

Requirement Detail

by Asset Name and Category

LESTER PARK

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park - Parking
Asset Number: 510a

Requirement Name	Vehicular Paving: Gravel Parking Areas		
Linked System	Parking Lots	Inspection Date	08/01/2006
Prime System	Paving and Surfacing	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Inspec	Actual Cost	0
Action Date	-	Total Estimated Cost:	141,600
Funding Year	-	Funding Type	-
Requirement Location	Lot West of Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Gravel parking areas west of building could be paved in future and install new curbing.

PHOTOS

ACTION DESCRIPTION

Pave gravel parking areas west of building and install new curbing.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Life Safety

Asset Name: Lester Park - Sidewalks
Asset Number: 510b

Requirement Name	Pedestrian Paving: Sidewalks and Stairs		
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:	17,700
Funding Year	-	Funding Type	-
Requirement Location	Sidewalks and Stairs	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Areas of damaged sidewalk and steps present at site require repair and/or replacement.

PHOTOS

ACTION DESCRIPTION

Repair/replace damaged sections of concrete sidewalk and steps at site.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park - Site
Asset Number: 510c

Requirement Name	Site: Asphalt Skating Rink/Play Area		
Linked System	Site Improvements	Inspection Date	08/01/2006
Prime System	Playing Fields	Finish Date	-
Priority	4- Mid Term Needs (6-10 Yrs)	Status	Open
Inspector Name	Inspecc	Actual Cost	0
Action Date	08/01/2012	Total Estimated Cost:	35,400
Funding Year	-	Funding Type	-
Requirement Location	Skating Rink/Play Area	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Very good condition, but will need overlay in 6-10 years.

PHOTOS

ACTION DESCRIPTION

Overlay asphalt skating rink/play area.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park - Site
Asset Number: 510c

Requirement Name	Site: Fencing	Inspection Date	08/01/2006
Linked System	Site Improvements	Finish Date	-
Prime System	Fences and Gates	Status	Open
Priority	2- Potentially Critical (1-2 Yrs)	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	7,080
Action Date	08/01/2007	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Southeast of Building		
Savings Description	-		

REQUIREMENT DESCRIPTION

Portions of 6' high chain link fence southeast of building are leaning.

PHOTOS

ACTION DESCRIPTION

Replace leaning 6' high chain link fence southeast of building.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Life Safety

Asset Name: Lester Park - Site
Asset Number: 510c

Requirement Name	Site: Asphalt Playgrounds	Inspection Date	08/01/2006
Linked System	Site Improvements	Finish Date	-
Prime System	Playing Fields	Status	Open
Priority	2- Potentially Critical (1-2 Yrs)	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	118,000
Action Date	08/01/2007	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Playground		
Savings Description	-		

REQUIREMENT DESCRIPTION

Asphalt playground areas near south end of building are in very poor condition.

PHOTOS

ACTION DESCRIPTION

Reconstruct asphalt playground areas near south end of buildings.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Accessibility

Asset Name: Lester Park Elementary School
Asset Number: 510

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: 2,985
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: Lester Park Elementary School
Category: Accessibility

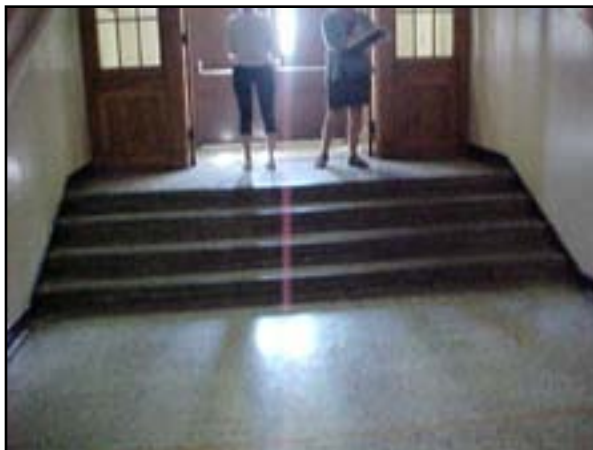
Asset Name: Lester Park Elementary School
Asset Number: 510

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:	382,997
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: Lester Park Elementary School
Category: Accessibility

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	16,939
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: Lester Park Elementary School
Category: Accessibility

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	2,726
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: Lester Park Elementary School
Category: Air and Water Quality

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	291,342
Funding Year	-	Funding Type	-
Requirement Location	All Floors - Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Lester 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

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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: Lester Park Elementary School
Category: Air and Water Quality

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	13,688
Funding Year	-	Funding Type	-
Requirement Location	1954 Crawlspace	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The crawl space has 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



HVAC: Provide Negative Pressure in Crawlspace/Tunnels

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ACTION DESCRIPTION

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

One Locations 1954 Additions.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	HVAC: Replace Classroom Unit Ventilators		
Linked System	Air Distribution Systems	Inspection Date	07/12/2006
Prime System	Air Distribution 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:	659,384
Funding Year	-	Funding Type	-
Requirement Location	1954 Addition	Annual Energy/Ops Savings \$	879
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 six (6) classroom unit ventilators are 52 years old and have exceeded the recommended useful life. In addition, these classroom unit ventilators are typically not capable of meeting current ASHRAE indoor air quality standards. As part of this upgrade, the new mechanical system will incorporate heat recovery and classroom occupancy / CO2 controls to save energy.

Also, the adjoining office spaces in the 1954 additions are not ventilated.

In addition the old teachers lounge and surrounding area has no means of ventilation. This does not meet 2000 International Mechanical Code.

PHOTOS



HVAC: Replace Classroom Unit Ventilators

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ACTION DESCRIPTION

Remove existing classroom unit ventilators, patch wall to match existing. Replace with modern ventilation system with energy recovery with dehumidification, duct distribution system, and variable air volume boxes with hot water reheat coils and hot water finned tube radiation on exterior walls. Add ventilation to the adjoining offices in the 1954 Addition. Upgrade the controls systems to DDC and commission the new system.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	194,582
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The 89 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: Lester Park Elementary School
Category: Air and Water Quality

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Service Tunnels: Floor Vapor Barrier	Inspection Date	08/01/2006
Linked System	Other Site Construction	Finish Date	-
Prime System	Service and Pedestrian Tunnels	Status	Open
Priority	5- Recommendations/ Improvements	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	1,789
Action Date	-	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	1954 Addition		
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: Lester Park Elementary School
Category: Appearance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Equipment: Replace Cabinet Doors		
Linked System	Equipment and Furnishings	Inspection Date	08/08/2006
Prime System	Equipment and Furnishings	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2009	Total Estimated Cost:	6,643
Funding Year	-	Funding Type	-
Requirement Location	All low cabinets 1917 building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing low cabinet doors are severely chipped and delaminating.

PHOTOS



Equipment: Replace Cabinet Doors

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ACTION DESCRIPTION

Remove existing wood doors and install new matching cabinets. Refinish cabinet.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Appearance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Fittings: Replace Window Blinds	Inspection Date	08/08/2006
Linked System	Fittings	Finish Date	-
Prime System	Fittings	Status	Open
Priority	2- Potentially Critical (1-2 Yrs)	Actual Cost	0
Inspector Name	Fern, Bob	Total Estimated Cost:	76,492
Action Date	08/08/2007	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Entire Building		
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing blinds are worn and in poor condition.

PHOTOS



Fittings: Replace Window Blinds
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ACTION DESCRIPTION

Remove existing blinds and install new. 7300 SQFT

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Appearance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Floor Finishes: Refinish Gymnasium Floor		
Linked System	Floor Finishes	Inspection Date	08/08/2006
Prime System	Floor Finishes	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2007	Total Estimated Cost:	11,146
Funding Year	-	Funding Type	-
Requirement Location	Gymnasium Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing wood floor needs to be refinished.

PHOTOS



Floor Finishes: Refinish Gymnasium Floor

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ACTION DESCRIPTION

Sand existing floor and refinish, including new game markings. 2124

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Appearance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Floor Finishes: Refinish Wood Floors		
Linked System	Floor Finishes	Inspection Date	08/08/2006
Prime System	Floor Finishes	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2009	Total Estimated Cost:	59,694
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing wood floors need to be sanded and refinished

PHOTOS



Floor Finishes: Refinish Wood Floors

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ACTION DESCRIPTION

Sand and refinish existing. 11397 without gym.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Appearance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Floor Finishes: Replace Carpet	Inspection Date	08/08/2006
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	Fern, Bob	Total Estimated Cost:	34,030
Action Date	08/08/2009	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Various locations throughout building		
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing carpet areas are towards the end of expected life.

PHOTOS



Floor Finishes: Replace Carpet

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ACTION DESCRIPTION

Remove existing carpet and replace with new. 4632 SQFT

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Appearance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Partitions: Paint Interior All Classrooms		
Linked System	Partitions	Inspection Date	08/08/2006
Prime System	Partitions	Finish Date	-
Priority	4- Mid Term Needs (6-10 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2012	Total Estimated Cost:	97,295
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Interior walls and woodwork will need to be repainted as on-going maintenance program.

PHOTOS



Partitions: Paint Interior All Classrooms

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ACTION DESCRIPTION

Paint interior walls and refinish wood work in all "non- corridor" locations.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Appearance

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	2,420
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: Lester Park Elementary School
Category: Asbestos

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	63,602
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. Some has been abated, but in some areas it is still present.

PHOTOS

ACTION DESCRIPTION

Abatement of asbestos containing materials throughout facility.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Electrical Distribution: Outdated Panels	Inspection Date	08/11/2006
Linked System	Electrical Service and Distribution	Finish Date	-
Prime System	Electrical Service and Distribution	Status	Open
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Actual Cost	0
Inspector Name	Crotteau, Paul	Total Estimated Cost:	16,048
Action Date	08/11/2009	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Building Wide		
Savings Description	-		

REQUIREMENT DESCRIPTION

Electrical panels have become outdated which make it difficult to maintain and find the correct replacement parts.

PHOTOS



Electrical Distribution: Outdated Panels

Electrical Distribution: Outdated Panels

ACTION DESCRIPTION

New panels will replace outdated panels and new feeders will be pulled where required. The new panels will be easier to find parts for and to maintain.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Fittings: Replace Toilet Partitions	Inspection Date	08/08/2006
Linked System	Fittings	Finish Date	-
Prime System	Fittings	Status	Open
Priority	4- Mid Term Needs (6-10 Yrs)	Actual Cost	0
Inspector Name	Fern, Bob	Total Estimated Cost:	20,178
Action Date	08/08/2012	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Entire building		
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing toilet partitions are original and are showing their age.

PHOTOS



Fittings: Replace Toilet Partitions

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ACTION DESCRIPTION

Remove existing toilet partitions and replace with new.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	356,832
Funding Year	-	Funding Type	-
Requirement Location	All Floors - Entire Building	Annual Energy/Ops Savings \$	3,777
Savings Description	Energy savings generated from converting from a steam system with old boilers to a how water system that includes condensing style boiler(s).		

REQUIREMENT DESCRIPTION

The 89 year old steam system has exceeded the recommended useful life. The 1917 steam system is a one pipe system that requires boiler shut down to bring back condensate. The 1954 area is a two pipe system. In addition the building has only one boiler. A backup boiler is necessary to minimize the chance of building freeze up.

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. Add medium efficiency boiler for dual fuel rates. Replace all steam terminal heating devices and coils with hot water devices and coils.

Budgeted costs of \$42,000 are avoided by converting the steam system to hot water.

All Costs in USD.

This is due to the terminal steam devices requiring custom covers to be installed to eliminate the burn hazard.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	HVAC: Replace Ventilation in the Gym Auditorium/Cafeteria Areas.		
Linked System	Air Distribution Systems	Inspection Date	07/11/2006
Prime System	Air Distribution 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:	239,658
Funding Year	-	Funding Type	-
Requirement Location	Gymnasium and Auditorium/Cafeteria in 1917 Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The air handling systems serving the gym and auditorium/cafeteria is 89 years old and has exceed it's recommended service life. In addition the air handling unit has no means of dehumidification. Without dehumidification capabilities, these spaces cannot meet ASHRAE 55-1992 space design conditions.

PHOTOS



HVAC: Replace Ventilation in the Gym Auditorium/Cafeteria Areas

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ACTION DESCRIPTION

Addition of two air handling unit with dehumidification capability. One AHU to serve the Gym and one to serve the Auditorium/Cafeteria Installation of new external insulated supply duct systems. Upgrade Controls System. Test and Balance and Commissioning of air handling units.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	HVAC: Replace Ventilation All Floors 1917 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:	2,224,300
Funding Year	-	Funding Type	-
Requirement Location	All Floors - 1917 Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The 89 year old ventilation system has exceeded the recommended useful life expectancy and currently poorly distributes ventilation air.

PHOTOS



HVAC: Replace Ventilation All Floors 1917 Building

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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 Finned Tube Radiation.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	6,783
Funding Year	-	Funding Type	-
Requirement	Classrooms	Annual Energy/Ops	-
Location		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: Lester Park Elementary School
Category: Beyond Rated Life

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	100,300
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: Lester Park Elementary School
Category: Beyond Rated Life

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Roof System: Replace Roof	Inspection Date	08/01/2006
Linked System	Roofing	Finish Date	-
Prime System	Roofing	Status	Open
Priority	4- Mid Term Needs (6-10 Yrs)	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	50,155
Action Date	08/01/2012	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	78
Requirement Location	1954 Addition		
Savings Description	Energy savings generated from improved roof insulation.		

REQUIREMENT DESCRIPTION

Roof system beyond rated life. Includes roof Area 4.

PHOTOS



Roof System: Replace Roof

ACTION DESCRIPTION

Replace EPDM roof system. Sequence work with roof-level wall restoration.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Roof System: Replace Roof	Inspection Date	08/01/2006
Linked System	Roofing	Finish Date	-
Prime System	Roofing	Status	Open
Priority	2- Potentially Critical (1-2 Yrs)	Actual Cost	0
Inspector Name	Inspec	Total Estimated Cost:	36,958
Action Date	08/01/2007	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	58
Requirement Location	Gym/Auditorium		
Savings Description	Energy savings generated from improved roof insulation.		

REQUIREMENT DESCRIPTION

Roof system beyond rated life. Includes roof Areas 1 and 2.

PHOTOS

ACTION DESCRIPTION

Replace EPDM and BUR roof systems. Sequence work with roof-level wall restoration.

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Site Furnishings: Playground Upgrade / Replacement		
Linked System	Site Furnishings	Inspection Date	10/03/2006
Prime System	Site Furnishings	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Earl F. Anderson	Actual Cost	0
Action Date	10/03/2007	Total Estimated Cost:	80,358
Funding Year	-	Funding Type	-
Requirement Location	Facility Grounds	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The newer part of the Playground equipment was built in 1990. The wood structure is even older. The playground equipment does not meet current safety and ADA requirements. Therer serious issues with wood structure. Swings are non-conforming. The playground equipment does not meet current safety and ADA requirements.

PHOTOS



Site Furnishings: Playground Upgrade / Replacement

-

ACTION DESCRIPTION

Replace existing playground with new equipment to meet needs of enrollment. Replace surface material with district standard and replace edging as needed.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Building Code

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Interior Doors: Replace All Classroom Doors, Stairway Doors and Side Windows		
Linked System	Interior Doors	Inspection Date	08/08/2006
Prime System	Interior Doors	Finish Date	-
Priority	1- Currently Critical (Immediately)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2006	Total Estimated Cost:	99,002
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing doors are non-rated including side windows, all glass panels do not have safety glazing.

PHOTOS



Interior Doors: Replace All Classroom Doors, Stairway Doors and Side Windows

-

ACTION DESCRIPTION

Remove all existing wood doors and windows and replace with new. 40 Doors

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Building Code

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Interior Doors: Replace Vestibule Doors and Sidelights		
Linked System	Interior Doors	Inspection Date	08/08/2006
Prime System	Interior Doors	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2007	Total Estimated Cost:	55,578
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing vestibule doors are original and glazed with non-safety glazing.

PHOTOS



Interior Doors: Replace Vestibule Doors and Sidelights

-

ACTION DESCRIPTION

Remove existing doors, frames, sidelights and replace with new aluminum entrance system. 10 Doors

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Capacity

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Electrical Distribution: Insufficient Capacity		
Linked System	Electrical Service and Distribution	Inspection Date	08/11/2006
Prime System	Electrical Service and Distribution	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	08/11/2007	Total Estimated Cost:	7,552
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing Branch Panels 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: Lester Park Elementary School
Category: Capacity

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Electrical Service: Insufficient Capacity		
Linked System	Electrical Service and Distribution	Inspection Date	08/11/2006
Prime System	Electrical Service and Distribution	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	08/11/2007	Total Estimated Cost:	34,220
Funding Year	-	Funding Type	-
Requirement Location	Fan Room	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The existing 300 amp service panel has insufficient capacity and could not feed any additional panels or equipment.

PHOTOS



Electrical Service: Insufficient Capacity

-

ACTION DESCRIPTION

The existing 300 amp service panel will be replaced by a new 600 amp panel which will allow additional panels and equipment to be fed. New service entrance conductors will be required and all existing loads will need to be refed.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Capacity

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	HVAC: Add Cooling Capability to Computer Lab 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:	133,930
Funding Year	-	Funding Type	-
Requirement Location	IT Data Room Located in Computer Lab in 1917 Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The Computer Lab and IT Data rooms get hot, which could cause technology equipment failure. This room also is the computer lab.

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: Lester Park Elementary School
Category: Capacity

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Wiring Devices: Insufficient Receptacles		
Linked System	Branch Wiring Devices	Inspection Date	07/19/2006
Prime System	Branch Wiring Devices	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Crotteau, Paul	Actual Cost	0
Action Date	07/19/2007	Total Estimated Cost:	49,560
Funding Year	-	Funding Type	-
Requirement Location	Building Wide	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

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 eight additional 20 amp receptacles per classroom and associated branch wiring. Upgrade will first require additional branch panel boards and service modifications.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Ceiling Finishes: Repair Missing/Damaged Ceiling Tile		
Linked System	Ceiling Finishes	Inspection Date	08/08/2006
Prime System	Ceiling Finishes	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2009	Total Estimated Cost:	3,304
Funding Year	-	Funding Type	-
Requirement Location	Cafeteria Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Portions of existing ceiling tile are missing or water damaged.

PHOTOS



Ceiling Finishes: Repair Missing/Damaged Ceiling Tile

-

ACTION DESCRIPTION

Repair damaged substrate and replace missing or water damaged ceiling tile.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Exterior Doors: Replace Exterior Doors		
Linked System	Exterior Doors	Inspection Date	08/08/2006
Prime System	Exterior Doors	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2007	Total Estimated Cost:	31,978
Funding Year	-	Funding Type	-
Requirement Location	(3) locations 1917 building (1) location 1954 addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing hollow metal doors and frames are rusted at bottom.

PHOTOS



Exterior Doors: Replace Exterior Doors

-

ACTION DESCRIPTION

Remove existing hollow metal doors and frames and replace with new aluminum entrance system.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Exterior Walls: Grade-Level Wall Restoration		
Linked System	Exterior Walls	Inspection Date	08/01/2006
Prime System	Exterior Walls	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Inspec	Actual Cost	0
Action Date	08/01/2009	Total Estimated Cost:	454,300
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Deteriorated grade-level walls at the entire building perimeter. Leakage reported at Boiler Room by parking lot and during a driving rain at the east elevation of the 1917 Building.

PHOTOS



Exterior Walls: Grade-Level Wall Restoration

ACTION DESCRIPTION

Tuck pointing, spot brick replacement, stone repair, joint sealant replacement, painting, through-wall flashing installation at window lintels.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Exterior Walls: Roof-Level Wall Restoration		
Linked System	Exterior Walls	Inspection Date	08/01/2006
Prime System	Exterior Walls	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:	118,000
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Deteriorated roof-level walls and chimney at roof areas 1-4.

PHOTOS



Exterior Walls: Roof-Level Wall Restoration

-

ACTION DESCRIPTION

Tuck pointing, spot brick replacement, joint sealant replacement, and new chimney cap. Sequence work with reroofing Areas 1,2,and 4.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	4,130
Action Date	08/01/2007	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	Storage		
Savings Description	-		

REQUIREMENT DESCRIPTION

Open mortar and broken CMU's.

PHOTOS



Exterior Walls: Wall Restoration

-

ACTION DESCRIPTION

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

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Stairs: Refurbish West Fire Escape	Inspection Date	08/08/2006
Linked System	Stairs	Finish Date	-
Prime System	Stairs	Status	Open
Priority	1- Currently Critical (Immediately)	Actual Cost	0
Inspector Name	Fern, Bob	Total Estimated Cost:	19,647
Action Date	08/08/2006	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	West fire escape from cafeteria		
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing steel fire escape needs to be repaired and repainted.

PHOTOS



Stairs: Refurbish West Fire Escape

-

ACTION DESCRIPTION

Repair deteriorated/ broken stair components and definish.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Substructure: Repair Below Grade Walls		
Linked System	Substructure	Inspection Date	08/08/2006
Prime System	Substructure	Finish Date	-
Priority	2- Potentially Critical (1-2 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2007	Total Estimated Cost:	32,804
Funding Year	-	Funding Type	-
Requirement Location	Basement Level, Gymnasium Addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing below grade walls leak and have loosened plaster.

PHOTOS



Substructure: Repair Below Grade Walls

-

ACTION DESCRIPTION

Investigate source of water, waterproof walls and repair plaster.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Wall Finishes: Repair Ceramic Tile at Drinking Fountain Recesses		
Linked System	Wall Finishes	Inspection Date	08/08/2006
Prime System	Wall Finishes	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2009	Total Estimated Cost:	4,012
Funding Year	-	Funding Type	-
Requirement Location	All corridor drinking fountain recesses 1954 addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing drinking fountain recesses have had drinking fountain and piping removed, wall needs to be repaired.

PHOTOS



Wall Finishes: Repair Ceramic Tile at Drinking Fountain Recesses

-

ACTION DESCRIPTION

Remove existing ceramic tile repair/patch wall.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Wall Finishes: Repair Plaster	Inspection Date	08/08/2006
Linked System	Wall Finishes	Finish Date	-
Prime System	Wall Finishes	Status	Open
Priority	2- Potentially Critical (1-2 Yrs)	Actual Cost	0
Inspector Name	Fern, Bob	Total Estimated Cost:	7,859
Action Date	08/08/2007	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	-
Requirement Location	North wall cafeteria, third floor girls toilet room		
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing plaster is damaged due to water leakage from roof/ exterior wall.

PHOTOS



Wall Finishes: Repair Plaster

-

ACTION DESCRIPTION

Remove existing loose plaster and rebuild with new plaster to match existing.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Deferred Maintenance

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Wall Finishes: Replace Wall Tile in Boys and Girls Toilet Rooms		
Linked System	Wall Finishes	Inspection Date	08/08/2006
Prime System	Wall Finishes	Finish Date	-
Priority	3- Necessary - Not Yet Critical (3-5 Yrs)	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	08/08/2009	Total Estimated Cost:	11,564
Funding Year	-	Funding Type	-
Requirement Location	Boys and Girls toilet rooms 1954 addition	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing wall tile is cracked or broken

PHOTOS



Wall Finishes: Replace Wall Tile in Boys and Girls Toilet Rooms

-

ACTION DESCRIPTION

Remove all glazed wall tile, repair wall as necessary and install new wall tile. 800 SQFT

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Controls: VendingMiser Vending Machine Controls		
Linked System	Controls and Instrumentation	Inspection Date	10/04/2006
Prime System	Controls and Instrumentation	Finish Date	-
Priority	1- Currently Critical (Immediately)	Status	Open
Inspector Name	Ruud, Mark	Actual Cost	0
Action Date	10/04/2006	Total Estimated Cost:	826
Funding Year	-	Funding Type	-
Requirement Location	Vedning Machines	Annual Energy/Ops Savings \$	82
Savings Description	VendingMiser controls cycle power to the vending machine during unoccupied times to save energy.		

REQUIREMENT DESCRIPTION

Install VendingMiser controls on vending machines.

PHOTOS

ACTION DESCRIPTION

-

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	HVAC: Steam System Steam Trap Upgrades		
Linked System	Steam Distribution Systems	Inspection Date	09/07/2006
Prime System	Steam Distribution Systems	Finish Date	-
Priority	1- Currently Critical (Immediately)	Status	Open
Inspector Name	Ruud, Mark	Actual Cost	0
Action Date	09/07/2006	Total Estimated Cost:	3,304
Funding Year	-	Funding Type	-
Requirement Location	Facility Wide	Annual Energy/Ops Savings \$	779
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: Lester Park Elementary School
Category: Energy and Operational Efficiency

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	18,751
Action Date	09/20/2006	Funding Type	-
Funding Year	-	Annual Energy/Ops Savings \$	1,746
Requirement Location	Entire Facility		
Savings Description	Energy savings generated through more efficient lighting technology.		

REQUIREMENT DESCRIPTION

Lighting project consists of the following:

- 1) Retrofit/Replace 34w T12 fixtures with 25w T8 lighting
- 2) Relamp 32w T8 lamps with 25w T8 lamps
- 3) Replace HID lighting with T8 lighting fixtures
- 4) Replace Incand. lighting with Fluorescent
- 5) Upgrade exit signs with LED technology
- 6) Gym Occupancy Sensors

PHOTOS

ACTION DESCRIPTION

-

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

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Plumbing: Add Domestic Water Heat Exchanger		
Linked System	Plumbing	Inspection Date	07/12/2006
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 - 1917 Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Provide a domestic hot water heat exchanger. 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: Lester Park Elementary School
Category: Energy and Operational Efficiency

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	18,507
Funding Year	-	Funding Type	-
Requirement Location	Entire Facility	Annual Energy/Ops Savings \$	2,669
Savings Description	Reduce water and sewer usage using new low flow devices. Savings includes constant flow urinals - Savings from urinal \$1857, savings from other projects \$812.		

REQUIREMENT DESCRIPTION

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

PHOTOS

ACTION DESCRIPTION

-

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Life Safety

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	23,234
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: Lester Park Elementary School
Category: Occupant Security

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	15,340
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 4 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: Lester Park Elementary School
Category: Occupant Security

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	66,865
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: Lester Park Elementary School
Category: Occupant Security

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	47,200
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: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	71,390
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

ACTION DESCRIPTION

Replace old and mixed telephone/data cabling with up to date category 6 of 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: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	12,980
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: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

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 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: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Communication and Security: Telephone System Upgrade		
Linked System	Communications and Security	Inspection Date	08/16/2006
Prime System	Telephone Systems	Finish Date	-
Priority	1- Currently Critical (Immediately)	Status	Open
Inspector Name	The Westlund Group	Actual Cost	0
Action Date	08/16/2006	Total Estimated Cost:	3,894
Funding Year	-	Funding Type	-
Requirement Location	Entire Facility	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The telephone system should be upgraded to the new District standard of CISCO VOIP. The telephone system should include port for access to the Paging/Intercom system. The Paging/Intercom system should be modified to allow access from the new telephone system.

PHOTOS

ACTION DESCRIPTION

Install a new CISCO phone system. Add paging interface. Remove old system after installation of new.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	22,715
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: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	89,562
Funding Year	-	Funding Type	-
Requirement Location	Entire Facility	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

The 1st and 2nd grade classrooms have Audio Enhancement. The Gymnasium Sound System is adequate.

PHOTOS

ACTION DESCRIPTION

Add audio enhancement systems to Classrooms.

Replace Gymnasium sound system.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Controls and Instrumentation: BAS and Controls Upgrade		
Linked System	Controls and Instrumentation	Inspection Date	08/08/2006
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	08/08/2007	Total Estimated Cost:	100,300
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	1,271
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.

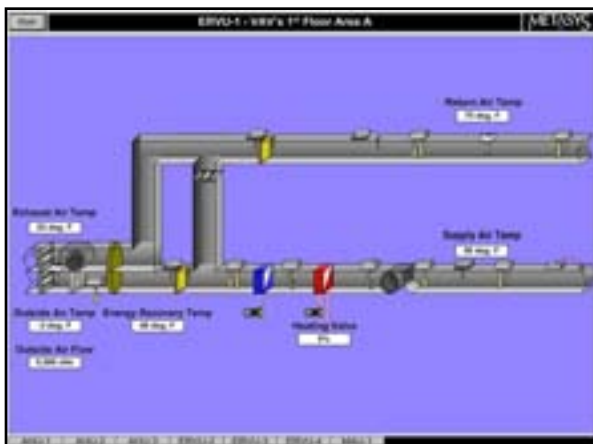
Upgrade existing pneumatic controls (old technology) to new Direct Digital controls.

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.

The existing controls shall be recommissioned to verify proper sequence of operation and optimize energy efficiency. Additional control and monitoring points shall also be added to the BAS system to optimize HVAC system performance.

PHOTOS



BAS Graphic

ACTION DESCRIPTION

Replace existing BAS headend to Web-based headend to tie back to Facilities Management Office. Replace existing DDC and pneumatic controls with new JCI DDC controls to allow integration to District wide BAS.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

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: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

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:	220,660
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

ACTION DESCRIPTION

Install additional Smart Boards.

District: Duluth Public Schools
Facility: Lester Park Elementary School
Category: Upgrades

Asset Name: Lester Park Elementary School
Asset Number: 510

Requirement Name	Fittings: Replace Blackboards/Tackboards		
Linked System	Equipment and Furnishings	Inspection Date	08/08/2006
Prime System	Equipment and Furnishings	Finish Date	-
Priority	5- Recommendations/ Improvements	Status	Open
Inspector Name	Fern, Bob	Actual Cost	0
Action Date	-	Total Estimated Cost:	36,698
Funding Year	-	Funding Type	-
Requirement Location	Entire Building	Annual Energy/Ops Savings \$	-
Savings Description	-		

REQUIREMENT DESCRIPTION

Existing blackboards and tackboards should be replaced to bring up to modern district standards.

PHOTOS



Fittings: Replace Blackboards/Tackboards
 -

ACTION DESCRIPTION

Existing Blackboards to be replaced or recovered. 2000 SQFT