

ORANGE UNIFIED SCHOOL DISTRICT

Measure S Bond Program August 2017 Monthly Progress Report







Ronald Lebs

Assistant Superintendent

Facilities & Planning Department

Board of Education

Rick Ledesma, President
John Ortega, Vice President
Kathryn Moffat, Clerk
Alexia Deligianni-Brydges, Ed. D
Brenda Lebsack
Timothy Surridge
Andrea Yamasaki

PERIOD COVERED:

August 1 - 31, 2017

FISCAL YEAR

FY 2017-2018

PROGRESS REPORT NO.

PR-01-1718-001

PREPARED BY:



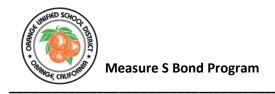


TABLE OF CONTENTS

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

3.0 Financial Report

- Project Budget Estimate Schematic Design
- Cashflow Projection

4.0 Program Schedule



1.0 SUMMARY

1.1 Program Summary

The District and the Program Manager continue to hold regular meetings with the Architects and Construction Managers to review design progress and cost savings options proposed by the Architect. This past week, meetings were held with the VPHS, OHS and CHS Project Teams. Next week's meeting will be with the EMHS Project Team. The initial DSA meeting for EMHS will also be held next week. Each Project Design is available for review at the Bond Website, https://www.orangeusd.org/measureS/

1.2 Program Highlights/Key Milestones

August 17 Approved Board Agenda Items

- Measure S Bond Program Update Presentation (Information Item)
- Subsurface Investigation Services at OHS with Site Scan
- Additional Subsurface Investigation Services at VPHS with Site Scan
- Additional Topographic Survey Services at VPHS with Psomas

September 14 Proposed Board Agenda Item

- Program Wide Financial & Document Controls System by Cumming
- Standard Specifications Services by Lionakis
- Monthly Bond Program Update (Information Item)

October 5 Proposed Board Agenda Item

Program Wide Commissioning Services

Master Budget

- The Program Manager will issue an updated Schematic Design Program Budget with the August 2017 Monthly Report.
- The Program Manager issued the draft Schematic Design Program Budget with the July 2017 Monthly Report.
- On 7/21, the Program Manager issued the draft Budgets for each project, based upon the Schematic Design Construction Cost Estimates, for review and comment by the Construction Managers.

Master Schedule

- On 8/31, the Program Manager issued a deliverable based Standard Work Breakdown Structure (WBS) for review and comment by the Construction Managers by 9/8.
- The Standard WBS will be used to complete the Master Schedule, which integrates the schedule of each project schedule & to standardize the Construction Manager's schedules.
- On 6/29, the Program Manager submitted a Preliminary Master Schedule in Excel format the District.



Program Wide Standard Specifications

- On 8/30, the Architect's (Lionakis') proposal was received to complete the Program Wide Standard Specifications and has been placed on the 9/14 Board Meeting Agenda.
- On 8/16, the District and the Program Manager requested a proposal from Lionakis to complete the Program Wide Standard Specifications.
- On 7/27, the Program Manager requested that the Architects to identify their recommended products and manufacturers.
- Standard Specification Review meetings were held on 5/22 and 5/25 with the District (Education, M&O, Transportation, IT & Food Services) & Lionakis, gkkworks, HED, LPA and Gafcon.

Program Wide Commissioning Services

- On 8/31, the District issued the Commissioning Services Request for Proposal with a 9/13 submittal deadline.
- On 8/25, the Program Manager issued the Scope of Services to be included in the Request for Proposal for procurement of Commissioning Services.
- On 8/21, the Program Manager issued the draft Scope of Services for review by the Architects, who responded with comments by 8/24.

Program Wide Financial & Document Controls System

- A recommendation for a Program Wide Financial & Document Controls System has been placed on the 9/14 Board Meeting Agenda.
- Formal proposals were received from Cumming-Procore and Colby Technologies on 9/1 and 8/31, respectively.
- On 8/25, the Program Manager completed a demonstration of a possible Program Wide Financial & Document Controls System (Procore).
- The District is reviewing software options to advance the Program Wide Financial & Document Controls System to the September 14th Board Agenda.
- The Program Manager has prepared and implemented a custom cost management system for immediate use in payment of invoices (and based upon Microsoft Access).

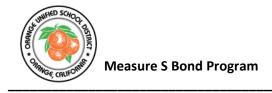
Program Wide Implementation Plan

 The Program Manager is preparing detailed plans for implementing the Schematic Designs approved by the Board of Education on 4/13, 5/11, 5/25 and 6/8, which will include Master Budget, Master Schedule and the Construction Management Programs to be issued by each campus Construction Manager.

Program Wide Cash Flow Projection

- Based upon current market conditions and the June 21, 2017 Cash Flow Projection, it appears that selling Bonds before September 2018 would not be cost effective.
- On 7/27, the District presented the draft June 21, 2017 Cash Flow Projection to the Board with Adam Bauer, Fieldman, Rolapp & Associates.





Program Management Plan

- The Program Management Plan embodies the following procedures, which have been finalized, issued and are currently in operation:
 - o On-Site Badges
 - Architect Invoices
 - o PM & CM Invoices
 - Contractor Invoices

- o Budget Establishment
- Informal Bidding
- Purchase Order Request
- o Allowance Request

Citizens' Oversite Committee (COC)

• The next COC meeting is scheduled for 9/6. The COC Kickoff Meeting was held on 5/24.

Communications Management

- On 8/17, the District and the Program Manager updated the Board by presentation at the 8/17 Board Meeting as an information item.
- On 8/17, the District and the Program Manager issued the final Measure S Bond Program Project Highlights Summary to the Board.
- On 7/25, the Program Manager issued the draft Measure S Bond Program Project Highlights Summary for review and comment by the Architects.

Program Staffing

On 8/31, the District and the Program Manager met to review the current program workload
and to determine the most efficient way of delivering the requisite services. Upon conclusion
of the discussion, it was agreed that the program is reaching the point where additional staff is
necessary. Cumming recommends the fulfillment of the Director of Design / CM position by a
Senior Project Manager as per the Cumming Staffing Plan, to be presented to the Board as soon
as feasible.

1.3 Look Ahead (next 90 days)

- Continuation of the Design Phase for each HS
- Review of Cost Saving Options
- Initial Meetings with DSA
- Issuance of the Master Program Budget and Schedule
- Issuance of the Program Wide Standard Specifications
- Issuance of Program Management Plan
- Selection of Program Wide Cost Management System & Document Controls System



2.0 PROJECT STATUS REPORT

















CANYON HS SCIENCE CENTER

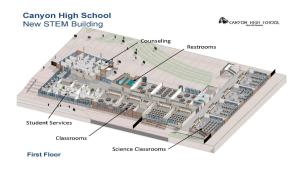
- 12 Laboratory Rooms
- 12 General Classrooms
- Student Services
- New Food Services

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

- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 5/25.
- On 8/30, the District, Program Manager, Architect & Construction met to review design progress and cost savings options proposed by the Architect.
- On 8/30, the Architect considers Con X Tech's structural steel framing system as feasible.
- On 7/27, the Board approved the not-to-exceed contracts with the Program Manager, Architect and Construction Manager for all services necessary to complete the project.
- On 7/20, the architect, structural engineer, construction manager and program manager met to review the time and cost saving merits of the structural steel system by Con X Tech.
- On 7/6, negotiations concluded concerning the cost of the Architect's Work Authorization for the advancement to the July 27th Board Agenda. Negotiations concluded in early June concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27th Board Agenda.
- On 6/29, the District, Architect, Construction Manager and Program Manager met to discuss completion of a handout to address Board of Education concerns regarding the project budget amount.
- On 5/25, the Board of Education approved the Science Center Schematic Design and Project Budget for \$69,500,000. The Board also requested information on possible cost reduction measures.









MODENA HIGH



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

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

- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 5/11.
- On 8/25, the District & Architect met to review cost savings options proposed by the Architect concerning the Building Roof, Elevator and Windows in response to the District's cost concerns.
- On 8/23, the District, Program Manager, Architect & Construction Manager met to review progress on the design.
- On 7/27, the Board approved the not-to-exceed contracts with the Program Manager, Architect and Construction Manager for all services necessary to complete the project.
- On 7/14, negotiations concluded concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27th Board Agenda.
- On 7/7 District, Architect and PM discussed cost saving options, i.e., elevator, shade structure, angled braces, glazing, etc. architect submitted possible reduction options on 7/7 via email. District to review.
- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 5/11.
- On 7/7, negotiations concluded concerning the cost of the Architect's Work Authorization for the advancement to the July 27th Board Agenda.
- On 5/11, the Board of Education approved the Science Center Schematic Design and Project Budget for \$40,756,811. The Board also requested information on the safety, security and maintenance of the expansive windows.













ORANGE HS SCIENCE CENTER

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

- New Panther Pavilion Plaza
- Relocation (5) and Demolition (4) of portable classroom buildings
- Site Utility & Infrastructure Upgrade

- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 4/13.
- On 8/28, the District, Program Manager, Architect & Construction met to review design progress and cost savings options proposed by the Architect.
- On 8/7, the Architect and District completed their initial review with DSA. DSA expressed concerns regarding the outdoor deck and the location of the Fume Hoods. The Architect and the District are reviewing viable options.
- On 7/27, the Board approved the not-to-exceed contracts with the Program Manager and Construction Manager for all services necessary to complete the project. The Architect's contract was approved by the Board on 5/25.
- On 7/13, negotiations concluded concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27th Board Agenda.
- The District is reviewing scope requirements for Food Services & bus drop-off/pick-up and considering design changes due to possible conflicts. Discussions are ongoing. A recommendation is anticipated in early August 2017.
- On 7/5 District officials met at OHS to review food service and bus drop off/pick up issues.
- On 7/5, the District and the Construction Manager met to complete negotiations concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27th Board Agenda.



Orange High School Science Cente





range High School Science Cente





VILLA PARK HS SCIENCE CENTER

- 12 Laboratory Rooms
- 2 General Classrooms
- 2 Medically Fragile Classrooms
- Demolish existing building 300
- Install 10 New Portable Buildings

- The Architect continues the Design Development phase as per the Board's approval of the Schematic Design on 6/8.
- On 8/28, the District, Program Manager, Architect & Construction met to review design progress and cost savings options proposed by the Architect.
- On 7/21 the architect presented a draft interim relocatable classroom layout. The District is considering reducing the number of classroom from 10 to 9 and adjusting the layout as a cost savings measure. A recommendation is anticipated in early August.
- On 7/14, negotiations concluded concerning the cost of the Construction Manager's Work Authorization for the advancement to the July 27th Board Agenda.
- On 7/5, the District and the Architect met to complete negotiations concerning the cost of the Architect's Work Authorization for the advancement to the July 27th Board Agenda.
- On 6/14, the Project Team (District, Architect, Construction Manager & Program Manager) met with an interested VPHS parent to review their project comments and will consider their application.
- On 6/8, the Board of Education approved the Science Center Schematic Design and Project Budget for \$45,200,000. The Board also requested information on available cost saving options.













3.0 FINANCIAL SUMMARY





Budget vs Actuals - Program Summary, By Budget Category

Project Budget Estimate - Schematic Design Phase

Monthly Progress Report August 2017

QSS Data thru 8/31/17	"A"	"B"	"C"	"D = A-B-C"
	Estimated Cost	Expended	Committed / Encumbered	Balance
Allocated Funds				
1. Design Cost	\$9,572,676	\$1,271,264	\$8,301,412	\$0
2. Construction Cost	\$134,410,138	\$0	\$0	\$134,410,138
3. Program and Construction Management	\$12,706,689	\$353,209	\$8,738,415	\$3,615,065
* 4. Construction Support Costs	\$21,785,428	\$103,011	\$218,123	\$21,464,294
5. Contingency (Escalation, Construction, Project)	\$29,370,468	\$0	\$0	\$29,370,468
	\$207,845,399	\$1,727,485	\$17,257,949	\$188,859,965
Unallocated Funds				
1. Unallocated Bond Funds	\$80,154,601	\$0	\$0	\$80,154,601
2. Interest	\$0	\$196	\$0	(\$196)
	\$80,154,601	\$196	\$0	\$80,154,405
Total Bond Program	\$288,000,000	\$1,727,681	\$17,257,949	\$269,014,370





Measure S Bond Program

Budget vs Actuals - Program Summary, By School w/ Budget Category

Project Budget Estimate - Schematic Design Phase

Monthly Progress Report August 2017

			, , ,	
QSS Data thru 8/31/17	"A"	"B"	"C"	"D = A-B-C"
	Estimated Cost	Expended	Committed / Encumbered	Balance
Canyon High School				
390-9520 Canyon HS Science Center				
1. Design Cost	\$3,211,555	\$380,000	\$2,831,555	\$0
2. Construction Cost	\$45,638,681	\$0	\$0	\$45,638,681
3. Program and Construction Management	\$4,240,089	\$130,011	\$2,900,890	\$1,209,188
* 4. Construction Support Costs	\$7,420,851	\$21,570	\$47,800	\$7,351,481
5. Contingency (Escalation, Construction, Project)	\$8,988,824	\$0	\$0	\$8,988,824
	\$69,500,000	\$531,581	\$5,780,245	\$63,188,174
390-TBD Canyon HS Unallocated Funds				
1. Unallocated Bond Funds	\$2,500,000	\$0	\$0	\$2,500,000
2. Interest	\$0	\$47	\$0	(\$47)
	\$2,500,000	\$47	\$0	\$2,499,953
Canyon High School	\$72,000,000	\$531,629	\$5,780,245	\$65,688,127
El Modena High School				
391-9520 El Modena HS Science Center				
1. Design Cost	\$1,942,769	\$280,000	\$1,662,769	\$0
2. Construction Cost	\$27,866,000	\$0	\$0	\$27,866,000
3. Program and Construction Management	\$2,788,026	\$53,851	\$2,034,023	\$700,152
* 4. Construction Support Costs	\$4,461,347	\$4,859	\$56,610	\$4,399,878
5. Contingency (Escalation, Construction, Project)	\$3,698,669	\$0	\$0	\$3,698,669
	\$40,756,811	\$338,710	\$3,753,402	\$36,664,699
391-TBD El Modena HS Unallocated Funds				
1. Unallocated Bond Funds	\$31,243,189	\$0	\$0	\$31,243,189
2. Interest	\$0	\$51	\$0	(\$51)
	\$31,243,189	\$51	\$0	\$31,243,138
El Modena High School	\$72,000,000	\$338,761	\$3,753,402	\$67,907,837





Measure S Bond Program

Budget vs Actuals - Program Summary, By School w/ Budget Category

Project Budget Estimate - Schematic Design Phase

Monthly Progress Report August 2017

QSS Data thru 8/31/17	"A"	"B"	"C"	"D = A-B-C"
	Estimated Cost	Expended	Committed / Encumbered	Balance
Orange High School				
392-9520 Orange HS Science Center				
1. Design Cost	\$2,231,225	\$268,300	\$1,962,925	\$0
2. Construction Cost	\$33,677,228	\$0	\$0	\$33,677,228
3. Program and Construction Management	\$2,879,009	\$53,851	\$1,908,666	\$916,492
* 4. Construction Support Costs	\$5,475,917	\$44,635	\$75,490	\$5,355,792
5. Contingency (Escalation, Construction, Project)	\$8,125,209	\$0	\$0	\$8,125,209
	\$52,388,588	\$366,786	\$3,947,081	\$48,074,721
392-TBD Orange HS Unallocated Funds				
1. Unallocated Bond Funds	\$19,611,412	\$0	\$0	\$19,611,412
2. Interest	\$0	\$52	\$0	(\$52)
	\$19,611,412	\$52	\$0	\$19,611,360
Orange High School	\$72,000,000	\$366,838	\$3,947,081	\$67,686,081
Villa Park High School				
394-9520 Villa Park HS Science Center				
1. Design Cost	\$2,187,127	\$342,964	\$1,844,163	\$0
2. Construction Cost	\$27,228,229	\$0	\$0	\$27,228,229
3. Program and Construction Management	\$2,799,565	\$115,496	\$1,894,836	\$789,233
* 4. Construction Support Costs	\$4,427,313	\$31,947	\$38,223	\$4,357,143
5. Contingency (Escalation, Construction, Project)	\$8,557,766	\$0	\$0	\$8,557,766
	\$45,200,000	\$490,407	\$3,777,222	\$40,932,371
394-TBD Villa Park HS Unallocated Funds				
1. Unallocated Bond Funds	\$26,800,000	\$0	\$0	\$26,800,000
2. Interest	\$0	\$46	\$0	(\$46)
	\$26,800,000	\$46	\$0	\$26,799,954
Villa Park High School	\$72,000,000	\$490,453	\$3,777,222	\$67,732,325
Total Bond Program	\$288,000,000	\$1,727,681	\$17,257,949	\$269,014,370



ATTACHMENT

* Construction Support Costs

Commissioning

DSA Construction Phase Testing / LOR

DSA Inspection

DSA Review Fees

FFE (Laboratory Tables and Chairs, other)

IT Technology Infrastructure

Labor Compliance

Legal Council

Miscellaneous Fees (QCC Expended)

OICP-Builders Risk Insurance

Postage, Printing Advertising

Preliminary Testing (Hazmat, Topo Survey, Geotech, Subsurface Imaging)

Relocation/Move Services

Rental/Interim Housing

Title, Environmental, Stormwater Management

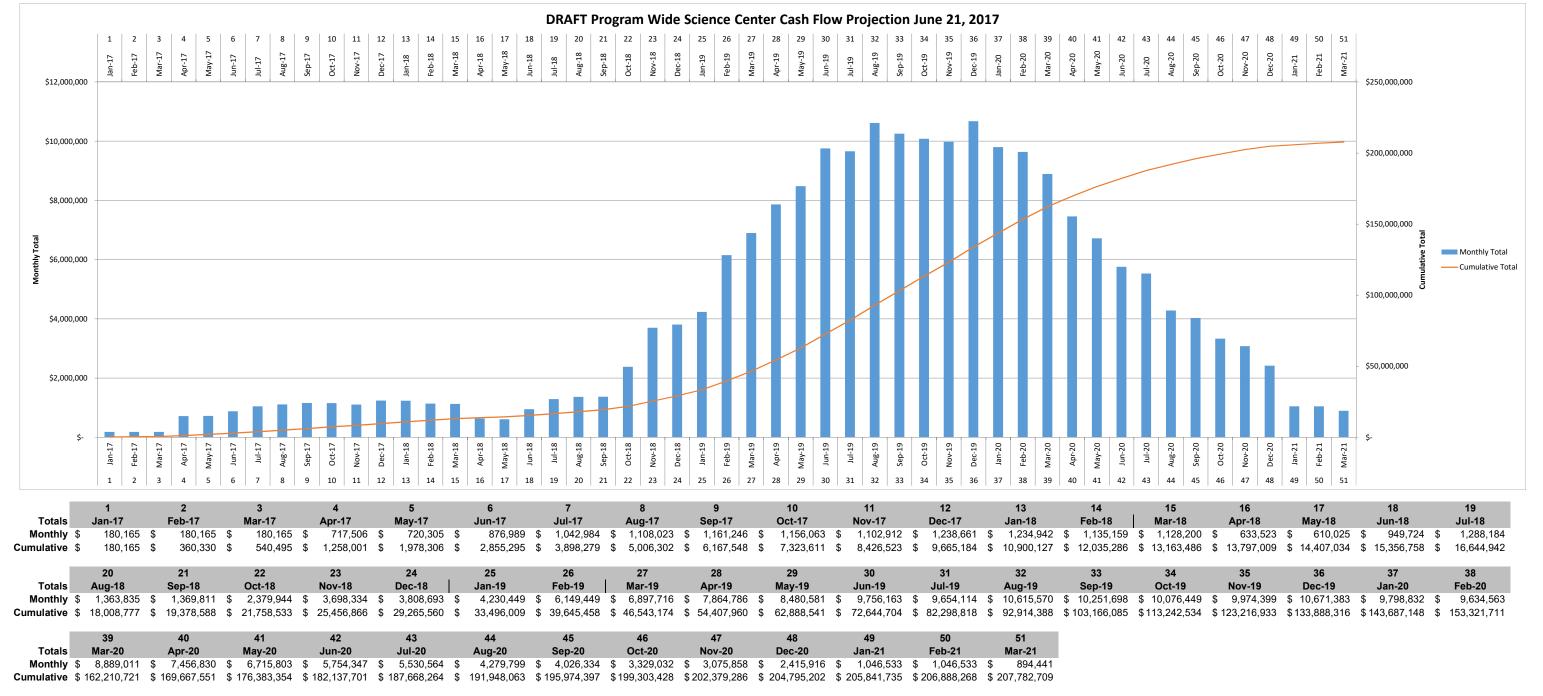
Utility Connection Fees (with Local Permitting Agency)





PROGRAM WIDE SCIENCE CENTER COST FLOW PROJECTION - DRAFT JUNE 21, 2017







4.0 PROGRAM SCHEDULE





OUSD SCIENCE CENTER MASTER SCHEDULE - DRAFT JUNE 29, 2017



