

# **FACILITIES MANAGEMENT & CAPITAL PROJECT STATUS REPORT**

## **September 2012**

### **Facilities Management – General**

In the past month, the maintenance crews have completed 382 work orders, and are currently working on 579 open work orders, and we received 357 new work order requests.

We received a check from Minnesota Power related to the Conservation Improvement Program in the amount of \$4,180.00 for the change to LED lighting in the Denfeld auditorium.

Track repairs at PSS were completed.

The intake air louver for the generator at Piedmont was raised to prevent snow ingestion.

### **Capital Construction:**

Currently, LRFP site work is ongoing at Congdon Park, Myers-Wilkins, WMS, and OEMS.

We are receiving a check from Minnesota Power related to the Conservation Improvement Program in the amount of \$16,332.67 for energy conservation improvements at OEMS.

Renovations to FACS labs at OEMS and LPMS will be starting shortly.

Parking lot lighting is being fine tuned to keep personnel safe and yet not impact our neighbors.

Congdon Park user group meetings have occurred.

Nine trees were planted at Lester Park to replace dead trees under warranty.

Various training sessions at our new sites on a variety of systems are occurring regularly.

OEMS noise complaints are being investigated and solutions for chiller and pool AHU noise are being reviewed.

Lester Park noise complaints have been investigated and sound attenuation devices have been installed on the boiler intake air inlets.

The Denfeld auditorium AHU sound attenuators have been installed and the sound barriers are almost complete. Testing of the new equipment will occur shortly.

The old MacArthur site demolition is almost complete.

Commissioning of HVAC equipment is ongoing at both LPMS and OEMS.

Testing / Balancing / and Commissioning of our new HVAC systems in our new sites is occurring, ongoing, and almost completed, and contractors are very close to completing the repairs, as identified.

JCI, District, and CM's continue to meet at Facilities on a weekly basis to review all ongoing issues, as well as weekly at all site construction meetings.

**Maintenance:**

Schools are open and operating. We are still locating furniture, and are using folding chairs until replacements arrive. Staff members are coming to Central High School to pick through the excess furniture for file cabinets, shelves, and some desks for teachers and Operations assigned an extra crew to transport the furniture to the sites.

Interviews have been completed for the 12 open custodian positions and placements will be starting within the next two weeks. From an Operations standpoint, this year seems to be running smoother than last year with all the staff movement and new engineers in buildings. In general, the building requests and adjustments to be made have been manageable.

**Risk Management**

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