

FACILITIES MANAGEMENT & CAPITAL PROJECT STATUS REPORT

August 2012

Facilities Management – General

In the past month the maintenance crews have completed 170 work orders and are currently working on 601 open work orders, and we received 274 new work order requests.

Our Utility crew has completed installing used playground equipment at Woodland for the Congdon Park student's use this coming school year.

Our Utility crews have been constantly moving furniture and boxes for the new sites as well as teacher moves.

Capital Construction:

Currently, LRFP site work is ongoing at Congdon, Myers-Wilkins, Lincoln Park MS, EHS, and Ordean East MS.

Punch list walk through visits are occurring at OEMS and LPMS.

Various training sessions at our new sites on a variety of systems are occurring regularly.

OEMS noise complaints are being investigated and solutions for chiller and pool AHU noise are being reviewed.

The old MacArthur site demolition is almost complete.

EHS track repairs are almost completed.

Commissioning of HVAC equipment has started and is ongoing at both LPMS and OEMS.

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

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:

The movement of equipment and supplies is proceeding. There are a few items left at Morgan Park, Congdon Park is now empty, and Woodland has been moved to Ordean East MS. Presently we are working to determine the number of student chairs needed due to the increased number of rooms, teachers using tables instead of desks, and the lack of acceptable replacements in storage at Central.

Operations crews have been following behind the cleaners applying the floor finish and assisting in room set-up.

The district has experienced some unexpected vacancies due to retirements and illnesses and we are currently working with Human Resources to fill 12 custodial positions.

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.