



# HVAC Modernization Project Update:

## March 2016 Update

Presentation to the Board of Trustees

Brett W. McFadden

Assistant Superintendent / CBO

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# Presentation overview

- Planning update
- Project update
- Implementation strategy
- Next Steps

**Project remains the top modernization project for the district**

**Phase one will target classroom and instructional spaces**

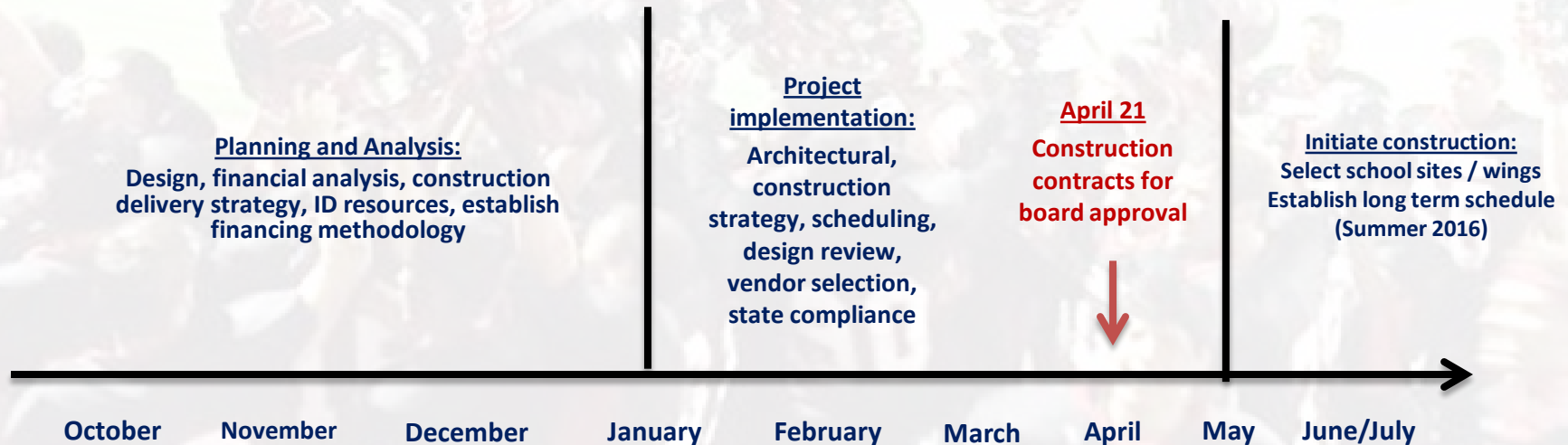


# Project update

- **Financing has been secured**
  - District issued Certificate of Participation (COPs) on March 10 for \$16 million
  - Refinanced current solar financing (Savings to district approx. \$650k)
  - \$7.9 million for HVAC project
  - One year issuance – COPs financing will be moved to November bond in 2017
- **Benefits of this financing strategy**
  - 1. Early start on the project
  - 2. Project financing secured in case of no bond
  - 3. Savings from refinancing solar project debt
  - 4. Protects the General Fund
- Site review and assessments completed by Indoor Environmental Services (IES) and district staff



# Planning and implementation:





# Implementation strategy:

Summer 2016

- Initial two schools can be part of district's overall Proposition 39 Energy Program
- Three projects for Summer 2016
  - Del Mar HS HVAC modernization
  - Leigh HS HVAC modernization
  - Lighting retrofit district wide
    - Exterior, Gyms, multi-purpose rooms, and cafeterias – LED lights
- Benefits of this approach
  - No Division of State Architect approval process
  - Government code Section 4219 allows for faster installation for energy efficiency programs
  - Can use portion of district's Proposition 39 allocation for the project (\$1.3 million)
  - Offsets project cost – potentially less overall debt to district
  - Average \$150k per year energy savings to district



# Branham and Prospect

- Branham and Prospect pose significant challenges
  - Both operate via very old, inefficient systems
  - HVAC systems are a patchwork
  - Site architectural designs don't provide easy access
  - Prospect has A/C, but system and airflow are unreliable
  - Until we go in, we don't know full extent of project and cost
  - Likely to require DSA review and approval
  - Will be costly
- IES and district staff recommend separate process and package for these schools
- Will require additional and specialized technicians
- Silver lining: Attempting to include a portion of Branham classrooms that are more easily worked on than others are part of first package



# Westmont and Boynton

- Westmont is similar to Del Mar and Leigh
  - Don't predict major problems
  - Have experience – J wing was modernized in Summer 2015
- Boynton appears to be a system control issue
  - Existing heating and A/C systems are good
  - Need new, comprehensive control system
  - Also needs air flow and regulation upgrades
- NOTE: Blackford campus is in need of control system upgrade



# Next steps

## Actions to occur between now and June

- Contract for Proposition 39 project before the board April 21
- Construction starts June on this package
- Proposals submitted to district for review and board approval for Prospect, Branham, Westmont, and Boynton in May/June 2016
- Construction initiated on Branham and Westmont Fall 2016– via split shifts
- Remaining campuses and/or facilities thereafter
- Intent – complete project in 18-24 months
- NOTE – this is Phase I only, additional work will remain via next bond





## Questions and comments