



# ORANGE UNIFIED SCHOOL DISTRICT

## Measure S Bond Program

### May 2021 Monthly Progress Report



**PERIOD COVERED:**

May 1-31, 2021

**FISCAL YEAR**

FY 2020-2021

**PROGRESS REPORT NO.**

PR-047-2021-047

**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) January 7, 2019 – Villa Park HS (Interim Housing and Science Center)
  - **Completed** April 26, 2019 – Install ten (10) Portable Modular Buildings (04-116788)
  - **Completed** October 9, 2020 – Parking Lot Drop-Off (04-118521)
- (Construction Start) February 18, 2019 – Orange HS Science Center (Increment #2)
  - **Completed** April 8, 2020 – Custom Tensile Fabric Shade Structure (04-118351)
  - **Completed June 24, 2021 – Orange HS Science Center (04-116859)**
- (Construction Start) June 12, 2019 – Canyon HS Interim Housing & Science Center
  - **Completed** August 7, 2020 – Interim Modular Kitchen (04-118418)
- (Construction Start) April 2, 2019 – El Modena HS Science Center
- (Construction Start - June 15, 2018 – Orange HS Site Infrastructure (Increment #1)
  - **Completed** September 4, 2019 – Orange HS Site Infrastructure (Increment #1) (04-116673.1)

#### Division of State Architects (DSA) submission to establish design criteria as follows:

- (**Submitted**) March 3, 2021 – Villa Park HS Phase 2 (04-119694)
- (**Submitted**) April 23, 2021 – El Modena HS Phase 2 (04-120032)

### 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).



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- 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 05/31/21 the remote design meetings are continuing to be being held with two (2) of the Architectural teams, District, Program Management, Construction Management, and school staff, based on design progress.
  - At Villa Park HS, [application 04-119694 is being reviewed by DSA plan check](#).
  - At El Modena HS, the full DSA page-turn with the design team was held on 04/2/2021. The DSA application date was 4/23/2021, and the [application 04-120032 is being reviewed by DSA plan check](#).
  - At Orange HS, the full DSA page-turn with the design team was held on 04/23/2021. The DSA application date is in June 2021, for plans and specifications to be filed for review.
  - At Canyon HS, Cannon Parkin preparing for the full DSA page-turn by 07/23/2021. Preparing for the DSA submission on 8/16/2021.
- As of 5/31/21, continue the space planning of the swing space needed at Orange HS, required for the phase 2 project of the new administration building. Provide moving supplies for early relocations from the building 200 and 300 classrooms in preparation for the Phase 2 project. Assist with any removal of surplus or hazardous material because of the move.
- As of 5/31/21, at both Villa Park HS and El Modena HS, conducting meetings with the staff relocating/District's leadership and continue preparation for relocations (teacher meetings, rooms/items relocating review, moving supplies orders/delivery, hazmat, and surplus items removal), new furniture delivery/installation, and assistance in OFCI deliveries.
- As of 5/31/21, at Canyon HS preparing for site visits 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 to include the Science and Administrative space. Assist the District's Facilities Planner with the Administrative furniture standards (as needed).
- As of 05/31/21, sent out the request for proposal CEQA process for the four (4) Phase II projects, using the audit group that conducted the Phase I audits and is familiar with the each of the HS campuses

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

- As of 05/31/21, we are preparing to revise the last cash flow assessment in May 2020, which the current projections of the Phase II projects are based on. The first complete Phase I 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 needs to be re-analyzed.

**Project Achievements:**

- Submitted DSA-168 for the final costs at the Orange HS Science Center Project (04-116859), including the final change order # 10, for close out.
- Process the DSA-168 for the final costs at the Villa Park HS Parking Drop-Off Project (04-118521), including the balance of outstanding change orders, to send to DSA for close out.
- As of 05/31/21, processing [payment application # 25 \(Mar-Apr\)](#), for Pinner (OHS) reflecting 100% paid overall completion, reflecting [554 calendar days](#) (full contract time) elapsed.
- As of 05/31/21, processing [payment application # 24](#) (April), for ACI (EMHS) reflecting [67%](#) paid overall completion, reflecting [315 calendar days](#) elapsed.
- As of 05/31/21, processing payment application # 25 (March), for ACI (VPHS) reflecting [59%](#) paid overall completion, reflecting [407 calendar days](#) elapsed.
- As of 05/31/21, processing payment application # 23 (April), for Swinerton (CHS) reflecting [59%](#) paid overall completion, reflecting [619 calendar days](#) elapsed.

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

**Board of Education Agenda**

**June 24<sup>th</sup>**

1. Recommend Board approval for gkkworks/CannonDesign, in the amount of \$34,080.00, to revise the current Canyon HS Phase II - 50% CD set of documents to remove the teachers’ lounge and restrooms and revise the layout to include two medically fragile classrooms, one with a full training kitchen, quiet room, testing room, two student toilets with adult changing, a speech room, storage and two staff toilets, reflecting a new contract total of \$654,080.00.
2. Recommend Board approval and acceptance of completed contract and authorize to file the appropriate Notice of Completion for – S1819-003 Orange High School Science Center (Rebid of S1819-001). The contract listed below have been completed and require acceptance by the Board of Education prior to filing of appropriate notice of completion:

Bid No. S1819-003 Orange High School Science Center:

Project	Orange High School Science Center
Board Approval:	December 13, 2018
Original Purchase Order:	193441



Completion Date:	February 11, 2021
Contractor:	Pinner Construction Company, Inc.
Original Project Amount:	\$26,109,000.00
Change Order Amount:	\$1,195,487.11
Total Project Amount:	\$27,304,487.11
Fund:	Building Measure S Projects (21)

3. Recommend Board approval of Change Order # 13 for Swinerton at Canyon HS in the amount of; Change Order No. 13: \$84,349.18 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs based on Eight (8) PCO’s: Five (5) Unforeseen Conditions, One (1) Owner Requested and Two (2) Design Related changes.
4. Recommend Board approval of Change Order # 3 for Angeles Contractor, Inc. at El Modena HS in the amount of; Change Order No. 3: \$47,037.66 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs based on Two (2) PCO’s: One (4) Owner Requested for revision to standardize AV/IT equipment and One (1) Design Related change for elevator walls
5. Recommend Board approval of Change Order # 4 for Angeles Contractor, Inc. at El Modena HS in the amount of; Change Order No. 4: \$135,234.24 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs and time based on Eleven (11) PCO’s: Two (2) Unforeseen Conditions, Five (5) Owner Requested Changes and Four (4) Design Related change. (This change order # 4 documentation is still being put together, I will review the DRAFT PCO’s that were sent).
6. Recommend Board approval of Sierra School Equipment, our currently approved classroom furniture vendor at each of the other new science high school locations, for classroom furniture at Canyon HS in the amount of; \$495,032.00, which includes 7.75% tax and a 5% contingency in the amount of \$23,572.94. This order reflects a savings based on existing inventory use see email attached)

**Program Wide**

- Orange HS Science Center – completing final punch list items on the Science Center, any item remaining will be placed on the Warranty list. Moving forward with the recommend of the Notice of Completion for the June 3<sup>rd</sup> Board meeting.
- Orange HS Science Center – DSA reviewing the DSA-168 final cost for the new Science Center building, for full DSA Certificate of Completion.
- 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.
- Orange HS Phase II – Lionakis moving forward to final design. Will establish a DSA page-turn meeting with all teams to review the Phase II scope of work prior to final DSA submission.



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- Orange HS Phase II – 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 – 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 – 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 Phase II – Submitted Phase II design for DSA review. DSA review process continues.
  - El Modena HS Phase II – Move Manager updated room assignments (move to) for teachers received and approved by the Principal. Site visit to review power and data ports supporting the furniture. Completed proposed furniture placement for the new Science center and obtained the District’s leadership approval. Updated the furniture vendor with new the delivery and installation date.
  - 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. Upload all DSA final documents.
  - 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 Phase II – Submitted Phase II design for DSA review. DSA review process continues.
  - Villa Park HS Phase II – 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 interior framing, drywall and interior utility line runs, as well as completing the MPR area along with the ramps and sidewalks needed.



- Canyon HS Phase II –Cannon Design moving forward to final design for the Phase II project. Will establish a DSA page-turn meeting with all teams to review the Phase II scope of work prior to final DSA submission.
- Canyon HS Phase II – 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.
- Canyon HS Phase II – 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.