



ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program

July 2023 Monthly Progress Report



PERIOD COVERED:

July 1-31, 2023

FISCAL YEAR

FY 2023-2024

PROGRESS REPORT NO.

PR-073-2023-073

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 [Phase 1](#) design criteria completed as follows:

- ([Completed](#)) February 7, 2018 - Villa Park HS Interim Housing (DSA Application #04-116788)
- ([Completed](#)) March 1, 2018 - Orange HS Increment #1 (Infrastructure Upgrades, Move Relocatable Buildings, Bus Drop-Off, Restroom Renovation Project) (04-116673.1)
- ([Completed](#)) April 10, 2018 - Orange HS Increment # 1 (Satellite Kitchen) (04-116673.2)
- ([Completed](#)) July 12, 2018 - Orange HS Science Center (Increment # 2) (04-116859)
- ([Completed](#)) August 16, 2018 - Villa Park HS Science Center (04-117022)
- ([Completed](#)) November 6, 2018 - El Modena HS Science Center (04-117098)
- ([Completed](#)) January 31, 2019 - Canyon HS Science Center (04-117300)
- ([Completed](#)) May 2, 2019 - Canyon HS Interim Modular Kitchen (04-118418)
- ([Completed](#)) June 25, 2019 - Orange HS Custom Tensile Fabric Shade Structures (04-118351)
- ([Completed](#)) October 24, 2019 - Villa Park HS New Parking and Drop Off (04-118521).
- ([Completed](#)) September 22, 2020 - El Modena HS Phase 1 Quad (04-119124)

[Phase 1](#) construction started (NTP) / completed (NOC), as follows:

- Construction Start - June 15, 2018 – Orange HS Site Infrastructure (Increment #1) (04-116673)
 - ([DSA Completed](#)) September 4, 2019 – Orange HS Site Infrastructure (Increment #1) (04-116673)
- Construction Start January 7, 2019 – Villa Park HS (Int Housing and Science Center) (04-117022)
 - ([DSA Completed](#)) March 17, 2022 – Interim Housing (04-116788)
 - ([DSA Completed](#)) March 21, 2022 – Parking Lot Drop-Off (04-118521)
 - ([Completed](#)) January 20, 2023 – Villa Park HS Science Center (04-117022)
- Construction Start February 18, 2019 – Orange HS Science Center (Increment #2) (04-116859)
 - ([DSA Completed](#)) April 8, 2020 – Custom Tensile Fabric Shade Structure (04-118351)
 - ([DSA Completed](#)) August 11, 2021 – Orange HS Science Center (Increment #2) (04-116859)
- Construction Start April 2, 2019 – El Modena HS Science Center (04-117098)
 - ([Completed](#)) January 20, 2023 – El Modena HS Science Center (04-117098)
- Construction Start June 12, 2019 – Canyon HS Interim Housing & Science Center (04-117300)
 - ([DSA Completed](#)) August 7, 2020 – Interim Modular Kitchen (04-118418)
 - ([Completed](#)) January 20, 2023 – Canyon HS Science Center (04-117098)

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)
- ([Completed](#)) May 6, 2022 – El Modena HS Phase 2 (04-120032)



- (Completed) September 22, 2020 – El Modena HS Phase 2 Quad (04-119124)
- (Completed) May 6, 2022 – El Modena HS Phase 2 Temp Modular Classrooms (04-121911)
- (Completed) January 25, 2022 – Orange HS Phase 2 (04-120151)
- (Completed) June 29, 2023 – Orange HS Phase 2 Temp. Modular Classrooms (04-122031)
- (Completed) January 14, 2022 – 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)
 - (Completed) March 1, 2022 – Orange HS Bldg. 300 Admin Swing Space (S2122-001C)
- Construction Start November 3, 2022 – Villa Park HS (S2223-001)(New Classroom Building & Building 100/200 Modernization) (04-119694)
- Construction Start December 23, 2022 – Orange HS (S2223-004C) (Site Work for the Interim Housing Classrooms (four) (04-121926)
- Construction Start December 23, 2022 – Orange HS (Temporary Modular Classrooms (four) (04-122031)
- Construction Start January 3, 2023 – Orange HS (S2223-002)(2-Story Classroom & Student Services Building) (04-120151)
- Construction Start March 3, 2023 – El Modena HS (S2223-003)(Campus Modernization) (04-120032)
- Construction Start March 3, 2023 – El Modena HS (S2223-002)(QUAD) (04-119124)
- Construction Start June 12, 2023 – Canyon HS (S2223-005)(Building C Modernization) (04-120410)
- Construction Start June 12, 2023 – El Modena HS (S2223-006)(Site Work for the Interim Housing) (04-121926)
- Construction Start June 12, 2023 – El Modena HS (Temporary Modulares) (04-121911)

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 ACHIEVED on Phase 2 (as required by law):

- Orange HS Phase 2 – Based on CEQA review, no new Notice of Exemption needed.
- Villa Park HS Phase 2 – Notice of Exemption (Board approved on 4/14/22).
- Canyon HS Phase 2 – Notice of Exemption (Board approved on 5/5/22).
- El Modena HS Phase 2 – Notice of Exemption (Board approved on 5/5/22).

Program Wide Cash Flow Projection / Bond Issuance



- The last Citizen’s Oversight Committee meeting was held on 4/19/23, in District Office, conference room B. The Measure S team gave an update of Phase II bid awards and projects. There was a COC By-Law discussion as well. Next meeting scheduled is on **August 23rd** and it could be a school site meeting.
- As of July 30, 2023, the overall project budgets are being reviewed with a CM team, program management and the District executives weekly and revised for Phase 2 changes, as approved by Senior Executive Director and the CBO.
- There is not a financial report section attached, based on this statement: *“There were no financial transactions in July 2023 due to the transition from QSS to Business Plus.”*

Project Achievements:

- On 07/24/23, the Board approved the commissioning proposal received from P2S (see attached), to ADD the commissioning services for Phase 2 (Increment 2), which adds the HVAC work for the Orange HS Little Theater, and extends this construction completion date to 8/6/2024, under contract Amendment # 3, in the amount of \$7,000.00. The revised cumulative total amount of the Agreement, including reimbursables and additional services as outlined in this Amendment # 3, shall increase from a not-to-exceed of \$124,399, to a not-to-exceed of \$131,399.
- As of 07/31/23, for Orange HS, processed PCL payment application # 05 (June) reflecting **22% paid** overall completion, reflecting **207 calendar days** elapsed.
- As of 07/31/23, for Villa Park HS, processed PINNER payment application # 06 (June) reflecting **21% paid** overall completion, reflecting **239 calendar days** elapsed.
- As of 07/31/23, for El Modena HS, processed BENARDS payment application # 03 (June) reflecting **13% paid** overall completion, reflecting **119 calendar days** elapsed.
- As of 07/31/23, for El Modena HS, processed SANDERS payment application # 01 (June) reflecting **55% paid** overall completion, reflecting **49 calendar days** elapsed.
- As of 07/31/23, for Canyon HS, processed PCN3 payment application # 01 (June) reflecting **6% paid** overall completion, reflecting **18 calendar days** elapsed.

1.3 Look Ahead (next 90 days)

Board of Education Agenda

August 17th

1. Recommend Board approval of design service request # 6 received from **Harley Ellis Devereaux (HED)** pursuant to additional design and construction administration services to add necessary changes regarding recently discovered underground asbestos containing pipe to extend the scope beyond the



phase 1 Quad scope and underground utility design, under contract **Amendment # 6**, for the El Modena HS Measure S Phase II project. HED has proposed **\$9,600.00**, to provide this additional design and extension of construction administration duties under Amendment # 6 to the current agreement. The revised cumulative total amount of the Agreement, including reimbursables and additional services as outlined in this Amendment, shall increase from a not-to-exceed of \$1,980,060, to a not-to-exceed of \$1,989,660.00.

Program Wide

- Orange HS Phase II – PCL Construction Services, Inc. continues with their summer push on site grading work for building 100/200 Administration Building, scarify soils, and installing underground piping utilities and conduit, and installing rebar footings for foundation, pulling existing electric feeders for new electric panel placement, and coordinating with So Cal Gas to prepare for a gas meter looking ahead to a summer workplan that includes full electrical site shutdown.
- El Modena HS Science Center – Working on the DSA 310-P Notification of Requirement for Certification for Construction of 1-Science Classroom Building (04-117098), for all parties (Architect, Inspector, Lab of Record, and General Contractor), to complete all the DSA forms needed. When a complete response to the 301P Notification has been uploaded, the architect will submit a 302 Request for re-examination of the project for close-out (*as outlined in Procedure PR 13-02*), pursuant to the DSA certificate of compliance.
- El Modena HS Science Center – Keeping track of the STOP notices and Release of STOP notices that are still being sent on this contract after the retention release payment application # 39 was processed. Keeping district legal notified.
- El Modena HS Phase II – Bernard Bros, continuing building 800 is focusing on installing lath at exterior wall in-fills, excavate trenches, installing underground plumbing, running new conduit for electric wiring, erecting steel for low roof, Quad area forms and layouts for the CIP walls and perimeter seating walls and preparing to set rebar for ADA ramps, and on the covered walkway completing abating the paint of column steel connections, installing rough electric at the canopy, running the new steel decking.
- El Modena HS Phase II – Sanders Construction Services, has underground piping and conduit set for connections, making connection to portables for the water and sewer piping, and drinking fountains, complete the finish on modulars for signage and exterior panels, and tighten the temp fencing around the modulars to prepare for student return.
- El Modena HS Phase II – the Move Manager is working with the principal and teachers discussing the need of temporary modular classroom to facilitate the temp moves needed for the campus modernization and the focus of the former classroom setup of the workshop for student return.



- Villa Park HS Interim Housing & Science Center – Working on the DSA 310-P Notification of Requirement for Certification for Construction of 1-Science Classroom Building (04-117022), for all parties (Architect, Inspector, Lab of Record, and General Contractor), to complete all the DSA forms needed. When a complete response to the 301P Notification has been uploaded, the architect will submit a 302 Request for re-examination of the project for close-out (*as outlined in Procedure PR 13-02*), pursuant to the DSA certificate of compliance.
- Villa Park HS Interim Housing & Science Center – Keeping track of the STOP notices and Release of STOP notices that are still being sent on this contract after the retention release payment application # 42 was processed. Keeping district legal notified.
- Villa Park HS Phase II –Pinner Construction, is excavating the site for completion of storm drain installation at building pad, installing rebar, and setting anchor bolts for the spread footing foundations, conducting site boring for electrical conduit placement, continuing demo of restroom in Building 100/200, and framing and rough-in for this building, projecting completion by return of students. Preparing to steel erection in mid-August.
- Canyon HS Science Center – Working on the DSA 310-P Notification of Requirement for Certification for Construction of 1-Science Classroom Building, 1-Multi-purpose Building H, 1-Kitchen, and 1-Parking Lot (04-117300), for all parties (Architect, Inspector, Lab of Record, and General Contractor), to complete all the DSA forms needed. When a complete response to the 301P Notification has been uploaded, the architect will submit a 302 Request for re-examination of the project for close-out (*as outlined in Procedure PR 13-02*), pursuant to the DSA certificate of compliance.
- Canyon HS Phase II – PCN3 has abated building 300 (Bldg. C), scanning site for the prep of underground utilities, saw cutting and prep of the trench for electric conduits, demo of all MEP inside of building C, prep for existing portable removal, and prepare the temporary electric and fire alarm for the three (3) relocatable classrooms remaining.



2.0 PROJECT STATUS REPORT (PHASE 1)



Canyon High School
New STEM Building

CANYON HIGH SCHOOL
New STEM Building



EL MODENA SCIENCE CENTER
03.11.2017

Overall View

HED
12



Orange High School Science Center



ST VILLA PARK HIGH SCHOOL

LPA



CANYON HIGH SCHOOL

CANYON HS SCIENCE CENTER

- ✓ 12 Laboratory Rooms
- ✓ 12 General Classrooms
- ✓ Student Services
- ✓ New Food Services
- ✓ New Kitchen

- ✓ New Multi-Purpose Room Entry
- ✓ Parking Lot Improvements
- ✓ Infrastructure Upgrade and Improvements
- ✓ Landscape Improvements

Project Update (Close Out):**Canyon HS Science Center***NOC: 1/19/2023 (B/A) and 1/20/2023 (Recorded).**DSA Certification of Compliance (04-117300): Pending***Canyon HS Interim Kitchen and Site Improvements***NOC: 1/19/2023 (B/A) and 1/20/2023 (Recorded).**DSA Certification of Compliance (04-118418): 08/07/2020*

- As of 7/31/23, Working on the DSA 310-P Notification of Requirement for Certification for Construction of 1-Science Classroom Building, 1-Multi-purpose Building H, 1-Kitchen, and 1-Parking Lot (04-117300), for all parties (Architect, Inspector, Lab of Record, and General Contractor), to complete all the DSA forms needed. Pursuing the DSA certificate of compliance.
- As of 7/31/23, the Retention Release payment application # 43 was processed, including withhold cost necessary. Still withholding cost for full release with final DSA approval.

[See Construction Photo's below:](#)

Left to right: Aerial shot of the completed Canyon HS STEM Center
(Front of campus, Imperial Hwy view).



EL MODENA HS SCIENCE CENTER

- ✓ 12 Laboratory Rooms
- ✓ 1 General Classrooms
- ✓ 2 Medically Fragile Classrooms

- ✓ Relocation of Campus MDF
- ✓ Technology & Utility Upgrade
- ✓ Landscape Improvements

Project Update ([Close Out](#)):

El Modena HS Science Center

NOC: 1/19/2022 (B/A) and 1/20/2023 (Recorded).

DSA Certification of Compliance (04-117098): Pending

- As of 7/31/23, Working on the DSA 310-P Notification of Requirement for Certification for Construction of 1-Science Classroom Building (04-117098), for all parties (Architect, Inspector, Lab of Record, and General Contractor), to complete all the DSA forms needed. Pursuing the DSA certificate of compliance.
- As of 7/31/23, as we have continued to receive Stop Notices and Release of Stop Notices after the Retention Release payment application # 39 was processed. A memo outlining receipt of these notices has been sent to District legal.

[See Completion Photo below:](#)



El Modena HS – Science Center STEM Building
(Main entrance, facing campus)



ORANGE HS SCIENCE CENTER

- ✓ 12 Laboratory Rooms
- ✓ 1 General Classrooms

- ✓ New Panther Pavilion Plaza
- ✓ 2 Medically Fragile Classrooms

Project Update Increment # 2 – Science Center (**Completed**):

Orange HS Increment #1 Site Improvements

NOC: 7/25/2019 (B/A) and 8/2/2019 (Recorded)

DSA Certification of Compliance (04-116673): 9/4/2019

Orange HS Increment #2 STEM Science Building

NOC: 6/24/2021 (B/A) and 7/26/2021 (Recorded)

DSA Certification of Compliance (04-116859): 8/11/2021

See Completion Photo below:



Orange HS – Science Center STEM Building
(Dusk with lights)

VILLA PARK HIGH SCHOOL
SCHOOL OF EXCELLENCE

VILLA PARK HS SCIENCE CENTER

- ✓ 12 Laboratory Rooms
- ✓ 2 General Classrooms
- ✓ 2 Medically Fragile Classrooms

- ✓ Demolish existing building 300
- ✓ Install 10 New Portable Buildings

Project Update (**Close Out**):

Villa Park HS Parking Drop-Off and Site Improvements
NOC: 1/19/2022 (B/A) and 1/20/2023 (Recorded).
DSA Certification of Compliance (04-118521): 3/01/2022

Villa Park HS Interim Housing and Science Center
NOC: 1/19/2022 (B/A) and 1/20/2023 (Recorded).
DSA Certification of Compliance (04-117022): Pending

- As of 7/31/23, Working on the DSA 310-P Notification of Requirement for Certification for Construction of 1-Science Classroom Building (04-117022), for all parties (Architect, Inspector, Lab of Record, and General Contractor), to complete all the DSA forms needed. Pursuing the DSA certificate of compliance.
- As of 7/31/23, as we continue to receive Stop Notices and Release of Stop Notices after the Retention Release payment application # 42 was processed. A memo outlining receipt of these notices has been sent to District legal.

See Completion Photo below:



Villa Park HS – Science Center STEM Building
(The new Biofiltration area in the foreground next to building)

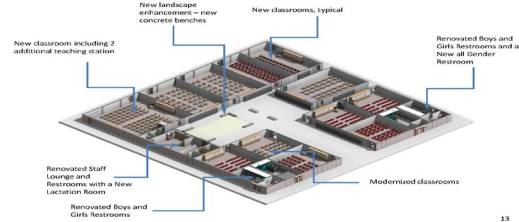


2.0 PROJECT STATUS REPORT (PHASE 2)



Canyon High School
Science Building Renovation

CANYON HIGH SCHOOL



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CANYON HIGH SCHOOL

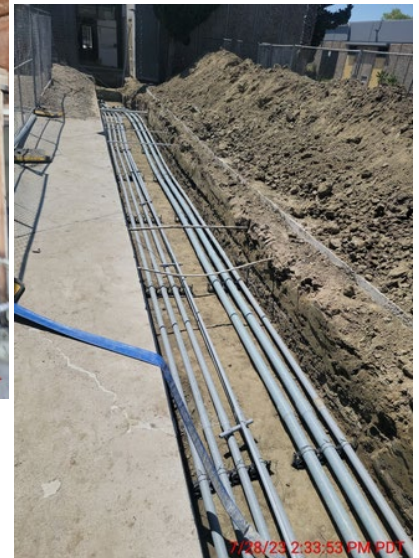
CANYON HS BUILDING MODERNIZATION

- | | |
|------------------------------|----------------------------------|
| ✓ 10 Renovated Classrooms | ✓ New Landscape |
| ✓ 2 Living Skills Classrooms | ✓ 100 Addition Parking Stalls |
| ✓ Renovate Staff Lounge | ✓ 19 Portable classrooms removed |
| ✓ Renovated Restrooms | ✓ Site improvements |
| ✓ New All Gender Restroom | |

Project Update (**Construction**):

- As of 7/31/23, PCN3 has abated building 300 (Bldg. C), scanning site for the prep of underground utilities, saw cutting and prep of the trench for electric conduits, demo of all MEP inside of building C, prep for existing portable removal, and prepare the temporary electric and fire alarm for the three (3) relocatable classrooms remaining.
- As of 7/31/2023, the construction manager Cordoba is continuing review of the baseline schedule, safety plan and schedule of values submitted by PCN3.
- As of 07/31/23, processed PCN3 payment application # 01 (June) reflecting **6%** paid overall completion, reflecting **18 calendar days** elapsed.

Construction Photo's:



Left to right: After abatement, demolition of various rooms within building 300 classrooms, saw cutting and light trenching top prepare for the underground electrical conduits.



EL MODENA HS BUILDING MODERNIZATION

- ✓ All Classrooms Renovated
- ✓ 800 Building for Career Technical Education
- ✓ 2 New Elevators
- ✓ Expand Administration Building

- ✓ Enhanced Student Quad
- ✓ Technology & Utility Upgrade
- ✓ Accessibility Upgrades
- ✓ Secure entire campus

Project Update (Construction):

- As of 7/31/23, Bernard Bros for building 800 is focusing on installing lath at exterior wall in-fills, excavate trenches, installing underground plumbing, running new conduit for electric wiring, erecting steel for low roof, Quad area forms and layouts for the CIP walls and perimeter seating walls and preparing to set rebar for ADA ramps, and on the covered walkway completing abating the paint of column steel connections, installing rough electric at the canopy, running the new steel decking.
- As of 7/31/23, Sanders, has underground piping and conduit set for connections, making connection to portables for the water and sewer piping, and drinking fountains, complete the finish on modulars for signage and exterior panels, and tighten the temp fencing around the modulars to prepare for student return.
- As of 07/31/23, processed BENARDS payment application # 03 (June) reflecting **13%** paid overall completion, reflecting **119 calendar days** elapsed.
- As of 07/31/23, processed SANDERS payment application # 01 (June) reflecting **55%** paid overall completion, reflecting **49 calendar days** elapsed.

Construction Photo's:



From Top left to bottom right: grading and seat walls in the Quad, work to put the steel breezeway roof decking in place, water line placement, drone shot of the Quad forms and rebar being set, and interior of Bldg. 800 demo.



Orange High School

"ONCE A PANTHER, ALWAYS A PANTHER"



ORANGE HS NEW & BUILDING MODERNIZATION

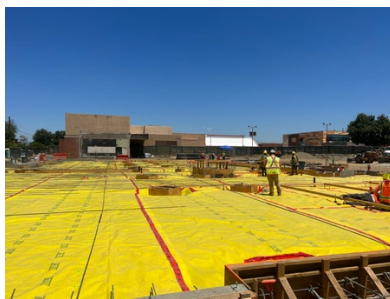
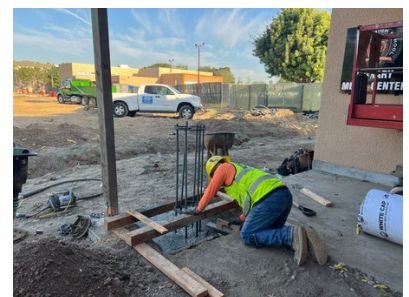
- | | |
|--|---|
| ✓ New 2-Story Student Service/Admin/Classroom Building | ✓ New Panther Pavilion Plaza |
| ✓ Enhanced School Entrance (off Schaffer Avenue) | ✓ Technology & Utility Upgrade |
| ✓ 6 New General Classrooms | ✓ Demo of Administration/Classroom Building |

Project Update (**Construction**):

>>>Orange HS (S2122-001C) Building 300 Administration Swing Space – **Completed**
>>>Orange HS (S2223-004C) Temp Modular Classroom Power – Substantially **Completed**

- As of 7/31/23, PCL Construction Services, Inc. continues with their summer push on site grading work for building 100/200 Administration Building, scarify soils, and installing underground piping utilities and conduit, and installing rebar footings for foundation, pulling existing electric feeders for new electric panel placement, and coordinating with So Cal Gas to prepare for a gas meter looking ahead to a summer workplan that includes full electrical site shutdown.
- As of 07/31/23, processed PCL payment application # 05 (June) reflecting **22%** paid overall completion, reflecting **207 calendar days** elapsed.

Construction Photo's:



From Top left to bottom right: underground utility piping, setting footings with structural rebar for concrete column pour, setting posts, setting forms for curbs, and laying water barrier for slab on grade, and pumping concrete.



VILLA PARK HIGH SCHOOL

SCHOOL OF EXCELLENCE

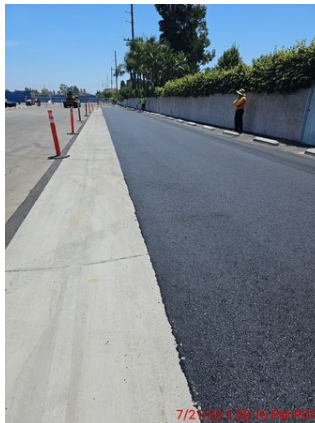
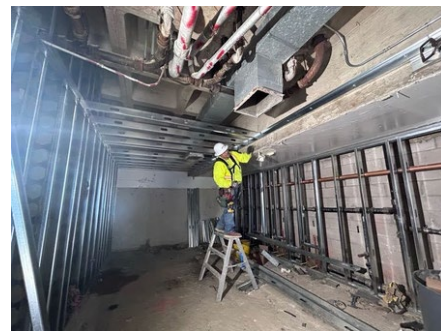
VILLA PARK HS NEW & BUILDING MODERNIZATION

- | | |
|--|--|
| <ul style="list-style-type: none"> ✓ New 2-Story Classroom Building ✓ 18 New General Classrooms ✓ New Staff Lounge & Meeting room ✓ New Storm Drain system | <ul style="list-style-type: none"> ✓ Demolish existing building 500 ✓ New Stairs and Elevator ✓ Utility & Accessibility Upgrades ✓ New Fences/Gates to Secure campus |
|--|--|

Project Update (**Construction**):

- As of 7/31/23, Pinner, is excavating the site for storm drain installation at building pad, installing rebar, and setting anchor bolts for the spread footing foundations, conducting site boring for electrical conduit placement, continuing demo of restroom in Building 100/200, and framing and rough-in for this building. Preparing to steel erection in mid-August.
- As of 07/31/23, processed PINNER payment application # 06 (June) reflecting **21%** paid overall completion, reflecting **239 calendar days** elapsed.

Construction Photo's:



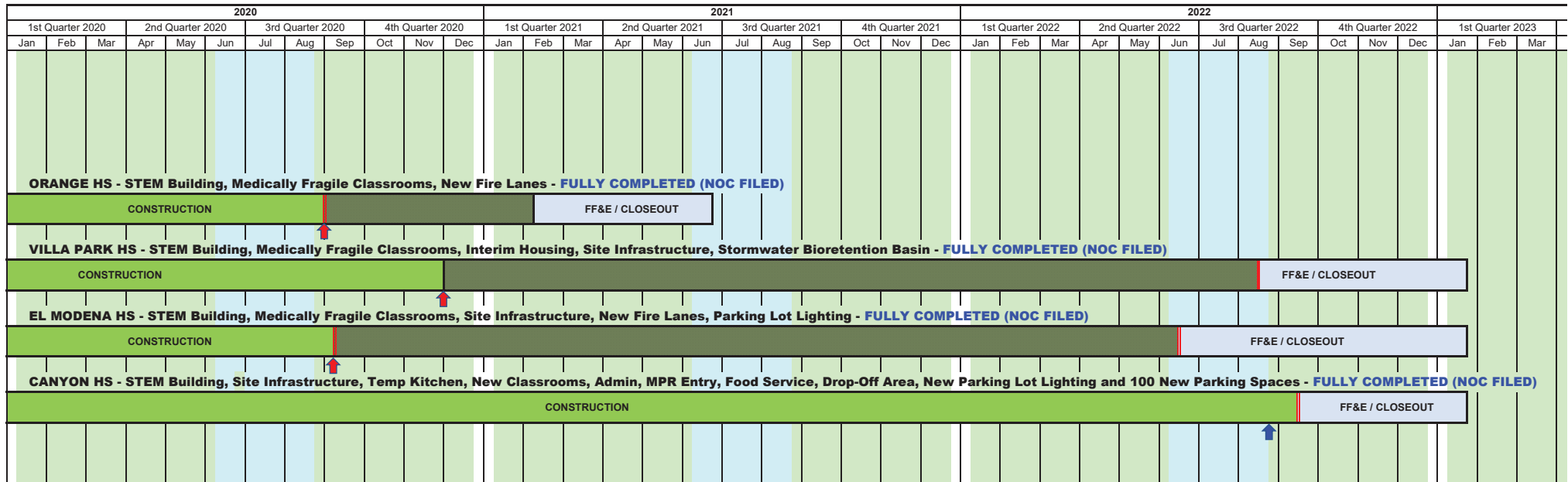
Left top to bottom right: various demo and rough finish work in Bldg. 100/200, asphalt paving for storm water piping, concrete pour for storm water manhole cover.

[illegible]

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MEASURE S BOND PROGRAM - PHASE I: SCHEDULE SUMMARY



— SUMMER BREAK

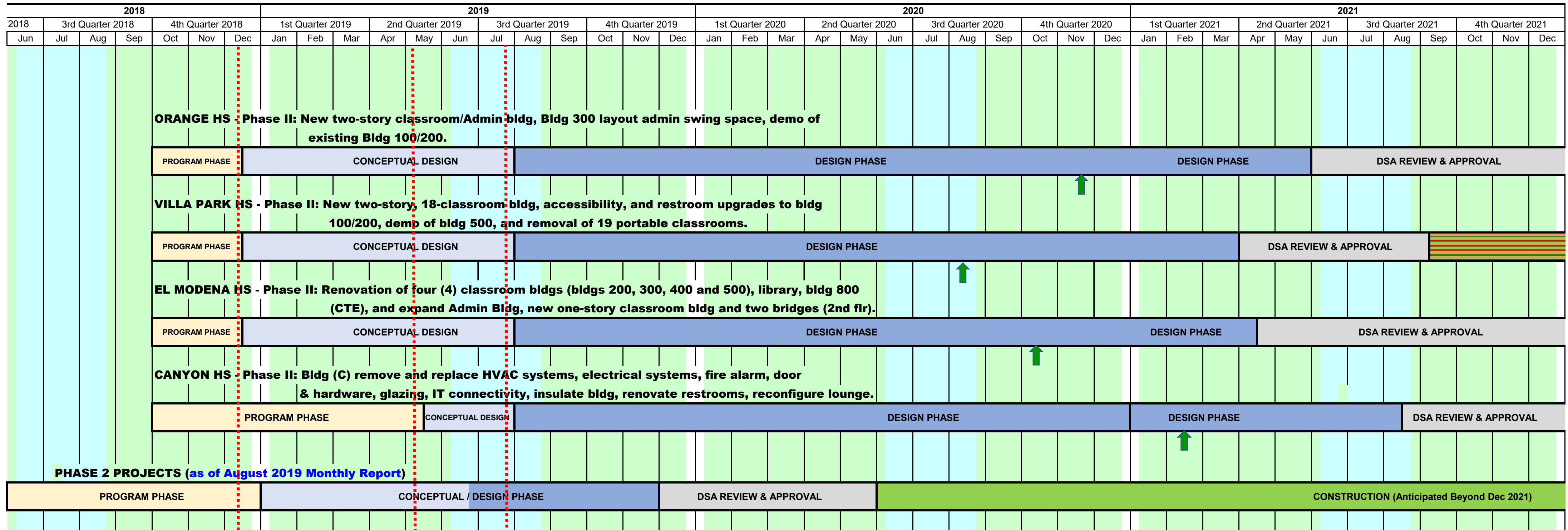
— STEM Building Substantial Completion (Scheduled)

— There is a date under legal negotiation (see monthly report) that may extend this substantial completion date (*the dashed section is the extension under review*).

— There has been a Substantial Completion date change; if approved by the Board of Education (see under specific project for the Change Order # referenced).



MEASURE S BOND PROGRAM - PHASE II: SCHEDULE SUMMARY



SUMMER BREAK

Conceptual Design Board Approved 12/13/18

Orange HS
El Modena HS
Villa Park HS

Conceptual Design Board Approved 5/9/19 for Canyon HS

Phase II Design & Budget Board Approved 7/25/19

Orange HS
El Modena HS
Villa Park HS
Canyon HS

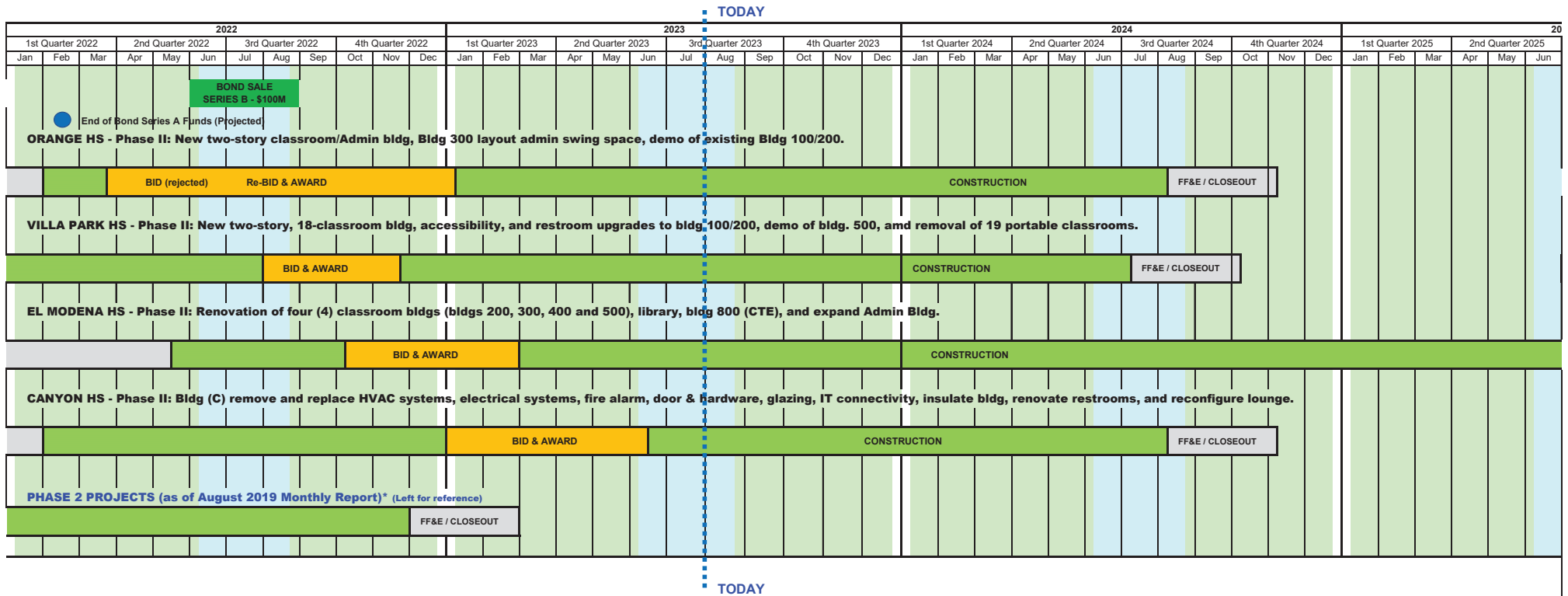


Phase II Design Document & Construction Estimate Board Approval (Completed)

Orange HS - November 19, 2020 Board Meeting
El Modena HS - October 15, 2020 Board Meeting
Villa Park HS - August 13, 2020 Board Meeting
Canyon HS - February 11, 2021 Board Meeting



MEASURE S BOND PROGRAM - PHASE II: SCHEDULE SUMMARY



- SUMMER BREAK
- EXTENDED CONSTRUCTION START
(for Phase II Bond Award)

Board of Education

Rick Ledesma, President
John Ortega, Vice-President
Angie Rumsey, Clerk
Andrea Yamasaki
Kris Erickson
Ana Page
Madison Miner

Ernie Gonzalez, Board Secretary
Acting Superintendent

David A. Rivera
Deputy Superintendent
Business Services

Scott Harvey
Senior Executive Director
Administrative Services



Facilities & Planning Department
Measure S Bond Program
726 W. Collins Avenue
Orange, CA 92867
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