



Board of Education Report

File #: Rep-371-20/21, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve the Richard E. Byrd Middle School Underground Hydronic Piping Replacement Project

June 8, 2021

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to define and approve the Richard E. Byrd Middle School (Byrd MS) Underground Hydronic Piping Replacement Project (“Replacement Project”). Staff further proposes that the Board authorize the Chief Procurement Officer, the Chief Facilities Executive, and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the project, including budget modifications and the purchase of equipment and materials. The budget of the proposed project is \$7,952,714.

Background:

The Byrd MS campus utilizes a hydronic heating/cooling system with a bank of three air-cooled chillers and three heating hot water boilers to provide heat and air conditioning to the entire site. An extensive underground hydronic piping system distributes the chilled and heated water and connects to the chillers and boilers. The piping system, which was constructed to 12 to 15-year old standards and specifications, is now deteriorated, has been experiencing numerous water leaks, and does not sufficiently or efficiently support the sitewide heating/cooling system.

The proposed project will replace the entire underground hydronic piping system throughout the Byrd MS campus, including the main connection to the adjacent Polytechnic High School Freshman Center and East Valley Skills Center. Construction of the proposed project is anticipated to begin in the first quarter of 2023 and be completed in the second quarter of 2025.

Byrd MS is located in the Sun Valley Community of Schools, Local District Northeast, and Board District 6 (Gonez). As of the 2020-2021 Electronic Capacity Assessment Review (E-CAR), the school served 1,267 students in sixth through eighth grades.

Expected Outcomes:

If the Board approves the proposed project, staff will proceed with the selection of an architect to design a new underground hydronic piping system to replace the deteriorating hydronic piping system at Byrd MS. Construction will commence once Division of the State Architect (DSA) approval is received and the construction contract is subsequently bid and awarded.

Board Options and Consequences:

Adoption of staff’s proposal will support the development of a new project to replace the failing underground hydronic piping system at Byrd MS.

If the proposal is not adopted, the underground hydronic piping system will continue to experience numerous leaks necessitating ongoing temporary repairs in order to maintain continuous operation of the school's heating and cooling system. Moreover, once the system completely fails, Byrd MS, as well as the adjacent Polytechnic High School Freshman Center and East Valley Skills Center that utilize the same system, will be without a functional permanent heating and cooling system. Should the replacement be delayed until the system has completely failed, the cost to replace the system will likely increase.

Policy Implications:

The proposal is consistent with the Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures.

Budget Impact:

The project budget for the proposed underground hydronic replacement project at Byrd MS is \$7,952,714. The proposed project will be funded by bond program funds earmarked in the School Upgrade Program for the critical school repair and safety improvements category of need.

This action will require the temporary transfer of \$7,952,714 from the Facilities Program Reserve to the critical school repair and safety improvements category of need. It is anticipated that these funds will be transferred back to the Facilities Program Reserve at a later date, upon the Board's adoption of a proposed update to the School Upgrade Program to integrate Measure RR funding and priorities into the framework. This integration will support the continuation of a successful program, funding flexibility and efficiency, and effective operation of the bond program.

Student Impact:

Approval of the proposed project will help ensure students attending Byrd MS, Polytechnic High School Freshman Center, and East Valley Skills Center are provided with efficient and uninterrupted heating and cooling in all classrooms and support spaces.

Issues and Analysis:

An analysis of the existing site conditions and overall campus system was conducted in response to the ongoing water leakage occurrences within the underground hydronic piping system at Byrd MS. The assessment revealed ground water penetration, severe corrosion, and failing field joints throughout the underground piping system. Based on the potential ongoing nature of the leaks caused by continued pipe corrosion, the integrity of the entire underground hydronic piping system will be at significant risk if not replaced.

Bond Oversight Committee Recommendations:

This item was considered by the Bond Citizens' Oversight Committee at its May 27, 2021 meeting. Staff has concluded that this proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect Los Angeles Unified's ability to successfully complete the Facilities SEP.

Attachments:

Attachment A- BOC Resolution

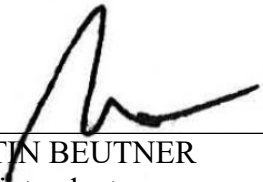
Informatives:

None.

Submitted:

5/21/21

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



MEGAN K. REILLY
Deputy Superintendent
Business Services & Operations


REVIEWED BY:



DEVORA NAVERA REED
General Counsel


Approved as to form.

APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:



TONY ATIENZA
Director, Budget Services and Financial Planning

Approved as to budget impact statement.

PRESENTED BY:



AARON BRIDGEWATER
Director of Facilities Planning & Development
Facilities Services Division

LOS ANGELES UNIFIED SCHOOL DISTRICT**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE****Rachel Greene, Chair**

Tenth District PTSA

Dr. Bevin Ashenmiller, Vice-Chair

LAUSD Student Parent

Chris Hannan, Secretary

L.A. Co. Federation of Labor AFL-CIO

Margaret Fuentes, Executive Committee

LAUSD Student Parent

Araceli Sandoval-Gonzalez, Executive Committee

Early Education Coalition

Tracy Bartley31st District PTSA**Neelura Bell**

CA Charter School Association

Jeffrey Fischbach

CA Tax Reform Assn.

Melanie Freeland

American Institute of Architects

Greg Good

L.A. City Mayor's Office

Karen Krygier

L.A. City Controller's Office

Dolores Sobalvarro

AARP

Alvin Trotter, Jr.

L.A. Area Chamber of Commerce

Roger Uy

Assoc. General Contractors of CA

Guy Zelenski

L.A. Co. Auditor-Controller's Office

Celia Ayala (Alternate)

Early Education Coalition

Dr. Clarence Monteclaro (Alternate)

Tenth District PTSA

Connie Yee (Alternate)

L.A. Co. Auditor-Controller's Office

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight Consultants

Government Financial Strategies

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

Bond Oversight Coordinator

RESOLUTION 2021-17**BOARD REPORT NO. 371-20/21****AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE THE RICHARD E. BYRD MIDDLE SCHOOL UNDERGROUND HYDRONIC PIPING REPLACEMENT PROJECT**

WHEREAS, Los Angeles Unified School District Staff (Staff) proposes that the Board of Education (Board) adopt an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to define and approve the Richard E. Byrd Middle School Underground Hydronic Piping Replacement Project; and

WHEREAS, The Byrd MS campus utilizes a hydronic heating/cooling system to provide air conditioning to the entire site, and an extensive underground hydronic piping system distributes the chilled and heated water and connects to the chillers and boilers; and

WHEREAS, The piping system, which was constructed to 12 to 15-year old standards and specifications, is now deteriorated, has been experiencing numerous water leaks, and does not sufficiently or efficiently support the sitewide heating/cooling system; and

WHEREAS, The proposed project will replace the entire underground hydronic piping system throughout the Byrd MS campus, including the main connection to the adjacent Polytechnic High School Freshman Center and East Valley Skills Center; and

WHEREAS, The project budget for the proposed project is \$7,952,714; and

WHEREAS, Staff's proposal will require the temporary transfer of \$7,952,714 from the Facilities Program Reserve to the critical school repair and safety improvements category of need, and anticipates that these funds will be transferred back to the Facilities Program Reserve at a later date,

Bond Oversight Committee

**RESOLUTION 2021-17
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO DEFINE AND APPROVE THE RICHARD E. BYRD MIDDLE SCHOOL
UNDERGROUND HYDRONIC PIPING REPLACEMENT PROJECT**

upon the Board's adoption of a proposed update to the School Upgrade Program to integrate Measure RR funding and priorities into the framework; and

WHEREAS, Construction of the proposed project is anticipated to begin in the first quarter of 2023 and be completed in the second quarter of 2025; and

WHEREAS, Staff has concluded that this proposed amendment will help facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect Los Angeles Unified's ability to successfully complete the Facilities SEP

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Bond Citizens' Oversight Committee recommends that the Board adopt an amendment to the Facilities SEP to define and approve the Richard E. Byrd Middle School Underground Hydronic Piping Replacement Project, as described in Board Report 371-20/21, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.
2. This resolution shall be transmitted to the Los Angeles Unified Board and posted on the Bond Oversight Committee's website.
3. Los Angeles Unified is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the Bond Oversight Committee and Los Angeles Unified.

ADOPTED on May 27, 2021, by the following vote:

AYES: 13

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 2

/Rachel Greene/

Rachel Greene
Chair

/Bevin Ashenmiller/

Dr. Bevin Ashenmiller
Vice-Chair