

FACILITIES MANAGEMENT & CAPITAL PROJECT STATUS REPORT

September 2014

Facilities Management – General

In the past month the maintenance crews have completed 293 work orders, and are currently working on 553 open work orders.

The District continues to work with MNPower and their consultant to determine if we are potentially eligible for monetary rebates through Comfort Systems of Duluth related to the reduced gas consumption of our new high efficiency boilers at all our renovated sites. We will continue to work on this and make every effort to achieve rebate funds. This process may take several months or longer to finalize.

Maintenance crews are on scheduled maintenance at Denfeld.

ABE/UHL is performing district-wide boiler inspections and annual maintenance and is almost complete.

HOCHS remodeling project is almost complete.

An estimate was provided to the 1890's Preservation Committee to upgrade non-compliant tower stairs and handrails to make passage safer for tours. Included in this estimate was the replacement of very old heavy roof deck hatches. We have no update at this time from this committee as to whether they want to proceed.

General fall maintenance is being performed to prepare for winter.

Repairs for the vandalism to STC Main will be done as soon as the new equipment arrives.

We are installing fence additions for Head Start at Piedmont and MWE.

Chiller work for winter shutdown will commence shortly.

Capital Construction:

Jamar is working on the large Denfeld basement drainage project, which will be completed in the next few months.

Operations

In September, the school year had a relatively smooth start from an operations perspective. Operations staffing is not completely in place yet as the district is working on a different model which makes daily staffing for the interim challenging.

Presently we are organizing the excess items at STC and various closed sites and posting them on the Public Surplus website. The district is planning to have a regular auction at the end of October or early November for the remainder of the items.

Health, Safety & Environmental Management

- Environmental/Health/Safety
 - Required information went out to parents for school start-up and reminder emails were sent to principals to ensure fire drills are completed at the beginning of the school year.
 - Playground inspections were completed for all required schools. The playgrounds were in good condition with the exception of a few loose bolts and a handful of parts that need to be replaced. There were no immediate hazards.
 - Responded to a gas smell at Piedmont. The smell was tracked down to the stovetop oven using a multi-gas monitor. The line was shut down and tagged out until the unit could be repaired.
 - A meeting was held with the district-wide safety team. We discussed the need for more training and a safety orientation. We also discussed the process, communication, and understanding of how to respond to injury report needs, which needs to be clarified to supervisors.

- Workers' Compensation Activities
 - OSHA Recordables: 2 recordable incidents in September.
 - Incidents Reported: 18 injuries reported.

Risk Management

A near drowning incident at Lincoln Park Middle School has been followed up on by the district's health and safety coordinator and others to determine action or measures in addition to the addition of life guards during PE classes. One of the measures being considered is the addition of lighting that will raise the level of illumination in the center of the pools to a level above what is required by code.

There have been no other significant reportable incidents or claims relating to insurance policies for general liability, property, auto, and school leader's legal liability.