



ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program

October 2021 Monthly Progress Report



PERIOD COVERED:
October 1-31, 2021

FISCAL YEAR
FY 2021-2022

PROGRESS REPORT NO.
PR-052-2021-052

PREPARED BY:

CUMMING
Building Value Through Expertise



TABLE OF CONTENTS

1.0 Executive Summary

- 1.1 Program Summary
- 1.2 Program Highlights/Key Milestones
- 1.3 Look Ahead (next 90 days)

2.0 Project Status Report

- Canyon HS – Science Center
- El Modena HS – Science Center
- Orange HS – Utility Infrastructure (Increment # 1)
- Orange HS – Science Center (Increment # 2)
- Villa Park HS – Interim Housing & Science Center

3.0 Financial Report

- 3.1 Project Cost Estimate
 - Budget vs Actuals with Vendor details per High School
- 3.2 Cash Flow Projections

4.0 Program Schedule Summary

- 4.1 Phase I Schedule Summary
- 4.2 Phase II Schedule Summary



1.0 EXECUTIVE SUMMARY

1.1 Program Summary

Division of State Architects (DSA) approval to establish Phase 1 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)

Phase 1 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) 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 August 11, 2021 – Orange HS Science Center (04-116859)
- (Construction Start) April 2, 2019 – El Modena HS Science Center
- (Construction Start) June 12, 2019 – Canyon HS Interim Housing & Science Center
 - Completed August 7, 2020 – Interim Modular Kitchen (04-118418)

Division of State Architects (DSA) approval to establish Phase 2 design criteria as follows:

- (Completed) September 10, 2021 – Villa Park HS Phase 2 (04-119694)
 - Submitted on March 3, 2021
- (Submitted) April 23, 2021 – El Modena HS Phase 2 (04-120032)
- (Submitted) May 26, 2021 – Orange HS Phase 2 (04-120151)
- (Submitted) August 17, 2021 – Canyon HS Phase 2 (04-120410)



1.2 Program Highlights/Key Milestones

California Environmental Quality Act (CEQA) Compliance Achieved on Phase 1 (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).

California Environmental Quality Act (CEQA) Compliance PENDING on Phase 2 (as required by law):

- Canyon HS Phase 2 – [Pending CEQA review](#)
- El Modena HS Phase 2 – [Pending CEQA review](#)
- Orange HS Phase 2 – [Pending CEQA review](#)
- Villa Park HS Phase 2 – [Pending CEQA review](#)

Phase 2 Measure S Bond Project Development Update:

- As of 10/31/21, New Dimension started construction for the Swing space retrofit of Building 300 at Orange HS to prepare for the Phase 2 project.
- As of 10/31/21, Environmental Audit has started the CEQA process for Villa Park HS, which is the first with DSA completed design.
- As of 10/31/21, at Canyon HS – Phase 2 (04-120410), accepted for DSA Plan Review on August 17, 2021. DSA back check review continues.
- As of 10/31/21, at Villa Park HS - Phase 2 (04-119694), DSA approved design, moving forward into specification review for bid preparation.
- As of 10/31/21, at El Modena HS - Phase 2 (04-120032), accepted for DSA Plan Review on April 23, 2021. DSA back check review continues.
- As of 10/31/21, at Orange HS - Phase 2 (04-120151), submitted for DSA Plan Review on May 26, 2021. DSA back check review continues.

Program Wide Cash Flow Projection / Bond Issuance

- On 10/19/21, an updated cash flow assessment was produced, which projects the current spend threshold for Phase 1 being achieved in February 2021. The Phase II project schedules are based on this projection for Series B Bond sale and use of funds prior to construction activity.
- Data analysis on slow spending in the Phase I program based on construction delays and current market conditions due to the COVID-19 pandemic, affects the selling of Series B Construction Bonds after February 2022. Final assessment by the CBO.



Project Achievements:

- On 10/21/21, Board approved Change Order # 7 for Angeles at El Modena HS in the amount of; Change Order No. 7: \$184,104.01 – 0 Calendar Days Additional Contract Time. This reflects 2.37 %
- On 10/21/21, Board approved the Beltmann Relocation Group in the amount of \$6,238.00, for upcoming ADMIN move, and the amount of \$9,298.00, for upcoming CLASSROOM move, at Canyon HS Science Center, along with a 10% contingency add of \$1,554.00, which bring this to a grand total of: \$17,090.00.
- On 10/21/21, Board approved Change Order # 16 for Swinerton at Canyon HS in the amount of; Change Order No. 16: \$192,252.99 – 0 Calendar Days Additional Contract Time. This reflects 6.32 %
- As of 10/31/21, processing payment application # 29 (September), for ACI (EMHS) reflecting 85% paid overall completion, reflecting 442 calendar days elapsed.
- As of 10/31/21, processing payment application # 31 (September), for ACI (VPHS) reflecting 83% paid overall completion, reflecting 573 calendar days elapsed.
- As of 10/31/21, processing payment application # 28 (September) for Swinerton (CHS) reflecting 81% paid overall completion, reflecting 906 calendar days elapsed.

1.3 Look Ahead (next 90 days)

Board of Education Agenda**November 18th**

1. Recommend Board approval of Change Order # 7 for Angeles at Villa Park HS in the amount of; Change Order No. 7: \$32,124.69 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs based on Eight (08) PCO's: One (1) Unforeseen Conditions, Three (3) Owner Requested and Four (4) Design Related changes.
2. Recommend Board approval of Change Order # 8 for Angeles at El Modena HS in the amount of; Change Order No. 8: \$336,978.12 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs based on Twenty-One (21) PCO's: Fourteen (14) Unforeseen Conditions, None (0) Owner Requested and Seven (7) Design Related changes.
3. Recommend Board approval of Change Order # 17 for Swinerton at Canyon HS in the amount of; Change Order No. 17: \$21,660.94 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs based on Seven (7) PCO's: Three (3) Unforeseen Conditions, None (0) Owner Requested and Four (4) Design Related changes.



Program Wide

- Orange HS Science Center – completing items on the Warranty list needing attention.
- Orange HS Science Center – Move Manager to continue with the planning and furniture needs of the swing space required for the new administration building. Assist with any removal of surplus items and/or hazardous material items from the classrooms and campus, required for the new administration building.
- Orange HS Phase II – Lionakis (Architect of Record) responding to any DSA comments during plan review.
- El Modena HS Science Center – Angeles Contractor (ACI) is completing interior plaster walls, take down interior scaffolding in corridor, curtain wall window systems (South wall); HVAC pre-testing with commissioning; and start elevator install and prep for inspection, all interior completion work being done.
- El Modena HS Science Center – The milestone substantial completion (SC) date slipped to January 16, 2022, and the contract completion date of February 16, 2022, based on ACI schedule. We continue to speak with ACI executives about the manpower adjustment needed to make sure we make the January 16th timeframe
- El Modena HS Phase II – HED (Architect of Record) responding to any DSA comments during plan review.
- El Modena HS Phase II – Move Manager provided additional moving boxes and supplies to the teachers relocating and continue the preparation for the relocation. Work with the furniture vendor on the timing of the occupancy of the building and plan logistics of the new furniture and assist in the logistics of storing the furniture product in storage. Assist the project manager in the delivery/installation of the owner-furnished contractor to install (OFCI) equipment. Complete the removal of the surplus and hazardous material items from the classrooms that are relocation.
- Villa Park HS Interim Housing & Science Center – Angeles Contractor ACI completing, interior utility line runs, interior framing, HVAC ductwork runs, drop ceiling, insulation, exterior masonry wall, window and frame installs, interior drywall with mud and taping, North windows on 2nd floor installs focusing on the building being weather-tight, curtain wall completions in entrance, east and west, as well as exterior paving and landscape work.
- 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. ACI to complete Path-of-Travel (POT) construction, so that all PL items can be completed and DSA final documents updated.



- Villa Park HS Science Center – CM review of the general contractor’s August schedule update, reflecting an un-approved substantial completion date of December 16, 2021, which stayed consistent from last month’s schedule. We continue to speak with ACI executives about the manpower adjustment needed to make sure we make the December 16th timeframe
- Villa Park HS Phase II – LPA (Architect of Record) reviewing the approved DSA design and specifications to prepare for bid. Addition of the boiler plate (Division 00 and 01) documents to the bid package. Reviewing the Value Engineering options and pre-qualification needs.
- 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 – Swinerton completing, internal utility and wire runs, 2nd floor run penetrations, sidewalk pours, site excavation, roofing deck and penetrations, grading, parking lot paving, interior finish work including doors, restrooms, classrooms, as well as exterior fencing and paving, completing the MPR exterior finishes on store front, sidewalks and landscape for early turn-over to the District.
- Canyon HS Phase II – Cannon Design (Architect of Record) responding to any DSA comments during plan review.
- 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.