

Irvine Unified School District

Measure E

Citizens Oversight Committee Meeting

January 9, 2017

6:30pm



Financial Update

➤ FUNDING

- Series 2016A
 - Bond sale completed and funds received October 25, 2016
 - Interest Costs – 2.898%
 - Bonds Issued at Premium – Total Proceeds: \$101,690,483
 - Project Funds Available: \$ 95,000,000
 - Premium to be applied to Interest: \$ 6,690,483

➤ FINANCIAL REPORTING

- County of Orange Treasurer-Tax Collector – Official Receipt of Funds and Application Certification
- Consolidated Budget Status Report by Fund
- Budget Status Report



Focus Areas

- ESTABLISH BEST PRACTICES
- HIRE CONSULTANTS
- COMMUNICATE WITH SITES AND COMMUNITY
- PLAN AND IMPLEMENT PROJECTS






Best Practices

➤ SELECTING CONSULTANTS

- Outreach to local firms and experts in specific services
- Ensure fairness in selection

➤ UPDATING PROJECT BUDGETS

- Preliminary  Initial  Post-Bid  Final
- Distribution of contingency

➤ CONFIRMING DISTRICT STANDARDS

- Ensure designs reflect current Education Specifications
- Ensure designs ‘fit’ within the school site communities



Consultant Pools

➤ PURPOSE / PROCESS

- Create pools of firms with specific expertise
- Select firms experienced in educational projects
- Ensure competitiveness between consultants
- Distribute workload of consultants
- Induce creative thinking with designs
- Issue Request For Proposal (RFP) to 3 – 4 firms from pool
 - Select firm based on proposal, fee, and staffing
 - Qualification Based Selection (QBS), not lowest cost proposal



Consultant Pools

➤ POOLS

- Architects with engineers as subconsultants
- Construction Managers
- Building Inspection (DSA Inspection)
- Materials Testing and Inspections
- Geotechnical and Soils Testing and Inspection
- Environmental Consulting
- Surveying
- Labor Compliance
- Commissioning (to be selected)



Service Description

Service	Responsibilities
Architects (engineers)	Provides design and engineering services.
Construction Managers	Provides management services which include cost estimating, construction scheduling, drawing review, and oversight of construction contractors.
Building Inspection	Provides regulatory inspections of construction work to ensure contract and code compliance.
Materials Testing and Inspections	Provides regulatory testing of construction materials and special inspections (concrete, structural steel, etc.) to ensure contract and code compliance.
Geotechnical and Soils Testing and Inspection	Prepares geotechnical report recommending design criteria for building foundations and site concrete/asphalt. Provides inspections (soils compaction) to ensure contract compliance.
Environmental Consulting	Identifies and conducts testing of potential harmful building materials that may be affected during construction. If building materials are identified, provides monitoring for the removal of these materials.
Surveying	Provides land surveying requirements for construction.
Labor Compliance	Reviews workers' payroll records ensuring construction firms are paying prevailing wages to workers.
Commissioning	Verifies final installation of mechanical, plumbing, electrical, fire/life safety, and building envelope systems to ensure performance is per the design.



Architects (15)

Firm	Local Office	Under Contract
Baker Nowicki	San Diego	
DC Architects	Upland	
DLR Group	Los Angeles	Eastshore ES, Venado MS
Dougherty + Dougherty	Costa Mesa	College Park ES, Greentree ES, Santiago Hills ES
Harley Ellis Devereaux	Los Angeles	
HMC Architects	Ontario	Irvine HS, University HS
LPA, Inc.	Irvine	
PJHM Architects	Laguna Hills	
Rachlin Architects	Culver City	
Ruhnau Ruhnau Clarke	Riverside	Bonita Canyon ES, Culverdale ES, Stone Creek ES, Creekside HS
Sprotte + Watson Architecture & Planning	Vista	Springbrook ES, Westpark ES
SVA Architects	Santa Ana	Woodbridge HS
tBP Architecture	Newport Beach	Sierra Vista MS, Southlake MS
Webb Cleff Architecture and Engineering	Encinitas	Brywood ES, Meadow Park ES
WLC Architects	Ontario	Lakeside MS, Rancho San Joaquin MS



Construction Managers (13)

Firm	Local Office	Under Contract
Arcadis U.S., Inc.	Irvine	
Balfour Beatty	Irvine	
Bernards	Irvine	
C.W. Driver	Irvine	
Cumming Construction Management	Alisio Viejo	
Erickson-Hall Construction	Orange	
Jacobs Project Management Co.	Irvine	
Kitchell	Costa Mesa	
Ledesma & Meyer Construction Co., Inc.	Rancho Cucamonga	
Neff Construction, Inc.	Ontario	
TELACU Construction Management	Orange	
Tilden-Coil Constructors	Riverside	
Vanir Construction Management, Inc.	Costa Mesa	



Building Inspection (15)

Firm	Local Office	Under Contract
BPI Inspection Services	Los Angeles	
Consolidated Safety Services	Canyon Country	
Consulting and Inspection Services LLC	San Marcos	
Hayer Consultants, Inc.	Lakewood	
H.B.I. Inspections	Chino Hills	
JRoss Quality Assurance	Wildomar	
Knowland Construction Services	Rancho Palos Verde	
Martin Brothers Construction Services	Costa Mesa	
M.J. Inspection Services LLC	Moreno Valley	
Sandy Pringle Associate Inspection Consul.	Torrance	
SGIC, Inc.	Fontana	
Team Inspections	Riverside	
TYR, Inc.	Lakewood	
UCMI, Inc.	Ladera Ranch	
Vital Inspection Services, Inc.	Anaheim	



Material Testing/Inspection (15)

Firm	Local Office	Under Contract
AESCO	Huntington Beach	
American Engineering Laboratories, Inc.	La Habra	
C.E.M. Lab Corp.	Irvine	
Converse Consultants	Costa Mesa	
Geocon West, Inc.	Irvine	
Group Delta Consultants, Inc.	Irvine	
Kleinfelder, Inc.	Irvine	
Koury Engineering & Testing, Inc.	Chino	
Ninyo & Moore	Irvine	
River City Testing	Riverside	
RMA Group	Rancho Cucamonga	
SCST, Inc.	Pico Rivera	
Southwest Inspection & Testing, Inc.	La Habra	
Twining Consulting	Irvine	
United Testing Corporation	Costa Mesa	



Geotechnical/Soils Testing (15)

Firm	Local Office	Under Contract
Advance Geotechnical Solutions, Inc.	Tustin	
Converse Consultants	Monrovia	
Earth Systems Southwest	Perris	
ENGEO	Rocklin	
Geo-Advantec, Inc.	San Dimas	
Geocon West, Inc.	Irvine	
Group Delta	Anaheim	
Kleinfelder	Irvine	
Koury Engineering & Testing, Inc.	Chino	
Ninyo & Moore	Irvine	
NMG Geotechnical, Inc.	Irvine	
RMA Group	Rancho Cucamonga	
SCST Engineering, Inc.	San Diego	
Southwest Inspection & Testing, Inc.	La Habra	
Twining Consulting, Inc.	Irvine	



Surveying (8)

Firm	Local Office	Under Contract
BFK Engineers	Irvine	
Culver Group	Tustin	
Guida Surveying, Inc.	Irvine	
Fusco Engineering, Inc.	Irvine	
Hunsaker & Associates, Inc.	Irvine	
JL Surveying, Inc.	San Juan Capistrano	
Stantec Consulting Services, Inc.	Irvine	
Tait & Associates, Inc.	Santa Ana	



Labor Compliance (7)

Firm	Local Office	Under Contract
Alliant Consulting, Inc.	Lancaster	
Gafcon, Inc.	San Diego	
Kroll	Los Angeles	
Pacific Resources Services Corp.	El Monte	
Parsons	Pasadena	
Perceptive Enterprises, Inc.	Los Angeles	
School Construction Compliance, LLC	Huntington Beach	



Communications

➤ SCHOOL SITES

- FP&CS Staff and Architects
 - Site walks and meetings with school site administrators
 - Meet with Design Committees
 - leadership, site administrators, teachers, PTA, parents
 - Tour completed schools to view Education Specifications
- School Site Website
 - Distribute Measure E messaging kit
 - Create micro-website for Measure E updates
 - will include plans, schedules, budgets, and photos



Communications

➤ DISTRICT WIDE

- Update IUSD Website
 - Dedicated Measure E website
 - Link to school site webpage
- Announcements
 - Distribute newsletters, flyers
 - Publish on Measure E website and school site websites
- School Facilities Improvement Measure (SFIM) Steering Committee Meetings
 - Conduct Monthly Meetings
 - Assist with messaging throughout the District



Communications

➤ CONTRACTORS

- Conduct an Outreach Meeting
 - Identify upcoming projects
 - Discuss contractor prequalification process
 - Discuss bid process
- Architects and Construction Managers will attend
 - Identify and meet consultants
 - Discuss scope of work
 - Answer questions



Project Updates

■ PROJECTS ON SCHEDULE FOR SUMMER 2017

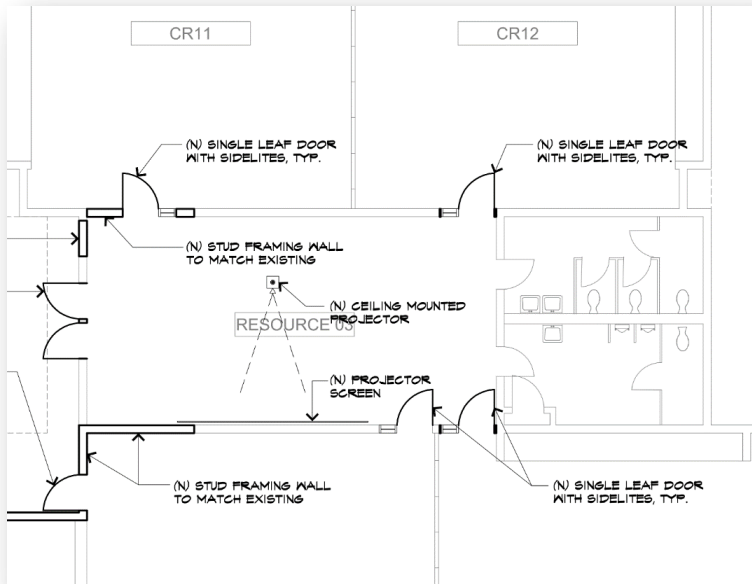
- Enclose Classrooms (Architect: Ruhnau, Ruhnau, Clarke)
 - Bonita Canyon ES
 - Culverdale ES
 - Stone Creek ES
- DSA Submittal in December 2016
- Anticipated Construction start: June 2017



Bonita Canyon ES

Enclose Open Classrooms, Commons Upgrades

Measure E Series 1 Project



Insert photos/renderings

11/15/2016

Scope-of-Work

- Add (9) new interior doors with sidelites to enclose open classrooms adjoining the student collaboration spaces (commons)
- Add solid walls in commons space (3 locations) for white board and TV monitor, interior classroom surface to be tackable panel. Surface mounted data and power to be concealed.
- (3) New exterior classroom doors
- Keep (1) sink in each commons, cap abandoned plumbing lines below slab, remove access box
- Restripe accessible parking stalls
- Upgrade ramp and handrails
- New louvers from classrooms to commons for air distribution

Project Status

DESIGN

Architect currently completing Design Documents and acquiring Site Representatives input

Upcoming Activities

- Architect to finalize drawings for DSA submission and confirm cost estimates against budget

Financial Overview

Total Project Cost

Initial	\$400,000
Current	<u>\$446,000</u>
Difference	(\$44,000)

Schedule

• Site Visit/Kick-off	10/05/2016
• DSA Prelim. Meeting	10/28/2016
• Site Meeting	11/09/2016
• DSA Submittal	12/16/2016
• Site Meeting	01/10/2016
• DSA Approval	03/24/2017
• Start Construction	June 2017
• End Construction	August 2017

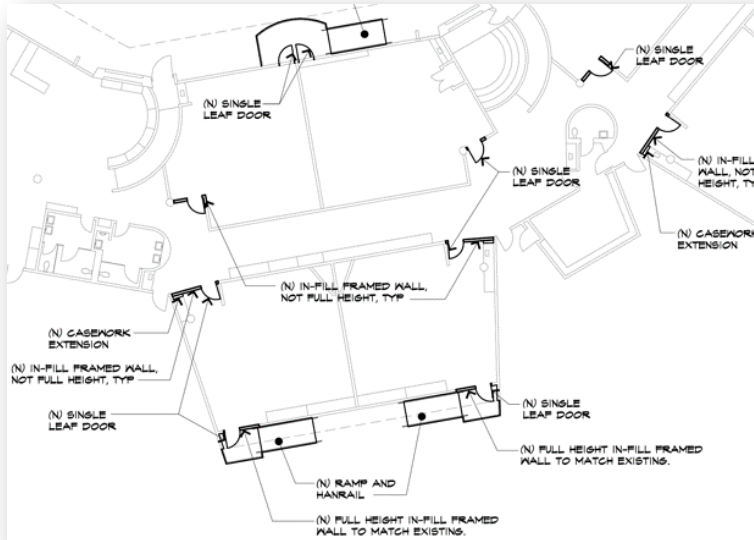
Considerations

- Budget does not include new furniture, assumes reuse of existing furniture in the commons
- Principal to confirm if projector or TV monitor is preferred in the commons

Culverdale ES

Enclose Open Classrooms

Measure E Series 1 Project



Insert photos/renderings

11/15/2016

Scope-of-Work

- At exterior facing classrooms, add (10) new doors where existing slider doors are located and ramps or modify the grades
- At interior facing classrooms, add (10) new doors and ramps, modify existing classroom casework
- At interior hallway, add (20) new doors and low walls
- Restripe and provide new signage for accessible parking stalls in both parking lots
- Upgrade student accessible restrooms, if required to meet current ADA clearances
- Add acoustic treatment between the walls between the classrooms

Schedule

- | | |
|-----------------------|-------------|
| • Site Visit/Kick-off | 10/05/2016 |
| • DSA Prelim. Meeting | 10/28/2016 |
| • Site Meeting | 11/09/2016 |
| • DSA Submittal | 12/16/2016 |
| • Site Meeting | 01/10/2016 |
| • DSA Approval | 03/24/2017 |
| • Start Construction | June 2017 |
| • End Construction | August 2017 |

Project Status

DESIGN

Architect currently completing Design Documents and acquiring Site Representatives input

Upcoming Activities

- Architect to finalize drawings for DSA submission and confirm cost estimates against budget

Financial Overview

Total Project Cost

Initial	\$2,595,000
Current	<u>\$2,460,000</u>
Difference	\$135,000

Considerations

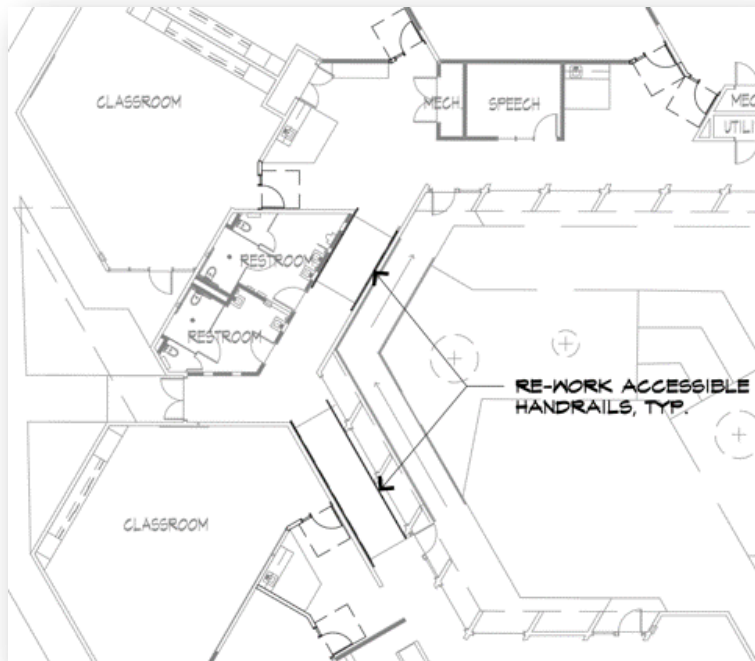
- Budget to include new furniture in (2) commons and window blinds for perimeter classrooms
- Address close out issues – IUSD IOR to evaluate conformance of restroom portables and (5) other classroom portables, may incur cost to close out projects, recommend to include any close out work in this project
- Evaluate design of new casework in interior facing classrooms impacted by new exit doors
- Evaluate work to open up the commons classroom access and remove the built-in counter
- Evaluate adding a Kinder Restroom
- Evaluate correcting flooding with re-grading along exterior facing classrooms



Stone Creek ES

Measure E Series 1 Project

Enclose Open Classrooms, Design Lab Addition, Upgrades to Innovation Lab



Detail of Typical Floor Plan Improvements

Insert photos/renderings

Project Summary

- At interior hallways, add (11) doors to classrooms
- Rework mechanical air duct system
- Restripe and provide new signage for accessible parking stalls
- Minimal work to restroom to meet accessibility requirements
- Extend handrails to meet accessibility requirements
- Potential requirement to address passenger loading zone at front drop-off – DSA input pending

See next page

- Remove existing wall in Library, add Storage Room, relocate circulation desk
- In Innovation Lab, add Storage and Video Room, additional projectors, whiteboards, flexible furniture, connection to Design Lab
- New Design Lab to provide storage for Science Kits, access to water, multiple projectors and white board surfaces, direct access to exterior and covered shaded area for working on projects
- Add 2 hour area separation wall to allow for Design Lab expansion to be connected to main building.
- Relocation of (1) existing portable and storage shed

Project Status

DESIGN

Architect currently completing Design Documents and acquiring Site Representatives input

Upcoming Activities

- Architect to finalize drawings for DSA submission and confirm cost estimates against budget

Financial Overview

• Total Project Cost	
• Initial	\$2,945,000
• Current	<u>\$2,829,000</u>
• Difference	\$116,000

Schedule

• Site Visit/Kick-off	10/05/2016
• Site Meeting	10/21/2016
• Site Meeting	11/09/2016
• Site Meeting	12/06/2016
• DSA Submittal	12/16/2016
• DSA Approval (estimate)	03/24/2017
• Start Construction	June 2017
• End Construction	
For Enclose Classrooms	August 2017
For Design Lab Expansion	August 2018

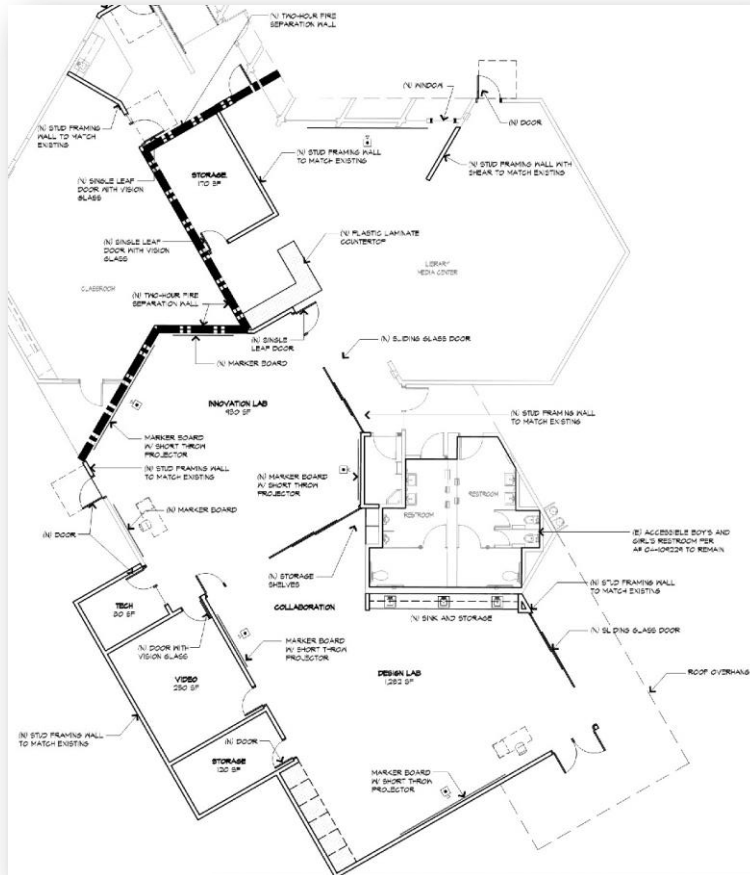
11/15/2016



Stone Creek ES

Measure E Series 1 Project

Enclose Open Classrooms, Design Lab Addition, Upgrades to Innovation Lab



Detail of Preliminary Floor Plans



Preliminary Exterior Elevation from Interior of the Campus



Preliminary Exterior Elevation from West Yale Loop

11/15/2016

Project Updates

- PROJECTS ON SCHEDULE FOR SUMMER 2017

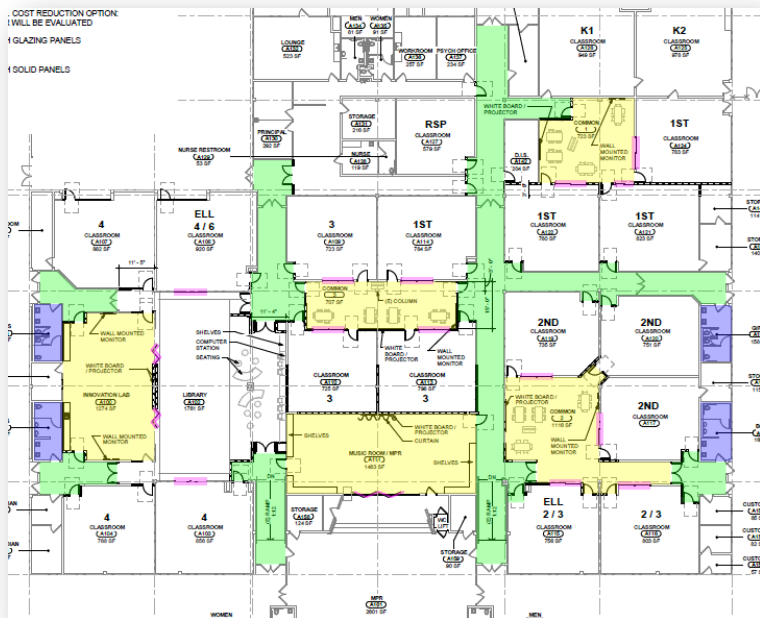
- Enclose Classrooms (Architect: Dougherty & Dougherty)
 - College Park ES
 - Greentree ES
 - Santiago Hills ES
- DSA Submittal in December 2016
- Anticipated Construction start: June 2017



College Park ES

Measure E Series 1 Project

Enclose Open Classrooms, Commons, Music, Innovation Lab Upgrades, New Portables



10/31/2016

Scope-of-Work

- Create rated corridors to exterior to allow open classrooms to be enclosed, evaluate adding slider doors into the new commons from the classrooms
- Reconfigure interior classrooms to Innovation & Music Labs and (3) Commons spaces surrounding a cluster of classrooms
- Add (5) classrooms as a result of the reconfiguration
- Modify the mechanical system for new room layout
- Minimal upgrades to the restrooms to meet accessibility requirements
- CEQA study required; exceeding 10 portables

Schedule

• Site Visit/Kick-off	10/05/2016
• Site Meeting	10/19/2016
• DSA Prelim. Meeting	10/28/2016
• Cost Estimates	11/11/2016
• Site Meeting	11/16/2016
• DSA Submittal	12/16/2016
• DSA Approval	03/24/2017
• Start Construction	June 2017
• End Construction	August 2017

Financial Overview

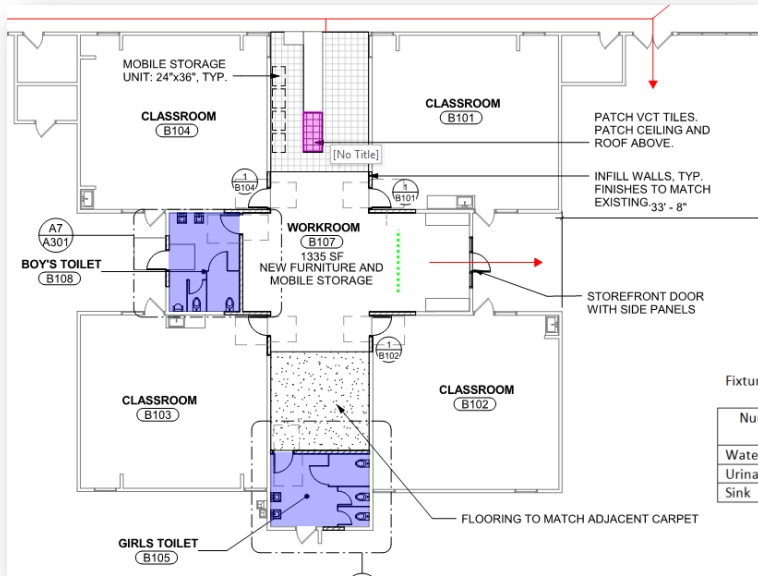
Construction Cost	
Budget	\$3,470,000
Estimate	<u>Pending</u>
Difference	<u>Pending</u>

Total Project Cost	
Initial	\$4,725,000
Current	<u>\$4,645,000</u>
Difference	<u>\$80,000</u>

Project contingency	\$173,000
Program contingency	Not Used

Considerations

- New Furniture budgeted for the new reconfigured spaces; (3) commons, Innovation & Music Lab
- Reuse existing furniture in the new portable classrooms
- Evaluate cost to add (2) exterior doors in ELL and 2/3 classroom to allow for direct access to commons
- Evaluate cost to expand (2) smaller sized 1st grade classrooms
- Evaluate cost to provide slider doors from classrooms into Library
- Recommend leased portable classrooms and move up Series 4 work to include new modular classroom design
- Significant amount of summer work, anticipate increased bids for expedited construction schedule



10/31/2016

Scope-of-Work

- Add new doors with glazed storefront walls to enclose open classrooms adjoining the student collaboration spaces (commons)
- Shift existing operable walls and fix to one side of the workroom
- Remove existing stove and casework
- Upgrade (1) restroom, additional accessibility requirements may be required to meet minimum 20% criteria – DSA input
- Add return grilles in classrooms once the doors and glazed storefront walls are added
- Infill existing MPR floor, add power and data floor outlets and new carpet
- Confirm existing sprinkler and fire device layout coordinates with new walls

Financial Overview

Construction Cost	
Budget	\$2,430,000
Estimate	<u>\$ 970,000</u>
Difference	\$1,460,000

Total Project Cost	
Initial	\$3,306,000
Current	<u>\$3,152,000</u>
Difference	\$154,000

Project contingency	\$121,000
Program contingency	Not Used

Schedule

• Site Visit/Kick-off	10/05/2016
• DSA Prelim. Meeting	10/28/2016
• Site Meeting	11/09/2016
• Cost Estimates	11/11/2016
• DSA Submittal	12/16/2016
• DSA Approval	03/24/2017
• Start Construction	June 2017
• End Construction	August 2017

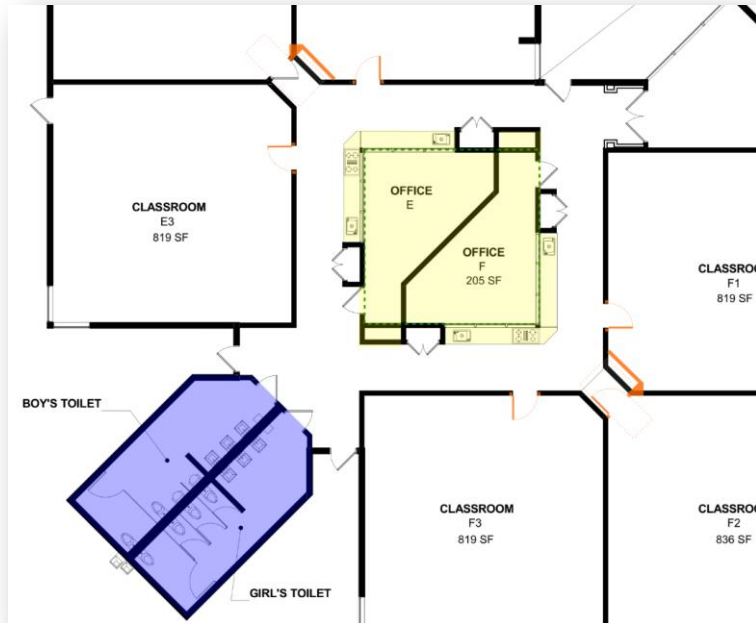
Considerations

- Budget includes new furniture, in the five commons
- Confirm if all the workrooms are needed and if the operable walls are to remain, impacts new furniture layout
- Review possible location of projector and white board in commons area

Santiago Hills ES

Enclose Open Classrooms, Commons Upgrades

Measure E Series 1 Project



Scope-of-Work

- Add new doors to enclose open classrooms adjoining the student collaboration spaces (commons)
- Open up center commons, maintain existing electrical and HVAC control panel locations, relocation of fire alarm panels, remove sinks and provide (2) new sinks, connect condensate drain to sewer line and new floor finishes in each commons space
- New white boards and projector, new lighting and ceilings, upgrades to the air supply ducts and piping in the commons space
- Create a new staff workroom within the building
- Minimal upgrades to restrooms
- Confirmation of the "horizontal exit" for two classrooms with interior exiting only

Financial Overview

Construction Cost	
Budget	\$1,120,000
Estimate	<u>\$ 904,000</u>
Difference	\$216,000

Total Project Cost	
Initial	\$1,523,000
Current	<u>\$1,472,000</u>
Difference	\$51,000

Project contingency	\$45,000
Program contingency	Not Used

Considerations

- Budget includes new furniture and mobile storage units in (3) commons spaces
- Confirm location of staff workroom
- Confirm number of sinks needed
- Unclear if (2) interior exiting classrooms comply with approved "horizontal exit" criteria, potential cost impact to fix
- Limited in the extent of opening up the commons due to the exiting requirements when the room exceeds 1000 sf

Schedule

• Site Visit/Kick-off	10/05/2016
• DSA Prelim. Meeting	10/28/2016
• Site Meeting	11/09/2016
• Cost Estimates	11/11/2016
• DSA Submittal	12/16/2016
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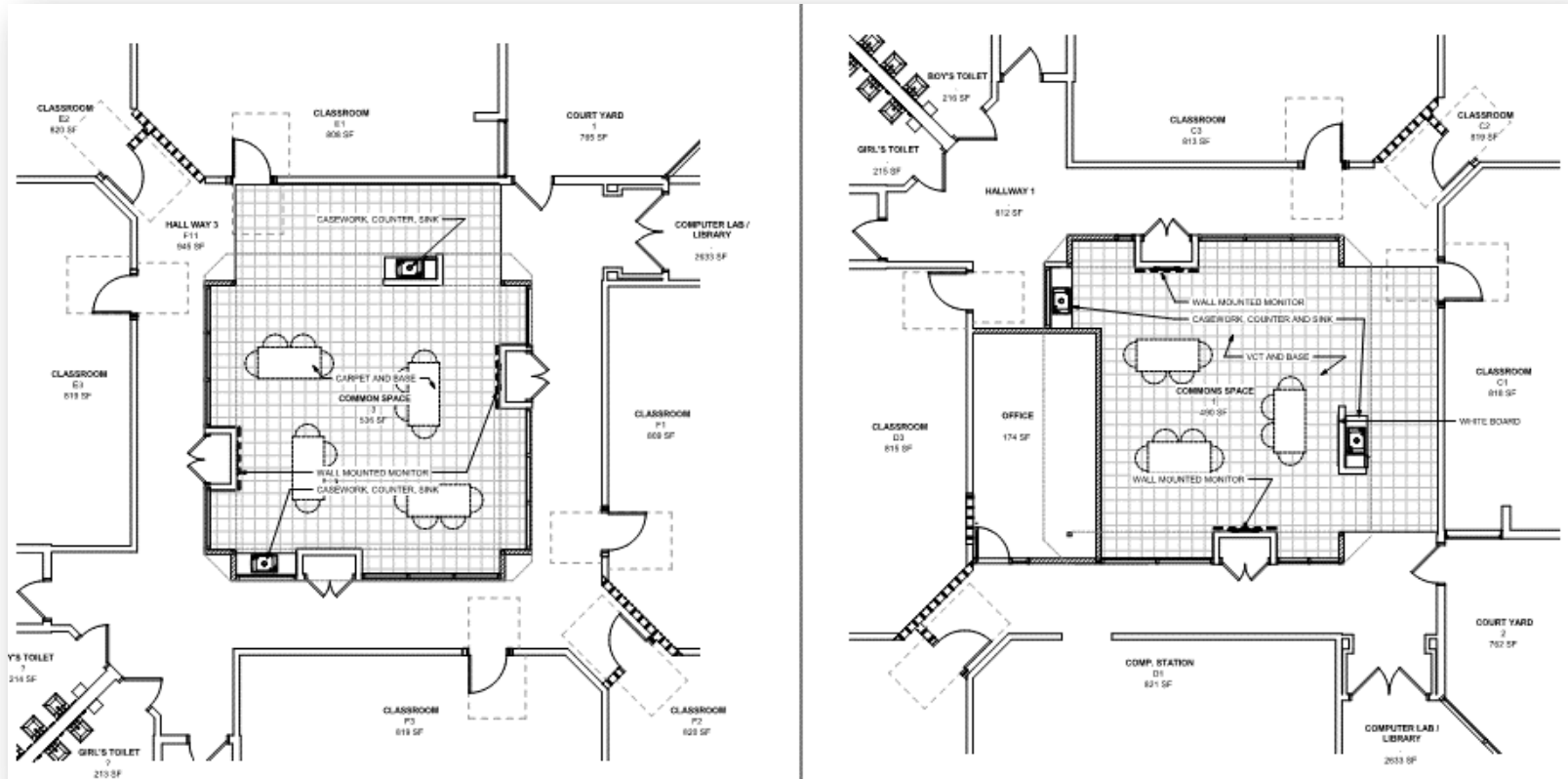
10/31/2016



Santiago Hills ES

Enclose Open Classrooms, Commons Upgrades

Measure E Series 1 Project



10/31/2016



Project Updates

➤ PROJECTS IN PLANNING

- **High School Modernizations** (Architect: HMC Architects)
 - Irvine HS and University HS
- **Elementary School Modernizations** (Architect: Webb Cleff)
 - Brywood ES, Meadow Park ES
- **Elementary School Modernizations** (Architect: Sprotte + Watson)
 - Westpark ES, Springbrook ES
- **Classroom Expansion** (Architect: DLR Group)
 - Eastshore ES and Venado MS
- **New Theater** (Architect: SVA Architects)
 - Woodbridge HS



Project Updates

➤ UPCOMING PROJECTS

- **Classroom Expansion** (Architect: Ruhnau, Ruhnau, Clarke)
 - Creekside HS
- **Middle School Science Labs** (Architect: WLC Architects)
 - Lakeside MS, Rancho San Joaquin MS
- **Middle School Science Labs** (Architect: tBP Architects)
 - Sierra Vista MS, Southlake MS
- **Interim Campuses** (Architect: tbd)
 - Westwood Basics and El Camino School
- **Athletic Field Upgrades** (Architect: tbd)
 - Northwood HS



Project Updates

- \$9.0 BILLION PASSED IN PROPOSITION 51 (STATE)
- \$23.0 BILLION PASSED IN 2016 CA BONDS (LOCAL)
 - \$1.7 Billion in Orange County
- UNIQUE CHALLENGES
 - Competition with local districts
 - Higher construction costs
 - Consultants extremely busy
 - Demand for skilled workers
 - Inexperienced contractors



Questions

