

Compton UNIFIED SCHOOL DISTRICT



Measure S Bond Program Progress Report

Measure S Citizens' Bond Oversight Committee May 19, 2021



PERIOD COVERED:
March 24 to April 29, 2021

FISCAL YEAR
FY 2020-2021

PREPARED BY:

CUMMING
Building Value Through Expertise



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1.0 MEASURE S PROGRAM STATUS REPORT

1.1 NEW COMPTON HIGH SCHOOL (CHS)



Project Description: Construction of replacement High School Facility. All existing buildings to be demolished and replaced with a two-story, type II-B Academic Building (92,500 SF), steel structure - steel special moment frame with SidePlate connections, a one-story Performance Arts Center, type II-B (38,100 SF), steel structure with steel buckling brace frames and steel trusses, a one-story Gymnasium and locker building, type II-B (42,132 SF) with steel buckling restrained brace frames and steel roof trusses, a new swimming pool and support structure, a track and field stadium and bleachers with 390 SF press box, a visitor's concessions and toilet building, new tennis and basketball courts, new lunch shelter and new parking lots.

Project Delivery Method: Design-Bid-Build

99%	85%	0%	0%	0%
Design	Contractor Pre-Qualification	Bid & Award	Construction	Closeout

Current Project Phase: Design

Architect: DLR Group

Construction Manager: Cumming

Contractor: TBD

Current Highlights:

1. **DSA approval is anticipated by 5/31.**
 - 100% Construction Documents were submitted to DSA on **7/8/20** and DSA issued comments on **1/12/21**.
 - The Architect incorporated DSA's Comments and resubmitted to DSA on **3/22/21**.
 - DSA scheduled Structural Review meetings with the Architect on 5/6, 5/12 & 5/20.
2. **CHS Contractor Pre-Qualification Status** – A total of 49 Pre-Qualification Applications were received by the 4/19 deadline, which are in review by the Bond Program Manager to include review of the prospective contractor's Building Information Modeling (BIM) experience.
3. **Project Schedule**
 - DSA Approval – May 2021 (Estimated)
 - Contractor Pre-Qualification – May 2021 (Estimated)
 - Bid & Award – Aug 2021 (Estimated)
 - Board Approval to Award – Sep 2021 (Estimated)
 - Start Construction / Finish Construction – Oct 2021 to Jun 2024 (Estimated 32-month Construction Duration)



1.2 CHS CAMPUS WIDE STRUCTURE & UTILITY DEMOLITION



Project Description: Turn-key services to salvage miscellaneous materials and equipment, to abate hazardous materials and to demolish ALL items shown within the ALTA Survey Property Line as shown by ALTA Land Title Survey Sheet 1 of 12 and GPR Underground Survey Utility Map Sheet 1 of 7, to include but not limited to building structures, building appurtenances, site utilities and site, asphalt concrete paving, concrete paving, concrete steps, footings and handrails, concrete wheel stops, tennis courts, walls, gates, fence, trees, bollards, flag pole, etc.. This project excludes soil remediation, fine grading, site improvements and new construction.

Project Delivery Method: Design-Bid-Build

100%	100%	100%	5%	0%
Design	Contractor Pre-Qualification	Bid & Award	Demolition	Closeout

Current Project Phase: Construction

Design Team: DLR & Cumming

Construction Manager: Cumming

Contractor: Resource Environmental, Inc.

Current Highlights:

- A. On 4/12, the Contractor starts abatement of the hazardous materials and removal of fluorescent light ballasts and fluorescent tubes, light bulbs, mercury switches & thermostats, HVAC refrigerants, exit sign batteries, PCB fluids/transformers, electronic and chemical wastes, etc. as per the specifications.
- B. The project continues progress as per the following schedule:

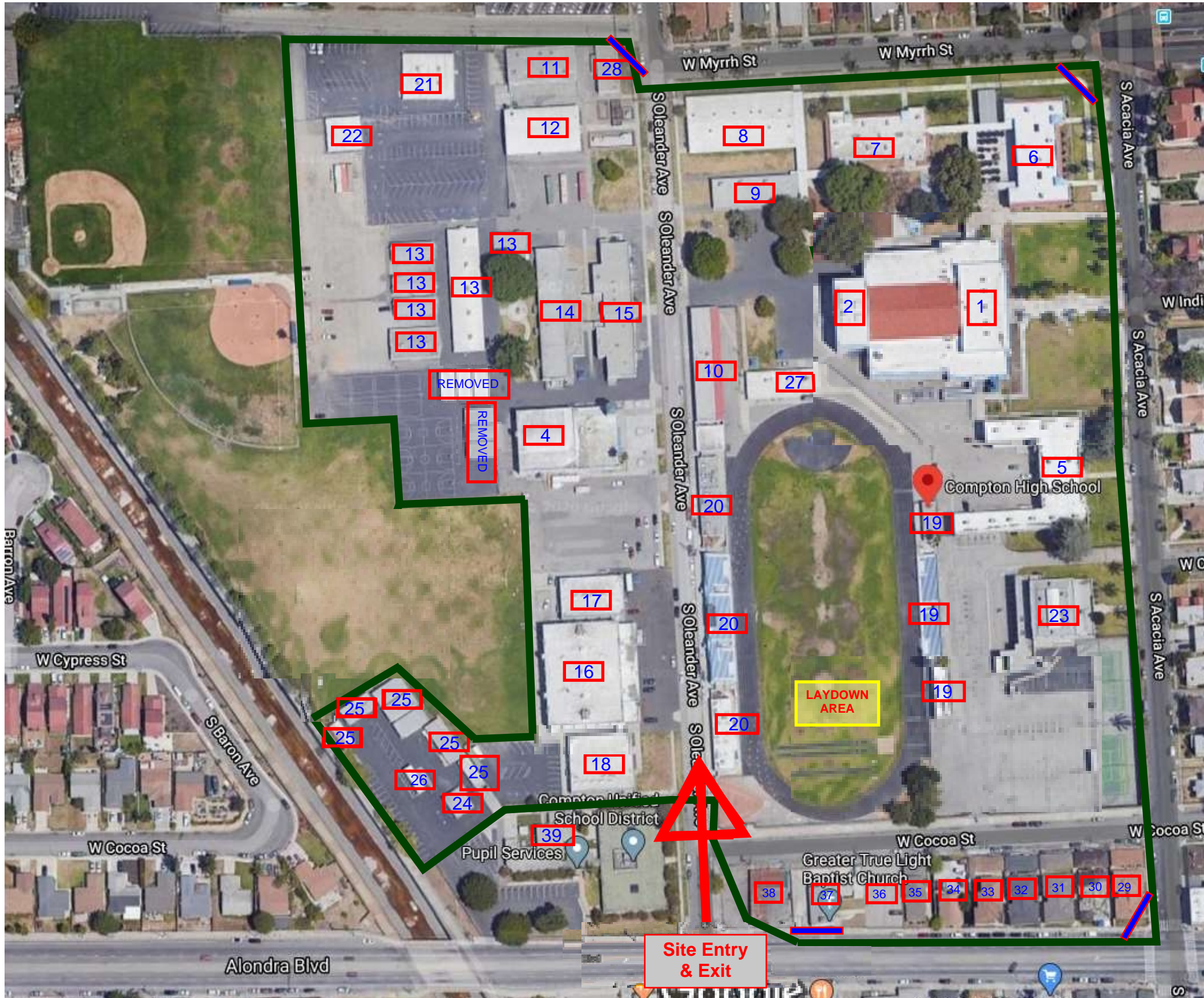
Campus Wide Utility & Structure Demolition Schedule:

	Demolition Milestone	Date
1	Issue Request for Bid (RFB) to Pre-qualified Contractors	2/9 (A)
2	BID OPENING	3/2 (A)
3	Board Approval to Award Demolition Contract	3/9 (A)
4	Start Campus Wide Hazardous Materials Abatement	4/12 (A)
5	Complete Hazardous Materials Abatement	May 2021
6	Start Campus Wide Utility & Structure Demolition	May 2021
7	Substantial Completion	Aug 2021
8	Closeout	Sep 2021

(A) = Actual Date

COMPTON HIGH SCHOOL

Campus Wide Selective Demolition Site Logistics Plan - 01/21/2021



Key #	Preliminary Start Date	CHS Building	Framing Type*	Number of Stories*
1	Apr-21	Administration Bldg (to be removed prior to any other structure)	Steel / Concrete	2
2	Apr-21	Theater (to be removed prior to any other structure)	Steel / Concrete	2
3	May-21	Admin Building UST	By Others	N/A
4	May-21	Cafeteria Building (with Clock Tower)	Wood	2
5	May-21	E Bldg	Wood	1
6	May-21	F Bldg	Wood	1
7	May-21	G Bldg	Wood	1
8	May-21	H Bldg	Wood	1
9	May-21	J Bldg	Wood	1
10	May-21	K Bldgs	Wood	1
11	May-21	R Bldg	Wood	1
12	May-21	S Bldg	Wood	1
13	May-21	W Bldgs	Portable	1
14	May-21	X Bldg	Wood	1
15	May-21	Y Bldg	Wood	1
16	May-21	Eddie Thomas Gym	Steel / Concrete	2
17	May-21	Female Locker Room	Wood	1
18	May-21	Male Locker Room	Wood	1
19	May-21	Football Stadium Seating - Home	Wood	1
20	May-21	Football Stadium Seating - Visitors	Wood	1
21	May-21	Maintenance Office	Wood	1
22	May-21	Maintenance Office Drawings Storage	Wood	1
23	May-21	Professional Development Center (PDC) / Channel 26 / Admissions	Wood	2
24	May-21	Special Education A	Portable	1
25	May-21	Special Education B, C, D, E, F	Portable	1
26	May-21	Special Education Restrooms	Portable	1
27	May-21	Student Store, Weight Room & Counseling Office	Portable	1
28	May-21	Truancy Center & Teen Court	Foundations & Hardscape**	0
29	May-21	301 W Alondra Blvd.	Wood	1
30	May-21	305 W Alondra Blvd.	Wood	1
31	May-21	309 W Alondra Blvd.	Wood	1
32	May-21	313 W Alondra Blvd.	Wood	1
33	May-21	317 W Alondra Blvd.	Foundations & Hardscape**	0
34	May-21	321 W Alondra Blvd.	Foundations & Hardscape**	0
35	May-21	325 W Alondra Blvd.	Foundations & Hardscape**	0
36	May-21	329 W Alondra Blvd.	Foundations & Hardscape**	0
37	May-21	333 W Alondra Blvd.	Foundations & Hardscape**	0
38	May-21	339 W Alondra Blvd.	Foundations & Hardscape**	0
39	Not Applicable	417 W Alondra Blvd. (Possible location of Contractor & District's Construction Manager Offices)	Not Included for Demolition	Not Applicable

*To be verified by the Contractor prior to submitting bid.
 **Building Structure has been removed.

- = Project Billboard
- = Limit of Work Perimeter



1.3 UNDERGROUND STORAGE TANK (UST) REMOVAL



Project Description: The lawful removal of the Underground Storage Tank (UST) located adjacent the CHS Administration Building and formerly used as a fuel oil tank.

Project Delivery Method: Design-Bid-Build

100%	100%	99%	0%	0%	0%
Design	Contractor Pre-Qualification	Bid & Award	UST Site Assessment	UST Removal	Closeout

Current Project Phase: Construction

Design Team: Bid Documents completed by Cumming.

Construction Manager: Cumming

Contractor: Resource Environmental, Inc.

Current Highlights:

- A. On 4/5, Ninyo & Moore submitted their proposal to complete the UST Site Assessment in the amount of \$38,447.50 to include Registration of the UST, Sampling & Analysis of the UST Contents (Pre-Removal), UST Health & Safety Plan, UST Removal Soil Sampling, Closure Permitting & Closure Report, UST Post Removal, Assessment & Subsurface Characterization, and a UST Post Removal Summary Report.
- B. Due to it's proximity to the Administration Building, removal of the UST is scheduled to occur after the Administration Building has been demolished.
- C. **Project Schedule:**

	UST Removal Milestone	Date
1	Issue Request for Proposal for UST Site Assessment	3/17 (A)
2	Receive Proposal for UST Site Assessment	4/5 (A)
3	Start Hazardous Materials Abatement of Administration Building	4/12 (A)
4	Board Approval to Award Contract for UST Site Assessment	5/11
5	Complete Hazardous Materials Abatement of Administration Building	May 2021
7	Start UST Site Assessment	Jun 2021
8	Demolish Administration Building	Jul 2021
9	Remove UST (by Allowance from the Campus Wide Demolition Project)	Aug 2021
10	Closeout (To be determined by findings of UST Site Assessment)	TBD

(A) = Actual Date



1.4 DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) CLEANUP AGREEMENT



Project Description: Complete the environmental services required by the DTSC Cleanup Agreement to remediate the lead-based paint materials and the total petroleum hydrocarbon detected in the soil on the CHS campus as per the findings of the Preliminary Environmental Analysis (PEA).

Project Delivery Method: Design-Bid-Build

100%	100%	100%	5%	0%
Design	Contractor Pre-Qualification	Bid & Award	DTSC Cleanup	Closeout

Current Project Phase: Construction

Contract Administrator: Orbach, Huff Suarez + Henderson LLP (OHSB)

Construction Manager: Cumming

Contractor: Ninyo & Moore

Current Highlights:

A. On 3/30, the Contract Administrator issued the following schedule from Department of Toxic Substances Control (DTSC) concerning the DTSC Cleanup Agreement:

DTSC Cleanup to be coordinated with Demolition Milestones, as follows:		Date
1	Board Approval to Award DTSC Agreement	1/12 (A)
3	DTSC Issues Schedule	3/17 (A)
4	Submit Draft Removal Action Workplan (RAW) to DTSC	Apr 2021
5	Issue Public Notice & Fact Sheet	May 2021
6	Submit Community Profile to DTSC	Jun 2021
7	Complete Supplemental Site Investigation (SSI)	Jul 2021
8	Remove Underground Storage (UST) per DTSC	Aug 2021
9	Submit Final RAW to DTSC	Sep 2021
10	DTSC Approval of RAW	Oct 2021
11	Submit Removal Action Completion Report (RACR) to DTSC	Nov 2021
12	DTSC Approval of RACR	Dec 2021

(A) = Actual Date



1.5 UNDERGROUNDING SOUTHERN CALIFORNIA EDISON (SCE) POWER LINES



Project Description: Remove and replace existing overhead transmission lines and power poles on S Oleander Ave located within the property boundary of Compton High School with new underground transmission lines. Existing service capacity to be maintained during and after construction.

Project Delivery Method: Design-Bid-Build

100%	50%	0%	0%	0%	0%
Program	Pre-Design	Design	Bid & Award	Construction	Closeout

Current Project Phase: Program

Architect: Southern California Edison (SCE)

Construction Manager: Cumming

Contractor: Southern California Edison (SCE)

Current Highlights:

- A. On 4/23, Southern California Edison (SCE) issued their Engineering Advance Agreement in the amount of \$80,000 to complete the design to underground the overhead power lines. On 3/10, the SCE Application was submitted to SCE.
- B. On 4/27, the Facilities Committee requested communication with SCE concerning available funding sources as pre-design phase due diligence.

C. Estimated Project Schedule:

	SCE Undergrounding Milestones (Estimated)	Date
1	Submit Application to Southern California Edison (SCE)	3/10 (A)
2	SCE Announces SCE Project Manager	3/25 (A)
3	SCE issues Engineering Advance Agreement	4/23 (A)
5	Board Approval of SCE Engineering Advance Agreement	6/8/21
6	Start SCE Engineering & Design	Jul 2021
7	Complete SCE Engineering & Design	Jul 2022
8	SCE Construction Cost Estimation & Procurement	Dec 2022
9	Board Approval of SCE Construction Cost	Jan 2023
10	Start SCE Undergrounding Construction	Feb 2023
11	Requested Completion date for SCE Undergrounding Project	Jun 2024

(A) = Actual Date



1.6 TEMPORARY FACILITIES (ROOSEVELT ES & EMERSON ES PORTABLES)



Project Description: Connect utilities and ramps to existing District Portable Buildings at Roosevelt ES (4 Portables + 1 Restroom) and Emerson ES (1 Portable) to provide temporary classroom facilities.

Project Delivery Method: Design-Bid-Build

100%	100%	85%	0%	0%
Design	DSA Approval	Bid & Award	Construction	Closeout

Current Project Phase: Bid & Award

Architect: Villarruel Architects

Construction Manager: CUSD Construction Estimator & Project Manager

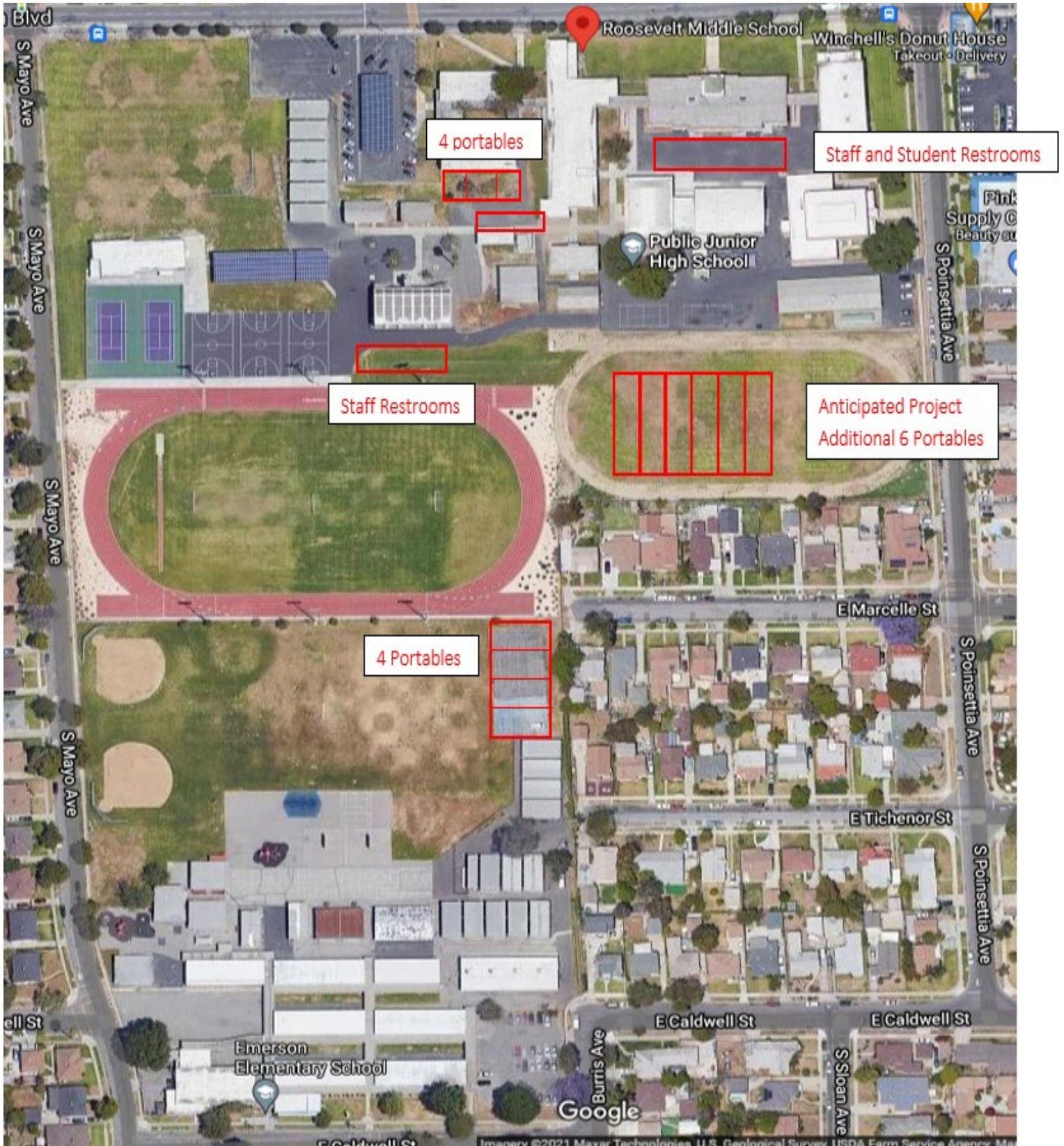
Contractor: Fast-Track Construction

Current Highlights:

A. On 4/20, Bids were opened and Fast-Track Construction was determined to be the lowest responsible bidder and the project continues progress as per the following schedule:

	Roosevelt ES / Emerson ES Milestone	Date
1	Advertise / Issue RFB	Tue, 3/23 (A)
2	Pre-Bid Meeting (MANDATORY)	Tue, 3/30 (A)
3	PRE-BID QUESTIONS DEADLINE	Tue, 4/6 (A)
4	Issue Addendum	Tue, 4/13 (A)
5	BID OPENING	Tue, 4/20 (A)
6	Bid Evaluation / Issue Recommendation to Award	Thu, 4/22 (A)
7	Advance Board Agenda Item	Thu, 4/29 (A)
8	Board Approval to Award Construction Contract	Tue, 5/11
9	Contractor Submits Bonds & Insurance	Mon, 5/24
10	Start Construction (45-Day Construction Duration)	Tue, Jun 1 st
11	Substantial Completion / Punchlist	Thu, July 15

(A) = Actual Date





1.7 BASEBALL, SOFTBALL & SOCCER FIELDS



Project Description: Modernize existing Baseball, Softball and Soccer Fields.

Project Delivery Method: Design-Bid-Build

25%	0%	0%	0%	0%	0%
Program	Design	Contractor Pre-Qualification	Bid & Award	Construction	Closeout

Current Project Phase: Program

Architect: TBD

Construction Manager: Cumming

Contractor: TBD

Current Highlights:

A. Meeting completed with Athletic Department to review list of possible features for Baseball, Softball & Soccer fields. See CHS Baseball Softball Program List DRAFT 1 (09-24-20).

B. Estimated Project Schedule:

Baseball, Softball & Soccer Fields Milestones (Estimated)		Date
1	Complete Program Phase	5/28/21
2	Issue Draft RFP for Cumming Review	6/10/21
3	Issue Draft RFP for District's Review	6/17/21
4	Issue Final RFP to Architect	6/24/21
5	Architect submits Design Proposal	Jul 2021
6	District & Construction Manager Negotiate Architect's Proposal	Aug 2021
7	Board Approval to Award Design Contract	8/10/21
8	Start Design	Sep 2021
9	DSA Submittal	Aug 2022
10	Complete Contractor Pre-Qualification	Jan 2023
11	DSA Approval	Jan 2023
12	Advertise / Issue Request for Bid (RFB)	Feb 2023
13	Board Approval to Award Construction Contract	May 2023
14	Start Construction	Jun 2023
15	Substantial Completion / Punchlist	Jun 2024
16	Closeout	Aug 2024

2.0 MEASURE S PROGRAM SCHEDULE SUMMARY

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21
Campus Wide Demolition	BID & AWARD		Board Approval to Award	DEMOLITION						CLOSE-OUT	

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21
UST Removal	UST Removal included with Demolition		Issue UST Site Assessment RFP	Receive UST Site Assessment Proposal	Board Approval to Award	UST Site Assessment		Remove UST	CLOSE-OUT	

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
DTSC Cleanup Agreement (Estimated)	Board Approval to Award	Contract Execution	DTSC Issues Schedule	Submit RAW to DTSC	Issue Public Notice & Fact Sheet	Submit Community Profile	Complete SSI	Remove UST	Submit Final RAW to DTSC	DTSC Approval of RAW	Submit RACR to DTSC	DTSC Approval of RACR

DTSC - Department of Toxic Substances Control
 RAW - Removal Action Workplan
 SSI - Supplemental Site Investigation
 UST - Underground Storage Tank
 RACR - Removal Action Completion Report

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24
New CHS	DSA REVIEW & PREQUALIFICATION					BID & AWARD			Board Approval to Award	CONSTRUCTION (32 Months from Oct-21 to Jun-24)				OCCUPANCY / CLOSE-OUT			

	Mar-21	Apr-21	May-21	Jun-21	Jul-21	...	Jul-22	Aug-22	...	Dec-22	Jan-23	Feb-23	Jun-24	Jul-24	Aug-24
Undergrounding Overhead Lines (Estimated)	Submit Application to SCE	SCE Announces SCE Project Manager	SCE Issues Engineering & Design Cost	Board Approval to Award	SCE Engineering & Design (12 months)			SCE Construction Cost Estimation & Procurement (5 months)			Board Approval to Award	CONSTRUCTION (16 Months)			CLOSE-OUT		

SCE - Southern California Edison

	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Jun-22	Aug-22	Jan-23	Feb-23	Apr-23	May-23	Jun-23	Jun-24	Jul-24	Aug-24
Baseball, Softball & Soccer Fields (Estimated)	Program Phase			Issue Design RFP	Receive Design Proposal	Board Approval to Award	Design Phase (9 months)		DSA Review & Prequalification (6 months)		Bid & Award (3 months)		Board Approval to Award	CONSTRUCTION (12 Months)		CLOSE-OUT	