

Agenda Item Details

Meeting	Oct 15, 2020 - Regular Meeting of the Governing Board
Category	6. BUSINESS INFORMATION/ACTION ITEMS
Subject	F. 9:00 P.M. Facilities and Bond Projects Update
Type	Discussion, Information

INFORMATION

Presented by Director of Bond Projects, Adam Lint

Measure Z Bond Project(s) Update:

CAW Architects submitted both plans for the New Classroom Buildings & Courtyard Renovations Projects at Ormondale School and Corte Madera School to the Division of the State Architect (DSA) in early June. The plans have now been reviewed by DSA and comments have been received. RGM Kramer has also conducted a thorough constructability review of the plans and has incorporated plan review comments generated by the District. CAW Architects is now working to address these comments and make the necessary modifications to the plans. The construction team continues to focus on refining the logistics plans, schedules and bid packages.

In addition to the continuing work on the new classroom building and courtyard renovations projects, the team is working to include the 1000 wing restroom project, server room and computer lab renovations project into the logistics plan to take place over the summer of 2021. Performing these construction projects during the summer, will help mitigate disruption to the site during this school year and allow the contractor to work with minimal people onsite.

Facilities Update:

Since April, the District has been working to ensure the school facilities meet the requirements and recommendations for staff and students to return to school safely. These measures include curating a stockpile of personal protective equipment (PPE) for custodians, essential protective equipment (EPE) for all staff and students, hand sanitizer, antimicrobial hand soap, cleaning products and disinfectant. Signage, floor markings and delineators have been procured and set up at each campus to ensure safe wayfinding and travel throughout the sites.

In addition to the abundance of work and coordination that has been put into the precautions mentioned above, the HVAC and ventilation systems at each school has been inspected, adjusted, repaired and in some instances replaced to meet the requirements of bringing fresh air into the classrooms.

Over the last few months, 10 HVAC units have been replaced throughout the District. Repairs and modifications were made to an additional nine units to provide adequate outside air. The remaining units at each site were all inspected, tested and cleaned to ensure proper operation for heating, cooling and most importantly outside air ventilation. Each unit was all fitted with MERV 13 filters. MERV 13 is the highest grade filter that can be installed without performance issues with the units. These filters are also widely recommended by health departments, the CDC and ASHRAE during COVID. Moreover, MERV 13 filters are rated for removing smoke particulates in the air, so we are able to operate the units during slightly elevated poor air quality days.

The requirements and recommendations for the HVAC during COVID have been met for each unit within the District. We continue to monitor the units to ensure proper operation and filter quality. In addition to the HVAC and ventilation work, the District has purchased air purifiers for each classroom that are equipped with multi layered HEPA filters capable of removing all smoke and potential viral particles in the air.

The District is currently working to replace the HVAC unit to the staff room at Corte Madera. The unit's ventilation fan was operating properly, but the compressor that allows the unit to heat and cool went out. Due to the units age and type of refrigerant that the unit runs, the cost to repairs was significant. The most cost efficient option was to replace the unit with a newer more efficient model. This work is scheduled to be completed this week.