

2028 LTFM OVERVIEW

2028 General LTFM Ten Year Plan

(Needs Board Approval)

Health & Safety	\$400,000
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- A. Permits, (elevators,
- B. Fire Inspections
- C. Lead in the water testing
- D. Asbestos Testing
- E. Indoor Air Testing
- F. Life Safety
- G. PPE
- H. Repair Projects

LTFM Compliant Employee Salary & Benefits	\$1,500,000
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LTFM Compliant Time & Material Repairs	\$ 400,000
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District Wide Painting	\$75,000
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LTFM Deferred Maintenance Projects	\$1,975,000
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- A. Parking Lots
- B. Flooring
- C. Mechanical
- D. Electrical
- E. Sidewalks
- F. Building Envelope

Total	\$2,375,000
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Phase 2 LTFM Bond	\$30,835,000
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A. Lighting Upgrade/Re-placement, (Denfeld, Ordean, East)

B HVAC Upgrades, (Denfeld, Ordean, Lincoln Park, East)

C. Roofing Project, (Homecroft & Ordean)



Date : 7-13-26

District: Duluth Public Schools

Subject: LTFM Phase II Update

Original Background and Framework:

1. Continue to make forward progress with addressing physical facility needs while ensuring “forward-thinking” funding and financial strategy that positions the District for future flexibility.
2. Focus on physical facility needs that we know will have a direct positive impact on our teaching and learning environments. Also consider priority needs that could result in further issues if not addressed (i.e., HVAC, building envelope, roofing, etc.).
3. Develop a strategic funding approach that leverages and fully integrates with the district’s on-going LTFM plan, existing bonded debt service, annual levy schedule and cycle. Establish a financing plan that leverages any expiring debt service AND still enables the district the ability to create future “shelves” to ease future levies/bonds.
4. Proposed facility improvements are developed in two primary phases based on urgency and impact on overall operations and maintenance. Phase I focuses on the secondary facilities, and Phase II focuses on the elementary facilities.

Summary of Phase I & Phase II Facility Improvements Areas of Focus:

- LED Lighting Upgrades
 - Fixture Replacements
 - Fixture Retrofits
 - Repair/replace lighting controls as needed
 - Stadium Lighting / Site Lighting
- Building Envelope Repairs
 - Select Windows
 - Select Exterior Doors
 - Ext Sealants and expansion joints
 - Tuckpointing and masonry restoration
 - Roofing – select buildings and sections
- HVAC Upgrades
 - Add Dehumidification
 - HVAC System Equipment Replacements
 - Controls / Re-Commissioning and associated repairs

Current Status of Phase I - Secondary Facility Improvements:

- Building envelope improvements and LED lighting work is in progress and nearing completion at the first two facilities
- Design work is progressing on improvements slated for late 2026 and early 2027.
- Re-commissioning analysis is currently nearing completion.
- All project scopes are currently on or ahead of anticipated schedules.
- All LTFM projects are currently on or ahead of project budgets.

Phase II - Elementary Facility Improvements:

- Finalize Phase II overall project budgets and phasing based on urgency of needs and feedback from District. Current Phase II budget is \$40 million.
- Make final refinements to funding and financing model based on feedback from District and Baird.
- Integrate Phase II work scopes into annual LTFM revenue and expenditure plan for approvals and submittal in July 2026 as originally presented and communicated in 2025.
- Formal submissions of all required documentation to MDE for review and approvals.
- Formal process and authorizations for COP's and LTFM bonding with assistance from Baird to follow.

Preliminary Budget Breakdown by Building:

Congdon Park Elementary	\$ 1,463,400
Homecroft Elementary	\$ 5,649,800
Lakewood Elementary	\$ 2,728,300
Laura MacArthur Elementary	\$ 5,168,000
Lester Park Elementary	\$ 4,645,700
Lowell Elementary	\$ 3,851,500
Myers-Wilkens Elementary	\$ 1,686,100
Piedmont Elementary	\$ 3,390,300
Stowe Elementary	\$ 7,917,100
Ordean East MS	\$ 3,334,100
Total:	\$39,834,300

Contemplated Preliminary Phasing:

Finance Code		2026	2027	2028	2029	2030	2031
368	Building Envelope		\$535,876	\$653,820	\$743,560		
369	Building Hardware and Equipment						
370	Electrical			\$2,173,072	\$2,292,789	\$1,517,620	
379	Interior Surfaces						
380	Mechanical Systems			\$3,643,943	\$12,425,584	\$1,425,535	
381	Plumbing						
382	Professional Services and Salary						
383	Roof Systems - above \$100K		\$6,666,400		\$4,551,100	\$3,205,000	
384	Site Projects						
		\$0	\$7,202,276	\$6,470,835	\$20,013,033	\$6,148,155	\$0
							\$39,834,299

Congdon Park Elementary School		
	LED Lighting Updates	
x	Interior Facility Lighting - New Fixtures	\$635,500
	Building Envelope Improvements	
x	Caulking/Tuckpointing/Repairs (allotment)	\$128,200
x	Exterior Doors - Repairs/Replacements	\$42,600
	HVAC Upgrades	
x	Add Dehumidification	\$384,700
x	Controls / Recommissioning (RCx)	\$90,800
	Other	
x	Allowance for RCx-related HVAC/Controls repairs	\$181,600
		\$0

Homecroft Elementary School		
	LED Lighting Updates	
x	Interior Facility Lighting - New Fixtures	\$465,900
	Building Envelope Improvements	
x	Caulking/Tuckpointing/Repairs (allotment)	\$320,600
x	Exterior Doors - Repairs/Replacements	\$256,500
x	Roofing	\$3,398,200
	HVAC Upgrades	
x	Add Dehumid. /Replace older inefficient Air Systems	\$688,300
x	Controls / Recommissioning (RCx)	\$66,600
	Other	
x	Allowance for RCx-related HVAC/Controls repairs	\$133,100
		\$0

Lakewood Elementary School		
	LED Lighting Updates	
x	Interior Facility Lighting - New Fixtures	\$416,600
	Building Envelope Improvements	
x	Caulking/Tuckpointing/Repairs (allotment)	\$160,300
x	Exterior Doors - Repairs/Replacements	\$51,600
	HVAC Upgrades	
x	Add Dehumid. /Replace older inefficient Air Systems	\$1,921,300
x	Controls / Recommissioning (RCx)	\$59,500
	Other	
x	Allowance for RCx-related HVAC/Controls repairs	\$119,000
		\$0

Laura MacArthur Elementary School		
	LED Lighting Updates	
x	Interior Facility Lighting - New Fixtures	\$791,200
	Building Envelope Improvements	
x	Caulking/Tuckpointing/Repairs (allotment)	\$128,200
x	Exterior Doors - Repairs/Replacements	\$83,000
x	Roofing	\$3,205,900
	HVAC Upgrades	
x	Add Dehumidification	\$492,400
x	Controls / Recommissioning (RCx)	\$113,000
	Other	
x	Allowance for RCx-related HVAC/Controls repairs	\$226,100
		\$0

Lester Elementary School		
	LED Lighting Updates	
x	Interior Facility Lighting - New Fixtures	\$689,200
	Building Envelope Improvements	
x	Caulking/Tuckpointing/Repairs (allotment)	\$128,200
x	Exterior Doors - Repairs/Replacements	\$44,900
x	Roofing	\$2,885,300
	HVAC Upgrades	
x	Add Dehumidification	\$410,400
x	Controls / Recommissioning (RCx)	\$98,500
	Other	
x	Allowance for RCx-related HVAC/Controls repairs	\$196,900
		\$0

Lowell Elementary School		
	LED Lighting Updates	
x	Interior Facility Lighting - New Fixtures	\$813,100
	Building Envelope Improvements	
x	Caulking/Tuckpointing/Repairs (allotment)	\$0
x	Exterior Doors - Repairs/Replacements	\$67,300
	HVAC Upgrades	
x	Add Dehumid. /Replace older inefficient Air Systems	\$3,150,500
x	Controls / Recommissioning (RCx)	\$116,200
	Other	
x	Allowance for RCx-related HVAC/Controls repairs	\$196,900
x	Playground	\$320,600
		\$0

Myers-Wilkens Elementary School		
	LED Lighting Updates	
x	Interior Facility Lighting - New Fixtures	\$765,500
	Building Envelope Improvements	
x	Caulking/Tuckpointing/Repairs (allotment)	\$192,400
x	Exterior Doors - Repairs/Replacements	\$53,900
	HVAC Upgrades	
x	Add Dehumidification	\$346,200
x	Controls / Recommissioning (RCx)	\$109,400
	Other	
x	Allowance for RCx-related HVAC/Controls repairs	\$218,700
		\$0

Piedmont Elementary School		
	LED Lighting Updates	
x	Interior Facility Lighting - New Fixtures	\$747,100
	Building Envelope Improvements	
x	Caulking/Tuckpointing/Repairs (allotment)	\$128,200
x	Exterior Doors - Repairs/Replacements	\$40,400
x	Roofing (1/2)	\$1,667,100
	HVAC Upgrades	
x	Add Dehumidification	\$487,300
x	Controls / Recommissioning (RCx)	\$106,700
	Other	
x	Allowance for RCx-related HVAC/Controls repairs	\$213,500
		\$0

Stowe Elementary School		
	LED Lighting Updates	
x	Interior Facility Lighting - New Fixtures	\$661,100
	Building Envelope Improvements	
x	Caulking/Tuckpointing/Repairs (allotment)	\$256,500
x	Exterior Doors - Repairs/Replacements	\$256,500
	HVAC Upgrades	
x	Add Dehumid. /Replace older inefficient Air Systems	\$6,435,100
x	Controls / Recommissioning (RCx)	\$94,400
	Other	
x	Allowance for RCx-related HVAC/Controls repairs	\$213,500
x	Replace 1992 Boiler	\$0

Ordean East Middle School		
	Building Envelope Improvements	
x	Roofing	\$3,077,600
		\$0