

# Mt. Diablo USD Board Meeting

Design-Build Energy Services Project Update

May 14<sup>th</sup>, 2025



# Meeting Goals



Project procurement history



Update project status



Project concerns



# MDUSD Board Meeting



+ **Schneider**  
Electric

- 01** Procurement Recap
- 02** Scope Update
- 03** Schedule Update
- 04** Comfort Issues
- 05** DIR Update
- 06** Questions

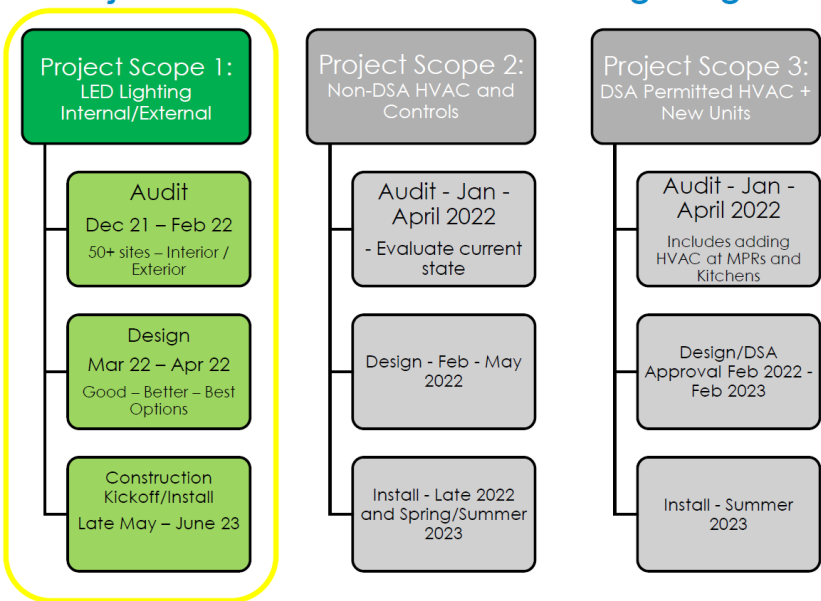
# Project Procurement Timeline

- 9/2021: MDUSD RFQ #1896 for District-Wide Building Automation HVAC Systems and Lighting
  - Subject to award of one or more agreements
  - Pursuant to **Government Code 4217**
- 4/2022: Agreement For Turnkey Design and Construction Energy Services executed with Schneider Electric as the Design/Builder initiating the Design Phase of the project
- 5/2022: Construction Amendment for Lighting & Energy Management Services = \$24,354,012
- 3/2023: Restated Construction Amendment adding Building Automation and HVAC Systems = \$25,074,659

# Project Procurement Timeline

- From Schneider Electric's 5/2022 MDUSD Board Presentation:

## Project Tracks – Track 1 LED Lighting



## Recommended Project

Modernizing Mt. Diablo USD

Project
<b>Turnkey District-Wide LED Lighting</b> <ul style="list-style-type: none"> <li>-District-Wide LED Retrofit Kits</li> <li>-LED Tube Replacement in "Architectural Spaces"</li> <li>-Complete Exterior Lighting Replacements</li> <li>-Occupancy Sensors</li> <li>- Dimming Functionality and Light Switch Upgrades</li> <li>- Human Centric Lighting for Special Needs</li> </ul>
<b>Ceiling Tile and Lens Replacements</b> <ul style="list-style-type: none"> <li>-Improvements at each site</li> </ul>
<b>2-Years of Energy Management</b> <ul style="list-style-type: none"> <li>Hands-On Operational Support for Increased Utility Savings</li> </ul>

## Project Price

Fixed-Firm Commitment

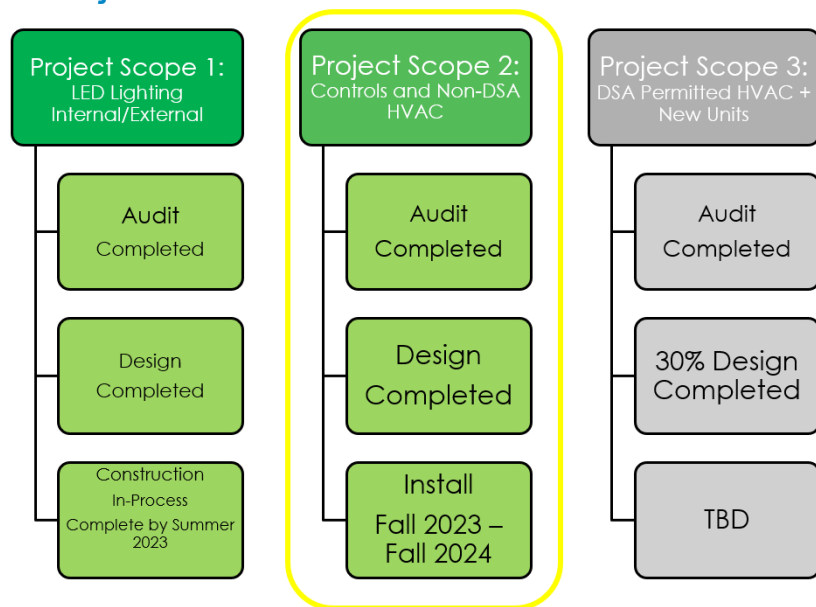
## Recommended Project Price

\$24,354,012

# Project Procurement Timeline

- From Schneider Electric's 3/2023 MDUSD Board Presentation:

## Project Tracks – Track 2



## Recommended Project

Modernizing Mt. Diablo USD

Project
<b>Turnkey District-Wide Controls Upgrades</b> <ul style="list-style-type: none"> <li>- Standardize existing controls to SE recommended protocols</li> <li>- 21 site expansion of controls across District</li> <li>- 32 new sites and multiple new building wings               <ul style="list-style-type: none"> <li>- Exterior lighting integration</li> <li>- Commissioning and training</li> </ul> </li> </ul>
<b>Turnkey HVAC Replacements</b> <ul style="list-style-type: none"> <li>- 249 new HVAC units</li> <li>- Fast tracked for install               <ul style="list-style-type: none"> <li>- Oldest units</li> </ul> </li> <li>- Commissioning and integration into building controls</li> </ul>

## Project Price

Fixed-Firm Commitment

Project Price
\$25,074,659

# Scope Update

- Project Scope 1:
  - Energy efficient lighting retrofits at 52 District sites
  - 2-Years of Energy Management Services
  - No Cost Change Order 1 executed 6/2024
- Project Scope 2:
  - HVAC upgrades at 21 District sites
  - Building control system upgrades at 52 District sites
  - No Cost Change Order 2 pending MDUSD approval

# Schedule Update

- Project Scope 1:
  - Lighting Substantial Completion accepted on 1/31/2024
- Project Scope 2:
  - HVAC Substantial Completion proposed on 3/14/2025 pending District approval
  - Building Automation System: Recovery Schedule for Substantial Completion of June 2025



# Comfort Issues

- Starting with winter weather shift at end of October 2024, software implemented for VRF systems at 25 sites began experiencing erratic behavior
- Needed to lock out thermostats to constant 70°F to diagnose issue
- By mid-November 2024 discovered combination of software integration and unforeseen, existing hardware issues
- By early December 2024 issues were resolved and setpoint adjustment of thermostats released back to teachers
- March 2025 these 25 sites were reprogrammed to allow for wider setpoint ranges per District's request

# DIR Update

- Notice of Investigation received 8/20/2024 regarding two sub-tier subcontractors
- Schneider Electric and our sub-tier subcontractors have provided DIR the unredacted requested information
- Schneider Electric counsel periodically checks investigation status with DIR
- No updates from DIR to report at this time
- Schneider Electric did comply with California Labor Code requirement for eCPR

# Schneider's Added Value

Schneider's services have provided additional benefits to District. These include:

- Early pricing prevented construction cost escalation
- **Assisted the District in securing \$10M in grant funding for work outside of the current scope (CALSHAPE and EV BUS/Infrastructure) that is not related to Schneider work**

# Questions?

