

# **FACILITIES MANAGEMENT & CAPITAL PROJECT STATUS REPORT**

## **July 2012**

### **Facilities Management – General**

In the past month, the maintenance crews have completed 146 work orders, and are currently working on 424 open work orders, and we received 121 new work order requests.

Our Utility crew is working on installing playground equipment at Woodland for the Congdon Park students use this coming school year.

Maintenance was performed on Denfeld's bleachers with all new wheels and a general tune up.

Maintenance crews have been working on the Congdon Park homes we own to prepare them for sale. These homes had a major overgrowth of brush and trees that has been cleaned up and resolved.

Maintenance crews helped facilitate the start up and move in for FEMA at the STC Annex building.

### **Capital Construction:**

Currently, LRFP site work is ongoing at Congdon, Grant, WMS, EHS, and East MS.

The District received a check from Minnesota Power from their Conservation Improvement Program in the amount of \$20,398.96 for work accomplished at OEMS related to energy efficient lighting, lighting controls, VAV boxes, energy recovery units, and energy management systems.

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.

City officials are regularly visiting OEMS and LPMS in preparation for our C of O inspections occurring next week.

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

The old MacArthur site demolition work is well underway.

EHS track work is almost complete.

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:**

Facilities is in the process of filling vacancies throughout the district:

Engineer changes are: Rose Oja-Denfeld HS; Steven Lundberg-Lincoln Park MS; Sam Michelizzi-Ordean East MS; James Cheslak-Condon/Woodland ES; Kraig Lubansky-Homecroft ES; Jerome Derosier-Lakewood ES; Robert Collard-MacArthur ES; Neil Bates-Nettleton ES; and Greg Jackson-Piedmont ES.

Fireperson is the go to person after the Engineer has left for the day. New assignments to this position are: Dan Mokros-Denfeld HS; Tom Larson-East HS; Bill Golen-Lincoln Park MS; Alan Dartanyan-Ordean East MS; Randy Rudd-Congdon/Woodland ES; David Gerth-Homecroft ES; Si Troung-Lowell ES; and Dan John-HOCHS.

Custodial transfers and hires for vacancies will take place in August.

The movers are done at Congdon Park ES and are about 80% done at Ordean East MS. The move for the Lincoln Park MS is scheduled to start early August and furniture is being cleaned at Morgan Park MS and staged to expedite the move.

**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.