

FACILITIES COMMITTEE
Tuesday, April 17, 2012 8:30 AM

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

Agenda

1. North Education Center (NEC) Facilities Committee Agenda for April 17, 2012

Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

GROUP: Facilities Committee

DATE: April 17, 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. Owner Responsibilities	<ul style="list-style-type: none"> An issue related to the two planned playgrounds will be shared. 	10 minutes Mark	
5. 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	
6. District Service Center Re-Design	<ul style="list-style-type: none"> A preliminary (30k foot level) plan for the DSC will be shared and feedback from Board members requested. 	45 minutes Mark Thiede	

7. Tour of NEC	<ul style="list-style-type: none">As opportunity to tour the NEC will be provided.	45 minutes Tom	
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HANDOUTS:

1. Weekly Risk Detail
2. Weekly Risk Summary
3. Change Order Memo
4. NEC Monthly Finance Report

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
80	3/2/12	RISK DETAILS 1. What is the risk - The fire department code review of the Tech Package fire alarm plans added devices not shown in our contract documents. As of today's date, we have not received revised drawings showing the new devices and thus have not been able to complete rough in for the devices as finishes continue / why was it unexpected? - (1) The fire alarm system design are not part of our contract and (2) devices were added by governing authority and not included in contract drawings. 2. What will be done - Tech Package contractor is to provide revised drawings. Once received, we will work to get rough ins located. What is plan to minimize this risk? - According to the Tech Package contractor, most of the devices are located in the ceiling, which will help minimize rework of existing areas. We will not know the impact until we get the drawings. 3. The project team with the current ball in court located with the Tech Package contractor. 4. What is an estimated impact of the risk? Unknown at this time. 5. Any updates to this risk (if applicable)	No change to date					
81	3/9/12	No risks identified this week.						
82	3/16/12	RISK DETAILS 1. The exterior steel detail for stair B01 and B05 did not provide for brick support angels. 2. Angles were added in ASI 41 3. Project team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$2,015	43	10
83	3/16/12	RISK DETAILS 1. Owner asked for the BAS system and certain monitoring items to be added to the emergency power system. 2. PR 9 was issued detailing the work. 3. Project Team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$12,964	44	10
84	3/16/12	RISK DETAILS 1. Receptacles were added for power in the data rooms. 2. ASI 45 was issued to add the receptacles 3. Project Team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$4,884	45	10

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85	3/16/12	RISK DETAILS 1. Light fixtures were changed by the architect. 2. ASI 53 was issued to change the fixtures. 3. Project Team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$731	46	10
86	3/16/12	RISK DETAILS 1. Scope revision by owner to add filters to the hydronic piping 2. PR 13 issued detailing the added work. SEC filter design reviewed as part of PR pricing to ensure ISD gets exactly what they want. 3. Project team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$16,704	47	10
87	3/16/12	RISK DETAILS 1. During the submittal process, the owner modified the racking in the server rooms and added power modules. 2. Changes were made as directed. Racking change was credit to help offset power module add. 3. Project team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$5,374	48	10
88	3/16/12	RISK DETAILS 1. The electrical design did not allow a receptacle for a mini fridge. Adding receptacle required adding a circuit. 2. RFI 169 issued to detail requirement and planned routing. 3. Project Team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$850	49	10
89	3/16/12	RISK DETAILS 1. It was determined that the ERU cooling coil hydronic piping did not need to be circulated to prevent freeze up. The cooling coil circulation pump were deleted. 2. PR 15 issued to detail changes. Pumps could not be returned, so they are being turned over to the owner. 3. Project Team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	(\$2,843)	50	10
90	3/16/12	RISK DETAILS 1. During the fire alarm review, the fire marshal deleted several of the fire extinguishers and cabinets. 2. PR 17 was issued and extinguishers and cabinets were deleted prior to ordering 3. Project Team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	(\$1,329)	51	10

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91	3/16/12	RISK DETAILS 1. The sequence of operation on the valves for the heat pumps/heating water system were revised. 2. ASI 60 was issued. Control changes were minimal 3. Project Team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$694	52	10
92	3/16/12	RISK DETAILS 1. There was no power provided on the drawings for the P3 sinks. There was no way for the electrical contractor to catch the issue during bidding and RAVA process. 2. RFI 165 was issued to clarify the question. 3. Project Team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$11,923	53	10
93	3/16/12	RISK DETAILS 1. The elevator design calls for one of the elevators to be operated on emergency power by the generator. An obscure elevator code calls out that if one elevator in a bank has this requirement, both must have it. 2. The second elevator was added to the emergency power system. The cost was minimized by (a) attempting to change the spec so the elevator would not be on emergency power (owner did not want that) and (b) elevator controls only allow one elevator to operate at a time (if both were required or allowed, emergency generator would have required upsizing. 3. Project Team 4. Change order pricing noted to the right 5. Change order issued.	3/8/12	3/12/12	0	\$17,483	54	10
94	3/23/12	No risks identified this week.						
95	3/30/12	No risks identified this week.						
96	4/6/12	RISK DETAILS 1. During the proof roll of the parking lot entrance at the SE corner of the site, the soils were too soft to pass. Unexpected by definition. 2. Braun, the geotechnical engineer, was on site for the proof roll, so they have witnessed the condition, provided a report and direction on how to correct. 3. The project team. 4. Cost is estimated to the right. 5. Not applicable	4/6/12		0	\$5,000		

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97	4/6/12	RISK DETAILS 1. The air feed to the chilled beams (CB) conflicted with the lighting in multiple locations. It was unexpected because the original order of precedence called for the CBs to remain as shown and the lights to be moved. This was changed after some of the hangers and beams were installed. 2. In most locations, the chilled beams in conflict were either rotated or relocated. To minimize the risk, the project team reviewed each location to determine if the light could be relocated. Where possible, the lighting was relocated. 3. The project team. 4. There were 149 out of 786 chilled beams that had cost associated with the changes. The price for the rework is shown on the right and a detailed breakdown of the work by beam was included with the pricing. In addition to the rework on the completed work, the changes added scope through increased piping. 5. No updates to date.	5/1/12		0	\$28,500		

Intermediate District 287

Weekly Risk Report

April 4, 2012

Project Name: North Education Center	Risk Rating: 1.0
Project ID: 12/1/2010	Percent Complete: 81%
Contractor: JE Dunn	Overall PM Risk Satisfaction: 10.0
Project Type: General Construction	Risks: 62
Award Method: RFP - PIPS Best Value	Risks Unresolved: 3
	Risks resolved but no Change Order: 3

Cost Analysis

Allocated Funds:	\$27,100,000
Awarded Cost:	\$25,987,230
Potential Cost Increases:	\$527,164
Potential Final Cost:	\$27,008,058
Actual Cost Increases:	\$493,664
Actual Final Cost:	\$26,480,894
Percent Increase in Cost	1.9%

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 Change Order Rate	0.0%
Non-Contractor Change Order Rate	1.9%
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	33	0	\$ -	0	\$ -
2) CLIENT ISSUE / IMP	15	0	\$ -	0	\$ 59,176
3) CONTRACTOR ISSU	0	0	\$ -	0	\$ -
4) DESIGN ISSUE / IM	38	0	\$ 28,500	0	\$ 312,298
5) UNFORESEEN IMP/	9	0	\$ 5,000	0	\$ 122,190
	62	0	\$33,500	0	\$493,664

Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

M E M O R A N D U M

Date: April 17, 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.

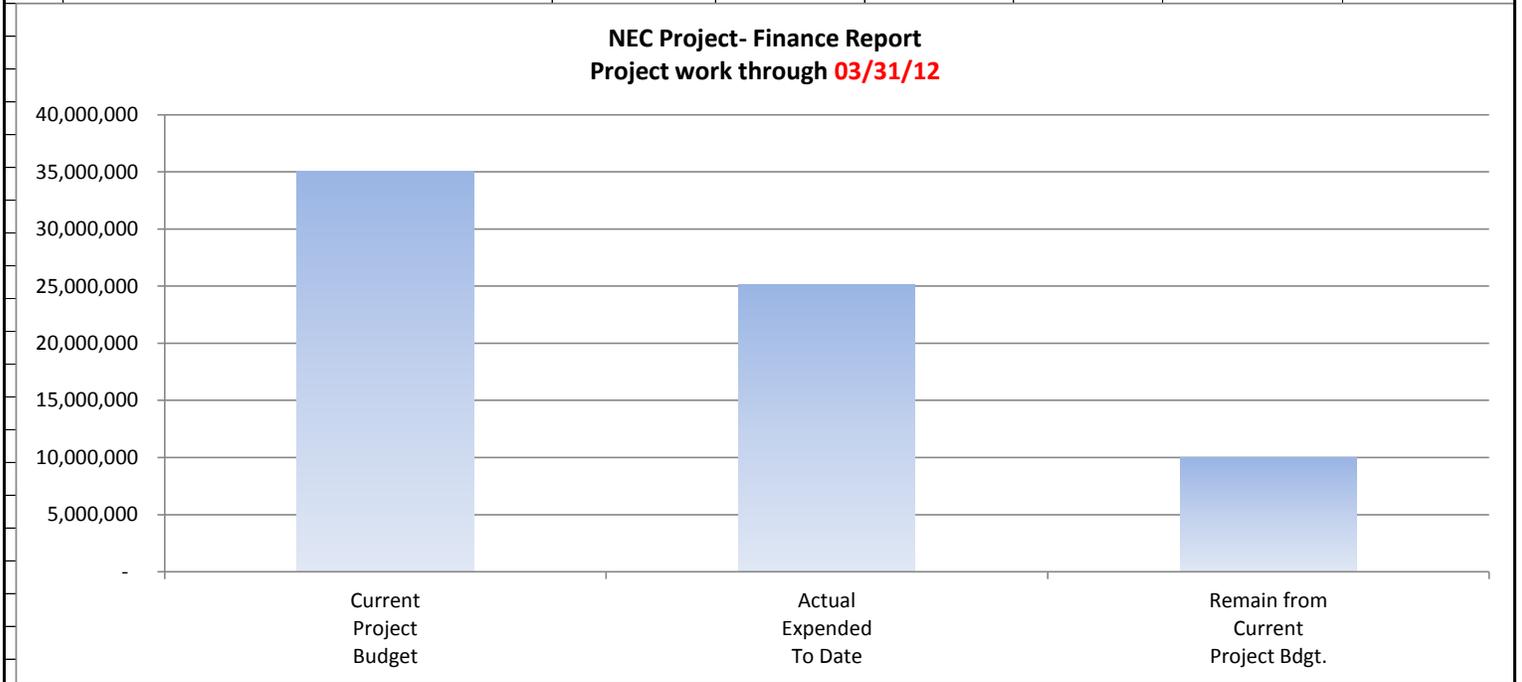
All change orders being presented are within the District Administration levels and are being presented as information only: CO #55 through 61

The total cost of all Change Orders being presented: \$27,295.

Administration Decision

Change Order #55	Added steel detail at stair towers due to stair design conditions unknown at the time of construction docs.	\$8,191.00
Change Order #56	Roof drains in lower canopy at the main entrance	\$6,012.00
Change Order #57	Code issues for washer and dryer	\$3,068.00
Change Order #58	Add cooling coil condensate piping from fan coil units (FCUs). Fan coils originally shown had cooling coils, but no condensate piping was shown on the drawings. Condensate drainage is required for these units.	\$6,966.00
Change Order #59	Ceiling revision in Room C103 and C104 to slope to windows. Plans showed flat at 9'-0".	\$1,128.00
Change Order #60	Change flooring in Room B233 from carpet to sealed concrete.	\$1,205.00
Change Order #61	Change the connection of the metal mesh panels at main stairs due to issues found in mock-up panel	\$725.00

ISD 287						
NEC Project- Finance Report:						
(thru 03/31/12)						
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	1,203,651	28,678,903	21,872,743	6,806,160
501	Design & Consultant Fees	2,208,411	-	2,208,411	1,778,599	429,812
502	Owner Administrative Costs	311,066	-	311,066	238,702	72,364
503	Furnishings, Fixtures & Equipment	2,572,239	-	2,572,239	40,863	2,531,376
500	Construction Contingency	1,357,613	(1,203,651)	153,962	n/a	153,962
		35,099,581	-	35,099,581	25,113,307	9,986,274



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/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 55- Steel detail revisions at stairs	8,191	JE Dunn		3/31/2012	Admin	
	- AIA Chg Order 56- Roof drains in lower canopy	6,012	JE Dunn		3/31/2012	Admin	
	- AIA Chg Order 57- Code issues for washer and dryer	3,068	JE Dunn		3/31/2012	Admin	
	- AIA Chg Order 58- Add cooling coild condensate piping	6,966	JE Dunn		3/31/2012	Admin	
	- AIA Chg Order 59- Celing revision in Rooms C103/C104	1,128	JE Dunn		3/31/2012	Admin	
	- AIA Chg Order 60- Change flooring in Room B233	1,205	JE Dunn		3/31/2012	Admin	
	- AIA Chg Order 61- Metal mesh panels main stairs	725	JE Dunn		3/31/2012	Admin	
	Total pending to-date	27,295					
	04/19/12 - Balance	\$ 126,667					