

# HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

## BOARD INQUIRY

Date Received: January 20, 2025

Time: 10:25 PM

Board Member: Adriana Quinones

Administrator: Manoj Roychowdhury

### **I. INQUIRY/ISSUE DESCRIPTION:**

I have some questions regarding agenda items 5.05 N and 5.05 O, specifically related to the Cumming Management Group, Inc. and their proposed management services for our non-bond, capital facilities projects.

Why are we paying such a high rate for their services?

Is Cumming Management Group, Inc. the only company available to provide these services, or is there an opportunity to find a more cost-effective alternative?

Am I understanding correctly that our internal team is not able to accomplish these tasks?

Additionally, I noticed that the cost for just these two projects will amount to \$77,640 and \$755,200. Regarding the \$77,640, could you clarify which portables will be moved at Cedarlane Academy? This cost does not include the actual work, which raises further concern.

In the executive summary from your team, it was mentioned that Cumming Management Group will oversee pre-construction planning, bid packaging, construction phase management, safety compliance, and coordination with school staff to minimize disruption.

While I understand the need for professional oversight, if Leonard is overwhelmed or unable to handle these tasks, wouldn't it be more financially prudent for us to consider hiring a district project manager for the next 5 years to handle these projects more cost-effectively?

Given that the board meeting is scheduled for Thursday at 5:00 PM, it would be incredibly helpful if I could receive the requested information by Wednesday at 5:00 PM. This would allow me to make well-informed decisions during the meeting.

### **II. ANALYSIS/FACT FINDING:**

The District conducted interviews on Construction Project Management firms on June 27 and July 17, 2019 and selected [Cumming Group](#) among five shortlisted firms. The District had previously hired its own internal Measure BB Bond Project Management team; however, failed to make progress on the Bond construction work for 2.5 years after the passage of Measure BB in November 2016. The internal Bond Project management team hired in 2016-17 was disbanded when Cumming Group was hired. The construction program and project management (CM and

PM) are a complex set of expertise that is usually outsourced by School Districts to professional firms unless the School Districts are large like LAUSD, San Diego USD or Long Beach USD which have ongoing major construction project throughout the year. Our Facilities team is primarily focused in maintenance and repairs and do not deal with new construction and project management.

Services included in the CM and PM scopes are:

- Constructability Reviews and Feasibility Studies
- Development / Validation of Conceptual / Master Program Budget
- Bid specification and Bid packet development
- Program Budget Management, Cost Estimating, and Forecasting
- Procurement Strategy, Assistance, and Evaluation
- Development of Programmatic Construction Phasing / Sequencing and Logistics Plan
- Project Labor Agreement Administration and Labor Compliance Monitoring
- Review of Existing Building Systems / Equipment and Life Cycle Cost Analysis
- Project Management, Quality Control and execution

Cedarlane Academy didn't have enough classrooms to accommodate incoming students when the District reconfigured last year. The District had to move 4 Portables from Newton Middle School to Cedarlane within a short timeframe of seven months (with DSA approval) to ensure students have adequate housing at the start of school year 2024-25. In addition, new asphalt work had to be completed to ensure student safety. The project cost (bid award) was \$1.05 million. Cumming group managed the project and the cost was \$77,640. For the WOHS stadium, the estimated project cost is \$18 Million and CM/PM fees is estimated at \$755,200.

All PM/CM services are usually time and material basis based on the skillsets required for specific construction tasks. Cumming Group has been working on our Measure BB and some one-off projects, including the Workman Stadium Construction, while [Balfour Beatty](#) has worked /been working on LPHS kitchen/pool, Wedgeworth projects. These are the two CM/PM firms that the District has recently worked with and mutually developed design/ material standards.

We can do a new RFP for PM/CM services to evaluate a more cost-effective alternative or we can revisit hiring our own CM and PM team if the Board desires to pursue either option.

### **III. RECOMMENDATION:**

N/A

### **IV. ESTIMATED RESPONSE TIME REQUIRED:**

3 hours