



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

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Report Number:	103-13/14
Date:	November 12, 2013
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve the Richard E. Byrd Middle School Heating, Ventilation, and Air Conditioning System Replacement Project
Responsible Staff:	
Name	Mark Hovatter, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	213.241.4811

BOARD REPORT

Action Proposed: Staff proposes that the Board of Education amend the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve the Richard E. Byrd Middle School (Byrd Middle School) Heating, Ventilation, and Air Conditioning (HVAC) System Replacement Project ("Replacement Project"), with a project budget of \$17,220,000.

Background: The new Richard E Byrd Middle School (formerly known as East Valley Area New High School #1A) was designed and constructed as part of the District's Two-Semester Neighborhood School Program. In November 2003, the project was defined, and in December 2005, approval of the plans and specifications was received from the Division of the State Architect (DSA). Subsequently, in May 2006, the construction contract was awarded, and the school was occupied in September of 2008.

Byrd Middle School was designed and constructed with a non-traditional HVAC system that uses radiant panels to heat and cool surfaces rather than air. The system was selected for its potential for improved energy efficiency, designed, and constructed per approved plans and specifications. However problems arose once the school was in operation, especially during warmer times of the year. The system was constantly challenged and unable to perform as intended due to the extreme climate in the San Fernando Valley and the size and use of the classroom and administrative space (number of students per square foot and the constant entering and exiting of the rooms).

The proposed project will replace the non-traditional HVAC system throughout the entire school, which includes 63 classrooms. As the project



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will be constructed in phases, the scope and budget includes the lease of interim housing (approximately 10 classrooms, an administrative office and faculty and student restrooms). During the course of construction, the existing outdoor hard court area will be utilized for interim housing, and the existing grass practice field will be temporarily reconfigured into a basketball area. The project will restore the grass practice field upon removal of the interim housing units.

Construction of the new HVAC System Replacement Project is anticipated to begin in the second quarter of 2015 and be completed in its entirety by the fourth quarter of 2017. The project is located in Educational Service Center North and Board District 6 (Ratliff).

Expected Outcomes:	If the Board of Education approves the proposed project, staff will proceed with the selection of an Architect to design a new HVAC system at Byrd Middle School. Construction will commence upon receipt of DSA-stamped plans and specifications and the subsequent award of a construction contract.
Board Options and Consequences:	<p>Approval of this proposed action will allow staff to proceed with design and the subsequent construction of the Replacement Project. When complete, Byrd Middle School students and staff will have a fully functional HVAC system.</p> <p>If the proposed action is not approved, Byrd Middle School will continue to operate without a fully-functional HVAC system. Temporary solutions will likely continue be utilized so the school can operate more comfortably.</p>
Policy Implications:	The proposed action is consistent with the District's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Measures K, R, Y and Q.
Budget Impact:	The Byrd Middle School HVAC System Replacement Project budget is \$17,200,000. The project is proposed to be funded by bond proceeds from already issued and/or to-be-issued Measures K, R and Y.
Issues and Analysis:	A variety of potential solutions to the cooling component of the system have been explored over the course of the last five years, including: regular diagnostic testing was conducted, the entire system was rebalanced, the duct work and utility pipelines were wrapped, training was provided, and the HVAC subcontractor provided regular onsite services for one year.



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Despite the various attempts to modify and recalibrate the existing system, it continues to perform at an unacceptable level. As a temporary solution, portable air conditioning units have had to be deployed so the school can operate more comfortably. The results of a recent engineering study indicate that the issues with the current system cannot be mitigated and that the system needs to be replaced with a traditional HVAC model.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee ("BOC") at its meeting on October 30, 2013. The BOC's adopted resolution, including the vote of the Committee, will be forwarded under separate cover.

Staff has concluded that the proposed amendment to the FSD-SEP will help facilitate implementation of the SEP, and therefore, it will not adversely affect the District's ability to successfully complete the SEP.

Attachments:

None.

Informative

Desegregation Impact Statement



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Respectfully submitted,

APPROVED BY:

DR. JOHN E. DEASY
Superintendent

MICHELLE KING
Senior Deputy Superintendent
School Operations

REVIEWED BY:

APPROVED AND
PRESENTED BY:

DAVID HOLMQUIST
General Counsel

Approved as to form.

MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

TONY ATIENZA
Director of Budget Services and
Financial Planning

Approved as to budget impact statement.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP
Thomas A. Rubin, CPA
Oversight Committee Consultant

Gary C. Anderson, PhD
Bond Administrator
Daniel Hwang
Administrative Analyst

RESOLUTION 2013-28

BOARD REPORT NO. 103-13/14

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE THE RICHARD E. BYRD MIDDLE
SCHOOL HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM
REPLACEMENT PROJECT

WHEREAS, The new Richard E Byrd Middle School (formerly known as East Valley Area New High School #1A) was designed and constructed as part of the District's Two-Semester Neighborhood School Program; and

WHEREAS, In November 2003, the project was defined, and in December 2005, approval of the plans and specifications was received from the Division of the State Architect (DSA). Subsequently, in May 2006, the construction contract was awarded, and the school was occupied in September of 2008; and

WHEREAS, Byrd Middle School was designed and constructed with a non-traditional Heating, Ventilation, and Air Conditioning system that uses radiant panels to heat and cool surfaces rather than air. The system was selected for its potential for improved energy efficiency, designed, and constructed per approved plans and specifications; and

WHEREAS, Problems arose once the school was in operation, especially during warmer times of the year. The system was constantly challenged and unable to perform as intended due to the extreme climate in the San Fernando Valley and the size and use of the classroom and administrative space (number of students per square foot and the constant entering and exiting of the rooms); and

WHEREAS, A variety of potential solutions to the cooling component of the system have been explored over the course of the last five years, including: regular diagnostic testing was conducted, the entire system was rebalanced, the duct work and utility pipelines were wrapped,

RESOLUTION 2013-28

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO DEFINE AND APPROVE THE RICHARD E. BYRD MIDDLE SCHOOL
HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM REPLACEMENT
PROJECT**

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training was provided, and the HVAC subcontractor provided regular onsite services for one year; and

WHEREAS, Despite the various attempts to modify and recalibrate the existing system, it continues to perform at an unacceptable level. The results of a recent engineering study indicate that the issues with the current system cannot be mitigated and that the system needs to be replaced with a traditional HVAC model; and

WHEREAS, The proposed project will replace the non-traditional HVAC system throughout the entire school, which includes 63 classrooms; and

WHEREAS, Construction of the new HVAC System Replacement Project is anticipated to begin in the second quarter of 2015 and be completed in its entirety by the fourth quarter of 2017; and

WHEREAS, The Byrd Middle School HVAC System Replacement Project budget is \$17,200,000. The project is proposed to be funded by bond proceeds from already issued and/or to-be-issued Measures K, R and Y; and

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1- The School Construction Bond Citizens' Oversight Committee recommends that the Board of Education adopt an amendment to the Facilities Services Division Strategic Execution Plan to define and approve the Byrd Middle School HVAC System Replacement Project as described herein and in the Board Report No. 103-13/14, a copy of which is attached hereto in the form it was presented to the BOC.
- 2- This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the Bond Oversight Committee's website.
- 3- That a written response as required by the Charter and Memorandum of Understanding between the Oversight Committee and the Board be provided to the Oversight Committee within 30 days, reporting either on action taken or proposed to be taken in response to this resolution and each recommendation herein.

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**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO DEFINE AND APPROVE THE RICHARD E. BYRD MIDDLE SCHOOL
HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM REPLACEMENT
PROJECT**

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ADOPTED on October 30, 2013 by the following vote:


AYES: 9

ABSTAIN: 0

NAYS: 0

ABSENT: 4


Stephen English
Chair


Pamela Schmidt
Vice Chair