



HVAC Modernization Project Update:

June 2016 Update

Presentation to the Board of Trustees

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June 16, 2016



Presentation overview

- Project update
- Project management / oversight
- Delivery model for Phase 2 and 3
- Next Steps

Project is the top modernization project for the district

Phase one is on schedule and on budget as of June 16, 2016



Project update

- Site work initiated day after end of school year
- Phase one:
 - Del Mar High School
 - Leigh High School
 - Portion of Branham (via change order)
 - Targeting classrooms and instructional spaces
 - Also includes lighting retrofit project districtwide
 - Proposition 39 energy efficiency project
- Status update – on schedule and on budget
- DMHS and LHS scheduled completion – August





Project update (cont.)



Project Management Until New CBO

Gary Frost, Director of M/O/F

Mike Rubino, IES

Back up – Bill McNamara, Coulter Construction



Implementation strategy:

Summer 2016

- Benefits of the approach we chose this summer
 - 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)
 - Traditional package units – tried and true, district staff can maintain them
 - Average \$150k per year energy savings to district



Next steps

Actions to occur by August 2016:

- Complete DMHS and LHS, along with lighting retrofit work by August
- Initiate work at Branham (via alternative shifts in the fall)
- Secure project delivery model for remaining phases
 - Staff recommending a Lease Lease-back delivery model
- Schedule next phases – WHS, Prospect, remaining portion of Branham
- Challenges
 - LLC model could be challenging to set up and execute
 - Prospect and Branham will be challenging and costly sites
 - District office system is well past lifespan – will eventually be a safety hazard



Questions and comments