

# Intermediate District 287

## RESPONSIVE. INNOVATIVE. SOLUTIONS

### FACILITIES COMMITTEE

Tuesday, March 20, 2012

8:30 AM @ District Service Center - Board Room

### AGENDA

1. North Education Center (NEC) Facilities Committee Agenda for March 20, 2012
  - \* Weekly Risk Detail
  - \* Weekly Risk Summary
  - \* Change Order Memo
  - \* NEC Monthly Finance Report
  - \* Plaque Documents
  - \* NEC vs. SEC Comparison Document
  - \* Long Term Facility Space Needs

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# Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

**GROUP:** Facilities Committee

**DATE:** March 20, 2012

**TIME:** 8:30 – 10:30 AM

**LOCATION:** DSC Board Room

**PROTOCOLS:**

Decisions will be made via consensus on the agenda items.

**CONVENER:** Tom Shultz

**FACILITATOR:** Peyton Robb

**ATTENDING:**

**LONG TERM PURPOSE**

The Facilities Committee for the North Education Center project will provide oversight and direction to administration and bring recommendations to the full Board for approval as needed.

AGENDA ITEMS	OUTCOMES	TIME BUDGETED	ACTION
1. J.E. Dunn Construction Update	<ul style="list-style-type: none"> <li>Committee members will receive construction update</li> </ul>	10 minutes Jeff Walker	
2. Weekly Risk Report, WRR	<ul style="list-style-type: none"> <li>Committee members will understand the most recent Weekly Risk Report (WRR)</li> </ul>	10 minutes Jeff Walker Site Supt.  Jeff Callinan Project Manager	
3. Change Orders	<ul style="list-style-type: none"> <li>Committee will review and approve (as necessary) Change Orders. This week's changes are information for the Board.</li> </ul>	10 minutes  Tom Shultz Mark Thiede Jeff Callinan	<ul style="list-style-type: none"> <li>Henricksen CO #001 for \$894 to add 24"x36" tempered clear glass on 6 doors (\$149 each)for the nap rooms in B1.</li> <li>JED COs #43 – 54 for \$70,704</li> </ul>
4. NEC Finance Report	<ul style="list-style-type: none"> <li>The group will discuss the monthly NEC Finance Report and approve of its use each month.</li> </ul>	5 minutes  Janet Johnson	
5. Comparison of SEC and NEC	<ul style="list-style-type: none"> <li>The Committee will understand the design differences between SEC and NEC.</li> </ul>	20 minutes  Tom Shultz	
6. NEC Plaque	<ul style="list-style-type: none"> <li>The Committee will decide between two choices of plaques for NEC</li> </ul>	5 minutes	
7. Long Term Facility Space Needs	<ul style="list-style-type: none"> <li>Program Locations related to NEC and Leased Sites</li> </ul>	20 minutes  Sandy Lewandowski	

The mission of Intermediate District 287 Is to be the premier provider of innovative specialized services to ensure that each member district can meet the unique learning needs of its students.

	<ul style="list-style-type: none"><li>• The Committee will understand the options available for renewal</li></ul>	Tom Shultz	
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**HANDOUTS:**

1. **Weekly Risk Detail**
2. **Weekly Risk Summary**
3. **Change Order Memo**
4. **NEC Monthly Finance Report**
5. **Plaque Documents (2)**
6. **NEC vs. SEC Comparison Document**

# Intermediate District 287

## Weekly Risk Report

March 2, 2012

Project Name: **North Education Center**  
 Project ID: **12/1/2010**  
 Contractor: **JE Dunn**  
 Project Type: **General Construction**  
 Award Method: **RFP - PIPS Best Value**

Risk Rating: 1.0  
 Percent Complete: 77%  
 Overall PM Risk Satisfaction: 10.0  
 Risks: 48  
 Risks Unresolved: 1  
 Risks resolved but no Change Order: 3

### Cost Analysis

Allocated Funds: \$27,100,000  
 Awarded Cost: \$25,987,230

Potential Cost Increases: \$424,214  
 Potential Final Cost: \$26,835,658

Actual Cost Increases: \$424,214  
**Actual Final Cost: \$26,411,444**

Percent Increase in Cost: 1.6%

Contractor Change Order Rate: 0.0%  
 Non-Contractor Change Order Rate: 1.6%

### Schedule Analysis

Notice to Proceed Date: 3/24/2011  
 Original Completion Date: 8/24/2012

Potential Project Delays: 0  
 Potential Completion Date: 8/24/2012

Actual Project Delays: 0  
**Actual Completion Date: 08/24/12**

Percent Delayed: 0.0%

Contractor Delay Rate: 0.0%  
 Non Contractor Delay Rate: 0.0%

Project Schedule Analysis	Total Number of Risks	Potential Schedule Impacts	Potential Cost Impacts	Actual Schedule Impacts	Actual Cost Impacts
1) NO RISKS	30	0	\$ -	0	\$ -
2) CLIENT ISSUE / IMPACT	10	0	\$ -	0	\$ 22,093
3) CONTRACTOR ISSUE / IMPACT	0	0	\$ -	0	\$ -
4) DESIGN ISSUE / IMPACT	32	0	\$ -	0	\$ 296,085
5) UNFORESEEN IMPACT	6	0	\$ -	0	\$ 106,036
	<b>48</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$424,214</b>

NO	DATE ENTERED	RISK CATEGORY	RISK DETAILS 1. What is the risk / why was it unexpected? 2. What will be done / what is plan to minimize this risk? 3. Who is responsible for resolving the issue? 4. What is an estimated impact of the risk? 5. Any updates to this risk (if applicable)	PLANNED RESOLUTION DATE	ACTUAL DATE RESOLVED	OVERALL DURATION IMPACT	OVERALL COST IMPACT	CHANGE ORDER NUMBER	PM SATISFACTION RATING
1	3/25/11	1) NO RISKS							
2	3/31/11	2) CLIENT ISSUE / IMPACT	1. Doboszinski may not complete Phase I to allow us to start on time (not our contract). 2. We have some limited flexibility if they can complete Area A by 4/15/11 3. Doboszinski and Intermediate District #287 4. Estimated time schedule delay of TBD days. 5.	4/15/11	4/15/11	0	\$0	0	10
3	3/31/11	4) DESIGN ISSUE / IMPACT	1. TSP to provide a coordinated 'construction set' of drawings prior to 4-15-11 2. Keep open dialogue with the design team to help resolve any potential issues. 3. TSP 4. 5. Estimated time schedule delay of TBD days. Plans Received. Are being reviewed and will follow up with appropriate pricing. 5/20/11 - Pricing is being reviewed. Please see item 11 below. This item closed and will be tracked below.	6/15/11	6/10/11	0	\$0		10
4	4/8/11	1) NO RISKS	No risks identified this week.						
5	4/15/11	1) NO RISKS	No risks identified this week.						
6	4/22/11	1) NO RISKS	No risks identified this week.						
7	4/29/11	1) NO RISKS	No risks identified this week.						
8	5/6/11	1) NO RISKS	No risks identified this week.						
9	5/13/11	1) NO RISKS	No risks identified this week.						
10	5/20/11	1) NO RISKS	This risk was moved to the RMP list per the direction of ASU						
11	5/27/11	2) CLIENT ISSUE / IMPACT	Please describe the details of the risk: 1. Pricing based on design details has come in higher than the Allowance used at time of contract. 2. JED is reviewing pricing supplied and details behind differences to ascertain correctness of price. Upon completion, pricing will be reviewed with design team. 3. The project team. 4. Unknown at this time. 5. The allowances came in over budget due to various items (material cost increases, changes in the scope of the item, errors in drawings, etc.). The issues and pricing are currently being worked through by the architect and JED to reduce cost overrun. Since the amount has not been determined, it does not meet criteria of risk set by program, so JED has removed it from the risk tab and added it to the RMP tab. They are being added (see below) as individual risks by Allowance number as they are complete in lieu of being lumped together here. This item will be closed.	7/15/11	7/8/11 - moved to RMP tab as noted in risk details Closed 9/2/11	0	See individual items		10
12	6/10/11	1) NO RISKS	This risk was moved to the RMP list per the direction of ASU						
13	6/10/11	1) NO RISKS	This risk was moved to the RMP list per the direction of ASU						
14	6/17/11	1) NO RISKS	No risks identified this week.						
15	6/24/11	1) NO RISKS	No risks identified this week.						

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NO	DATE ENTERED	RISK CATEGORY	RISK DETAILS 1. What is the risk / why was it unexpected? 2. What will be done / what is plan to minimize this risk? 3. Who is responsible for resolving the issue? 4. What is an estimated impact of the risk? 5. Any updates to this risk (if applicable)	PLANNED RESOLUTION DATE	ACTUAL DATE RESOLVED	OVERALL DURATION IMPACT	OVERALL COST IMPACT	CHANGE ORDER NUMBER	PM SATISFACTION RATING
16	7/1/11	5) UNFORESEEN IMPACT	<p>Please describe the details of the risk:</p> <p>1. During drilling of the geothermal wells, the driller has encountered a void in the field in the SE corner. To date, they have lost a drill bit in one of the holes and drilling mud in two others in the field. We are working to identify the extent of the field. It was unexpected due to being an Unforeseen condition.</p> <p>2. As noted, we are working to identify the extent of the field and will then request guidance from the engineer with regards to relocation of the holes that are affected. To minimize risk, we have held off drilling in the supposed area as part of trying to locate the extent of the void.</p> <p>3. Currently, the ball is in the contractor's court until such time as the field is identified.</p> <p>4. See the column to the right.</p> <p>5. 7/22/11 Update. There are 4 holes to date with issues. One has been corrected. One is lost and we need the State back to move forward. The third one has been successfully grouted and redrilling will happen next week. The last hole will be grouted early next week. 7/29/11 Update: We are still waiting to here form the state on hole 204. Hole 194 is complete. Hole 200 is grouted - drilling to follow. 8/5/11 Update - Holes 200 and 194 are complete. Waiting to hear from MDH on hole 204. 8/12/11 Update. All work is complete and pricing is in for review. In addition to the issues with the three holes noted above, fluid loss due to voids was encountered during drilling of 15 additional holes. 9/16/11 Update. All holes are complete. Job was impacted by rework at three holes and added cost due to loss of fluid on 12 holes. A change order has been issued for the costs, see amount to the right.</p>	8/1/11	9/14/11	0	\$63,789	17	10
17	7/8/11	5) UNFORESEEN IMPACT	<p>Please describe the details of the risk:</p> <p>1. The Minnesota State Government shut down over a budget impasse. The electrical inspection is being done by an independent contractor for the State of MN. He can not work until the State budget is settled an the Government opens for business.</p> <p>2. We can proceed with the rough in for the SOG and SOD in area A. We can also continue with the block rough in areas B1 and B2. We can continue with all work up to the point where we begin to cover electrical. I would assume we can do roofing as long as there is no conduit running between the membrane and deck. Immediate impacts would be no underground (duct banks, direct bury, etc), no SOG or SOD work in any other areas. No drywall or ceilings can be done (which hopefully we have a budget before then).</p> <p>We have already talked to the inspectors and the City of New Hope. We do not have the choice to use an independent contractor - the current inspector is an independent contractor. The state has told the City that short of a referendum by the council (which we figure would take more time than the budget should), we cannot cover up electrical work until it is inspected by the state. Nothing more we can do to control or minimize the risk.</p> <p>3. The Governor of Minnesota and State of Minnesota House and Senate</p> <p>4. No way to estimate at this time.</p> <p>5. 7.22 11 Update. Special session is ongoing with a deadline of 7/21/11 to get everything passed. Hopefully State will be open for business next week. 7/29/11 Update - The state is back in business and inspectors are back working without impact.</p>	7/25/11	7/25/11	0	0		
18	7/15/11	1) NO RISKS	No risks identified this week.						
20	7/22/11	2) CLIENT ISSUE / IMPACT	<p>Please describe the details of the risk:</p> <p>1. Allowance Item 4 was for the addition of a trustwater system in the kitchen, which was a change in the scope. Final costs came in under the allowance.</p> <p>2. The pricing for the system was accepted by the owner and included in the contract.</p>	7/18/11	7/18/11	0	-\$2,405	4	10

NO	DATE ENTERED	RISK CATEGORY	RISK DETAILS 1. What is the risk / why was it unexpected? 2. What will be done / what is plan to minimize this risk? 3. Who is responsible for resolving the issue? 4. What is an estimated impact of the risk? 5. Any updates to this risk (if applicable)	PLANNED RESOLUTION DATE	ACTUAL DATE RESOLVED	OVERALL DURATION IMPACT	OVERALL COST IMPACT	CHANGE ORDER NUMBER	PM SATISFACTION RATING
23	7/22/11	2) CLIENT ISSUE / IMPACT	Please describe the details of the risk: 1. Allowance items 12, 13 and 14 were combined into one issue. Items 12 and 13 involved revisions to the ductwork of the air supply and exhaust and toilet exhaust systems due to code review comments. Allowance 14 was for the addition of a Ionization system - a change in scope The pricing for the three items came in under the budget set in the allowance. 2. The owner is proceeding with all of the changes.	7/18/11	7/18/11	0	-\$1,437	6	10
19	7/22/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. Allowance Item 1 and 2 were for changes to doors and hardware per Code official reviews. Costs were over the allowance due to differences in changes from allowance review and final code requirements 2. It will be built per code. / Plan to minimize risk was inclusion of alternate at time of contract.	7/18/11	7/18/11	0	\$7,788	3	10
21	7/22/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. Allowance Item 8 was for the addition of non-rated access panels in the kitchen exhaust system. The subcontractor was able to minimize the cost by including the doors as a no cost change in the contract.	7/18/11	7/18/11	0	-\$2,300	5	10
22	7/22/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. Allowance Item 9 was for changes to the size and make up of ERU No. 3. During the allowance setting meeting, the pricing was provided to enlarge ERU No. 2. When the drawings were issued, ERU No. 3 was the one enlarged. This unit is an exterior unit and thus more expensive. 2. The owner accepted the pricing and a change order was issued.	7/18/11	7/18/11	0	\$38,189	7	10
24	7/22/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. ASI 2 was issued to change some storm water piping sizes due to code review comments. 2. Piping size was changed.	7/18/11	7/18/11	0	\$2,886	1	10
25	7/22/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. ASI 8 was issue dot add door B212 to the door schedule. It was deleted sometime during the design process. 2. Door was added to the schedule.	7/18/11	7/18/11	0	\$2,145	2	10
26	7/29/11	1) NO RISKS	No risks identified this week.						
27	8/5/11	1) NO RISKS	No risks identified this week.						
29	8/12/11	2) CLIENT ISSUE / IMPACT	Please describe the details of the risk: 1. PR 6 was issued to revise the door schedule and make owner requested changes. Unexpected due to change in scope. 2. Door types are changed. Costs minimized by close review of original door/hardware revisions	8/9/11	8/9/11	0	\$1,551	9	10
28	8/12/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. Proposal request 7 was issued to provide piping chases in the data/server rooms in lieu of letting pipe be exposed in the space. The pipes would have been exposed due to the room needed to move around a beam under the floor. 2. The pricing was accepted and the chases will be built.	8/9/11	8/9/11	0	\$1,621	8	10
30	8/12/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. Door sizes into the gym were incorporated in to the contract drawings at the wrong size. ASI 11 changed the door sizes. 2. Door frames were reordered the correct size. Original frames were already on site.	8/9/11	8/9/11	0	\$10,417	10	10

NO	DATE ENTERED	RISK CATEGORY	RISK DETAILS 1. What is the risk / why was it unexpected? 2. What will be done / what is plan to minimize this risk? 3. Who is responsible for resolving the issue? 4. What is an estimated impact of the risk? 5. Any updates to this risk (if applicable)	PLANNED RESOLUTION DATE	ACTUAL DATE RESOLVED	OVERALL DURATION IMPACT	OVERALL COST IMPACT	CHANGE ORDER NUMBER	PM SATISFACTION RATING
31	8/19/11	5) UNFORESEEN IMPACT	Please describe the details of the risk: 1. Contaminated soil was found in the area north of Area A where the geothermal well trenching is ongoing. 2. Braun was called in to test the material. The material was found to have some oil based contaminant, but not enough to be removed. It will be used under the paving. 3. The project team 4. At this time, for the JED contract, \$0. Braun's contract is with the owner. I am sure there will be a bill for the testing, but I won't see it. 5. Closed as a no cost issue for JED. Material will be used under parking to contain on site. I do not know if there are any costs for the owner from Braun for testing.	8/19/11	8/23/11	0	\$0	N/A	10
32	8/26/11	1) NO RISKS	No risks identified this week.						
33	9/2/11	5) UNFORESEEN IMPACT	Please describe the details of the risk: 1. Due to the way above average rainfall this year on the site, we are having issues with the on site material being used for pipe bedding and backfill. This was unforeseen because the rain quantities are way above normal. There is also the inconsistency when dealing with soil (some have areas have had issues, others have not been a problem). 2. With regard to pipe bedding, we are bringing in offsite material. We have asked for direction from the civil engineer on (1) what do to with left over material (from use of offsite sand), (2) direction on how to address high moisture content on the back fill we need to reach to 100% density on in final 3' lift under paving and (3) direction on how to address high moisture content on the lower levels of back fill (up to final 3') we need to reach 95% density. 3. It will require a team review and decision. 4. To be determined after review with the engineer. 5. 9/9/11 - Over the past week, we have completed multiple areas without compaction issues. Sand is still required at the bottom of the trenching. 10/21/11 - The work on the geothermal is complete. We are currently working on the soft spot on the SE side based on Braun's direction. 10/30/11 - work is complete. Pricing submitted for approval. 11/4/11 - Change Order pricing approved. CO to be written next week. Will be closed then. 11/18/11 - CO issued and executed.	9/9/11	10/28/11	0	\$25,437	24	10
34	9/9/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. The terrazzo for the project is thin set directly on the concrete. In some of the terrazzo areas, there is underslab heating. The concrete subcontractor noted in the coordination meeting a concern with the concrete cracking in the future above the heating tubes. If the slab under the terrazzo cracks, the crack will be transmitted through the terrazzo. 2. Wire mesh will be added over the tubes under the terrazzo to help control cracking. 3. The project team reviewed it the coordination meeting. The designers reviewed the concern and added the mesh. 4. (A) Cost of the mesh (TBD) and (B) future cracking 5. 10/21/11 - We have provided pricing for the work. 10/30/11 - Work is complete. CO to be issued. 11/4/11 - CO pricing approved. CO to be written next week and then this will be closed. 11/18/11 - Change order issued and executed.	9/19/11	10/21/11	0	\$1,205	30	10
35	9/16/11	4) DESIGN ISSUE / IMPACT	This change order was an adjustment to Owner Change Order No. 7 to correct for some work that was in the base contract.	9/14/11	9/14/11	0	-\$6,923.00	11	10
36	9/16/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. ASI No. 9 was issued. It added some VAV's, revised some HVAC ducting and revised the control sequencing. 2. The changes have been implemented as directed by ASI 9. 3. The project team 4. See amount to right.	9/14/11	9/14/11	0	\$24,795.00	12	10

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NO	DATE ENTERED	RISK CATEGORY	RISK DETAILS 1. What is the risk / why was it unexpected? 2. What will be done / what is plan to minimize this risk? 3. Who is responsible for resolving the issue? 4. What is an estimated impact of the risk? 5. Any updates to this risk (if applicable)	PLANNED RESOLUTION DATE	ACTUAL DATE RESOLVED	OVERALL DURATION IMPACT	OVERALL COST IMPACT	CHANGE ORDER NUMBER	PM SATISFACTION RATING
37	9/16/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. Allowance items 5, 6 and 7 were combined into one issue. All three items involved code revisions - to the storm and sanitary sewer systems. 2. The revisions required by the code review were made to the project plans. 3. The project team 4. See amount to right.	9/14/11	9/14/11	0	\$14,738.00	13	10
38	9/16/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. Allowance items 15. This allowance was to cover changes to the project that were incorporated into the Technology Package and not originally in our scope of work. 2. Rough in requirements in our scope of work have been revised per the Technology package with respects to added fire alarm requirements 3. The project team 4. See amount to right.	9/14/11	9/14/11	0	\$11,058.00	14	10
39	9/16/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. The risk was added ductwork above ceiling in Room B117. It was identified as part of the MEP coordination meetings. It was unexpected due to the amount of added ductwork required to reroute in the room. 2. The duct was rerouted in as efficient a manner as possible. 3. The project team as part of the MEP coordination meetings. 4. See amount to the right.	9/14/11	9/14/11	0	\$5,476.00	15	10
40	9/16/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. The risk was a fire sprinkler revision and added lights as part of the MN Health Department review. 2. The changes noted (added check valve and light fixtures) will be added as required. 3. The project team. 4. See the amount to the right.	9/14/11	9/14/11	0	\$3,258.00	16	10
42	9/16/11	4) DESIGN ISSUE / IMPACT	Please describe the details of the risk: 1. The wiring for the transformer was sized too small in the original design. 2. The wiring has been upsized. The design was reviewed to minimize the change and the wire changed to copper to allow use of the existing conduit. 3. The project team 4. See the amount to the right.	9/14/11	9/14/11	0	\$32,241.00	18	10
43	9/23/11	1) NO RISKS	No risks identified this week.						
44	9/30/11	1) NO RISKS	No risks identified this week.						
45	10/7/11	5) UNFORESEEN IMPACT	RISK DETAILS 1. The storm drain on the south side as shown is located between a fiber optic truck line and a high pressure main. The fiber optic line was not accounted for in the design and conflicts with the piping run location. 10/14/11 Update - the fiber optic line was not included in the original survey used to prepare the plans, so the risk category has been changed to UNFORESEEN IMPACT. 2. We are currently working on identify options for the design team to consider in rerouting the line. This would include running it in the street, relocating the line north and moving the pond or getting as easement from the property owner to the east. 3. The project team 4. The impact is still being researched. 5. 10/14/11 Update. Design revisions have been reviewed. The current option is to route the pipe run further east and then turn into the street. This option will require an easement from the neighboring property. ISD 287 is working on it. The work is being priced. We are still waiting to hear on the easement. 10/30/11 - ISD still working on the easement issue with Robbinsdale. 11/4/11 - Easement agreement reached with Robbinsdale. Working to get final ISD approval. 11/18/11 - Work proceeding, pricing for issues to be submitted next week. 12/2/11 - Price has been submitted for review. Last update until CO issued. 12/20/11 - Change Order No. 35 issued for signature.	10/19/11	11/18/11	0	\$8,572	35	10

NO	DATE ENTERED	RISK CATEGORY	RISK DETAILS 1. What is the risk / why was it unexpected? 2. What will be done / what is plan to minimize this risk? 3. Who is responsible for resolving the issue? 4. What is an estimated impact of the risk? 5. Any updates to this risk (if applicable)	PLANNED RESOLUTION DATE	ACTUAL DATE RESOLVED	OVERALL DURATION IMPACT	OVERALL COST IMPACT	CHANGE ORDER NUMBER	PM SATISFACTION RATING
46	10/14/11	1) NO RISKS	No risks identified this week.						
47	10/21/11	4) DESIGN ISSUE / IMPACT	ASI 24 - Provided location of handicap door actuators on the drawings. Not shown on drawings.	10/17/11	10/17/11	0	\$6,678	19	10
48	10/21/11	4) DESIGN ISSUE / IMPACT	ASI 27 - Added flashing at metal panels to correct issue noted on the wall mock up panel	10/17/11	10/17/11	0	\$7,719	20	10
49	10/28/11	5) UNFORESEEN IMPACT	<b>RISK DETAILS</b> 1. During grading of the north side parking lot, we are still hitting areas with wet conditions needing corrective work. It is unforeseen because we were able to compact fill for geothermal piping, but Braun directed remedial work in the three locations. 2. Braun has provided a fix for reworking the areas with issues. We are minimizing the risk by using on site materials. 3. As noted above, the issue has been resolved and work is ongoing. 4. Pricing is being compiled. 5. Pricing submitted at the same time of the report. 12/20/11 - Change Order No.36 issued for signature.	11/4/11	11/15/11	0	\$8,238	36	10
50	11/4/11	1) NO RISKS	No risks identified this week.						
51	11/11/11	1) NO RISKS	No risks identified this week.						
52	11/18/11	4) DESIGN ISSUE / IMPACT	<b>RISK DETAILS</b> 1. The structural design did not carry the columns up to an internal parapet in Area B1. 2. ASI 18/18R was issued to structurally strengthen the parapet with drywall framing braces and adjust the roofing.	11/18/11	11/18/11	0	\$6,849	21	10
53	11/18/11	4) DESIGN ISSUE / IMPACT	<b>RISK DETAILS</b> 1. The dishwasher exhaust duct did not require insulation as designed. When the Alternate was chosen, the duct required insulation, but was not added tot he drawings. 2. ASI 22 was issued to add the insulation.	11/18/11	11/18/11	0	\$16,805	22	10
54	11/18/11	4) DESIGN ISSUE / IMPACT	<b>RISK DETAILS</b> 1. This was one of the original allowance items (No. 11) that was then modified by ASI 23. The original allowance was for adding sensors to the breakout rooms. The ASI also changes some coil GPM's. 2. The owner decided not to move forward with the sensors, but the coil changes were needed.	11/18/11	11/18/11	0	(\$1,095)	23	10

# Intermediate District 287

## Weekly Risk Report

March 16, 2012

Project Name: **North Education Technology**  
 Project ID: **1/0/1900**  
 Contractor: **Henricksen**  
 Project Type: **General Construction**  
 Award Method: **RFP - PIPS Best Value**

Risk Rating: 1.0  
 Percent Complete 59%  
 Overall PM Risk Satisfaction #DIV/0!  
 Risks 2  
 Risks Unresolved 1  
 Risks resolved but no Change Order 1

### Cost Analysis

Allocated Funds: \$1,300,000  
 Awarded Cost: \$1,957,415  
 Potential Cost Increases: \$894  
 Potential Final Cost \$1,959,203  
 Actual Cost Increases: \$894  
**Actual Final Cost: \$1,958,309**  
Percent Increase in Cost 0.0%  
 Contractor Change Order Rate 0.0%  
 Non-Contractor Change Order Rate 0.0%

### Schedule Analysis

Notice to Proceed Date: 8/11/2011  
 Original Completion Date: 6/18/2012  
 Potential Project Delays: 0  
 Potential Completion Date 6/18/2012  
 Actual Project Delays: 0  
**Actual Completion Date: 06/18/12**  
Percent Delayed 0.0%  
 Contractor Delay Rate 0.0%  
 Non Contractor Delay Rate 0.0%

Project Schedule Analysis	Total Number of Risks	Potential Schedule Impacts	Potential Cost Impacts	Actual Schedule Impacts	Actual Cost Impacts
1) NO RISKS	15	0	\$ -	0	\$ -
2) CLIENT ISSUE / IMPACT	0	0	\$ -	0	\$ -
3) CONTRACTOR ISSUE / IMPACT	0	0	\$ -	0	\$ -
4) DESIGN ISSUE / IMPACT	2	0	\$ -	0	\$ 894
5) UNFORESEEN IMPACT	0	0	\$ -	0	\$ -
	<b>2</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$894</b>

**CONSTRUCTION SCHEDULE**

<b>No</b>	<b>Critical Activities / Milestones</b>	<b>Completion Date - Original Estimate</b>	<b>Completion Date - Current Forecasted</b>	<b>Percent Complete</b>	<b>Risk #'s That Impacted Schedule</b>
1	Area A Floor 1 drywall complete	09/23/11	12/16/11	100%	
2	Area A floor 1 site measure	09/28/11	10/05/11	100%	
3	Area A Floor 1 shop drawing review	10/21/2011	11/10/11	100%	
4	Area A Floor 1 order placed	10/31/11	11/16/11	100%	
5	Area A floor 1 carpet & ceiling complete	12/13/11	01/31/11	90%	
6	Area A Floor 1 receive DIRTT Walls	01/13/12	02/06/12	100%	
7	Area A Floor 1 install DIRTT walls		03/30/12	90%	
8					
9	Area A Floor 2 drywall complete	10/21/11	10/14/11	100%	
10	Area A Floor 2 Site Measure	10/26/11	11/10/11	100%	
11	Area A Floor 2 Shop drawing review	11/18/11	11/18/11	100%	
12	Area A Floor 2 order placed	12/02/11	12/02/11	100%	
13	Area A Floor 2 carpet & ceiling complete	01/13/11	01/24/12	100%	
14	Area A Floor 2 receive DIRTT Walls	01/16/12	03/19/12	0%	
15	Area A floor 2 Install DIRTT walls			0%	
16					
17	Area B1 Floor 3 Drywall Complete	10/28/11	01/20/12	100%	
18	Area B1 Floor 3 Site Measure	11/02/11	11/10/11	100%	
19	Area B1 Floor 3 Shop Drawing Review	11/29/11	11/29/11	100%	
20	Area B1 Floor 3 order placed	12/09/11	12/09/11	0%	
21	Area B1 Floor 3 carpet & ceiling complete	01/20/12	04/13/12	0%	
22	Area B1 Floor 3 Receive DIRTT Walls	01/27/12	04/16/12	0%	
23	Area B1 Floor 3 Install DIRTT walls			0%	
24					
25	Area B2 Floor 1 Drywall Complete	01/30/12	12/12/11	100%	
26	Area B2 Floor 1 Site Measure	02/02/12	11/11/11	100%	
27	Area B2 Floor 1 Shop Drawing Review	02/24/12	02/24/11	100%	
28	Area B2 Floor 1 order placed	03/09/12	03/09/11	0%	

NO	DATE ENTERED	RISK CATEGORY	RISK DETAILS	PLANNED RESOLUTION DATE	ACTUAL DATE RESOLVED	IMPACT TO OVERALL PROJECT DURATION (In Days)	IMPACT TO OVERALL PROJECT COST	CHANGE ORDER NUMBER	PM SATISFACTION RATING
1	11/11/11	1) NO RISKS							
2	11/18/11	1) NO RISKS							
3	11/25/11	1) NO RISKS							
4	12/2/11	1) NO RISKS							
5	12/9/11	1) NO RISKS							
6	12/16/11	1) NO RISKS							
7	12/28/11	1) NO RISKS							
8	1/6/12	1) NO RISKS							
9	1/13/12	1) NO RISKS							
10	1/20/12	1) NO RISKS							
11	1/27/12	1) NO RISKS							
12	2/3/12	1) NO RISKS							
13	2/10/12	1) NO RISKS							
14	2/17/12	1) NO RISKS							
15	2/24/20	1) NO RISKS							
16	3/2/12	4) DESIGN ISSUE / IMPACT	B2 bldg 1st floor - 6 windows added to doors of nap rooms	2/9/12	2/14/12	none	\$894	1	
17	3/9/12	4) DESIGN ISSUE / IMPACT	cost to add 30 additional cut outs to tiles in A bldg 1st floor for additional controls for LED fixtures in break out rooms	2/29/12	pending	none	1205.16	2	
18									
19									
20									
21									

APPROVED CONTRACTOR CHANGE ORDERS

No	Change Order Description	Date Issued	Risk #'s That Caused Change Order	Impact to Cost	Impact to Schedule
1	<i>add 24 x 36" windows to nap room doors - B2 1st floor</i>	2/15/12	architect requested change	\$ 894.00	none
2	<i>add 30 cut outs to tiles for additional controls required for</i>	2/29/12	electrical change	\$ 1,205.16	none
3					
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CONTACT INFORMATION	
Client P.M.	
Contractor PM Contact:	<b>Pat Mahoney</b>
	612.877.3315 612.267.2547 cell
	<a href="mailto:p.mahoney@henricksen.com">p.mahoney@henricksen.com</a>
Superintendent:	
Contractor Assistant PM:	
Designer Contact:	<b>Mike Stack</b>
	612.877.3311 612.998.2080 cell
	<a href="mailto:m.stack@henricksen.com">m.stack@henricksen.com</a>
PBSRG Contact:	<b>Jake Smithwick</b>
	480-965-4570
	<a href="mailto:Jake.Smithwick@asu.edu">Jake.Smithwick@asu.edu</a>

## **Risks/Activities Outside the Control of the Vendor**

### **A. Vendor W-1 Risks**

Risk #1: Steel Prices fluctuate,

Solution: Not applicable, We do not use steel, we uses aluminum.

Risk #2: As-built conditions vary from final CD's.

Solution: Hold to conditions are recognized during field measurement. However this is contingent upon having completed specified "hold-to" conditions complete for said measurement.

Risk #4: Suppliers for key raw materials or component parts are unable to deliver the necessary items to complete production.

Solution: Our manufacturer will not let this happen.

Risk #5: Overall project schedule is interrupted due to conflicts with wall installation and other trades.

Solution: Integrate demountable wall schedule with CM schedule and communicate daily.

### **B. Vendor W-2 Risks**

Risk #1: Unforeseen labor and raw material cost increases over 15 month construction period.

Solution: We will guarantee price of our products and labor for duration of construction schedule.

Risk #2: Untimely completion of scheduled conventional construction items affecting the demountable wall installation schedule.

Solution: Timely and regular communications with General Contractor, Architect and Owner on construction schedule to prevent delays.

Risk #3: Less than favorable site conditions for delivery of product and temporary storage of product. Off-site storage and delivery will affect schedule.

Solution: Coordinate delivery date, unloading requirements, freight elevator availability and temporary storage with General Contractor in a timely and workable manner.

Risk #4: As-built "hold-to" dimensions and conditions not to specification by sub-contractors.

Solution: Work proactively to communicate with all pertinent sub-contractors to ensure proper

# Intermediate District 287

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## M E M O R A N D U M

Date: March 20, 2012  
To: Facilities Committee  
From: Thomas Shultz, Director of Facilities  
RE: NEC Change Orders

The following is a list of Change Orders (COs) for the North Education Center construction project. According to the Board-approved decision making process, *Levels of Authority*, those items that are less than \$10,000 may be approved by District Administration those items greater than \$10,000 but less than \$25,000 may be approved by the Facilities Committee All Change Orders presented are within these ranges. The following change orders are being presented as information only, C.O. # Henricksen #1, J.E. Dunn #43, 45, 46, 48, 49, 50, 51 and 53. The following Change Orders are being presented for Committee approval, J.E. Dunn # 44, 47, 52 and 54.

The total cost is \$70,704.

### Administration Decision

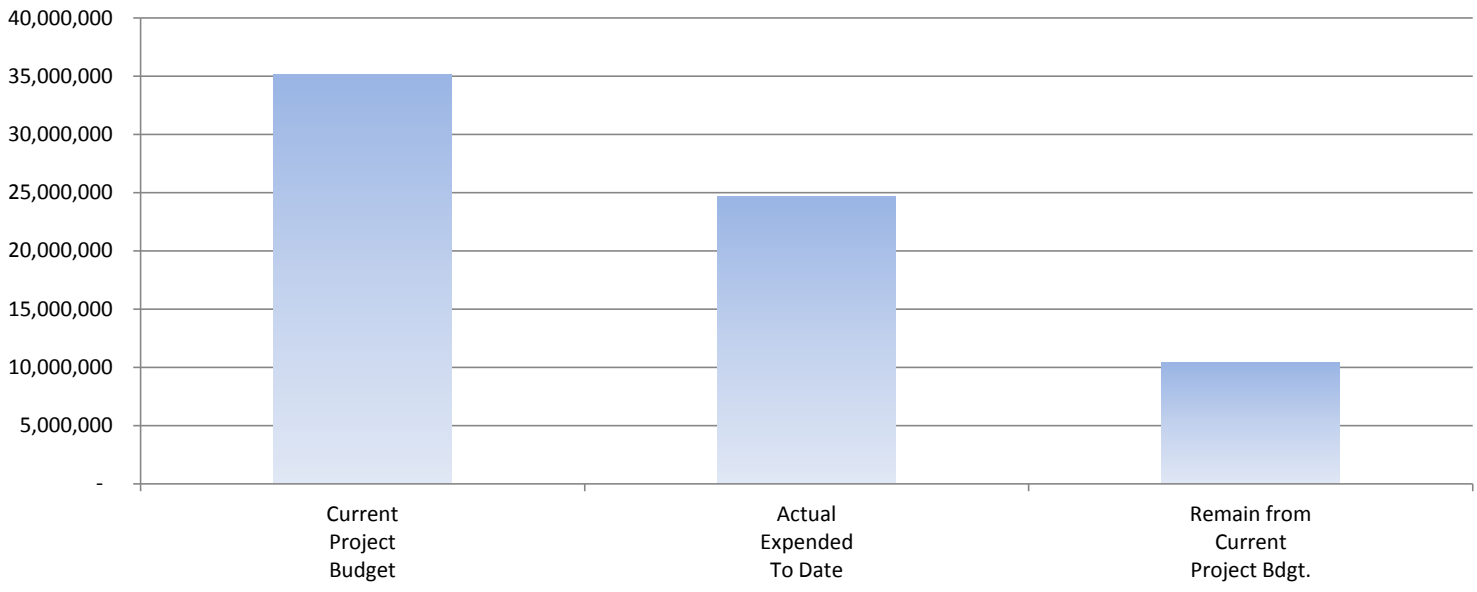
Henricksen Change Order #1	Add 24"x36" tempered clear glass on 6 doors (\$149 each) for the nap rooms in B1	\$894.00
JED Change Order #43	Reflects changes to exterior jamb details and load changes to monumental stairways.	\$2,015.00
Change Order #45	Reflects addition of outlets (9) in Data Closets	\$4,884.00
Change Order #46	Relocation of light fixtures in stairwells and exterior fixture color change.	\$731.00
Change Order #48	Reflects changes to racks in main server room.	\$5,374.00
Change Order #49	This change is for the Science Lab and reflects an additional outlet for a second refrigerator for separation of materials	\$850.00
Change Order #50	Reflect the elimination of circulation pumps in the ERU (energy recovery unit).	-\$2,483.00
Change Order #51	Reflects the deletion of the fire extinguishers needed per fire marshal.	-\$1,329.00
Change Order #52	Reflect changes to control sequence for heat pumps	\$694.00

**Committee Decision**

Change Order #44	Per District request the Building Automation System (BAS) Be tied into the emergency power system.	\$12,964.00
Change Order #47	Per District request that Hydronic Filters (4) be installed during construction as opposed to after completion.	\$16,704.00
Change Order #53	Reflect the requirement for power electronic faucets (39)	\$11,923.00
Change Order #54	Per code official emergency power will be provided to both elevators vs. only one.	\$17,483.00

ISD 287						
NEC Project- Finance Report:						
(thru 02/29/12)						
Crs	Category	Original Project Budget	Approved Contingency Use	Current Project Budget	Actual Expended To Date	Remain from Current Project Bdgt.
500	Land Purchase	1,175,000	-	1,175,000	1,182,400	(7,400)
500	Construction Cost	27,475,252	1,157,541	28,632,793	21,488,147	7,144,646
501	Design & Consultant Fees	2,208,411	-	2,208,411	1,748,964	459,447
502	Owner Administrative Costs	311,066	-	311,066	234,243	76,823
503	Furnishings, Fixtures & Equipment	2,572,239	-	2,572,239	-	2,572,239
500	Construction Contingency	1,357,613	(1,157,541)	200,072	n/a	200,072
		35,099,581	-	35,099,581	24,653,753	10,445,828

**NEC Project- Finance Report**  
Project work through 02/29/12



**Contingency Use:**

Description	Amt.	To	Aprvl. Date	Approved By
<b>Beginning Balance</b>	<b>1,357,613</b>			
- Tree removal for site prep	\$ 3,150	Doboszanski & Sons	9/23/2010	Admin
- Site fencing	11,800	Hansen Bros. Fence	4/19/2011	Committee
- Soil correction- Phase I	36,570	Doboszanski & Sons	4/28/2011	Comm/Board
- Hydrant removal- east side	2,486	Doboszanski & Sons	4/28/2011	Admin
- AIA Chg Ordr 1- sewer pipe size	2,886	JE Dunn	7/19/2011	Admin
- AIA Chg Ordr 2- door revisions	2,145	JE Dunn	7/19/2011	Admin
- AIA Chg Ordr 3- allow. items 1 & 2	7,788	JE Dunn	7/19/2011	Admin
- AIA Chg Ordr 4- electr. revisions	(2,405)	JE Dunn	7/19/2011	Admin
- AIA Chg Ordr 5- kitchen exhaust	(2,300)	JE Dunn	7/19/2011	Admin
- AIA Chg Ordr 6- ductwork revisions	(1,437)	JE Dunn	7/19/2011	Admin
- AIA Chg Ordr 7- changes in ERU #2	38,189	JE Dunn	7/28/2011	Comm/Board
- AIA Chg Ordr 8- pipe chase/cablling	1,621	JE Dunn	8/10/2011	Admin
- AIA Chg Ordr 9- door change	1,551	JE Dunn	8/10/2011	Admin
- Demountable wall upgrade	664,409	Hendricksen PSG	8/25/2011	Comm/Board
- AIA Chg Ordr 10- enlarge frames	10,417	JE Dunn	8/25/2011	Committee

- AIA Chg Order 11- Fin tube radiation/pumps		(6,923)	JE Dunn		9/14/2011	Admin
- AIA Chg Order 12- VAV/HVAC ducts		24,795	JE Dunn		9/20/2011	Committee
- AIA Chg Order 13- Sanitary/Storm Sewer		14,738	JE Dunn		9/20/2011	Committee
- AIA Chg Order 14- Fire Alarm requirements		11,058	JE Dunn		9/20/2011	Committee
- AIA Chg Order 15- HVAC Duct Revisions		5,476	JE Dunn		9/14/2011	Admin
- AIA Chg Order 16- MN Health Dept. revisions		3,258	JE Dunn		9/14/2011	Admin
- AIA Chg Order 17- Voids at geothermal wells		63,789	JE Dunn		9/22/2011	Comm/Board
- AIA Chg Order 18- Upsize transformer cable		32,241	JE Dunn		9/22/2011	Comm/Board
- AIA Chg Order NA- Floor level testing		3,283	Braun Intertec		10/18/2011	Admin
- AIA Chg Order 19- Add conduit & wire		6,678	JE Dunn		10/18/2011	Admin
- AIA Chg Order 20- Add flashing to transition		7,719	JE Dunn		10/18/2011	Admin
- AIA Chg Order 21- Parapet walls in areas B1 & B2		6,849	JE Dunn		11/15/2011	Admin
- AIA Chg Order 22- Insulation of kitchen exhaust duct		16,805	JE Dunn		11/15/2011	Committee
- AIA Chg Order 23- Sensors removed from rooms		(1,095)	JE Dunn		11/15/2011	Admin
- AIA Chg Order 24- Wet conditions from summer (soil)		25,437	JE Dunn		11/15/2011	Comm/Board
- AIA Chg Order 25- Structural wall changes		1,651	JE Dunn		11/15/2011	Admin
- AIA Chg Order 26- Door hardware changes		1,359	JE Dunn		11/15/2011	Admin
- AIA Chg Order 27- Disconnect changed to fused		710	JE Dunn		11/15/2011	Admin
- AIA Chg Order 28- Delete outlet/change circuiting		940	JE Dunn		11/15/2011	Admin
- AIA Chg Order 29- Change light in room B115		670	JE Dunn		11/15/2011	Admin
- AIA Chg Order 30- Add mesh to terazzo		1,205	JE Dunn		11/15/2011	Admin
- AIA Chg Order 31- Adt'l. rough in for voice/data		6,184	JE Dunn		11/15/2011	Admin
- AIA Chg Order 32- Misc. changes to mechanical room		102,262	JE Dunn		12/20/2011	Comm/Board
- AIA Chg Order 33- Code adjustments at exterior wall		793	JE Dunn		1/3/2012	Admin
- AIA Chg Order 34- Restroom layout revision on 3rd floor		789	JE Dunn		1/3/2012	Admin
- AIA Chg Order 35- Re-route storm drain along 55th Ave.		8,572	JE Dunn		1/3/2012	Admin
- AIA Chg Order 36- Corrective work on North parking lot		8,238	JE Dunn		1/3/2012	Admin
- AIA Chg Order 37- Added blinds in Literacy Lab		2,843	JE Dunn		2/7/2012	Admin
- AIA Chg Order 38- Changes to ERU3 to allow access		6,516	JE Dunn		2/7/2012	Admin
- AIA Chg Order 39- Kitchen exhaust operating changes		1,741	JE Dunn		2/7/2012	Admin
- AIA Chg Order 40- Door hardware for B210.1		896	JE Dunn		2/7/2012	Admin
- AIA Chg Order 41- Change in damper size		1,434	JE Dunn		2/7/2012	Admin
- AIA Chg Order 42- Change Operating/Reset function		8,131	JE Dunn		2/7/2012	Admin
- AIA Chg Order 43- Changes to jamb details & stairways		2,015	JE Dunn		2/29/2012	Admin
- AIA Chg Order 45- Outlet additions in Data Closets		4,884	JE Dunn		2/29/2012	Admin
- AIA Chg Order 46- Relocation of lights & ext. color change		731	JE Dunn		2/29/2012	Admin
- AIA Chg Order 48- Changes to racks in main server room		5,374	JE Dunn		2/29/2012	Admin
- AIA Chg Order 49- Adt'l. outlet for 2nd refrigerator		850	JE Dunn		2/29/2012	Admin
- AIA Chg Order 50- Elimination of circulation pumps in ERU		(2,483)	JE Dunn		2/29/2012	Admin
- AIA Chg Order 51- Deletion of fire extinguishers not needed		(1,329)	JE Dunn		2/29/2012	Admin
- AIA Chg Order 52- Changes to control heat pump sequence		694	JE Dunn		2/29/2012	Admin
- Henricksen CO 1- Tempered Glass on 6 doors for nap rooms		894	Henricksen		2/29/2012	Admin
	<b>Total approved to-date</b>	<b>1,157,541</b>				
- AIA Chg Order 44- BAS tied into emergency power system		12,964	JE Dunn		Pending	Committee
- AIA Chg Order 47- Hydronic filters installed during constr.		16,704	JE Dunn		Pending	Committee
- AIA Chg Order 53- Power electronic faucets		11,923	JE Dunn		Pending	Committee
- AIA Chg Order 54- Emergency power to both elevators		17,483	JE Dunn		Pending	Committee
	<b>Total pending to-date</b>	<b>59,074</b>				
	<b>03/20/12 - Balance</b>	<b>\$ 140,998</b>				

# **NORTH EDUCATION CENTER**

## **INTERMEDIATE DISTRICT 287**

August 23, 2012

**SUPERINTENDENT**

**Sandra Lewandowski**

### **MEMBER DISTRICTS**

**BROOKLYN CENTER**

**Greg Thielsen**

**MINNETONKA**

**Donald Draayer  
Bob Quam**

**ROBBINSDALE**

**Linda Johnson\*\*  
Sherry Tyrrell**

**EDEN PRAIRIE**

**Barbara Gabbert  
Carol Bomben**

**ORONO**

**Michele Kunz**

**ST. LOUIS PARK**

**Pamela Rykken  
Nancy Gores**

**EDINA**

**Peyton Robb\***

**OSSEO**

**Steve Antolak  
Dean Henke**

**WAYZATA**

**Carter Peterson**

**HOPKINS**

**Sally Johnson  
Laura Ronbeck**

**RICHFIELD**

**Nancy Rowley**

**WESTONKA**

**Ann Bremer\*\***

**\*\* Board Chair**

**\* Facilities Committee Chair**

**ARCHITECTS & ENGINEERS**

**TSP Inc.**

**GENERAL CONTRACTOR**

**J.E. DUNN Construction**

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TO: Tom Shultz  
Intermediate District 287  
FROM: Mark Thiede  
DATE: March 14, 2012  
RE: Comparison of building systems at the North and South Education Centers

The following is a summary of the major building systems used at the North Education Center (NEC) compared to the same building systems used at the South Education Center (SEC):

**General Information and Background:**

- In order to fully understand the rationale for the systems chosen for each building it's important to understand and compare the primary goals for the NEC and the SEC.
- The SEC was the first new building constructed by the district in more than 20 years and with it came some apprehension over building ownership given the inherent uncertainty of special education funding and the continuing need of services by member districts. As a result one of the goals was to design the building to allow for portions of it to be leased and/ or easily sold for a new purpose.
- The NEC by comparison was planned and designed knowing that it would be at capacity before its completion and therefore proceeded with greater confidence for a long term future. The primary goal was to build the NEC with no added cost to member districts.
- A secondary goal of the NEC was to make it adaptable, flexible and consistent with the dynamic and ever changing nature of the services provided to member districts. In order to meet this goal a pivotal decision was made to use a demountable partition system extensively for classrooms and other spaces. This required that all equipment be mounted in the ceiling. This decision significantly affected the design of mechanical, electrical and technology systems.
- The NEC primarily serves students with behavioral issues as compared to the SEC that serves more students with physical and cognitive disabilities. Both house students from infant to 21 years of age.
- The NEC is approximately 157,000 square feet on a 10 acre site while the SEC is approximately 108,000 square feet on 7 acres of land.
- Early on during the planning and design of each project it was decided that no additions would be constructed at the site and that additional program space would be provided with added lease space and/ or another building at a different site.

**Site Systems:**

- Each site is organized in a similar fashion with parking around the perimeter of the building and drop off zones and multiple entrances. At both sites public parking is to the front and staff to the rear.
- Both sites offer walking paths as an extension of the educational setting and connect to the city system.



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- Storm water management is similar at both sites however while the SEC uses the rain garden concept to handle storm water completely on site the NEC uses a more conventional retainage pond approach that eventually releases storm water into the utility system.
- The SEC parking lot is constructed with asphalt paving while the NEC because of lower material costs was constructed with concrete.

### Structural Systems:

- Both the NEC and the SEC utilize a steel column, beam and bar joist system with a composite concrete and metal deck floor system.

### Exterior Envelope Systems:

- The exterior wall systems used for both buildings are identical with a probable life span of 50 years and consist of a structural steel framework, 6" metal stud infill with gypsum board type sheathing, a fluid applied air barrier, rigid insulation and then a rain screen consisting of a masonry cavity wall system or a metal panel or siding system.
- The roofing system at the NEC consists of a low sloped mechanically fastened white membrane roof manufactured by DuroLast while the SEC uses a low slope modified 4 ply built-up system with a factory applied white reflective coated cap sheet manufactured by Manville. The built-up roof system was chosen for the SEC based on the proven reliability of a built-up roof system along with the benefits of a reflective coating. The membrane roof system used at the NEC was selected based on the owner representative's preference and past experiences with the product.
- Window openings are the same for both the NEC and the SEC and use thermally broken fixed aluminum frames with tinted or clear insulated glazing panels depending on the direction faced. The NEC uses windows manufactured by EFCO while the SEC uses Wausau Windows. The SEC uses a glazing panel at the top of window openings that diffuses daylight scattering it wider and further into the classrooms. The NEC does not use this light diffusing glazing panel based on new research suggesting that with Minnesota's generally overcast winter days that these glazing panels are not as compelling as a school in the southwestern United States.
- Large glazed openings and exterior door openings at both the NEC and the SEC use an aluminum curtain wall system for primary building entrances. Hollow metal doors and frames are used at secondary openings.

### Interior Partition Systems:

- The interior wall partition systems chosen for the NEC departs significantly from what was used at the SEC.
- The general approach for the SEC was to build a 5 to 15 year interior wall system. This comes from the best practices at the time suggesting that interior partitions have a higher probability of being moved. These best practices recommend using metal stud walls because they are less expensive and more easily removed than masonry walls.
- The NEC uses a relatively new and sophisticated demountable partition system manufactured by DIRTT. This is because of a heightened awareness of the dynamic nature of programs and the need to customize



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learning/ behavioral environments. The value offered with this system is the payback received after one program refitting. The tradeoff for this system is a higher first cost and a lower sound transmission rating. The first is offset by lower costs to reconfigure spaces and the latter is offset by a sound masking system described further on in the system descriptions.

### **Interior Systems:**

- Similar materials are used at both the NEC and the SEC with the goal of longevity, durability, minimal maintenance and low VOC's.
- Floors on the main level in high traffic areas such as lobbies, corridors and cafeteria uses honed terrazzo. This eliminates the need for waxing and use of detergents for cleaning.
- Abuse resistant gypsum board is used on walls with an added scuff resistant topping in high traffic areas.
- Carpet tiles are also used at both sites to reduce construction waste and make replacement and repairs easier.
- Rubber flooring is used where carpet is not appropriate and terrazzo not cost effective. Cleaning requires no detergents.

### **Heating and Cooling Energy Systems:**

- Both the NEC and the SEC use a geothermal well field located under the parking lots for their primary source of heating and cooling energy. The SEC has 144 well field loops at approximately 200 feet deep while the NEC has 216 loops at approximately 300 feet deep.
- Additionally, the NEC has high efficiency boilers to augment the water temperature if needed during extremely cold weather.

### **Heating and Cooling Transfer Systems:**

- The SEC utilizes 24 single speed water to water heat pumps; 12 on the main level are used for heating and 12 on the third floor are used for cooling. Because of improved technology the NEC has only 4 variable speed heat pumps that are more robust and capable of generating up to 140 degree water.
- Each room at the NEC is heated with ceiling mounted radiant panels while the SEC uses fin tube radiation along the exterior walls. Radiant panels are used at the NEC to keep the walls clear of equipment maximize the benefits of demountable partitions.

### **Air Transfer Systems:**

- Both the NEC and the SEC operate on the concept of separating heating and cooling delivery systems from fresh air delivery systems. The concept of separating the two improves energy efficiency significantly by allowing each to meet its demand independently. Heating and cooling is supplied as determined by temperature sensors while fresh air supply is primarily determined by CO2 sensors.
- The SEC uses a combination of displacement ventilation and active beams. Displacement ventilation is used in most spaces with either a console type or radius corner type diffuser. Active beams mounted in the ceilings are used in smaller spaces such as offices to maximize the use of wall space.



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- The NEC uses active beams mounted in the ceiling and supplies air to the space along with the required ventilation air. Active beams are part of an integrated system that allows both additional heating and cooling capacity as well as energy recovery.
- Energy Recovery Units (ERU's) are used at both the SEC and the NEC and are instrumental in reducing energy consumption. They are used in the outside air supply system along with the exhaust air from the building to capture heating and cooling energy prior to discharge (exhaust and outside air streams are not mixed). This captured energy offsets the incoming outside air temperature and gets it closer to the temperature needed in the building.

### **Building Automation System:**

- Both the NEC and the SEC have a digital control, internet accessible system that can be monitored and controlled remotely. The system used at the NEC was simplified based on lessons learned at the SEC.

### **Electrical Systems:**

- NEC and SEC are similar and differ only in the size of the generator provided. The NEC generator is larger to allow one elevator to operate during a power outage.

### **Lighting Systems:**

- Light fixtures used at the SEC primarily utilize high efficiency T8 fluorescent lamps and ballasts. The NEC is able to take advantage of the rapidly improving LED technology that is incorporated into more and more types of light fixtures.
- Color adjustable LED light fixtures are used in the breakout rooms in the SUN (ASD) program at the NEC based on staff's understanding that moods can be affected by colored lighting. Breakout rooms at the SEC have the option of both standard incandescent and fluorescent lamps based on the particular needs of the student.
- Lighting control for SEC is a combination of digital controls, occupancy sensors and stepped dimming for daylight harvesting. After the SEC was occupied for a period of time it was found that the classrooms are used most of the day and that occupancy sensors did not provide the anticipated benefits. The NEC as a result uses a digital lighting control system with a building wide sweep to turn off lights at the end of the day. The NEC also has daylight harvesting but uses zero to ten volt full spectrum dimming. Each light fixture in the NEC has a digital IP addressable control module to provide infinite lighting control and maximum flexibility so that light fixtures can be reassigned as demountable partitions are moved. A key component to the the lighting control system is the modular wiring system which provides the flexibility.

### **Technology Systems:**

- Each classroom at the NEC has a technology bundle that includes a Smart Board and staff control of IP based systems including sound masking, lighting, and audio/video controls.
- Security systems at both the SEC and the NEC have off hour control of visitors; utilize card swipes in lieu of keys and non-monitored cameras strategically located inside and outside the building. Improved technology allows the NEC to use an integrated IP based cameras. Additionally, the SEC relied on a security desk at the



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main entrance to monitor and control visitors while the NEC uses and a secure vestibule to process visitors through the main office.

- Electronic media content access and storage: Vbrick is provided at the NEC and allows storage and access to video content and designated cable channels.
- With the gymnasium being significantly bigger at the NEC the opportunity was captured to provide an A/V system to allow for presentations and speakers at large assemblies. The system includes three projectors and screens, video display and recording and audio systems all integrated into Vbrick for access and storage.
- Sound masking system:
  - The primary goal of this system is to prevent sound generated from behavioral issues being transmitted through classroom walls causing a cascading effect from one student to another. Its intention is not to manipulate behavior nor was any research done to that effect.
  - The SEC has no sound masking system however walls are constructed of abuse resistant gypsum board, sound batt insulation and extending to the floor/ roof deck overhead. This system provides an adequate sound transmission rating.
  - The NEC has a sound masking system primarily to help offset the lower sound transmission rating of the demountable wall system. Again, its intent is to mitigate the transfer of sound between classrooms however there is research available suggesting that sound masking can help students with ADHD and similar conditions.

### Food Service Systems:

- The SEC kitchen was designed as a serving kitchen with the assumption that the food preparation would be done remotely by a vendor and shipped to the SEC on warming carts. The kitchen was ultimately upgraded to full production capabilities. It was also intended that many of the meals would be transported and served from satellite kitchenettes in the program spaces because of behavioral and coping abilities of the students.
- The NEC kitchen by comparison was designed from the beginning as a full production kitchen to serve a larger number of meals per day. The kitchen itself is larger along with greater serving line capacity. The cafeteria is designed with the assumption that most of the students will eat in the cafeteria as opposed to program spaces.

### Vertical Transportation System:

- Both the SEC and NEC have a pair of large capacity elevators. Only one elevator at the SEC serves the third floor and can be used by the fire department for evacuation when normal power is available.
- Both of the elevators at the NEC serve the third floor and are connected to a standby generator allowing the fire department to continue using one of the elevators for evacuation during the loss of normal power.

# Long Term Facility Space Needs

## North Education Center Option 3 approx. 157,000 sq. ft

- Hosterman Elementary
- CIP & SUN - full
- STRIVE/OPTIONS/INVEST MS
- INVEST/Venture - Remain at NWTC
- North Vista and Daycare
- Edgewood Alc Programs
- Maximum options for support space
- Career-Tech dedicated space equitable with SEC
- Reading lab dedicated space equitable with SEC
- Bren Road OPTIONS High School and Strive Programs (Keep OPTIONS program at Bren)
- SAFE, students will attend NEC and Edgewood
- Potential on-site day treatment
- Potential co-located County services

## Shady Oak Crossing (21,400 sq. ft.) or Northwest Tech (24,000 sq. ft.) avg. 22,700 sq. ft.

- One leased site vacated and moved to NEC
- One site remains leased
- Both sites remain leased for the foreseeable future

## 174,700 Total Sq. Ft.

- 157,000 owned (NEC)
- 45,400 leased (Shady Oak & NWTC)

## Background for Discussion

### Special Education

- Special Education enrollment continues to grow.
- Surveyed member district special education directors attributed program growth beyond their predictions to:
  - High mobility of students, with families moving into their communities,
  - Increase in homeless and group home students
  - Increase in open enrollment students
- The impact of Hennepin County cuts, for example, shortened stays in residential facilities, impacts special education enrollment growth.
- Many special education programs have been closed to non-members since January.
- Additionally some late year member district referrals were not able to be accommodated.
- High enrollment in the ASD programs have required the opening of Focus North at Edgewood.

### Care and Treatment

- The addition of 4 new Care and Treatment programs has increased our enrollment by 130 students. One program, West Academy, is located in the vacated county space at Bren Road, other programs are located in space owned or leased by the providing agency.

### Area Learning Center

- An anticipated partnership for truancy programming between Hennepin County and our ALC programs will increase ALC enrollment.
- The Edina Sober School will be closing, causing anticipated enrollment growth in the City West Alternative Program.
- Shift of 7<sup>th</sup> - 9<sup>th</sup> and potentially 10<sup>th</sup> graders from Edgewood to NEC will accommodate growth at Edgewood ALC.
- Shift of all ALC programs from Edgewood will accommodate needed space for special education programs.

### Overall Costs

- Leased spaced contributes to the overall lease levy in a less predictable way than owned space.
- Additional space to accommodate program growth either by retaining the Shady Oak Crossings lease beyond 2012-2013, identifying new lease space or major additions or modifications to currently owned or leased spaces, will increase our total lease costs and the related levy.

### Summary

- Because of the additional Care & Treatment Programs; and, because of increased enrollment at NEC, SEC and Edgewood, additional space will be needed for the 2013-2014 school year.
- Because of the additional Care & Treatment programs and increased enrollment at NEC, SEC and Edgewood, there may be changes in program location based on student numbers and program needs.

Reviewed by School Board 8/26/10

Revised 9/28/10

Revised 2/2/11

Revised 10/17/11 (revisions are in green )

1. NEC still remains at capacity when it opens
2. SEC is at capacity
3. Edgewood is nearing capacity

Revised 2/15/12 (revisions are in red)

Revised 3/15/12 (revisions are in blue)