



ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program

January 2019 Monthly Progress Report



PERIOD COVERED:
January 1-31, 2019

FISCAL YEAR
FY 2018-2019

PROGRESS REPORT NO.
PR-019-1819-019

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

January 17th Approved Board of Education Items

- 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.



Program Budget Update

- The December 2018 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 December 2018 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 1/23/19, held the next planning meeting with the design team and school staff for El Modena HS.
- On 12/13/18, three (3) contract amendments were approved for Harley Ellis Devereaux (HED) at El Modena High School, LPA at Villa Park HS and Lionakis at Orange HS, each to provide the conceptual design needed to get design approval from the stakeholders.
- 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 1/8/19, the owner furnished (OFCl) electrical equipment revisions for Canyon HS were made by ACCO and re-submitted back to the Architect for final approval.
- On 12/7/18, all the (OFCl) electrical equipment was received and stored in the Warehouse for future Orange HS Science Center contractor pickup and install.
- On 11/13/18, completed the OFCl electrical equipment for Orange HS Increment # 1.
- On 10/11/18, the Board approved the use of CMAS Master Contract Nos. 4-18-51-0061A (B & C) for the purchase of Owner Furnished Contractor Installed (OFCl) Electrical System Equipment for the Villa Park HS STEM Building (Increments #1 & #2), in the amount of \$181,447.56, with an estimated savings of; \$29,939 (using 16.5% GC markup cost).

Citizens’ Oversight Committee (COC)

- On 1/23/19, Scott Harvey and David Rivera presented an updated Measure S Bond Program Status presentation and a Measure S Financial update to the COC. The next meeting # 9 is scheduled for February 20, 2019.

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)

- The PMP version 2 revisions were presented to the District during the week of 11/12/18. The final review with the District was 1/25/19 and accepted.
 - The PMP version 2 will be published and launched on the Procore foundation for the Measure S bond teams. This update will consist of several revisions and additions, some of which are briefly outlined here:
 - Revisions include; Signature Page and Construction Management Plans by CMs, updated project highlight summary, Procore process information outlined, public bid procedures, and more.
 - New Additions include; Full Appendix listing, Lesson Learned Bulletin's, Procore Workflow, Commissioning information, Formal Bidding procedures and samples, Program Cost Saving measures, Financial reports and more.

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

- 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

February 12th Tentative Items:

- Recommended approval to award of a contract to Elite Modular Leasing & Sales, Inc., for the delivery, installation, lease, dismantle, and removal, and required related services, for 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 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 – The bid closes on February 21, 2019. Prepare to recommend award the responsive and responsible low bid general contractor at the March 14, 2019 Board of Education meeting.
- Program Management Plan – Finalize version 2 with the District. Submit the newly updated version 2, to all the Measure S project management teams.
- Canyon HS Science Center – The City of Anaheim plan check comments to be reviewed by the Architect.
- Orange HS Increment # 1 – Swinerton is preparing for substantial completion and close out of the project based on February 28, 2019 completion date.



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- Canyon HS Science Center – The bid package S1819-006 for (DSA Application #04-117300) is being prepared to advertise on February 21, 2019, with a mandatory pre-bid walk to be scheduled for March 1, 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.
 - Orange HS Science Center (Increment # 2) – Pinner Construction Inc. will be mobilizing on site preparing for a February 28, 2019 construction start. Swinerton will be removing their construction trailer off-site during the weekend of February 15, 2019.
 - Canyon HS Science Center – Establish the modular contract for the Satellite Kitchen.
 - Villa Park HS Interim Housing & Science Center – Angeles Contracting (ACI) and Elite Modular will meet to discuss the interim housing portable transportation onto the site and set up.
 - Villa Park HS Interim Housing & Science Center – Angeles Contracting and ACCO (Owner Furnished electrical equipment supplier) will meet to discuss the delivery and logistics of the electrical switchgear equipment that will be needed to power the ten (10) interim housing modular units.
 - Canyon HS Science Center – Conduct a Phase I hazardous material assessment for the upcoming building demolition areas for this project, with the successful proposer. Prepare the specification and abatement monitoring, if needed.
 - 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.
 - Complete the Weekly Briefing, Monthly Program Status Reports and Weekly updates.