

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

Property Acquisition

Denfeld: All property acquisitions are completed.

Lester Park: All property acquisitions are completed.

Congdon: We have one property in possession. We are working potentially on four more. We may consider a street vacation.

Laura MacArthur: All property acquisitions are completed.

Grant: We are working on one final property for acquisition.

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

Western Middle School: There are 11 properties plus County land and railroad property. We have purchased two properties. We have possession of one, and the other should have possession this week. We have three other purchase agreements and are working on the rest. We will be working on some street vacations and finishing offers with other property owners. The County is in the process of appraising the tax forfeited land portions of the school site and this will serve as a basis for determining the method of conveyance to the District. This process is on schedule for conveyance of land parcels on which the building will be constructed by June.

Project Design and Construction

- Congdon Park – Design efforts continue. 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 to improve construction efficiency and safety by relocating school operations to the Woodland building for the 2012-2013 school year.
- Eastern High School – Foundations are continuing for the new addition. ARI is beginning design for final building and site improvements. Bossardt and ARI are working with JCI to accelerate the construction schedule for the building.
- Denfeld High School - Structural steel and precast concrete flooring for the addition is being completed, and exterior walls are being erected. Plans are being made with staff to vacate the building in summer to allow contractors access to the entire facility.
- Laura MacArthur – Substantial unforeseen site conditions have been encountered requiring removal of debris and corrective soils work. DSGW is preparing final Construction Documents, which will be issued in late-January for competitive bids.
- Grant/Nettleton - DSGW is designing working documents for Grant. An August construction start is currently planned.

- Eastern Middle School (East) – Construction contracts have been awarded. The next phase will start in the spring with renovations of the teacher’s lounge into the main office and the start of the pool addition.
- Lester Park/Rockridge – We have issued construction contracts. Home demolition is proceeding. Construction will begin in the spring.
- Lincoln/Piedmont – SJA is issuing bid documents with KA. A spring start is planned for the project. The existing Piedmont School demolition will occur in March.

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.
- Of the 310 construction contracts awarded to date by the School Board for the LRFP, 155 (or 51.7%) have been awarded to local contractors as defined by the Duluth Builder’s Exchange. On the basis of dollar volume, contracts totaling \$78,605,999.83 (or 58.9%) have been awarded to these local firms. This is evidence of the impact of ISD 709 utilizing the Construction Management approach where local contractors have greater assurance their low bid will actually be used.
- 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.