



ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program

February 2019 Monthly Progress Report



PERIOD COVERED:
February 1-28, 2019

FISCAL YEAR
FY 2018-2019

PROGRESS REPORT NO.
PR-020-1819-020

PREPARED BY:

CUMMING
Building Value Through Expertise



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1.0 EXECUTIVE SUMMARY

1.1 Program Summary

DSA approval has been received as follows:

- (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 start and tentative scheduled starts, as follows:

- Tentative start set for February 18, 2019 – Orange HS Science Center (Increment #2) Date change reflects a 60-day delay due to cancelling of bid and re-bid timeframes.
- Tentative start set for April 2019 – El Modena HS Science Center
- Tentative start set for May 2019 – Canyon HS Science Center
- ([Construction Start](#)) January 7, 2019 – Villa Park HS Science Center (both Interim Housing and Science Center) Date reflects a 30-day delay due to an added traffic design to the bid package.
- ([Construction Start](#)) June 15, 2018 – Orange HS Site Infrastructure (Increment #1)

1.2 Program Highlights/Key Milestones

February 12th Approved Board of Education Items

February 12, 2019, the Board approved, a contract award to Elite Modular Leasing & Sales, Inc., for the delivery, installation, lease, dismantle, and removal, and required related services, of a portable modular building to be used for an interim student food services location, at Canyon HS Science Center, in the amount of \$125,487 for a two (2) year lease term. An additional amount of \$18,823 (15%) is being added as contingency for a total cost of \$144,310, pursuant to the contract awarded by the Savanna School District.

Program Budget Update

The January 2019 Monthly Report was issued. The budgets are based upon the 95% Construction Documents Cost Estimates completed by the Construction Managers (updated from the Construction Cost Estimates based upon the Construction Document Designs).



Program Schedule Update

The January 2019 Monthly Report was issued. The program schedule is based upon the updated schedules completed by the Construction Managers using the various stages of Construction Documents progress.

Phase II Update

On 2/20/19, the next planning meeting was held with the design team and school staff and students for Villa Park HS, with focus on three (3) options for design considerations.

On 1/23/19, held the next planning meeting with the design team and school staff for El Modena HS.

Awaiting proposal from gkkworks / Cannon Design Architect on the formulation of a “Basis of Design” package for use in the District meetings to finalize the Phase II design for Canyon High School.

California Environmental Quality Act (CEQA) Compliance:

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).

Procure Electrical System Equipment

As of 2/28/19, prepare a board item to recommend award of ACCO Engineered Systems to provide the Owner Furnished Contractor Installed (OFCl) Electrical System Equipment at Canyon HS Science Center, using CMAS Agreement, in the amount of \$159,985.61, with an estimated savings of; \$26,398 (using 16.5% GC markup cost).

Citizens’ Oversight Committee (COC)

On 2/20/19, Scott Harvey and David Rivera attended the COC meeting to answer any questions related to the Measure S Bond Program. The next meeting # 10 is scheduled for April 24, 2019 to be held at Orange High School.

COC Meeting agendas, meeting minutes, reports, and additional information can be found at;
<https://www.orangeusd.org/measure-s/citizens-oversight-committee>

Program Management Plan (PMP)

As of 2/25/19, the PMP version 2 revisions was launch for the Measure S Bond teams, on Procore.

Contractor Pre-Qualification

Prequalification activity for El Modena HS Science Center pursuant to the current bid;

- 9 Prime Contractors are eligible to bid S1819-005 EMHS Sci Center – attended mandatory job walk and prequalified with audited financials and sufficient single bonding capacity.

As of 11/21/18, current contractor prequalification includes:



- 24 Prime/GC's – 17 large Prime Contractors are included in this category and able to financially qualify and perform at the level required to bid the large projects at the high schools.
- There are currently 124 Mechanical / Electrical / Plumbing contractors' (there were 36 MEP's added during the Orange HS Science Center outreach for S1819-001).
- To date, two marketing efforts for Measure S Program projects included invitations to 382 contractors and 5 plan rooms. Refer to the reoccurring marketing of projects;
- Each project advertised for bidding will include extensive marketing efforts to maintain a large pool of qualified contractors able to bid Measure S Program projects.
- Projects are posted to American Reprographics Company (ARC) public plan room, which a large well-known plan room and heavily utilized by school districts for posting of bids.
- Project general information and a link to ARC is also posted on the District's website, under the Measure S Program.

Prospective contractors continue to submit pre-qualification applications, which continue to be reviewed by the District and the Program Manager on a rolling basis.

Project Achievements

January 31, 2019, Canyon HS STEM Building received DSA approval of plans (DSA Application #04-117300).

January 17, 2019, the Board approved, Orange HS Increment # 01; Change Order # 4 in the amount of: \$161,049.42. This change order is comprised of the following proposed change order's (PCO): 17, 18, 20, 21, 24, 26, and 33, reflecting; 8.31% of the 10% (\$596,542) change order contingency.

January 17, 2019, the Board approved, Orange HS Increment # 01; Change Order # 3 in the amount of: \$33,874.56. This change order is comprised of the following proposed change order's (PCO): 8, 9, and 12.

January 17, 2019, the Board approved, Orange HS Increment # 01; Change Order # 2 in the amount of: \$42,086.09. This change order is comprised of the following proposed change order's (PCO): 13, 14, 15, and 16.

January 7, 2019, a Notice to Proceed was to issued Pinner Construction Co. for Orange HS Science center (Increment # 2), reflecting a 02/18/19 start date.

January 7, 2019, the Girls (and Boys) restroom, Orange HS Increment # 1, building 500, was completed and turned over for School use.



December 28, 2018 – A Notice to Proceed was issued to Angeles Contractor for the Interim Housing and Science Center project, reflecting a 01/07/19 start date.

December 13, 2018, the Board approved the Construction Management Master Agreement Amendment # 2 for Balfour Beatty in order to clarify Master Agreement language in terms of the onsite construction trailer rental for the Balfour Beatty staff and the District Inspector of Record offices, which allows for the trailer rental to be removed as a contract deliverable (Exhibit E, Item 114) and submitted as a reimbursable cost under the current contract language previously approved in Amendment #1, there is no fiscal impact.

December 13, 2018, the Board approved the Construction Management Master Agreement Amendment # 2 for Gafcon. The proposed amendment transfers the responsibility to provide offices for the construction management staff and Inspector of Record to the awarded contractor for the science center project and will be included in the hard cost construction bid, there is no fiscal impact.

December 13, 2018, the Board approved the Construction Management Master Agreement Amendment # 2 for Cordoba. The proposed amendment transfers the responsibility to provide offices for the construction management staff and Inspector of Record to the awarded contractor for the science center project and will be included in the hard cost construction bid, there is no fiscal impact.

December 13, 2018, the Board approved Pinner Construction for the Orange HS – Science Center project (Increment # 2) project, Bid No. S1819-003 Orange High School Science Center at \$26,109,000. This bid is within the estimated budget for this project.

December 13, 2018, the Board approved Angeles Contractor as the responsive responsible bid for the Villa Park HS – Interim Housing & Science Center project, Bid No. S1819-002 Villa Park High School Interim Housing - Science Center, at \$23,997,000. This bid is within the estimated budget for this project.

December 13, 2018, the Board approved contract amendment # 1 for P2S to conduct commissioning for the following systems in the Satellite Kitchen at Orange HS – Increment # 1; Split System Indoor Fan Coil Unit (x2); ² Split System Outdoor Heat Pump (x2); ³ Exhaust Fan (x1), in the amount of \$4,755.

On December 13, 2018, the Board approved contract amendment # 3 for Harley Ellis Devereaux (HED) to provide architectural and engineering services for Measure S projects at El Modena High School. To provide conceptual “basis of design” Phase 2 drawings / renderings for a fee of \$28,560. An additional amount of \$2,000 is being added to cover reimbursable costs and contingency for a total authorization of \$30,560.



On December 13, 2018, the Board approved contract amendment # 3 for LPA, Inc. to provide architectural and engineering services for Measure S projects at Villa Park High School. To provide conceptual “basis of design” Phase 2 drawings/renderings for a fee of \$76,000. An additional amount of \$1,000 is being added to cover reimbursable costs and contingency for a total authorization of \$77,000.

On December 13, 2018, the Board approved contract amendment # 3 for Lionakis to provide bidding services for the re-bid of Orange HS Science Center (S1819-003). Services include; architectural, interior design, structural engineering, electrical / low voltage, engineering, mechanical engineering, landscape architect. Assumes the same DSA approved plans and specifications used in the original bid package, along with approved addenda, will be used for re-bidding the project, in the amount of \$18,700.

1.3 Look Ahead (next 90 days)

Board of Education Agenda

March 14th Tentative Items:

- Procure Owner Furnished Contractor Installed (OFCI) Electrical System Equipment for the Canyon HS STEM Building using CMAS Agreement with ACCO Engineered Systems, in the amount of \$159,985.61.
- Amend the CMAS Agreement contract to ACCO Engineered Systems for the Owner Furnished Contractor Installed (OFCI) Electrical System Equipment at Villa Park HS IH & STEM Building, to cover the addition of a new 400A breaker to supply power from the existing switchgear to power the interim housing modular units, in the amount of \$5,432.50.
- Amend the Lease Agreement contract to Elite Modular Leasing & Sales, Inc. to supply nine (9) modular classrooms and one (1) modular restroom at Villa Park HS IH & STEM Building, to cover the addition of pilot cars needed for the delivery of the ten (10) modular units by trailer, from Elite Modular to the school site, as required by the City of Orange, in the amount of \$8,375.00.
- Villa Park HS Interim Housing & Science Center; Change Order # 1 in the amount of: \$2,806.00. This change order is comprised of the following proposed change orders (PCO): PCO # 01 and PCO # 02. (See the proposed change order log summary attached). This change order reflects; 0.12% of the 10% (\$2,399,700)
- Orange HS Increment # 1; Change Order # 5 in the amount of: \$95,000.00. This change order is comprised of twenty-two (22) proposed change orders (PCO). This change order reflects; 9.91% of the 10% (\$596,542.40).



- Recommend award of Bid No. S1819-005 El Modena High School Science Center to the lowest responsive responsible bidder, Angeles Contractor, in the amount of \$25,818,000, whose bid is also within the estimated budget for this project. Five (5) contractors submitted bids which were opened on March 4, 2019. Bidder Bid Total – Inclusive of Allowances;

1	Angeles Contractor	\$25,818,000
2	Amoroso Construction	\$26,337,000
3	Pinner Construction	\$27,458,000
4	P.H. Hagopian	\$27,849,000
5	Morillo Construction	\$28,746,000
- Award a moving services contract to Beltmann Relocation Group for Villa Park HS Interim Housing & Science Center, to facilitate the temporary relocation of the Building 300 classrooms to nine (9) interim housing modular classrooms on April 2, 2019. The interim housing units have been installed on the south side of campus. The District recently conducted an informal bidding process and received three (3) proposals for moving services at Villa Park High School.

Program Wide

- El Modena HS Science Center – The City of Orange Fire Water plan check comments to be reviewed by the Architect.

El Modena HS Science Center – A groundbreaking ceremony has been set for Saturday, April 13, 2019, at 10:00 a.m.

Orange HS Increment # 1 – Process the last change order # 05 for Swinerton and process paperwork for substantial completion and close out (Notice of Completion) of the project based on contract completion date.

Villa Park HS Interim Housing & Science Center – Angeles Contracting (ACI) and Elite Modular will complete the set-up for the ten (10) interim housing modular buildings.

Villa Park HS Interim Housing & Science Center – Angeles Contracting to connect the electrical breaker to the existing switchgear needed to power the ten (10) interim housing modular units.

Villa Park HS Interim Housing & Science Center – Recommend award of a moving services contract to Beltmann Relocation Group for, to facilitate the temporary relocation of the Building 300 classrooms to nine (9) interim housing modular classrooms on April 2, 2019.

Villa Park HS Interim Housing & Science Center – Angeles Contracting to prepare for the demolition of Building 300.



Canyon HS Science Center – Anticipate the award of the responsive and responsible low bid general contractor for bid package S1819-006 for (DSA Application #04-117300), with bid close scheduled for April 10, 2019.

Canyon HS Science Center – Request for Proposal outreach to the IOR /LOR prequalified eligibility list to establish Inspector and Lab of Record services for.

Canyon HS Science Center – Conduct a Phase I hazardous material assessment for the upcoming building demolition areas for this project, with the successful proposer.

Canyon HS Science Center – Senior Executive Director to finalize Phase II, "Conceptual Design" pricing with gkkworks/Cannon Design, Architect and submit for Board approval to execute agreements and start design.

Canyon HS Science Center – Secure Architect / Engineer approval of the Owner Furnished / Contractor Installed (OFCI), electrical equipment list. Prepare the California Multiple Award Schedule (CMAS) contract to furnish this electrical equipment for Canyon HS.

Canyon HS Science Center – A groundbreaking ceremony has been set for Saturday, June 8, 2019, at 10:00 a.m.

Complete the Weekly Briefing, Monthly Program Status Reports and Weekly updates.