

# Intermediate District 287

## RESPONSIVE. INNOVATIVE. SOLUTIONS

### FACILITIES COMMITTEE

Tuesday, November 20, 2012

8:30 AM @ District Service Center - Boardroom

### AGENDA

1. North Education Center (NEC) Facilities Committee Agenda for November 20, 2012
  - \* November 20, 2012 Board Facilities Committee Agenda
  - \* North Education Center (NEC) Change Order Memo
  - \* Hennepin County Lease Renewal at West Education Center Memo
  - \* North Education Center (NEC) Finance Report
  - \* J.E. Dunn Weekly Risk Summary
  - \* J.E. Dunn Weekly Risk Detail

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# Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

**GROUP:** Facilities Committee

**DATE:** November 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:** Ann Bremer

**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. Change Orders	<ul style="list-style-type: none"><li>Committee will review and approve (as necessary) Change Orders.</li></ul>	20 minutes Tom Shultz Mark Thiede Pat McEvoy	
2. WEC Lease Renewal with Hennepin Cty.	<ul style="list-style-type: none"><li>Committee with understand lease extension and recommend Board approval</li></ul>	15 minutes Tom Shultz	
3. Shady Oak Lease Extension	<ul style="list-style-type: none"><li>Committee will understand lease extension options for PCA</li></ul>	20 minutes Sandy Lewandowski	

**HANDOUTS:**

1. NEC Change Order Memo
2. Hennepin County Lease Renewal at West Education Center
3. NEC Finance Report
4. J.E. Dunn Weekly Risk Summary
5. J.E. Dunn Weekly Risk Detail

# Intermediate District 287

## *Responsive. Innovative. Solutions*

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### INTER-OFFICE MEMORANDUM

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Date: November 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.

Three Change Orders being presented are within the District Administration levels and are being presented as information only: J.E. Dunn CO #93, #94 and #95.

Two J. E. Dunn Change Orders require Committee approval: J. E. Dunn CO #96 and #97

<b>Cost of Change Orders being presented as information only:</b>	\$ 12,503.00
<b>Cost of Change Orders needing Committee approval:</b>	<u>30,718.00</u>
<b>Total of all Change Orders being presented:</b>	<b><u>\$43,221.00</u></b>

#### **Administration Decision**

##### J. E. Dunn

Change Order #93	Added roof dam as air barrier	3,483.00
Change Order #94	Tech Package RFI No. 34 calling for addition of several Power supplies for exterior access doors to allow door Control system in Tech Package to control the door Locking individually	3,255.00
Change Order #95	Added metal panels at stairs B01 and B05 to close off tight Areas and cover radiant heater piping	5,765.00

#### **Facilities Committee Decision**

##### J. E. Dunn

Change Order #96	Conflict with air supply vent and light fixtures, chilled beams need to be relocated	20,000.00
Change Order #97	Delete rock at swale and add filter fabric and drainage socks at swale and ponds; added concrete water break on aback side of curb	10,718.00

# Intermediate District 287

## *Responsive. Innovative. Solutions*

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### INTER-OFFICE MEMORANDUM

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Date: November 20, 2011

To: Board Facilities Committee

From: Thomas Shultz, Director of Facilities

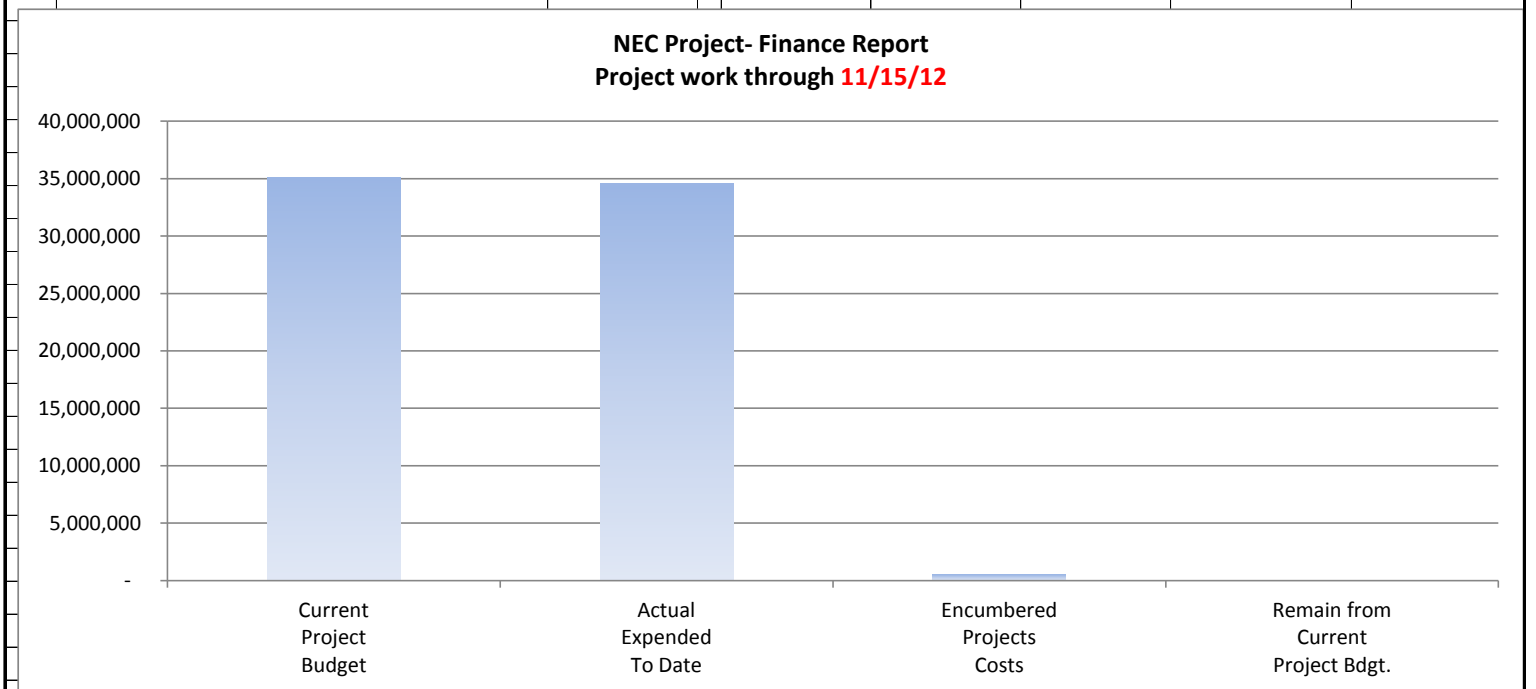
**RE: Hennepin County Lease Renewal at West Education Center**

The current lease with Hennepin County for space at West Education Center located at 11140 Bren Road West, Minnetonka, MN 55343 will terminate April 30, 2013. It is recommended to the Board Facilities Committee that ISD 287 renew this lease for an additional 3 years, and present to the formal Board for approval as a Consent Agenda item at the December 13, 2012 Board meeting.

The new lease term would run from May 1, 2013 through April 30, 2016.

ISD 287							
NEC Project- Finance Report:							
(thru 11/15/12)							
Crs	Category	Original Project Budget	Approved Contingency Use	Current Project Budget	Actual Expended To Date	Encumbered Projects Costs	Remain from Current Project Bdgt.
000	Financing Costs	-	-	-	349,281	-	(349,281)
500	Land Purchase	1,175,000	-	1,175,000	1,182,400	-	(7,400)
500	Construction Cost	29,049,002 *	1,401,600	30,593,804	30,077,030	395,344	121,430
501	Design & Consultant Fees	2,208,411	-	2,065,209	1,935,873	129,335	0
502	Owner Administrative Costs	311,066	-	311,066	239,349	-	71,717
503	Furnishings, Fixtures & Equipment	998,489 *	-	998,489	760,092	30,876	207,521
500	Construction Contingency	1,357,613	(1,401,600)	(43,987)	n/a	-	(43,987)
		35,099,581	-	35,099,581	34,544,026	555,555	0

\* transferred \$1,573,750 budget for AllSystems Installation from Course 503 to 500 to more accurately reflect the proper Category of expenditure



**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/cabbling	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 Ord'r 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



# Intermediate District 287

## *Weekly Risk Report*

November 16, 2012

Project Name: <b>North Education Center</b>	Risk Rating: <u>1.0</u>
Project ID: <b>12/1/2010</b>	Percent Complete: <u>100%</u>
Contractor: <b>JE Dunn</b>	Overall PM Risk Satisfaction: <u>10.0</u>
Project Type: <b>General Construction</b>	Risks: <u>110</u>
Award Method: <b>RFP - PIPS Best Value</b>	Risks Unresolved: <u>2</u>
	Risks resolved but no Change Order: <u>2</u>

### Cost Analysis

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

Potential Cost Increases: \$724,429  
 Potential Final Cost \$27,414,791

Actual Cost Increases: \$703,132

**Actual Final Cost: \$26,690,362**

Percent Increase in Cost 2.7%

Contractor Change Order Rate 0.0%

Non-Contractor Change Order Rate 2.7%

### 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	48	0	\$ -	0	\$ -
2) CLIENT ISSUE / IMPACT	24	0	\$ -	0	\$ 82,988
3) CONTRACTOR ISSUE / IMPACT	2	0	\$ -	0	\$ -
4) DESIGN ISSUE / IMPACT	67	0	\$ -	0	\$ 456,828
5) UNFORESEEN IMPACT	17	0	\$ 21,297	0	\$ 163,316
	<b>110</b>	<b>0</b>	<b>\$21,297</b>	<b>0</b>	<b>\$703,132</b>

J. E. Dunn Weekly Risk Detail Report  
10/5/12

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
97	4/6/12	4) DESIGN ISSUE / IMPACT	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.	8/1/12	11/14/12	0	\$20,000	96	
145	8/17/12	4) DESIGN ISSUE / IMPACT	RISK DETAILS 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. We are reviewing costs with the owner team. 9/28/12 - We are building a different stair enclosure per review with the owner. We will track time on a T&M and provide pricing later. We have reviewed the requirement for a radiator cover with the architect. There was never anything included in the drawings, so we have left the price for the cover as is.	8/24/12	11/14/12	Will take place after completion date	\$5,765	95	
147	8/31/12	4) DESIGN ISSUE / IMPACT	RISK DETAILS 1. The room for the generator (in the trash enclosure building) causes the heat from the exhaust to heat the air and push the internal temperature of the generator to overheat. This issue was compounded by the electrical contractor installing the generator 180deg from design. 2. CCD 1 was issued to add ductwork, louvers, etc. to allow more air into the space and allow exhaust to exit the space. 3. The project team. 4. The pricing has been submitted as noted to the left. Working through the numbers to get the correct pricing. 5. Not applicable.	9/11/12	9/11/12	0	\$13,272	91	
148	8/31/12	5) UNFORESEEN IMPACT	RISK DETAILS 1. Per drawing C103, the contractor is to assume there are 2950cy of topsoil on site for use. When topsoil installation time arrived, it was determined that only 1450 cy had been stockpiled on the site by the phase 1 contractor. This was unforeseen in that the quantity to be expected was stated on the drawings. 2. JED has directed the earthwork contractor to procure and provide needed topsoil. While the original quantity estimate was approx 1400cy, the total actually needed was 1018cy. 3. The project team. 4. The total price is shown to the left. 5. Not applicable.	9/11/12		0	\$21,297		
151	9/14/12	4) DESIGN ISSUE / IMPACT	RISK DETAILS 1. There are several electrical issues (T1 to D4 fixture change, kitchen coiling door, 120v power for acc heaters, FCU 114 power feed and FCU B205A and B205B, GMP-CRAC unit power) that were originally rejected by TSP that the electrician disagreed with. Elliott asked for a meeting to review with the owner. Based on the discussion, the owner agreed to review and potentially cost share on the items noted. This was unforeseen and not included in the risk report since the items were originally rejected. 2. The work noted on each item is complete. 3. The project team. 4. The price to date is shown to the right - there is still some discussion on a couple of the items. 9/21/12 - Final number shown to the right. 5. 9/21/12 - Completed review this week.	9/21/12	9/26/12	0	\$8,320	92	
152	9/14/12	4) DESIGN ISSUE / IMPACT	RISK DETAILS 1. The design of the exterior water and air barrier calls for it to be continuous on the building. Where the front canopy extends out from the building, there was an opening in this protection that was not closed. It was unexpected due to the size of the detail versus the time during RAVA. 2. By RFI, the architect added a roof membrane dam down to the deck to close the air gap. 3. The project team. 4. The price to date is shown to the right. 5. Not applicable.	9/21/12	10/26/12	0	\$3,483	93	

J. E. Dunn Weekly Risk Detail Report  
10/5/12

154	9/28/12	4) DESIGN ISSUE / IMPACT	<p>RISK DETAILS</p> <p>1. In order for the door operations to work as requested by the owner, we need to add three power supplies above ceiling. This was unexpected because the control of the door is under a different contract package (Tech) and the power supplies are in per the contract.</p> <p>2. By Tech package RFI 34, the architect called for additional power supplies. The price was minimized by coordinating the power supplies needed with the Techpackage contractor.</p> <p>3. The project team.</p> <p>4. The price is shown to the right.</p> <p>5. Not applicable.</p>	9/28/12	10/26/12	Will take place after completion date	\$3,255	94	
155	9/28/12	5) UNFORESEEN IMPACT	<p>RISK DETAILS</p> <p>1. In mechanical room B205, the concrete SOD has cracked, which is typical for SOD installations. The specs call for grout to fill the cracks, but this will not prevent the cracks from working through the grout and separating the bond. The high performance Sherwin and Williams coatings will not span the crack. Sherwin and Williams has recommended a product. The team is reviewing..</p> <p>2. The project team is reviewing the costs for this system as well as reviewing other materials in lieu of the specified coating.</p> <p>3. The project team.</p> <p>4. Price for crack filler is noted to the right. 10/26/12 - Changed to no cost</p> <p>5. Not applicable.</p>	10/5/12	10/26/12	Will take place after completion date	\$0	N/A	
156	10/5/12	1) NO RISKS							
157	10/19/12	1) NO RISKS							
158	11/2/12	1) NO RISKS							
159	11/9/12	1) NO RISKS							
160	11/16/12	4) DESIGN ISSUE / IMPACT	<p>RISK DETAILS</p> <p>1. There were several questions asked by the dirtwork contractor concerning the construction of the detention pond, swale and water break around the back side of the parking lot. The questions asked for some constructability clarifications. As part of the answer, some of the elements in the area were redesigned.</p> <p>2. By RFI, the architect changed the rock water break to concrete, added some filter fabric, revised the details. After the design change, the contractor worked with the owner to reduce the concrete needed to minimize cost.</p> <p>3. The project team.</p> <p>4. The price to date is shown to the right.</p> <p>5. Not applicable.</p>	8/1/12	11/14/12	0	\$10,718	97	