



# DURHAM UNIFIED SCHOOL DISTRICT



9420 Putney Drive, Durham, CA 95938

## Regular Session Governing Board Meeting Agenda

Wednesday, July 22, 2020

4:30 PM Closed Session ~ 5:00 PM Open Session

Join Zoom Meeting

<https://durhamunified.zoom.us/j/83031779579?pwd=UEZNdIY4aWZBSFpkckpIWVZVclE1UT09>

Meeting ID: 830 3177 9579

Password: 8sCXyj

Teleconference: 1 669 900 6833

Due to COVID-19 Precautions

### A. CALL TO ORDER

### B. MOVE TO CLOSED SESSION

### C. CLOSED SESSION

1. Conference with Labor Negotiators Agency designated representatives: Board President Alex DuBose, Unrepresented Employee(s): Superintendent (Government Code 54957.6)
2. Conference with Labor Negotiators Agency designated representatives: Superintendent John Bohannon; Employee Organizations: Administrative, CTA, CSEA, and Classified Confidential (Government Code 54957.6)
3. Public Employee Discipline / Dismissal / Release / Complaint (Government Code 54957)
4. Public Employee Performance Evaluation: (Government Code 54957)
5. Public employee appointment/employment: (Government Code 54957)
6. Student Expulsion: (No-Student) Pursuant to Education Code section 35146. The Education code requires closed session in these cases to prevent disclosure of confidential student record information.
7. Conference with legal counsel-existing litigation (Paragraph (1) of subdivision (d) of Section 54956.9) Case name unspecified: disclosure would jeopardize existing settlement negotiations

### D. RETURN TO OPEN SESSION

### E. PLEDGE OF ALLEGIANCE

### F. REPORT OF ACTION TAKEN IN CLOSED SESSION

### G. ADJUSTMENT TO ORDER OF AGENDA

### H. ITEMS FROM THE PUBLIC:

The law allows the public to address the governing board on any school district matter, whether or not it is on the agenda, but the law prohibits action or discussion by the Board on non-agenda items. A person wishing to be heard by the Board shall first be recognized by the president and shall then proceed to comment as briefly as the subject permits. *Individual speakers shall be allowed three minutes to address the*

**Board on each agenda or non-agenda item. The Board shall limit the total time for public input on each item to 20 minutes.** With Board consent, the president may increase or decrease the time allowed for public presentation, depending on the topic and the number of persons wishing to be heard. The president may take a poll of speakers for or against a particular issue and may ask that additional persons speak only if they have something new to add. (BB 9323)

**“Questions or concerns expressed may be referred to the Superintendent, John Bohannon, for a response or resolution. Those persons wishing to contact the Superintendent may do so by phone at (530) 895-4675 or by email at [jbohannon@durhamunified.org](mailto:jbohannon@durhamunified.org)”**

**I. DISTRICT REPORTS**

1. Superintendent
2. Board of Trustees

Page:

**J. CONSENT AGENDA**

1. Minutes of Regular Meeting July 6, 2020. 1-3
2. Approve Agreement for Architectural Services with Eagle Architects for Phase 1 Master Plan Projects regarding HVAC & Roof Replacement Project of Durham Elementary School and HVAC & Roof Replacement Project at Durham High School – Bldg. 300. 4-17
3. Approve addition to A-Line Contract for HVAC and Boiler replacement. 18
4. Approve A-Line change orders on Bond project. 19

**K. DISCUSSION/ACTION ITEMS:**

1. Discussion/Approval of School Opening Plan for Durham Unified School District.

**L. ITEMS FROM THE BOARD**

**M. RETURN TO CLOSED SESSION**

**N. CLOSED SESSION**

**O. RETURN TO OPEN SESSION**

**P. REPORT OF ACTION TAKEN IN CLOSED SESSION**

**Q. NEXT BOARD MEETING DATE:** August 19, 2020

**R. ADJOURNMENT**

*NOTES:*

*\*Agenda item documents are available for public inspection during regular business hours at the District Office.*

*\*\*Handout will be provided at the board meeting. If you require special accommodations to participate in the meeting, please advise Tina Blenn, District Secretary, 48 hours in advance at 895-4675 x227.*

# DURHAM UNIFIED SCHOOL DISTRICT

9420 Putney Drive, Durham, CA 95938

## Regular Session Governing Board Meeting Agenda

Monday, July 6, 2020

6:00 PM Closed Session ~ 7:00 PM Open Session

Join Zoom Meeting

<https://durhamunified.zoom.us/j/88156272395?pwd=QjZKWk0wNmNHZmZINEVrbGtBMkJJdz09>

Meeting ID: 881 5627 2395

Password: 4UdgE1

Teleconference +1 669 900 6833

Due to COVID-19 Precautions

### Minutes

The Regular meeting of the Board of Trustees of the Durham Unified School District was held in the Durham Unified School District Board Room, Monday, July 6, 2020 and began at 6:00 pm.

Trustees Present:	Alex DuBose, Kathy Horn, Ed McLaughlin and Lance Smith.
Trustee Absent:	Matthew Thorpe
Staff Members Present:	Superintendent John Bohannon, Assistant Superintendent to Business and Operations RJ Anderson, and District Secretary Tina Blenn

#### A. CALL TO ORDER

President Alex DuBose called the DUSD Board of Trustees meeting to order at 6:00 pm.

#### B. MOVE TO CLOSED SESSION

#### C. CLOSED SESSION

1. Conference with Labor Negotiators Agency designated representatives: Board President, Unrepresented Employee(s): Superintendent (Government Code 54957.6)
2. Conference with Labor Negotiators Agency designated representatives: Superintendent, Employee Organizations: Administrative, CTA, CSEA, and Classified Confidential (Government Code 54957.6)
3. Public Employee Discipline / Dismissal / Release / Complaint (Government Code 54957)
4. Public Employee Performance Evaluation: Superintendent (Government Code 54957)
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6. Student Expulsion: (No-Student) Pursuant to Education Code section 35146. The Education code requires closed session in these cases to prevent disclosure of confidential student record information.
7. Conference with legal counsel-existing litigation (Paragraph (1) of subdivision (d) of Section 54956.9) Case name unspecified: disclosure would jeopardize existing settlement negotiations

#### D. RETURN TO OPEN SESSION

Board President Alex DuBose reconvened Open Session at 7:10 p.m.

#### E. PLEDGE OF ALLEGIANCE

Trustee McLaughlin led the Pledge of Allegiance.

**F. REPORT OF ACTION TAKEN IN CLOSED SESSION:** No action taken during closed session.

**G. ADJUSTMENTS TO ORDER OF AGENDA:** There were no adjustments to the agenda.

**H. ITEMS FROM THE PUBLIC:** There were no items from the public.

**I. DISTRICT REPORTS:**

DUTA:

Jona O'Shea, president of the Durham Unified Teachers Association, reported that there is a working collaboration to produce a MOU between the District and the Teachers Association regarding Covid-19. This MOU will be presented to the Board of Trustees at the July 22, 2020 Board meeting.

Assistant Superintendent to Business and Operations, RJ Anderson:

Mr. Anderson was glad to hear the continued success and collaboration between DUSD and DUTA regarding negotiations. He stated that he will continue to be available throughout the process of transition of the new Superintendent of Business and Operations.

Superintendent, John Bohannon:

Superintendent Bohannon stated that a rough draft of the Opening School Plan was in the works. There have been weekly committee meetings via zoom during this time. Surveys will be sent out. The sites/District will need "Well Checks". Still trying to verify the amount of necessary bus riders. Will there be seating charts? There are still quite a few unknowns. Based on P2 – we will get masks/shields for each teacher and masks for each student.

Board of Trustees:

Trustee Horn: Communication with community/parents that the Board wants to supply education for all students.

Trustee McLaughlin: Would like community to reach out to Sacramento for our Representatives to help with getting our education system supplied to meet the needs during this time of Covid.

Trustee Smith: The whole thing that is happening now, there are no certain answers. Our solutions won't be perfect. We will continue to work together to assure a good education during this pandemic. We want our students back in school as soon as possible.

President DuBose: Thanked RJ Anderson for his continued service to Durham Unified. It is appreciated.

**J. CONSENT AGENDA:** With the removal of Item #11, Fall Coaches, the Consent Agenda was approved.

Moved: Kathy Horn                      Second: Lance Smith                      Vote: 4-0-1

**ACTION ITEMS:**

1. **Action:** Approval of the verification of the Durham Unified School District property easement with PGE Land Development Division for the Bond Project regarding the Electric Bus meters.

Moved: Kathy Horn    Second: Lance Smith                      Vote: 4-0-1

Blanket Motion for Items #2 and #3.

2. **Action:** Approval of the Agreement between Durham Unified School District and Durham Recreation and Parks District re: Facility Use

3. **Action:** Approval of the Agreement between Durham Unified School District and Durham Recreation and Parks District re: Swim.

Moved: Kathy Horn    Second: Lance Smith                      Vote:4-0-1

4. **Action:** Approval of Addendum 1 2020-2021 Negotiations between Durham Unified Teachers Association and Durham Unified School District.

Moved: Lance Smith      Second: Kathy Horn      Vote:4-0-1

5. **Action:** Approval of Tentative agreement between Durham Unified School District and California Employees Association/Durham Chapter #478.

Moved: Ed McLaughlin      Second: Lance Smith      Vote:4-0-1

**M. NEXT BOARD MEETING DATE:** July 22, 2020

**N. ADJOURNMENT:**

President Alex DuBose adjourned the meeting of the DUSD Board of Trustees at 8:00 p.m.

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*\*\*Handout will be provided at the board meeting.*

*If you require special accommodations to participate in the meeting, please advise Tina Blenn, District Secretary, 48 hours in advance at 895-4675 x227.*

**AGENDA ITEM:** Phase 1 Master Plan Projects  
Architectural Services Agreements  
HVAC & Roof Replacement Project at Durham Elementary School  
HVAC & Roof Replacement Project at Durham High School -Unit 300

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**Prepared by:** John Bohannon, Superintendent

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Board Date July 22, 2020

- Consent
- Information Only
- Discussion/Action

The Board of Education previously selected Alan Chambers with Eagle Architects as the District’s Architect. The attached proposals, for architectural services, will provide design documents and specifications for these two upcoming projects. The District expects to bid these projects early in 2021 in order to complete construction during the summer of 2021.

The Elementary School project will be very similar to the current High School and Intermediate School project providing new roofing and like-for-like HVAC replacements on the entire Elementary School building. The High School project on Unit 300 will require design documents to be submitted to the Division of the State Architect for review and approval prior to bidding.

**Recommendation**

It is requested that the Board of Education authorize the Superintendent to enter into an architectural services agreements with the District’s Architect, Eagle Architects for the projects outlined above.

**Eagle Architects**  
349 Silver Lake Drive  
Chico, CA 95973  
(530)898-0123

May 8, 2020

Robert Anderson  
Assistant Superintendent  
Durham Unified School District  
9420 Putney Drive  
Durham, CA. 95938

Subject: Agreement for Consulting Services  
EA-2020-22  
HVAC & Roof Replacement  
Bldg. 300  
Durham High School  
9455 Putney Drive  
Durham, CA. 95938

Dear Robert,

I am glad to have the opportunity to continue our working relationship with Durham Unified School District. Please review, sign and return one (1) original of the attached Agreement for Consulting Services with Eagle Architects for the HVAC & Roof Replacement Project at Durham High School located at 9455 Putney Drive in Durham.

The scope of work shall include the HVAC replacement of the existing rooftop HVAC equipment & roofing at the Bldg. 300 at Durham High School. The work shall include Replace (4) existing rooftop HV units serving gym with new rooftop HVAC units on new roof curbs and with new exposed spiral seam ductwork; Replace (2) existing rooftop HV units serving locker room with new rooftop HV units on existing roof curbs or new adapter curbs as applicable; Replace (1) existing ducted gas unit heater serving team room with new ducted heating unit as applicable; Replace (2) existing rooftop HVAC units serving coaches offices with new rooftop HVAC units on existing roof curbs or new adapter curbs as applicable; Re-evaluate cooling load in cafeteria. Replace (2) existing rooftop HVAC units serving cafeteria with new upsized rooftop HVAC units on existing roof curbs or new adapter curbs or provide additional new rooftop HVAC units on new roof curbs and with new exposed rectangular duct as applicable; Replace (1) existing rooftop HVAC units serving wrestling room with new rooftop HVAC unit on existing roof curb or new adapter curb as applicable; Replace (1) existing rooftop HVAC units serving office and kitchen with new rooftop HVAC unit on existing roof curb or new adapter curb as applicable; Replace (1) existing rooftop HVAC units serving stage and dress rooms with new rooftop HVAC unit on existing roof curb or new adapter curb as applicable; Replace (1) existing rooftop evaporative cooler serving kitchen with new rooftop makeup air unit on new roof curb; Replace existing Type-I island hood, grease duct, and rooftop grease fan with new Type-I island hood, grease duct, and rooftop grease fan optimized for

lower exhaust air flow than existing system; Replace (8) existing roof exhaust fans; Replace (3) existing ceiling exhaust fans; Evaluate and remove existing roof vents where no longer needed; Replace existing HVAC controls with new FIN EMS system; Provide new condensate drains to approved indirect waste receptor or reconnect condensate drains as applicable; Modify gas system as applicable to reconnect to existing equipment, connect to new equipment, or replace rooftop piping on new seismic roof supports; Modify domestic cold water system as applicable for connection to evaporative cooling section of new makeup air unit; remove & replace the existing foam roofing with new modified built up roofing system; all power as required for new HVAC equipment; scope assumes that existing electrical systems have the capacity to support the new electrical loads. Gates and fire access review of the existing site and acceptance by local fire authority will not be required by DSA and not part of this work. The duration of this contract shall be from May 18, 2020 through an approximate completion of August 31, 2021. The compensation for this project shall be on a fixed fee basis. See attached fixed fee schedule below:

Task	Fee
Pre-Design Site Visit 1. Site visit to field verify existing conditions utilizing record documents provided by school district 2. Site Visit attendees shall be Architect, Structural Engineer, Mechanical Engineer & Electrical Engineer	\$3860
Construction Documents Include the following documents: 1. Cover sht./ plot plan/general notes 2. Campus Site plan 3. Existing Floor plan 4. Demo & New Reflected Ceiling Plans 5. Demo & New Roof plans 6. Roof Details 7. Architectural details 8. Specifications in Project Manual Book 9. Structural roof framing plan and structural details 10. Structural Calculations 11. Demo & New HVAC Floor & roof plans 12. HVAC equipment schedules & details 13. Demo & new Plumbing roof plans 14. Plumbing equipment schedules & Details 15. HVAC energy compliance documentation 16. Electrical Site plan 17. Demo & New Power distribution plans to the existing & new HVAC units 18. One Line diagram 19. Electrical distribution system calculations 20. Coordination review & approval with Durham Unified staff & A-Line, Inc. 21. Prepare DSA-1 & DSA-1 REG Application	\$75,455



22. Submit construction documents to DSA for plan check electronic review - structural safety & fire, life safety only 23. Redline comments from DSA plan check 24. DSA Backcheck review & approval.	
Bidding- Prepare & issue documents for Bidding Prepare Addendums with DSA review & approval Attend Bid Walk Through with district & bidders- Architect only Answer questions & RFIs via email & phone	\$4530
Construction Administration Attend Pre-construction meeting with contractor & DSA inspector- architect only Review submittals from contractor Review and answer RFIs Prepare CCDs with DSA approval DSA forms/paperwork Provide DSA-6AE Interim Verified Reports for DSA Inspector card Sign-off-(limited to 2 site visits & reports) 2 site visits during construction- Architect 1 Site Visit- Structural Engineer & Mechanical Engineer No site visit during construction Electrical Engineer Upload & interact with DSA through Bluebeam Studio & "The Box" Final Observation/Punch list walk through- Architect, Structural Engineer, Mechanical engineer & Electrical engineer	\$14,375
Project Closeout with DSA Prepare documents for closeout DSA forms/paperwork	\$1620
Total Fee This fee proposal is good for 30 days. After 30 days fee subject to change.	\$99,840
Reimbursables- Printing costs to be billed at cost plus 10%- NTE	\$3000

All additional Services shall be billed per attached hourly rate schedule.  
Department of the State Architect (DSA) Fees to be paid by others.

All invoices will be billed based upon the percentage complete for each item in each task. All invoices are due and payable no more than 14 days after the invoice date. Interest of 12% annually will accrue on invoices 60 days past due. All documents produced by Eagle Architects are copyrighted under US copyright laws. Eagle Architects holds copyrights to all instruments of service until transferred or grants licenses for those rights

I hope this meets with your approval and I look forward to continue my relationship with Durham Unified School District.

Sincerely,  
Eagle Architects

Alan Chambers  
Principal Architect  
C-18899

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ACCEPTED  
IN WITNESS WHEREOF, Durham Unified School District and Eagle Architects  
have executed this Agreement.

CLIENT  
Durham Unified School District

CONSULTANT  
Eagle Architects



By: Robert Anderson, Asst. Superintendent

By: Alan Chambers, President

Date: 6/30/2020

Date: 5/8/20

**ATTACHMENT "A"****PROFESSIONAL SERVICES EXPENSE SCHEDULE\***

January 1, 2020 through December 31, 2020

<b>A.</b>	<b>PROFESSIONAL SERVICES COMPENSATION RATES</b>	<b>RATE PER HOUR</b>
	ARCHITECT-IN-CHARGE	\$175.00
	PROJECT DIRECTOR	\$150.00
	PROJECT ARCHITECT	\$125.00
	PROJECT MANAGER	\$125.00
	DRAFTER	\$ 95.00
	CLERICAL	\$ 65.00
	GRAPHICS PRESENTATIONS	\$100.00

\*Note: Professional Services Expense Schedule to be revised annually



Mechanical & Energy Consulting Engineers

M/E Systems Engineering, Inc.  
9063 Foothills Blvd, Ste 3  
Roseville, CA 95747  
Ph: (916) 774-6330

**M/E SYSTEMS ENGINEERING  
FEE SCHEDULE**

Effective January 1, 2020

**LABOR:**

**Principal Engineers:**

Engineering Design, Consultation	\$125.00 per hour
Expert Witness	\$200.00 per hour

**Engineering Technicians:**

Designers/CAD Drafters	\$85.00 per hour
Technical/Administrative Assistants:	\$75.00/hour

**MATERIALS:**

Subcontracted design services are charged at our cost plus 20%.

Subcontracted services such as instrument rental, high volume printing, etc. are charged at our cost plus 10%.

Mileage will be charged at \$0.60 per mile.

# DFH & Associates Electrical Engineering, LLC

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Date: 01/01/2020

Hourly Rate Schedule valid from 01/01/2020 to 12/31/2020:

Principal:	\$195.00/hour
Electrical Engineer:	\$180.00/hour
Assistant Engineer:	\$110.00/hour
CAD Draftsperson:	\$95/hour
Clerical:	\$70/hour
Printing/Reproductions:	Cost plus 10%
Mileage:	\$0.575/Mile

**Eagle Architects**  
 349 Silver Lake Drive  
 Chico, CA 95973  
 (530)898-0123

May 6, 2020

Robert Anderson  
 Assistant Superintendent  
 Durham Unified School District  
 9420 Putney Drive  
 Durham, CA. 95938

Subject: Agreement for Consulting Services  
 HVAC & Roof Replacement  
 Durham Elementary School  
 Bldg. A- Main Building  
 9421 Putney Drive  
 Durham, CA. 95938

Dear Mr. Anderson,

I am glad to have the opportunity to continue our working relationship with Durham Unified School District. Please review, sign and return one (1) original of the attached Agreement for Consulting Services with Eagle Architects for the HVAC & Roof Replacement Project at Durham Elementary School located at 9421 Putney Drive in Durham.

The scope of work shall consist of developing bid supporting documents for the direct replacement of the existing HVAC equipment and the replacement of the existing roofing at Main Building (Bldg. A) at the Elementary School. The duration of this contract shall be from May 11, 2020 through an approximate completion of August 31, 2020. The compensation for this project shall be on a fixed fee basis. See attached fixed fee schedule below:

Task	Fee
<b>Pre-Design Site Visit</b> 1. Site visit to field verify existing conditions utilizing record documents provided by school district 2. Site Visit attendees shall be Architect, Mechanical Engineer & Electrical Engineer 3. Site visit for Main Building (Bldg. A) at Durham Elementary School	\$1955
<b>Bid Support Documents</b> Include the following documents: 1. Review as-built roofing drawings & specifications from record documents provided by the district. 2. Provide evaluation & selection of roofing membrane surfaces in conjunction with Garland Roofing Manufacture representative 3. Provide roofing & roofing performance	\$8265

<p>specifications based upon evaluation in item 2 above.</p> <ol style="list-style-type: none"> <li>4. Review as-built HVAC &amp; Plumbing drawings &amp; specifications from record documents provided by the district</li> <li>5. Prepare written HVAC performance specifications for the new rooftop HVAC units including a proposed replacement equipment schedule. Assumes existing HVAC units will be direct replacement type units fitting existing roof curbs or adapter curbs &amp; be within 10% of the existing unit weight.</li> <li>6. Prepare markup the archived as-built HVAC plans to indicate the equipment replacement scope of work.</li> <li>7. Review as-built electrical drawings &amp; specifications from record documents provided by the district</li> <li>8. Prepare markup the archived as-built electrical plans to indicate the electrical equipment that is inadequate for the HVAC equipment.</li> <li>9. Prepare markup the archived as-built electrical plans to indicate any CEC 2019 electrical code compliance issues found at site walk.</li> </ol>	
<p><b>Bidding Support</b></p> <ol style="list-style-type: none"> <li>1. Prepare &amp; Issue documents for Bidding by district</li> <li>2. Prepare Addendums as needed</li> <li>3. Attend Bid Walk Through with district &amp; bidders-Architect only</li> <li>4. Answer questions &amp; RFIs via email</li> <li>5. Incorporate RFI responses into addendums</li> </ol>	\$2750
<p><b>Total Fee</b> This fee proposal is good for 30 days. After 30 days fee subject to change</p>	\$12,970
<p>Reimburseables- Printing Costs to be billed at cost plus 10%- Budget Estimate</p>	\$1500
<p><b>Phase 2-Construction Administration</b></p> <ol style="list-style-type: none"> <li>1. Pre-construction meeting with contractor as requested by the district</li> <li>2. Answer questions &amp; RFIs via email</li> <li>3. Review submittals from Contractor</li> <li>4. One (1) Site visit during construction as requested by the district</li> <li>5. Final Observation/Punch list walk through as requested by the district: This service is available on an additional time &amp; materials basis based upon the attached hourly rate schedules</li> <li>6. Moving forward with phase 2 subject to approval of and funding from Durham Unified School District</li> </ol>	\$4265

All additional Services shall be billed per attached hourly rate schedule.

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I hope this meets with your approval and I look forward to continue my relationship with Durham Unified School District.

Sincerely,  
Eagle Architects

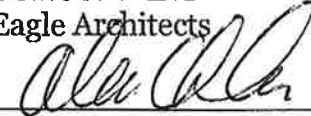
Alan Chambers  
Principal

ACCEPTED  
IN WITNESS WHEREOF, Durham Unified School District and Eagle Architects have executed this Agreement.

CLIENT  
Durham Unified School District

CONSULTANT  
Eagle Architects

  
\_\_\_\_\_

  
\_\_\_\_\_

By: Robert Anderson, Asst. Superintendent

By: Alan Chambers, President

Date: 6/30/2019

Date: 5/6/20



**ATTACHMENT "A"**

**PROFESSIONAL SERVICES EXPENSE SCHEDULE\***

January 1, 2020 through December 31, 2020

<b>A.</b>	<b>PROFESSIONAL SERVICES COMPENSATION RATES</b>	<b>RATE PER HOUR</b>
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	CLERICAL	\$ 65.00
	GRAPHICS PRESENTATIONS	\$100.00

\*Note: Professional Services Expense Schedule to be revised annually



Mechanical & Energy Consulting Engineers

**M/E Systems Engineering, Inc.**  
 9063 Foothills Blvd, Ste 3  
 Roseville, CA 95747  
 Ph: (916) 774-6330

**M/E SYSTEMS ENGINEERING  
 FEE SCHEDULE**

Effective January 1, 2020

**LABOR:**

**Principal Engineers:**

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Expert Witness	\$200.00 per hour

**Engineering Technicians:**

Designers/CAD Drafters	\$85.00 per hour
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**MATERIALS:**

Subcontracted design services are charged at our cost plus 20%.

Subcontracted services such as instrument rental, high volume printing, etc. are charged at our cost plus 10%.

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# DFH & Associates Electrical Engineering, LLC

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Date: 01/01/2020

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Electrical Engineer:	\$180.00/hour
Assistant Engineer:	\$110.00/hour
CAD Draftsperson:	\$95/hour
Clerical:	\$70/hour
Printing/Reproductions:	Cost plus 10%
Mileage:	\$0.575/Mile

**AGENDA ITEM:** Durham High School Boiler Removal & Water Heater installation  
 Durham High School CTE Bldg. HVAC purchase & installation  
 Durham High School Unit 400 HVAC purchase & installation

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**Prepared by:** John Bohannon, Superintendent

Board Date July 22, 2020

- Consent  
 Information Only  
 Discussion/Action

1. Durham High School no longer requires the use of the large boiler system. The boiler system has been malfunctioning and is unreliable. This project will abate any asbestos materials in the boiler room, remove the boilers, remove the holding tank, add two large high-performance water heaters and related piping and a new circulation pump to serve the kitchen and locker rooms. The total construction cost of this project is \$78,093.00.
2. The High School CTE building HVAC units could not be replaced like-for-like as part current project because the weight of the replacement unit would have been too heavy. Through investigation we have selected a unit that can be utilized to heat and cool the office and classroom in the building. The total construction cost of this project is \$58,852.00.
3. Two of the swamp cooler units on building 400 that serve the shop area were not included in the like-for-like replacement project because they had an exceptionally long lead time to procure and the room does not require such large systems any longer (the activities in the room have changed over time). This project replaces the two swamp coolers with readily available HVAC units that fit on the existing roof curbs. The total construction cost of this project is \$63,988.00.

**Recommendation**

It is requested that the Board of Education authorize the Superintendent to facilitate the purchase and install the equipment outlined above.

**AGENDA ITEM:** Contract Update  
Durham H.S./Intermediate School HVAC & Roof Replacement Project

**Prepared by:** John Bohannon, Superintendent

Board Date July 22, 2020

- Consent
- Information Only
- Discussion/Action

1. The mechanical screen, which hides the HVAC equipment from view needed to be raised to make room for the roofing and insulation layers of the new roof. Raising the structures will allow for water to escape properly down the slope of the roof. Because this issue was a historical problem, significant rot was discovered in the lower portion of the screen panels, the bottom of the panels will be cut-off and sealed so as not to absorb moisture in the future.
2. The Fire Alarm Panel for the High School is antiquated and proprietary (Simplex). New heat detectors need to be installed with the new HVAC units. We propose upgrading the fire panel to a Silent Knight system that is non-proprietary and expandable. This change would eliminate the need for the District to utilize the single source for fire alarm services in the future and provide a valuable safety asset to the High School moving forward.
3. Upon demolition of the existing roofs, an unanticipated ledge was discovered that was created when a gutter replacement occurred years ago. This ledge needed to be infilled and leveled in order to allow water to flow properly over the new roof.
4. All HVAC disconnects on the rooftops were in contract to be replaced, the disconnects on the Intermediate School building were inadvertently left out of the bid documents. The disconnects have exceeded their useful life and need to be replaced.

<b>Modern Original Contract Amount</b>	\$1,693,071.00
1. Mechanical Screen Modifications	31,826.00
2. Fire Alarm Panel Upgrade	23,736.00
3. Overhang Leveling (not to exceed price)	40,000.00
4. Intermediate School HVAC Disconnect Replacement	4,253.00
<b>New Estimated Contract Amount</b>	<b>\$1,792,886.00</b>

### Recommendation

It is requested that the Board of Education authorize the contract adjustments as detailed above. On May 20, 2020 the Board authorized a construction budget of \$3,618,500.00, the adjustment above is within the original authorization of funds, the new total construction amount is as follows:

Modern:	\$1,792,886.00
HVAC Equipment:	263,704.00
Roofing Materials	<u>504,875.86</u>
<b>New Total</b>	<b>\$2,561,465.86</b>