



MAY 30, 2017

LONG TERM
FACILITIES
MAINTENANCE

TEN-YEAR PLAN

LONG TERM FACILITIES MAINTENANCE TEN-YEAR PLAN

Presented to the Duluth School Board

May 30, 2017

NOTE: This plan should not be considered all-inclusive regarding the current school facility needs. The process of assessment is ongoing and annually involves the gathering of updated needs information from building administrators. We are continually striving to realize even greater accuracy relative to the planning for deferred and scheduled maintenance repair needs of our school buildings.

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Section 1

LONG TERM FACILITIES MAINTENANCE TEN-YEAR PLAN

Presented to the Duluth School Board

May 30, 2017

The School Board adopted the first Capital Facilities Plan, now known as the Long Term Facilities Maintenance Ten-Year Plan, in February 1996. Projects are in some cases required by building official order or recommended with input from the following:

1. The State Fire Marshal's orders.
2. Proposals from building principals and staff related to their needs.
3. Projects identified through Facilities Management Department assessments.
4. Projects identified through District Administration or School Board directives.

The purpose of this plan is to create a comprehensive, consistent, and continuous means through which the District will identify and budget for projects required to preserve our facilities capacity, and provide functional, safe and healthy spaces for learning.

The Plan is generally formatted from left to right starting with the identification of the building to which the project is associated:

- Under the column heading "BUILDING," the building name is listed.
- Next, under the column heading "WORK ITEM DESCRIPTION" the project is further defined.
- Projects are categorized by Finance Code per MDE and are: 347=Physical Hazards, 349=Other Hazardous Materials, 352=Environmental Health and Safety Management, 358=Asbestos Removal and Encapsulation, 363= Fire Safety, 366= Indoor Air Quality, 367= Accessibility, 368= Building Envelope, 369= Building Hardware and Equipment, 370= Electrical, 379= Interior Surfaces, 380= Mechanical Systems, 381= Plumbing, 382= Professional Services and Salary, 383= Roof Systems, 384= Site Projects.
- Projects that cost less than \$5,000 are generally not considered a capital facilities expense and instead are addressed using general fund revenues (maintenance program 810).
- The Fiscal Year or budget year at the top of a page (FY) identifies when the project is proposed to occur. FY18 encompasses July 1, 2017 to June 30, 2018; FY19 encompasses July 1, 2018 to June 30, 2019, and so on.
- Cost figures shown are best estimates and will be refined with further investigation and design. Estimates generally include a 10 percent escalation for contingency.

Project Prioritization

From the plan inception, projects are incorporated based on their need relative to impact on the integrity of the exterior envelope of the building or the building structure, their impact on safety and health, and function or needs that do not fit into the first two categories.

Other facilities information to consider relative to the plan:

1. The current replacement value of the District's capital facilities infrastructure is estimated at over **350 million dollars**. The District maintains approximately 1.86 million square feet of building floor area. Recent construction experience indicates our school facilities would cost approximately \$200-\$275 per square foot to rebuild. If provided with proper maintenance and repair, it is reasonable to expect that most of the Duluth school buildings will provide adequate educational program space for a total of at least 50 to 75 years.
2. The current average age of the District's facilities is approximately 42 years considering only those building currently used by the District.
3. Generally accepted guidelines indicate the average annual maintenance and repair budget for a typical school in Minnesota should be approximately \$3 per square foot or approximately 2% of the replacement value per year. With this basis applied to all of our facilities, the District should be spending around **\$5.6 million per year** on maintenance and repair factoring a 50 year service life.
4. The District will issue bonds to facilitate the additional FY-18 work to renovate Rockridge Elementary for "The Hills" clients, along with completion of the Engineered Wood Fall Protection replacement projects at our DW playgrounds. Based on current levy assumptions for the next 5 years, the resulting debt service to repay those bonds will result in less than \$0.75 per square foot spent on maintenance and repair for District buildings.

Section 2

INSTRUCTIONS: Enter estimated expenditures that are allowable uses of Long-term Facilities Maintenance Revenue under MS 123B.595, Subd. 10, by UFARS Finance Code by fiscal year in the space provided.
The Finance Code for Pre-K remodeling is yet to be assigned.

District Name: Duluth Public School District								District #709			
								Date: 5/30/2017			
District Contact for Questions on this Spreadsheet:								E-mail: david.spooner@isd709.org			
Name: David Spooner								Phone #: (218) 336 -8907			
Fiscal Year, Ending June 30th -->		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027

ESTIMATED EXPENDITURES:

Health and Safety, Excluding Projects in Finance codes 358, 363 and 366 Costing > \$100,000 per Site

Finance	Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
347	Physical Hazards	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
349	Other Hazardous Materials	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
352	Environmental Health & Safety Management	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000
358	Asbestos Removal and Encapsulation	\$0	\$0	\$0	\$0	\$0	\$130,000	\$0	\$0	\$0	\$200,000
363	Fire Safety	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0
366	Indoor Air Quality	\$0	\$0	\$0	\$0	\$130,000	\$170,000	\$0	\$50,000	\$0	\$0
Total Health and Safety Capital Projects		\$415,000	\$290,000	\$290,000	\$290,000	\$570,000	\$590,000	\$290,000	\$340,000	\$290,000	\$490,000

Health and Safety, Projects Costing > \$100,000 per Site

Finance	Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
358	Asbestos Removal and Encapsulation	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
363	Fire Safety	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
366	Indoor Air Quality	\$550,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Health and Safety Capital Projects \$100,000 or More		\$660,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Remodeling for Pre-K instruction approved under M.S. 124D.151

Finance	Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
TBD	Remodeling for Pre-K instruction approved by the commission	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Accessibility

Finance	Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
367	Accessibility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Deferred Capital Expenditures and Maintenance Projects

Finance	Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
368	Building Envelope	\$0	\$100,000	\$780,000	\$0	\$0	\$70,000	\$0	\$1,350,000	\$1,000,000	\$0
369	Building Hardware and Equipment	\$125,000	\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0
370	Electrical	\$625,000	\$0	\$0	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0
379	Interior Surfaces	\$125,000	\$560,000	\$0	\$0	\$0	\$30,000	\$0	\$50,000	\$500,000	\$720,000
380	Mechanical Systems	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000
381	Plumbing	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
382	Professional Services and Salary	\$165,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
383	Roof Systems	\$0	\$1,200,000	\$0	\$840,000	\$495,000	\$571,894	\$1,930,000	\$325,000	\$0	\$0
384	Site Projects	\$1,670,000	\$50,000	\$250,000	\$0	\$50,000	\$675,000	\$0	\$0	\$0	\$0
Total Deferred Capital Expense and Maintenance		\$2,960,000	\$1,910,000	\$1,030,000	\$940,000	\$645,000	\$1,351,394	\$1,930,000	\$1,725,000	\$1,500,000	\$1,920,000

Total Annual 10 Year Plan Expenditures	\$4,035,000	\$2,200,000	\$1,320,000	\$1,230,000	\$1,215,000	\$1,941,394	\$2,220,000	\$2,065,000	\$1,790,000	\$2,410,000
									TOTAL	\$20,426,394

LONG-TERM FACILITY MAINTENANCE - TEN-YEAR PLAN

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PROJECTS BY YEAR

JULY 1, 2018 TO JUNE 30, 2027

PENDING DULUTH SCHOOL BOARD APPROVAL MAY 30, 2017

BUDGET YEAR FY18

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	FUND BALANCE AS OF 5/1/2017	\$368,000
	LEVY FY 18 (PAY 2017)	\$2,057,466
	LTFMR BOND	\$3,600,000
	TOTAL REVENUE	\$6,025,466
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
DISTRICT WIDE	Rubber Mulch Replacement	\$900,000
ROCKRIDGE	Professional Services	\$165,000
ROCKRIDGE	Repair Damaged Bituminous Drive and walks	\$200,000
ROCKRIDGE	Repair Failed Mechanical Systems	\$250,000
ROCKRIDGE	Repair Failed Ventilation Systems	\$300,000
ROCKRIDGE	Replace Failed Finishes	\$125,000
ROCKRIDGE	Electrical: Replace Failed lighting	\$250,000
ROCKRIDGE	Electrical - High and Low Voltage Renovation	\$125,000
ROCKRIDGE	Replace Outdated Non Reliable Fire Alarm / BAS / other electronic control systems	\$450,000
ROCKRIDGE	Replace Rusted Doors and Hardware	\$125,000
ROCKRIDGE	Upgrade non ADA compliant fixtures	\$75,000
ROCKRIDGE	Replace outdated non reliable non compliant kitchen equipment	\$125,000
ROCKRIDGE	Replace non functioning and non code complaint kitchen hoods	\$150,000
ROCKRIDGE	Asbestos Abatement	\$10,000
ROCKRIDGE	Site Grading / Water Management	\$50,000
STOWE	Replace Damaged & Non-CPSC Playgrnd Equip & fall protection, failed hard surface & drainage	\$445,000
	TOTAL PROJECT EXPENDITURES	\$4,035,000
DEBT SERVICE	Bond Repayment	\$790,000
	TOTAL LTFM EXPENDITURES	\$4,825,000
	BALANCE AVAILABLE - FUND BALANCE FOR FY19	\$1,200,466
	LTFM BOND PROCEEDS FOR ROCKRIDGE	\$2,400,000

BUDGET YEAR FY19

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	FUND BALANCE AS OF 7/1/2018	\$1,200,466
	LEVY FY 19 (PAY 2018)	\$2,057,466
	TOTAL REVENUE	\$3,257,932
DENFELD	Replace failed stairwell ceiling finishes	\$500,000
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
LAKEWOOD	Roof System: Replace Roof	\$1,200,000
ORDEAN EAST	Exterior Door Replacement - 8 leaf hollow metal/wood to Aluminum	\$100,000
ORDEAN EAST	24yr Old Gym Floor Refinish	\$60,000
DENFELD	Repair/replace damaged and degraded sidewalk 6th Street & concrete aprons	\$50,000
	TOTAL PROJECT EXPENDITURES	\$2,200,000
DEBT SERVICE	Bond Repayment	\$790,000
	TOTAL LTFM EXPENDITURES	\$2,990,000
	BALANCE AVAILABLE - FUND BALANCE FOR FY20	\$267,932
	LTFM BOND PROCEEDS FOR LAKEWOOD ROOF	\$1,200,000

LONG-TERM FACILITY MAINTENANCE - TEN-YEAR PLAN

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PROJECTS BY YEAR

JULY 1, 2018 TO JUNE 30, 2027

PENDING DULUTH SCHOOL BOARD APPROVAL MAY 30, 2017

BUDGET YEAR FY20

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	<i>FUND BALANCE AS OF 7/1/2019</i>	\$267,932
	<i>LEVY FY 20 (PAY 2019)</i>	\$2,057,466
	<i>TOTAL REVENUE</i>	\$2,325,398
CONGDON	Exterior Wall Restoration: Brick Replacement Tuck Pointing and Brick Repair	\$280,000
CONGDON	Exterior: Replace 150 exterior windows due to operational failure and leaking	\$500,000
DENFELD	Repair Resurface Track	\$250,000
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
HOMECROFT	Replace non supported and unserviceable CCTV Components	\$50,000
LAKWOOD	Replace non supported and unserviceable CCTV Components	\$50,000
	TOTAL PROJECT EXPENDITURES	\$1,320,000
DEBT SERVICE	Bond Repayment	\$790,000
	TOTAL LTFM EXPENDITURES	\$2,110,000
	BALANCE AVAILABLE - FUND BALANCE FOR FY21	\$215,398

BUDGET YEAR FY21

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	<i>FUND BALANCE AS OF 7/1/2020</i>	\$215,398
	<i>LEVY FY 21 (PAY 2020)</i>	\$2,057,466
	<i>TOTAL REVENUE</i>	\$2,272,864
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
ROCKRIDGE	Roof System: Replace Roof	\$750,000
STOWE	HVAC: Ductwork Cleaning	\$130,000
TRANSPORTATION	Roof System: Replace Roof	\$90,000
	TOTAL PROJECT EXPENDITURES	\$1,230,000
DEBT SERVICE	Bond Repayment	\$790,000
	TOTAL LTFM EXPENDITURES	\$2,020,000
	BALANCE AVAILABLE - FUND BALANCE FOR FY22	\$252,864

BUDGET YEAR FY22

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	<i>FUND BALANCE AS OF 7/1/2021</i>	\$252,864
	<i>LEVY FY 22 (PAY 2021)</i>	\$2,057,466
	<i>TOTAL REVENUE</i>	\$2,310,330
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
EAST HIGH SCHOOL	Roof System: Replace Roof - South Class Rooms 1994	\$350,000
EAST HIGH SCHOOL	Roof System: Replace Roof - Music Wing	\$145,000
HOCHS	Fire Alarm Systems: Outdated System	\$150,000
HOMECROFT	Regrade and replace failed drainage in field area to correct wet and hazardous conditions	\$50,000
LOWELL	Replace non supported and unserviceable CCTV Components	\$50,000
STOWE	Replace non supported and unserviceable CCTV Components	\$50,000
STOWE	HVAC: Ductwork Cleaning	\$130,000
	TOTAL PROJECT EXPENDITURES	\$1,215,000
DEBT SERVICE	Bond Repayment	\$790,000
	TOTAL LTFM EXPENDITURES	\$2,005,000
	BALANCE AVAILABLE - FUND BALANCE FOR FY23	\$305,330

LONG-TERM FACILITY MAINTENANCE - TEN-YEAR PLAN

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PROJECTS BY YEAR

JULY 1, 2018 TO JUNE 30, 2027

PENDING DULUTH SCHOOL BOARD APPROVAL MAY 30, 2017

BUDGET YEAR FY23

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	FUND BALANCE AS OF 7/1/2022	\$305,330
	LEVY FY 23 (PAY 2022)	\$2,057,466
	TOTAL REVENUE	\$2,362,796
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
HOCHS	Roof System: Replace original Roof Slate 1926 Addition	\$571,894
HOCHS	Vehicular Paving: Resurface Asphalt Parking Lots	\$75,000
HOCHS	Repair/Replace Exterior Stairs	\$600,000
HOCHS	Exterior Doors: Replace Overhead Doors	\$70,000
HOCHS	Interior Doors: Replace Boiler Room Door	\$4,500
HOCHS	Superstructure: Replace Steel Beams under front entrance destroyed by corrosion	\$30,000
HOCHS	Repair/replace temperature control system (Fy26 Proj. Phased Levy)	\$170,000
HOCHS	Hazardous Components: Abatement	\$50,000
HOCHS	Hazardous Components: Abatement	\$80,000
	TOTAL LTFM/PROJECT EXPENDITURES	\$1,941,394
	BALANCE AVAILABLE - FUND BALANCE FOR FY24	\$421,402

BUDGET YEAR FY24

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	FUND BALANCE AS OF 7/1/2023	\$421,402
	LEVY FY 24 (PAY 2023)	\$2,057,466
	TOTAL REVENUE	\$2,478,868
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
HOCHS	Replace Concrete Roofing Tile Roofing (Fy23 Proj. Phased Levy)	\$1,800,000
HOCHS	Roof replacement sections 2B, 7B,7C,8, Boiler Roof	\$130,000
	TOTAL LTFM/PROJECT EXPENDITURES	\$2,220,000
	BALANCE AVAILABLE - FUND BALANCE FOR FY25	\$258,868

BUDGET YEAR FY25

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	FUND BALANCE AS OF 7/1/2024	\$258,868
	LEVY FY 25 (PAY 2024)	\$2,057,466
	TOTAL REVENUE	\$2,316,334
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
EAST HIGH SCHOOL	Roof System: Replace Roof - Pool/Gym 1994 Addition	\$325,000
HOCHS	Service Tunnels: Floor Vapor Barrier	\$50,000
HOCHS	Superstructure: Patch Plaster at Exterior Walls	\$50,000
HOCHS	Exterior Restoration 1973 Addition (Loading Dock & roof level walls above) (Fy23 Proj. Phased Levy)	\$450,000
HOCHS	Exterior Wall Restoration 1926 Addition (Gym) (Fy23 Proj. Phased Levy)	\$900,000
	TOTAL LTFM/PROJECT EXPENDITURES	\$2,065,000
	BALANCE AVAILABLE - FUND BALANCE FOR FY26	\$251,334

LONG-TERM FACILITY MAINTENANCE - TEN-YEAR PLAN

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PROJECTS BY YEAR

JULY 1, 2018 TO JUNE 30, 2027

PENDING DULUTH SCHOOL BOARD APPROVAL MAY 30, 2017

BUDGET YEAR FY26

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	<i>FUND BALANCE AS OF 7/1/2025</i>	\$251,334
	<i>LEVY FY 26 (PAY 2025)</i>	\$2,057,466
	<i>TOTAL REVENUE</i>	\$2,308,800
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
HOCHS	Exterior Windows: Replace windows (Fy23 Proj. Phased Levy)	\$1,000,000
LAKWOOD	Wall Finishes - Paint Interior	\$250,000
STOWE	Wall Finishes - Paint Interior	\$250,000
	TOTAL LTFM/PROJECT EXPENDITURES	\$1,790,000
	BALANCE AVAILABLE - FUND BALANCE FOR FY27	\$518,800

BUDGET YEAR FY27

SITE	WORK ITEM DESCRIPTION	ESTIMATED COST
	<i>FUND BALANCE AS OF 7/1/2026</i>	\$518,800
	<i>LEVY FY 27 (PAY 2026)</i>	\$2,057,466
	<i>TOTAL REVENUE</i>	\$2,576,266
DISTRICT WIDE	Health and Safety Management	\$170,000
DISTRICT WIDE	Environmental Health and Safety Projects District-Wide	\$120,000
HOCHS	HVAC: Replace Ventilation All Floors (FY26 Phased 3yr Levy)	\$1,200,000
HOCHS	Ceiling Finishes: Replace 40yr old Acoustical Ceiling Tile (FY26 Phased 3yr Levy)	\$500,000
HOCHS	Hazardous Components: Abatement (Fy26 Proj. Phased Levy)	\$200,000
LOWELL	Wall Finishes: Paint Interior	\$220,000
	TOTAL LTFM/PROJECT EXPENDITURES	\$2,410,000
	BALANCE AVAILABLE - FUND BALANCE FOR FY28	\$166,266

TOTAL PROJECT EXPENDITURES	\$20,426,394
TOTAL LTFM EXPENDITURES (INCLUDES BOND REPAYMENT FY18-FY22)	\$24,376,394

Section 3

LONG-TERM FACILITY MAINTENANCE - TEN-YEAR PLAN
PROJECTS BY SITE
JULY 1, 2018 TO JUNE 30, 2027
PENDING DULUTH SCHOOL BOARD APPROVAL MAY 30, 2017

CONGDON ES

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY20	Exterior Wall Restoration: Brick Replacement Tuck Pointing and Brick Repair	\$280,000
FY20	Exterior: Replace 150 exterior windows due to operational failure and leaking	\$500,000
	FY19 TOTAL	\$780,000
	10 YR TOTAL	\$780,000

DENFELD HS

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY18	Repair/replace damaged and degraded sidewalk 6th Street & concrete aprons	\$50,000
	FY18 TOTAL	\$50,000
FY19	Replace failed stairwell ceiling finishes	\$500,000
	FY19 TOTAL	\$500,000
FY20	Repair Resurface Track	\$250,000
	FY20 TOTAL	\$250,000
	10 YR TOTAL	\$800,000

DISTRICT WIDE

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY18	Health and Safety Management	\$170,000
FY18	Environmental Health and Safety Projects District-Wide	\$120,000
FY18	Rubber Mulch Replacement	\$900,000
	FY18 TOTAL	\$1,190,000
FY19	Health and Safety Management	\$170,000
FY19	Environmental Health and Safety Projects District-Wide	\$120,000
	FY19 TOTAL	\$290,000
FY20	Health and Safety Management	\$170,000
FY20	Environmental Health and Safety Projects District-Wide	\$120,000
	FY20 TOTAL	\$290,000
FY21	Health and Safety Management	\$170,000
FY21	Environmental Health and Safety Projects District-Wide	\$120,000
	FY21 TOTAL	\$290,000
FY22	Health and Safety Management	\$170,000
FY22	Environmental Health and Safety Projects District-Wide	\$120,000
	FY22 TOTAL	\$290,000
FY23	Health and Safety Management	\$170,000
FY23	Environmental Health and Safety Projects District-Wide	\$120,000
	FY23 TOTAL	\$290,000
FY24	Health and Safety Management	\$170,000
FY24	Environmental Health and Safety Projects District-Wide	\$120,000
	FY24 TOTAL	\$290,000
FY25	Health and Safety Management	\$170,000
FY25	Environmental Health and Safety Projects District-Wide	\$120,000
	FY25 TOTAL	\$290,000

LONG-TERM FACILITY MAINTENANCE - TEN-YEAR PLAN
PROJECTS BY SITE
JULY 1, 2018 TO JUNE 30, 2027
PENDING DULUTH SCHOOL BOARD APPROVAL MAY 30, 2017

DISTRICT WIDE

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY26	Health and Safety Management	\$170,000
FY26	Environmental Health and Safety Projects District-Wide	\$120,000
	FY26 TOTAL	\$290,000
FY27	Health and Safety Management	\$170,000
FY27	Environmental Health and Safety Projects District-Wide	\$120,000
	FY27 TOTAL	\$290,000
	10 YR TOTAL	\$3,800,000

EAST HS

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY22	Roof System: Replace Roof - South Class Rooms 1994	\$350,000
FY22	Roof System: Replace Roof - Music Wing	\$145,000
	FY22 TOTAL	\$495,000
FY25	Roof System: Replace Roof - Pool/Gym 1994 Addition	\$325,000
	FY25 TOTAL	\$325,000
	10 YR TOTAL	\$820,000

HOCHS

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY22	Fire Alarm Systems: Outdated System	\$150,000
	FY22 TOTAL	\$150,000
FY23	Roof System: Replace original Roof Slate 1926 Addition	\$571,894
FY23	Vehicular Paving: Resurface Asphalt Parking Lots	\$75,000
FY23	Repair/Replace Exterior Stairs	\$600,000
FY23	Exterior Doors: Replace Overhead Doors	\$70,000
FY23	Interior Doors: Replace Boiler Room Door	\$4,500
FY23	Superstructure: Replace Steel Beams under front entrance destroyed by corrosion	\$30,000
FY23	Repair/replace temperature control system (Fy26 Proj. Phased Levy)	\$170,000
FY23	Hazardous Components: Abatement	\$50,000
FY23	Hazardous Components: Abatement	\$80,000
	FY23 TOTAL	\$1,651,394
FY24	Replace Concrete Roofing Tile Roofing (Fy23 Proj. Phased Levy)	\$1,800,000
FY24	Roof replacement sections 2B, 7B,7C,8, Boiler Roof	\$130,000
	FY24 TOTAL	\$1,930,000
FY25	Service Tunnels: Floor Vapor Barrier	\$50,000
FY25	Superstructure: Patch Plaster at Exterior Walls	\$50,000
FY25	Exterior Restoration 1973 Addition (Loading Dock & roof level walls above) (Fy23 Proj. Phased Levy)	\$450,000
FY25	Exterior Wall Restoration 1926 Addition (Gym) (Fy23 Proj. Phased Levy)	\$900,000
	FY25 TOTAL	\$1,450,000
FY26	Exterior Windows: Replace windows (Fy23 Proj. Phased Levy)	\$1,000,000
	FY26 TOTAL	\$1,000,000

LONG-TERM FACILITY MAINTENANCE - TEN-YEAR PLAN
PROJECTS BY SITE
JULY 1, 2018 TO JUNE 30, 2027
PENDING DULUTH SCHOOL BOARD APPROVAL MAY 30, 2017

HOCHS

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY27	HVAC: Replace Ventilation All Floors (FY26 Phased 3yr Levy)	\$1,200,000
FY27	Ceiling Finishes: Replace 40yr old Acoustical Ceiling Tile (FY26 Phased 3yr Levy)	\$500,000
FY27	Hazardous Components: Abatement (FY26 Proj. Phased Levy)	\$200,000
	FY27 TOTAL	\$1,900,000
	10 YR TOTAL	\$8,081,394

HOMECROFT ES

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY20	Replace non supported and unserviceable CCTV Components	\$50,000
	FY20 TOTAL	\$50,000
FY22	Regrade and replace failed drainage in field area to correct wet and hazardous conditions	\$50,000
	FY22 TOTAL	\$50,000
	10 YR TOTAL	\$100,000

LAKESWOOD ES

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY19	Roof System: Replace Roof	\$1,200,000
	FY19 TOTAL	\$1,200,000
FY20	Replace non supported and unserviceable CCTV Components	\$50,000
	FY20 TOTAL	\$50,000
FY26	Wall Finishes - Paint Interior	\$250,000
	FY26 TOTAL	\$250,000
	10 YR TOTAL	\$1,500,000

LOWELL ES

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY22	Replace non supported and unserviceable CCTV Components	\$50,000
	FY22 TOTAL	\$50,000
FY27	Wall Finishes: Paint Interior	\$220,000
	FY27 TOTAL	\$220,000
	10 YR TOTAL	\$270,000

ORDEAN MS

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY19	Exterior Door Replacement - 8 leaf hollow metal/wood to Aluminum	\$100,000
FY19	24yr Old Gym Floor Refinish	\$60,000
	FY19 TOTAL	\$160,000
	10 YR TOTAL	\$160,000

LONG-TERM FACILITY MAINTENANCE - TEN-YEAR PLAN
PROJECTS BY SITE
JULY 1, 2018 TO JUNE 30, 2027
PENDING DULUTH SCHOOL BOARD APPROVAL MAY 30, 2017

ROCKRIDGE

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY18	Professional Services	\$165,000
FY18	Repair Damaged Bituminous Drive and walks	\$200,000
FY18	Repair Failed Mechanical Systems	\$250,000
FY18	Repair Failed Ventilation Systems	\$300,000
FY18	Replace Failed Finishes	\$125,000
FY18	Electrical: Replace Failed lighting	\$250,000
FY18	Electrical - High and Low Voltage Renovation	\$125,000
FY18	Replace Outdated Non Reliable Fire Alarm / BAS / other electronic control systems	\$450,000
FY18	Replace Rusted Doors and Hardware	\$125,000
FY18	Upgrade non ADA compliant fixtures	\$75,000
FY18	Replace outdated non reliable non compliant kitchen equipment	\$125,000
FY18	Replace non functioning and non code complaint kitchen hoods	\$150,000
FY18	Asbestos Abatement	\$10,000
FY18	Site Grading / Water Management	\$50,000
	FY18 TOTAL	\$2,400,000
FY21	Roof System: Replace Roof	\$750,000
	FY21 TOTAL	\$750,000
	10 YR TOTAL	\$3,150,000

STOWES

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY18	Replace Damaged & Non-CPSC Playgrnd Equip & fall protection, failed hard surface & drainage	\$445,000
	FY18 TOTAL	\$445,000
FY21	HVAC: Ductwork Cleaning	\$130,000
	FY21 TOTAL	\$130,000
FY22	Replace non supported and unserviceable CCTV Components	\$50,000
	FY22 TOTAL	\$50,000
FY26	Wall Finishes - Paint Interior	\$250,000
	FY26 TOTAL	\$250,000
	10 YR TOTAL	\$875,000

TRANSPORTATION

BUDGET YEAR	WORK ITEM DESCRIPTION	ESTIMATED COST
FY21	Roof System: Replace Roof	\$90,000
	FY21 TOTAL	\$90,000
	10 YR TOTAL	\$90,000

TOTAL LTFM PROJECT EXPENDITURES **\$20,426,394**