

Requirement Detail

by Asset Name and Category

CONGDON PARK

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon - Parking
Asset Number: 435b

Requirement Name	Vehicular Paving: Parking Lots and South Play Area		
Linked System	Parking Lots	Inspection Date	08/01/2006
Prime System	Paving and Surfacing	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Inspe	Actual Cost	0
Action Date	08/01/2009	Total Estimated Cost:	23,600
Funding Year	-	Funding Type	-
Requirement Location	Parking Lots and South Play Area	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Good current condition but will need overlay in 3-5 years.

PHOTOS

ACTION DESCRIPTION

Overlay parking lots and south play area.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Life Safety

Asset Name: Congdon - Sidewalks
Asset Number: 435d

Requirement Name	Pedestrian Paving: Concrete Sidewalks/Steps		
Linked System	Pedestrian Paving	Inspection Date	08/01/2006
Prime System	Paving and Surfacing	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Inspec	Actual Cost	0
Action Date	08/01/2007	Total Estimated Cost:	11,800
Funding Year	-	Funding Type	-
Requirement Location	West Side of Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Damaged areas of sidewalk and steps on west side of building. Damaged curb in parking lot. Lid on fuel tank in parking lot too high. Trench drains plugged.

PHOTOS

ACTION DESCRIPTION

Repair/replace damaged concrete sidewalk areas and steps and curbing. Lower fuel tank lid. Clean trench drains in sidewalk.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon - Site
Asset Number: 435f

Requirement Name	Site: Ballfields	Inspection Date	08/01/2006
Linked System	Site Improvements	Finish Date	-
Prime System	Site Improvements	Status	Open
Priority	2- Potentially Critical (1-2 Yrs)	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	11,800
Action Date	08/01/2007	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Ballfield		
Savings Description	-		

REQUIREMENT DESCRIPTION

Aglime infield eroding under fence.

PHOTOS

ACTION DESCRIPTION

Regrade infill and/or install edging or other structure under fence to prevent erosion.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon - Site
Asset Number: 435f

Requirement Name	Site: North Play Area	Inspection Date	08/01/2006
Linked System	Site Improvements	Finish Date	-
Prime System	Playing Fields	Status	Open
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	4,720
Action Date	08/01/2009	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	North Play Area		
Savings Description	-		

REQUIREMENT DESCRIPTION

Excellent current condition.

PHOTOS

ACTION DESCRIPTION

Resurface/seal coat play area with asphalt emulsion sealer.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon - Warming House
Asset Number: 435e

Requirement Name	Exterior Walls: Wall Restoration	Inspection Date	08/01/2006
Linked System	Exterior Walls	Finish Date	-
Prime System	Exterior Walls	Status	Open
Priority	2- Potentially Critical (1-2 Yrs)	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	5,056
Action Date	08/01/2007	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Entire Building		
Savings Description	-		

REQUIREMENT DESCRIPTION

Open mortar and broken CMU's.

PHOTOS



Exterior Walls: Wall Restoration

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ACTION DESCRIPTION

Tuck pointing, spot CMU replacement, joint sealant replacement, painting, and other misc. items.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Accessibility

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Equipment and Furnishings: Accessibility		
Linked System	Equipment and Furnishings	Inspection Date	11/12/2006
Prime System	Equipment and Furnishings	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	JQP Inc.	Actual Cost	0
Action Date	11/12/2009	Total Estimated Cost:	34,008
Funding Year	-	Funding Type	-
Requirement Location	Entire Facility	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

This requirement includes accessibility issues related to high public use areas of the school, including auditoriums, stadiums, gymnasiums, ticket counters, and the main office. Items include: providing wheelchair viewing positions, providing access to the stage, providing an assistive listening system and lowering counters.

It also includes accessibility issues found in Specialty Areas (science labs, cooking labs, industrial arts areas, as well as the media center/library). Items include: providing accessible work stations in kitchens, providing accessible labs and lowering eyewashes.

PHOTOS



Equipment and Furnishings: Accessibility

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ACTION DESCRIPTION

Correct accessibility issues as required.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Accessibility

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Interior Construction: Accessibility		
Linked System	Interior Construction	Inspection Date	11/12/2006
Prime System	Interior Construction	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	JQP Inc.	Actual Cost	0
Action Date	11/12/2009	Total Estimated Cost:	14,849
Funding Year	-	Funding Type	-
Requirement Location	Interior	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

This requirement includes accessibility issues encountered while you move through the school. Items include: providing elevator or ramp, adding/modifying handrails (only if the level is not served by an elevator or other accessible route), widening doors, replacing door hardware, eliminating protruding hazards and all permanent room identification signage as well as directional signage (adding signs, replacing signs and relocating signs).

PHOTOS



Interior Construction: Accessibility

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ACTION DESCRIPTION

Make necessary modifications to correct accessibility issues as needed.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Accessibility

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Plumbing: Accessibility	Inspection Date	11/12/2006
Linked System	Plumbing	Finish Date	-
Prime System	Plumbing	Status	Open
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Actual Cost	0
Inspector Name	JQP Inc.	Total Estimated Cost:	20,930
Action Date	11/12/2009	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Plumbing throughout		
Savings Description	-		

REQUIREMENT DESCRIPTION

This requirement includes accessibility issues in toilet rooms, locker/shower rooms and drinking fountains. All requirements for upgrading a toilet or locker/shower room are included in this category, even if they are not plumbing (i.e. relocating stall partitions to provide 60 in. wide stall, relocating toilet paper dispenser or grab bars, etc.). Items include: replacing drinking fountains, raising/lowering toilets, installing grab bars, relocating toilet paper or towel dispensers, adding handheld shower wands, and providing 60 in. wide fully compliant toilet stalls.

Note: the actual cost to complete work in toilet rooms may be increased by a decision to do work beyond what is required for accessibility, such as re-tiling, replacing all fixtures, replacing all stall partitions, etc.

PHOTOS



Plumbing: Accessibility

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ACTION DESCRIPTION

Upgrades as needed to meet plumbing accessibility requirements.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Accessibility

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Site Improvements: Accessibility		
Linked System	Site Improvements	Inspection Date	11/12/2006
Prime System	Site Improvements	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	JQP Inc.	Actual Cost	0
Action Date	11/12/2009	Total Estimated Cost:	3,375
Funding Year	-	Funding Type	-
Requirement Location	Exterior	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

This requirement includes accessibility issues from the moment you are on school grounds until you get to the front door. Items include: adding and identifying accessible parking and adding or modifying accessible routes (sidewalks).

PHOTOS



Site Improvements: Accessibility

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ACTION DESCRIPTION

Correct exterior accessibility issues as required.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Air and Water Quality

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC - Dehumidification Chiller and Piping Mains		
Linked System	Chilled Water Distribution	Inspection Date	06/28/2006
Prime System	Chilled Water Distribution	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	-	Total Estimated Cost:	326,742
Funding Year	-	Funding Type	-
Requirement Location	All Floors - Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Congdon Park Elementary School has no means of dehumidification. Without de-humidification capabilities, these spaces cannot meet ASHRAE 55-1992 space design conditions.

PHOTOS



HVAC - Dehumidification Chiller and Piping Mains

ACTION DESCRIPTION

Addition of an air cooled chiller, pumps, and insulated chilled water pipe distribution system. Chiller to be screened for appearance purposes.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Air and Water Quality

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Provide Negative Pressure in Crawlspace/Tunnels		
Linked System	Exhaust Ventilation Systems	Inspection Date	07/15/2006
Prime System	Exhaust Ventilation Systems	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	07/15/2007	Total Estimated Cost:	27,494
Funding Year	-	Funding Type	-
Requirement Location	1987 and 1964 Crawlspace/Tunnel	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The tunnels have dirt floors and if not under negative pressure can transfer odors to the floors above due to the pipe and duct penetrations. The tunnels are also present opportunity for mold growth.

PHOTOS

ACTION DESCRIPTION

Install exhaust fans and outdoor air intakes as required to ventilate tunnels, as well as maintain negative pressure.

Two Locations 1964 and 1987 Additions.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Air and Water Quality

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Add Dehumidification All Floors 1987		
Linked System	Cooling Generating Systems	Inspection Date	06/28/2006
Prime System	Cooling Generating Systems	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	-	Total Estimated Cost:	488,874
Funding Year	-	Funding Type	-
Requirement Location	All Floors - 1987 Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The three (3) air handling systems serving the 1987 addition have no means of dehumidification. Without de-humidification capabilities, these spaces cannot meet ASHRAE 55-1992 space design conditions.

PHOTOS



HVAC: Add Dehumidification All Floors 1987

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ACTION DESCRIPTION

Addition of dehumidification coils to the existing units via modification and internal closed cell AHU liner. Installation of external duct insulation, new acoustical ceiling tile, lighting removal and reinstallation or new lights where required. Variable Air Volume box upgrade. Rezone ductwork where required. Upgrade Controls System to DDC. Test and Balance and Commissioning of entire system.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Air and Water Quality

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Plumbing: Replace Galvanized Domestic Water Piping		
Linked System	Domestic Water Distribution	Inspection Date	06/28/2006
Prime System	Domestic Water Distribution	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	06/28/2007	Total Estimated Cost:	116,112
Funding Year	-	Funding Type	-
Requirement Location	All Floors 1929 Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The 77 year old domestic water distribution piping consists of galvanized piping which is connected together via lead based solder. Current flushing procedures have maintained lead levels at an acceptable level. As the piping continues to age, this may not be possible.

PHOTOS



Plumbing: Replace galvanized domestic water piping

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ACTION DESCRIPTION

Remove all galvanized domestic water distribution piping as well as faucets and fixtures containing lead solder. Install insulated copper piping and fixtures/faucets where required. Wall cutting and patching would be required.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Air and Water Quality

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Service Tunnels: Floor Vapor Barrier		
Linked System	Other Site Construction	Inspection Date	08/01/2006
Prime System	Service and Pedestrian Tunnels	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Inspec	Actual Cost	0
Action Date	-	Total Estimated Cost:	3,525
Funding Year	-	Funding Type	-
Requirement Location	1964 Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Exposed dirt areas contributing to air quality issues.

PHOTOS



Service Tunnels: Floor Vapor Barrier

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ACTION DESCRIPTION

Install poly vapor barrier over exposed earth areas.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Appearance

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Site Improvements: General Landscaping	Inspection Date	10/03/2006
Linked System	Site Improvements	Finish Date	-
Prime System	Site Improvements	Status	Open
Priority	2- Potentially Critical (1-2 Yrs)	Actual Cost	0
Inspector Name	Northern Lights Landscaping	Total Estimated Cost:	4,565
Action Date	10/03/2007	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Property around facility		
Savings Description	-		

REQUIREMENT DESCRIPTION

There are areas around the facility (lawn, trees, shrubs and perennials) that require care to improve appearance. There are negative slope areas around the facility bringing drainage towards the facility instead of away from the facility. There are lawn areas around the immediate building requiring restoration.

PHOTOS

ACTION DESCRIPTION

Pruning, cultivating and mulching of existing trees, shrubs and perennials. Correct negative slope around foundations by installing soil and sod. Restore lawn at stressed and/or non existing lawn areas around immediate building by installing soil and sod.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Appearance

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Wall Finishes: Paint	Inspection Date	07/24/2006
Linked System	Wall Finishes	Finish Date	-
Prime System	Wall Finishes	Status	Open
Priority	4- Mid Term Needs (6-10 Yrs)	Actual Cost	0
Inspector Name	Siddens, Lance	Total Estimated Cost:	117,882
Action Date	07/24/2012	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Corridors, Classrooms, Offices		
Savings Description	-		

REQUIREMENT DESCRIPTION

Repaint general areas for maintenance reasons, standardize colors per district desire.

PHOTOS



Wall Finishes: Paint

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ACTION DESCRIPTION

Repaint general building areas as maintenance, 120, 000 S.F.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Asbestos

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Hazardous Components: Abatement	Inspection Date	07/01/2006
Linked System	Hazardous Components Abatement	Finish Date	-
Prime System	Hazardous Components Abatement	Status	Open
Priority	1- Currently Critical (Immediately)	Actual Cost	0
Inspector Name	Wormuth, Kevin	Total Estimated Cost:	12,461
Action Date	07/01/2006	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Entire Facility		
Savings Description	-		

REQUIREMENT DESCRIPTION

This facility was built when asbestos was a common component of many building materials. The majority of asbestos in this facility was part of the insulating materials. Most has been abated, but in some areas it is still present.

PHOTOS

ACTION DESCRIPTION

Abatement of asbestos containing materials throughtout facility.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Exterior Doors: Replace Existing Entry Doors		
Linked System	Exterior Doors	Inspection Date	07/20/2006
Prime System	Exterior Doors	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Siddens, Lance	Actual Cost	0
Action Date	-	Total Estimated Cost:	43,485
Funding Year	-	Funding Type	-
Requirement Location	Main Entry Doors: 1929 Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing entry doors are deteriorated, uninsulated doors, glass and frames (including transoms)

PHOTOS



Exterior Doors: Replace Existing Entry Doors

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ACTION DESCRIPTION

Replace existing, original wood entry doors, frames and transom glass. Existing system is uninsulated and not weathertight. Replace with aluminum doors and frames.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Floor Finishes: Replace Linoleum Tile	Inspection Date	07/24/2006
Linked System	Floor Finishes	Finish Date	-
Prime System	Floor Finishes	Status	Open
Priority	4- Mid Term Needs (6-10 Yrs)	Actual Cost	0
Inspector Name	Siddens, Lance	Total Estimated Cost:	27,997
Action Date	07/24/2012	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Second and Third Floor Corridors 1929 Addition		
Savings Description	-		

REQUIREMENT DESCRIPTION

Replace original linoleum flooring in 1929 addition 2nd and 3rd floor corridors with VCT. Existing flooring is beyond useful life.

PHOTOS



Floor Finishes: Replace Linoleum Tile

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ACTION DESCRIPTION

Existing tile is dark, hard to maintain and original. Replace with VCT. 2850 S.F. in area

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Floor Finishes: Replace VCT	Inspection Date	07/24/2006
Linked System	Floor Finishes	Finish Date	-
Prime System	Floor Finishes	Status	Open
Priority	4- Mid Term Needs (6-10 Yrs)	Actual Cost	0
Inspector Name	Siddens, Lance	Total Estimated Cost:	63,754
Action Date	07/24/2012	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	1st and 2nd floor corridors 1964 and 1987 addition and misc. rooms		
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing VCT is aging non-uniformly in various types of spaces but generally serviceable.

PHOTOS



Floor Finishes: Replace VCT

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ACTION DESCRIPTION

Replace Existing VCT with new VCT approximately 8850 S.F.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Heating System Conversion - Steam to Hot Water		
Linked System	Steam Distribution Systems	Inspection Date	06/28/2006
Prime System	Steam Distribution Systems	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	06/28/2009	Total Estimated Cost:	468,224
Funding Year	-	Funding Type	-
Requirement Location	All Floors - Entire Building	Annual Energy/Ops Savings \$	4,042
Savings Description	Energy savings generated from converting from a steam system to a how water system that includes condensing style boiler(s).		

REQUIREMENT DESCRIPTION

A majority of the steam system has exceeded the recommended useful life. A steam system requires substantially more maintenance than a modern hot water heating system due to steam traps, condensate pumps, and chemical treatment.

PHOTOS



HVAC: Heating System Conversion - Steam to Hot Water

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ACTION DESCRIPTION

Install new high efficiency hot water condensing boilers and hot water piping system. Replace all steam terminal heating devices and coils with hot water devices and coils.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Replace Ventilation All Floors 1929 and 1964 Building		
Linked System	Air Distribution Systems	Inspection Date	06/28/2006
Prime System	Air Distribution Systems	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	06/28/2009	Total Estimated Cost:	1,587,926
Funding Year	-	Funding Type	-
Requirement Location	All Floors - 1929 and 1964 Additions	Annual Energy/Ops Savings \$	1,008
Savings Description	Energy savings will be generated by using heat exchangers to recover exhaust air energy in order to pre-condition make-up air. In addition, each classroom occupancy controls will reduce ventilation rates and control the lighting to save energy when rooms are not in use. Additional energy will be consumed to provide dehumidification during the cooling months.		

REQUIREMENT DESCRIPTION

The 77 year old ventilation system has exceeded the recommended useful life expectancy and currently poorly distributes ventilation air. As part of this upgrade, the new mechanical system will incorporated heat recovery and classroom occupancy / CO2 controls to save energy.

PHOTOS



HVAC: Replace Ventilation All Floors 1929 and 1964 Building

ACTION DESCRIPTION

Replacement of the Existing Ventilation System with a Modern Ventilation System consisting of Air Handling Units with Energy Recovery, Duct Distribution System, and Variable Air Volume Boxes with Hot Water Reheat Coils and Hot Water
All Costs in USD.

Finned Tube Radiation.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Lighting Equipment: Occupancy Sensors		
Linked System	Lighting Equipment	Inspection Date	09/19/2006
Prime System	Lighting Equipment	Finish Date	-
Priority	4- Mid Term Needs (6-10 Yrs)	Status	Open
Inspector Name	Ruud, Mark	Actual Cost	0
Action Date	09/19/2012	Total Estimated Cost:	9,731
Funding Year	-	Funding Type	-
Requirement Location	Classrooms	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The existing classroom occupancy sensors are single technology sensors and will need replacement in the mid term future. Dual technology sensors offer improved performance.

PHOTOS

ACTION DESCRIPTION

Remove and replace existing classroom occupancy sensors with dual technology occupancy sensors.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Plumbing: Replace Lavatory Wash Fountains		
Linked System	Plumbing Fixtures	Inspection Date	07/11/2006
Prime System	Plumbing Fixtures	Finish Date	-
Priority	4- Mid Term Needs (6-10 Yrs)	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	07/11/2012	Total Estimated Cost:	17,700
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The two lavatory wash fountains have exceeded the recommended useful life.

PHOTOS



Plumbing: Replace Lavatory Wash Fountains

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ACTION DESCRIPTION

Replace two wash fountains with new wash fountains with infrared mixing stations.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Plumbing: Replace Underground Sanitary Sewer Lines		
Linked System	Plumbing	Inspection Date	11/29/2006
Prime System	Plumbing	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	-	Total Estimated Cost:	70,800
Funding Year	-	Funding Type	-
Requirement Location	All Building Areas 35 Years or Older	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Underground sanitary sewer lines require replacement due to tree roots, pipe degradation, and pipe damage due to ground shifting over time.

PHOTOS

ACTION DESCRIPTION

Replace the underground sanitary sewer lines with new.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Roof System:Replace Roof	Inspection Date	08/09/2006
Linked System	Roofing	Finish Date	-
Prime System	Roof Coverings	Status	Open
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	246,384
Action Date	08/09/2009	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	279
Requirement Location	Multiple Locations		
Savings Description	Energy savings generated from improved roof insulation.		

REQUIREMENT DESCRIPTION

Roof system beyond rated service life. Includes 1929 Addition - Area 2,3, 1964 Addition - Area 4, 5, 6 and 1987 Addition - Area 7

PHOTOS



Roof System: Replace Roof

ACTION DESCRIPTION

Replace EPDM roof system

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Beyond Rated Life

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Roof System:Replace Roof	Inspection Date	08/09/2006
Linked System	Roofing	Finish Date	-
Prime System	Roof Coverings	Status	Open
Priority	4- Mid Term Needs (6-10 Yrs)	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	460,200
Action Date	08/09/2012	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	470
Requirement Location	1929 Addition		
Savings Description	Energy savings generated from improved roof insulation.		

REQUIREMENT DESCRIPTION

Roof system beyond rated service life. Includes Area 1

PHOTOS



Roof System:Replace Roof

ACTION DESCRIPTION

Replace the tile roof system. Include dormer windows. Sequence reroofing with roof level masonry restoration

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Building Code

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Elevators and Lifts: Elevator Repair	Inspection Date	08/28/2006
Linked System	Elevators and Lifts	Finish Date	-
Prime System	Elevators and Lifts	Status	Open
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Actual Cost	0
Inspector Name	Schindler Elevator Corp.	Total Estimated Cost:	4,803
Action Date	08/28/2009	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	1987 Addition		
Savings Description	-		

REQUIREMENT DESCRIPTION

Work required falls into two categories: Life Safety Issues and Product Upgrades.

PHOTOS

ACTION DESCRIPTION

Upgrade elevators for life safety issues and product upgrades.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Building Code

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Add Exhaust Hood to Dishwasher	
Linked System	Exhaust Ventilation Systems	Inspection Date 06/28/2006
Prime System	Exhaust Ventilation Systems	Finish Date -
Priority	6- Does Not Meet Current Codes/Standards	Status Open
Inspector Name	Schumacher, Russ	Actual Cost 0
Action Date	-	Total Estimated Cost: 16,520
Funding Year	-	Funding Type -
Requirement Location	Kitchen 1929 Building Addition	Annual Energy/Ops Savings \$ -
Savings Description	-	

REQUIREMENT DESCRIPTION

The existing dishwasher does not have an exhaust hood as required by the 2000 International Mechanical Code. Exhausting the dishwasher steam is critical in maintaining proper indoor air quality in the kitchen.

PHOTOS



HVAC: Add Exhaust Hood to Dishwasher

-

ACTION DESCRIPTION

Add a Type II hood and dishwasher exhaust fan with the required externally insulated aluminum ductwork. Installation to comply with the 2000 International Mechanical Code.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Building Code

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Replace Kitchen Grease Exhaust Hoods		
Linked System	Exhaust Ventilation Systems	Inspection Date	07/12/2006
Prime System	Exhaust Ventilation Systems	Finish Date	-
Priority	6- Does Not Meet Current Codes/Standards	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	-	Total Estimated Cost:	54,988
Funding Year	-	Funding Type	-
Requirement Location	Kitchen - 1987 Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The existing grease exhaust hood has been written up as a non compliant hood by the State Fire Marshall. This hood needs to be replaced with a code compliant grease exhaust hood and fan.

In addition, an oven hood indirectly vents into the main exhaust hood. This oven requires a separate grease hood to ensure proper kitchen equipment exhaust.

PHOTOS



HVAC: Replace Kitchen Grease Exhaust Hoods

-

ACTION DESCRIPTION

Replace the existing grease exhaust hoods and fan and grease duct with 2000 International Mechanical Code compliant kitchen grease hood exhaust systems.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Capacity

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Electrical Distribution: Insufficient Capacity		
Linked System	Electrical Service and Distribution	Inspection Date	08/10/2006
Prime System	Electrical Service and Distribution	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	08/10/2009	Total Estimated Cost:	8,850
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing Branch Panel are lacking capacity for additional circuits. Panels must be added to accommodate circuits needed for additional receptacles in classrooms.

PHOTOS



Electrical Distribution: Insufficient Capacity

ACTION DESCRIPTION

Provide two new 100 amp feeders and panels to help carry the extra load of additional receptacles throughout the building.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Capacity

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Add Cooling Capability to Computer Labs and IT Data Room		
Linked System	Cooling Generating Systems	Inspection Date	07/11/2006
Prime System	Cooling Generating Systems	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	07/11/2007	Total Estimated Cost:	232,106
Funding Year	-	Funding Type	-
Requirement Location	IT Data Room	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The Computer Labs and IT Data room gets hot, which could cause technology equipment failure.

PHOTOS



HVAC: Add Cooling Capability to IT Data Room

-

ACTION DESCRIPTION

Provide a fan coil with a DX cooling coil and full economizer capability to utilize free cooling when outdoor conditional allow.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Capacity

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Wiring Devices: Insufficient Receptacles		
Linked System	Branch Wiring Devices	Inspection Date	07/19/2006
Prime System	Branch Wiring Devices	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	07/19/2009	Total Estimated Cost:	42,598
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

In general, classrooms have an insufficient number of receptacles. Computers and other electronics are plugged into power strips due to the lack of receptacles. This limits future addition of electronic devices and presents a fire hazard.

PHOTOS



Wiring Devices: Insufficient Receptacles

-

ACTION DESCRIPTION

Provide six additional 20 amp receptacle per classroom and associated branch wiring. Upgrade will first require additional branch panel boards.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Ceiling Finishes: Replace 2x4 Ceiling Panels		
Linked System	Ceiling Finishes	Inspection Date	07/24/2006
Prime System	Ceiling Finishes	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Siddens, Lance	Actual Cost	0
Action Date	07/24/2009	Total Estimated Cost:	6,549
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing 2 by 4 ceiling panels are damaged at various locations. Grids can be reused, replace only the panels.

PHOTOS



Ceiling Finishes: Replace 2x4 Ceiling Panels

-

ACTION DESCRIPTION

Replace damaged ceiling panels throughout building.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Exterior Walls: Chimney Restoration		
Linked System	Exterior Walls	Inspection Date	08/09/2006
Prime System	Exterior Walls	Finish Date	-
Priority	4- Mid Term Needs (6-10 Yrs)	Status	Open
Inspector Name	Inspec	Actual Cost	0
Action Date	08/09/2012	Total Estimated Cost:	35,400
Funding Year	-	Funding Type	-
Requirement Location	1929 Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Deteriorated chimneys on Roof Area 1

PHOTOS



Exterior Walls: Chimney Restoration

-

ACTION DESCRIPTION

Restore roof-level chimneys. Sequence work with reroofing in Area 1

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Exterior Walls:Wall Restoration		
Linked System	Exterior Walls	Inspection Date	08/09/2006
Prime System	Exterior Wall Construction	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Inspec	Actual Cost	0
Action Date	08/09/2009	Total Estimated Cost:	542,800
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Deteriorated roof and grade level walls. Includes roof level locations on 1929 Addition - Area 3, 1964 Addition - Areas 5 and 1987 Addition - Area 7. Includes entire building at grade level.

PHOTOS



Exterior Walls:Wall Restoration

-

ACTION DESCRIPTION

Tuck point entire area. Include brick replacement as necessary. Remove and replace all joint sealant. Sequence roof level restoration with reroofing of Areas 3,5 and 7.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Fittings: Toilet Partitions	Inspection Date	07/24/2006
Linked System	Fittings	Finish Date	-
Prime System	Fittings	Status	Open
Priority	5- Recommendations/ Improvements	Actual Cost	0
Inspector Name	Siddens, Lance	Total Estimated Cost:	12,836
Action Date	-	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Toilet Rooms 1929 Addition		
Savings Description	-		

REQUIREMENT DESCRIPTION

District desired upgrade from existing, aging metal toilet partitions to plastic laminate toilet partitions

PHOTOS



Fittings: Toilet Partitions

-

ACTION DESCRIPTION

Replace existing metal toilet partitions in 1929 addition w/ plastic laminate toilet partitions approx. 14 stall partitions to be replaced.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Floor Finishes: Replace Carpet	Inspection Date	07/24/2006
Linked System	Floor Finishes	Finish Date	-
Prime System	Floor Finishes	Status	Open
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Actual Cost	0
Inspector Name	Siddens, Lance	Total Estimated Cost:	148,892
Action Date	07/24/2009	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Entire Building		
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing carpet is worn and needs replacement.

PHOTOS



Floor Finishes: Replace Carpet

-

ACTION DESCRIPTION

Remove existing carpet and replace with carpet or VCT

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Deferred Maintenance

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Ductwork Cleaning	Inspection Date	11/29/2006
Linked System	Air Distribution Systems	Finish Date	-
Prime System	Air Distribution Systems	Status	Open
Priority	4- Mid Term Needs (6-10 Yrs)	Actual Cost	0
Inspector Name	Schumacher, Russ	Total Estimated Cost:	41,300
Action Date	11/29/2012	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Building Wide		
Savings Description	-		

REQUIREMENT DESCRIPTION

Clean the duct systems that are not replaced by the indoor air quality upgrade.

PHOTOS

ACTION DESCRIPTION

Clean ductwork that is not replaced due to indoor air quality upgrades.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Energy and Operational Efficiency

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Controls: VendingMiser Vending Machine Controls		
Linked System	Controls and Instrumentation	Inspection Date	09/23/2006
Prime System	Controls and Instrumentation	Finish Date	-
Priority	1- Currently Critical (Immediately)	Status	Open
Inspector Name	Ruud, Mark	Actual Cost	0
Action Date	09/23/2006	Total Estimated Cost:	826
Funding Year	-	Funding Type	-
Requirement Location	Vending Machines	Annual Energy/Ops Savings \$	86
Savings Description	VeningMiser controls cycle power to the vending machine during unoccupied times to save energy.		

REQUIREMENT DESCRIPTION

Install VendingMiser controls on vending machines.

PHOTOS



Controls: VendingMiser Vending Machine Controls

-

ACTION DESCRIPTION

-

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Energy and Operational Efficiency

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Add Variable Speed Drives and Classroom Occupancy Controls		
Linked System	Air Distribution Systems	Inspection Date	06/28/2006
Prime System	Air Distribution Systems	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Ruud, Mark	Actual Cost	0
Action Date	-	Total Estimated Cost:	0
Funding Year	-	Funding Type	-
Requirement Location	1929 Addition	Annual Energy/Ops Savings \$	1008
Savings Description	Existing: VFD control reset based on C02 and temperature, run low speed in summer maintenance mode. New HVAC system: static pressure control with occupancy controlled VAV boxes.		

REQUIREMENT DESCRIPTION

Excess ventilation - control ventilation during unoccupied periods.

PHOTOS

ACTION DESCRIPTION

Existing: VFD control reset based on C02 and temperature, run low speed in summer maintenance mode. New HVAC system: static pressure control with occupancy controlled VAV boxes.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Energy and Operational Efficiency

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	HVAC: Steam System Steam Trap Upgrades		
Linked System	Steam Distribution Systems	Inspection Date	09/06/2006
Prime System	Steam Distribution Systems	Finish Date	-
Priority	1- Currently Critical (Immediately)	Status	Open
Inspector Name	Ruud, Mark	Actual Cost	0
Action Date	09/06/2006	Total Estimated Cost:	13,299
Funding Year	-	Funding Type	-
Requirement Location	Facility Wide	Annual Energy/Ops Savings \$	1,108
Savings Description	Heating savings attributed to leaking steam traps that result in the overheating of tunnel areas or steam venting in condensate receiver tanks.		

REQUIREMENT DESCRIPTION

- 1) Complete survey all steam traps system wide to locate failed traps.
- 2) Replace or repair of failed traps depending on trap age, condition, and availability of replacement part kits.

PHOTOS

ACTION DESCRIPTION

-

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Energy and Operational Efficiency

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Lighting: Lighting Retrofit	Inspection Date	09/20/2006
Linked System	Lighting Equipment	Finish Date	-
Prime System	Lighting Equipment	Status	Open
Priority	1- Currently Critical (Immediately)	Actual Cost	0
Inspector Name	Ruud, Mark	Total Estimated Cost:	81,435
Action Date	09/20/2006	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	5,643
Requirement Location	Entire Facility		
Savings Description	Energy savings generated through more efficient lighting technology.		

REQUIREMENT DESCRIPTION

Lighting project consists of the following:

- 1) Replace / Retrofit 34w T12 fixtures with 25w T8 lighting
- 2) Replace HID lighting with T8 lighting fixtures
- 3) Replace Incand. lighting with Fluorescent
- 4) Upgrade exit signs with LED technology
- 5) Gym Occupancy Controls

PHOTOS

ACTION DESCRIPTION

-

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Energy and Operational Efficiency

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Plumbing: Add Domestic Water Heat Exchanger		
Linked System	Plumbing	Inspection Date	07/11/2006
Prime System	Plumbing	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Schumacher, Russ	Actual Cost	0
Action Date	-	Total Estimated Cost:	35,046
Funding Year	-	Funding Type	-
Requirement Location	Boiler Room - 1928 Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Provide a domestic hot water heat exchanger for domestic hot water. This will allow for an interruptible natural gas rate.

PHOTOS



Plumbing: Add Domestic Water Heat Exchanger

-

ACTION DESCRIPTION

Provide a new domestic hot water heat exchanger and all required piping and controls.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Energy and Operational Efficiency

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Plumbing: Water Conservation Upgrades		
Linked System	Plumbing Fixtures	Inspection Date	09/21/2006
Prime System	Plumbing Fixtures	Finish Date	-
Priority	1- Currently Critical (Immediately)	Status	Open
Inspector Name	Ruud, Mark	Actual Cost	0
Action Date	09/21/2006	Total Estimated Cost:	28,760
Funding Year	-	Funding Type	-
Requirement Location	Entire Facility	Annual Energy/Ops Savings \$	1,419
Savings Description	Reduce water and sewer usage using new low flow devices.		

REQUIREMENT DESCRIPTION

Replace / Retrofit standard flow flush valves and faucets with low flow devices.

PHOTOS

ACTION DESCRIPTION

-

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Life Safety

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Lighting Equipment: Exterior Lighting	Inspection Date	09/19/2006
Linked System	Lighting Equipment	Finish Date	-
Prime System	Lighting Equipment	Status	Open
Priority	1- Currently Critical (Immediately)	Actual Cost	0
Inspector Name	Ruud, Mark	Total Estimated Cost:	15,965
Action Date	09/19/2006	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Exterior		
Savings Description	-		

REQUIREMENT DESCRIPTION

The existing exterior lighting for this facility is getting old and the light levels and coverage for adequate safety is a concern.

PHOTOS

ACTION DESCRIPTION

Replace and add exterior fixtures as needed to improve light levels and coverage.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Occupant Security

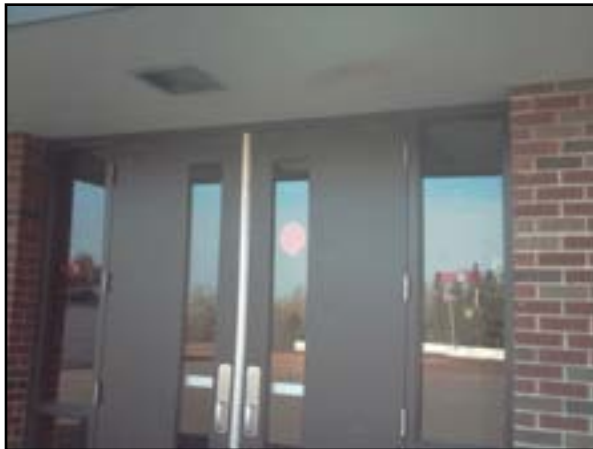
Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Communication and Security: Access Control		
Linked System	Communications and Security	Inspection Date	09/19/2006
Prime System	Security and Detection Systems	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	09/19/2009	Total Estimated Cost:	19,706
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Doors need ability to be locked down with access allowed only to authorized people. Also doors without card readers should be monitored for unauthorized access.

PHOTOS



Communication and Security: Access Control

-

ACTION DESCRIPTION

Install 6 proximity card readers at main entry doors for both public and personal
 And add magnetic door contacts to all other exterior doors on a alarm system.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Occupant Security

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Communications and Security: CCTV		
Linked System	Communications and Security	Inspection Date	11/30/2006
Prime System	Communications and Security	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	11/30/2007	Total Estimated Cost:	65,183
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

There are currently no cameras located in the school. Cameras would add an increased security throughout the school which is becoming more critical.

PHOTOS

ACTION DESCRIPTION

Provide cameras throughout school. Camera locations provided by ISD 709.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Occupant Security

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Fire Alarm Systems: Outdated System		
Linked System	Fire Alarm Systems	Inspection Date	09/19/2006
Prime System	Fire Alarm Systems	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	09/19/2009	Total Estimated Cost:	76,936
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Fire alarm systems are old analog system. System is prone to malfunctions and is very hard to identify exact area of alarm. It is also difficult to troubleshoot and find malfunctions.

PHOTOS



Fire Alarm Systems: Outdated System

-

ACTION DESCRIPTION

Replace fire system with a fully addressable fire system.
 This will allow for quick response to exact alarm device
 And allow for better maintenance and safety

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Communication and Security: Cabling Upgrade		
Linked System	Communications and Security	Inspection Date	08/16/2006
Prime System	Local Area Networks	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	The Westlund Group	Actual Cost	0
Action Date	-	Total Estimated Cost:	90,860
Funding Year	-	Funding Type	-
Requirement Location	Entire Facility	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing building cabling has older categories of cabling.

PHOTOS



Communication and Security: Cabling Upgrade

-

ACTION DESCRIPTION

Replace old and mixed telephone/data cabling with up to date category 6 or 6A. Add basic wireless coverage. Add high bandwidth Fiber Optic Cabling between wiring closets. Standardize quantity of phone and data in classroom and offices.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Communication and Security: Clock System		
Linked System	Communications and Security	Inspection Date	09/19/2006
Prime System	Clock and Program Systems	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	09/19/2009	Total Estimated Cost:	25,960
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Master clock systems no longer keep clocks in time. Most are only used for running the bells. Atomic clocks may not receive a signal through the brick buildings. Many clocks do not work at all.

PHOTOS



Communication and Security: Clock System

-

ACTION DESCRIPTION

Install new wireless master clock system. The main clock receives the GPS signal for exact time and then sends signal to other clocks in facility. This will allow for accurate time and less tardiness between classes.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Communication and Security: Public Address and Sound System		
Linked System	Communications and Security	Inspection Date	09/19/2006
Prime System	Intercommunication and Paging System	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	09/19/2009	Total Estimated Cost:	12,980
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

PA system is over 25 years old but is still functional.
 There are no speakers located in hallways or commons areas.

PHOTOS



Communication and Security: Public Address and Sound System

ACTION DESCRIPTION

Update paging head end with new system and amplifier
 And install speakers where needed.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Communication and Security: Video/TV Distribution Upgrade		
Linked System	Communications and Security	Inspection Date	08/16/2006
Prime System	Television Systems	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	The Westlund Group	Actual Cost	0
Action Date	08/16/2009	Total Estimated Cost:	27,258
Funding Year	-	Funding Type	-
Requirement Location	Entire Facility	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Analog Broadcast TV Signals are required by the FCC to be turned off in the Spring of 2009.

PHOTOS

ACTION DESCRIPTION

Install new TV Distribution System capable of digital signals in all classrooms and administrative areas as required.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Communications and Security: Sound System Upgrades		
Linked System	Communications and Security	Inspection Date	08/15/2006
Prime System	Classroom Sound Systems	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	The Westlund Group	Actual Cost	0
Action Date	-	Total Estimated Cost:	93,456
Funding Year	-	Funding Type	-
Requirement Location	Entire Facility	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

1st and 2nd grade already have audio enhancements. Add audio enhancement systems to the remaining Classrooms.

PHOTOS

ACTION DESCRIPTION

Add audio enhancement systems to Classrooms.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Controls and Instrumentation: BAS and Controls Upgrade		
Linked System	Controls and Instrumentation	Inspection Date	07/11/2006
Prime System	Building Automation Systems	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Schmidt, Brian	Actual Cost	0
Action Date	07/11/2007	Total Estimated Cost:	118,000
Funding Year	-	Funding Type	-
Requirement Location	Entire building	Annual Energy/Ops Savings \$	1,517
Savings Description	Energy saving through optimization and repairs of existing control system.		

REQUIREMENT DESCRIPTION

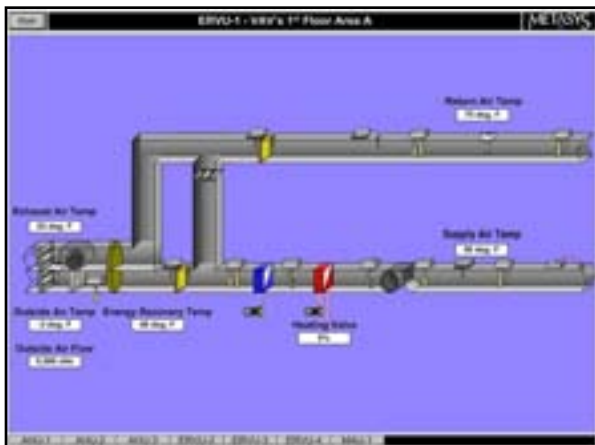
Upgrade existing, outdated BAS to new Web-based BAS and tie to new District-wide BAS network. This will allow for central monitoring and control of all buildings from the Facilities Management building.

Upgrade existing pneumatic controls (old technology) to new Direct Digital controls.

Upgrade/replace existing temperature control valves, dampers, and actuators. The majority are beyond rated life and many are disconnected and not functioning, thus not operating as energy efficiently as possible.

Replace existing temperature control air compressor and air dryer with new and repair control air line leaks. This will improve the energy efficiency of the existing control system.

PHOTOS



Controls and Instrumentation: BAS and Controls Upgrade

ACTION DESCRIPTION

All Costs in USD.

Upgrade existing BAS to new web based headend to tie to the District-wide BAS network. DDC temperature controls for AHU's, Boilers, Pumps, Exhaust fans, Gas Meter, Electric Meter New controls shall be commissioned and existing controls equipment recommissioned to verify proper operation and optimize energy efficiency. Add additional monitoring and control points to optimize BAS system.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Elevators and Lifts: Elevator Modernization		
Linked System	Elevators and Lifts	Inspection Date	08/28/2006
Prime System	Elevators and Lifts	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Schindler Elevator Corp.	Actual Cost	0
Action Date	-	Total Estimated Cost:	90,860
Funding Year	-	Funding Type	-
Requirement Location	1987 Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Future Modernizations - Control changes, door operator, power unit change, car station, fixtures.

PHOTOS

ACTION DESCRIPTION

Modernize elevators.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Emergency Power Distribution: Generator Backup		
Linked System	Emergency Light and Power Systems	Inspection Date	09/19/2006
Prime System	Emergency Light and Power Systems	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	09/19/2007	Total Estimated Cost:	61,596
Funding Year	-	Funding Type	-
Requirement Location	Exterior near Electrical Room	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

School currently has no backup power system to be used during a power failure. To keep students in school during power outage sufficient lighting must be maintained along with necessary life safety systems.

PHOTOS



Emergency Power Distribution: Generator Backup

-

ACTION DESCRIPTION

Install transfer switch and generator to feed distribution system during a power outage. Generator will be sized to handle the full building demand.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

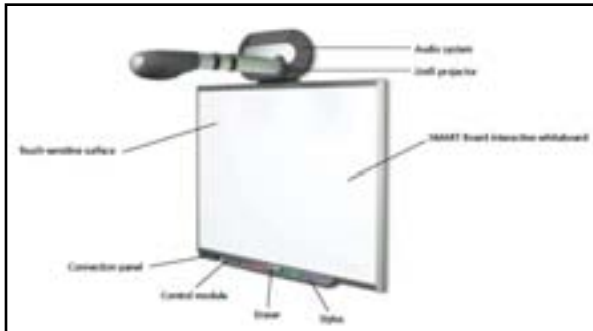
Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Equipment and Furnishings: Visual Systems (Smart Boards)		
Linked System	Equipment and Furnishings	Inspection Date	08/15/2006
Prime System	Audio-visual Equipment	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	The Westlund Group	Actual Cost	0
Action Date	-	Total Estimated Cost:	298,540
Funding Year	-	Funding Type	-
Requirement Location	Entire Facility	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Site has no Smart Boards installed. Three Smart Boards are on order.

PHOTOS



Equipment and Furnishings: Visual Systems (Smart Boards)

-

ACTION DESCRIPTION

Install additional Smart Boards.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Fittings: Blackboards (chalkboards)	Inspection Date	07/24/2006
Linked System	Fittings	Finish Date	-
Prime System	Fittings	Status	Open
Priority	5- Recommendations/ Improvements	Actual Cost	0
Inspector Name	Siddens, Lance	Total Estimated Cost:	36,674
Action Date	-	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Classrooms		
Savings Description	-		

REQUIREMENT DESCRIPTION

District desired replacement of chalkboard with marker board for standardization/modernization

PHOTOS



Fittings: Blackboards (chalkboards)

-

ACTION DESCRIPTION

Replace approximately 2000 S.F. of chalkboard with markerboard

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Fittings: Casework	Inspection Date	07/24/2006
Linked System	Fittings	Finish Date	-
Prime System	Fittings	Status	Open
Priority	5- Recommendations/ Improvements	Actual Cost	0
Inspector Name	Siddens, Lance	Total Estimated Cost:	26,720
Action Date	-	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	1929 Addition: 113, 133, 130, 132, 212, 214, 218, 314, 315, 316, 317, 319, 322		
Savings Description	-		

REQUIREMENT DESCRIPTION

There exists a combination of original, old, built in casework and freestanding ageing and dated cabinets and countertops in the 1929 addition. Although functioning and serviceable, a better use of the storage type and appearance upgrade would be desirable.

PHOTOS



Fittings: Casework

-

ACTION DESCRIPTION

Replace approximately 120 LF of dated casework with more functional and useful storage casework.

District: Duluth Public Schools
Facility: Congdon Park Elementary
Category: Upgrades

Asset Name: Congdon Park Elementary School
Asset Number: 435

Requirement Name	Fittings: Window Coverings	Inspection Date	07/24/2006
Linked System	Fittings	Finish Date	-
Prime System	Fittings	Status	Open
Priority	5- Recommendations/ Improvements	Actual Cost	0
Inspector Name	Siddens, Lance	Total Estimated Cost:	15,325
Action Date	-	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	1929 Addition: 113, 214, 216, 218, 220, 314, 316, 318, 320, 322, 324, 315, 317, 319		
Savings Description	-		

REQUIREMENT DESCRIPTION

Replace old roll window shades for appearance/ modernization upgrade.

PHOTOS



Fittings: Window Coverings

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ACTION DESCRIPTION

Replace old roll up window shades with new shade fabric or lowers. 1400 S.F. in area