

CUTTEN ELEMENTARY SCHOOL DISTRICT
BOARD OF TRUSTEES
SPECIAL BOARD MEETING
AGENDA

July 13, 2021 5:00 pm

<https://us06web.zoom.us/j/84424683509?pwd=NGppbkkg3T0xoc01iKzVmRlB4ZFhyUT09>

Meeting ID: 844 2468 3509 Password: Cutten Telephone: +1 669 900 6833

1.0 CALL TO ORDER

2.0 VISITOR COMMENTS ON NON-AGENDA ITEMS

The Board reserves the right to limit speakers to three minutes only. The Board may comment, but cannot take action at this time. The Board President may refer the matter to the Superintendent for review, if appropriate.

3.0 INFORMATION / POSSIBLE ACTION ITEMS

- 3.1 Acknowledgement of DSA Approval for CESD Heating & Ventilation Project – Phase 1
- 3.2 Approval of Addendum of CESD Heating & Ventilation Project – Phase 1, Design-Build Contract

4.0 BOARD MEMBER & ADMINISTRATOR COMMENTS / COMMUNICATION

5.0 ADJOURNMENT

NOTICE: Any writing, not exempt from public disclosure under Government Code Section 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22, which is distributed to all or a majority of the members of the governing board by any person in connection with a matter subject to discussion or consideration at an open meeting of the board is available for public inspection at Ridgewood School, 2060 Ridgewood Drive, Eureka.



Home

Project Status eTracker

Inspectors

Accepted Labs

Plan Review Fee Calculator

Project Status Pre-Tracker

Help

Application Summary

Office ID:	01	Application #:	119565	File #: 12-22
Project Name:	Ridgewood Elementary School			
Project Scope:	Alterations to 2-Classroom Buildings - HVAC Upgrade			
Address:	2060 Ridgewood Dr.			
City:	Eureka	Zip:	95503	
PTN #:	62745-0008	OPSC #:		
Project Type:	School (K-12)	# Of Incr:	0	
Project Class:	Class 3	Special Type:	NA	
Estimated Amt:	\$399,083.00	Contracted Amt:	\$0.00	
Construction Change Document	\$0.00	Final Project Cost:	\$0.00	

Amt:

Adj Est.Date#1: Adj Est.Amt#1: \$0.00

Adj Est.Date#2: Adj Est.Amt#2: \$0.00

Received Date: 6/2/2021 Approved Date: 7/2/2021

Approval Ext. Date: Closed Date:

Incomplete Submittal Complete Submittal Received Date:

SB 575

New Campus

Modernization

Auto Fire Detection

Sprinkler System

Required

Included In Plan

Required review services

Access Compliance

Fire & Life Safety

HPS

Structural Safety

Field Review

CGS Review

Special review type

Class.S Reduction

Concurrent Review

Incremental Review

Over the Counter

Energy Efficiency

The Plan meet Title 24 Energy Requirements

Project's new construction exceeds Title 24 by 0%

Project's modernization exceeds Title 24 by 0%

Climate Zone: 0 Project's Sq.footage: 0 EPR Approved Date:

HPI: HPI Points: HPI Hours:

Energy Notes:

AMENDMENT TO MASTER DESIGN BUILD CONTRACT WITH BESC, INC.
(CESD HEATING AND VENTILATION PROJECT, PHASE 1)

WHEREAS, on April 12, 2021, the Governing Board of the Cutten Elementary School District (the "District") authorized completion of the Cutten Elementary School District Heating and Ventilation Project (the "Project") under the Governor's March 4, 2020 Emergency Proclamation Bidding Suspension;

WHEREAS, on April 22, 2021, the Governing Board of the Cutten Elementary School District approved Design-Build Contracts with BESC, Inc. ("BESC") for the Project Phases 1, 2 and 3;

WHEREAS, BESC, Inc. completed the design of Phase 1 and DSA approval was received on or about July 8, 2021;

WHEREAS, as a result of information gathered during the design and DSA approval work, BESC submitted proposed modifications, attached hereto as Exhibit A, to the Phase 1 Scope of Work and Contract Value;

WHEREAS, the Project needs to be completed so that it will be operational for students to safely return to campus for the 2021-2022 school year; and

WHEREAS, District and BESC desire to amend the Phase 1 Master Design Build Contract to reflect the proposed Project modifications.

NOW THEREFORE, in consideration of the mutual promises and covenants set forth above and contained herein, District and BESC agree as follows:

1. Paragraph 3 - Proposals & Compensation is amended as follows: As full compensation for Contractor's complete and satisfactory performance of the work and activities described in the Contract Documents, District agrees to pay Contractor, and Contractor agrees to accept the sum of \$434,019.00, which shall be paid to the Contractor according to the Contract Documents.
2. Attachment 3 – Scope of Work is amended to include Exhibit B attached hereto, CESD Heating & Ventilation Project – Phase 1 HVAC Electrical Scope of Work – Ridgewood Elementary School dated July 9, 2021.
3. Except as set forth in this Amendment, all provisions of the Phase 1 Master Design Build Contract and any previous extension(s) and/or amendment(s) thereto shall remain unchanged, in full force and effect, and are reaffirmed. This Amendment shall control over any inconsistencies between it and the Agreement and/or any previous extension(s) and/or amendment(s).

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IN WITNESS WHEREOF, the parties agree to the terms of this Contract on the day and year written below.

DISTRICT

BESC, INC.

By: Becky MacQuarrie
Its: Superintendent

By: Tim Twomey
Its: President

Date: _____

Date: _____

EXHIBIT A

July 9th, 2021

CESD Heating & Ventilation Project – Phase 1

PTN # 62745-0008

Phase 1 Scope Increase Amendment: Electrical System Modifications

Value of Amendment: Increase of \$68,654.00

Value of Original Contract.....	\$399,083.00
Value of Amendment - Electrical System Modifications.....	<u>\$ 68,654.00</u>
Adjusted Value of Contract.....	\$467,737.00

In order to complete the CESD Heating & Ventilation Project – Phase 1, there are a number of electrical modifications that must be made to accommodate the fuel switch from gas appliances to electrical appliances.

As was stated during contract approval, there were a number of unknowns for this 81-year old structure that needed further investigation in order to provide an accurate assessment and pricing for the electrical work that needs to be completed past the meter. The electrical modifications were not included in the base contract. These include modifications in order to operate the new electrical equipment, and Code compliance modifications that must be adhered to. Below, BESC, Inc. has bullet point listed the modifications and improvements that must be made.

Please Note:

- Page 47 of phase 1 contract with Cutten ESD specified electrical disconnects would be installed by others. The size and type of disconnect has now been approved by the governing authority, and BESC, Inc. has secured an electrician for installation.
- Page 48 of phase 1 contract also excludes electrical conduit and wiring from main panel (and subpanel) to the new appliances. BESC, Inc. has now measured the conduit needed, determined the wire sizes and other materials needed to complete this task. BESC, Inc. has secured an electrician to complete this work.
- Reason for excluding electrical disconnects, and conduit/wiring to main and sub-panels was based on preliminary discussions with Cutten ESD school representatives and Pace Engineering Electrical Engineer to use as much of the Ridgewood Modernization project to pay for any electrical work outside of the classrooms and to leave off of the BESC, Inc. contract proposal, so there would not be an overlap/double pay situation created; Ridgewood Modernization project scope included service upgrade that must account for the entire system downstream of this upgrade.
- In BESC, Inc.'s discussions with Cutten ESD school board centered around the need for major electrical service upgrades at both Cutten Elementary and Ridgewood Elementary school to change from gas heating to electrical heat pump heating. A subsequent several weeks review of electrical system and field due-diligence at Ridgewood revealed enough system capacity to add heat pumps by doing some electrical panel re-organization, balancing, and re-distribution of circuits.
- Panel reorganization included removing un-used or abandoned circuits such as hydronic heat recirculation pumps and old, obsolete high intensity light circuits.

- Panel reorganization included de-rating and consolidating lighting, etc. on fewer circuits due to significant amperage reduction requirements for recently installed interior LED lighting.
- Due to existing circuit imbalances, classrooms have experienced circuit breakers tripping.
- As part of this panel re-organization, to reduce tripping breakers and in order to use existing unit heater circuits for the new, required Energy Recovery Ventilators (ERVs), separate circuits back to nearest electrical panel need to be created.
- Separate circuits must be run with new wire and new conduit on the outside of classrooms 4-8 and in the attic of classrooms 9-12 for new dedicated energy recovery ventilator circuits.
- Many old breakers must be removed or replaced to properly reconfigure and consolidate panel circuits.
- To properly reconfigure Commons Building sub-panel, office subpanel, and main panel, all existing circuits must be traced and labelled on each panel and on as-built record drawings.
- Circuit reconfiguration will improve electrical distribution for Ridgewood Modernization project and reduce the annoyance of circuit breaker tripping and possible circuit overload.
- Since Modernization project progress appears to be stalled, BESC, Inc. must also add back the larger wiring required for the new heat pump outdoor condensing units.
- Cost savings associated with recently installed electrical conduit along classrooms 4-8 are included in BESC, Inc change order price.
- However, since this conduit was sized by others based on smaller condensing units, DSA approved electrical plans by PACE Engineering for this HVAC alteration project show separate conduits and wiring for new Energy Recovery Ventilators (ERVs).
- Trying to squeeze ten (10) separate circuits in the one existing empty conduit along classrooms 4-8 is not advisable nor in compliance with California Electric code based on larger wire size required to power larger new HVAC condensing units.

Final Note. The Modernization project delays still under review by the DSA are beyond control and responsibility of BESC, Inc., and will impact the BESC, Inc. contract deadlines. In order for BESC, Inc. to complete the CESD Heating & Ventilation Project - Phase 1 prior to the start of the Fall school year, we must be able to complete the electrical modifications outlined above in July and August 2021. Changes made may affect DSA fees, and review.

CESD Heating & Ventilation Project – Phase 1

PTN # 62745-0008

Phase 1 Scope Decrease Amendment: Commons Room HVAC

Value of Amendment: Decrease of \$33,718.00

Value of Original Contract.....	\$399,083.00
Contract Value from Previous Adjustments.....	\$467,737.00
Value of Decrease.....	<u>(\$ 33,718.00)</u>
Adjusted Value of Contract.....	<u>\$434,019.00</u>

The Commons area HVAC was duplication to the HVAC already submitted for the school improvements Bond project. Therefore, the HVAC systems for the Commons area submitted by BESC, Inc. is no longer needed. Credit will be applied for the value of the heat pump, associated ductwork and thermostat no longer provided by BESC, Inc.

Credit includes the value of:

- Heat Pump equipment and plenum
- Associated ductwork
- Communicating Pelican brand thermostat
- Ancillary materials
- Labor associated with the installation of the heat pump for the Commons room unit

EXHIBIT B

July 9th, 2021

CESD HEATING & Ventilation Project – PHASE 1

HVAC Electrical Scope of Work – Ridgewood Elementary School

2060 Ridgewood Drive, Eureka, CA 95503

THIS ELECTRICAL SCOPE IS ONLY FOR NEW HVAC NEEDS AND REQUIRED SAFETY LIGHTING IN THE COMMONS ATTIC SPACE, AND SUPERCEDES ALL PREVIOUS SCOPES

- Locations - 9 Classrooms, Exterior, Interior, and Attic Space
- Quantity - 8 Ductless Split System units, 9 ERV units, 8 Disconnects, 4 HVAC Circuit Breakers in Panel "M", 5 Circuit Breakers repurposed from Gas Unit Heaters to ERV on the Upper Main electric panel that serves Classrooms 4-8. 4 HVAC Circuit Breakers in Panel "B", 4 Circuit Breakers (re-use/repurpose) for 4 ERV Units in Panel "B", Consolidation of Lighting Circuits in Panel "B", 8 Attic Service and Safety Lighting Fixtures (2 Above each classroom 9-12), 2 Light Switches
- Approach - The desire of the school district is to switch from natural gas appliances to energy efficient all electric appliances. This requires the addition of electrical circuits to the newer subpanel "M" to service the new split heat pumps to Classrooms 4, 5, 7, and 8, the repurposing of electrical circuits in the Upper Main Panel now serving the Gas Unit Heaters to rooms 4-8, and the rearranging of circuits in subpanel "B" in the Commons area to accommodate new HVAC, ERV and lighting needs above Classrooms 9, 10, 11, and 12. All national and local electrical codes shall be followed.
- Inclusions - (Scope is inclusive of items below and General Conditions that follow):
- All work is Prevailing Wage for trade and experience level in accordance with the CA Department of Industrial Relations determination 2021-1
 - Electrical contractor to follow scope outlined below plus electrical Power Plan set pages **EO.1-EO.3 DATED 7/9/2021**.
 - Unless explicitly stated otherwise, all specified equipment and material comprising the work of this Contract, as being provided or furnished or installed, shall imply the inclusion of all components, conduit, conduit fittings, conduit supports, correctly sized conductors, boxes, disconnect switches, fuses receptacles, fixtures, hardware, accessories and materials required for complete installation and satisfactory operation as intended by the manufacturer. Wherever the method of installation of any material is not explicitly specified, the installation shall be as recommended by manufacturer or dictated by Code.
 - Installation technicians must follow all safety guidelines and use appropriate Personal Protection Equipment (PPE), including that recommended by the CDC to prevent the spread of SARS-CoV-2. **THIS IS A HARD HAT WORK ENVIRONMENT.**
 - The Subcontractor shall maintain the premises and area of the work in a

neat and clean condition. No burning or disposal of rubbish on-site shall be allowed. The Subcontractor shall control dust as necessary to keep it laid down, and shall take measures to prevent dust and debris from being accidentally transported outside the area of the work. Final cleaning, such as sweeping, dusting, vacuuming, dry and wet mopping, polishing, sealing, waxing and other finish operations normally required on newly installed work shall be taken to indicate the finished conditions of the various new and existing surfaces at the time of acceptance. Prior to the time of acceptance, all marks, stains, fingerprints, dust, dirt, splattered paint and blemishes resulting from the various operations shall be removed throughout the Project.

- Mechanical, structural and electrical engineering and engineered drawings with approval from the DSA and/or local governing authority to be provided by BESC, Inc. Any questions or request for deviation from these plans or outlined scope must be submitted in writing via RFI to BESC, Inc. prior to bid quote submission.
- All conductors must be sized for equipment per drawings and NEC (National Electric Code).
- For Classrooms 4-8 furnish and install new EMT conduit below eave in area vacated by existing gas lines (removed by others, except hangers and supports). Route to Main Panel Upper that has breakers to former Gas Unit Heaters, and route along length of the eave in front of the building terminating at Classroom 4.
- Route properly sized conductors for ERV's from breakers in Main Panel Upper to classrooms 4-8 via new conduit and new exterior junction boxes.
- Install conduit through the wall into the classrooms in hole vacated by former gas line. Fire seal hole with fire caulk.
- Route interior EMT conduit and conductor wire tight to walls to a designated termination point next to the ERV unit. Provide a surface mounted box with k/o and safety kill switch at termination point in the classroom near the ERV unit.
- In the existing above ground mounted conduit that runs along the front of Classrooms 4-8, and already serves existing HVAC to Classroom 6, and is readied for installation of HVAC to Classrooms 4, 5, 7 and 8, furnish and install wire sizes and quantities listed on Power Plan set pages **E0.1-E0.3 DATED 7/9/2021**.
- Each HVAC split heat pump system must have its own electrical circuit. Circuits may not be shared.
- Furnish and install medium duty single phase fused single pull / single throw NEMA 3R disconnect and fuses for rooms 4, 5, 7, and 8. (Disconnect must be installed to the left or right of the condenser, but may not be mounted directly behind condenser). Disconnect may be mounted to building or free-standing supported by strut.
- Electrically ground condenser units in accordance with NEC and local electrical codes.
- Pull power from ground mounted condensers, furnish and install GFCI 120V weather-proof service outlet within 5-feet of condensers to rooms 4, 5, 7, and 8. (Service outlet must be routed to left or right of condenser).
- Consolidate lighting circuits in Panel "B" to free up space for four (4) single-phase 20-amp circuits for new 1.5-ton HVAC split heat pump systems, and four (4) single phase 20-amp circuits for four (4) Energy Recovery Ventilators (ERV's) for Classrooms 9-12 adjacent to the "Commons" room served by Panel B.
- Re-Label all of Panel B circuits. Print card to fit in panel door slot and

- furnish printed representation for school files
- Furnish and install new circuit breakers in Panel B as necessary for new HVAC split heat pumps and ERV's to Classrooms 9-12.
- Furnish and install conduit runs from Panel "B" per drawings that lead to East and West sides of the building through the attic. Conduits will routed to and serve HVAC split heat pumps, ERV units, service utility outlets at each ERV unit (total 4), and service/safety lighting (total 8).
- Furnish properly sized conductor wires for HVAC split heat pumps, ERV units, service outlets, and service/safety lighting.
- Furnish and install medium duty 20-amp single pull / single throw single phase fused disconnect for ground mounted outdoor condensers to rooms 10 and 11, and to elevated condensers for rooms 9 and 12, mounted on corridor roof adjacent to the north of the Commons room.
- Pull power from Condenser to room 10 or 11 and center a weatherproof GFCI service outlet between outdoor Condenser 10 and Condenser 11.
- Furnish and install service/safety kill switch within 3-feet of each ceiling cassette fan coil unit.
- Furnish and install service/safety kill switch at each ERV unit.
- Furnish and install LED lighting in safety enclosure with lumen output sufficient to make ERV and fan coil above each classroom visible for maintenance. (4)
- Furnish and install LED safety lighting in safety enclosure near each access point to the Commons attic (2), and other attic spaces to illuminate catwalk pathway - (possibly 1 additional light to West and East side of the Commons attic space).
- Trouble-shoot and resolve any issues upon start-up, including conferring with manufacturer if necessary.
- Start-up reports and product submittal sheets.
- Subcontractor guarantees and warrants all materials and labor on the CESD Heating & Ventilation Project - PHASE 1 for a period of two (2) years from the date of filing of the Notice of Completion.
- Subcontractor shall promptly repair or replace to the satisfaction of the District any or all work that appears defective in workmanship, equipment and/or materials for whatever reason, ordinary wear and tear and unusual abuse or neglect excepted, together with any other work which may be damaged or displaced in so doing. Subcontractor agrees to promptly correct and remedy any failure by the Subcontractor to conform its work, activities and services to the requirements of the Contract Documents. Subcontractor shall provide an electronic version of the workmanship warranty stating such 10 days after the final inspection.
- In the event of the Subcontractor's failure to comply with the above-mentioned obligations within the ten (10) calendar days of notice, or sooner if required by an emergency. Subcontractor hereby authorizes BESC, Inc. and the District to have the defects or deficiencies repaired, remedied, corrected and made good at Subcontractor's expense, and Subcontractor shall pay the costs and charges therefore upon demand.
- All terms and conditions that apply to Base Contract.

EXCLUDES

- After Hours/Overtime Labor
- Meter main service upgrade or Upgrades to Main Electric Panel
- Trenching, fill sand, compaction, shoring, and backfilling
- Fire/Life/Safety smoke and/or CO detectors
- Corrections to existing unsafe or non-code compliant conditions