

# CITIZENS' OVERSIGHT COMMITTEE REPORT

February 9, 2016

Learning With Purpose

ANAHEIM  
UNION  
HIGH  
SCHOOL  
DISTRICT



College and Career Ready





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**INTRODUCTION**

The purpose of this report is to document the Program Team’s ongoing efforts and progress related to the District’s Capital Improvement Program with an emphasis on Measure H. As a collaboration between District staff and Cumming Construction Management, the updated monthly reports will focus on the design and construction progress of Wave 1 projects and subsequent Wave projects.

This document is intended to report on the progress of the Capital Improvement Program through January 2016.

**The Program Team**

Anaheim Union High School District	Cumming Construction Mgmt., Inc.
Dianne Poore, Asst. Superintendent, Business	Anthony Sanchez, Vice President
Patricia Neely, AIA, Director Facilities Planning, Design and Construction	Richard Brand, AIA Program Manager
Ralph Figueroa, Director Maintenance and Operations	Tony Salcido, Senior Project Manager
Bruce Saltz, CPA Controller	Salvador Orellana, Project Manager
Jennifer Keys Procurement Contract Specialist	Brianna Quintanar Assistant Project Manager

**PROGRAM NARRATIVE**

**Measure H Passes**

After the approval of Measure H in November 2014, AUHSD began the development of the design and construction program.

The passage of Measure H will enable the District to make critical repairs to aging campuses and provide students with the 21st century learning environments they so richly deserve.

## WAVE 1 PROJECTS

### Katella High School DROPS – Site Improvement Project

#### DUE DILIGENCE ACTIVITIES

- Pinner Construction Company was awarded the Lease-Leaseback Guaranteed Maximum Price Due Diligence contract and Notice to Proceed (“NTP”) No. 1 was issued on November 6, 2015.
  - Based on a competitive subcontractor bidding process (3 minimum bids) which took place in December and January, a Guaranteed Maximum Price (“GMP”) was developed by Pinner Construction Company for the District’s and PPM’s review.
  - Once the GMP amount has been agreed upon and the proposed Phasing Plan and Construction Schedule has been finalized, a recommendation will be prepared for Board approval on February 18, 2018.
- Pinner presented a preliminary Guaranteed Maximum Price (GMP) on January 22, 2016 which was over the established project budget.
- The Project Team has completed a Value Engineering (VE) review to bring the project back into budget. With the VE scope of work agreed upon, Pinner and the District began the formalization of the Construction Services Agreement for Board approval on February 18, 2016. Our VE efforts were focused on maximizing the requirements of the DROPS grant.
- Barring an extreme El Niño event this winter, we are anticipating issuing a Notice to Proceed (“NTP”) No. 2 to start mobilization mid-February 2016. We expect construction to begin first part of March 2016. The project will complete in one year.
- The E-Rate project for Katella HS that will augment WiFi capabilities in the classrooms, the athletic fields, the new shade structures and the outdoor learning areas is currently being bid. Two job walks with prospective bidders were conducted at the school to offer firsthand knowledge of specific room and site conditions. Conduit between buildings will be provided by Pinner to ensure wiring pathways are trenched and installed before the new flatwork is poured.



**BUDGET**

- \$12.8 Million Total Project Budget - \$11M for construction.
- Includes \$2M from the DROPS grant
- Modernization: Potential State Matching Funding of \$4.3M

**SCHEDULE**

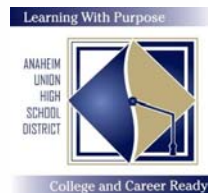
- LLB/GMP NTP 1 Agreement Completed
- DSA Amendment Approval Completed
- GMP NTP 2 Mobilization for Construction February 2016
- Construction Completion One Year (2017)

**Dale Jr. High School Modernization and New Construction Project**

**PLANNING ACTIVITIES**

- Ghataode Bannon Architects (“GBA”) has begun the program validation phase of the project. Program validation is an important phase in the development of the design, especially with potentially complicated Modernization and New Construction components of the overall project. Based on the two initial program review meetings with the school administrators, GBA will provide various program and construction cost alternatives for our review.
- Working with the Districts’ state funding consultant, School Facility Consultants, we are exploring the potential for state matching funds for Modernization and New Construction to augment the project funds for this school.
- The topographic and boundary survey of the site has been completed and the Title Report information has been included in the final survey document. Four easements were recorded on the property.
- The District is exploring the repurposing of the old Polaris in lieu of its demolition. Our state funding consultant is evaluating whether the District could capture modernization eligibility dollars from this facility to augment Dale’s Measure H budget.

**BUDGET**



- \$25 Million Total Project Budget - \$20M for construction
- Modernization: Potential State Matching Funding of \$1.4M
- New Construction: Potential State Matching Funding of \$4.2M
- Polaris (Unoccupied Building): Potential State Matching Funding of \$2.9M is being confirmed for eligibility.

### PROPOSED SCHEDULE

- |                                    |                  |
|------------------------------------|------------------|
| ○ Begin Program Validation         | November 2, 2015 |
| ○ Schematic Design Approval        | May, 2016        |
| ○ Design Development Approval      | July, 2016       |
| ○ Construction Document Approval   | December, 2016   |
| ○ DSA Approval                     | June, 2017       |
| ○ Issue For Bid (Design Bid Build) | July, 2017       |
| ○ NTP for Construction             | September, 2017  |
| ○ Substantial Completion           | October, 2018    |

### Brookhurst JHS - Security Fencing and Site Drainage Improvement

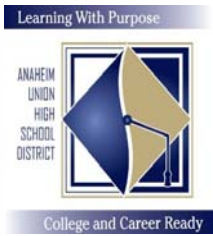
#### PLANNING ACTIVITIES

- Staff met with the school administration to discuss the scope of work and the appropriate layout of the security fencing. This project will be the first phase of the implementation of the security fencing at this campus. It will provide complete separation from Brookhurst Park. A second phase (front of the school along Crescent) will be implemented with the reconfiguration and extension of the parking lot along Crescent (overall Measure H modernization project of the school).
- Title reports are currently being searched to confirm site boundaries and easements prior to start of our design efforts. There is a potential issue with the city park's baseball field encroaching onto the District's property. Staff is in the process of confirming the encroachment.
- The project is slated for construction late Summer or early Fall.
- Budget: TBD.
- Designer: NB Consulting.

### Cypress HS – Site Improvement Project

### PLANNING ACTIVITIES

- The Project Team is finalizing the scope of work and corresponding project budget and schedule with the User Group. The District is reviewing availability of State Matching Funds.
- NAC architects will submit a fee proposal for review and approval once the scope of work and budget has been approved.
- The District met with the City of Cypress on January 7, 2016 to review the following items:
  - Traffic congestion along Valley View Street and ways to improve circulation
  - City of Cypress easement for future storm drain
  - Installation of site security fencing that will separate the City park from the school's playfields
  - A request for the city of Cypress to initiate a Traffic Warrant (Signal) Study is in progress. Doug Dancs from the city of Cypress will receive the District's request.
- A topographic/ boundary survey has been completed and the Title Report research is continuing. The final topo/boundary survey will include all recorded easements on the property.
- A Solar Photovoltaic RFP to install carport shed style arrays on the main parking lot is being prepared for its release to solar companies in February. A presentation to the Board of Trustees will be scheduled in the near future.
- The project budget and schedule are currently being developed.



### UPCOMING PROCUREMENT OF SERVICES

- Underground Utility Survey and Mapping Services (RFP)
- Topographic and Boundary Services (RFP)
- Commissioning Services (RFP)
- Dale Jr. HS New Construction and Modernization Project
  - Geotechnical Investigation Services (RFP)
  - Commissioning Agent Services (RFP)
  - Indian Tribe Observation Services (RFP)
- Cypress HS Modernization Project
  - Geotechnical Investigation Services (RFP)
  - Indian Tribe Observation Services (RFP)
- District Wide - Site Observation Services with the Juañeno Band of Mission Indians – Acjachemen Nation and the Gabrieleño Band of Mission Indians – Kizh Nation. (RFP)