

**SIERRA SANDS UNIFIED SCHOOL DISTRICT**

**Board of Education  
Special Concurrent Meeting**

**JULY 16, 2015  
Ridgecrest City Council Chambers  
100 West California Avenue  
*www.ssusdschools.org***

*We, the members of the Board of Education of the Sierra Sands Unified School District, are committed to providing the highest quality education in a safe environment to all K-12 students. We believe the school shares with the family, church, and community the responsibility for developing life-long learners who are responsible, productive citizens.*

**A G E N D A**

CALL TO ORDER AND PLEDGE TO THE FLAG

7:00 P.M.

Amy Castillo-Covert  
Bill Farris, President  
Tim Johnson  
Kurt Rockwell  
Michael Scott, Vice President/Clerk

Ernest M. Bell, Jr., Superintendent

MOMENT OF SILENCE

1. ADOPTION OF AGENDA

10. CONSTRUCTION ADMINISTRATION

10.4 Approval to Enter into Amendment #3 to the Agreement with RBB Architects for the Burroughs High School Modernization Project

12. CONSENT CALENDAR

12.4 Approval of Interdistrict Transfer Agreement for Rosso

13. ADJOURNMENT

## 10. CONSTRUCTION ADMINISTRATION

### 10.4 Approval to Enter into Amendment #3 to the Agreement with RBB Architects for the Burroughs High School Modernization Project

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**BACKGROUND INFORMATION:** In response to a grant received from the Department of Defense (DOD) – Office of Economic Adjustment (OEA), the district is completing the design phase for the construction of the modernization of Burroughs High School. As part of early plan check comments by the Division of the State Architect (DSA), the district was directed to take the steps necessary to certify prior uncertified heating, ventilating, and air conditioning (HVAC) work completed by Siemens Building Technologies in several buildings on campus, which included the library building. The certification required removal and reinstallation or replacement of all of the designated mechanical equipment. At the same time it was observed by the district’s maintenance and operations staff that the existing HVAC system serving the library had never functioned properly and all attempts to correct it were unsuccessful. Shortly thereafter, a new design team was retained and the successor mechanical engineer performed a peer review of the HVAC construction documents and determined there were serious concerns about the proposed design, as it was simply a replacement of equipment, and no attempt to remediate the distribution deficiencies. Subsequently, it was requested that the entire supply and return air system be tested. The results of that test indicated:

- Return air system that was seriously deficient (most likely as a combination of design error and poor installation).
- Significant air leakage in the air supply system.

The initial OEA assessment of existing conditions did not account for any deficiencies to the existing HVAC system. Consequently, the grant limited the work in the library building to cosmetics, electrical power distribution up-grade, fire alarm upgrade, and a very limited allowance for HVAC modification (resulting from realignment of two rooms).

**CURRENT CONSIDERATIONS:** Upon evaluation of the existing conditions, it was determined that the most cost effective method to repair the duct leakage in the air supply system was to replace the existing duct system. In addition, it was determined that the most cost effective method of providing HVAC to the library building is by roof mounted package units as utilized as a standard throughout the district. The benefits to the approach are:

- Package units are reasonable to service and maintain by district personnel.
- Package units allow greater control over utilization. They will only operate to serve spaces when occupied as opposed to a central system which must fully operate even though only a portion of the space is being occupied.

The Scope of Work required to implement this work includes:

- Removal of existing central chiller and boiler
- Removal of existing ductwork
- Abandonment of existing under-slab return air system
- Removal of existing suspended ceiling, including fluorescent lighting. Note: this work is required to accommodate the installation of new ductwork
- Strengthening of roof structure to accommodate new HVAC equipment
- Installation of new roof mounted package HVAC units
- Installation of new air conditioning ductwork
- Installation of new suspended ceiling system
- Installation of new LED lighting (replacing current fluorescent lighting)

Since this was not a part of the original grant Scope of Work, the AOR has been exposed to unforeseen work and requests additional design and engineering fees to implement the above described Scope of Work.

FINANCIAL IMPLICATIONS: The attached Add Service Memo explains request #11 in the amount of \$28,672 including reimbursable expenses, also attached. The district plans to use both DoD grant fund sources for 80% of the contract, as well as Fund 35 and several other fund sources for the remaining 20% which is required to be provided by the district per the grant agreement. Additionally, the replacement of fluorescent light fixtures with LED light fixtures make the district eligible for Proposition 39 funding in an amount to be determined.

SUPERINTENDENT'S RECOMMENDATION: It is recommended that Amendment #3 for Additional Architectural/Engineering Services for the Burroughs High School Modernization project be approved.

# Memo

To: Pam Pence  
From: Kevin Boots  
CC: James Wieck  
Date: July 10, 2015  
Re: AS #11 Work Scope

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## Architectural

1. Revise demolition plan
2. Revise reflected ceiling plans per new Mechanical layout
3. Revise roof plan
4. Coordinate Structural and MEP plans with Architectural
5. Prepare CCD and submit to DSA

## Structural

1. Review record drawings for the Library building.
2. Evaluate the adequacy of the existing structure to support new mechanical equipment loads per Chapter 34 of the code (maximum of 5 units).
3. Design and detail seismic anchorage for the new roof mounted mechanical equipment and associated roof platforms.
4. Design and detail structural strengthening measures for support of the new units, as required.
5. Coordinate with the Architect and other consultants.
6. Attend project meetings as required. All meetings are assumed to be in the Los Angeles area.

7. Assist the Architect in obtaining DSA approvals.
8. Provide support during the construction phase of the project including interpretation of the structural construction documents, submittal reviews, response to RFI's, and providing field sketches as required. The scope also includes (1) site visit during construction.

Please note that the following assumptions were used in developing our scope of work:

1. The gross equipment weight is small in comparison to the building mass and the new scope of work will not require modifications to the existing lateral system of the library building.

In other words, our scope does not include seismic analysis or modeling of the lateral resisting system to justify the existing building.

2. Seismic bracing design for utilities and ductwork will be performed by others.

#### MEP

1. . Site visit to investigate existing conditions above the ceiling.
2. Create demolition drawings of the existing mechanical system.
3. Create roof plans for new rooftop package air conditioning system.
4. Create floor plans including air distribution system coordinated with existing ceiling.
5. Title-24 Calculations and documentation
6. New gas and condensate distribution for new air conditioning units.
7. Revise power plan.
8. Revise panel schedules and load calculations
9. Revise fire alarm plans.
10. Revise fire alarm riser diagram and calculations



# AIA Document G802 - 2007 (Amended for Project)

## Amendment to the Professional Services Contract

Amendment Number: **011**  
Project Number: **1511200**  
Client Number:

TO: **Pamela Pence**

(Client or Client's Representative)

In accordance with the Agreement dated: **February 3, 2015**

**BETWEEN** the Client:

(Name and address)

**Sierra Sands Unified School District  
Attn: Ernest M. Bell, Superintendent  
133 Felspar  
Ridgecrest CA 93555**

**AND** the Architect:

(Name and address)

**RBB ARCHITECTS INC.  
10980 Wilshire Blvd.  
Los Angeles, CA 90024**

**FOR** the Project:

(Name and address)

**Burroughs High School Modernization Project**

**AUTHORIZATION** is requested:

- To Proceed with Additional Services
- To Bill per Previous Directions to Proceed
- To Proceed Time and Materials

**CLIENT #**

**RBB IB # 1511200**

**AS** Follows: **Modifications to Library HVAC System**

**CHANGE TYPE** As Follows:

**1 - Owner Requested**

See Detailed List of Workscope attached

The following adjustments shall be made to compensation and time.

(Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties)

**COMPENSATION:**

**\$26,548 - See Attached Breakdown**

Time:

**20 - Days**

**SUBMITTED BY:**



(Signature)

**Kevin S. Boots A.I.A., Sr. Vice President**

(Printed name and title)

**7/10/2015**

(Date)

**AGREED TO:**

(Signature)

**Christina Giraldo - Asst. Supt for Busin**

(Printed name and title)

(Date)



# AIA Document G802 - 2007 (Breakdown)

**G802 # 011**

TASK	FEE	STAFF REQUIRED	RATE	ESTIMATED HOURS
Design Task				



12. CONSENT CALENDAR

12.4 Approval of Interdistrict Transfer Agreement for Rosso

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BACKGROUND INFORMATION: According to Education Code 46600-46611 students may apply to attend school in a district outside of their attendance boundary under an interdistrict attendance permit. The Education Code states that upon request from the parents/guardians, the district may approve interdistrict attendance permits on a case by case basis.

CURRENT CONSIDERATIONS: Ms. Sheleagh McIrvin-Rosso, mother of Nicholas Rosso, has requested an interdistrict transfer agreement from Trona Unified School District. Ms. McIrvin-Rosso is employed in Randsburg and would like her son to attend school in the Sierra Sands Unified School District due to its proximity to her place of business. Nicholas has been released by Trona Unified School District.

FINANCIAL IMPLICATIONS: There are no known financial implications at this time.

SUPERINTENDENT'S RECOMMENDATION: It is recommended that the board approve the interdistrict transfer request for Nicholas Rosso.