

Long-Range Facilities Plan Status Report
Provided by Johnson Controls, Inc.
June 3, 2010

Property Acquisition

Denfeld: All property acquisitions are completed (11 homes, Print Shop and the Duluth Motel).

Lester Park: All property acquisitions are completed (8 homes).

Congdon: We have one property in possession. We are working with several others including a Purchase Agreement on one.

Laura MacArthur: All property acquisitions are completed (15 homes).

Grant: We have finished purchasing 3 homes. We may still need to work on acquiring some adjacent state land.

Piedmont: We are continuing to work with Christ Lutheran Church and their attorney.

Western Middle School: Western Middle School: We are working on acquisition of all properties on this site. The RR property has a signed Purchase Agreement. We have offers out to most of the other properties. We closed and have possession of 5 properties. We have Purchase Agreements on 4 others that we are moving to closing. We are working on the County land also for a couple parcels for the main building site for the school.

Project Design and Construction

- Denfeld High School - Exterior masonry (brick) is continuing on the main addition. Bossardt, FJJ and DSGW will begin renovations June 21st.
- Eastern High School – Structural steel erection has been started in Area C (by Superior Street) and in Area D (by 40th). Most precast wall panels are fabricated. Precast hollow core floor planks are being erected, and the first precast exterior wall panels have been erected along Superior Street. Bossardt is working with contractors to expand Sitework following the young eagles vacating the nest.
- Eastern Middle School – The initial phase of remodeling to accommodate staff during the summer will be completed by mid-June. KA and contractors are proceeding to relocate existing electrical service from the pool addition location along with an existing underground fuel oil tank. Actual work on pool addition foundations will begin by late-June. KA is also proceeding to replace the air handling unit for the gym and weight rooms. All Sitework will now be started including waterproofing repairs by the main entrance and new parking lots.
- Lincoln Park Middle School – Competitive bids have been received by KA and LHB, and will soon be presented to the School Board for approvals. Construction is planned to start in July.

- Laura MacArthur Elementary – Bossardt is working with contractors to begin placement of precast floor planks by mid-June. Structural steel erection continues. Exterior masonry (brick) will start by mid-July.
- Lester Park Elementary – Foundations have been started. Structural steel is being fabricated in the Duluth area, and KA plans on starting steel erection in July.
- Piedmont Elementary – The existing Piedmont School demolition is completed. KA and SJA are working with the City to acquire permits to begin foundations in June.
- Grant Elementary - DSGW is designing working documents for Grant. Bossardt continues cost estimating / value engineering work with DSGW and FJJ.
- Congdon Park Elementary – Design efforts continue by John Ivey Thomas. Schematic design plans will be presented for School Board review in the near future. The construction start has been changed to June of 2012 to accommodate students, and to allow contractors sufficient time for this project. KA continues assisting with cost estimating and value engineering.

Utilization of Local Contractors and Labor

- Johnson Controls, Bossardt and Kraus-Anderson are continuing to work closely with the Duluth Builder's Exchange and the Duluth Building and Construction Trades Council to:
 - a. Comply with Minnesota Competitive Bidding Statutes.
 - b. Comply with the LRFP Project Labor Agreement.
 - c. Maximize the utilization of local contractors and local labor.
- Johnson Controls has amended our LRFP Contractor/Supplier/Consultant Listing this month to identify three tiers of companies: 1. Adjacent to Duluth; 2. Other neighboring communities; 3. Twin Cities and beyond. Of the 336 construction contracts awarded to date by the School Board for the LRFP, 148 (or 44%) have been awarded to local contractors within Tier 1. On the basis of dollar volume, contracts totaling \$66,364,232 (or 44%) have been awarded to these local firms.
- In addition, 90.4% of consulting agreements and related sub-consulting agreements (i.e. 47 out of 52) have been awarded to local professional service firms (e.g. architects, engineers, testing and surveying firms).
- Attached please find:
 - a. An updated LRFP Contractor/Supplier/Consultant Listing.
 - b. A progress report from the Duluth Building and Construction Trades Council*
 - c. A progress report from the Duluth Builders' Exchange.

6/10/10 *Craig Olson was unable to generate this progress report for the board this month, but will present his report at the School Board Meeting on June 15, 2010.