



ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program

December 2021 Monthly Progress Report



PERIOD COVERED:

December 1-31, 2021

FISCAL YEAR

FY 2021-2022

PROGRESS REPORT NO.

PR-054-2021-054

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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 (NTP) / completed (NOC), as follows:

- Construction Start - June 15, 2018 – Orange HS Site Infrastructure (Increment #1)
 - (Completed) June 28, 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) February 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:

- Submitted on March 3, 2021
 - (Completed) September 10, 2021 – Villa Park HS Phase 2 (04-119694)
- 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)

Phase 2 construction started (NTP) / completed (NOC), as follows:



- [Construction Start - September 23, 2021 – Orange HS Bldg 300 Admin Swing Space \(S2122-001C\)](#)

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 12/31/21, New Dimension completed 70% construction in place for the Swing space retrofit of Building 300 at Orange HS to prepare for the Phase 2 project.
- As of 12/31/21, Environmental Audit CEQA process review for Villa Park HS, this project (both current and previous modifications) still meets the requirements for a Notice of Exemption (NOE) so it will be re-done. Orange HS the previous NOE includes all work that is being proposed in phase 2, so no further CEQA review required. The review continues for Canyon HS and El Modena HS continues.
- As of 12/31/21, at Canyon HS – Phase 2 (04-120410), accepted for DSA Plan Review on August 17, 2021. DSA back check review continues.
- As of 12/31/21, at Villa Park HS - Phase 2 (04-119694), DSA approved design, moving forward into specification review for bid preparation.
- As of 12/31/21, at El Modena HS - Phase 2 (04-120032), accepted for DSA Plan Review on April 23, 2021. DSA back check review continues.
- As of 12/31/21, 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 2022**. 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, could affect the selling of Series B Construction Bonds after February 2022. Final assessment by the CBO.

Project Achievements:

- As of 12/31/21, Swinerton is working off of the City of Anaheim Dept of Public Works issued the off-site work permit # RCP2021-18316 for new driveway and curbs along Imperial Hwy. as a Canyon HS Science Center project enhancement needed.
- On 12/13/21, Board approved [Change Order # 8](#) for Angeles at Villa Park HS in the amount of; Change Order No. 8: [\\$337,854.31 – 0 Calendar Days](#) Additional Contract Time. This reflects 2.02%.
- On 12/13/21, Board approved [Change Order # 9](#) for Angeles at El Modena HS in the amount of; Change Order No. 9: [\\$30,125.10 – 0 Calendar Days](#) Additional Contract Time. This reflects 3.79%.
- On 12/13/21, Board approved [Change Order # 18](#) for Swinerton at Canyon HS in the amount of; Change Order No. 18: [\\$50,369.24 – 0 Calendar Days](#) Additional Contract Time. This reflects 6.51%
- On 12/13/21, Board approved Amendment # 08 for LPA proposal dated 10-25-2021, for Extension of Contract Administration 3, extended services until February 2022, at Villa Park HS Science Center project, in the amount of: \$75,747.15.
- As of 12/31/21, processing [payment application # 31](#) (November), for ACI (EMHS) reflecting 91% paid overall completion, reflecting 472 calendar days elapsed.
- As of 12/31/21, processing [payment application # 33](#) (November), for ACI (VPHS) reflecting 92% paid overall completion, reflecting 635 calendar days elapsed.
- As of 12/31/21, processing [payment application # 30](#) (November) for Swinerton (CHS) reflecting 89% paid overall completion, reflecting 995 calendar days elapsed.
- As of 12/31/21, processing [payment application # 02](#) (November) for New Dimension (OHS PHII) reflecting 81% paid overall completion, reflecting 129 calendar days elapsed.

1.3 Look Ahead (next 90 days)

Board of Education Agenda



January 13th

1. Recommend Board approval of Change Order # 10 for Angeles at El Modena HS in the amount of; Change Order No. 9: \$30,898.79 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs based on Three (3) PCO's: Two (2) Unforeseen Conditions, Zero (0) Owner Requested and One (1) Design Related changes.
2. Recommend Board approval of Change Order # 19 for Swinerton at Canyon HS in the amount of; Change Order No. 18: \$73,486.91 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs based on Seven (7) PCO's: One (1) Unforeseen Conditions, Two (2) Owner Requested and Four (4) Design Related changes.
3. Recommend Board approval of Change Order # 9 for Angeles at Villa Park HS in the amount of; Change Order No. 8: \$23,717.45 – 0 Calendar Days Additional Contract Time; Description: General Contractor costs based on Five (5) PCO's: One (1) Unforeseen Conditions, Two (2) Owner Requested and Two (2) 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.
- Orange HS Bldg. 300 Swing Space (Phase II) – New Dimension is finishing up the project and will be substantially complete in February.
- El Modena HS Science Center – Angeles Contractor (ACI) is completing HVAC pre-testing with commissioning; and start elevator install and prep for inspection, all site and landscaping work and all interior completion work being done. Preparing for an executive tour in February and occupancy in March 2022.
- El Modena HS Science Center – The milestone substantial completion (SC) date slipped to February 2022, and the contract completion date of March 2022, based on ACI schedule. We continue to speak with ACI executives about the manpower adjustment needed to make sure we make the completion timeframe.
- El Modena HS Phase II – HED (Architect of Record) responding to any DSA comments during plan review. The Architect replaced the fabric shade structure between the library and admin buildings with a metal shade structure PC to address DSA's recent comment, and it's ready to



submit by the end of this week. They are confident this backcheck set is complete and expect to get approval no later than March.

- El Modena HS Phase II – Orient new Move Manager first week of January. Provide 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. Oversee delivery/installation of furniture 2/14-18 and 2/22-24. Prepare for VIP Tour 2/22. Punchlist walk with furniture vendor of installed furniture. Assist the project manager in the delivery/installation of the owner-furnished contractor to install (OFCl) equipment. Continue to remove the surplus and hazardous material items from the classrooms. Conduct onsite pre-move planning with moving company. Relocate the teachers on 3/5/22 for Opening on 3/7/22.
- Villa Park HS Interim Housing & Science Center – Angeles completing, interior utility line runs, interior framing, HVAC ductwork runs, drop ceiling, A/V finish, window and frame installs, interior drywall with mud and taping, window trim, curtain wall completions in entrance, east and west, elevator hoist way work preparing for state inspection, as well as exterior paving, fire lane, retention basin, storm water piping 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 Interim Housing & Science Center – CM review of the general contractor's August schedule update, reflecting an un-approved substantial completion date of January 22, 2021, which was an increase from last month's schedule. We continue to speak with ACI executives about the manpower adjustment needed to make sure we make the completion 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 – Orient new Move Manager first week of January. Provide additional moving boxes, labels, and supplies to the teachers relocating and continue the preparation for the relocation. Coordination of the building's furniture product delivery and installation for 1/18-22. Punch list walk with furniture vendor of installed furniture. Assist the project manager in the delivery/installation of the owner-furnished contractor to install (OFCl) equipment. Complete the removal of the surplus and hazardous material items from the classrooms that are relocating. Relocate the teachers on 2/12/22 for Opening on 2/14.



- Canyon HS Science Center – Swinerton completing, internal utility and wire runs, sidewalk pours, site excavation, roofing deck and penetrations, grading, parking lot paving, all interior classroom completion work being done 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 Science Center – Preparing for Partial Acceptance of STEM Building in January and of Landscape Area 1 (adjacent to the new Admin wing), punch list was established for both areas, once the 90-day warranty period for the landscape area is completed the partial acceptance will be issued.
- Canyon HS Phase II – Cannon Design (Architect of Record) states that DSA Access Compliance and Fire Life Safety (FLS) are approved. Final back check with Structural final review is set for upcoming week.
- 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 – Orient new Move Manager first week of January. Provide moving boxes and other supplies for the administrative staff and teachers. Continue to remove the Hazmat and surplus items from classrooms that are relocating. Assist the project manager in the delivery of the owner-furnished contractor to install (OFCI) equipment. Work with the furniture vendor on the timing of the occupancy of the building and plan logistics of the new furniture delivery and installation. Punchlist walk with furniture vendor of installed furniture. Relocate the administrative staff on 1/21/21 and the teachers on 1/22/22, for Opening 1/24. Work with administrative staff/Principal on removing existing surplus furniture and cleanout of existing administrative areas in prep for Ph. 2.