

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

## **February 2015**

### **Facilities Management – General**

In the past month the maintenance crews have completed 264 work orders, and are currently working on 548 open work orders.

Facilities maintenance trade crews are currently scheduled at Stowe.

A failed roof drain line in the auditorium at OEMS was replaced by Jamar. A second leaking drain line is being repaired now.

At HOCHS, the A/C system for the old server room on the third floor (302A) has been split so we now have A/C for both conference rooms 302 and 302A.

We have started the process to enter our utility consumption data into B3 – which stands for Building, Benchmarks, and Beyond. This State of MN operated database will allow us to analyze our energy consumption, as well as compare our use to other facilities in MN. This will also provide our Energy Star ranking, which may allow us to become Energy Star certified. For more information on B3, in 2001, legislation in the State of Minnesota was passed to benchmark all public buildings in the state for a period of 12 months, and as a result, B3 Benchmarking was born. For more than 10 years, The Weidt Group® has developed the benchmarking application to be one of the most robust tools for tracking and managing energy use in public buildings. Currently, the B3 Benchmarking program contains over 7,500 public buildings with over 300 million square feet in its database representing 22 State agencies, 410 cities, 55 counties, 60 higher education campuses, and 214 school districts. The B3 Benchmarking system has identified over \$23 million in potential energy savings in over 1,500 identified buildings representing about 30 million square feet of building floor area.

Facilities Management is working with local design professionals to determine options and cost to relocate our operation and function to the Garfield site.

### **Capital Construction:**

Facilities is working with design professionals as well as time and material contractors to facilitate the completion of the School Board approved projects related to the remaining LRFP fund balance.

Facilities is preparing a quote to accomplish the installation of access control for HOCHS. This should be completed by early summer.

LHB continues to investigate moisture issues under the gym floor at LPMS.

### **Operations**

In February, Operations crews were busy keeping the buildings clean and functioning. During the winter recess, crews were catching up on special cleaning projects at the sites consisting of scrubbing floors, using the lift to reach the high areas and changing filters. We have also

been preparing for another auction to be held at Central High School. This auction will once again be conducted by Nordic Auction Company, Inc. and is scheduled for March 14, 2015.

**Health, Safety & Environmental Management**

- Environmental/Health/Safety
  - Six month asbestos reviews were completed as required by AHERA.
  - An account has been set up with an accredited lab in Minneapolis to test asbestos samples.
  - Samples were taken, analyzed, and determined to be asbestos free prior to the removal of whiteboards in HOCHS ALC area.
  - Samples were recently collected and sent to the lab for analysis prior to removing/replacing lighting at transportation. The current material is assumed to be asbestos; however, it has not been tested.
  - VOC results for Congdon gym came back negative for total VOC's.
- Riverport Insurance
  - A survey report letter was received for the November walkthrough and survey completed by Riverport. The district will continue to work with Riverport to ensure ISD 709's contractual agreements with 3<sup>rd</sup> parties are in line with the recommendations of Riverport. It was also recommended the use of non-district owned vehicle controls and YMCA contracts be looked into further to help alleviate the district's potential exposure.
- Workers' Compensation Activities
  - OSHA Recordables: 0 recordable incidents.
  - Incidents Reported: 24 injuries reported of which seven (7) were slip on ice/snow incidents and five (5) were slip/falls while walking indoors.

**Risk Management**

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