposed change order #'s: 37, for the additional hours and overtime cost or the period of 10/12 thru 10/16 to review the non-conforming structural correction work performed by ACI, in the “Owner Requested Change in Scope of Work” category 2.

- On 01/21/21, the Board approved a one-year lease extension for nine (9) relocatable buildings and (1) restroom building, in the amount of: \$123,245, for Elite Modular Leasing & Sales, Inc., at



Villa Park HS Science Center project. The relocatable units will provide interim classrooms for students until the Measure S STEM building project (Phase I) is completed. This was due to ongoing delay so additional time is needed on the lease agreement through the end of construction in 2021.

- On 01/21/21, the Board approved Change Order # 09 for Swinerton Construction at Canyon HS in the amount of; Change Order No. 09: \$275,821.35 – 51 Calendar Days Additional Contract Time; new Substantial Completion date: March 15, 2022. Description: Unforeseen wet soil conditions and General Contractor costs and time extension for the abatement of the water pipe, based on posed change order #'s: 76R3 and 26R1, both in the “Unforeseen Condition Changes” category.
- As of 01/31/21, processing payment application # 22 (November) for Pinner (OHS), reflecting **99%** paid overall completion, reflecting **549 calendar days** elapsed.
- As of 01/31/21, processing payment application # 19 (November) for Angeles Contractor Inc. (EMHS), reflecting **59%** paid overall completion, reflecting **277 calendar days** elapsed.
- As of 01/31/21, processing payment application # 21 (November) for Angeles Contractor Inc. (VPHS), reflecting **46%** paid overall completion, reflecting **317 calendar days** elapsed.
- As of 01/31/21, processing payment application # 18R1 (November) for Swinerton (CHS), reflecting **41%** paid overall completion, reflecting **383 calendar days** elapsed.

1.3 Look Ahead (next 90 days)

Board of Education Agenda

February 11th

1. Recommend Board approval of Change Order # 09 for Pinner at Orange HS in the amount of; Change Order No. 9: \$79,601.40 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs and time based on eleven (11) proposed change order #'s: 57, 65, 87, 100, 102, 122, 126, 128, 132, 133, and 138, between the “Owner requested” and “Design Related Change” categories.
2. Recommend Board approval of a Work Authorization # 6 (FY20/21), Contract Amendment # 01 for Cordoba, to provide extension of construction administration services from December 1, 2020 to August 31, 2021, needed to complete the Villa Park HS IH & Science Center project, in the amount of \$409,290 (which includes \$900 in reimbursable expenses).
3. Recommend that the Board approved Design document and Construction estimate presentation by Cannon Parkin Design at the Canyon HS Phase II project, to allow the Architect



to move forward with the completion of design and submission to DSA for approval prior to construction bid and award.

4. Recommend Board approval of Change Order # 10 for Swinerton at Canyon HS in the amount of; Change Order No. 10: 134,372.75 – 24 Calendar Days Additional Contract Time which revises the substantial completion date to: April 8, 2022; Description: General Contractor costs and time based on four (4) proposed change order #'s: 07R2, 98, 100 and 101, each in the “Unforeseen Conditions Changes” category.
5. Recommend Board approval of a Work Authorization # 6 (FY20/21), Contract Amendment # 01 for Arcadis, to provide extension of construction administration services from April 2021 to August 31, 2021, needed to complete the El Modena HS Science Center project, in the amount not-to-exceed \$430,000 (which includes reimbursable expenses).

Program Wide

- Orange HS Science Center – completing final punch list items on the Science Center, in addition to coordinating the final punch list items with the City on the street improvements off Walnut, preparing for the notice of completion filing.
- Orange HS Science Center – Secured Board of Education for approval for Lionakis to move forward to final design. Held the DSA pre-application meeting and continuing with the design documents on the approved Phase II scope of work.
- Orange HS Science Center – Prepare to review the Phase II 50% construction cost estimate from the Construction Manager for adherence to budget. Revise the design to conform to budget, if necessary. Prepare for Page Turn meeting prior to DSA design submission.
- Orange HS Science Center – Move Manger focusing on post-move on-site assistance for teachers. Removal of post-relocation surplus items as approved by the Principal and readiness of relocated classrooms for new occupants or demolition in preparation for the Phase 2 project.
 - Removal of Hazmat items in Bldg. 100 in preparation for the Phase 2 project.
- El Modena HS Science Center – Continue the final stages of completing the NNC items concerning the structural steel welding, pouring slabs, setting steel for the roof decks, interior framing, drywall and interior utility line runs.
- El Modena HS Science Center –HED moving forward to construction documents design for the Phase II project.
- El Modena HS Science Center – District legal is reviewing project team information outlining the outstanding issues, agreements to date and District position moving forward. As a result of further project team discussion, the un-approved substantial completion date has moved to July 2021.



- El Modena HS Science Center – Prepare to review the Phase II 100% construction cost estimate from the Construction Manager for adherence to budget. Revise the design to conform to budget, if necessary. Prepare for Page Turn meeting prior to DSA design submission.
- El Modena HS Science Center – HED to place DSA approved Quad design application (04-119124), into the Phase II plans for bid.
- El Modena HS Science Center – Move Manager continues preparation for updated room assignments (move to) for teachers from the Principal. Complete proposed furniture placement for the new Science center for leadership approval.
- Villa Park HS Interim Housing & Science Center – Continue the finalizing of NNC's on steel welds, pouring slab on grade, setting steel for the roof deck, grade beams, columns, footings, interior framing, drywall, and interior utility line runs.
- Villa Park HS Interim Housing & Science Center – Completing final punch list items and asphalt issues to complete the Parking and Drop Off zone (04-118521) work.
- Villa Park HS – Complete the construction design phase development and coordination of specification section for review with District and Program Management. Prepare for Page Turn meeting prior to DSA design submission.
- Villa Park HS Science Center – Prepare to review the Phase II 100% construction cost estimates from the Construction Manager for adherence to budget. Revise the design to conform to budget, if necessary.
- Villa Park HS Science Center – District legal is reviewing project team information outlining the issues, agreements to date and District position moving forward. As a result of further project team discussion, the un-approved substantial completion date has moved to August 2021.
- Villa Park HS Science Center – Move Manager continues preparation for relocations (teacher meetings, rooms/items relocating review, moving supplies orders/delivery, hazmat, and surplus items removal), new furniture delivery, and assistance in OFCI delivery.
- Canyon HS Science Center – Continue the structural steel erection, pouring slabs, setting steel for the roof decks, interior framing, drywall and interior utility line runs, as well as completing the MPR area along with the ramps and sidewalks needed.
- Canyon HS Science Center – Continue with the 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 – Prepare to review the Phase II 50% design cost estimates from the Construction Manager for adherence to budget. Revise the design to conform to budget, if necessary.
- Canyon HS Science Center – Finalizing and moving to change order, on the Time Impact Evaluation (TIE # 05) negotiations with Gafcon and District.
- Canyon HS Science Center – Move Manager continues with site visit and review of classrooms relocating into the new Science Building for preparation and planning. Continue the Furniture and Equipment selection and obtain proposals for the Phase 1 project.