

FACILITIES COMMITTEE
Tuesday, February 21, 2012 8:30 AM

Boardroom / Teleconference
1820 Xenium Ln N
Minneapolis, MN 55441-3790

Agenda

1. North Education Center (NEC) Facilities Committee Agenda for February 21, 2012

Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

GROUP: Facilities Committee

DATE: February 21, 2012

TIME: 8:30 – 10:30 AM

LOCATION: NEC

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">Committee members will receive construction update	10 minutes Jeff Walker	
2. Weekly Risk Report, WRR	<ul style="list-style-type: none">Committee members will understand the most recent Weekly Risk Report (WRR)	10 minutes Jeff Walker Site Supt. Jeff Callinan Project Manager	
3. Change Orders	<ul style="list-style-type: none">Committee will review and approve (as necessary) Change Orders. This week's changes are information for the Board.	10 minutes Tom Shultz Mark Thiede Jeff Callinan	
4. NEC Finance Report	<ul style="list-style-type: none">The group will discuss the monthly NEC Finance Report and approve of its use each month.	5 minutes Janet Johnson	
5. Long-Term Facilities Planning	<ul style="list-style-type: none">The Committee will review the to move some programs to different locations.	10 minutes Sandy	
6. Fact Sheet #6	<ul style="list-style-type: none">Committee members will review a revised NEC Fact Sheet and suggest revisions if any.	10 minutes Tom Shultz	

NEC Tour 9:30 -10:30	<ul style="list-style-type: none">• The full Board is invited to join the Committee for a tour.	60 minutes 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. **Revised Long Term Facilities Plan**
6. **Fact Sheet #6**
7. **NEC Technology Infrastructure Purchases Memo**

NO	DATE ENTERED	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
45	10/7/11	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
49	10/28/11	RISK DETAILS 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	11/4/11	11/15/11	0	\$8,238	36	10
51	11/11/11	No risks identified this week.						
61	11/25/11	No risks identified this week.						
62	12/2/11	No risks identified this week.						
63	12/9/11	No risks identified this week.						
64	12/16/11	RISK DETAILS 1. Allowance items 10 and 16 were reviewed and budgeted prior to the contract issuance based on rough descriptions of the changes. When the formal drawings were issued, the changes that were actually made came in over budget. 2. The design was reviewed and adjusted based on ASI 17 and 17R 3. The project team. 4. See pricing to the right. The change order has been issued.	8/31/11	12/13/11	0	\$102,262	32	10

NO	DATE ENTERED	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
65	12/23/11	RISK DETAILS 1. Building inspector driven change to exterior building wall detail due to code requirement. 2. Wall detail was revised to meet the requirements of the code. 3. Project Team 4. Not applicable. 5. Change Order No. 33 issued for changes.	12/20/11	12/20/11	0	\$793	33	10
66	12/23/11	RISK DETAILS 1. The plumbing for the third floor restrooms landed on the structural beam below the floor. 2. The resolution required added partitions for the plumbing sue to code requirement s for layout of room. 3. Project Team 4. Not applicable. 5. Change Order No. 34 issued for changes.	12/20/11	12/20/11	0	\$789	34	10
67	12/30/11	No risks identified this week.						
68	1/6/12	No risks identified this week.						
69	1/13/12	No risks identified this week.						
70	1/20/12	RISK DETAILS 1. Owner wanted to add blinds in the literacy lab. It was not unexpected, it was a change in scope. 2. Blinds are being added. The risk (pricing) was minimized by detailing exactly which lights get blinds. 3. Project team. 4. Change order pricing noted to the left. 5. Change order being issued.	9/1/11	1/17/12	0	\$2,843	37	10
71	1/20/12	RISK DETAILS 1. By accepting the Alternate and adding the third floor, the ERU unit was moved inside. The room was a tight fit due to size of the unit and routing of duct. Access was limited. 2. Per the PR, access is being added through the incoming air duct. 3. Project team. 4. Change order pricing noted to the left. 5. Change order being issued.	9/15/11	1/17/12	0	\$6,516	38	10

NO	DATE ENTERED	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
72	1/20/12	RISK DETAILS 1. Code required the kitchen exhaust to operate when the fire suppression system is activated. Design did not call for this function. 2. The operating function was added. 3. Project team. 4. Change order pricing noted to the left. 5. Change order being issued.	12/15/11	1/17/12	0	\$1,741	39	10
73	1/20/12	RISK DETAILS 1. Door hardware was not included in specifications. It was not unexpected as a hardware set was included in the scope, but it was not the hardware set required. 2. Required hardware added by RFI, but was a change in scope. 3. Project team. 4. Change order pricing noted to the left. 5. Change order being issued.	12/15/11	1/17/12	0	\$896	40	10
74	1/20/12	RISK DETAILS 1. Due to space issues with the above ceiling MEP items, there was not enough room to run the duct. The duct was rerouted to provide the room needed, but resulted in a change to a damper already on site. The issue was not expected due to the reroute (the rest was just a coordination issue). 2. The damper was reordered. 3. Project team. 4. Change order pricing noted to the left. 5. Change order being issued.	12/15/11	1/17/12	0	\$1,434	41	10
75	1/20/12	RISK DETAILS 1. The coiling door, which is smoke rated, is required to close when an alarm sounds. The specified doors require a manual reset to be put back in service. There was no expectation that the door needed to be revised when supplied as specified. 2. The manufacturer does provide a alternate to have the doors reset automatically. The owner opted for this option. 3. Project team. 4. Change order pricing noted to the left. 5. Change order being issued.	11/1/11	1/17/12	0	\$8,131	42	10
76	1/27/12	No risks identified this week.						
77	2/3/12	No risks identified this week.						
78	2/10/12	No risks identified this week.						

Intermediate District 287

Weekly Risk Report

February 10, 2012

Project Name: North Education Center	Risk Rating: 1.0
Project ID: 12/1/2010	Percent Complete: 75%
Contractor: JE Dunn	Overall PM Risk Satisfaction: 10.0
Project Type: General Construction	Risks: 47
Award Method: RFP - PIPS Best Value	Risks Unresolved: 1
	Risks resolved but no Change Order: 3

Cost Analysis

Allocated Funds: <u>\$27,100,000</u>	
Awarded Cost: <u>\$25,987,230</u>	
Potential Cost Increases: <u>\$424,214</u>	
Potential Final Cost: <u>\$26,835,658</u>	
Actual Cost Increases: <u>\$424,214</u>	
Actual Final Cost: <u>\$26,411,444</u>	
Percent Increase in Cost: <u>1.6%</u>	

Schedule Analysis

Notice to Proceed Date: <u>3/24/2011</u>	
Original Completion Date: <u>8/24/2012</u>	
Potential Project Delays: <u>0</u>	
Potential Completion Date: <u>8/24/2012</u>	
Actual Project Delays: <u>0</u>	
Actual Completion Date: <u>08/24/12</u>	
Percent Delayed: <u>0.0%</u>	

Contractor Change Order Rate: <u>0.0%</u>	Contractor Delay Rate: <u>0.0%</u>
Non-Contractor Change Order Rate: <u>1.6%</u>	Non Contractor Delay Rate: <u>0.0%</u>

Project Schedule Analysis	Total Number of Risks	Potential Schedule Impacts	Potential Cost Impacts	Actual Schedule Impacts	Actual Cost Impacts
1) NO RISKS	29	0	\$ -	0	\$ -
2) CLIENT ISSUE / IMPACT	10	0	\$ -	0	\$ 22,093
3) CONTRACTOR ISSUE / IMPACT	0	0	\$ -	0	\$ -
4) DESIGN ISSUE / IMPACT	31	0	\$ -	0	\$ 296,085
5) UNFORESEEN IMPACT	6	0	\$ -	0	\$ 106,036
	47	0	\$0	0	\$424,214

Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

M E M O R A N D U M

Date: February 21, 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. All Change Orders presented are within that range, falling under Facilities Director approval. These are being presented as information only.

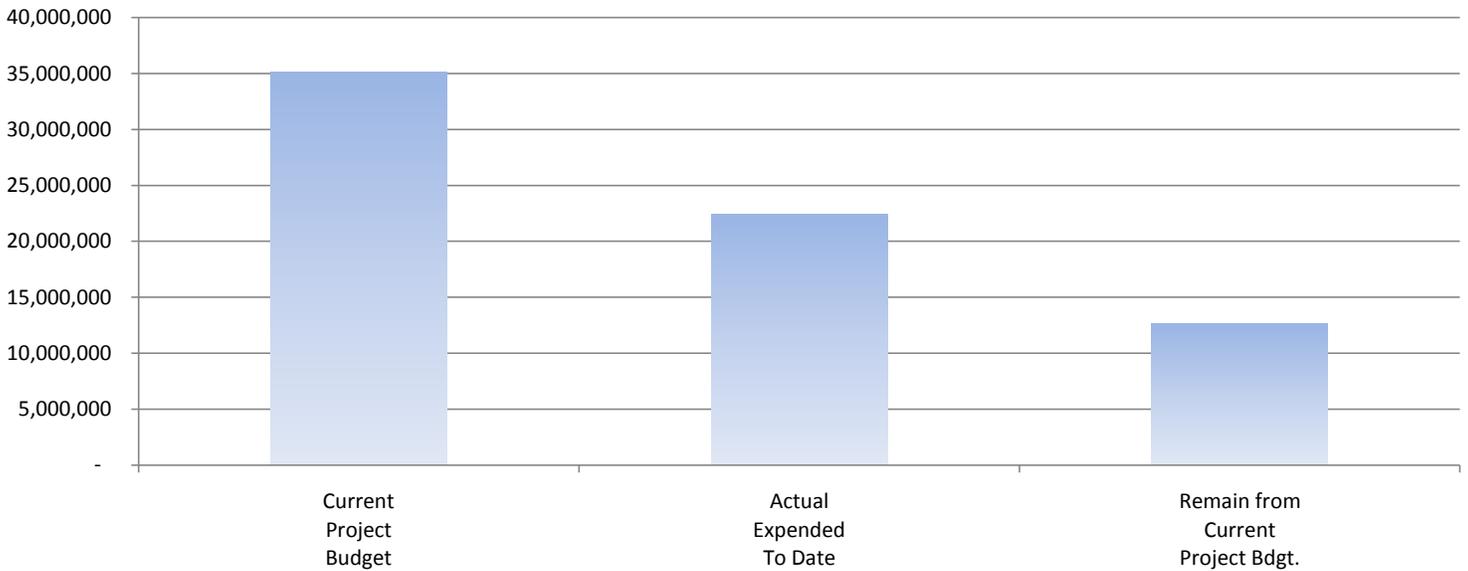
The total cost is \$21,561.

Administration Decision

Change Order #37	Provide blinds for windows in Room 209, Literacy Lab.	\$2,843
Change Order #38	Reflects change in ERU (energy recovery unit) 3 outdoor intake access doors, modifications to the intake plenum, and relocating exhaust fan VFD (variable frequency drive) to improve access to ERU 3.	\$6,516
Change Order #39	Changes to operating controls for the kitchen exhaust to keep the kitchen cooking exhaust fan operating whenever the hood suppression system is activated	\$1,741
Change Order #40	Door 210.1 had no hardware set specified in the contract documents, and lockset needed to be electronic.	\$896
Change Order #41	Change the duct sizing for coordination purposes resulting in a change in the fire damper.	\$1,434
Change Order #42	Revise the operating system for Doors B118 and B116.1 from a manual rest system to an automatic rest system as proposed by the door supplier.	\$8,131

ISD 287						
NEC Project- Finance Report:						
(thru 01/31/12)						
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	1,145,911	28,621,163	19,295,669	9,325,494
501	Design & Consultant Fees	2,208,411	-	2,208,411	1,718,510	489,901
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	(1,145,911)	211,702	n/a	211,702
		35,099,581	-	35,099,581	22,430,822	12,668,759

NEC Project- Finance Report
Project work through 01/31/12



Contingency Use:

Description	Amt.	To	Aprvl. Date	Approved By
Beginning Balance	1,357,613			
- Tree removal for site prep	\$ 3,150	Doboszinski & Sons	9/23/2010	Admin
- Site fencing	11,800	Hansen Bros. Fence	4/19/2011	Committee
- Soil correction- Phase I	36,570	Doboszinski & Sons	4/28/2011	Comm/Board
- Hydrant removal- east side	2,486	Doboszinski & 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/cabling	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
	Total approved to-date	1,145,911				
N/A this month						
	Total pending to-date	-				
02/21/12 - Balance	\$	211,702				

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
- North Vista and Daycare
- 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, most students will attend NEC
- 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)

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

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 7th - 9th and potentially 10th graders from Edgewood to NEC will accommodate growth at Edgewood ALC.

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.



Intermediate District 287

North Education Center NEC

February 2012 Fact Sheet #6

On Time and On Budget



[District 287 | North Education Center](#)

Size: 157,521 sq. ft. – 3 floors

Land: 10 acres

Architect/Engineer: TSP, Inc.

General Contractor: J.E. Dunn Construction

Timeline and Progress

- | | |
|---------------|--|
| February 2012 | <ul style="list-style-type: none"> • Construction – approximately 73% complete • Sections A1, A2, C1 & C3 sheetrocked, taped and painted • Ceiling grid install in A-1 & A-2 • Carpet installed in A-1 |
| July 2012 | <ul style="list-style-type: none"> • Substantial Completion |
| August 2012 | <ul style="list-style-type: none"> • Occupancy |

Budget & Economic Impact

- Approximately 80 workers on site every day
- \$233,000 or 17% of construction contingency remains, including the demountable wall system (DIRTT); 66% remains excluding DIRTT walls.
- Based on data from the Associated General Contractors of MN (AGC), for every \$47,600 of construction costs, there is 1 new job created. With \$26M in construction costs we anticipate 546 jobs created; about 1/3 in construction and 2/3 in tangential/indirect/community jobs.

Programs/Enrollment

- Programs planned for NEC are full to capacity
- Across District 287, 5 new Care & Treatment programs opened in the fall 2011 impacting program placement at NEC
- Enrollment will determine the continuation and possible expansion of leased sites (Shady Oak & Northwest Tech Center) in 2013 and beyond

Mission

District 287's mission 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.

Fact Sheet

Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

M E M O R A N D U M

Date: February 21, 2012
To: Facilities Committee
From: Chad Maxa, Director of Information Technology
RE: NEC Infrastructure Purchases for Areas A and B

I am preparing to purchase our first round of network equipment for the Areas A and B of the North Education Center. As we are responsible for the installation and configuration of the network equipment, the equipment is needed by April 1st to ensure that we stay on schedule. The cost of the equipment totals \$152,398.40, and has been budgeted for in the FY12 technology budget. Board approval is requested.