

FACILITIES MANAGEMENT & CAPITAL PROJECT STATUS REPORT

August 2014

Facilities Management – General

In the past month the maintenance crews have completed 271 work orders, and are currently working on 503 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 and focusing district-wide to meet start of school needs at this time.

ABE/UHL is performing district-wide boiler inspection and annual maintenance.

Schedules and plans are being prepared to facilitate the HOCHS remodeling project.

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.

Capital Construction:

Jamar has started the Denfeld basement drainage project. 75% of the project is finished with the remaining 25% to be completed at Christmas break when the north fan room trench drain concrete will be poured.

Jamar will be installing drainage sumps at both Piedmont and MWES.

LPMS truss reinforcement work is completed and final cleaning is occurring.

LPMS terrazzo warranty work is occurring and will be done for start of school.

The LPMS and OEMS pools are being surveyed for compliant light levels and the report will be forthcoming to the District from LHB.

Operations

This is the time of the year Operations crews are finishing summer cleaning. Teachers are setting up classrooms and moving into different rooms. Lunch and Key Zone programs ended in August allowing crews one week to clean the common areas and rooms used by summer programs.

Some of the elementary schools heavily utilized in the summer required extra assistance to finish cleaning, but we will be ready for students on September 2.

There have been a number of requests for furniture, mostly student desks. All of the remaining student desks in storage have now been sent to sites.

Health, Safety & Environmental Management

- Environmental/Health/Safety
 - A truck full of computer monitors, tv's, and other electronics was sent for recycling.
 - Safety training for the in-service on August 27 was completed. Employees were trained on workers' compensation reporting and how to recognize risks to prevent injuries.
 - The fire marshal follow up inspection was completed for Lakewood and Homecroft. There were still discrepancies based on the last inspection that were addressed at the time of the follow up inspection.
- ERCM
 - Completed the change out of all the AED batteries.
- Workers' Compensation Activities
 - OSHA Recordables 0 recordable incidents in August.
 - Incidents Reported: 8 injuries reported.

Risk Management

On or about August 12, 2014, pole vault/jump pads at East High School located under the bleachers within a fenced area were damaged by vandalism. Police were contacted and the investigation is still underway. This incident has been reported to our insurance provider since the total cost of damage is estimated to exceed \$20,000.00, and we anticipate reimbursement to the district minus the \$1,000.00 deductible.

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.