

DULUTH
INDEPENDENT SCHOOL DISTRICT # 709

FACILITY ASSESSMENT

OVERVIEW

December 2006



**Duluth Public Schools Facilities Assessment
December 2006**

Part of the Long-Range Facilities Planning Process

The planning process so far

The Duluth Public Schools' Long Range Facilities Planning Process began in spring 2006 as a partnership among the schools, Duluth citizens, and Johnson Controls, a nationally-recognized facilities management expert. Our shared goal is to do an in-depth analysis of school facilities and future needs to ensure we are providing the very best for our community in the coming decades.

A Citizens Group, representing all aspects of Duluth, has been meeting frequently during the past few months to ask questions and provide input. The Citizens Group has also held dozens of meetings with groups all over the city to get further input on this important planning process. During that same time, Johnson Controls conducted three thorough studies:

- Analysis of how population changes will impact school enrollment in the future
- Analysis of the physical condition of all buildings and spaces
- Analysis of the educational adequacy of all school buildings and spaces

The first report, on Duluth's population and school enrollment projections, was presented to the community on November 28. The second report, an assessment of all school buildings and spaces, is now complete.

What does 'facilities assessment' mean?

Information was gathered about all 23 facilities in the Duluth Public Schools system to determine the existing condition of each and, where there were areas needing upgrades, what it would cost to upgrade each facility and achieve equity across the District. The assessments identified all major capital expenses the District would need to make in its facilities over the next 10 years.

How detailed were the assessments?

During the past six months, 40 analysts from 18 firms, many of whom were from Duluth, reviewed a wide variety of aspects about school facilities. These experts dedicated more than 7,000 hours to this in-depth process, supported by many additional hours of support from members of the Duluth Public Schools. The result is a 1,600-page report.

1,600 deficiencies identified

The result of this facilities assessment is that 1,600 deficiencies were identified, ranging from carpet replacements to heating plant upgrades to masonry repairs and more. If every deficiency in every Duluth Public Schools facility were to be upgraded to modern standards, the total cost would be \$202,012,170 over the next 10 years.

However, this information should not be perceived as the final solution. While the data is thorough and accurate, the cost is based on an assumption that all 1,600 deficiencies would be upgraded to modern standards. That may or may not happen. Further data in the coming weeks, on market values of school property and educational adequacy of each school, will greatly impact which direction the community decides to take.

1,600 deficiencies identified (continued)

As part of this continuing analysis, the total cost to upgrade each building will be compared to the building's replacement cost, which currently runs about \$173 per square foot (reference American School & University, Annual Education Construction Report). Furthermore, an important element of the overall long-range facilities planning process is for the community to determine if consolidations or reallocations should be done to conserve resources.

What areas were assessed and against what criteria did Johnson Controls base its comparisons?

The assessments were broken into 12 categories. The categories and assessment criteria are defined below.

1. Accessibility: Conditions that violate American with Disabilities Act guidelines (Examples: Non-compliant building entrances, plumbing fixtures, and door hardware).
2. Air and Water Quality: Conditions that affect the quality of the water or indoor environment (Examples: Insufficient ventilation, lack of pool water chemical treatment, discoloration of drinking water).
3. Appearance: Problems with the facility's appearance that are not functional in nature, but rather aesthetic (Examples: Peeling paint, worn carpet, substandard grounds and overgrown landscaping).
4. Asbestos: Visible observance of suspected Asbestos Containing Materials (ACMs) that are in need of abatement. Most of the asbestos was previously identified in past studies conducted by the District.
5. Beyond Rated Life: A component or system that has exceeded its rated life (Example: Switchgear that has an expected useful life of 30 years and is 35 years old).
6. Building Code: Any conditions that do not comply with current building, electrical, mechanical, and plumbing codes (Example: Ventilation systems that do not bring in the required amount of fresh air).
7. Capacity: Problems with the system's ability to keep up with demand load (Examples: Heating equipment that cannot adequately keep the building warm, electrical distribution systems that cannot keep up with today's electrical power demands).
8. Deferred Maintenance: Components or systems that are broken, worn-out, or in poor condition (Examples: Leaking roofs, mechanical equipment in disrepair).
9. Energy and Operational Efficiency: Conditions that adversely affect energy use (Examples: Inefficient lighting, single-pane windows, pipe insulation).
10. Life Safety: Conditions that violate the National Fire Protection Agency (NFPA) 101 Safety Code (Example: Any conditions that endanger life in the event of fire, smoke, or fumes).
11. Occupant Security: Conditions that compromise the protection of the facility or its occupants (Examples: Broken locks, poor lighting, the need for security cameras).
12. Upgrades: Items that represent a sensible improvement to the existing conditions. These items are not required for the most basic function of a facility; however, upgrades may improve the overall usability and/or reduce long-term maintenance (Examples: Adding electrical outlets in classrooms or adding air conditioning).

Improvements could save \$500,000 in annual utility costs

The Duluth Public Schools spend an average of \$2,378,877 on utilities (natural gas, electricity, and water) each year. The total square footage of the District buildings is approximately 2,343,712 square feet. The average annual utility cost per square foot for the District is \$1.02. A summary of each building's utility usage is shown below:

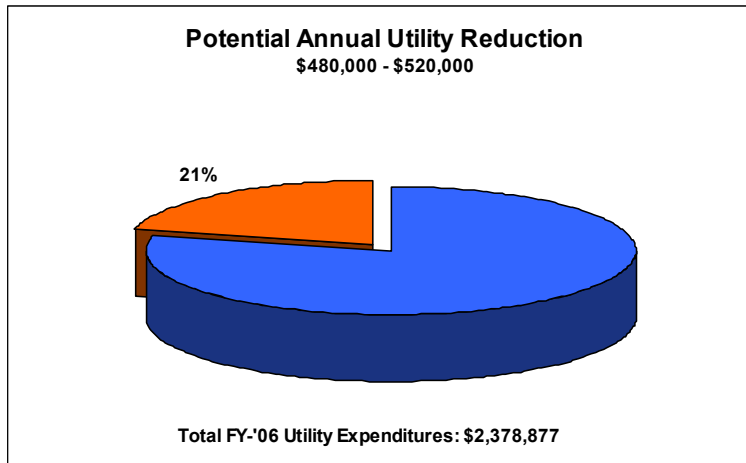
SCHOOL FACILITY	HEATING COST	ELECTRICAL COST	WATER COST	TOTAL COST PER FACILITY	SQUARE FOOTAGE	COST PER FT^2
Central HS	\$133,832	\$133,588	\$44,596	\$312,016	299,980	1.04
Congdon Park	\$32,600	\$17,970	\$10,745	\$61,315	69,101	0.89
Denfeld HS	\$166,240	\$81,708	\$24,067	\$272,014	266,360	1.02
East HS	\$94,037	\$65,135	\$14,392	\$173,565	200,340	0.87
Facilities Mgmt.	\$20,406	\$5,717	\$1,133	\$27,256	23,390	1.17
Garfield Ave.	\$13,017	\$2,841	\$3,669	\$19,526	37,356	0.52
Grant	\$36,686	\$21,132	\$13,541	\$71,358	64,508	1.11
HOCHS	\$20,393	\$66,343	\$10,652	\$97,387	158,660	0.61
Homecroft	\$27,605	\$11,479	\$5,786	\$44,869	48,126	0.93
Lakewood	\$13,191	\$22,321	\$0	\$35,512	50,440	0.70
Laura MacArthur	\$94,013	\$46,151	\$22,664	\$162,828	155,406	1.05
Lester Park	\$30,538	\$11,833	\$7,068	\$49,438	49,541	1.00
Lincoln Park	\$67,784	\$58,694	\$19,759	\$146,237	170,596	0.86
Lowell	\$66,582	\$49,828	\$14,788	\$131,198	98,873	1.33
Morgan Park MS	\$98,640	\$31,809	\$20,477	\$150,926	130,871	1.15
Nettleton	\$53,638	\$51,553	\$8,504	\$113,694	90,024	1.26
Ordean MS	\$89,355	\$48,967	\$18,897	\$157,219	138,068	1.14
Piedmont	\$22,424	\$15,455	\$6,402	\$44,281	47,910	0.92
Rockridge	\$18,912	\$13,800	\$5,132	\$37,844	30,671	1.23
Stowe	\$43,371	\$32,646	\$8,928	\$84,945	79,712	1.07
Transportation	\$9,852	\$6,718	\$2,610	\$19,180	13,572	1.41
Woodland MS	\$94,736	\$52,938	\$18,593	\$166,267	120,207	1.38
Totals	\$1,247,851	\$848,626	\$282,400	\$2,378,877	2,343,712	1.02

Notes: "Heating Cost" includes gas, fuel oil, electricity, coal and steam used only for building heating.

"Electrical Cost" excludes electrical expense associated with building heat.

Natural gas cost for water heating is included in "Water Cost."

Investing in energy conservation would pay big dividends to the Duluth Public Schools. Upgrading old worn-out equipment with state-of-the-art technology would save the Duluth Public Schools \$480,000 to \$520,000 per year, or 21% of its annual utility expenditures. The graph below illustrates the savings potential.



The assessment team

Johnson Controls partnered with the following 17 agencies, many of whom were from Duluth, to conduct assessments related to their respective areas of expertise. A special thank you goes to the Duluth Public Schools' facilities management team. Their preparation, willingness to share information, and commitment to the process were key components that contributed to the quality of the facility assessment.

Agency	Area of Expertise
APi Electric	Electrical, fire, and security systems
Bob Swanfield	Asbestos identification & abatement planning
Earl F. Anderson	Playground equipment
Hydrametrics	Performance and efficiency of water systems
ISD 709 Facilities Department	Needs identification and data gathering
Inspec	Roofing, masonry, & hardscapes
John Ivey Thomas & Associates	Interior condition (paint, floor covering, cabinetry)
Julee Quarve-Peterson	Accessibility
Northern Lights Landscaping	Landscaping and grounds
RD-7 Engineering	Energy & operational efficiency
Schindler Elevator	Elevators & lifts
Stout Mechanical, Inc.	Refrigeration systems (coolers & freezers)
Strategic Solution Engineering	Mechanical & plumbing systems
The Retrofit Companies	Lighting
U.S. Aquatics	Pools
Vanderweil Facility Advisors	Web-based information management
Westlund Group	Technology infrastructure

How to review the entire report

The entire 1,600-page report can be viewed at www.duluth.k12.mn.us, and also in Room 213 of Historic Old Central High School, at 215 N. First Avenue East.

What are the next steps?

On December 12th, the third of three reports will be presented to the community, related to the educational adequacy of our school buildings and spaces. In other words, the report will identify building enhancements needed to improve our school buildings to meet today's rigorous educational requirements.

Then in January 2007, various community meetings will be held for citizens to review and ask questions about data from all three reports: the demographic study/school enrollment forecast; the facilities assessment; and the educational adequacy. After that, in February, discussions will begin regarding possible long-range plans and financial implications.

We look forward to your continued, valuable input. Thank you.

Doing the right things... for the right reasons... the right way!

**DULUTH PUBLIC SCHOOLS
FACILITY CONDITION ANALYSIS**

**Building Requirement - Requirement Category
Summary Matrix**

	Accessibility	Air & Water Quality	Appearance	Asbestos	Beyond Rated Life	Building Code	Capacity	Deferred Maintenance	Energy Efficiency	Life Safety	Occupant Security	Upgrades	Totals
Central HS	\$221,094	\$3,068,118	\$565,878	\$1,280,300	\$1,809,215	\$293,360	\$779,390	\$2,235,727	\$476,576	\$45,843	\$255,147	\$3,929,047	\$14,959,695
Congdon Park	\$73,162	\$962,747	\$122,447	\$12,461	\$2,996,201	\$76,311	\$283,554	\$832,953	\$159,366	\$27,765	\$161,825	\$898,229	\$6,607,021
Denfeld HS	\$265,762	\$2,171,908	\$1,097,812	\$298,540	\$7,593,285	\$388,751	\$542,269	\$4,212,313	\$223,711	\$177,970	\$182,428	\$2,802,412	\$19,957,161
East HS	\$191,726	\$3,865,005	\$391,332	\$183,018	\$4,169,648	\$142,402	\$427,632	\$2,745,495	\$310,357	\$59,873	\$126,496	\$2,623,518	\$15,236,502
Facilities Mgmt.	\$0	\$265,146	\$0	\$11,942	\$450,675	\$400,374	\$35,636	\$644,936	\$65,186	\$1,085,723	\$55,932	\$123,546	\$3,139,096
Garfield	\$0	\$362,496	\$0	\$0	\$1,049,247	\$365,446	\$61,596	\$129,800	\$102,702	\$55,932	\$0	\$1,225,524	\$3,352,743
Grant	\$36,259	\$550,470	\$594,845	\$0	\$3,038,104	\$158,533	\$189,980	\$858,278	\$234,280	\$49,808	\$139,358	\$992,507	\$6,842,422
HOCHS	\$119,897	\$1,559,842	\$883,576	\$109,032	\$7,012,746	\$79,992	\$397,306	\$1,757,419	\$220,863	\$909,662	\$366,886	\$1,198,449	\$14,615,670
Homecroft	\$70,845	\$746,468	\$146,724	\$130,508	\$2,934,044	\$240,201	\$196,470	\$316,594	\$113,194	\$5,900	\$127,848	\$639,704	\$5,668,500
Kenwood	\$113,924	\$1,575,772	\$213,957	\$195,514	\$345,055	\$162,604	\$197,414	\$787,513	\$382,845	\$35,400	\$64,192	\$595,839	\$4,670,029
Lakewood	\$14,316	\$569,704	\$226,674	\$0	\$795,193	\$0	\$182,310	\$494,025	\$235,032	\$206,500	\$162,087	\$1,002,474	\$3,888,315
Laura MacArthur	\$215,129	\$2,311,974	\$419,961	\$203,007	\$5,938,870	\$223,787	\$282,138	\$2,215,817	\$356,881	\$176,563	\$277,009	\$2,171,103	\$14,792,239
Lester Park	\$405,647	\$1,160,785	\$287,720	\$63,602	\$3,131,570	\$154,580	\$225,262	\$730,078	\$76,434	\$158,934	\$129,405	\$774,375	\$7,298,392
Lincoln Park	\$237,192	\$4,607,723	\$954,340	\$92,638	\$3,385,296	\$104,906	\$167,678	\$1,170,436	\$541,810	\$472,920	\$350,485	\$2,117,187	\$14,202,611
Lowell	\$40,452	\$2,048,362	\$18,237	\$91,400	\$1,679,292	\$655,372	\$163,666	\$949,770	\$127,089	\$9,670	\$240,585	\$1,190,632	\$7,214,527
Morgan Park	\$254,185	\$2,928,288	\$296,424	\$35,825	\$3,881,540	\$142,186	\$262,786	\$1,832,387	\$162,157	\$47,979	\$319,349	\$1,604,601	\$11,767,707
Nettleton	\$38,115	\$1,407,976	\$1,834	\$1,558	\$3,119,765	\$111,510	\$184,906	\$981,628	\$215,898	\$45,265	\$191,980	\$2,060,305	\$8,360,740
Ordean	\$265,637	\$4,825,787	\$792,510	\$348,285	\$1,884,420	\$216,601	\$434,771	\$1,150,490	\$656,826	\$87,447	\$339,769	\$1,802,391	\$12,804,934
Piedmont	\$72,408	\$515,896	\$226,086	\$48,675	\$3,327,575	\$168,280	\$203,786	\$333,407	\$150,910	\$23,559	\$159,040	\$723,138	\$5,952,760
Rockridge	\$52,897	\$768,062	\$45,791	\$12,850	\$912,458	\$138,650	\$155,052	\$103,840	\$247,545	\$28,403	\$70,800	\$742,534	\$3,278,882
Stowe	\$16,581	\$629,294	\$215,463	\$0	\$1,109,765	\$0	\$204,612	\$523,806	\$108,876	\$135,447	\$197,438	\$1,541,181	\$4,682,463
Transportation	\$7,859	\$375,122	\$0	\$1,558	\$88,878	\$144,432	\$37,996	\$81,798	\$125,046	\$8,924	\$61,950	\$1,068,608	\$2,002,171
Woodland	\$127,073	\$4,059,672	\$279,286	\$261,523	\$1,076,762	\$241,558	\$424,682	\$585,764	\$302,258	\$470,867	\$338,225	\$2,549,920	\$10,717,590
Totals	\$2,840,160	\$41,336,617	\$7,780,897	\$3,382,236	\$61,729,604	\$4,609,836	\$6,040,892	\$25,674,274	\$5,595,842	\$4,326,354	\$4,318,234	\$34,377,224	\$202,012,170

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APPENDIX

Requirement Summary

District-Wide

District:

Duluth Public Schools

Facility:

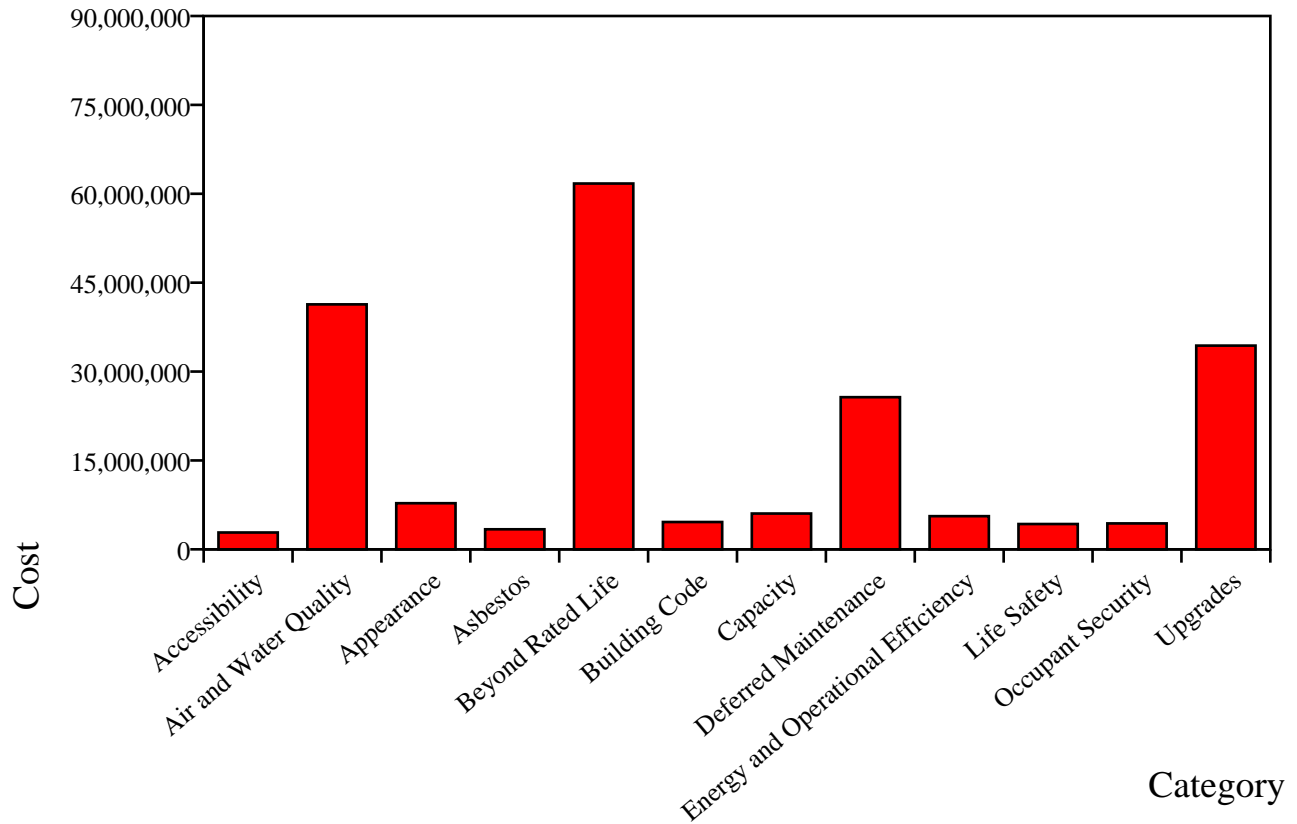
Central High School, Congdon Park Elementary, Denfeld High School, East High School, Grant Elementary School, Historic Old Central High School, Homeroft Elementary School, Kenwood School (Edison Charter), Lakewood Elementary School, Laura MacArthur Elementary School, Lester Park Elementary School, Lincoln Park Elementary School, Lowell Elementary School, Morgan Park Middle School, Nettleton Elementary School, Ordean Middle School, Piedmont Elementary School, Rockridge Elementary School, Stowe Elementary School, Transportation Center, Woodland Middle School, Facilities Management, Garfield Avenue Building

Asset Name:

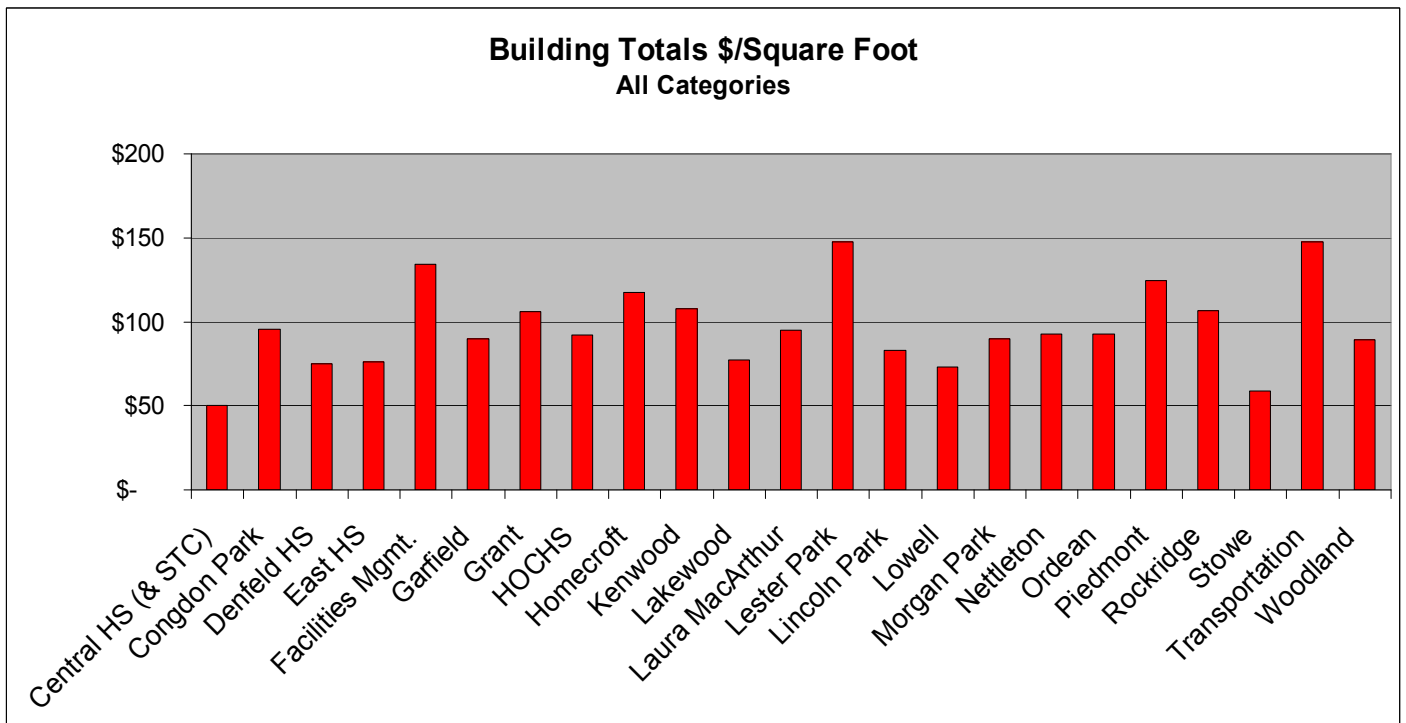
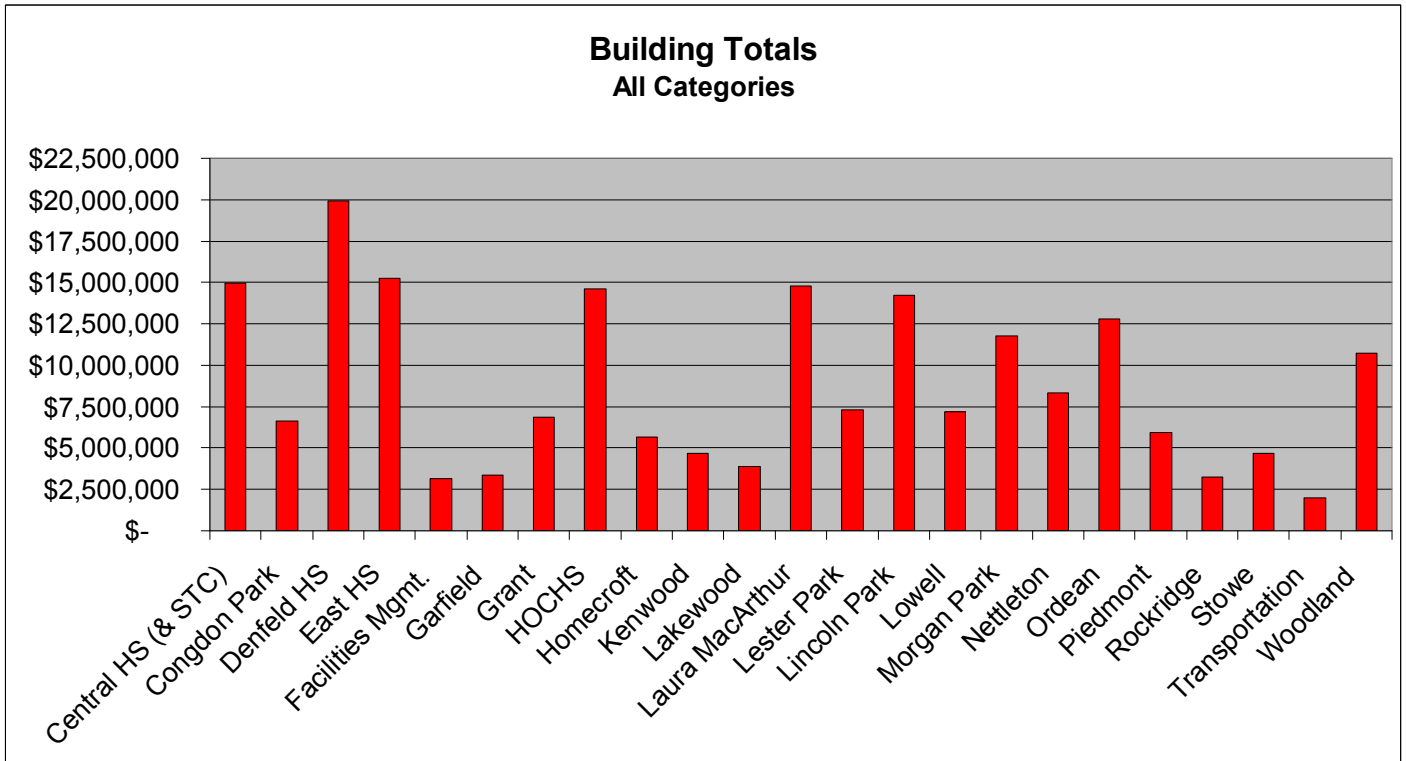
Central High School, STC Main Campus, Congdon Park Elementary School, Denfeld High School, East High School, Grant Elementary School, Historic Old Central High School, Homeroft Elementary School, Kenwood School (Edison Charter), Lakewood Elementary School, Laura MacArthur Elementary School, Lester Park Elementary School, Lincoln Park Elementary School, Lowell Elementary School, Morgan Park Middle School, Nettleton Elementary School, Ordean - Old Field House, Ordean Middle School, Piedmont Elementary School, Rockridge Elementary School, Stowe Elementary School, Transportation Center, Woodland Middle School, Facilities Management, Garfield Avenue Building, Public School Stadium / Press Booth, Central H.S. - Parking, STC Upper Campus, East H.S. - Parking, East H.S. - Sidewalks, East H.S. - Storage Bldg. (Athletic Field), Homeroft - Parking, Morgan Park - Site, Nettleton - Sidewalks, Piedmont - Parking, Rockridge - Parking, Rockridge - Site, Central H. S. - Site, Central H.S. - Sidewalks, Congdon - Parking, Congdon - Site, Congdon - Warming House, Denfeld - Parking, Denfeld H. S. - Site, East H. S. - Site, Facilities Management - Parking, Grant - Parking, Grant - Sidewalks, Grant - Site, HOCHS - Parking, Kenwood - Site, Lakewood - Parking, Lakewood - Site, Laura MacArthur - Parking, Laura MacArthur - Sidewalks, Laura MacArthur - Site, Lester Park - Site, Lincoln Park - Parking, Lincoln Park - Sidewalks, Lowell - Parking, Lowell - Sidewalks, Morgan Park - Parking, Nettleton - Parking, Ordean - Parking, Piedmont - Site, Stowe - Parking, Woodland - Parking, Woodland - Sidewalks, Congdon - Sidewalks, Denfeld - Sidewalks, Facilities Management - Sidewalks, HOCHS - Sidewalks, HOCHS - Site, Lakewood - Sidewalks, Lester Park - Sidewalks, Morgan Park - Sidewalks, Nettleton - Site, Ordean - Sidewalks, Piedmont - Sidewalks, Rockridge - Sidewalks, Stowe - Sidewalks, Ordean-Concessions/Press Box, Kenwood - Parking, Lester Park - Parking, Lowell - Site, Transportation Center - Parking

CATEGORY	Cost
Accessibility	2,840,160
Air and Water Quality	41,336,617
Appearance	7,780,897
Asbestos	3,382,236
Beyond Rated Life	61,729,604
Building Code	4,609,836
Capacity	6,040,892
Deferred Maintenance	25,674,274
Energy and Operational Efficiency	5,595,842
Life Safety	4,270,422
Occupant Security	4,374,166
Upgrades	34,377,224
Totals	202,012,170

All Costs in USD.



All Costs in USD.



Requirement Summary

by Individual Facility

District:

Duluth Public Schools

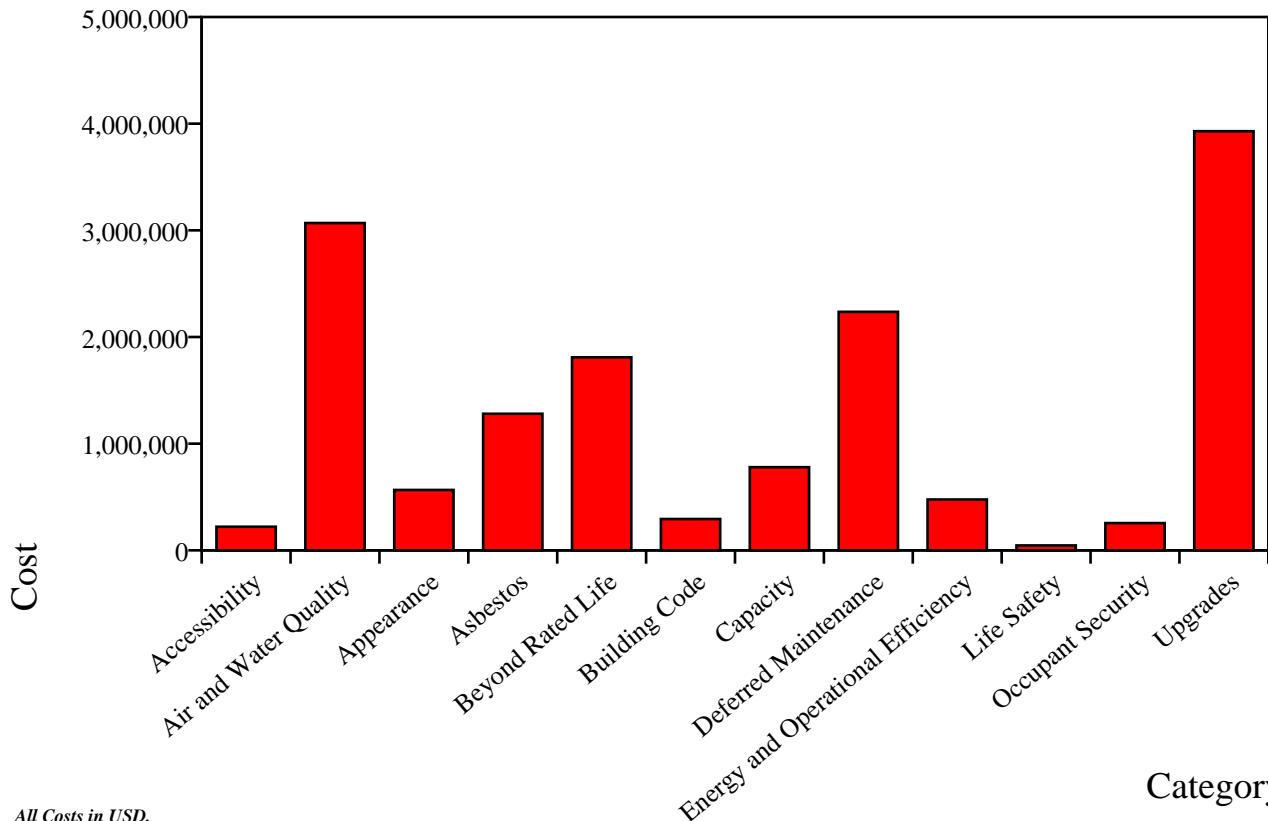
Facility:

Central High School

Asset Name:

Central High School, STC Main Campus, Central HS-Parking, STC Upper Campus, Central HS-Sidewalks, Central HS-Site

CATEGORY	Cost
Accessibility	221,094
Air and Water Quality	3,068,118
Appearance	565,878
Asbestos	1,280,300
Beyond Rated Life	1,809,215
Building Code	293,360
Capacity	779,390
Deferred Maintenance	2,235,727
Energy and Operational Efficiency	476,576
Life Safety	45,843
Occupant Security	255,147
Upgrades	3,929,047
Totals	14,959,695



All Costs in USD.

District:

Duluth Public Schools

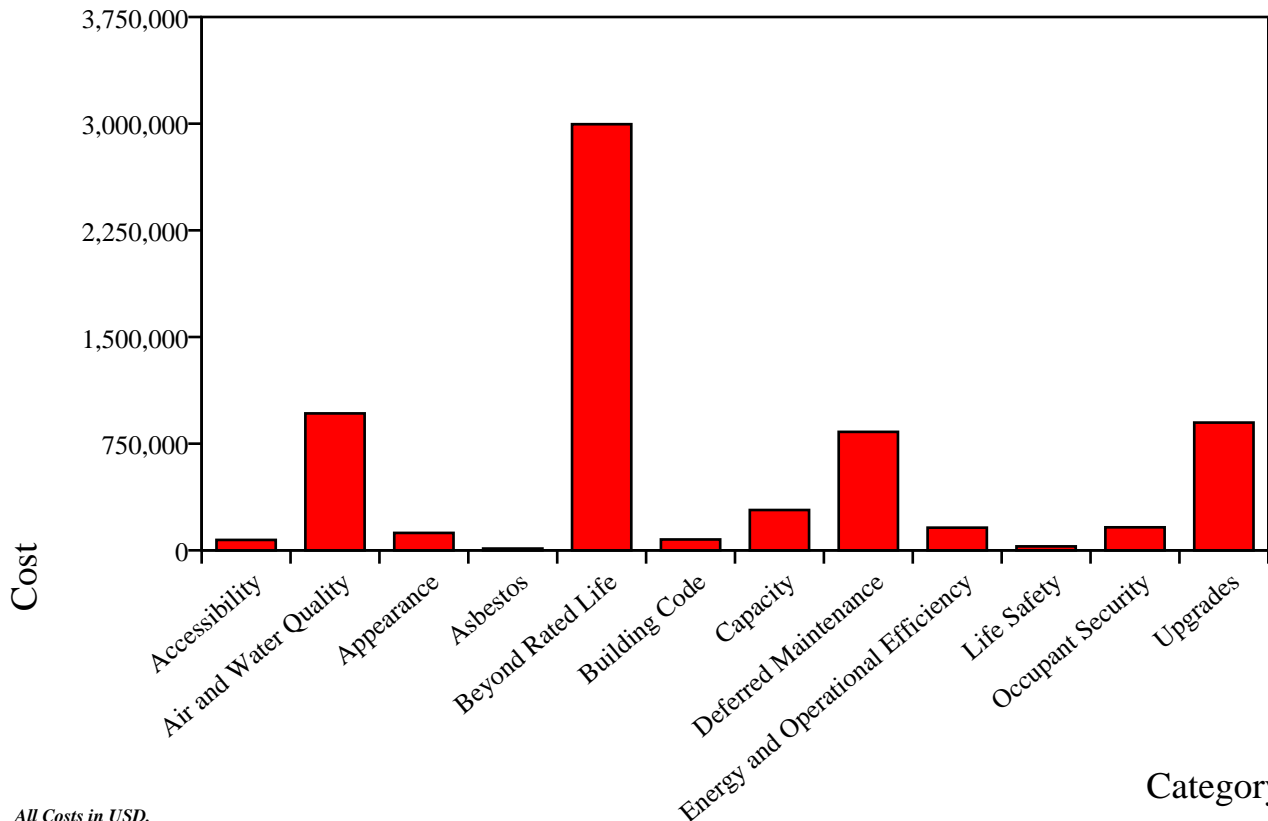
Facility:

Congdon Park Elementary

Asset Name:

Congdon Park Elementary School, Congdon - Parking, Congdon - Site, Congdon - Warming House, Congdon - Sidewalks

CATEGORY	Cost
Accessibility	73,162
Air and Water Quality	962,747
Appearance	122,447
Asbestos	12,461
Beyond Rated Life	2,996,201
Building Code	76,311
Capacity	283,554
Deferred Maintenance	832,953
Energy and Operational Efficiency	159,366
Life Safety	27,765
Occupant Security	161,825
Upgrades	898,229
Totals	6,607,021



All Costs in USD.

District:

Duluth Public Schools

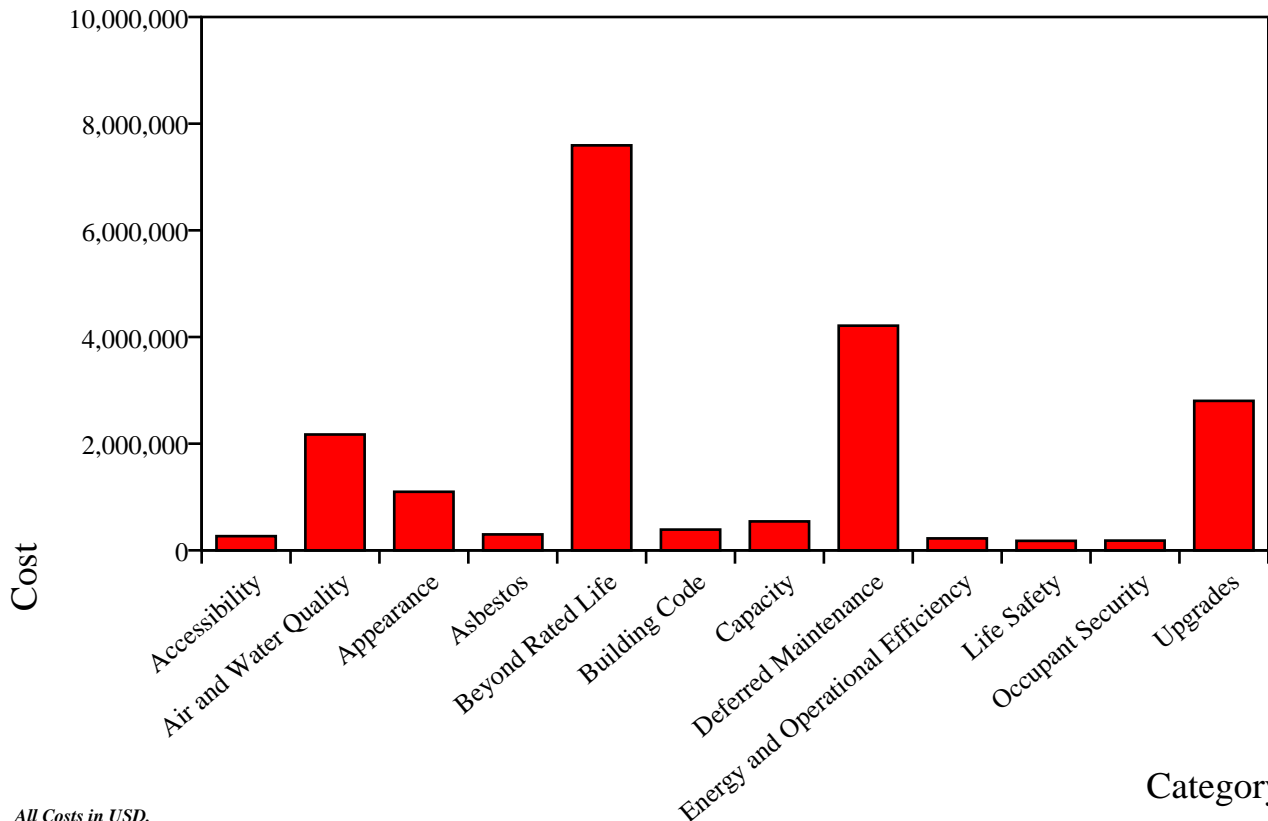
Facility:

Denfeld High School

Asset Name:

Denfeld High School, Public School Stadium / Press Booth, Denfeld - Parking, Denfeld H. S. - Site, Denfeld - Sidewalks

CATEGORY	Cost
Accessibility	265,762
Air and Water Quality	2,171,908
Appearance	1,097,812
Asbestos	298,540
Beyond Rated Life	7,593,285
Building Code	388,751
Capacity	542,269
Deferred Maintenance	4,212,313
Energy and Operational Efficiency	223,711
Life Safety	177,970
Occupant Security	182,428
Upgrades	2,802,412
Totals	19,957,161



All Costs in USD.

District:

Duluth Public Schools

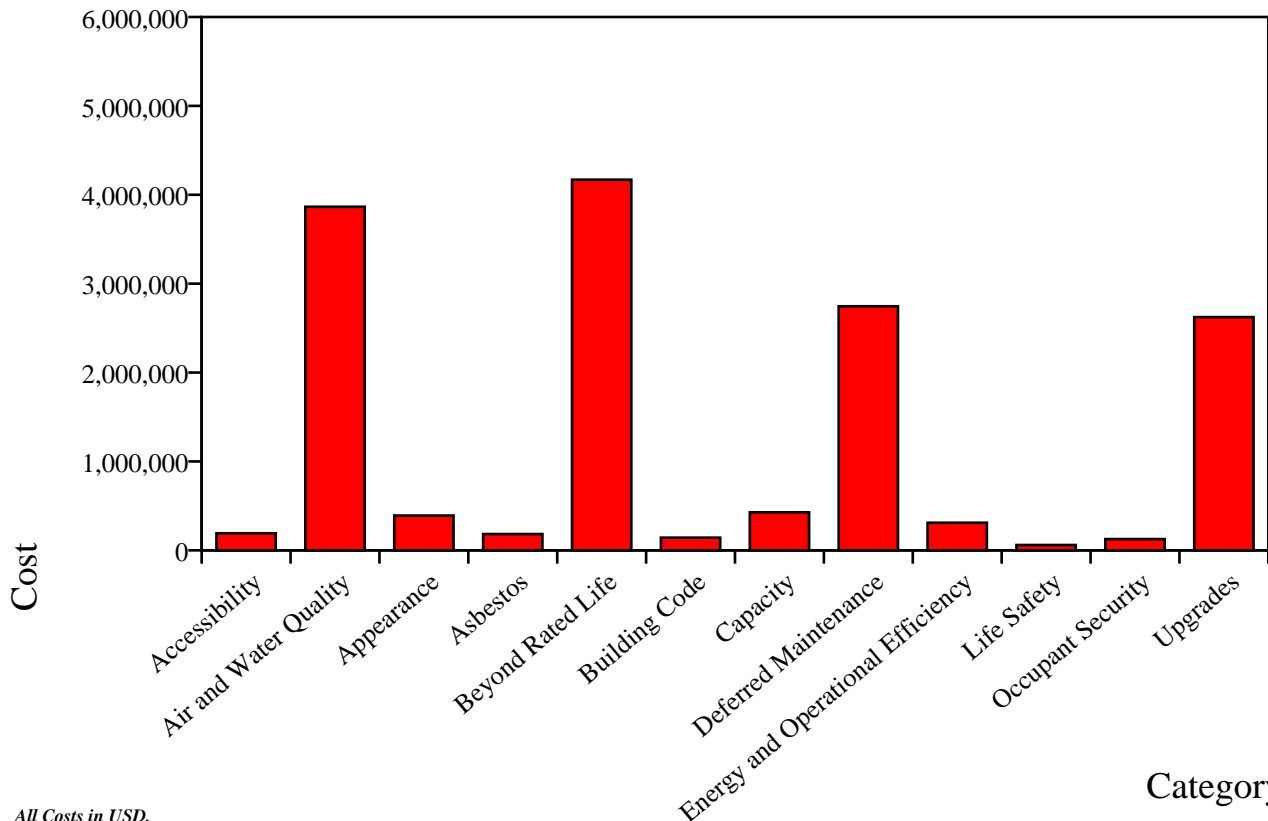
Facility:

East High School

Asset Name:

East High School, East H.S. - Parking, East H.S. - Sidewalks, East H.S. - Storage Bldg. (Athletic Field), East H. S. - Site

CATEGORY	Cost
Accessibility	191,726
Air and Water Quality	3,865,005
Appearance	391,332
Asbestos	183,018
Beyond Rated Life	4,169,648
Building Code	142,402
Capacity	427,632
Deferred Maintenance	2,745,495
Energy and Operational Efficiency	310,357
Life Safety	59,873
Occupant Security	126,496
Upgrades	2,623,518
Totals	15,236,502



All Costs in USD.

District:

Duluth Public Schools

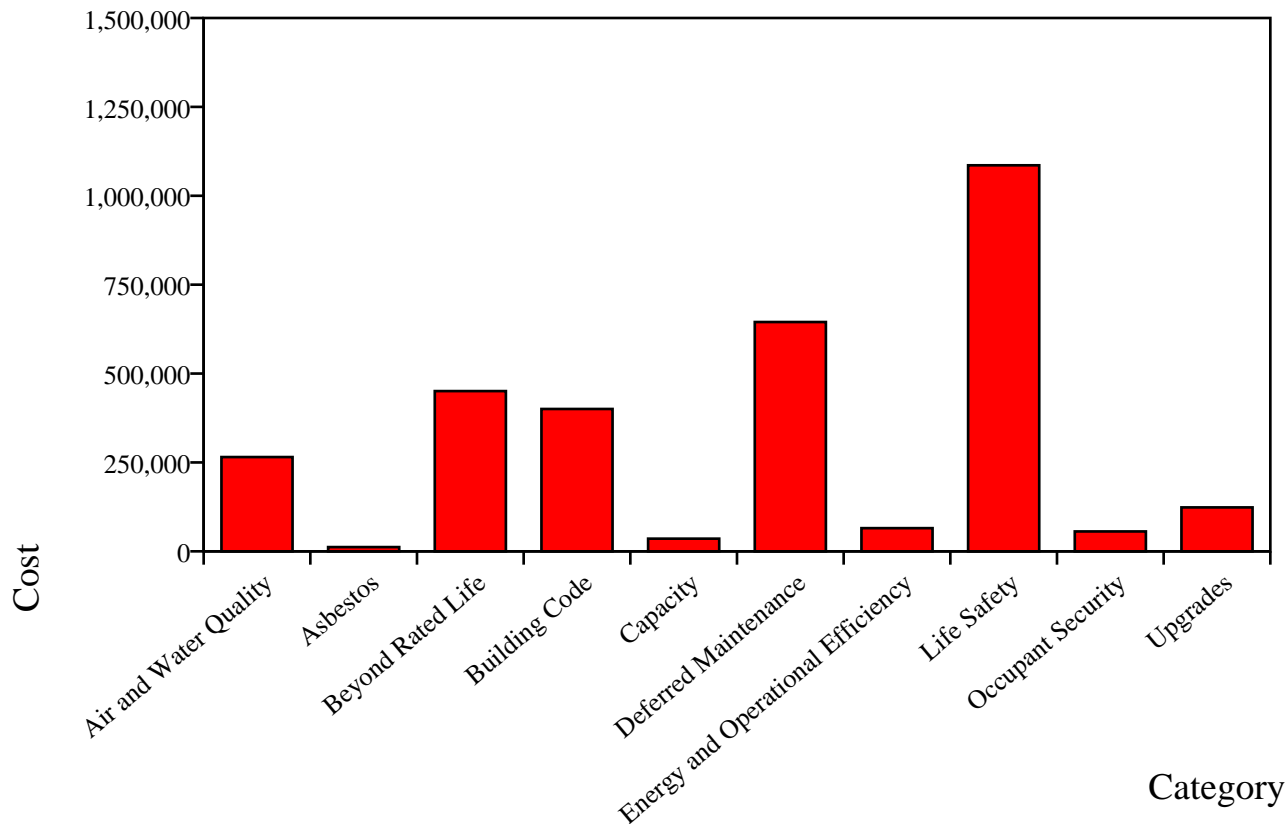
Facility:

Facilities Management

Asset Name:

Facilities Management, Facilities Management - Parking, Facilities Management - Sidewalks

CATEGORY	Cost
Air and Water Quality	265,146
Asbestos	11,942
Beyond Rated Life	450,675
Building Code	400,374
Capacity	35,636
Deferred Maintenance	644,936
Energy and Operational Efficiency	65,186
Life Safety	1,085,723
Occupant Security	55,932
Upgrades	123,546
Totals	3,139,096



All Costs in USD.

District:

Duluth Public Schools

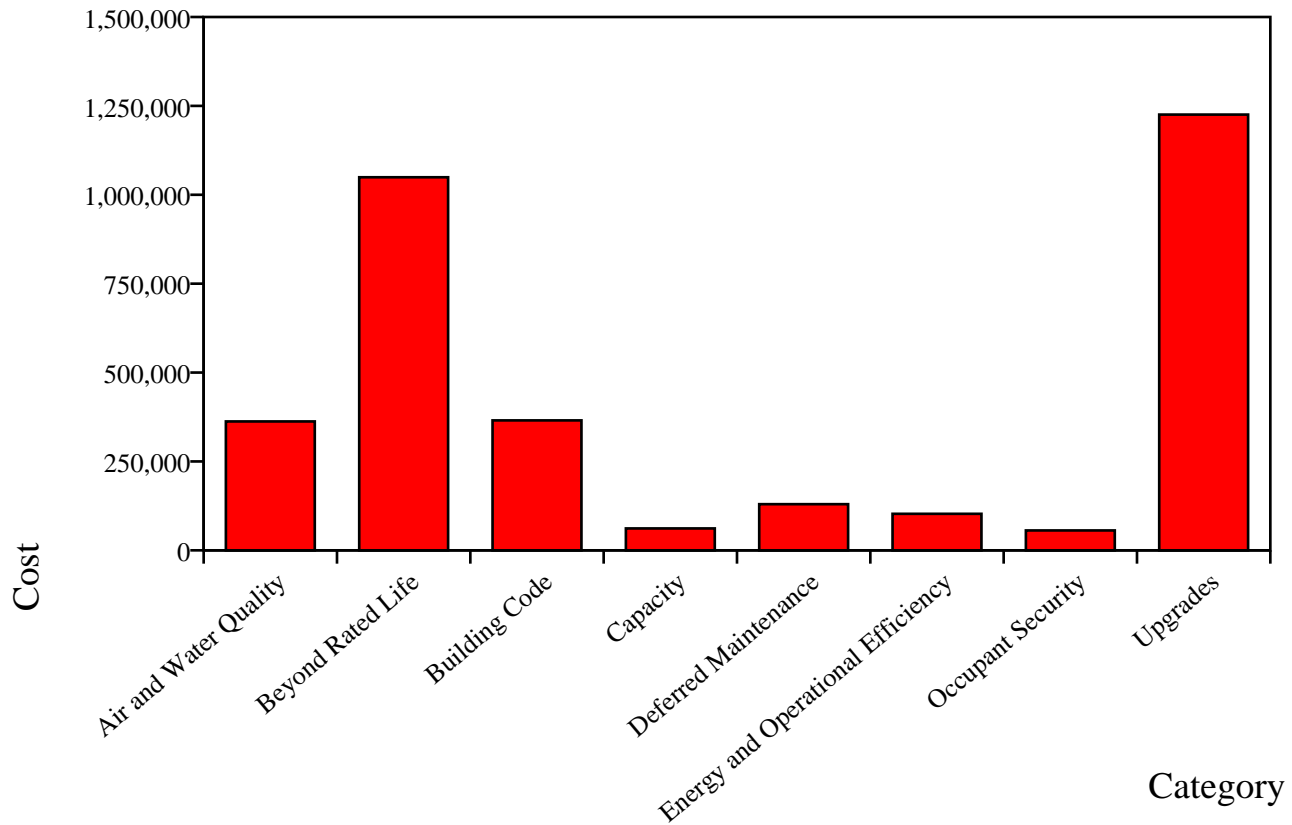
Facility:

Garfield Avenue Building

Asset Name:

Garfield Avenue Building

CATEGORY	Cost
Air and Water Quality	362,496
Beyond Rated Life	1,049,247
Building Code	365,446
Capacity	61,596
Deferred Maintenance	129,800
Energy and Operational Efficiency	102,702
Occupant Security	55,932
Upgrades	1,225,524
Totals	3,352,743



All Costs in USD.

District:

Duluth Public Schools

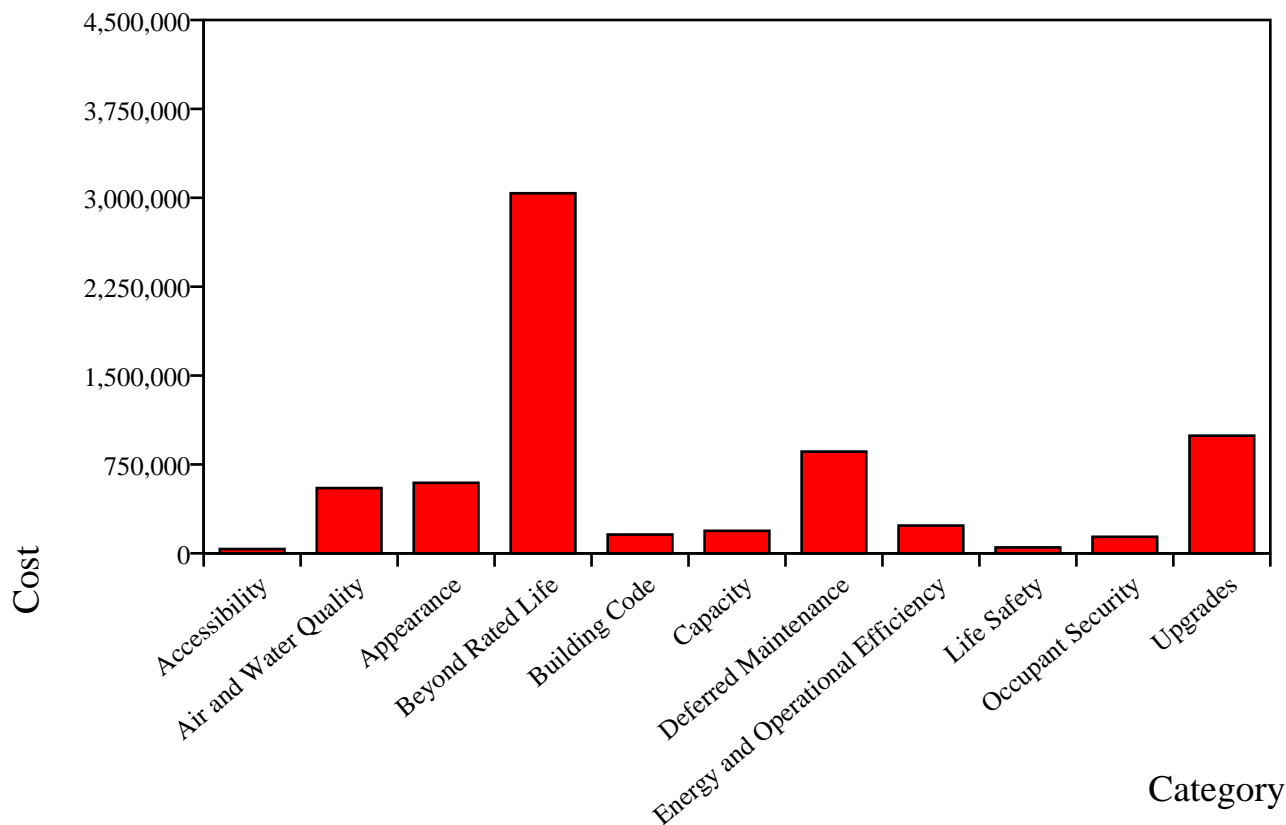
Facility:

Grant Elementary School

Asset Name:

Grant Elementary School, Grant - Parking, Grant - Sidewalks, Grant - Site

CATEGORY	Cost
Accessibility	36,259
Air and Water Quality	550,470
Appearance	594,845
Beyond Rated Life	3,038,104
Building Code	158,533
Capacity	189,980
Deferred Maintenance	858,278
Energy and Operational Efficiency	234,280
Life Safety	49,808
Occupant Security	139,358
Upgrades	992,507
Totals	6,842,422



All Costs in USD.

District:

Duluth Public Schools

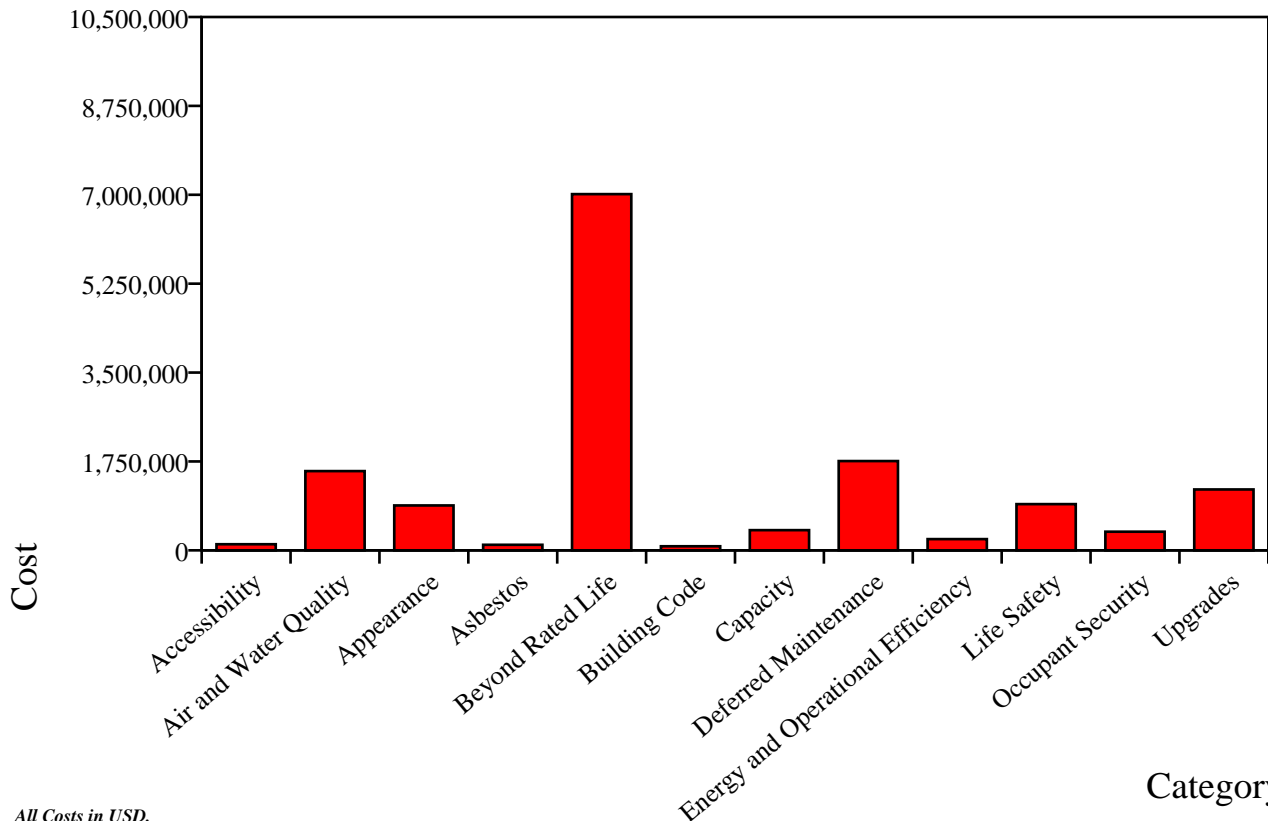
Facility:

Historic Old Central High School

Asset Name:

Historic Old Central High School, HOCHS - Parking, HOCHS - Sidewalks, HOCHS - Site

CATEGORY	Cost
Accessibility	119,897
Air and Water Quality	1,559,842
Appearance	883,576
Asbestos	109,032
Beyond Rated Life	7,012,746
Building Code	79,992
Capacity	397,306
Deferred Maintenance	1,757,419
Energy and Operational Efficiency	220,863
Life Safety	909,662
Occupant Security	366,886
Upgrades	1,198,449
Totals	14,615,670



All Costs in USD.

District:

Duluth Public Schools

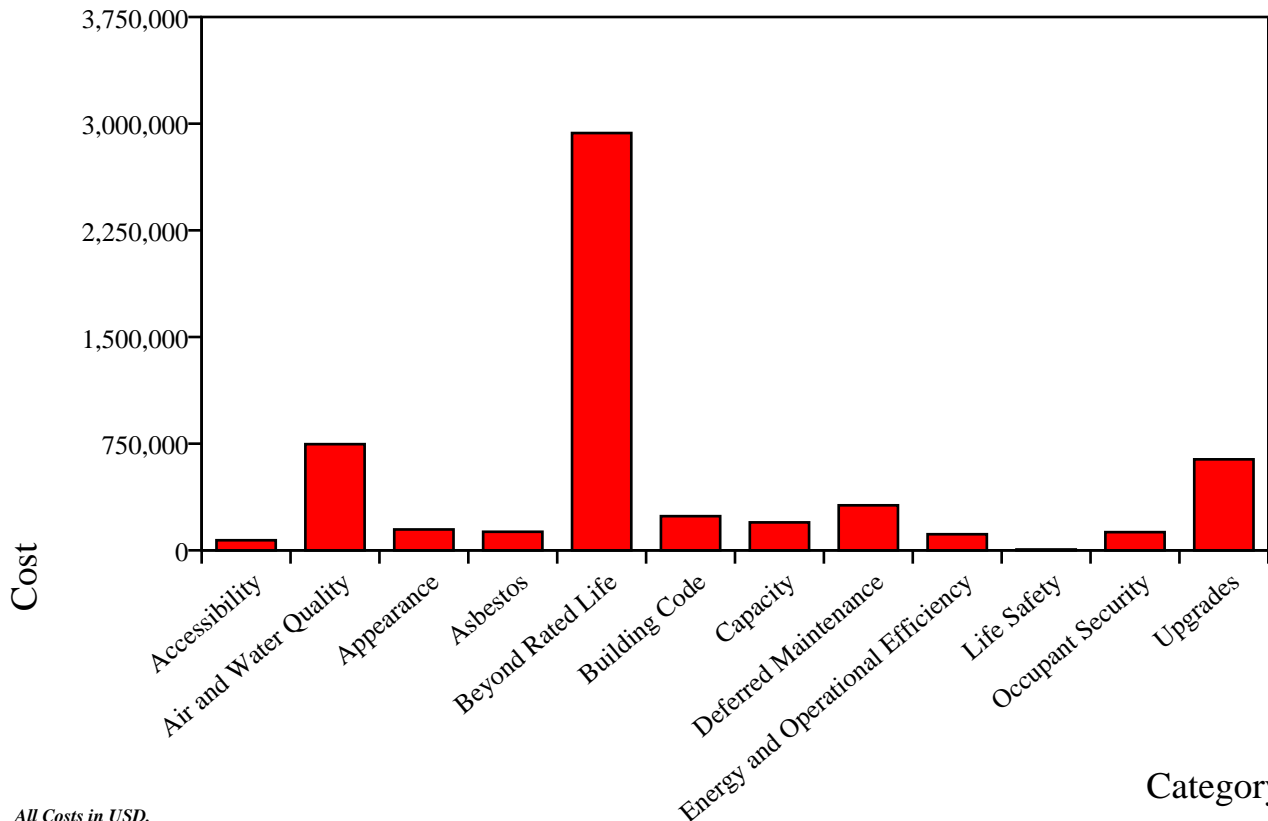
Facility:

Homecroft Elementary School

Asset Name:

Homecroft Elementary School, Homecroft - Parking

CATEGORY	Cost
Accessibility	70,845
Air and Water Quality	746,468
Appearance	146,724
Asbestos	130,508
Beyond Rated Life	2,934,044
Building Code	240,201
Capacity	196,470
Deferred Maintenance	316,594
Energy and Operational Efficiency	113,194
Life Safety	5,900
Occupant Security	127,848
Upgrades	639,704
Totals	5,668,500



All Costs in USD.

District:

Duluth Public Schools

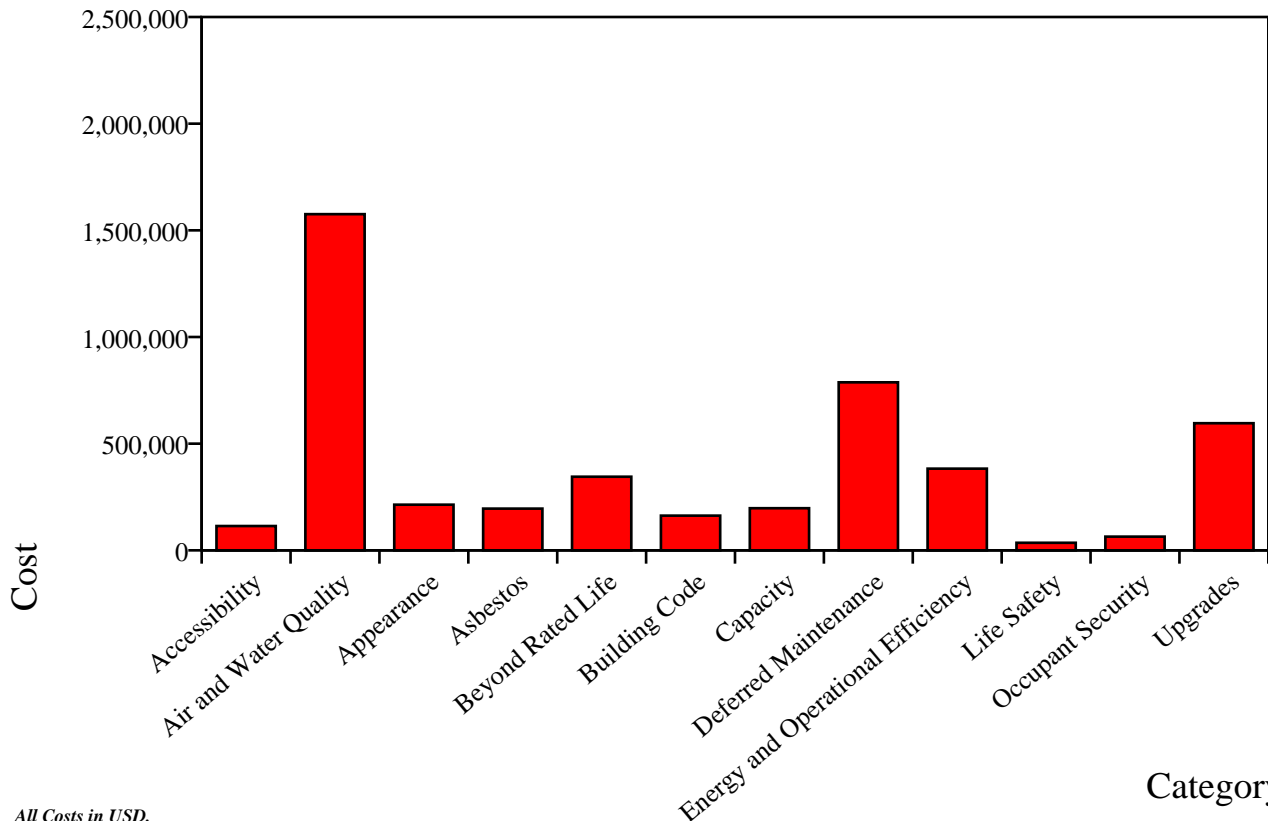
Facility:

Kenwood School (Edison Charter)

Asset Name:

Kenwood School (Edison Charter), Kenwood - Site, Kenwood - Parking

CATEGORY	Cost
Accessibility	113,924
Air and Water Quality	1,575,772
Appearance	213,957
Asbestos	195,514
Beyond Rated Life	345,055
Building Code	162,604
Capacity	197,414
Deferred Maintenance	787,513
Energy and Operational Efficiency	382,845
Life Safety	35,400
Occupant Security	64,192
Upgrades	595,839
Totals	4,670,029



All Costs in USD.

District:

Duluth Public Schools

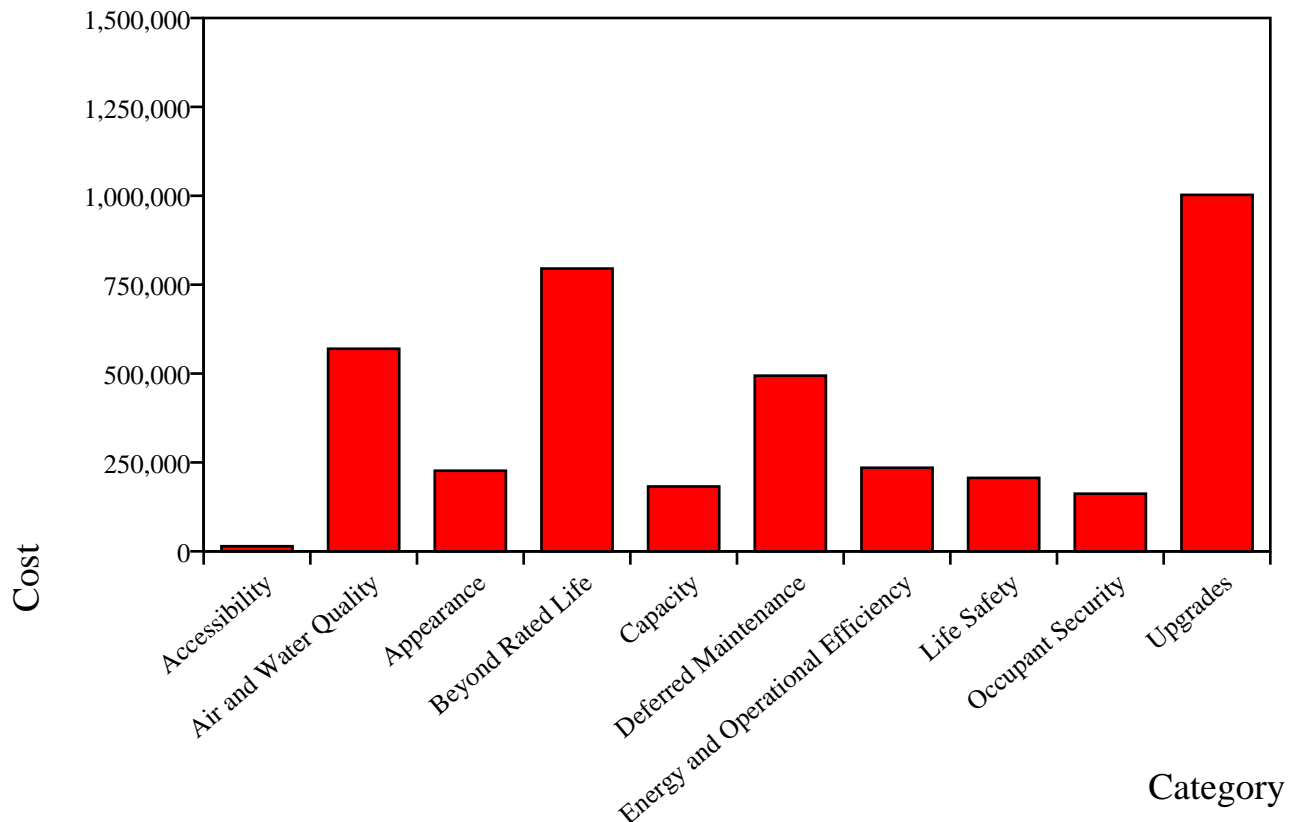
Facility:

Lakewood Elementary School

Asset Name:

Lakewood Elementary School, Lakewood - Parking, Lakewood - Site, Lakewood - Sidewalks

CATEGORY	Cost
Accessibility	14,316
Air and Water Quality	569,704
Appearance	226,674
Beyond Rated Life	795,193
Capacity	182,310
Deferred Maintenance	494,025
Energy and Operational Efficiency	235,032
Life Safety	206,500
Occupant Security	162,087
Upgrades	1,002,474
Totals	3,888,315



All Costs in USD.

District:

Duluth Public Schools

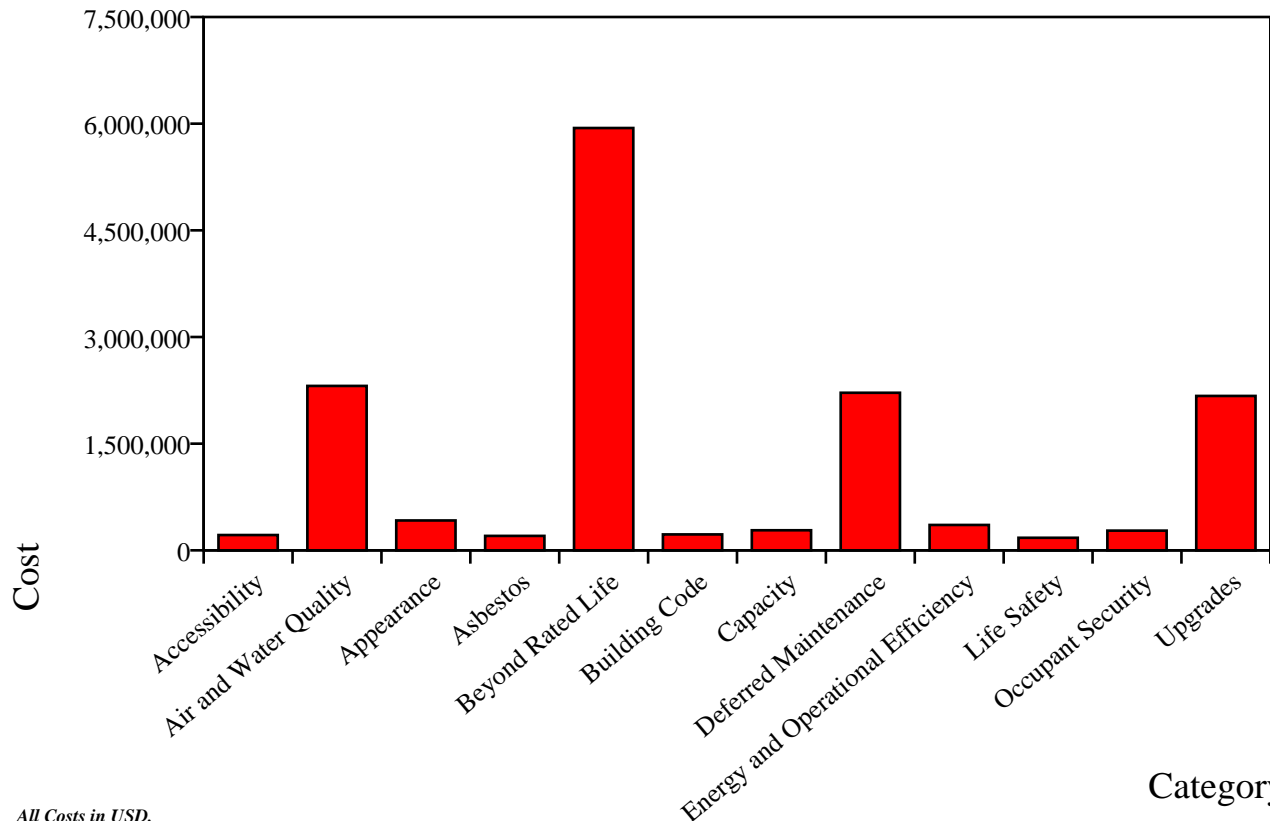
Facility:

Laura MacArthur Elementary School

Asset Name:

Laura MacArthur Elementary School, Laura MacArthur - Parking, Laura MacArthur - Sidewalks, Laura MacArthur - Site

CATEGORY	Cost
Accessibility	215,129
Air and Water Quality	2,311,974
Appearance	419,961
Asbestos	203,007
Beyond Rated Life	5,938,870
Building Code	223,787
Capacity	282,138
Deferred Maintenance	2,215,817
Energy and Operational Efficiency	356,881
Life Safety	176,563
Occupant Security	277,009
Upgrades	2,171,103
Totals	14,792,239



All Costs in USD.

District:

Duluth Public Schools

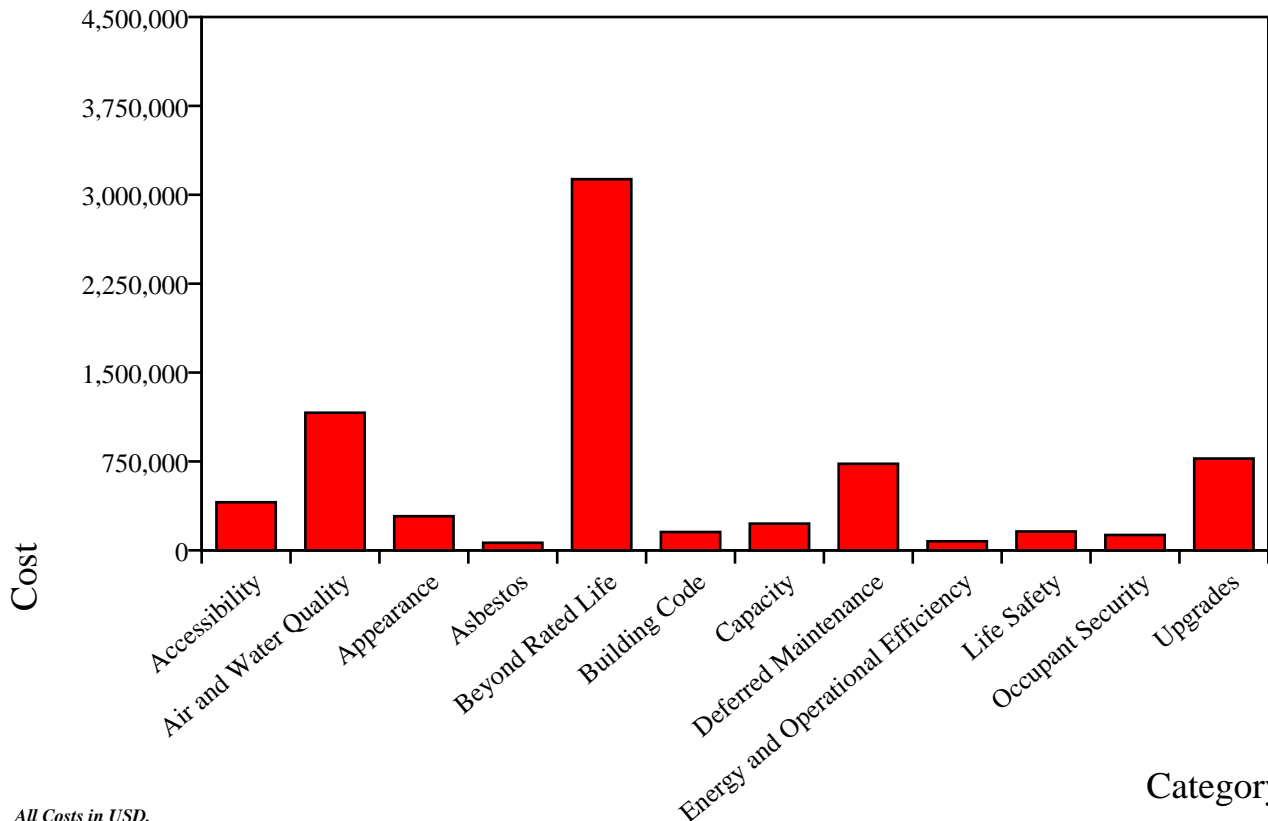
Facility:

Lester Park Elementary School

Asset Name:

Lester Park Elementary School, Lester Park - Site, Lester Park - Sidewalks, Lester Park - Parking

CATEGORY	Cost
Accessibility	405,647
Air and Water Quality	1,160,785
Appearance	287,720
Asbestos	63,602
Beyond Rated Life	3,131,570
Building Code	154,580
Capacity	225,262
Deferred Maintenance	730,078
Energy and Operational Efficiency	76,434
Life Safety	158,934
Occupant Security	129,405
Upgrades	774,375
Totals	7,298,392



All Costs in USD.

District:

Duluth Public Schools

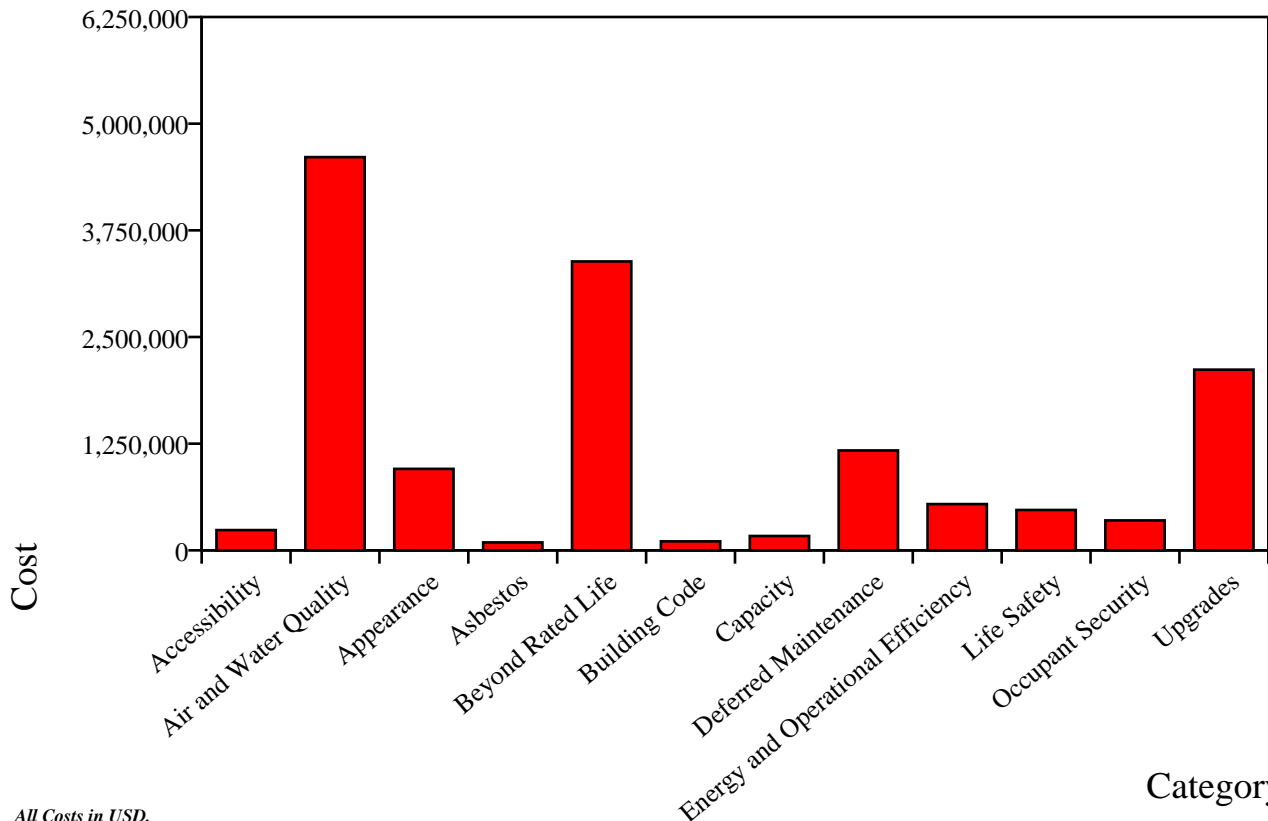
Facility:

Lincoln Park Elementary School

Asset Name:

Lincoln Park Elementary School, Lincoln Park - Parking, Lincoln Park - Sidewalks

CATEGORY	Cost
Accessibility	237,192
Air and Water Quality	4,607,723
Appearance	954,340
Asbestos	92,638
Beyond Rated Life	3,385,296
Building Code	104,906
Capacity	167,678
Deferred Maintenance	1,170,436
Energy and Operational Efficiency	541,810
Life Safety	472,920
Occupant Security	350,485
Upgrades	2,117,187
Totals	14,202,611



All Costs in USD.

District:

Duluth Public Schools

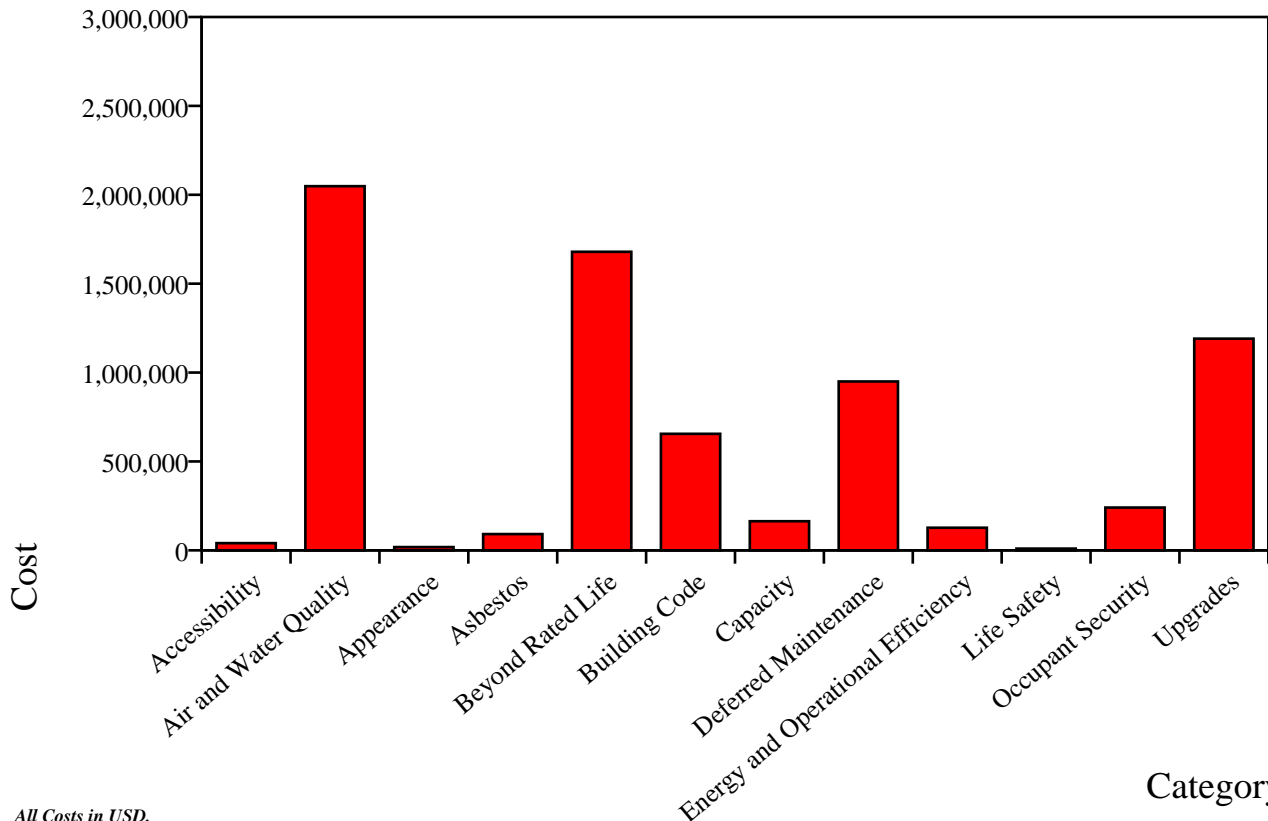
Facility:

Lowell Elementary School

Asset Name:

Lowell Elementary School, Lowell - Parking, Lowell - Sidewalks, Lowell - Site

CATEGORY	Cost
Accessibility	40,452
Air and Water Quality	2,048,362
Appearance	18,237
Asbestos	91,400
Beyond Rated Life	1,679,292
Building Code	655,372
Capacity	163,666
Deferred Maintenance	949,770
Energy and Operational Efficiency	127,089
Life Safety	9,670
Occupant Security	240,585
Upgrades	1,190,632
Totals	7,214,527



All Costs in USD.

District:

Duluth Public Schools

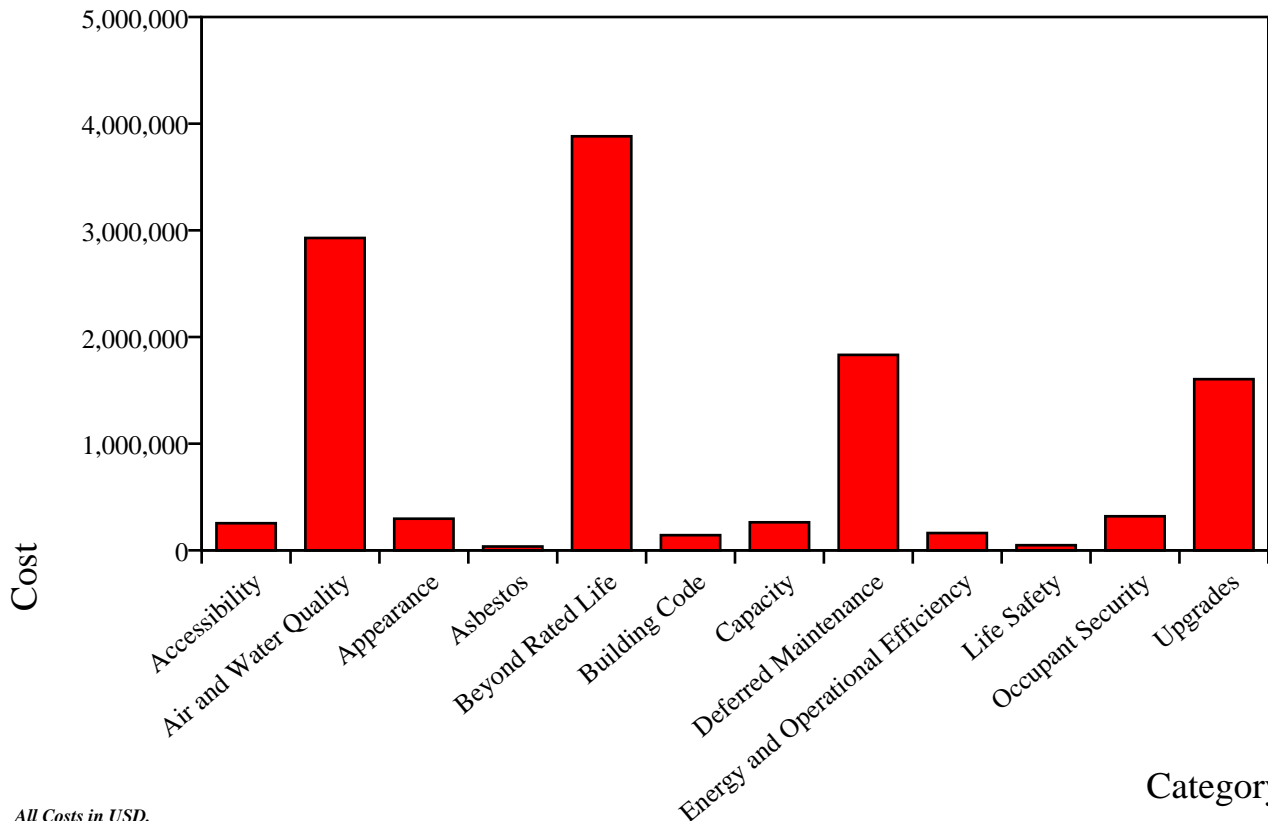
Facility:

Morgan Park Middle School

Asset Name:

Morgan Park Middle School, Morgan Park - Site, Morgan Park - Parking, Morgan Park - Sidewalks

CATEGORY	Cost
Accessibility	254,185
Air and Water Quality	2,928,288
Appearance	296,424
Asbestos	35,825
Beyond Rated Life	3,881,540
Building Code	142,186
Capacity	262,786
Deferred Maintenance	1,832,387
Energy and Operational Efficiency	162,157
Life Safety	47,979
Occupant Security	319,349
Upgrades	1,604,601
Totals	11,767,707



All Costs in USD.

District:

Duluth Public Schools

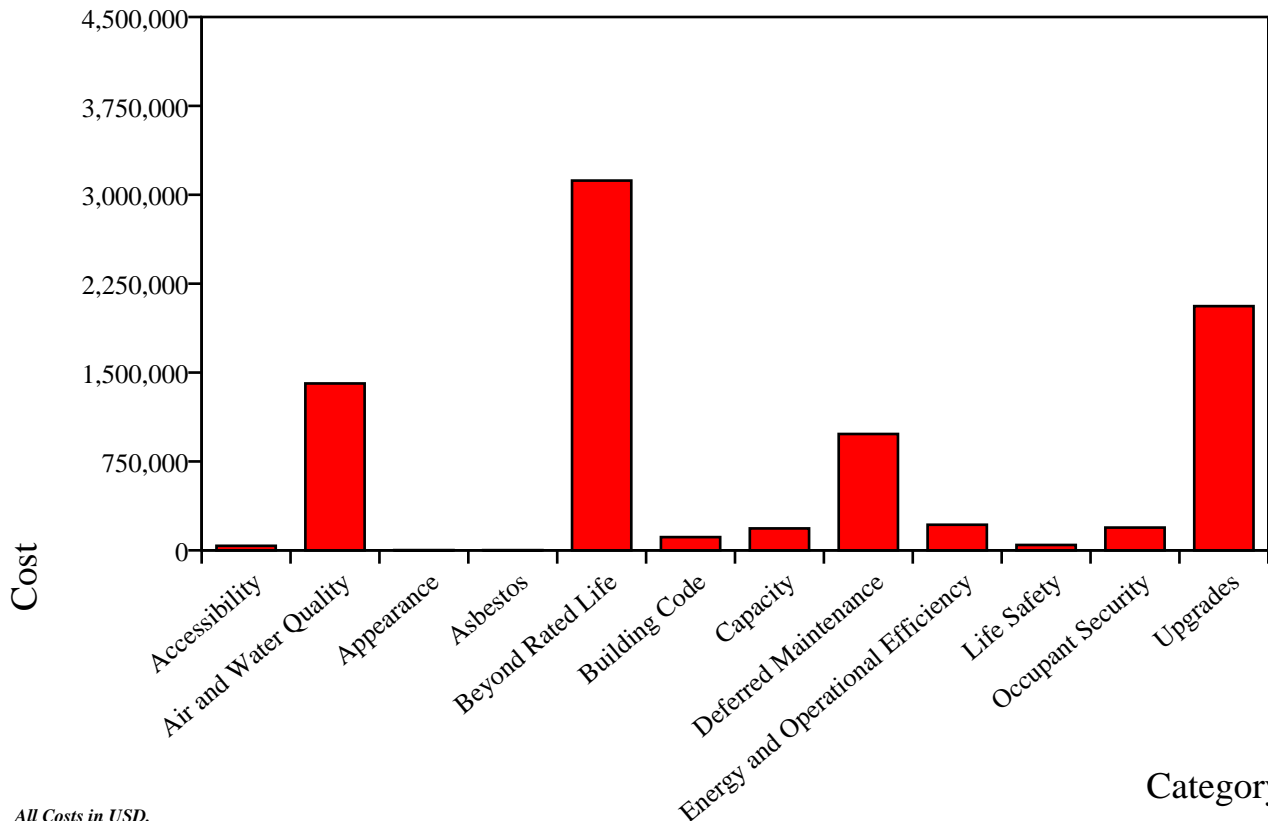
Facility:

Nettleton Elementary School

Asset Name:

Nettleton Elementary School, Nettleton - Sidewalks, Nettleton - Parking, Nettleton - Site

CATEGORY	Cost
Accessibility	38,115
Air and Water Quality	1,407,976
Appearance	1,834
Asbestos	1,558
Beyond Rated Life	3,119,765
Building Code	111,510
Capacity	184,906
Deferred Maintenance	981,628
Energy and Operational Efficiency	215,898
Life Safety	45,265
Occupant Security	191,980
Upgrades	2,060,305
Totals	8,360,740



All Costs in USD.

District:

Duluth Public Schools

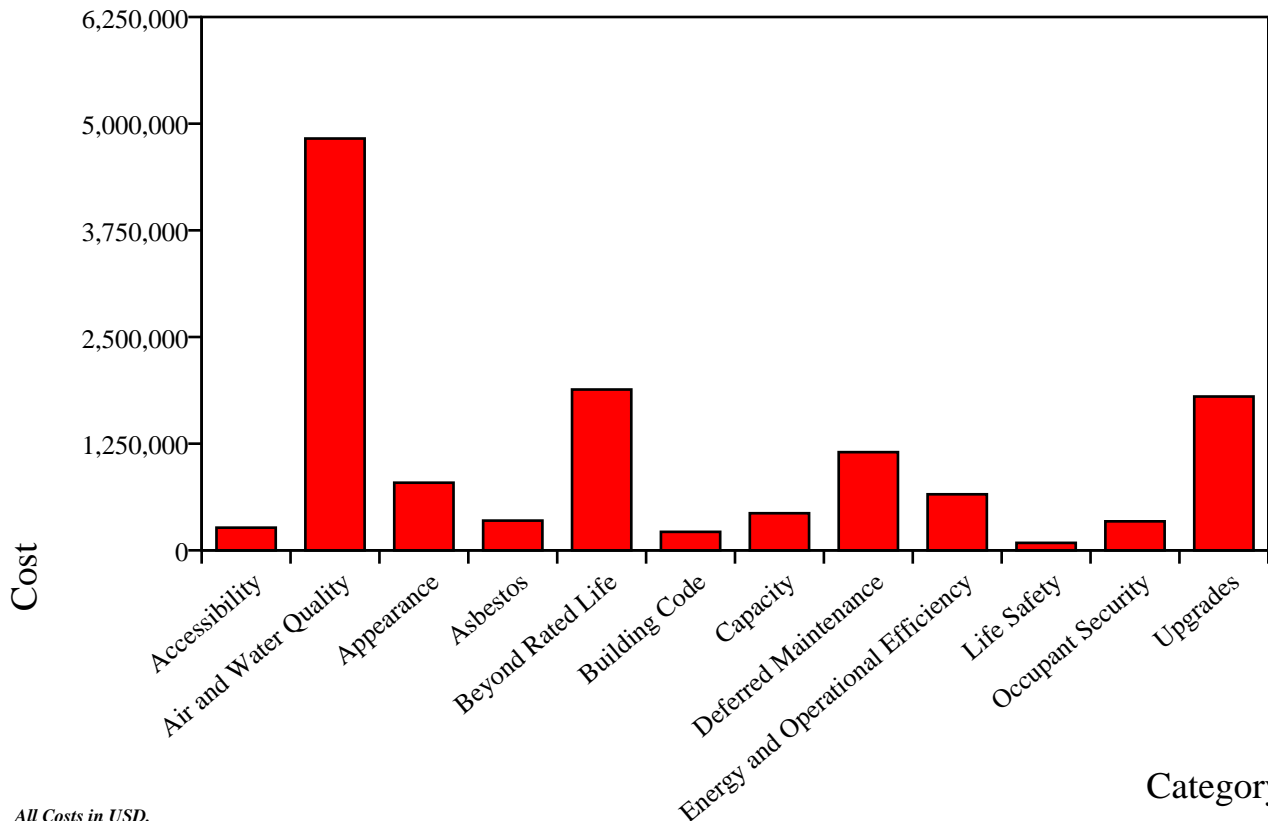
Facility:

Ordean Middle School

Asset Name:

Ordean - Old Field House, Ordean Middle School, Ordean - Parking, Ordean - Sidewalks, Ordean-Concessions/Press Box

CATEGORY	Cost
Accessibility	265,637
Air and Water Quality	4,825,787
Appearance	792,510
Asbestos	348,285
Beyond Rated Life	1,884,420
Building Code	216,601
Capacity	434,771
Deferred Maintenance	1,150,490
Energy and Operational Efficiency	656,826
Life Safety	87,447
Occupant Security	339,769
Upgrades	1,802,391
Totals	12,804,934



All Costs in USD.

District:

Duluth Public Schools

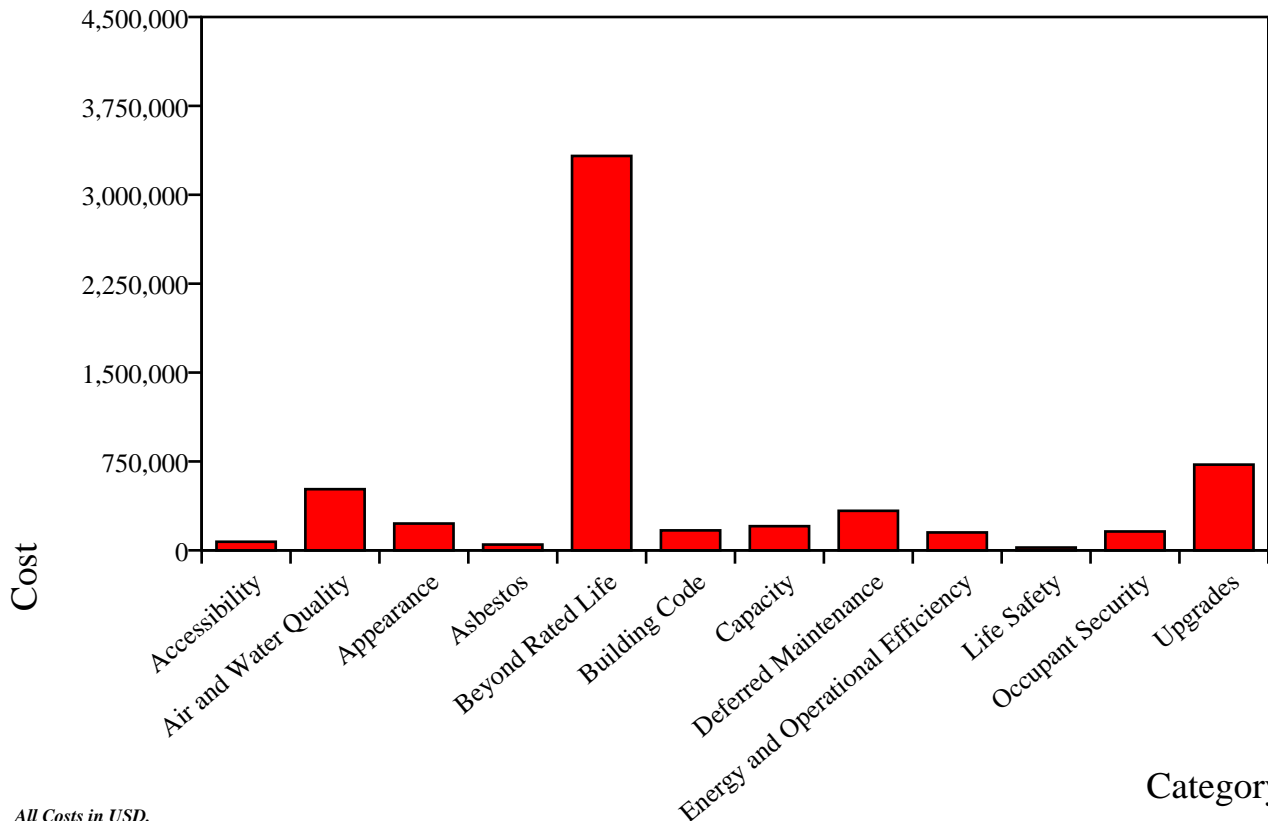
Facility:

Piedmont Elementary School

Asset Name:

Piedmont Elementary School, Piedmont - Parking, Piedmont - Site, Piedmont - Sidewalks

CATEGORY	Cost
Accessibility	72,408
Air and Water Quality	515,896
Appearance	226,086
Asbestos	48,675
Beyond Rated Life	3,327,575
Building Code	168,280
Capacity	203,786
Deferred Maintenance	333,407
Energy and Operational Efficiency	150,910
Life Safety	23,559
Occupant Security	159,040
Upgrades	723,138
Totals	5,952,760



All Costs in USD.

District:

Duluth Public Schools

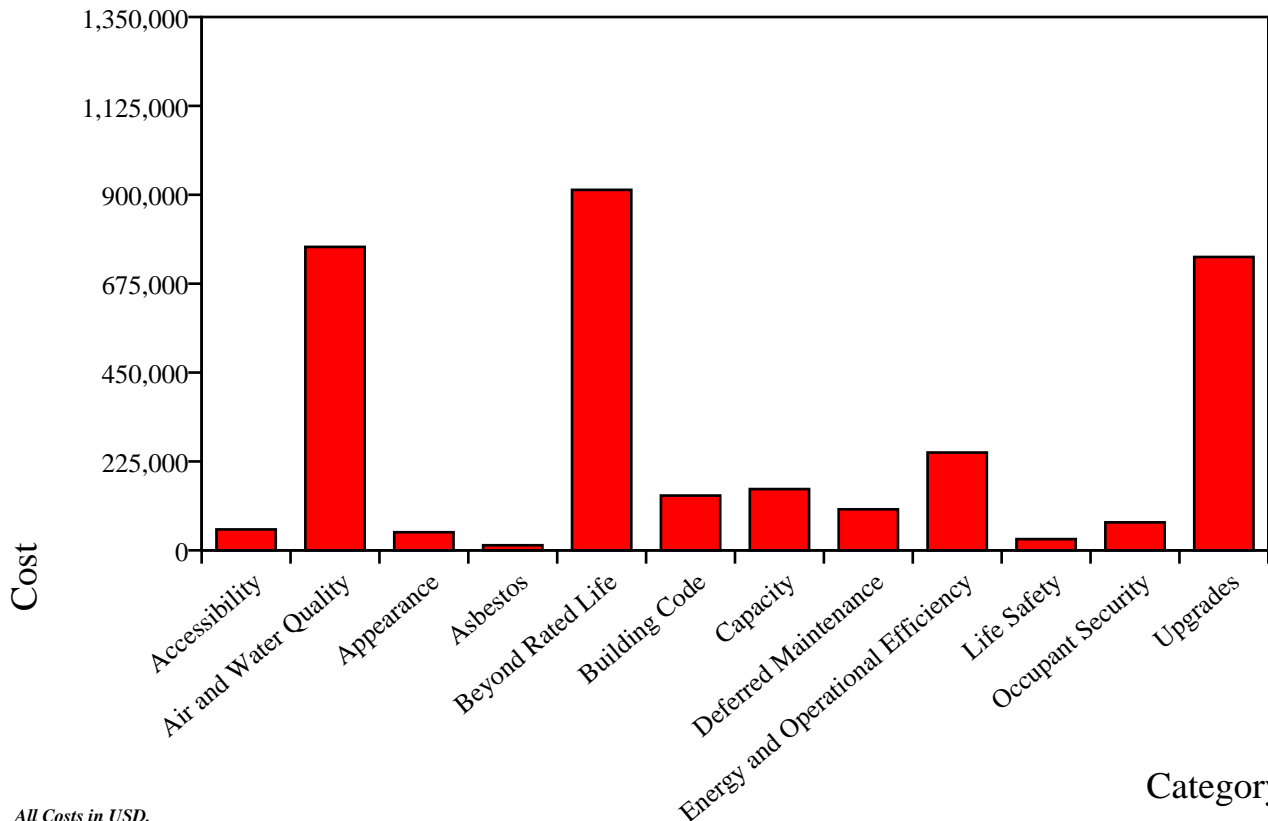
Facility:

Rockridge Elementary School

Asset Name:

Rockridge Elementary School, Rockridge - Parking, Rockridge - Site, Rockridge - Sidewalks

CATEGORY	Cost
Accessibility	52,897
Air and Water Quality	768,062
Appearance	45,791
Asbestos	12,850
Beyond Rated Life	912,458
Building Code	138,650
Capacity	155,052
Deferred Maintenance	103,840
Energy and Operational Efficiency	247,545
Life Safety	28,403
Occupant Security	70,800
Upgrades	742,534
Totals	3,278,882



All Costs in USD.

District:

Duluth Public Schools

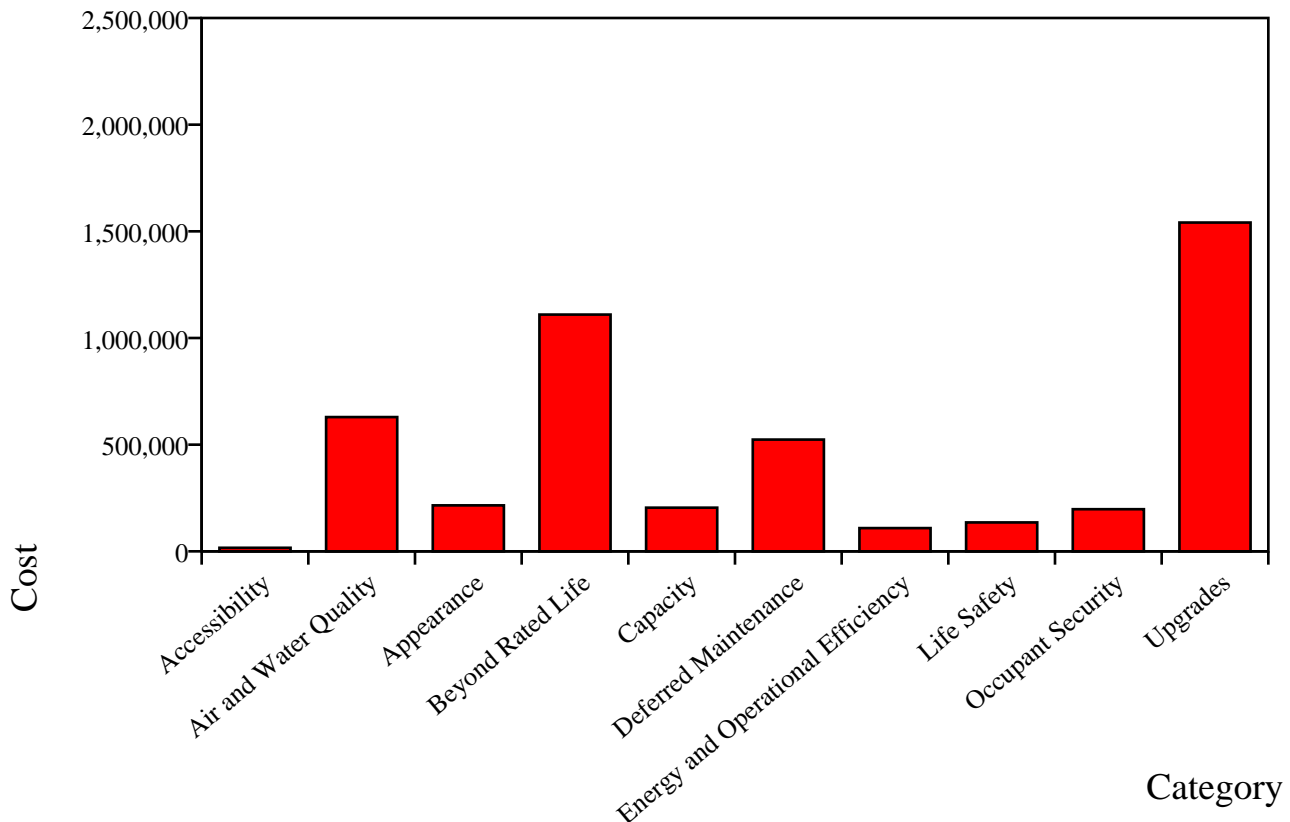
Facility:

Stowe Elementary School

Asset Name:

Stowe Elementary School, Stowe - Parking, Stowe - Sidewalks

CATEGORY	Cost
Accessibility	16,581
Air and Water Quality	629,294
Appearance	215,463
Beyond Rated Life	1,109,765
Capacity	204,612
Deferred Maintenance	523,806
Energy and Operational Efficiency	108,876
Life Safety	135,447
Occupant Security	197,438
Upgrades	1,541,181
Totals	4,682,463



All Costs in USD.

District:

Duluth Public Schools

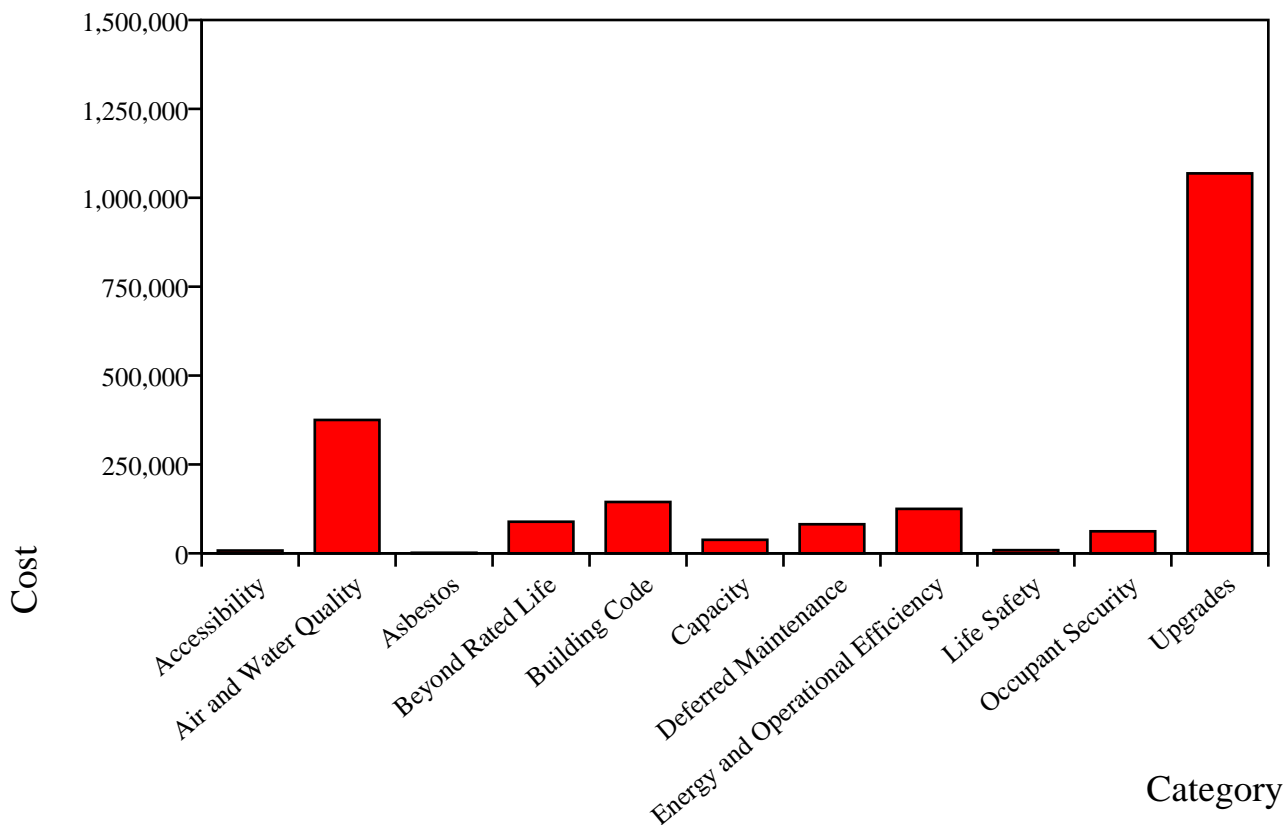
Facility:

Transportation Center

Asset Name:

Transportation Center, Transportation Center - Parking

CATEGORY	Cost
Accessibility	7,859
Air and Water Quality	375,122
Asbestos	1,558
Beyond Rated Life	88,878
Building Code	144,432
Capacity	37,996
Deferred Maintenance	81,798
Energy and Operational Efficiency	125,046
Life Safety	8,924
Occupant Security	61,950
Upgrades	1,068,608
Totals	2,002,171



All Costs in USD.

District:

Duluth Public Schools

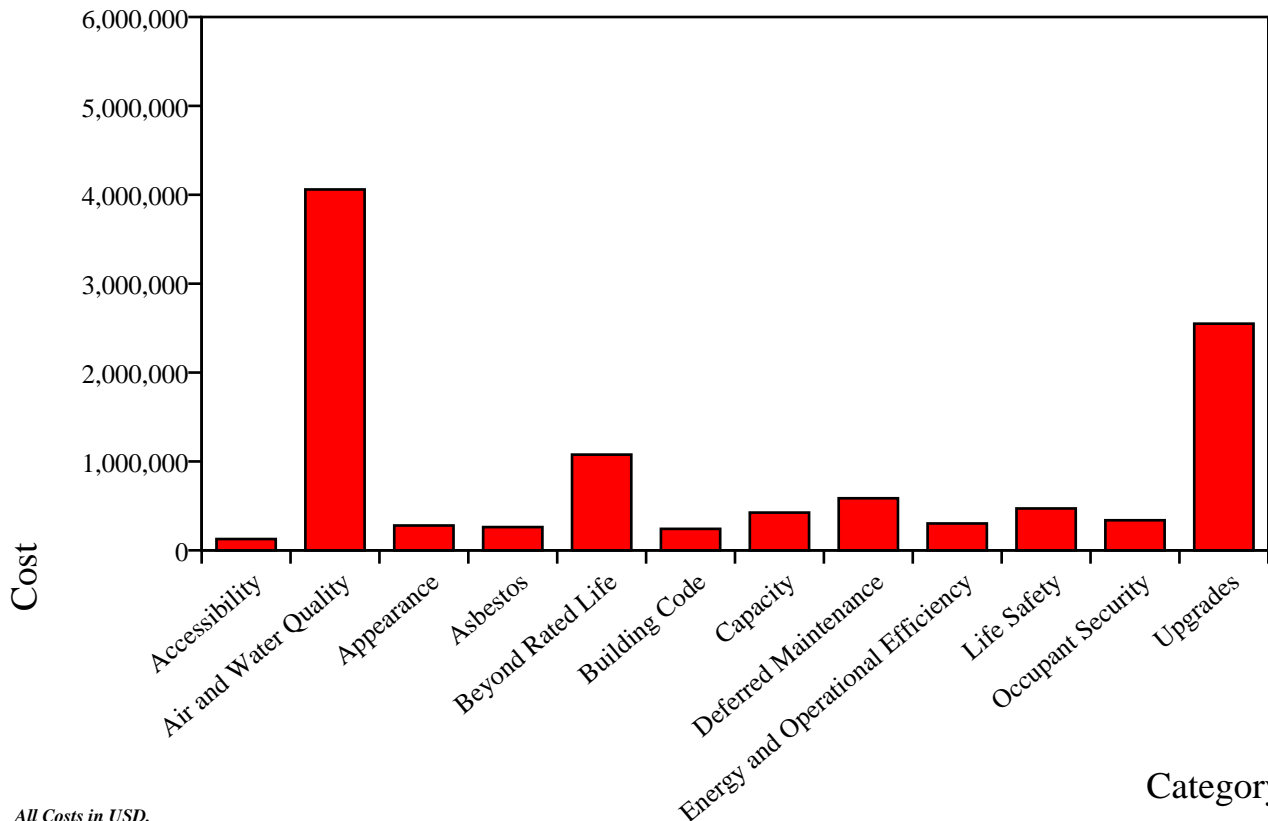
Facility:

Woodland Middle School

Asset Name:

Woodland Middle School, Woodland - Parking, Woodland - Sidewalks

CATEGORY	Cost
Accessibility	127,073
Air and Water Quality	4,059,672
Appearance	279,286
Asbestos	261,523
Beyond Rated Life	1,076,762
Building Code	241,558
Capacity	424,682
Deferred Maintenance	585,764
Energy and Operational Efficiency	302,258
Life Safety	470,867
Occupant Security	338,225
Upgrades	2,549,920
Totals	10,717,590



All Costs in USD.