

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

## **March 2012**

### **Facilities Management – General**

Union negotiations with the Fireman and Oilers Unit have been completed and the Union is bringing forward the potential agreement to the body for a vote.

### **Capital Construction:**

Currently, LRFP site work is ongoing at Congdon, Grant, Lincoln Park MS, Denfeld HS, East HS, and Ordean East MS.

Johnson Controls, Inc. has selected Kraus-Anderson as the Construction Manager for the Congdon Park School project. The Master Agreement between JCI and the District provides the District the right to reject JCI's selection of sub-consultants and School Board Resolution #B-2-08-2502 authorizes district administration to confirm Johnson Controls' selection of professional services providers (sub-consultants). As such, the District confirms Kraus-Anderson as JCI's construction manager sub-consultant for the Congdon Park School project.

The District received a PowerGrant rebate check from MN Power in the amount of \$19,140.69 related to energy conservation work accomplished at the new Lincoln Park Middle School. This rebate check is in addition to the previous \$126,007.73 that we have already received this fiscal year for similar conservation efforts at Denfeld, Piedmont, Lester Park, Ordean East, and MacArthur schools.

A full tour was conducted this week with City Code officials at the future Lincoln Park MS to ensure we are on track for our planned June / July occupancy inspection. The code officials were satisfied and impressed with progress.

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

The build out of the Memorial Community Center at the new MacArthur is close to complete. We have received our occupancy certificate and are waiting for final invoicing to determine what, if any, floor finishes can be installed.

The District, JCI, and the City of Duluth are meeting as needed to resolve any issues and ensure smooth transition from construction to occupancy at our new sites.

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:**

During the month of March, we were moving and installing cabinets, adding outlets to the new sites where needed, and getting the PLTW shop set-up. Facilities staff are still working with contractors to get the energy management systems up and running. Crews have been finishing up the old MacArthur School preparing it for demolition.

Specific to the month of March **205** work orders were successfully responded to and closed.

### **Health, Safety & Environmental Management**

- Emergency Response Crisis Management (ERCM) activities included:
  - Continual work on advancing and improving our ERCM program district-wide.
  - A teacher on special assignment continues working to help ensure ERCM district-wide uniformity. Topics include: radio usage, site plans, personnel identification, classroom guides, district-level response actions and lockdown implementation.
- Workers' Compensation activities included:
  - Filing of 24 new employee accident reports during the month of March. The districts OSHA log was updated to include two "Lost Time" injuries due to the employees missing work as a result of their injuries. Both employees have since returned to work.
  - A Claim Review was held with RJF, our workers' compensation insurance broker. This is a biannual meeting to discuss open workers' compensation claims to determine if we need to have any intervention and the possible effect they have on our experience modification rate.
  - Ongoing management of several open Workers' Compensation cases.
- Ongoing involvement with various issues related to the construction currently underway across the district.
- Removal of waste classified as "hazardous" was attained from the old Laura MacArthur Elementary School. The waste was brought to the "Clean Shop" at WLSSD for disposal and/or recycling.
- Labor Management Safety Committee meeting held. Minutes are on the District web page.
- A safety walk-through was completed at Denfeld Automotive area in preparation for their certification inspection. Signs were hung and other minor changes were implemented.

### **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.