

FACILITIES MANAGEMENT & CAPITAL PROJECT STATUS REPORT

July 2014

Facilities Management – General

In the past month the maintenance crews have completed 201 work orders, and are currently working on 465 open work orders.

Modifications were done at OEMS kitchen to facilitate the installation of new kitchen equipment.

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 on Piedmont, Lakewood, and Stowe at this time.

Electrical work will be completed to allow for new additional equipment to be installed at both high schools to allow for additional lunch time students.

Budgets are being prepared and site visits done to facilitate the HOCHS remodeling project.

Capital Construction:

Jamar has started the Denfeld basement drainage project, which will be completed this summer.

In August, Superior Glass will finish the caulking of windows at Congdon Park to ensure the older windows are water tight.

Congdon Park 11-month warranty walk through was conducted July 29th.

Congdon Park tile roof replacement and masonry project is going according to schedule with new tile installed on approximately 40% of the roof.

The newly reconstructed loading docks at LPMS and MWE are finished and working properly.

LPMS truss reinforcement work should be completed / final cleaned by the second week of August.

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

Operations

In July, Operations crews were well into the summer cleaning process. At this time of year, gymnasiums are scheduled for floor refinishing. This process involves lightly sanding the floor to remove the top layers of finish and applying the finish. July is also the month when employees schedule vacations so we are operating with a smaller workforce as we don't normally supply substitutes for the planned absences during the summer months.

July is also the month our boilers need to be inspected. The new hot water boilers require minimum maintenance. The older steam boilers need to be drained and washed out on the water side and the firebox and flues need to be cleaned on the fire side. These boilers still exist at some of our vacated buildings and Garfield.

We are preparing for the auction of surplus materials from STC, Central High School and the Garfield building. There will be an individual auction for each of these sites, which will take place at Central High School this fall.

Preparations are underway to ready the fall athletic venues for the startup of fall sports in mid-August.

Health, Safety & Environmental Management

- Environmental/Health/Safety
 - Basketball hoop inspections were completed. Discrepancies are being attended to.
 - Red Cross has been assessing the school buildings for use in case of a disaster. Once the assessment is complete, a review and contracts for use will be completed.
 - Asbestos inspector refresher training was completed for the safety coordinator.
- ERCM
 - 16 AED batteries were replaced. The batteries have approximately a five year lifespan.
- Workers' Compensation Activities
 - OSHA Recordables: 0 recordable incidents in July.
 - Incidents Reported: 1 injury reported.

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.