

# Intermediate District 287

## RESPONSIVE. INNOVATIVE. SOLUTIONS

### FACILITIES COMMITTEE

Tuesday, August 21, 2012

8:30 AM @ District Service Center - Boardroom

### AGENDA

1. North Education Center (NEC) Facilities Committee Agenda for August 21, 2012
  - \* August 21, 2012 Board Facilities Committee Agenda
  - \* North Education Center Change Order Memo
  - \* NEC Finance Report
  - \* J.E. Dunn Weekly Risk Detail
  - \* J.E. Dunn Weekly Risk Summary
  - \* ASU Best Value Bulletin

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# Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

**GROUP:** Facilities Committee

**DATE:** August 21, 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.</li></ul>	10 minutes Tom Shultz Mark Thiede Jeff Callinan	
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 Mae Hawkins	
5. Lease Levy Consideration	<ul style="list-style-type: none"><li>Committee will understand the levy information that is posted to the MDE website and the ongoing discussions regarding the Shady Oak facility.</li></ul>	15 minutes Sandy Lewandowski Mae Hawkins Tom Shultz	
6. ASU Best Value Bulletin	<ul style="list-style-type: none"><li>Share Best Value Bulletin highlighting NEC with Committee</li></ul>	5 minutes Tom Shultz	

**HANDOUTS:**

1. Change Order Memo
2. NEC Monthly Finance Report
3. ASU Best Value Bulletin

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.

# Intermediate District 287

## *Responsive. Innovative. Solutions*

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### INTER-OFFICE MEMORANDUM

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Date: August 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. 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.

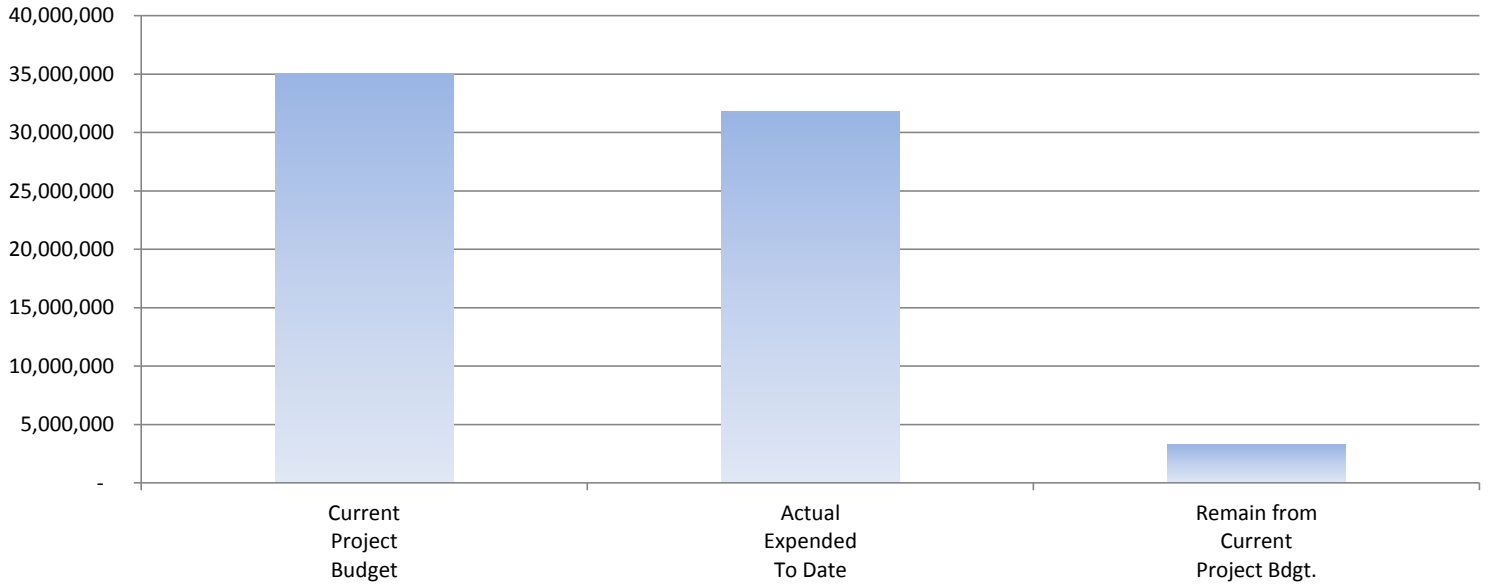
#### **Administration Decision**

J. E. Dunn

Change Order #81	Modified front canopy changes to allow for roof drain	\$3,346.00
Change Order #82	Soil correction in SW corner of parking lot	\$7,473.00
Change Order #84	Starter disconnects for radiant heater pumps (not in drawings)	\$5,047.00
Change Order #85	Ramp to sidewalk, section C to meet ADA slope	\$1,197.00
Change Order #86	Adjust bases for planter in patio area, 3'-4'	\$2,083.00
Change Order #87	Add sidewalk in front of building to allow for more bus drop-off room	\$5,484.00
	<b>Total Cost of Change Orders being presented:</b>	<b><u>\$24,630.00</u></b>

ISD 287						
NEC Project- Finance Report:						
(thru 07/31/12)						
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	1,316,846	28,792,098	28,187,747	604,351
501	Design & Consultant Fees	2,208,411	-	2,208,411	1,823,210	385,201
502	Owner Administrative Costs	311,066	-	311,066	235,036	76,030
503	Furnishings, Fixtures & Equipment	2,572,239	-	2,572,239	361,400	2,210,839
500	Construction Contingency	1,357,613	(1,316,846)	40,767	n/a	40,767
		35,099,581	-	35,099,581	31,789,792	3,309,789

**NEC Project- Finance Report**  
Project work through **07/31/12**



**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	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/cabing	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 44- BAS tied into emergency power system		JE Dunn	Removed	Committee
- 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 47- Hydronic filters installed during constr.	16,704	JE Dunn	3/20/2012	Committee
- 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
- AIA Chg Order 53- Power electronic faucets	11,923	JE Dunn	3/20/2012	Committee
- AIA Chg Order 54- Emergency power to both elevators	17,483	JE Dunn	3/20/2012	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 coil condensate piping	6,966	JE Dunn	3/31/2012	Admin
- AIA Chg Order 59- Ceiling 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
- ASI CO 01- gym A/V system \$8,605 (not from conting. fund)	-	All Systems Installation	4/30/2012	Admin
- ASI CO 02- power for NAC Expanders	2,422	All Systems Installation	4/30/2012	Admin

- AIA Chg Order 62- Change floor finish, change wall paint	8,640	JE Dunn		4/30/2012	Admin
- AIA Chg Order 63- Relocate exit signs	4,592	JE Dunn		4/30/2012	Admin
- AIA Chg Order 64- Door jamb revisions at firewall	4,311	JE Dunn		4/30/2012	Admin
- AIA Chg Order 65- Front canopy modifications	741	JE Dunn		4/30/2012	Admin
- AIA Chg Order 66- Stair stringer modifications	1,087	JE Dunn		4/30/2012	Admin
- AIA Chg Order 67- Front canopy vent panels	1,576	JE Dunn		4/30/2012	Admin
- AIA Chg Order 68- Redundant fiber optic	10,753	JE Dunn		5/15/2012	Committee
- AIA Chg Order 69- Conduit for adt'l. cameras	9,886	JE Dunn		4/30/2012	Admin
- Henrickson CO 2- Cut 30 locations for 2nd swith box	1,125	Henrickson		5/31/2012	Admin
- AIA Chg Order 44 Rev- emergency power supplie tie-in	12,964	JE Dunn		6/21/2012	Committee
- AIA Chg Order 70- Cr on approved CO #44	(10,668)	JE Dunn		5/31/2012	NA
- AIA Chg Order 71- Ceiling height revisions	9,297	JE Dunn		5/31/2012	Admin
- AIA Chg Order 72- Addition of 20a circuit	709	JE Dunn		5/31/2012	Admin
- AIA Chg Order 73- Soil correction @ SE entrance	3,264	JE Dunn		5/31/2012	Admin
- AIA Chg Order 74- Added fire alarm devices	3,095	JE Dunn		5/31/2012	Admin
- AIA Chg Order 75- Soil correcton @ front parking area	3,939	JE Dunn		5/31/2012	Admin
- AIA Chg Order 76- Change fence bottom	3,024	JE Dunn		5/31/2012	Admin
- AIA Chg Order 77- Masonry corrections	3,169	JE Dunn		6/30/2012	Admin
- AIA Chg Order 78- Remove heating coil & pipe, add pipes	8,420	JE Dunn		6/30/2012	Admin
- AIA Chg Order 79- Performance data & BAS controls	2,007	JE Dunn		6/30/2012	Admin
- AIA Chg Order 80- Added power to glycol pump	1,547	JE Dunn		6/30/2012	Admin
<b>Total approved to-date</b>	<b>1,316,846</b>				
- AIA Chg Order 81- Front canopy changes	3,346	JE Dunn		7/31/2012	Admin
- AIA Chg Order 82- Soil correction SW corner	7,473	JE Dunn		7/31/2012	Admin
- AIA Chg Order 83- in dispute as a TSP liability		JE Dunn		7/31/2012	Admin
- AIA Chg Order 84- Starter disconnects	5,047	JE Dunn		7/31/2012	Admin
- AIA Chg Order 85- Ramp to sidewalk	1,197	JE Dunn		7/31/2012	Admin
- AIA Chg Order 86- Adjust bases for planters in patio area	2,083	JE Dunn		7/31/2012	Admin
- AIA Chg Order 87- Add sidewalk in front of building	5,484	JE Dunn		7/31/2012	Admin
<b>Total pending to-date</b>	<b>24,630</b>				
<b>8/21/12 - Balance</b>	<b>\$ 16,137</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
127	7/13/12	4) DESIGN ISSUE / IMPACT	RISK DETAILS 1. As noted in the RAVA, JED had a peer review done on the building envelope by Encompass. The result of the comments were changes incorporated into ASI 34. The changes were unexpected because it was a review by a separate design entity. 2. The ASI revised some flashing and waterproofing details. The changes were minimized by definition with the peer review followed by a secondary review by the architect. 3. The project team. 4. Cost for change order is shown to the right. 5. Change Order issued.	1/31/12	7/10/12	0	\$3,169	77	10
128	7/13/12	4) DESIGN ISSUE / IMPACT	RISK DETAILS 1. As noted in the RAVA, JED had a peer review done on the building envelope by Encompass. The result of the comments were changes incorporated into ASI 34. The changes were unexpected because it was a review by a separate design entity. 2. The ASI revised some flashing and waterproofing details. The changes were minimized by definition with the peer review followed by a secondary review by the architect. 3. The project team. 4. Cost for change order is shown to the right. 5. Change Order issued.	2/15/12	7/10/12	0	\$8,420	78	10
129	7/13/12	4) DESIGN ISSUE / IMPACT	RISK DETAILS 1. Revisions to the chilled beams by deleting heating coils to VAV A213 and adding it to CB A235, A236, A237 and A238. The change was driven by questions raised during the HVAC control design and submittal review, so the detail was not available during the preconstruction phase. 2. The ASI revised the changes noted above in item 1. The risk was minimized by the detailed review done during the submittal review 3. The project team. 4. Cost for change order is shown to the right. 5. Change Order issued.	4/1/12	7/10/12	0	\$2,007	79	10
130	7/13/12	4) DESIGN ISSUE / IMPACT	RISK DETAILS 1. The equipment specified for DC-B132 calls for a glycol pump. The electrical documents call for a single point of contact on the electrically, so there was no way to identify the added power needed for the pump in the drawings until after the equipment submittal was complete. 2. The RFI identified the power and circuiting required. 3. The project team. 4. Cost for change order is shown to the right. 5. Change Order issued.	7/1/12	7/10/12	0	\$1,547	80	10
131	7/13/12	3) CONTRACTOR ISSUE / IMPACT	RISK DETAILS 1. The terrazzo contractor has not completed the terrazzo as required by the contract schedule, thus delaying a small number of finish items and the owner's contractor in getting the follow up honing completed. While not expected to be late when started, he has failed to perform the work as required. PLEASE NOTE THIS ITEM, CARRIED IN THE RMP SECTION SINCE 6/22/12, WAS MOVED TO A RISK THIS WEEK. 2. He has added manpower to his team to have the work sufficiently complete on Monday, the 16th to allow the honing to start and is scheduled to be complete on July 19. 3. The project team 4. Cost impact, if any, TBD. 5. Not applicable	7/19/12					

132	7/13/12	2) CLIENT ISSUE / IMPACT	<p><b>RISK DETAILS</b></p> <p>1. The phone system for the building was not complete in time to allow the final elevator start up and inspection to be complete prior to substantial completion and allow the elevator use for move in of owner furniture. This issue became known prior to completion.</p> <p>2. The owner has installed an optional phone set up to allow completion of the elevator start up. The final adjustments will be made next week and we are working to get the inspector scheduled for approval to operate. We have worked to minimize the impact to the owner activities by providing an operator to run the elevator when possible. This will continue moving forward.</p> <p>3. The project team</p> <p>4. Cost impact will be operator costs, which are to be determined.</p> <p>5. Not applicable</p>	7/20/12						
133	7/20/12	1) NO RISKS	No new risks identified this week.							
134	7/27/12	1) NO RISKS	No new risks identified this week.							
135	8/3/12	4) DESIGN ISSUE / IMPACT	<p><b>RISK DETAILS</b></p> <p>1. During the Health Department review in the kitchen, the inspector required us to install additional lights in the kitchen areas. Unexpected because there was a question on lighting during the plan review, but we understood it had passed. We knew nothing of the fixtures until the inspection.</p> <p>2. Fixtures will be added. To minimize cost, per the owner's direction, we will add readily available fixtures in lieu of the fixtures called out in the design. Fixtures were ordered and installed.</p> <p>3. The project team.</p> <p>4. The cost to provide and install the fixtures is to be determined. JED has estimated it at \$2,000 for now.</p> <p>5. Not applicable.</p>	8/10/12		0	\$2,000			
136	8/10/12	4) DESIGN ISSUE / IMPACT	<p><b>RISK DETAILS</b></p> <p>1. There is an issue with the location of the card reader at the handicap door. The location of the reader and the handicap push button make access an issue. The card reader is also one of the hot spot locations. Unexpected since it was install per the plans.</p> <p>2. CCD 2 was issued directing us to move the readers</p> <p>3. The project team.</p> <p>4. To be determined.</p> <p>5. Card readers are being relocated.</p>	8/10/12		0	\$783			
137	8/10/12	5) UNFORESEEN IMPACT	<p><b>RISK DETAILS</b></p> <p>1. At the request of the owner, there are two issues combined in this risk. The first one is the school bus drop off. Due to the size of the school, the buses needed room to the east and west of the designated zone. These areas were designed to be grass. The issue was unknown because we are not involved in running the school and did not know of the bus needs. The second one involves the changes in the playground. The owner has hired the playground equipment supplier to install the ground treatment in the playground area. This resulted in a credit for the concrete in our scope. Both wee owner changes and thus unexepected.</p> <p>2. PR 21 was issued adding concrete in these areas was issued. ASI 65 was issued in the concrete in the play areas.</p> <p>3. The project team.</p> <p>4. The combined price is to the left</p> <p>5. We have received direction to proceed. Change Order issued.</p>	8/10/12	8/15/12	0	\$5,484	85		
138	8/10/12	4) DESIGN ISSUE / IMPACT	<p><b>RISK DETAILS</b></p> <p>1. The design of the metal panels in the front canopy did not allow room for the roof drains located above the panels. This was unknown during the RAVA phase and thus unexpected.</p> <p>2. ASI 47 was issued to change the elevation and layout of the panels to allow room for the work above the canopy.</p> <p>3. The project team.</p> <p>4. The price is to the left</p> <p>5. This is an old issue. the work is done, the delay on the addition to the risk list was due to determining (a) it as an extra and (b) the cost. Change Order issued.</p>	8/10/12	8/15/12	0	\$3,346	81		
139	8/10/12	4) DESIGN ISSUE / IMPACT	<p><b>RISK DETAILS</b></p> <p>1. The trustwater system was installed in the location shown on the drawing. The ISD decided to move it to another location once installation had begun.. It was unexpected since it was being installed as shown.</p> <p>2. Per owner direction, the system was relocated.</p> <p>3. The project team.</p> <p>4. The price is to the left</p> <p>5. N/A</p>	8/10/12		0	\$5,682			

140	8/10/12	3) CONTRACTOR ISSUE / IMPACT	<b>RISK DETAILS</b> 1. During the installation of the drainage swale on the back side of the north parking lot, the earthwork contractor hit one of the piping loops for the geothermal system. The pipe location was known, the unexpected break was due to a mistake by the earthwork contractor. 2. The loops in question (unknown which loop at the time of break) were taken out of service and the system restarted. The loop was fixed and the system will be refilled and the loops restarted. 3. The project team. 4. The cost to the owner is \$0. The cost to the earthwork contractor is estimated at \$10,000 at this time. 5. Loop has been repaired and flushed. Glycol refill is currently scheduled.	8/17/12		0	\$0	N/A	
141	8/10/12	5) UNFORESEEN IMPACT	<b>RISK DETAILS</b> 1. The radiant heat pumps required a combination starter and disconnect be installed for operating. This was a unexpected because there was no indication in the drawings noting the need for this equipment and no way for the electrician to know to provide it. 2. Per RFI 299, the need was confirmed by the architects and the parts ordered/installed. 3. The project team. 4. The price is to the left 5. Change Order issued.	8/17/12	8/15/12	0	\$5,047	83	
142	8/10/12	4) DESIGN ISSUE / IMPACT	<b>RISK DETAILS</b> 1. The grading design on the south side of Area C caused the original sidewalk layout to create a drainage and access issue. The sidewalk layout was revised to allow for both. This was unexpected due to the size of the sight and not really being able to see the issue until the grading was close to complete. 2. ASI 69 part 1 changed the sidewalk into a ramp up to the door stoop. The cost was reduced by having the sub do it on a T&M basis to back up his pricing. The end result was finding a mistake in the original price and a cost reduction. 3. The project team. 4. The price is to the left 5. Change Order issued.	8/17/12	8/15/12	0	\$1,197	84	
143	8/10/12	4) DESIGN ISSUE / IMPACT	<b>RISK DETAILS</b> 1. The planters on the back side of Area B1 have a base that is 42" round. The concrete support slab was designed at 36" square. 2. Concrete support slabs were increased in size. 3. The project team. 4. The price is to the left 5. Change Order issued.	8/17/12	8/15/12	0	\$2,083	86	
144	8/17/12	5) UNFORESEEN IMPACT	<b>RISK DETAILS</b> 1. During a City street inspection, the City notified JED that the street would have to be removed, regraded and paved at the SE corner of the site on Zealand and at the NE corner of the site on 56th Ave due to a grade issue with the repair. This was unexpected (a) nothing called out on drawings and (b) City had not noted the issue previously. 2. The architect has issued PR 23 to get pricing for the work. 3. The project team 4. See cost to the right. 5. Not applicable	8/24/12		Will take place after completion date	\$15,919		
145	8/17/12	4) DESIGN ISSUE / IMPACT	<b>RISK DETAILS</b> 1. The drawings do not call for any type of closure under the stair or over the radiation piping at stair B01 and B05. 2. The architect has issued ASI 71 for metal panel closures at each location. 3. The project team 4. See cost to the right. 5. Not applicable	8/24/12		Will take place after completion date	\$6,583		

# Intermediate District 287

## *Weekly Risk Report*

August 17, 2012

Project Name: <b>North Education Center</b>	Risk Rating: <u>1.0</u>
Project ID: <b>12/1/2010</b>	Percent Complete: <u>97%</u>
Contractor: <b>JE Dunn</b>	Overall PM Risk Satisfaction: <u>10.0</u>
Project Type: <b>General Construction</b>	Risks: <u>101</u>
Award Method: <b>RFP - PIPS Best Value</b>	Risks Unresolved: <u>10</u>
	Risks resolved but no Change Order: <u>4</u>

### Cost Analysis

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

Potential Cost Increases: \$674,445  
 Potential Final Cost: \$27,276,653

Actual Cost Increases: \$614,978

**Actual Final Cost: \$26,602,208**

Percent Increase in Cost: 2.4%

Contractor Change Order Rate: 0.0%

Non-Contractor Change Order Rate: 2.4%

### 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	42	0	\$ -	0	\$ -
2) CLIENT ISSUE / IMPACT	24	0	\$ -	0	\$ 82,988
3) CONTRACTOR ISSUE / IMPACT	2	0	\$ -	0	\$ -
4) DESIGN ISSUE / IMPACT	61	0	\$ 43,548	0	\$ 384,593
5) UNFORESEEN IMPACT	14	0	\$ 15,919	0	\$ 147,397
	<b>101</b>	<b>0</b>	<b>\$59,467</b>	<b>0</b>	<b>\$614,978</b>

## Best Value Bulletin

August 13, 2012

### Minnesota School District's Use of Best Value Yields High Results



Twelve member school districts within Intermediate District 287 partnered with ASU to implement the Best Value Model on the construction of the new \$35M North Education Center (NEC). The NEC is a 157,521 sq.ft. facility that is scheduled to be

occupied Fall 2012, with over 400 students and 300 staff members. Best Value procurement identified the selected contractor as being both the most qualified proposer and saved the district approximately \$2.1M among the nine competing contractors. The District also used the value-based selection methodology for the technology and demountable wall systems. The overall change order rate is 0.4% (no contractor change orders) and no schedule delays.



Tom Shultz, CFM

As with all best value PIPS projects, the preplanning clarification phase was the most important stage of the process, because it allows the expert to identify "what's in" and "what's out", identify and minimize project risk, and clearly explains their project schedule. "Preplanning is key for the contractors in order to have a successful project" says Tom Shultz, Director of Facilities at ISD 287, "Using best value on the NEC

project has saved me a lot of headaches, time, decisions and the best advice I can give anyone is to understand what best value is – get educated in the process because it's definitely not 'magic words' in an RFP; it's truly a system that aligns the experts to the project." Tom received the International Facility Management Associations (IFMA) Minnesota Chapter Practitioner of the Year in 2011 for the District's highly successful implementation of the best value system on NEC.

### City of Roseville Adopts Best Value Structure for Renewal Program

In 2008, the City of Roseville piloted the best value PIPS process for replacement of the Roseville Ice Arena's geothermal system. The proposed system design could reduce energy consumption by 30%, but the technology was relatively new and unproven. As such, the

### Upcoming Seminars

**AUG**  
**17-21** Seattle, WA  
*IPPC & NIGP Conferences*

**AUG**  
**28** Edmonton, Canada  
*Full Day Seminar*

**AUG**  
**29** Rochester, MN  
*PIPS Certification*

**AUG**  
**30** Minneapolis, MN  
*PIPS Certification*

**SEP**  
**11-13** Las Vegas, NV  
*COBRA Conference*

**SEP**  
**27** Nieuwegein, Netherlands  
*National Roads Congress*

[Visit our Seminars Website >>](#)

### About Us

The Performance Based Studies Research Group (PBSRG) is a group of researchers and educators at Arizona State University. We develop tools to improve procurement and delivery of projects, as well as measurement of internal operations and personnel.

City wanted to hire an expert that would be able to meet the unique challenges of this new system, while still completing the project on time and in budget. The project was successfully completed in November 2008 with no change orders and the City rated the contractor 9.8 out of 10.



Four years later in 2012 the City's three year, \$19M Master Renewal Program is ramping up. The City has committed to using the best value PIPS risk management structure for the entire delivery of the Program, from design to construction. Lonnie Brokke, the City's Parks and Recreation Director, explains, "We had a very positive experience with the best value process on our Geothermal project. When our Master Renewal Program was approved, we saw PIPS as the ideal match to identify experts, minimize risk to the City, and help deliver a quality Program for our citizens." The City's first project is the selection of a Lead Consultant and is currently underway. Visit the [project website](#) to keep on new opportunities and status of the program.

- [Watch us on YouTube](#)
- [Friend us on Facebook](#)
- [Follow us on Twitter](#)

## PIPS Certification Program Helps Companies Implement Best Value

In August 2010, ASU started an certification program for contractors, architects/engineers, and owners that wanted to learn how to use the best value process internally and sustain the program within Minnesota. For a fee of \$250, participants receive four on-site training sessions, access to online educational materials, and opportunities to take the PIPS Certification Exam. The program has 166 participants from 79 different companies.

Why should you take the class?



*"I've been involved in the classes three years now and the process is dynamic. It's self-paced and each class you will learn something new so I make it a point to continue and recertify each year for my own benefit. It's important to the clients that contractors understand and know how to implement the best value process."*

— Nick Jewell, DMC Plumbing

ASU is continuing to offer the course for the remainder of 2012, and in to 2013. The tentative dates are as follows (classes offered in the Twin Cities and Rochester):

- August 29 & 30, 2012
- Week of October 22, 2012
- Week of December 3, 2012
- Week of February 3, 2013

If you're in the Minnesota-area and would like to sign-up, or are interested in setting up a Certification Program in your area, please contact Sylvia Romero ([Sylvia.Romero@asu.edu](mailto:Sylvia.Romero@asu.edu) or 480-965-1252).

## Best Value Projects in Minnesota

There are several best value opportunities coming up in Minnesota:

- City of Rochester: [Professional Engineering Services](#). Kickoff meeting #1 is 8/29/12 at 1:00pm.
- [Hennepin County](#): continuing piloting of best value process. Expect projects in fall 2012.
- Rochester Public Schools: continuation of school renovations and upgrades. [Watch the website](#) for opportunities.

You can sign-up to be automatically emailed when new projects are added (to Minnesota PIPS users, or any other PIPS user). Simply go to our [notification page](#) and provide your information.

**2012 Midwest Best Value Workshop: October 2012**



ASU will be hosting the 2012 Midwest Best Value Workshop in the Minneapolis/St. Paul metropolitan area. The objective is to assist owners, consultants, engineers, contractors, and other professionals on how to successfully run a best value project. The full day workshop will include hands-on exercises and case studies to give attendees a thorough and firsthand experience. **Details will be coming soon.**