

**SIERRA SANDS UNIFIED SCHOOL DISTRICT**

**Board of Education  
Special Meeting**

**To be held concurrently with the regular meeting of**

**September 3, 2009  
Ridgecrest City Council Chambers  
100 West California Avenue  
*www.ssusd.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 Covert  
Judy Dietrichson  
William Farris  
Tim Johnson  
Tom Pearl  
Kurt Rockwell, Vice President/Clerk  
Michael Scott, President

Joanna Rummer, Superintendent

MOMENT OF SILENCE

1. ADOPTION OF AGENDA

2. CONSTRUCTION ADMINISTRATION

2.1 Approval to Negotiate a Second Amendment to the Contract with Barnhart, Inc. for Modernization of Pierce Elementary School (*Goal #3, #4*)  
*An additional amendment to this contract is required as unforeseen existing conditions have been identified that must be corrected to meet health, ssafety, and code compliance.*

3. ADJOURNMENT

## 2. CONSTRUCTION ADMINISTRATION

### 2.1 Approval to Negotiate a Second Amendment to the Contract with Barnhart, Inc. for Modernization of Pierce Elementary School (*Goal #3, #4*)

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**BACKGROUND INFORMATION:** At the special meeting of the Board of Education on February 11, 2008, the board contracted with Barnhart, Inc. in the sum of \$4,669,591 for modernization of Pierce School. This contract included all contingencies and allowances. At the March 19 special meeting, the board amended the contract by \$500,000 in the form of the “First Amendment” to the original contract, expressly for the purposes of repairing the Building “C” roof, HVAC structural retrofit, insulation, and miscellaneous items related to the HVAC retrofit.

**CURRENT CONSIDERATIONS:** As is most often the case with building modernizations, unforeseen existing conditions are discovered that must be corrected for reasons of student and adult user safety. In the case of the Pierce modernization, it was determined well into the project that both the water and sewage systems required replacement for health and safety reasons. At the time of the first amendment and not until recently was the scope of work and cost more clearly realized. Both of these systems are largely underground and within wall installations with even greater than expected unknown circumstances. Neither of these items was in the original budget, nor realized at the time of the second amendment. Nonetheless, the replacement of these systems was deemed essential and is of great benefit to the campus users for decades to come.

The replacement of the water and sewer systems is not currently in the scope of modernization for any of the elementary campuses. In the future, the condition of these systems, as well as other essential infrastructure components, should be more comprehensively evaluated prior to determining the budget for the projects. It is very apparent that the modernizations of the elementary campuses are more realistically \$7 million projects rather than the 2006 estimates of about \$5 million.

Using the replacement of the sewer as a classic example of incurring secondary costs, those costs could include:

- |  |           |
|--|-----------|
| • The cost to replace the sewer                | \$142,000 |
| • Cost to remove a tree                        | 4,000     |
| • Cost of related demolition                   | 54,000    |
| • Bathroom framing                             | 20,000    |
| • Cost of additional drywall replacement       | 35,000    |
| • Cost to replace sidewalks (also DSA related) | 165,000   |
| • Cost for landscape/grading                   | 105,000   |

These costs would be in addition to other associated costs, such as the DSA inspector, architectural fees, asbestos abatement, and testing.

The DSA-required retrofit of the HVAC installations further complicates and accelerates costs. As an example, it was anticipated that the Building “C” HVAC structural retrofit could have been accomplished with the HVAC units in place (rooftop). Once the roof was demolished around each unit, the structural engineer determined that the units needed to be removed, which dramatically increased the cost. Thirteen HVAC units were removed by crane, stored off-site, and craned back to DSA certified installations. These costs and the cost to install seismically sound structures upon which to secure the HVAC units have significantly increased the final project price. It is important to note by comparison that Pierce has five buildings while Faller had only two under major construction. The HVAC seismic retrofit will be a challenge at virtually all school sites.

FINANCIAL CONSIDERATIONS: Authorization to amend the Barnhart contract for the Pierce modernization for a second time is required so that existing pay applications can be processed and executed. Waiting until the final costs are known would delay payment to contractors for work previously completed. The amount of \$500,000 is considered somewhat inflated as of this writing. For budget tracking purposes, \$314,187 will be designated for the HVAC retrofit account and \$185,813 designated for the owner’s contingency account. There is a potential “scope of contract” dispute with one of the subcontractors, which could require a relatively small third amendment.

It is important to note that the greatest previously unknown expense on this project is the DSA-required HVAC retrofit (\$814,187), which accounted for nearly fourteen percent (14%) of the total project cost, while the essential owner infrastructure improvements accounted for only three percent (3) of the increased costs. The district is pursuing recouping as much of the DSA-required HVAC retrofit costs as possible.

The sources of funding for the second amendment are Measure “A”, state matching share, deferred maintenance, and the Inyo-Kern Schools Financing Authority.

SUPERINTENDENT’S RECOMMENDATION: It is recommended that the Board of Education authorize the district to enter into an agreement to amend the contract with Barnhart, Inc. for Pierce Elementary School modernization for a second time in the amount of \$500,000 as presented.