



Robbinsdale Area Schools School Board Meeting Agenda

Monday, July 11, 2011 at 5:30 PM

Work Session

Education Service Center Boardroom, 4148 Winnetka Avenue North,
New Hope, Minnesota

1. Welcome and Introductions

Presenter: Chair Van Heel

Time: 5:30 p.m.

2. Lakeview Review and Comment Submittal

Presenter: Jeff Priess/Greg Dehler - WOLD

Time: 5:35 p.m.

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3. Adjourn

Presenter: Chair Van Heel

Time: 6:45 p.m.



TO: Members of the School Board
Dr. Aldo Sicoli, Superintendent

FROM: Jeff Priess, Executive Director of Business Services

DATE: July 11, 2011

RE: Submission of Lakeview Elementary School Review and Comment

RECOMMENDATION:

That the School Board approves the submission of the Review and Comment for Lakeview Elementary School.

DISCUSSION:

The School Board will review the Review and Comment document at the Board's Work Session held Monday, July 11, 2011. Representatives from Wold (Greg Dehler and Scott McQueen) will also be in attendance.

QUESTIONS:

For questions please contact Jeff Priess at 763-504-8037 or Jeff_Priess@rdale.org

STRATEGIC PLAN:

5E-Create a facilities plan that meets the needs of our students and our communities.



Review and Comment Submittal

Lakeview Elementary School

Deferred Maintenance and Improvements Project

Robbinsdale Area Schools
Independent School District #281

www.rdale.org

Presented to:

Minnesota Department of Education

Draft:
July 11, 2011



ROBBINSDALE AREA SCHOOLS

4148 Winnetka Avenue North • New Hope MN 55427 • 763-504-8000 • Fax 763-504-8971

July, XX, 2011

Dr. Brenda Cassellius, Commissioner
Minnesota Department of Education
1500 Highway 36 West
Roseville, Minnesota 55113-4266

Re: Independent School District #281
Lakeview Elementary School Deferred Maintenance and Improvements
Commission No. 9999

Dear Commissioner Cassellius:

In accordance with M.S. 123B.71, Robbinsdale Area School, Independent School District 281, is submitting this Review and Comment document for review and approval of the Lakeview Elementary School Deferred Maintenance and Improvements Project. The project includes completing selected deferred maintenance projects prioritized by the Board as important to preserve the viability of Lakeview. These items were identified through facility condition assessment studies and addresses facility capital improvement needs at Lakeview Elementary School.

The cost of the proposed project is \$11,417,718, and it will be funded through multiple sources including Alternative Facilities Bonds and District Capital. Additional specific details involving the need for this project are furnished in the attached report. We appreciate your review and comments on this important proposal and look forward to your reply.

Sincerely,

Dr. Aldo Sicoli, Superintendent

cc: School Board
Lonnie Smith, Executive Director of Business Services
Jim Gerber, Facilities Program Director

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Introduction

This Review and Comment addresses only the Robbinsdale Area School District Project for the deferred maintenance and improvements of Lakeview Elementary school anticipated for completion during the summers in 2012, and 2013. The following is a brief history of the process completed by Independent School District 281 to address the condition and long term use of Lakeview Elementary School.

- In **May 2008, a Facility Condition Study** was completed for Lakeview Elementary, Pilgrim Lane Elementary, and Northport Elementary schools. That Facility Condition Study identified significant deferred maintenance needs for the facilities. None of the facilities studied has received significant recent deferred maintenance and indoor air quality work. Copies of this report were delivered to the Minnesota Department of Education in 2008 and 2010.
- In November 2008, Independent School District 281 initiated a **District wide Right-Sizing Study**. This study was completed with presentations to the School Board in January 2009. This comprehensive study addressed demographics, bussing/ transportation, as well as overall available building capacities based on current and projected student enrollment, and excess square footage of buildings. As a result of the study, the District established a **Facility Divestiture Committee** to provide recommendations to the School Board for the future use of, or the possible divestiture of up to six buildings. The committee has since completed their work and submitted their recommendations to the School Board.
- **The closure of schools - Pilgrim Lane Elementary School Sunny Hollow Elementary, and Sandburg Middle School** was the result of the realigned district elementary and middle school boundaries for the fall of 2009. It is currently projected that Sandburg Learning Center will be utilized for the relocation of other existing school programs, which may enable the future closure of Cavanagh and Winnetka School facilities, and Sunny Hollow was repurposed as the District's Spanish Immersion Elementary school

The cost savings to the District is \$2 million annually due to closure and consolidation of activities. The District anticipates that it may be able to divest or demolish approximately 300,000 SF of building area in the coming years, once facility reinvestment strategies have been determined.

- The District's Right-sizing has aligned buildings with students **to match long-term projected District demographics**. Lakeview Elementary School is critical in serving the District's population long term. Lakeview has not had significant reinvestments recently and has multiple deferred maintenance and facility improvement needs.
- Since October 2009, the **facility needs at Lakeview Elementary School** have been studied and reviewed by District Staff, Administration, and School Board. Options for either implementing renovations (that include District Capital funded expenditures, Health and Safety and Alternative Facilities funding expenditures) or construction of a new replacement building have been reviewed and analyzed. The School Board, during their December 2009, January 2010, and March 2010 board workshops discussed options and the estimated costs associated with the various options and approaches.
- At their March 15, 2010 School Board meeting, the School Board directed the District Administration to prepare a Review and Comment for submission to the Minnesota State Department of Education in the spring of 2011, for the **selected deferred maintenance projects at Lakeview** Elementary School as part of necessary reinvestment in this important District asset. (See Appendix E)

SCHOOL CONSTRUCTION PROJECT SUMMARY

School Facilities Deficiencies/Needs: The District has a number of significant deferred maintenance items that need to be addressed as part of a continued reinvestment in the Lakeview Elementary School. The District sees long term educational benefits to the proposed projects.

Description of Project: This proposed project addresses a portion of the facility deferred maintenance items at Lakeview Elementary School. The facility deferred maintenance items included in this proposed year 2012, 2013, and 2013 project are identified in the District's alternative facilities 10 year plan. This proposed project would also address facility capital improvement needs at Lakeview Elementary School. The scope and schedule for any additional deferred maintenance projects will be submitted for approval in the future.

Project Costs:
Financing

- Alternative Facility Levy/Bonding Authority for Deferred Maintenance Project
- Health and Safety Funding for asbestos abatement.
- Capital Operating Funds for facility improvements.

School District Superintendent: Dr. Aldo Sicoli, 763-504-8012
Independent School District #281
4148 Winnetka Avenue North
New Hope Minnesota 55427

School Board

Barb Van Heel, Chair
Sherry Tyrrell, Vice Chair
Linda Johnson, Treasurer
Mark Bomchill, Clerk
Helen Bassett, Director
Patsy Green, Director
Tom Walsh, Director

Executive Director of Business Services: Jeff Priess – 763-504-8037

Facilities Program Director: Jim Gerber - 763-504-8137

Architects and Engineers: Wold Architects and Engineers - 651-227-7773
Scott McQueen, Greg Dehler, and Paul Aplikowski

Financial Consultant: Springsted Incorporated, Don Lifto - 651-223-3067

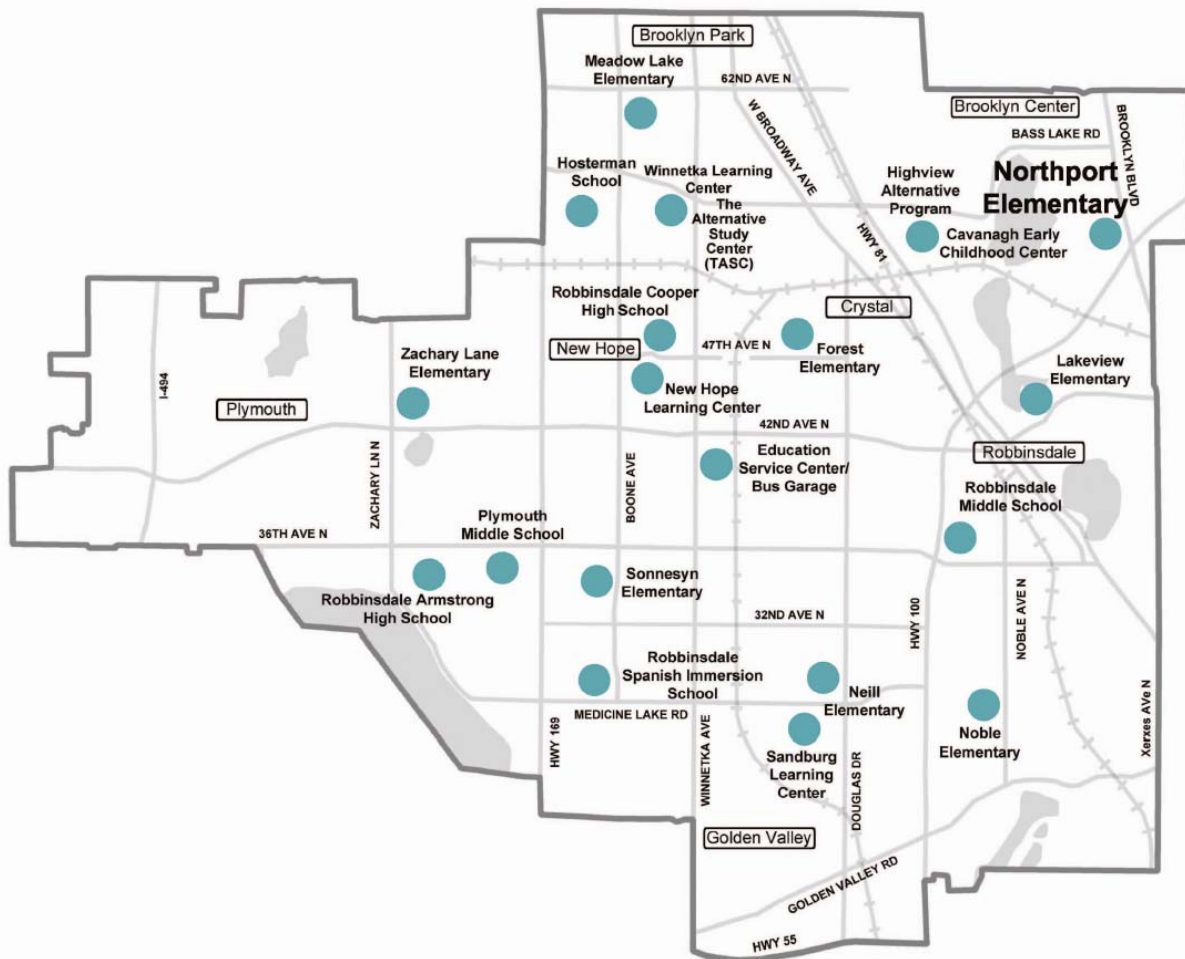
Bond Counsel: Knutson, Flynn & Deans, P.A. - 651.222.2811

1. **The geographic area and population to be served**
 - a. **preschool through grade 12 student enrollments for the past five years,**
 - b. **current year student enrollment, and**
 - c. **student enrollment projections for the next five years.**

Geographic area and population to be served:

At the beginning of the 2010-2011 school year, the student enrollment was 11,644 students in programs from Kindergarten through 12th grade. These students are utilizing nine active elementary schools, two middle school program buildings, two senior high schools, and some other facilities for some special education and secondary school programs. The District is also in the process of reorganizing and reviewing the divestiture of excess school facilities buildings that are not required for the school district’s long term operation.

Map of ISD #281



1. The geographic area and population to be served (Continued)

- Neighboring School Districts with contiguous borders include
 ISD # 279 Osseo
 ISD # 286 Brooklyn Center
 SSD # 1 Minneapolis
 ISD # 270 Hopkins
 ISD # 284 Wayzata
- The population to be served by this project are the students and their associated school district staff in the Lakeview Elementary School attendance area serving portions of the City of Robbinsdale area.

Preschool through Grade 12 Student Enrollments Past Five Years/Current Year Student Enrollment and for the Next Five Years

**Enrollment History
Past and Current Enrollment**

Grade	2006	2007	2008	2009	2010	2011
K	935	999	866	864	862	842
1	951	898	901	854	856	854
2	983	940	922	860	864	821
3	1009	971	877	898	892	842
4	963	991	906	822	823	861
5	977	951	934	849	845	790
K-5 Total	5818	5750	5406	5147	5142	5010
6	1003	970	941	869	870	816
7	1021	1036	930	948	943	841
8	1069	1008	968	894	891	910
6-8 Total	3093	3014	2839	2711	2704	2567
9	1083	1106	1049	997	983	905
10	1143	1077	1051	1009	993	941
11	1010	1078	1009	953	942	943
12	988	978	995	897	880	883
9-12 Total	4224	4239	4104	3856	3798	3672
District Total	13,135	13,003	12,349	11,714	11,644	11,249

1. *The geographic area and population to be served (Continued)****Projected Future Enrollment***

Grade	Jan. 2012	Jan. 2013	Jan. 2014	Jan. 2015	Jan. 2016
K	849	893	867	829	822
1	852	870	916	889	881
2	908	864	882	929	921
3	879	907	863	881	873
4	865	874	902	858	850
5	891	858	867	895	887
<i>K-5 Total</i>	<i>5244</i>	<i>5266</i>	<i>5297</i>	<i>5281</i>	<i>5233</i>
6	821	886	853	862	854
7	852	821	886	853	845
8	862	845	814	879	871
<i>6-8 Total</i>	<i>2535</i>	<i>2552</i>	<i>2553</i>	<i>2594</i>	<i>2571</i>
9	1020	932	914	880	872
10	977	1014	926	908	900
11	928	922	957	874	866
12	856	861	856	888	880
<i>9-12 Total</i>	<i>3781</i>	<i>3729</i>	<i>3653</i>	<i>3550</i>	<i>3518</i>
<i>District Total</i>	<i>11560</i>	<i>11547</i>	<i>11503</i>	<i>11425</i>	<i>11322</i>

2. A list of existing school facilities

- a. by year constructed,
- b. their uses, and
- c. an assessment of the extent to which alternate facilities are available within the school district boundaries and in adjacent school districts.

Description of Existing Facilities/Utilization

The Robbinsdale School District is currently operating nine (9) active elementary school facilities, two (2) full middle school facilities, and two (2) full high school facilities.

Active Elementary Schools	City	Grade Org.	1/1/2011 Student Enrollment	Original Building	Additions	Site Size in Acres	Adjacent Public Acres	Building Area SF
Forest Elementary	Crystal	K - 5	641	2005	NA	14.00	0	75,870
Lakeview Elementary	Robbinsdale	K - 5	419	1964	NA	5.86	0	52,953
Meadow Lake Elementary	New Hope	K - 5	673	1961	1965, 1978, 2001	15.00	0	80,433
Neill Elementary	Crystal	K - 5	582	1957	1968, 1999, 2000	14.00	0	71,260
Noble Elementary	Golden Valley	K - 5	412	1954	1956, 2000, 2006	14.00	0	60,667
Northport Elementary	Brooklyn Center	K - 5	600	1956	1959, 1984	14.00	21.8	64,895
Robbinsdale Spanish Immersion (Formerly Sunny Hollow)	New Hope	K - 5	717	1960	1965, 1999, 2000	11.71	0	78,820
Sonnesyn Elementary	New Hope	K - 5	615	1962	1968, 2000	12.40	16.39	76,003
Zachary Lane Elementary	Plymouth	K - 5	585	1969	1993, 2001	14.00	0	72,138

Active Middle Schools	City	Grade Org.	1/1/2011 Student Enrollment	Original Building	Additions	Site Size in Acres	Adjacent Public Acres	Building Area SF
Plymouth Middle School	Plymouth	Grades 6 - 8	1245	1968	1988, 1990, 2006, 2007, 2008	32.00	0	209,127
Robbinsdale Middle School	Robbinsdale	Grades 6 - 8	1290	1956	1957, 1976, 2000, 2003, 2009	18.34	0	257,117

2. A list of existing school facilities (Continued)

Active High Schools	City	Grade Org.	1/1/2011 Student Enrollment	Original Building	Additions	Site Size in Acres	Adjacent Public Acres	Building Area SF
<i>Robbinsdale Armstrong</i>	<i>Plymouth</i>	<i>Grades 9 - 12</i>	<i>2004</i>	<i>1970</i>	<i>1997, 1999, 2001, 2003, 2008</i>	<i>52.00</i>	<i>0</i>	<i>373,653</i>
<i>Robbinsdale Cooper</i>	<i>New Hope</i>	<i>Grades 9 - 12</i>	<i>1777</i>	<i>1964</i>	<i>2000, 2001, 2002, 2003</i>	<i>40.00</i>	<i>0</i>	<i>359,998</i>

District Support Facilities	City	Grade Org.	1/1/2011 Student Enrollment	Original Building	Additions	Site Size in Acres	Adjacent Public Acres	Building Area SF
<i>Cavanagh Early Childhood Center</i>	<i>Crystal</i>	<i>N/A</i>	<i>NA</i>	<i>1958</i>	<i>NA</i>	<i>12.00</i>	<i>0</i>	<i>55,624</i>
<i>Sigurd Olson Elementary</i>	<i>Golden Valley</i>	<i>(Closed)</i>	<i>NA</i>	<i>1971</i>	<i>NA</i>	<i>9.20</i>	<i>4.18</i>	<i>44,000</i>
<i>Winnetka Learning Center</i>	<i>New Hope</i>	<i>N/A</i>	<i>NA</i>	<i>1967</i>	<i>NA</i>	<i>6.78</i>	<i>0</i>	<i>55,584</i>
<i>Education Service Center</i>	<i>New Hope</i>	<i>N/A</i>	<i>NA</i>	<i>1968</i>	<i>NA</i>	<i>3.32</i>	<i>0</i>	<i>41,412</i>
<i>Transportation Bus Garage</i>	<i>New Hope</i>	<i>N/A</i>	<i>NA</i>	<i>1966</i>	<i>NA</i>	<i>10.50</i>	<i>0</i>	<i>48,902</i>
<i>New Hope Learning Center</i>	<i>New Hope</i>	<i>N/A</i>	<i>NA</i>	<i>1960</i>	<i>NA</i>	<i>14.00</i>	<i>0</i>	<i>55,182</i>
<i>Highview Building (Closed)</i>	<i>New Hope</i>	<i>(Closed)</i>	<i>NA</i>	<i>1968</i>	<i>NA</i>	<i>1.00</i>	<i>0</i>	<i>6,100</i>
<i>Sandburg Learning Center</i>	<i>Golden Valley</i>	<i>(Closed)</i>	<i>NA</i>	<i>1959</i>	<i>1966, 1999</i>	<i>36.00</i>	<i>0</i>	<i>182,518</i>
<i>Pilgrim Lane Elementary</i>	<i>Plymouth</i>	<i>(Closed)</i>	<i>NA</i>	<i>1966</i>	<i>NA</i>	<i>11.50</i>	<i>5.49</i>	<i>57,012</i>

2. A list of existing school facilities (Continued)

In 2010, the District implemented a **facility divestiture committee** to address and make recommendations to the School Board as to the District actions for divesting of their excess District buildings. The options may include selling the property(s) and/or demolishing the buildings and retaining the land. As of the submission of this review and comment, no final determination has been made regarding all of the divestiture candidate facilities.

The remaining facilities include the following:

District Support Facilities

Building	Status	Divestiture Discussion
New Hope Learning Center	Utilized by District Special Education, Administrative, and Community Education programs. Site amenities are utilized by Cooper High School programs.	Facility will remain to support District programs.
Cavanagh School	Currently used as an Early Childhood Education Center and housing Independent School District #281's Alternative Education Program – Highview	Potentially move this programming to Sandburg in 2012 and the possible divestiture of the building in 2013
Winnetka Elementary	Currently used for Community and Adult Education	Potentially move this programming to Sandburg in 2012 and the possible divestiture of the building in 2013.

District Facilities Leased to Others

Building	Status	Divestiture Discussion
Olson Elementary School	Lease to a charter school has ended.	Potential Magnet School or divestiture
Sandburg Learning Center	Beginning in the summer of 2010 the facility will be leased to ISD 287 for two years, due to the sale of Hosterman School to ISD 287. Following the termination of the short term lease with ISD 287, various ISD 281 programs will be relocated to this building in the summer of 2012 to enable action on the potential divestiture of two other district buildings. Currently occupied for Cooper High School swim program and community education programs.	After the end of the building lease period to ISD 287, the Cavanagh and Winnetka programs will be relocated into Sandburg.

District Facilities Divestiture Status to be Determined

Building	Status	Divestiture Discussion
Pilgrim Lane Elementary School	Currently not Occupied	Potential Magnet School or divestiture
Highview	Not occupied	Demolished Summer 2011

2. *A list of existing school facilities (Continued)***Available Alternate Facilities**

In 2009 the District completed an exhaustive “Right Sizing” study that included community participation and input. This study looked at all facilities district wide as well as a demographics analysis of the student enrollment and distribution. It was found that an elementary school in the East center of the district is necessary, and there are no other long-term alternative district buildings in the Lakeview attendance area or available capacity within reasonable proximity.

- 3. A list of the specific deficiencies of the facility**
- a. demonstrating the need for a new or renovated facility will provide to**
- i. the students,**
 - ii. the teachers, and**
 - iii. the community users served by the facility.**

Specific Deficiencies of the Facility

Demonstrated Need for a [New] or [Renovated] Facility to be provided

In the spring of 2008, District 281 retained consultants to perform facility conditions assessment in order to understand the needs and the facility conditions at district elementary schools with significant deferred maintenance. Lakeview Elementary School was part of that study. In May 2008, the Facility Condition Assessment Report was completed and presented to the School Board. Areas of assessment, as they relate to deferred maintenance needs included the following: (See Appendix G for the full listing of building wide deficiencies)

- Roof condition assessments,
- Accessibility Compliance,
- Structural condition and code compliance conditions of the buildings,
- Site condition and size assessments,
- Mechanical and electrical systems conditions assessments,
- Food Service facilities condition assessments.

As a result of the subsequent demographic studies and the “Right Sizing” studies completed by the District, it was clear that there was a need to maintain a viable elementary school in the existing Lakeview attendance area. It was also clear that abandoning Lakeview Elementary School was not a viable option.

This Review and Comment document addresses the long-term commitment of the District to Lakeview Elementary School.

Since the initial construction in 1964, Lakeview Elementary has received regular ongoing maintenance. However, unlike the majority of the educational buildings in the District, the deferred maintenance needs have been documented as part of their ongoing 10 – year plan (submitted annually to the Minnesota Department of Education), but the significant deferred maintenance work has not been completed.

This review and comment submission addresses some of the deferred maintenance work at this school, and covers only the project scope outlined for work to be completed during the summers of 2012 and 2013. The information provided to the School Board at their March 15, 2010 meeting included the total scope of the deferred maintenance needs of Lakeview. (See Appendix “D”) Due to funding limitations this submittal incorporates only the two top priority areas of the building. If the School board chooses, the remaining deferred maintenance projects would be incorporated into future years and the decisions at that time would be made by a future school board thus continuing the long term investment into this building and the northeast section of the District.

3. *A list of the specific deficiencies of the facility (Continued)*

Specific Benefits that the Project Will Provide

At the completion of this proposed project, the benefits that will be provided to Lakeview community, students, and staff will include:

- The preservation of the only district elementary school in the city of Robbinsdale.
- Maintaining acceptable facility conditions in support of the educational mission and needs of the School District in a geographically appropriate location, as related to student demographics now and into the future.

4. *The relationship of the project to any priorities established by*
- a. *the school district,*
 - b. *educational cooperatives that provide support services, or*
 - c. *other public bodies in the service area.*

School District Priorities

It helpful to understand that the priorities of the district with regard to Lakeview Elementary School have evolved since spring 2008 when the question of reinvesting in the building was studied and a narrowly focused facility condition assessment of Lakeview was completed. Subsequent studies looked at right sizing and the Lakeview location within the full context of the entire district and Educational system delivery in a post “right-sized” Independent School District #281.

Priority 1: Right-Sizing

This project follows the decision of the School Board to reduce the overall square footage of the district buildings as part of their closure and divestiture process. Over the last 2½ years the School Board significantly broadened their dialogue since the narrow focus of the May 2008 Facility Assessment study of Northport, Pilgrim Lane and Lakeview Elementary Schools was completed.

In October of 2008 this district initiated a right-sizing study in hopes of strategically reducing the number of school building operations to reduce operational costs. The expectation of the Board at the time was the closure of possibly one elementary school building.

The district hired a consultant team comprised of Hazel Reinhardt, demographer, Dick Carlstrom of T.I.E.S., Chuck Corliss of the Center for School Efficiency, and Wold Architects and Engineers led by Scott McQueen. Wold led the school district and community through an intense 3+ months to discover the current reality including important topics such as:

- Likely future student populations: size, characteristics, demographics, location and density
- Current district-wide facility capacities
- Educational delivery understanding and possibilities
- Excess operational costs
- Excess square footage
- The need to right-size beyond just one elementary

Why did the District right size?

- District enrollment declines (2000-01 – 2008-09) representing over 1,266 students.
- In need of significant annual operational savings
- Excess building square footage over 500,000 SF
- Transportation inefficiencies
- Desire to preserve educational delivery objectives

4. *The relationship of the project to any priorities established by (Continued)*

The consultant team together, with extensive community dialogue, provided a recommended course of action for the Board's consideration:

- Closure of 3 attendance centers
- Closure of 6 additional support facilities
- Consolidation of Elementary and Middle School operations
- Revising the boundaries of all attendance areas
- Re-aligning of District curriculum tracks
- Consolidation of support facilities
- Divestiture of up to 8 buildings no longer needed

In February 2009 the district took action on closure of the 3 attendance centers (Sunny Hollow, Pilgrim Lane, and Sandburg M.S.) and the 2009/10 school year began with totally new attendance boundaries district-wide. Annual cost savings projected at that time totaled approximately \$2,093,050 upon full implementation. Significant additional annual savings of \$1,147,425 were generated by efficiency of grade sections to achieve average class size.

Priority 2: Building Divestiture

In June 2009 the building divestiture committee began their work on decisions surrounding the 8 buildings. As of today two of the buildings have been sold for \$4.3 million and 3 other buildings are being offered for sale. The District will continue to head towards divestiture of excess square footage and will benefit from the additional operational savings associated with that divestiture.

Priority 3: Buildings Retained

As for the buildings selected to be retained for instructional delivery, they too required great study as to their role in the foreseeable future of the District. The selection of which buildings to retain was a serious, thoughtful, and sometimes painful process of which an entire volume of the January 5, 2009 Right-sizing report details. In short, to maximize efficiency of instructional delivery and to best serve the diverse and geographically unique student population, location became a major factor alongside a building's educational adequacy and current facility condition.

In the Right-sizing study completed in January 2009, it was recommended to retain both Lakeview and Northport and divest of Pilgrim Lane, Olson, Highview, Hosterman, Lincoln, Winnetka, New Hope, and Cavanaugh. This divestiture equates to over 492,902 square feet, representing a projected \$601,800 in annual utility savings alone. The district's commitment to the Lakeview and Northport neighborhoods as well as the communities of Brooklyn Center and Robbinsdale, who statistically are projected to continue to provide ample students to fill those buildings long-term, is evident in the Board's decision on right-sizing.

For the direction of foreseeable enrollment (10+ yrs.) and likely beyond, this district believes both Lakeview and Northport locations will be asked to support the education of elementary students in the district.

4. The relationship of the project to any priorities established by (Continued)**Priority 4: Reinvestment Discussions**

The Robbinsdale Area School District and their communities have gone through an incredible process to decide the districts' facility and organizational future. Since the decision in early 2009 the Board and administration have studied the specific facility reinvestment needs at both Lakeview and Northport.

The Board has undertaken exhaustive discussions about the options including:

- Replacement of Lakeview Elementary School
- Replacement of Northport Elementary School
- Combined replacement Elementary School facility
- Renovation of Lakeview Elementary School
- Renovation of Northport Elementary School
- Phased renovation of Lakeview Elementary School
- Phased renovation of Northport Elementary School

Part of the discussions included the total cost of ownership, site needs and Educational adequacy for instructional delivery. All options were analyzed to address District expectations for the students, staff and community.

Priority 5: Funding Considerations

The Board has also had discussions about funding the necessary improvements to these two schools. There was extensive discussion around the idea of a bond election to address this situation. There is strong belief that the current climate for voter support is limited by significant factors:

- Overall economic reality in 2011
- District-wide healing from right-sizing consolidations and attendance boundary changes
- Multiple community support needed for schools in the Northeast portion of the District

Based upon these factors the Board has decided that a voter approved funding proposal is not a prudent option at this time.

The district also understands that any renovation or reinvestment work proposed would only be possible through a combination of funding sources, not solely through alternative facilities funding.

This plan's conceptual framework called for:

- A phased multi-year approach.
- Construction to occur primarily in the summer.
- Multiple funding sources to accomplish renovation.
- Scope which addresses deferred maintenance needs by priority.
- Scope which strategically addressed the buildings in zones.
- Scope which is not in conflict, but supports the Educational Adequacy expectations of the District.
- A roadmap for continued commitment to both Lakeview and Northport into the future.

4. The relationship of the project to any priorities established by (Continued)**Priority 6: Reinvestment in Lakeview**

This project corresponds to the District's priority to preserve their educational building assets. Lakeview is the last remaining active elementary building needing reinvestment to address deferred maintenance and to achieve acceptable environments.

In the 3 years since the report dated May 2008 was presented to the Board, there have been numerous discussions by the School Board and administration that led to substantial changes to the comparative financial analysis between renovation and building new. The ISD 281 School Board expressed great interest in initiating some reinvestment with a phased renovation approach that would not displace students by performing work primarily during summers and would align with a multiple funding source strategy. Further study of replacement cost, building size, project timing, and budgeting led to updated cost comparisons, and in March of 2010 the District's Architects and Consultant team presented updated facility cost information to the Board. While the updated analysis still shows a significant reinvestment is contemplated at Lakeview, it does not exceed the cost of new. This updated analysis detail has been previously provided to MDE staff for their review under separate cover.

Priority 7: Educational and Economic Advisability

The significant right-sizing consolidation actions taken by the district in 2009 were both educationally and economically advisable and this proposal to maintain an existing building asset (that is even more valued as a result of consolidation). This proposed project will align with the district's priority of educational and facility equity within the district, and is both educationally and economically advisable.

Educational Cooperatives that Provide Support Services

The District has a long history of cooperating with its neighboring districts to expand opportunities to area learners. District 281 is currently a member of the West Metro Education Program, a multi-district educational cooperative organization. In addition, Intermediate School District 287 uses the District's facilities to the extent they are available. Currently, Intermediate School District #287 leases approximately 182,518 SF from the district.

Other Public Bodies in the Service Area

The District has a long history of cooperating with the cities within its boundaries. This project will preserve the District's only elementary school in the city of Robbinsdale, and one with a stable enrollment population. The District will continue to provide buildings for the community and cities to use to the extent they are available.

5. *Transit Connectivity Between School and Community*

Lakeview Elementary School is located directly adjacent to established residential areas, and currently has walking and bicycle paths from the neighborhoods to the school. The District busses all of the Lakeview students living outside of the walking perimeter to the school. For the community, city bus transit routes exist within Robbinsdale and provide access to the school. As a result of this proposed deferred maintenance and improvements project these existing routes will not be modified.

6. A specification of how the project will

- a. increase community use of the facility, and**
- b. increase collaboration with other governmental or nonprofit entities.**

6a. How the Project Will Increase Community Use of the Facility

The existing school is currently used by the surrounding communities and most heavily by the residents of Robbinsdale. Completing the deferred maintenance work will allow that use to continue.

6b. Increase Collaboration with Other Governmental or Non-Profit Entities

This project will not change the School District's current collaboration between the cities, community, and non-profit entities through access to their facilities to the extent that they are available. The city of Robbinsdale is very committed to having elementary schools remain within their city. The city was pleased with the decision by the School Board to close other buildings in the District and not Lakeview, the only Elementary School in Robbinsdale.

7. ***A narrative description of the project, including***
 - a. ***the specification of site and outdoor space acreage as provided in the Guide for Planning School Construction Projects in Minnesota. Only usable acreage should be included,***
 - b. ***square footage allocations for new and converted classrooms, labs and support spaces,***
 - c. ***a floor plan of the project, if applicable,***
 - d. ***estimated expenditures in reasonable detail for the project, and***
 - e. ***the dates the project will begin and be completed,***
 - f. ***projects to be funded under health and safety and/or alternative facility levy and bonding must include a spreadsheet with detail project component descriptions and cost estimates.***

Description of the project:

Renovation and Additions at Lakeview Elementary School

The project at Lakeview addresses some of the facility deferred maintenance items and incorporates some improvements that are needed but are not eligible for alternative facilities funding.

The scope of the project would include components to address ongoing indoor air quality issues through the replacement of the existing deficient unit ventilation system with new mechanical air handling system. The equipment would be enclosed in roof top mechanical equipment enclosures. Also included is the replacement of the deteriorated roof systems, and deficient roof drainage system at Lakeview Elementary School

In the May 2008 assessment of Lakeview Elementary School, various factors were identified as detriments to any significant renovations to the building. They were:

- **Site Size:**
- **Security Entrance**
- **Bus/Auto Separation**
- **Mechanical Systems – Ceiling /Structure Heights**

Site Size:

While the site at 5.86 acres is below the Minnesota Department of Education Construction Guidelines, it has served the Lakeview students for 47 years. Currently there are two hard surface play areas totaling 3,500 square yards in size. The soft surfaced play areas are located on the western edge of the site. They are divided into three separate areas. The two western most areas total 11,000SF and are covered with wood chip surfacing. The eastern play ground equipment area is approximately 4,050 SF and surfaced with pea gravel. The northern most area is a swing set area with a resilient surfaced accessible path leading to the equipment and playground equipment. Per the Minnesota Department of Education Guidelines for School Construction, 9,000SF of outdoor space should be devoted to apparatus activity areas.

7. A narrative description of the project, including (Continued)

There are 66 parking stalls for staff and visitors with two accessible stalls. Adjacent streets are also used for parking. While not ideal, they meet the needs of the building staff. Improving the accessibility to the building from the main parking area is anticipated to be part of the proposed project. Currently the route does not meet the slope requirements for access to the building.

On site storm water storage facilities do not exist. It is anticipated as part of this proposed project that underground storm water structures will be incorporated in order to maximize the usable site surfaces for either play or for parking.

On site storm water storage facilities do not exist. It is anticipated as part of this proposed project that underground storm water structures will be incorporated in order to maximize the usable site surfaces for either play or for parking.

The District is currently in the process of acquiring additional property adjacent to the existing site. This added area of 0.87 acres will provide additional space to accommodate a bus drop off area as well as additional staff parking.

While the existing site size does not meet all of the criteria for a new building, it has served the District without compromising the educational needs of the students.

Security Entrance:

When the school was originally built the large majority of the students walked to school. As such, the main entrance of the building was located to the south east adjacent to the sidewalks leading to the building. Currently the visitors parking area is located on the opposite end from the main entrance where the office is located. Subsequently the visitors are greeted at the entrance and directed to the office. This routine is not efficient and is not in line with the other schools in the district where the office location and the main entrance are adjacent to each other allowing better control of knowing who is in the building. As part of this proposed project, the office is anticipated to be relocated to what will become the new main entrance of the building.

Bus/Auto Separation:

When the school was originally built the need for separating the busses from parents dropping their children off for school picking up them after school was probably not a problem. Currently the existing parking lot for the school provides the area for the parents to pick up their students while the busses are separated by utilizing the street adjacent to the school as their drop off and pickup location. The school monitors both vehicular traffic patterns as well as bus drop off routines, and continues to make changes to accommodate the increase in the number of parents dropping their children off for school. It is clearly understood that the safety of the students is key. With this in mind the proposed additional property purchase will remove the busses from the parking lot and adjacent road to provide safer loading and unloading conditions.

7. A narrative description of the project, including (Continued)**Mechanical Systems – Ceiling /Structure Heights**

Since the May 2008 study and the subsequent draft of this proposal, the mechanical systems initially reviewed for this building have been modified. The proposed mechanical ventilation system and ductwork as part of this proposed project has been planned to accommodate the various structural conditions in the building including the low 9'-1" floor to structure height of this building. The District has numerous examples of the lower building types, where significant deferred maintenance work and IAQ ventilation work has been successfully completed. These include all of the district's single story buildings with the exception of Zachary Lane Elementary School, and will be in keeping with the air handler system incorporated into the Northport Elementary School project, approved in 2011.

While not the "Best Practices" condition you may find in a new building on a new site, these systems improve the indoor air quality for the students and staff and the lower height has not been found to compromise the educational environment.

(Deferred Maintenance Scope - See Appendix A)**• 7a. Useable Acres of Site and Outdoor Space Acreage**

Existing site size of Lakeview Elementary School is 5.86 acres. The District is currently in the process of acquiring an additional 0.87 acres of property directly adjacent to the site. It is anticipated that at this time the site would not increase to current Minnesota Department of Education guidelines.

• 7b. Square Footage Allocations:

The overall size and configuration of Lakeview Elementary School classrooms are similar to other District elementary schools. As part of the other previous elementary school projects, classroom and building support room configurations were not changed as they have met District standards. In addition, during the fall of 2009, the District revisited their overall elementary school program spaces District-wide using Forest Elementary, their most recent new school, as a basis of comparison. It was determined that while the sizes and configurations of the existing classrooms at Lakeview elementary school range from 858SF to 882SF., these are only slightly less than Forest at 895 SF. The smaller classroom size is consistent with the majority of the other elementary schools in the District. As part of this project, the existing classrooms, offices and other educational spaces will not be modified.

• 7c. Site and/or Floor Plans: (See Appendix B)

7. A narrative description of the project, including (Continued)

- **7d. Estimated expenditures in reasonable detail for the project**

Summary Facility Development Project Costs

Lakeview Elementary Deferred Maintenance and Improvements Estimated Costs for this 2011 and 2012 project.

Alternative Facilities – Funded Portion of Project

Construction	\$ 7,063,642
Fees, Testing, Printing	<u>\$ 1,412,727</u>
Alternative Facilities –Subtotal	\$ 8,476,369

District Capital Portion of Project

Construction	\$ 2,451,124
Fees, Testing, Printing	<u>\$ 490,225</u>
District Capital Subtotal	\$ 2,941,349

Total Estimated Project Costs	\$ 11,417,718
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Educational Adequacy

Background

In the 2008-2009 school year, the District engaged in an extensive study to bring facility utilization in line with educational needs. This study resulted in large scale systematic adjustments to increase efficiency of District operations. As part of this process, the District elementary programs were reviewed and analyzed against facility needs. The resulting District standards identified the required spaces to be allocated for each academic program. The proposed solutions all address the educational needs of the District, while adhering to District standards for educational adequacy.

Economic Rationale

The District has recently completed a comprehensive District wide Right Sizing Study and Educational Adequacy Study that resulted in significant school closings. As part of that study, it was determined that the location of Lakeview Elementary School is important to provide educational services to students in the Robbinsdale side of the District. In light of that study, the District needs to deal with the significant deferred maintenance needs at these sites. This Review and Comment Submittal is seeking to find the most viable way to address some of the deferred maintenance issues at Lakeview and to serve the educational needs of the District's students.

7. A narrative description of the project, including (Continued)

• 7e. Dates the Project will Begin and Be Completed

Project Schedule

Review and Comment Submittal to MDE	July 2011
Review and Comment MDE Review	July – August 2011
Project Construction Documents Preparation	August – Feb. 2012
Project Construction Documents Issue	Feb –2012
Project Construction Year 1	June 2012 – August 20, 2012
Project Construction Year 2	June 2013 – August 20, 2013
Final Project Completion	Fall 2013 for 2013-2014 School year

- 8. The source(s) of financing the project;**
- a. if multiple sources of funding are to be used, provide all components of the financing plan,**
 - b. the scheduled date and required notice for a bond issue or school board action,**
 - c. a schedule of bond payments, including estimated debt service equalization aid,**
 - d. the sources and uses of funds report**
 - e. the effect of a bond issue (or lease levy) on local property taxes by the property class and valuation,**
 - f. total project cost must include:**
 - i. total construction cost, and**
 - ii. bond issuance/financing costs (if applicable), and**
 - g. other financing information as required:**
 - i. Health and Safety and Alternative Facilities Bonding and Levy funded projects should be described in sufficient detail to allow cross-walking between the review and comment, the health and safety and the alternative facilities databases, and UFARS reporting.**
 - h. If the review and comment financing includes a lease-levy purchase under M.S. §126C.40, accurate lease payments schedules must be provided. The schedules submitted as part of the review and comment process will be used in setting the initial lease levy amount as part of the annual levy certification process.**

8a. Funding Sources

Deferred Maintenance and Additions at Lakeview

The District will use three sources of funding in financing the deferred maintenance and improvements project at Lakeview Elementary School. As noted in 7d the estimated expenditures for the project are:

- Alternative Facilities **\$ 8,476,369**
- District Capital **\$ 2,941,349**

8b. Scheduled Date and Required Notice for a [Bond Issue] [School Board Action]

The District anticipates it will sell alternative facilities bonds in April of 2012, in the amount of \$ 8,640,000 to cover the alternative facilities portion of the projects costs. In order to fund planned district expenditures for other alternative facilities projects at other school sites the district will utilize the regular levy and aid program. However, we anticipate reducing the amount to levy in the interest of keeping any overall tax increase to a minimum.

The chart below shows the impact of planned revenues and expenditures for this purpose as well as the addition of the planned sale of \$8,640,000 in bonds. (Attached is the bond information from the District's financial advisor showing the tax impact and other pertinent data. (Financing Assumptions - See Appendix "D").

8. The source(s) of financing the project; (Continued)

We are utilizing our best estimates for the sale of the bonds with the intent of keeping the tax impact on district properties as low as possible. Since we cannot predict with total accuracy the sale price, the capitalized interest, the cost of issuance, and underwriting costs, we believe it is in the best interest of the district to keep the amount of bonds sold to the minimum needed.

FUND BALANCE FORECAST			LAKEVIEW ALT. FACILITIES	NORTHPORT ALT. FACILITIES
	Capital Funding	District Alt. Facilities Funding		
			BOND PROCEEDS	BOND PROCEEDS
Fund Balance 6/30/11	5,601,638	4,267,975		
Revenue FY 2011-2012	3,976,754	6,254,928	8,476,369	6,296,607
Expenditures FY 2011-2012				
Lakeview	1,020,864	0	2,325,992	
Northport	347,866	0		6,296,607
District	4,441,242	5,598,345		
Fund Balance 6/30/12	3,768,420	4,924,558	6,150,377	
Revenue FY 2012-2013	2,973,742	5,000,000	0	0
Expenditures FY 2012-2013				
Lakeview	1,920,485	0	6,150,377	0
Northport	1,391,520	0		
District	3,000,000	6,650,421		
Fund Balance 6/30/13	430,157	3,274,137	0	0
<p>Health and Safety eligible projects are funded under the Alternative Facilities Bonds Proceeds and are included in the expenditures for each year.</p> <p>District Capital Expenditure costs are included under the Capital column.</p>				

The District will utilize operating capital funds from its regular levy process as well as use reserve funds for the project costs as shown above. The chart above also shows the impact of planned capital revenues and expenditures for regular capital expenditure purposes as well as the costs for the capital portion of the Lakeview project.

All of the revenue and expenditures will be accounted for under UFARS with appropriate codes. All projects under alternative facilities funding and health and safety funding will be included in the district’s required request and reporting formats to meet Department of Education timelines and data base reporting requirements.

8. *The source(s) of financing the project;*

8c. A Schedule of Bond Payments, Including Estimated Debt Service Equalization Aid

(Net Debt Service Schedule - See Appendix "C")

8d. The Sources and Uses of Funds Reports

(Sources and Uses - See Appendix "C")

8e. The Effect of a Bond Issue on Local Property Taxes by the Property Class and Valuation

(Estimated Tax Impact – Based on Net Tax Capacity - See Appendix "C")

8f. Total project cost must include:

- **8fi. Total construction cost, and**
- **8fii. Bond Issuance/Financing Costs**

The costs identified in 7d includes building and site construction costs, and general project costs, including architect and engineering fees, legal fees, bond issuance and financing costs, printing costs, topographic surveys, soil borings, city and governmental fees, project contingencies and furniture fixtures and equipment.

8g. Other Financial Information for Health and Safety and/or Alternative Facilities Bonding and Levy Fund Projects

The District will use Alternative Facilities Funding to pay for the items listed in the amount of **\$ 8,476,369**

8h. Lease-Levy Lease Payment Schedule per M.S. §126C.40,

- **NA**

9. ***An analysis of how the proposed new or remodeled facility will affect***
- a. ***school district operational or administrative staffing costs, and***
 - b. ***Explain how the district's operating budget will cover any increased operational or administrative staffing costs.***

If the district is adding additional square footage, include assumptions and calculations used in calculation of the estimated general fund operation cost.

If the district is updating mechanical systems, provide detail on how the new HVAC system will impact general fund operating costs compared to the current system.

Operational or Staffing Costs -

The District anticipates no increase in the quantity of staff assigned to Lakeview Elementary as a result of this deferred maintenance project.

Operating Budget Adjustments -

- **General fund operation cost associated with additional square footage.**
There is no significant increase in the building square footage as such this proposed project will have only a slight increase to the general fund operational costs for Lakeview Elementary.
- **General fund operation cost associated with HVAC system improvements**
Based on a review of the existing conditions and operation of the existing mechanical system, the District's mechanical engineering consultant anticipates only a minor increase in the expenditures associated with the operations of the new replacement air handling and heating systems in Lakeview Elementary School. This is due to the change in the outdoor air ventilation rates to address indoor air quality issues combined with efficiency of the replacement equipment and systems in comparison to the existing inefficient boilers, motors and air handling unit ventilators etc.

- 10. A description of the consultation with local or state road and transportation officials on**
- a. school site access and safety issues, and**
 - b. the ways that the project will address those issues.**

10 a.b. School Site Access and Safety Issues and Solutions through This Project

- Site access and on-site vehicle traffic management improvements will be reviewed on an ongoing basis. Currently all students within the walking limit, as set by the school board, walk to the building. All others are bussed.

In addition, the District is working with Hennepin County and the City of Robbinsdale as the road adjacent to the school property is modified. Additional property added to the site will provide for safer conditions related to the students loading and unloading the busses.

11. A description of how

- a. indoor air quality issues have been considered, and**
- b. provide a written certification signed by the project architect that the architects and engineers designing the facility have professional liability insurance.**

11a. Indoor Air Quality Issues Considered

As experienced Minnesota school architects and engineers, Wold and KFI have developed a standard for ISD 281 building systems which help to address the concerns regarding indoor air quality. This project will include an air system approach for the 1959 building area which matches the building's occupancy to the required outside ventilation rate to help achieve acceptable indoor air quality projects, utilizing displacement air delivery systems. These systems will be easily operated and maintained to provide adequate air changes throughout the facilities to meet or exceed the minimum requirements as established by the Minnesota State Department of Education and outlined in their Guidelines for school construction.

11b. Certification of Professional Liability Insurance

- Wold Architects and Engineers has professional liability insurance coverage for \$2,000,000 from Evanston Insurance. A Certificate of Insurance is available if requested.

Signature _____

Registration No.: _____

12. As required under Minn. Stat. § 123B.72, provide

- a. a written certification signed by the project architect that the plans and designs for the extensively renovated or new facility's. The statement must include how the facility**
 - i. heating, ventilation, and air conditioning systems will meet or exceed code standards,**
 - ii. will provide for the monitoring of outdoor airflow and total airflow of ventilation systems, and**
 - iii. will provide an indoor air quality filtration system that meets codes.**

How HVAC Systems Will Be Designed to Meet/Exceed Code Standards

- The proposed project includes the replacement of the existing non compliant HVAC system in the building. It will be replaced with new equipment that will provided the required air supply and humidity control. The new system will meet or exceed all required codes and standards. These system improvements will also include mechanical units with air filtration systems that meet or exceed code.
- The proposed project will provide new building management systems for the building to monitor outdoor air and the total airflow within the HVAC systems.
- **Karges-Faulconbridge Engineers** will provide upon completion, a written certification that the HVAC Systems meet code standards, meet monitoring and filtration issues as addressed in Minnesota Statute 123B.71 and 123B.72.

Signature _____

Registration No.: _____

13. A specification, if applicable, of any desegregation requirements that cannot be met by any other reasonable means.

- This proposal is consistent with the provisions of Robbinsdale Area Schools desegregation/ integration plan.

14. A specification, if applicable, of how the facility will utilize environmentally sustainable school facility design concepts.

- **Sustainable school buildings are achieved by:**

Site design and the design of the site related to site runoff, impact on adjacent property are just a few ways that the site can influence the long-term impacts that these buildings will have on the larger environment. These items and others will be an important consideration to the design team during the design process.

Enhance indoor environmental quality, conserve energy and water resources the architects and the engineers will have the opportunity to enhance the indoor environment, conserve energy and make use of renewable resources through the use of new technology. The investigation of new mechanical air systems and plumbing systems will allow the District to weigh the advantages and disadvantages to determine what is best for each situation.

Use resource-efficient materials - over the last ten years the use of biodegradable and environmentally friendly materials has become more and more common. Materials such as recycled paints, carpet, linoleum, rubber and vinyl composition flooring are just a few examples of materials that will be considered.

Minimize construction waste - Within the Twin Cities region all the major refuse and demolition contractors strive to sort and recycle discarded materials.

Optimize maintenance and operations - Through the use of new technologies and materials the efficiency and operation of the buildings can be enhanced to minimize the use of nonrenewable resources. Operational efficiencies will be considered in the mechanical and electrical systems and weighed against first cost and long term payback.

- Robbinsdale Area Schools has a desire to investigate all of the above principles for project opportunities. The following are some of the current goals for the proposed projects:

The mechanical system improvements will provide much improved indoor air quality and reduced noise level environments, as well as operate in a manner that will more effectively address those needs in an educational environment.

The building management systems will allow the District to better monitor and control the operations of the building. This will not only make operational costs more efficient, but also create a better indoor environment for the students, staff and community.

15. A description of how the architects and engineers have considered the American National Standards Institute Acoustical Performance Criteria, Design Requirements and Guidelines for Schools of the maximum background noise level and reverberation times.

Under this Deferred Maintenance and Improvements project, the following ANSI criteria will be considered. However the implementation of all of the criteria will be limited to the type of work that will be involved in the project.

The ANSI criteria are concerned with addressing (4) key areas related to acoustical design:

- Room acoustics (dB ranges and reverberation times)
- Minimizing background noise from HVAC and Electrical systems
- Classroom sound isolation from interior and exterior sources
- Impact isolation for multi-story classroom facilities

Acoustic design in Schools is achieved by:

Appropriate exterior wall cavity design – In new construction it is typical to provide proper insulation, air space (in a brick and block building), and differing materials to allow for different sound transmissions to be reflected or absorbed by the wall design. Additionally, many of these methods provide protection from exterior environments and perform the added function as sound isolating elements. Under this Deferred Maintenance and Improvements project the only exterior walls that will be fully insulated and provide the functions listed above, will be any new wall construction.

Minimizing sound transmission through interior partitions – provide insulation at the top of deck, with a minimum of one side of gypsum board carried to the top of deck. Continuously caulk along the top edge of the partition wall at the deck. At masonry walls, consider foam or sand filled cores. For operable walls, specify minimum STC rating requirements. Under this Deferred Maintenance and Improvements project only walls that will be added or modified as part of capital improvements will be improved to this extent.

Minimizing reverberation times – provide variation in perimeter walls of rooms over 10,000 sf, and install acoustic isolation panels to accommodate additional absorption. Utilize acoustic ceiling tile and carpet for larger spaces.

Performance based criteria for mechanical specifications – specify minimum standards for acoustic performance of HVAC systems including:

- System Components including low-velocity diffusers and fans
- Limit duct velocity in design and require the test and balance consultant to verify performance
- Provide sound attenuators in duct and air handling unit connections
- Locate VAV terminals above ceilings in common areas as opposed to above classrooms
- Provide vibration isolators at all equipment

Summary:

Robbinsdale Area Schools has a desire to investigate all of the above principles. Each of the above ideas may be incorporated to some degree into the design for the proposed project. The mechanical system will be designed to take into consideration the noise criteria established by the Minnesota Department of Education for classroom design.

- 16. City Infrastructure - Any existing information from the relevant local unit of government about the cumulative costs to provide infrastructure to serve the school, such as utilities, sewer, roads, and sidewalks.**
- Sanitary Sewer System: Building Deferred Maintenance Renovation will have minimal impact as the overall building configuration is not significantly changed.
 - Water Access: there is little project impact expected as the overall building configuration is not significantly changed.
 - Storm Sewer System: Building Deferred Maintenance Renovation will have some impact as the overall building footprint impervious surface increases. Any modifications required are accounted for in the proposed project budget.
 - Streets: There is little to no project impact expected.
 - Sidewalks: TBD

Appendix A – Deferred Maintenance and Improvements Project Scope and Cost Estimates

LAKEVIEW ELEMENTARY SCHOOL PROJECT YEAR 2012

Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Asbestos Abatement	Asbestos abatement work associated with the phased areas.	Alt Facilities project scope eligible for funding under Health and Safety	\$48,501		2012	Moved from H&S to Alt Fac., and added corrected cost estimate for the abatement work.
Boilers #1 and #2 - Deteriorated, Steam & Condensate Piping Oil Pumps and Oil Tank,	Boiler is in a deteriorated condition, insulation is damaged, missing and crumbling. Access covers are missing fasteners, have bent bolts, and missing hold down brackets. The access hole shows evidence of leaking Boiler shell is rusty. Control components have failed and have been replaced. Other control components need replaced. Burner is in operating condition. Oil pumps appear to be leaking and are covered with dirt and oily residue. Belt guard comes loose. Thermally activated oil flow stop device not installed. Double wall pipe running to the tank discharges into the tunnel. A visual inspection of this tank was not performed. Records indicate that this tank is a single wall steel tank and should be replaced in consideration of its type and condition. Steam and Condensate pipe insulation is deteriorated and damaged in various locations. The pipe is rusty at various locations where exposed. Isolation valves are rusty and do not operate easily, or isolate completely. One main isolation valve has failed in the open position.	Install piping from boiler room to each of the mechanical equipment rooms. (2012). Any utility rebates/ revenue are required to be tracked and accounted for through source code 627.	\$100,000		2012	
Chillers	Install air cooled chillers to provide humidity control of the ventilation air.	Humidity control of the system is to be provided with humidistat or similar sensors to maintain humidity levels no higher than 55%. Purchase Chiller and Pumps. Chiller piping to each mechanical penthouse (2012). Alt Facilities project scope eligible for funding under Health and Safety	\$150,000	\$0	2012	Moved from H&S to Alt Fac.

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Exterior Windows	All exterior windows are in poor condition.	Replace all windows due to deterioration	\$68,300		2012	
Flammables Storage Room Addition	Addition for storage of flammable materials and equipment containing flammable fuel, such as snow removal and mower equipment.	Project scope will be tracked under district capital funded column pending State Fire Marshal orders.		\$40,000	2012	Moved \$40000 from H&S to Dist. Cap.
Miscellaneous Electrical Expenses	Miscellaneous electrical work required as part of the mechanical systems replacement work.	Incorporate electrical work in conjunction with the phased project area.	\$50,000	\$0	2012	Took out the Fire Alarm comments and put them under their sep item.
Office - Visitor Check in Security Improvements	Construction/ Modifications as required for the visitor check in stations for increased security of the building.	Scope includes the relocation of the Office to the north end of the building, constructing vestibules and modifying the existing north entrance for a secure entrance.		\$225,000	2012	
Loading Dock Relocation	Relocation of the loading dock to better accommodate and minimize the impact between the parent and visitor traffic and the truck loading, unloading and trash pickup during the day. Currently the trucks cut off a significant portion of the parking lot during deliveries.	Construct a new loading dock and trash/ dumpster enclosure.		\$65,000	2012	
Miscellaneous Electrical Systems Expenses	Miscellaneous electrical systems work required as part of the mechanical systems replacement work. Including Fire Alarm system modifications	Replace in conjunction with the phased project area. Connect the fire alarm system components to the existing system.	\$25,000	\$0	2012	
Existing Communications and Clock Systems	The existing building intercom system and clock systems are deteriorated and need replacement.	Replace the existing deteriorated building wide communications and clock in conjunction with the phased project area with new system that have the same capabilities as the existing system.	\$40,000	\$0	2012	

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Building Communications and Clock system technology improvements	The existing building intercom system and clock systems are deteriorated and need replacement.	Replace the existing deteriorated building wide communications and clock in conjunction with the phased project area. Connect the fire alarm system components to the existing system.		\$35,000	2012	
Power Panels: Main Panels and Distribution Panels	The main electric service is as originally installed and is at the end of useful life. Replacement parts are no longer available.	Replace in conjunction with the phased project area. Scope of work to include the replacement of the main electrical switch gear and the electrical feeders that serve the building distribution electrical panels, and the replacement of the deteriorated distribution panels.	\$140,000	\$0	2012	
Roof System/Membrane	Existing roof areas 1, 2A, 3, and 4 are in poor condition and should be replaced in 1-3 years. These consist of 16079 SF of roof area.		\$401,975		2012	
Roof System/Membrane	Existing roof area 2-B should remain serviceable for approximately 10 years. Modifications to the flashings and membrane will be required at existing mechanical penetrations, walls of the multipurpose room penthouse and at new mechanical penthouses as required. Roof protection will also be needed where construction traffic occurs on the existing roof.		\$50,000		2012	
Roof Top Equipment Enclosures	In lieu of additions for the mechanical equipment	Construct Roof Top mechanical equipment enclosures.		\$130,000	2012	
Tuck-pointing Brick	Approximately 1,200 SF of the exterior brick mortar is cracked requiring tuck-pointing		\$40,000		2012	

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Unit Ventilators - Deteriorated, Exhaust Fans and Kitchen Ventilation system	A sample of the existing original unit ventilators were inspected, to determine their condition. Unit ventilators are in a deteriorated and/or damaged condition. Housings and access doors are loose and not sealing correctly. Some valves and damper actuators are leaking and some have been replaced. Air filters do not seal, allowing unfiltered air to bypass. A sample of exhaust fans were inspected to determine their condition. Observed that the exhaust fans are in a deteriorated and/or damaged condition. The original exhaust fans are in bad shape. All of the exhaust fans need replacement due to deterioration. The kitchen ventilation is deteriorated and needs replacement.	Replace the deteriorated unit ventilators with new AH Units incorporated roof top equipment rooms. In 2012, purchase AHU's and complete all piping and AHU work in the mechanical equipment rooms. Alt Facilities project scope eligible for funding under Health and Safety	\$750,000	\$0	2012	Moved from H&S to Alt Fac.
Unit Ventilators - HVAC Energy Recovery	The replacement of the existing deteriorated unit ventilators with a new HVAC system will include energy improvements and recovery system components that were not part of the original system	Incorporate energy recovery as part of the HVAC system.	\$0	\$33,000	2012	
Purchased property	Propety Purchase directly adajacent to the existing Lakeview site			\$290,000	2012	Added line item and scope comment.
		Estimated Construction Cost 2011 Dollars	1,863,776	818,000	2012	\$2,681,776
		Inflation Cost Factor	74,551	32,720	2012	
		Adjusted Estimated Construction Cost	1,938,327	850,720	2012	\$2,789,047
		Project Cost Factor	387,665	170,144	2012	
		Estimated project Cost Adjusted For Inflation	2,325,992	1,020,864	2012	\$3,346,856

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Accessibility / Site	Portions of the accessible route from the play ground and the west end of the parking lot to the building north entrance exceed the ADA recommend maximum slope of 5% and require travel through the parking lot.	Construct an accessible path from the play ground areas and the west end of the parking lot that will provide a safe route to the building without going through the parking lot and around to the east side of the boiler room. The scope of work includes the construction of a ramp and infilling a sloped paved area adjacent to the building to provide the required 5% ramp/ route to the building entrance.	\$75,000		2013	
North Play Area Bituminous reconstruction	The bituminous play area directly north of the existing building is significantly sloped and is in need of reconstruction.	Reconstruct the significantly sloped bituminous play area directly north of the existing building.	\$85,000		2013	
Accessibility improvements	Deferred Maint. And renovation for Handicapped accessibility - Toilet rooms	The scope of work includes the widening of the toilet room entry doors, enlarging toilet stalls and modifying the sinks to meet accessibility requirements.	\$105,000		2013	
Asbestos Abatement	Asbestos abatement work associated with the phased areas.	Alt Facilities project scope eligible for funding under Health and Safety. Please note that \$200,000 will be tracked as H&S items and \$165,000 will be tracked under the Alt Fac. Eligible scope.	\$365,000		2013	Moved from H&S to Alt Fac., and added corrected cost estimate for the abatement work.

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Boilers #1 and #2 - Deteriorated, Steam & Condensate Piping Oil Pumps and Oil Tank,	Boiler is in a deteriorated condition, insulation is damaged, missing and crumbling. Access covers are missing fasteners, have bent bolts, and missing hold down brackets. The access hole shows evidence of leaking Boiler shell is rusty. Control components have failed and have been replaced. Other control components need replaced. Burner is in operating condition. Oil pumps appear to be leaking and are covered with dirt and oily residue. Belt guard comes loose. Thermally activated oil flow stop device not installed. Double wall pipe running to the tank discharges into the tunnel. A visual inspection of this tank was not performed. Records indicate that this tank is a single wall steel tank and should be replaced in consideration of its type and condition. Steam and Condensate pipe insulation is deteriorated and damaged in various locations. The pipe is rusty at various locations where exposed. Isolation valves are rusty and do not operate easily, or isolate completely. One main isolation valve has failed in the open position.	Purchase boilers and complete all replacement and boiler room piping, including the replacement of the deteriorated boilers, Steam and Condensate piping system and the deteriorated oil pumps and tank.	\$350,000		2013	
Boilers #1 and #2 - Energy Improvements	The Boilers are original and do not include any current energy saving features. Replacement will include the features for energy savings,	Replacement boilers will incorporate energy savings design and features, sensors, etc. Any utility rebates/ revenue are required to be tracked and accounted for through source code 627.	\$0	\$15,000	2013	
Carpet	Replace Carpeted floors. Current area of carpet is 5,796SF, Replace 1/2 with new carpet, and 1/2 with porcelain floor tile.	Alt facilities funding covers the cost of replacement of deteriorated materials with similar quality materials.	\$67,525		2013	
Ceramic Floor Tile	CT flooring grout is discolored, cracked, and/or not present and should be replaced. Some areas of tile delamination occur in the tile system and will require replacement. There is approximately 2,254 SF of floor tile in the building. Color and size matching of the original tile with new tile is difficult as the colors have changed and sizes may not be available.	Replace the grout that is discolored, cracked, and/or not present and areas of tile delamination.	\$52,500		2013	

Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Ceramic Tile Base	Note for all rooms with ceramic tile floor base: CT base grout is delaminating, discolored, cracked, and/or not present, and needs regrouting. There is the presence of patching with more than one shade of ceramic tile. Approximately 1690 LF of CT base is cracked and needs replacement.	Replace the delaminating, cracked tile.	\$32,000		2013	
Ceramic Tile Walls	Ceramic tile grout is discolored, cracked and/or not present. The walls adjacent to sinks at classrooms have tile applied to wood paneling and is showing signs of tile delamination and deterioration of substrate and should be replaced. In addition, areas of the wall tile in the kitchen and in the toilet rooms are showing signs of delamination and should be replaced.		\$54,794		2013	
Chillers	Install air cooled chillers to provide humidity control of the ventilation air.	Chiller piping to each classroom (2013). Alt Facilities project scope eligible for funding under Health and Safety	\$100,000	\$0	2013	Moved from H&S to Alt Fac.
Domestic Water System, Faucets, Fixtures, Water Closets, Urinals, Sinks, & Lavatories	The original steam domestic hot water heater and storage tank has failed and has been removed from service. Piping insulation is deteriorated or missing in various locations. A section of pipe was removed to determine the condition of the pipe. The pipe had minor deposits and minimal corrosion. Domestic water mains are galvanized pipe and have rust on the threaded connection. Faucets are deteriorated. Chrome is scratched, flaking off and in some cases worn completely through. Porcelain fixtures are stained, scratched, and deteriorated. There are some chips in the finish. Stainless steel fixtures are stained and scratched.	Replace in conjunction with the phased project area.	\$357,500		2013	
Doors and Hardware	Generally the existing doors are plastic laminate with some wood and hollow metal doors. All of the wood doors need refinishing, and the hollow metal doors , repainting. This building has unit type locks with knobs not levers on the doors. This hardware is worn and deteriorated, and does not meet the requirements for accessibility. Early District projects have retrofitted the lock/ knobs. Recent projects replaced the door as well as the hardware. This provided for a long term solution to refinishing the doors and retrofitting the door hardware and proper operation of the doors		\$78,400		2013	

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Drives & Parking Facilities	Bituminous pavement exhibits fair amounts of longitudinal and transverse cracking and approximately 100 square yards of alligator cracking. Perimeter concrete curb exhibits some plow damage.	Replace deteriorated existing pavement surfaces including concrete curb and gutter down to the base bituminous layer.	\$220,000		2013	Added scope comments
Exterior Doors/Systems	All exterior aluminum entry doors and frames are original to the building. They are worn and need replacement		\$36,720		2013	
Exterior Storm Sewer System	Exterior storm sewer system consists of two catch basin structures and clay and metal storm sewer pipes. Based on the mechanical engineer's review, the roof drainage system and associated storm sewer piping is reportedly undersized per current plumbing code.	Replacement of deteriorated materials is fundable under Alt Facilities. Updating or expanding based on codes / ordinances requires other funding sources.		\$135,000	2013	
Existing Food Service Equipment	The kitchen equipment is worn and deteriorated and does not meet the current requirements for handicap access, and in some cases the built in components are worn and rusty and all equipment should be replaced.	Replace the deteriorated built-in non accessible kitchen equipment, and those items in the kitchen that have been included on a Dept. of Health corrections report.	\$85,000		2013	Corrected this line item to pull out the costs associated with the general kitchen equipment.
Food Service Equipment	The free standing kitchen equipment is worn and deteriorated and should be replaced.	Replace the deteriorated built in and free standing kitchen equipment. Cost associated with the replacement of the built in equipment has been included under Alt Facilities funding.		\$185,000	2013	Added this line item to separate the costs associated with the general kitchen equipment.
Gyp. Bd. Walls	Approximately 50 SF of the Gyp bd. Walls have staining/discoloration and need repair or replacement	Scope of work includes the removal of the stained material including any wood framing that has sustained water damage and replacing the walls with new metal studs and gypsum board taping and painting both sides.	\$5,000		2013	Added scope comment
Hollow Metal Doors and Frames	Generally the existing hollow metal door frames are in good condition. All of the door frames and adjacent windows/ borrowed lites need painting.	Paint all hollow metal frames.	\$50,000		2013	Added scope comment

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Interior Casework	P. Lam countertop with wood laminate casework is generally 28" high and 9'-4" long with an additional 2'-0" section at the door. Wood laminate and P.lam is delaminating /chipping and there is water damage under sink. Each room has (4) tall storage units that are 6'10" high and 6-8" in overall length. Wood laminate has chipped in areas. In addition, the classrooms have three, 14'-0" wood shelves with coat hooks for the students enclosed by deteriorated accordion doors. These are worn. The kindergarten classrooms have similar casework in similar condition. The counter tops in all of the rooms need replacement. Miscellaneous rooms throughout the building also have casework that is in need of repair and/ or replacement.	Replace all of the deteriorated and damaged built-in casework.	\$284,000		2013	Added scope comment
Interior Ceilings	The majority of the acoustic ceiling material (approximately 48,748 SF) in the existing building consists of 12"x12" tile connected with a spline are discolored and are delaminating and/or out of plane. 12X12 tile appears to be original to the building. Partial replacement may be difficult due to current available matching products. Approximately 1,985 SF need replacement. The remaining ceiling systems are either plaster (typically in the toilet rooms) , or exposed structure. Modifications to the building that would incorporate new air/ ventilation systems, or structural reinforcement, will impact the ceiling systems and potentially result in replacement.		\$244,035		2013	
Interior Concrete block and Brick Walls	Brick wall control joint sealant is deteriorated and needs to be removed and reapplied. In addition, approximately 190 SF of the interior brick walls and 251 SF of concrete block walls are cracked and need tuck-pointing.		\$25,000		2013	
Landscaping	As a result of deficient grading and poor drainage the saturated turf areas in ball field outfields are in poor condition.	Regrade the turf areas so that they drain and do not become saturated.		\$40,000	2013	Moved costs to District Capital due to "routine maintenance"
Light Fixtures - Deteriorated	Lighting systems throughout the facility are in deteriorated condition and require replacement.	Replace in conjunction with the phased project area.	\$324,500	\$0	2013	

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Light Fixtures - Energy Improvements / Recovery	Lighting systems throughout the facility are original and do not include any current energy saving features.	The replacement of the lighting systems throughout the facility will incorporate energy saving components such as occupancy sensors, Time clocks, daylight sensors. This will provide the benefit of operational energy cost savings.		\$187,000	2013	
Mechanical System Commissioning	Required commissioning of air handling system equipment for the 2012 project.	Commission mechanical systems.	\$40,000		2013	Moved from H&S to Alt Fac.
Miscellaneous Electrical Expenses	Miscellaneous electrical work required as part of the mechanical systems replacement work.	Replace in conjunction with the phased project area.	\$200,000	\$0	2013	Costs adjusted from the \$241850 Misc. Elec costs and kept the item under Alt Fac.
Miscellaneous Electrical Systems Expenses	Miscellaneous electrical systems work required as part of the mechanical systems replacement work. Including Fire Alarm system modifications	Replace in conjunction with the phased project area. Connect the fire alarm system components to the existing system.	\$20,000	\$0	2012	Added item. Costs adjusted from the \$241850 Misc. Elec costs and kept the item under Alt Fac.
Existing Communications and Clock Systems	The existing building intercom system and clock systems are deteriorated and need replacement.	Replace the existing deteriorated building wide communications and clock in conjunction with the phased project area with new system that have the same capabilities as the existing system.	\$10,000	\$0	2012	Added item. Costs adjusted from the \$241850 Misc. Elec costs and kept the item under Alt Fac.
Building Communications and Clock system technology improvements	The existing building intercom system and clock systems are deteriorated and need replacement.	Replace the existing deteriorated building wide communications and clock in conjunction with the phased project area. Connect the fire alarm system components to the existing system.		\$11,850	2012	Added item. Costs adjusted from the \$241850 Misc. Elec costs and put \$11850 under Dist. Cap for "Improvements" to the systems.
Outdoor Athletic Facilities	Two ball fields exist on the school grounds in addition to the playground facilities. Minnesota Department of Education recommends that 6.8+ acres be devoted for physical education and sports activities at elementary school sites. Surface drainage in the turf ball field outfields appears poor; minimal slope and significant ponding was observed		\$85,000	\$0	2013	

Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Paved Playground Areas	The bituminous pavement areas exhibit significant amounts of longitudinal and transverse cracking. The western playground area ponds water along the northern edge.	Reconstruct the deteriorated bituminous surfaces and correct the ponding water so that the repaired surfaces do not continue to degrade.	\$150,000		2013	Modified the scope comment
Paved Playground Areas	Existing Playground pavement is in poor condition and there currently exists no bus drop-off area.	Construct the playground pavement to allow bus traffic and reconfigure to accommodate bus drop-off configuration		\$85,000	2013	
Plaster Walls	All of the plaster walls at window head are cracked and show signs of water infiltration. In addition, approximately 780 SF of the existing plaster walls need repair due to deterioration and cracking.		\$42,000		2013	
Playground Equipment Areas	Pea gravel surfacing in the eastern playground equipment area is not handicap accessible or impact resistant. Wood chip surfacing is displaced in concentrated foot traffic areas and beneath swings.	Replace the pea gravel area (4,050SF) with wood chips.	\$45,000		2013	Added scope comment.
Pneumatic Control System	Pneumatic control system is in a deteriorated condition. Actuators, devices and control regulators are being replaced as they fail. It is difficult to maintain the system in continuous operation, existing tubing has failed and portions have been replaced or abandoned. Control compressor is deteriorated and has a home-made belt guard. Air compressor is leaking oil. Air dryer has a continual air leak, increasing compressor run time.	Replace in conjunction with the phased project area with new a DDC system.	\$265,000	\$0	2013	
Power Panels: Main Panels and Distribution Panels	The main electric service is as originally installed and is at the end of useful life. Replacement parts are no longer available.	Replace in conjunction with the phased project area. Scope of work to include the replacement of the main electrical switch gear and the electrical feeders that serve the building distribution electrical panels, and the replacement of the deteriorated distribution panels.	\$140,713	\$0	2013	
Rain Water Piping - Existing	The existing original piping, based on current requirements, does not adequately address drainage of the roof system. This piping will be modified to address roofing manufacturer minimum roof drainage requirements and to address code upgrades.	Replace in conjunction with the reroofing work. Note that code upgrade costs are estimated as part of the District Capital/ Other Funding Source column.	\$117,500	\$117,500	2013	

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Rain Water Piping - Roof Drains	The existing rain water system roof drains etc. will be replaced in conjunction with the roof replacement.	Replace in conjunction with the reroofing work. Sizes of the replaced drains are to match the size of the existing.	\$40,000	\$0	2013	Modified scope comment.
Sidewalks & Pathways	Differential settlement exists between the concrete sidewalk and adjacent concrete curbing in the bus staging area along Indiana Avenue, which presents a tip hazard. Additional differential settlement and broken concrete sidewalk panels exist in isolated areas.	Replace only the areas/ sections that are on District property.	\$10,000		2013	Added scope comment.
Site Grading & Drainage	Minimal slope is currently provided away from the school building in lawn areas adjacent to the west, south, and east building elevations.	Regrade the areas directly adjacent to the building to help reduce the water infiltration into the building/ tunnels.	\$20,000		2013	
Sprinkler System	The boiler room and custodial area are the only areas in the building that are sprinklered.	Complete the installation of the fire protection sprinkler system . Project scope will be tracked under district capital funded column pending State Fire Marshal orders.		\$137,500	2013	Modified scope comment.
Sanitary Sewer System piping		Replace the Sanitary Sewer piping between the main building and the city service piping.		\$75,000	2013	
Watermain service		Replace the building water service piping between the main building and the city service piping.		\$45,000	2013	
Storm water Management Facilities	No storm water management facilities exist at the site. The current deteriorated piping will require replacement as part site renovation project that will require implementation of storm water management facilities in accordance with Shingle Creek Watershed District standards	Replacement of deteriorated materials is fundable under Alt Facilities. Updating or expanding based on codes / ordinances requires other funding sources.	\$25,000	\$100,000	2013	
Terrazzo Flooring Repair	Terrazzo flooring control joint sealant is in poor condition and needs to be reapplied.	Repair the deteriorated terrazzo joint sealant.	\$15,000		2013	Added scope comment, and moved 35,000 to District capital.
Terrazzo Flooring Resurfacing	All of the terrazzo flooring surface needs resurfacing/ regrinding.	Resurface the existing terrazzo floors		\$35,000	2013	Added line item and scope comment, and moved 35,000 from Alt Fac.

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Unit Ventilators - Deteriorated, Exhaust Fans and Kitchen Ventilation system	A sample of the existing original unit ventilators were inspected, to determine their condition. Unit ventilators are in a deteriorated and/or damaged condition. Housings and access doors are loose and not sealing correctly. Some valves and damper actuators are leaking and some have been replaced. Air filters do not seal, allowing unfiltered air to bypass. A sample of exhaust fans were inspected to determine their condition. Observed that the exhaust fans are in a deteriorated and/or damaged condition. The original exhaust fans are in bad shape. All of the exhaust fans need replacement due to deterioration. The kitchen ventilation is deteriorated and needs replacement.	Complete the replacement work associated with the deteriorated unit ventilators in the classrooms along with the remaining phased area work. Replace deteriorated exhaust fans. Replace the kitchen hoods and ventilation, and hood fire protection . Alt Facilities project scope eligible for funding under Health and Safety	\$427,000	\$0	2013	Moved from H&S to Alt Fac.
VAT	Floor material is vinyl asbestos tile and should be replaced along with abatement. The VAT shall be replaced with porcelain floor tile to prevent potential bleed through of adhesive removal materials.	Alt facilities funding covers the cost of replacement of deteriorated materials with similar quality materials.	\$143,880		2013	
VCT	Currently Vinyl Composition Tile (VCT) covers 22,728 SF of the building floor surfaces. 16,544SF is in good condition, 5,025 SF is in fair condition, and 1,159SF should be replaced due to deteriorated condition. In addition, 2,785LF of vinyl base is deteriorated and should be replaced. The deteriorated VCT shall be replaced with porcelain floor tile to prevent potential bleed through of adhesive removal materials	Alt facilities funding covers the cost of replacement of deteriorated materials with similar quality materials.	\$28,000		2013	
Visual Display Boards	The majority of the classrooms currently have 5,960 SF of chalk boards and tack boards, and 998 LF or map rail and tack strips on the walls. These are all in worn condition from use.	Replace worn chalk boards.	\$74,000		2013	Added scope comment.
Wood Base	Wood flooring base has surface scuffs/grooves and needs to be refinished.	Refinish wood base in the Gym.	\$9,120		2013	
Wood Flooring	Wood Flooring is in good condition, but needs refinishing.	Refinish wood floor in the Gym.	\$24,000		2013	

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Building / Site Item	Description	Remarks	Alt. Facilities Funded	District Capital / Other Funding Source	Project Year	Totals/ Remarks
Purchased property site improvements	Propety Purchase directly adajacent to the existing Lakeview site (4202 Lakeview Ave North, Robbinsdale , MN)	Improvements to include construction opf bus drive lane , small staff parking area and storm water retention components.		\$370,000	2013	Added line item and scope comment.
		Estimated Construction Cost 2011 Dollars	4,928,187	1,538,850	2013	\$6,467,037
		Inflation Cost Factor	197,127	61,554	2013	
		Adjusted Estimated Construction Cost	5,125,314	1,600,404	2013	\$6,725,718
		Project Cost Factor	1,025,063	320,081	2013	
		Estimated project Cost Adjusted For Inflation	6,150,377	1,920,485	2013	\$8,070,862

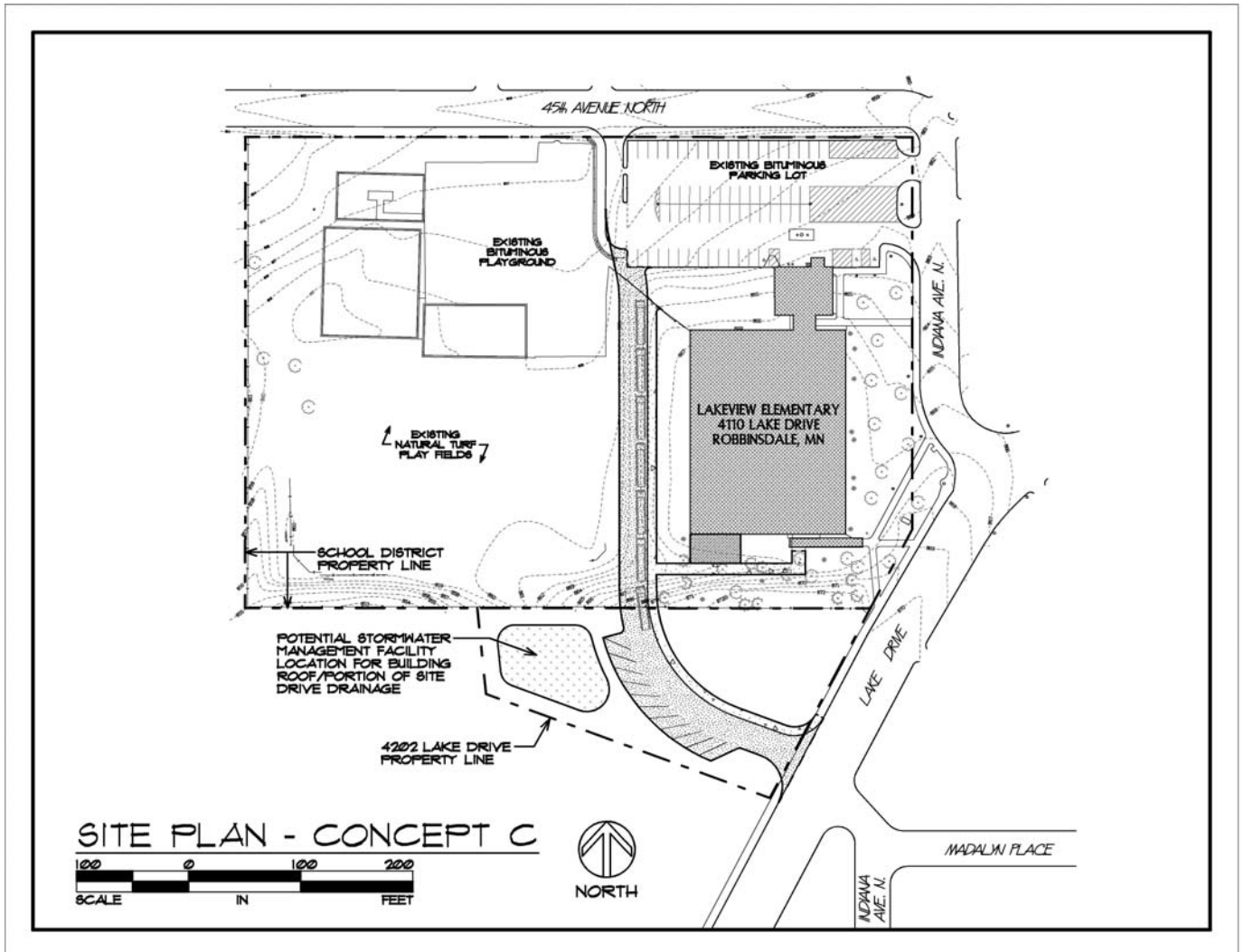
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Appendix B - Site and Floor Plans



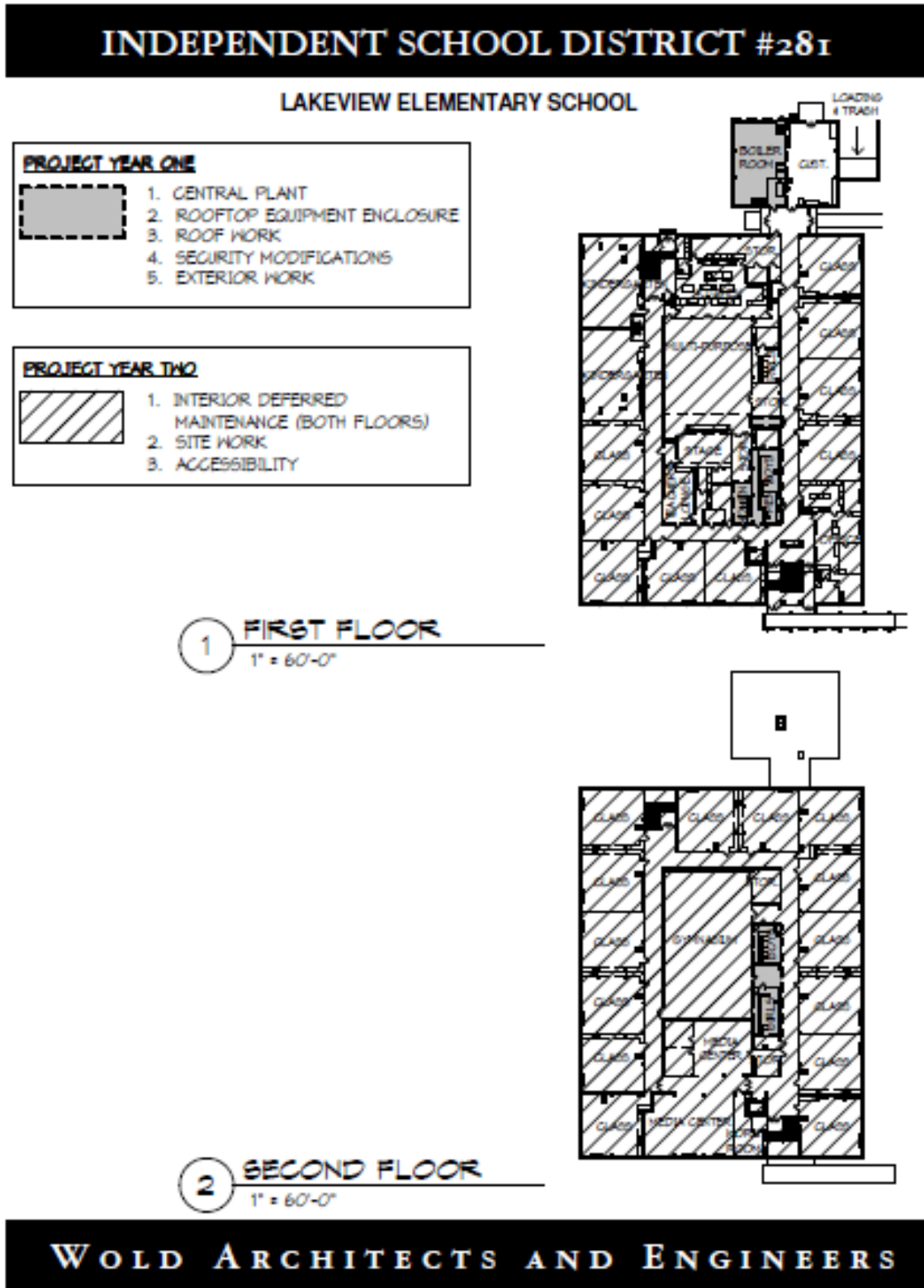
Over all Lakeview Elementary site .

Appendix B - Site and Floor Plans (Continued)



Proposed Site Plan

Appendix B - Site and Floor Plans (Continued)



Appendix C – Financial

- **Financial: Issue Summary**

\$8,640,000

Independent School District No. 281 (Robbinsdale Area Schools),
Minnesota

General Obligation Alternative Facilities Bonds, Series 2012

Sources & Uses

Dated 06/01/2012 | Delivered 06/01/2012

Sources Of Funds

Par Amount of Bonds.....	\$8,640,000.00
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Total Sources	\$8,640,000.00
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Uses Of Funds

Deposit to Project Construction Fund.....	8,476,369.00
Total Underwriter's Discount (1.300%).....	112,320.00
Costs of Issuance.....	50,250.00
Rounding Amount.....	1,061.00

Total Uses	\$8,640,000.00
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- **Financial: Net Debt Service Schedule- \$8,640,000**

\$8,640,000

Independent School District No. 281 (Robbinsdale Area Schools), Minnesota
 General Obligation Alternative Facilities Bonds, Series 2012

DEBT SERVICE SCHEDULE					
Date	Principal	Coupon	Interest	Total P+I	105% Levy
02/01/2013	425,000.00	1.150%	196,046.67	621,046.67	652,099.00
02/01/2014	330,000.00	1.500%	289,182.50	619,182.50	650,141.63
02/01/2015	335,000.00	1.800%	284,232.50	619,232.50	650,194.13
02/01/2016	345,000.00	2.050%	278,202.50	623,202.50	654,362.63
02/01/2017	350,000.00	2.400%	271,130.00	621,130.00	652,186.50
02/01/2018	360,000.00	2.650%	262,730.00	622,730.00	653,866.50
02/01/2019	365,000.00	2.850%	253,190.00	618,190.00	649,099.50
02/01/2020	380,000.00	3.100%	242,787.50	622,787.50	653,926.88
02/01/2021	390,000.00	3.250%	231,007.50	621,007.50	652,057.88
02/01/2022	400,000.00	3.300%	218,332.50	618,332.50	649,249.13
02/01/2023	415,000.00	3.500%	205,132.50	620,132.50	651,139.13
02/01/2024	430,000.00	3.600%	190,607.50	620,607.50	651,637.88
02/01/2025	445,000.00	3.750%	175,127.50	620,127.50	651,133.88
02/01/2026	460,000.00	4.000%	158,440.00	618,440.00	649,362.00
02/01/2027	480,000.00	4.100%	140,040.00	620,040.00	651,042.00
02/01/2028	500,000.00	4.200%	120,360.00	620,360.00	651,378.00
02/01/2029	520,000.00	4.300%	99,360.00	619,360.00	650,328.00
02/01/2030	545,000.00	4.400%	77,000.00	622,000.00	653,100.00
02/01/2031	570,000.00	4.500%	53,020.00	623,020.00	654,171.00
02/01/2032	595,000.00	4.600%	27,370.00	622,370.00	653,488.50
Total	\$8,640,000.00	-	\$3,773,299.17	\$12,413,299.17	\$13,033,964.13

SIGNIFICANT DATES

Dated.....	6/01/2012
Delivery Date.....	6/01/2012
First Coupon Date.....	2/01/2013

Yield Statistics

Bond Year Dollars.....	\$96,135.67
Average Life.....	11.127 Years
Average Coupon.....	3.9250004%
Net Interest Cost (NIC).....	4.0418361%
True Interest Cost (TIC).....	4.0204243%
Bond Yield for Arbitrage Purposes.....	3.8687905%
All Inclusive Cost (AIC).....	4.0892217%

IRS Form 8038

Net Interest Cost.....	3.9250004%
Weighted Average Maturity.....	11.127 Years

Interest rates are estimates. Changes in rates may cause significant alterations to this schedule. The actual underwriter's discount bid may also vary.

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- **Financial: Estimated Tax Impact on Net Tax Capacity**
\$8,640,000

Independent School District No. 281 (Robbinsdale Area Schools), Minnesota
General Obligation Alternative Facilities Bonds, Series 2012

Estimated Market Value (a)	Net Tax Capacity	1st Year Levy Less Existing Levy Increase TNC Tax Rate Increase (b):	\$652,099 \$652,099 \$81,277,786 0.802%
Homestead Residential			
\$50,000	\$500		\$4
70,000	700		6
85,000	850		7
100,000	1,000		8
125,000	1,250		10
150,000	1,500		12
200,000	2,000		16
225,000	2,250		18
250,000	2,500		20
300,000	3,000		24
350,000	3,500		28
400,000	4,000		32
450,000	4,500		36
500,000	5,000		40
550,000	5,625		45
600,000	6,250		50
650,000	6,875		55
700,000	7,500		60
750,000	8,125		65
800,000	8,750		70
850,000	9,375		75
900,000	10,000		80
950,000	10,625		85
1,000,000	11,250		90

Commercial/Industrial		
\$100,000	\$1,500	\$12
150,000	2,250	18
250,000	4,250	34
500,000	9,250	74
1,000,000	19,250	154
3,000,000	59,250	475
5,000,000	99,250	796
7,000,000	139,250	1,117
10,000,000	199,250	1,599

Apartments (4 or More Units)		
\$50,000	\$625	\$5
75,000	938	8
100,000	1,250	10
200,000	2,500	20
500,000	6,250	50
1,000,000	12,500	100
3,000,000	37,500	301
5,000,000	62,500	501
7,000,000	87,500	702
10,000,000	125,000	1,003

Seasonal/Recreational (Residential)		
\$30,000	\$300	\$2
40,000	400	3
45,000	450	4
50,000	500	4
75,000	750	6

Agricultural Homestead				
Value per Acre	\$500			
Dwelling Est.			Net Tax	
<u>Market (c)</u>	<u>Acres</u>	<u>Total EMV (d)</u>	<u>Capacity</u>	
\$51,000	80	\$ 91,000	\$ 713	\$6
	160	131,000	913	7
	320	211,000	1,313	11
	640	371,000	2,113	17

Agricultural Non- Homestead				
	<u>Acres</u>	<u>Total EMV (d)</u>	<u>Net Tax Capacity</u>	
	80	\$ 40,000	\$ 400	\$3
	160	80,000	800	6
	320	160,000	1,600	13
	640	320,000	3,200	26

- (a) *Estimated market value is the basis from which the net tax capacity is calculated. This value is not necessarily the price the property would bring if sold.*
- (b) *The tax rate increase is derived by dividing the average debt service by the taxable net tax capacity
The dollar increase in taxes payable is derived by multiplying the net tax capacity by the tax capacity rate increase*
- (c) *Includes house, garage and one acre with an estimated market value of \$51,000.00*
- (d) *Estimated value per tillable acre is \$500.00*

Note: Changes in interest rates, timing or size of the bond issue may cause significant alterations of this information.

2012 GO Alternative Facil | SINGLE PURPOSE | 6/27/2011 | 4:10 PM

Appendix D – ISD #281 Memo to the School Board on March 15, 2010

M E M O R A N D U M



MINNESOTA
ILLINOIS
MICHIGAN
COLORADO

TO: Board of Education and Superintendent Aldo Sicoli

FROM: Wold Team

DATE: March 2, 2010

COMM. NO: 9999

MINNESOTA OFFICE
305 ST. PETER STREET
ST. PAUL, MINNESOTA 55102
651.227.7773
FAX 651.223.5646
WWW.WOLDAE.COM
MAIL@WOLDAE.COM

SUBJECT: Independent School District #281
Overview of Requested Information

Enclosed are documents developed in response to Board request for information regarding Lakeview and Northport Elementary Schools.

The following documents are included as part of the correspondence:

1. **Option: Deferred Maintenance and Renovation Project Cost Summary**
The bottom of the chart shows the total project costs for Lakeview and Northport and combining the totals. The additional columns show the project funding sources.
2. **Lakeview Elementary School: Deferred Maintenance and Renovation**
Please note the "boxed" column showing the "Total Estimated Project Cost". In addition this page itemizes the project descriptions for the Lakeview projects over three project summers.
3. **Northport Elementary School: Deferred Maintenance and Renovation**
Please note the "boxed" column showing the "Total Estimated Project Cost". In addition this page itemizes the project descriptions for the Northport projects over six project summers.
4. **Option: New Building Total Project Cost Summary**
This page shows the total costs based on bid year - 2012
5. **New Lakeview Elementary School: Estimated Project Cost Summary**
Please note the two right hand columns for construction and total project costs for bid year 2012. In addition, the Construction Cost, cost per SF, shown at \$213.46, was derived from the Forest Elementary 2005 construction costs inflated to 2012.
6. **New Northport Elementary School: Estimated Project Cost Summary**
Please note the two right hand columns for construction and total project costs for bid year 2012. In addition, the Construction Cost, cost per SF, shown at \$213.46, was derived from the Forest Elementary 2005 construction costs inflated to 2012.
7. **New Combined Elementary School: Estimated Project Cost Summary**
Please note the two right hand columns for construction and total project costs for bid year 2012. In addition, the Construction Cost, cost per SF, shown at \$213.46, was derived from the Forest Elementary 2005 construction costs inflated to 2012.

W O L D A R C H I T E C T S A N D E N G I N E E R S



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Memo to Board of Education and Supt. Sicoli
Page Two

With regard to addressing the deferred maintenance projects, the information provided includes a recommended approach, if the desire is to address deferred maintenance needs in a project by project approach. When reviewing this approach, it was our understanding that the scheduled construction work would occur primarily during the summer months over the course of multiple years. This was done to minimize the impact to District students and staff.

Through consultation with your administration and staff we attempted to break the projects down to address projects based on higher priority issues first as well as trying to respect the current funding levels for alternative facilities. It should be understood that there will be a need for some other funding for items that may not qualify for Alternative Facilities' funding.

With regard to building new, the information provided is based on the replacement of Lakeview Elementary School, or Northport Elementary School, or a new combined School for both populations. The sizes of the school(s) and the program requirements were established using Forest Elementary as a guide and derived through Space Standards meetings with District staff. Construction and Project costs used Forest Elementary construction costs inflated to 2012.

The following are some assumptions and key point pertaining to both the Deferred Maintenance and Building New options:

ADDRESSING DEFERRED MAINTENANCE

Assumptions:

- Starting reinvestment in 2011/2012
- Complete construction work during summer breaks and minimize impact to the students and staff.
- Construction over multiple summers will avoid additional bussing expenses.
- District has the ability to control the extent and level of project(s) implementation.
- Building improvements for educational purposes require other funding sources.
- Annual construction cost inflation factor was set at 5% starting in 2011.

Key Points:

- Construction over multiple summers will add minor costs due to annual inflation increases.
- Can suspend project if desired (based on funding).

W O L D A R C H I T E C T S A N D E N G I N E E R S



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Memo to Board of Education and Supt. Sicoli
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BUILDING NEW

Assumptions:

- Construction Bid year – 2012
- Occupancy of the individual new schools – Fall 2013 (12 - 15 month construction period)
- Occupancy of the combined school – Fall 2014 (15 – 18+ month construction period)
- New school would have a more contemporary curb appeal.
- New school would meet all of the District’s educational program facility expectations and needs.
- Individual new schools would be constructed on their respective sites.
- A new combined school would be constructed on the Northport site.
- The following table shows the assumed inflation rates for construction starting in 2005.

Bid Years	Calculated Averages**
2005	1.0632
2006	1.0410
2007	1.0622
2008***	1.0600
2009***	1.0000
2010***	1.0000
2011****	1.0500
2012****	1.0500

** Calculated averages based on average of BCI, CCI, ENR Index, ACE

*** Wold Suggested Inflation Rate

**** ISD 281 Suggested Inflation Rate

Key Points:

- New individual schools will require temporary displacement of the students and staff during the period of construction.
- A single combined school will require temporary displacement of the Northport students and staff during the period of construction.

JC/Promo/ISD_281/9999/crsp/mar10

Independent School District 281
Project Cost Summary

**OPTION: DEFERRED MAINTENANCE and RENOVATION
PROJECT COST SUMMARY**

Wold Architects and engineers
Draft 3/8/10
Meeting

PROJECTS	LAKEVIEW ELEMENTARY SCHOOL DEFERRED MAINTENANCE AND RENOVATION				NORTHPORT ELEMENTARY SCHOOL DEFERRED MAINTENANCE AND RENOVATION				COMBINED DEFERRED MAINTENANCE AND RENOVATION			
	ALT FACILITIES PROJECT FUNDING	POTENTIAL ALT FACILITIES FUNDING	OTHER FUNDING SOURCE	HEALTH AND SAFETY FUNDING	ALT FACILITIES PROJECT FUNDING	POTENTIAL ALT FACILITIES FUNDING	OTHER FUNDING SOURCE	HEALTH AND SAFETY FUNDING	ALT FACILITIES PROJECT FUNDING	POTENTIAL ALT FACILITIES FUNDING	OTHER FUNDING SOURCE	HEALTH AND SAFETY FUNDING
PROJECT - 2011					\$5,143,102	\$518,700	\$655,200	\$157,342	\$5,143,102	\$518,700	\$655,200	\$157,342
PROJECT - 2012	\$2,212,588	\$0	\$143,325	\$76,680	\$5,272,318	\$322,481	\$702,293	\$131,515	\$7,484,906	\$322,481	\$845,618	\$208,196
PROJECT - 2013	\$4,236,764	\$368,705	\$669,686	\$377,279	\$2,589,947	\$0	\$0	\$123,162	\$6,826,711	\$368,705	\$669,686	\$500,441
PROJECT - 2014	\$2,280,901	\$0	\$526,985	\$0	\$3,720,616	\$0	\$110,927	\$146,955	\$6,001,518	\$0	\$637,912	\$146,955
PROJECT - 2015					\$243,604	\$0	\$0	\$84,385	\$243,604	\$0	\$0	\$84,385
PROJECT - 2016					\$1,569,619	\$0	\$350,167	\$0	\$1,569,619	\$0	\$350,167	\$0
Total Project Costs per Funding Source	\$8,730,253	\$368,705	\$1,339,996	\$453,959	\$18,539,205	\$841,181	\$1,818,587	\$643,359	\$27,269,459	\$1,209,886	\$3,158,582	\$1,097,319
Total Project Costs	\$10,892,913				\$21,842,332				\$32,735,246			

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Independent School District 281
Project cost Summary

**LAKEVIEW ELEMENTARY SCHOOL:
DEFERRED MAINTENANCE and RENOVATION**

Wold Architects and Engineers
Draft for 3/8/10
Meeting

LAKEVIEW ELEMENTARY SCHOOL	PROJECT	DESCRIPTION	2010 ESTIMATED CONSTRUCTION COST	ESTIMATED INFLATION FACTOR *	PROJECT COST FACTOR **	TOTAL ESTIMATED PROJECT COST	ALT FACILITIES PROJECT FUNDING	POTENTIAL ALT FACILITIES FUNDING	OTHER FUNDING SOURCE	HEALTH AND SAFETY FUNDING
	PROJECT - 2011	No work anticipated		1.050						
	PROJECT - 2012 Accessibility Central Mechanical Plant	Exterior This project includes: The replacement of Boiler #1 (of 2); Replacement of the existing windows and tuckpointing the exterior brick wall; Addressing accessibility for the toilet rooms, as well as building and internal room access; Also included is the construction of additions to the building for flammable material / equipment storage and the mechanical equipment rooms that will be used for the air handling mechanical and electrical equipment for the building.	\$1,697,257	1.103	1.3	\$2,432,584	\$2,212,588	\$0	\$143,325	\$76,680
	PROJECT - 2013 Interior work on both floors	This project includes: Completing the two story interior deferred maintenance architectural, mechanical and electrical work associated with the classroom floor, wall and ceiling finishes, the mechanical air handling systems and the electrical lighting and power systems work.	\$3,755,988	1.158	1.3	\$5,652,434	\$4,236,764	\$368,705	\$669,686	\$377,279
	PROJECT - 2014 Roof work Site work	This project includes: Completing the replacement of the second boiler and the associated boiler room work; The replacement of the scheduled roof areas; Also included is the deferred maintenance work associated with the exterior site, i.e., the Parking lot and paving replacement with modifications to the on site traffic circulation to address the bus drop-off areas; repairing the turf grass area ponding and drainage problem areas, and the repair / replacement of the playground paved areas.	\$1,776,965	1.216	1.3	\$2,807,886	\$2,280,901	\$0	\$526,985	\$0
	PHASE V - FY 2015	No work anticipated								
	PROJECT - 2016	No work anticipated								
TOTAL PROJECT COSTS						\$10,892,913	\$8,730,253	\$368,705	\$1,339,996	\$453,959
	PROJECT - 2014	Multipurpose Addition	\$1,100,000	1.276	1.3	\$1,825,083	\$0	\$0	\$1,825,083	\$0

TOTAL PROJECT COST INCLUDING PHASE V: \$12,717,996 \$8,730,253 \$368,705 \$3,165,078 \$453,959

* The "Estimated inflation factor" is based on an assumed inflation rate of 0% for 2010, and an increase of 5% per year through out the project period.

** The "Project cost factor" is an amount that covers the costs associated with the peripheral costs of a project such as: Professional Design fees, project financing fees, construction testing, project construction document printing, Regulatory and permit fees, etc, that are not included in the cost of constructing the project.

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Independent School District 281
Project Cost Summary

**NORTHPORT ELEMENTARY SCHOOL:
DEFERRED MAINTENANCE and RENOVATION**

Wold Architects and Engineers
Draft for 3/8/10
Meeting

NORTHPORT ELEMENTARY SCHOOL	PROJECT	PROJECT DESCRIPTION	2010 ESTIMATED CONSTRUCTION COST	ESTIMATED INFLATION FACTOR	PROJECT COST FACTOR	TOTAL ESTIMATED PROJECT COST	ALT FACILITIES PROJECT FUNDING	POTENTIAL ALT FACILITIES FUNDING	OTHER FUNDING SOURCE	HEALTH AND SAFETY FUNDING
	PROJECT - 2011 Roof work on 29% of the roof. 1959 Addition interior work. Prep for future Mechanical work.	Replacement on the roof areas around the gymnasiums and the 1959 addition (SW wing) including: All mechanical rain water piping and site storm sewer work and roof structural work associated with correcting snow load conditions; Completing the interior deferred maintenance architectural, mechanical and electrical work associated with the classroom floor, wall and ceiling finishes, the mechanical air handling systems and the electrical lighting and power systems work. Also included is the construction of the mechanical equipment rooms that will be used for the air handling mechanical and electrical equipment for the building.	\$4,743,109	1.050	1.3	\$6,474,344	\$5,143,102	\$518,700	\$655,200	\$157,342
	PROJECT - 2012 Remaining 72% of the roof work. Interior construction on the Center core area.	This project includes: Replacement on the remaining roof areas on the main 1955 building including: All mechanical rain water piping and site storm sewer work and roof structural work associated with correcting snow load conditions; Exterior tuckpointing of the brick. Deferred maintenance work associated with the replacement of the boilers; The Gym and Multipurpose Room and Kitchen deferred maintenance and reconstruction work and associated interior room floor, wall and ceiling finishes and accessibility improvements, the mechanical air handling systems, and the electrical lighting and power systems work within the areas of the Kitchen, Gym and Multipurpose room	\$4,485,335	1.103	1.3	\$6,428,606	\$5,272,318	\$322,481	\$702,293	\$131,515
	PROJECT - 2013 North end of the 1955 building	The North end of the 1955 main building. This project includes completing the interior deferred maintenance architectural, mechanical and electrical work associated with the classroom floor, wall and ceiling finishes and accessibility improvements; Completing the mechanical air handling systems and the electrical lighting and power systems work.	\$1,802,835	1.158	1.3	\$2,713,109	\$2,569,947	\$0	\$0	\$123,162
	PROJECT - 2014 South end of the 1955 building	The South end of the 1955 main building. This project includes completing the interior deferred maintenance architectural, mechanical and electrical work associated with the classroom floor, wall and ceiling finishes and accessibility improvements; Completing the mechanical air handling systems and the electrical lighting and power systems work.	\$2,517,785	1.216	1.3	\$3,978,498	\$3,720,616	\$0	\$110,927	\$146,955
	PROJECT - 2015 Remaining support areas not in other phases.	This project includes minor completion of the interior deferred maintenance architectural work associated with the classroom floor, wall and ceiling finishes and accessibility improvements not included in the other projects.	\$197,683	1.276	1.3	\$327,989	\$243,604	\$0	\$0	\$84,385
	PROJECT - 2016 Site	This project includes: Completing all of the deferred maintenance work associated with the exterior site, i.e., the Parking lot and paving replacement with modifications to the on site traffic circulation, repairing the turf grass area ponding and drainage problem areas, and the repair / replacement of the playground paved areas	\$1,101,980	1.340	1.3	\$1,919,786	\$1,569,619	\$0	\$350,167	\$0
<p>* The "Estimated Inflation factor" is based on an assumed inflation</p> <p>** The "Project cost factor" is an amount that covers the costs associated with the peripheral costs of a project such as: Professional Design fees, project financing fees, construction testing, project construction document printing, Regulatory and permit fees, etc, that are not included in the cost of constructing the project.</p>										
TOTAL PROJECT COSTS						\$21,842,332	\$18,539,205	\$841,181	\$1,818,587	\$643,359

Independent School District 281

OPTION: NEW BUILDING
TOTAL ESTIMATED PROJECT COST SUMMARY

Wold Architects and Engineers
Draft for 3/8/10 meeting

	NEW LAKEVIEW ELEMENTARY SCHOOL	NEW NORTHPORT ELEMENTARY SCHOOL	NEW COMBINED ELEMENTARY SCHOOL
BID YEAR 2012	\$19,090,394	\$22,110,035	\$39,361,471
TOTAL	\$41,200,429		

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Independent School District 281

OPTION: NEW BUILDING

Wold Architects and Engineers
Draft for 3/8/10 meeting

LAKEVIEW ELEMENTARY SCHOOL ESTIMATED PROJECT COST SUMMARY

LAKEVIEW ELEMENTARY SCHOOL	Lakeview (5-30-08)	\$/SF, or %	Lakeview Estimate 2B New limited program 12/14/09 Board Workshop	\$/SF, or %	Lakeview Estimate 3/8/10 Board Workshop	\$/SF, or %
	Cost totals provided as part of the May 30, 2008 Facility Condition Assessment Report		Cost totals presented on Jim Gerber's Summary at the 12/14/09 Board Workshop		Bid 2012 project cost based on replacement school program derived from Forest Elementary Space Standards with meetings with District staff, and the Forest Elementary cost inflated to 2012 @ \$213.46/SF	
BID YEAR	2008		2011 or 2012		2012	
Student Design Capacity	425	Students	425		425	
				Students		Students
Area per student (MDE 113 SF - 135 SF)	159	SF	160	SF	160	SF
Proposed Building Area SF	67,735	SF	68,130	SF	68,130	SF
Existing Building Area SF	52,953	SF	52,953	SF	52,953	SF
Construction						
Site	\$995,000	\$14.69	\$995,000	\$14.60	INLCUDED	
Architectural/Building	\$8,535,000	\$126.01	\$8,584,380	\$126.00	\$14,543,030	\$213.46
Roof System					INLCUDED	
Mechanical and Electrical	\$5,267,000	\$77.76	\$5,314,140	\$78.00	INLCUDED	
Estimated Construction Cost Subtotal	\$14,797,000	\$218.45	\$14,893,520	\$218.60	\$14,543,030	\$213.46
Asbestos Abatement (Existing Building)	Included below		\$317,718		\$333,604	
Building Demolition (Existing Building)	Included below		\$264,765		\$278,003	
Estimated Construction Cost Subtotal	\$14,797,000		\$15,476,003		\$15,154,637	
Associated Project Costs						
Furniture Fixtures and Equipment (% of construction cost)	\$1,479,000	10%	\$300,000	2%	\$300,000	2%
Fees, Testing, Bonding	\$2,959,000	20%	\$3,095,201	20%	\$2,908,606	20%
Contingency	\$1,479,000	10%	\$1,083,320	7%	\$727,151.49	5%
Construction Market Adjustments (2008 - 2009 0%, 2009 - ? @ 5%/year (Shown @ 15%))		0%	\$2,321,400	15%	Included above	
Total Estimated Project Costs *	\$20,714,000	\$305.81	\$22,275,924	\$326.96	\$19,090,394	\$280.21

* Project cost based on replacement school program derived from Forest Elementary Space Standards with meetings with District staff, and the Forest Elementary Construction cost inflated to 2012

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Independent School District 281

OPTION: NEW BUILDING

Wold Architects and Engineers
Draft for 3/8/10 meeting

NORTHPORT ELEMENTARY SCHOOL: ESTIMATED PROJECT COST SUMMARY

NORTHPORT ELEMENTARY SCHOOL	Northport (5-30-08)	\$/SF, or %	Northport Estimate 2B New limited program 12/14/09 Board Workshop	\$/SF, or %	Northport Estimate 3/8/10 Board Workshop	\$/SF, or %
	Cost totals provided as part of the May 30, 2008 Facility Condition Assessment Report		Cost totals presented on Jim Gerber's Summary at the 12/14/09 Board Workshop		Bid 2012 project cost based on replacement school program derived from Forest Elementary Space Standards with meetings with District staff, and the Forest Elementary cost inflated to 2012 @ \$213.46/SF	
	2008		2011 or 2012		2012	
BID YEAR	2008		2011 or 2012		2012	
Student Design Capacity	590		590	Students	590	Students
Area per student (MDE 113 SF - 135 SF)	113		134	SF	134	SF
Proposed Building Area SF	66,960	SF	78,930	SF	78,930	SF
Existing Building Area SF	64,895	SF	64,895	SF	64,895	SF
Site	\$1,430,000	\$21.38	\$1,430,000	\$18.12	INLCUDED	
Architectural/Building	\$8,437,000	\$126.00	\$9,945,180	\$126.00	\$16,848,398	\$213.46
Roof System					INLCUDED	
Mechanical and Electrical	\$5,206,000	\$77.75	\$6,156,540	\$78.00	INLCUDED	
Estimated Construction Cost Subtotal	\$15,073,000	\$225.10	\$17,531,720	\$222.12	\$16,848,398	\$213.46
Asbestos Abatement (Existing Building)	Included below		\$389,370		\$408,839	
Building Demolition (Existing Building)	Included below		\$324,475		\$340,699	
Estimated Construction Cost Subtotal	\$15,073,000		\$18,245,565		\$17,597,935	
Associated Project Costs						
Furniture Fixtures and Equipment (% of construction cost)	\$1,507,000	10%	\$300,000	2%	\$300,000	
Fees, Testing, Bonding	\$3,015,000	20%	\$3,649,113	21%	\$3,369,680	20%
Contingency	\$1,507,000	10%	\$1,277,190	7%	\$842,420	5%
Construction Market Adjustments (2008 - 2009 0%, 2009 - ? @ 5%/year (Shown @ 15%))		0%	\$2,736,835	15%	Included above	
Total Project Costs *	\$21,102,000	\$315.14	\$26,208,703	\$332.05	\$22,110,035	\$280.12

* Project cost based on replacement school program derived from Forest Elementary Space Standards with meetings with District staff, and the Forest Elementary Construction cost inflated to 2012

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Independent School District 281

OPTION: NEW BUILDING

Wold Architects and Engineers
Draft for 3/8/10 meeting

NEW COMBINED ELEMENTARY SCHOOL: ESTIMATED PROJECT COST SUMMARY

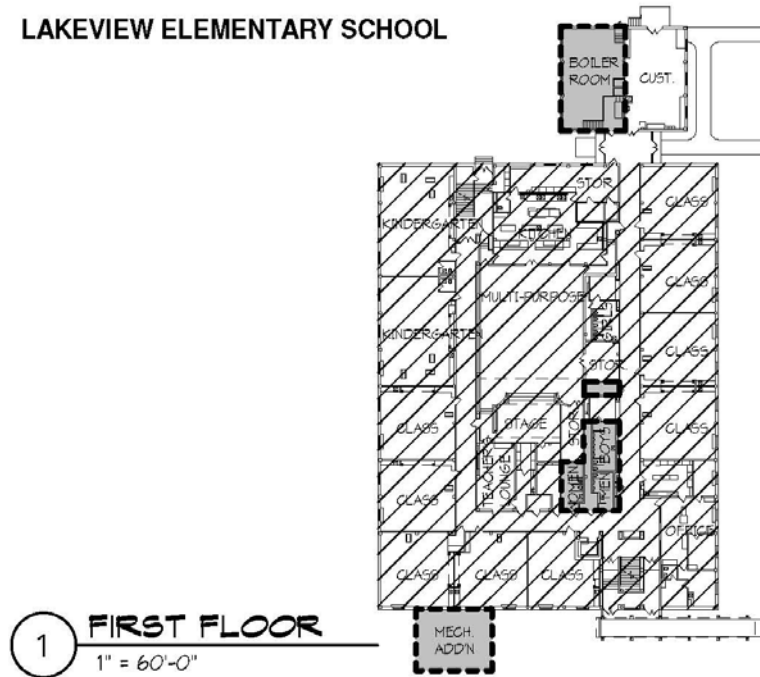
COMBINED ELEMENTARY SCHOOL	Combined Lakeview and Northport (5-30-08)	\$/SF, or %	Combined Lakeview and Northport New limited program 12/14/09 Board Workshop	\$/SF, or %	Combined Lakeview and Northport Estimate 3/8/10 Board Workshop	\$/SF, or %
	Cost totals provided as part of the May 30, 2008 Facility Condition Assessment Report		Cost totals presented on Jim Gerber's Summary at the 12/14/09 Board Workshop		Bid 2012 project cost based on replacement school program derived from Forest Elementary Space Standards with meetings with District staff, and the Forest Elementary cost inflated to 2012 @ \$213.46/SF	
BID YEAR	2008		2011 or 2012		2012	
Student Design Capacity			1015	Students	1015	Students
Area per student (MDE 113 SF - 135 SF)			138	SF	138	SF
Proposed Building Area SF	134,695	SF	140,168	SF	140,168	SF
Existing Building Area SF (Lakeview)	52,953	SF	52,953	SF	52,953	SF
Existing Building Area SF (Northport)	64,895	SF	64,895	SF	64,895	SF
Site	\$1,188,000	\$8.82	\$1,188,000	\$8.48	INLCUDED	
Architectural/Building	\$16,972,000	\$126.00	\$17,661,168	\$126.00	\$29,920,261	\$213.46
Roof System					INLCUDED	
Mechanical and Electrical	\$10,479,000	\$77.80	\$10,792,936	\$77.00	INLCUDED	
Estimated Construction Cost Subtotal	\$28,639,000	\$212.62	\$29,642,104	\$211.48	\$29,920,261	213.46
Asbestos Abatement (Existing Building)	Included below		\$707,088		\$742,442	
Building Demolition (Existing Building)	Included below		\$589,240		\$618,702	
Estimated Construction Cost Subtotal	\$28,639,000		\$30,938,432		\$31,281,406	
Associated Project Costs						
Furniture Fixtures and Equipment (10% of construction cost)	\$2,863,000	10%	\$600,000	2%	\$600,000	2%
Fees, Testing, Bonding	\$5,726,000	20%	\$5,928,421	20%	\$5,984,052	20%
Contingency	\$2,863,000	10%	\$2,074,947	7%	\$1,496,013	5%
Construction Market Adjustments (2008 - 2009 0%, 2009 - ? @ 5%/year (Shown @ 15%))			\$4,446,316	15%	Included above	
Total Project Costs *	\$40,091,000	\$297.64	\$43,988,116	\$313.82	\$39,361,471	\$280.82

* Project cost based on replacement school program derived from Forest Elementary Space Standards with meetings with District staff, and the Forest Elementary Construction cost inflated to 2012

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INDEPENDENT SCHOOL DISTRICT #281

LAKEVIEW ELEMENTARY SCHOOL



PROJECT YEAR ONE

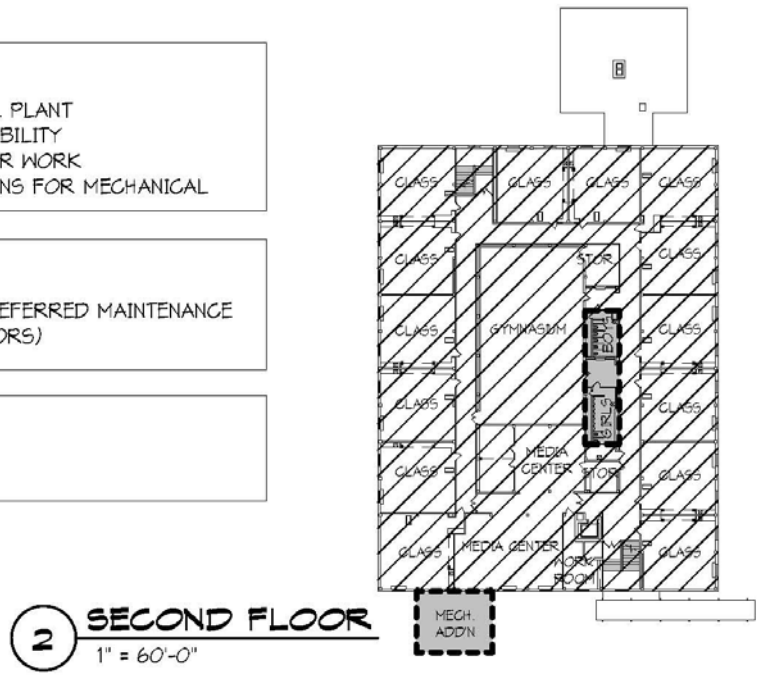
- 1. CENTRAL PLANT
- 2. ACCESSIBILITY
- 3. EXTERIOR WORK
- 4. ADDITIONS FOR MECHANICAL

PROJECT YEAR TWO

INTERIOR DEFERRED MAINTENANCE (BOTH FLOORS)

PROJECT YEAR THREE

ROOF & SITE WORK



WOLD ARCHITECTS AND ENGINEERS

INDEPENDENT SCHOOL DISTRICT #281

NORTHPORT ELEMENTARY SCHOOL

PROJECT YEAR ONE

- ROOF WORK - AROUND THE GYM AND MULTI-PURPOSE ROOM
- MECH. ROOM, PREP FOR FUTURE
- ROOF AREA & INTERIOR 1959 DEFERRED MAINTENANCE

PROJECT YEAR TWO

- REMAINING ROOF WORK ON THE ENTIRE BUILDING
- INTERIOR DEFERRED MAINTENANCE - GYM, MULTI-PURPOSE ROOM, KITCHEN

PROJECT YEAR THREE

- NORTH END 1955 BUILDING INTERIOR DEFERRED MAINTENANCE

PROJECT YEAR FOUR

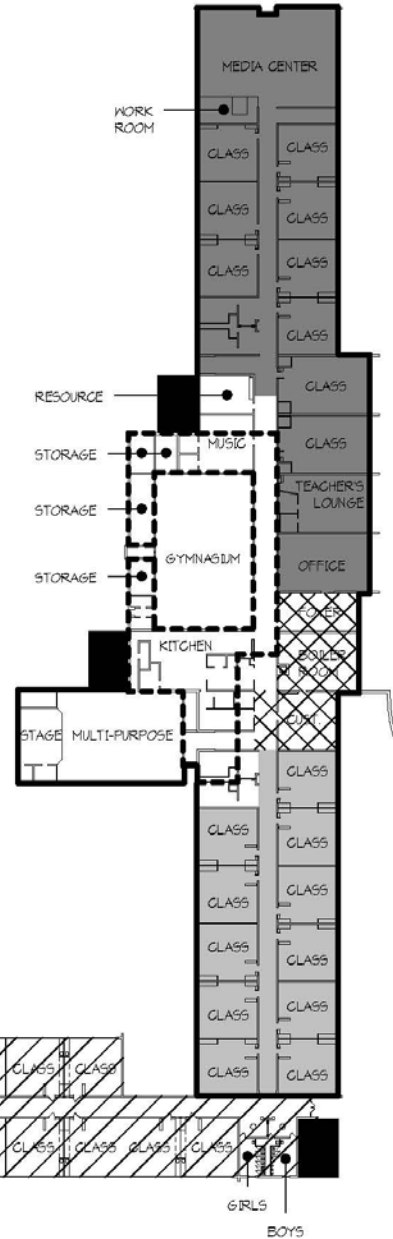
- SOUTH END 1955 BUILDING INTERIOR DEFERRED MAINTENANCE

PROJECT YEAR FIVE

- INTERIOR DEFERRED MAINTENANCE

PROJECT YEAR SIX

- SITE & DEFERRED MAINTENANCE



1 MAIN LEVEL
 1" = 50'-0"

WOLD ARCHITECTS AND ENGINEERS

Appendix E – Health and Safety Attachment 7&8

Attachment 7

ISD Name / # 281

Date 05/25/11 Completed By Jay Constable P.E.

Part A (HVAC) – The purpose of this form is to provide MDE with sufficient information for a Mechanical Ventilation Health and Safety project to be approved with at least a Provisional Project Approval (PPA) designator, if not a "YES." A "PPA" will maintain levy authority for the district until November 5, 2010. If the remainder of information has not been received by this date, approval will revert to "NMI" (Needs More Information) and levy authority will be rescinded. Please complete all requested information. **Forms to be completed by an architect or engineer (PE) only.**

Project description	What is the reason for the work (shortcomings of any existing system)? What is the work? Upgrade or replace? The existing systems will be replaced due to deterioration: 1. HVAC systems including; unit ventilators, air handling, kitchen ventilation, boiler, HVAC piping, control systems, exhaust fans.
Project workscope	What major functions (capabilities) will the new system incorporate (Airflow, humidity control, DDC, filtration)? Which are funded under non-H&S funding source? Will there be co-function or integration (e.g., energy savings or performance contracts)? Include the IAQ exclusion statement found in Attachment 8 of this letter. After the construction, the HVAC systems will provide airflow, temperature control, dehumidification control, air filtration, automated control through the new DDC control system. Energy consumption will be reduced through the use of energy wheels and condensing boilers.
Rooms/ areas affected by the work	Description of functions (e.g., classroom, labs, shops, commons area, administrative area). Any special needs (e.g., special ed, disabled, high loading, building or community concerns)? The complete building; which includes the boiler room, kitchen, gym, tunnels, classrooms, administrative offices, and the roof. There are no special concerns.
Existing system description	Current capacity in CFM/person for each area. Other capacity (e.g., air conditioning, humidity, high filtration, swimming pools, co-location with community/other functions). The existing HVAC system, mainly unit ventilators provide approximately 5 to 6 CFM/person. There is no humidity control presently. The administration offices are presently air conditioned.
Design criteria	Outcomes. To include airflow rate, humidification, dehumidification, air filtration, outdoor temperature range, indoor temperature and humidity ranges. The new systems will meet the current ASHRAE standards for ventilation and have the capability to dehumidify. Design conditions are ASHRAE standard conditions for Minneapolis MN; with Design indoor conditions of 74F summer and 69F winter, air filtration of not less than 30%, and relative humidity less than 65%.
Building 8 1/2 X 11 diagram	Shows function and per-room capacity of areas affected by the work.. See attached Function and per room capacities diagram.
Cost	Total cost, cost per year, whether bond or levy (more info needed if bonding) Total mechanical cost FY 2013: \$2,920,00 T

ISD Name / # 281

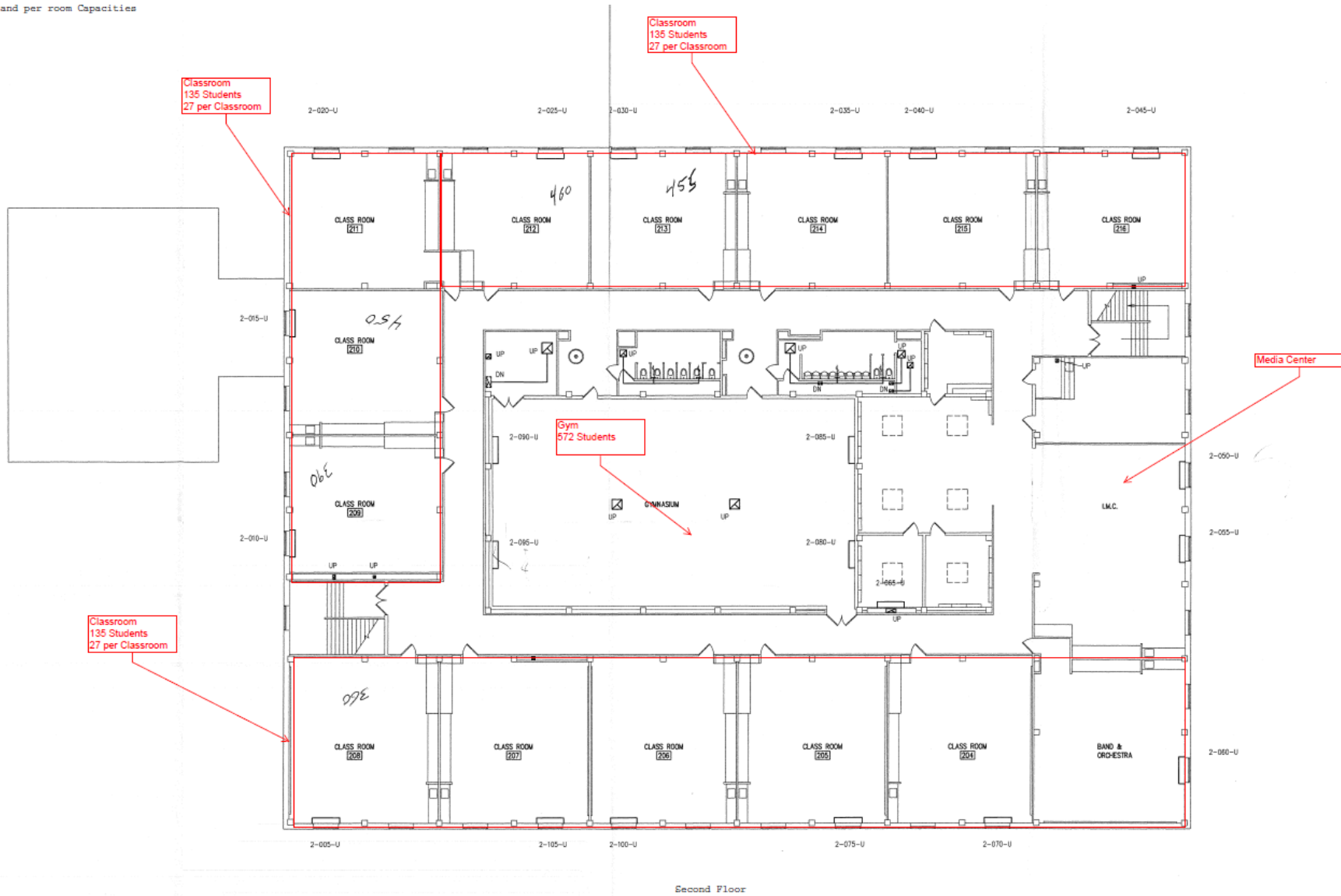
Date 05/25/11 Completed By Jay Constable PE

Part B (HVAC) – The purpose of this second form is to provide the remainder of information needed for project approval, or for conversion of approval from "PPA" to "YES." The information requested should reach MDE in time for approval by October 29, 2010. Information received after this date risks conversion to "NMI" status. Note: Neither Part A (above) or Part B (below) requires that an actual engineering design have occurred. Forms provide MDE with sufficient information without requiring that the engineering design be accomplished to justify the funding of the project under H&S, **to be completed by architect or engineer (PE).**

Document current capacity	Provide "proof" of current system capacity (e.g., measurement, detailed calculation, sampling). See attached Air flow data for Lakeview Elem. Air flow tests were conducted by Jay Constable in May 2008.
System component information	Major components, which are affected by the work. Indicate which are upgrade, replacement or if the entire system is to be replaced. Complete HVAC systems will be replaced in the areas affected. Components will include air handlers, boilers, chillers, pumps, radiation units, unit heaters, pipes, exhaust fans, ductwork and controls.
Line diagram	8 1/2 X 11 floor plan showing boxes and lines where major functions are to be located and air-flow pathways. See attached Major function and air path diagram
Part A revised	Corrected, updated copy of Part A (HVAC). See attached Part A

Room and per room Capacities

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Second Floor



~~Air Flow Test Data for Northport Elem.~~

~~Equipment test procedure~~

~~Class Room Unit Ventilators~~

~~Unit filters were visually inspected to insure filters were new or recently changed. In the event a filter was dirty new filter was installed prior to air measurements. Room thermostat was placed in a call for heat. Sequence of operation would then provide that the OA damper close to a minimum position and heating valve would open. Supply air and Outdoor air measurements were taken with thermostat in heating mode. Visual inspection of OA damper confirmed minimum position. OA damper was opened to 100% open and measured in full economizer.~~

Room #	Supply air CFM	Outdoor Air Min	Outdoor Air Max	
20	700	190	300	
22	620	145	280	unit controls were not operating during testing. OA damper was adjusted using manual hand
24	600	163	280	
34	440	190	285	
32	455	210	235	
South Gym Unit	3170	1205	N/A	
Multi Purpose Rm	5440	2000	N/A	
Office main	755	398	N/A	OA Damper was set to 75% open during test (Manual Damper not adjustable)
Office copy room	1278	415	N/A	OA Damper was set to 75% open during test (Manual Damper not adjustable)

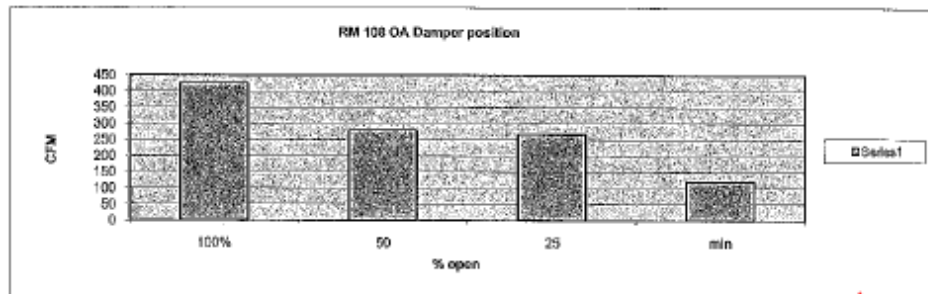
Air Flow Test Data for Lakeview Elem.

Equipment test procedure

Class Room Unit Ventilators

Unit filters were visually inspected to insure filters were new or recently changed. In the event a filter was dirty new filter was installed prior to air measurements. Room thermostat was placed in a call for heat. Sequence of operation would then provide that the OA damper close to a minimum position and heating valve would open. Visual inspection of OA damper confirmed minimum position. OA damper was opened to 100% open and measured in full economizer.

Room #	Supply air CFM	Outdoor Air Min	Outdoor Air Max
108	733	120	425
109	750	190	N/A
110	710	160	N/A
111	800	220	N/A
Office	440	35	N/A
101	740	80	N/A
Media Center	2854		
Cafeteria	3006	611	



~~Air Flow Test Data for Pilgrim Lane Elem.~~

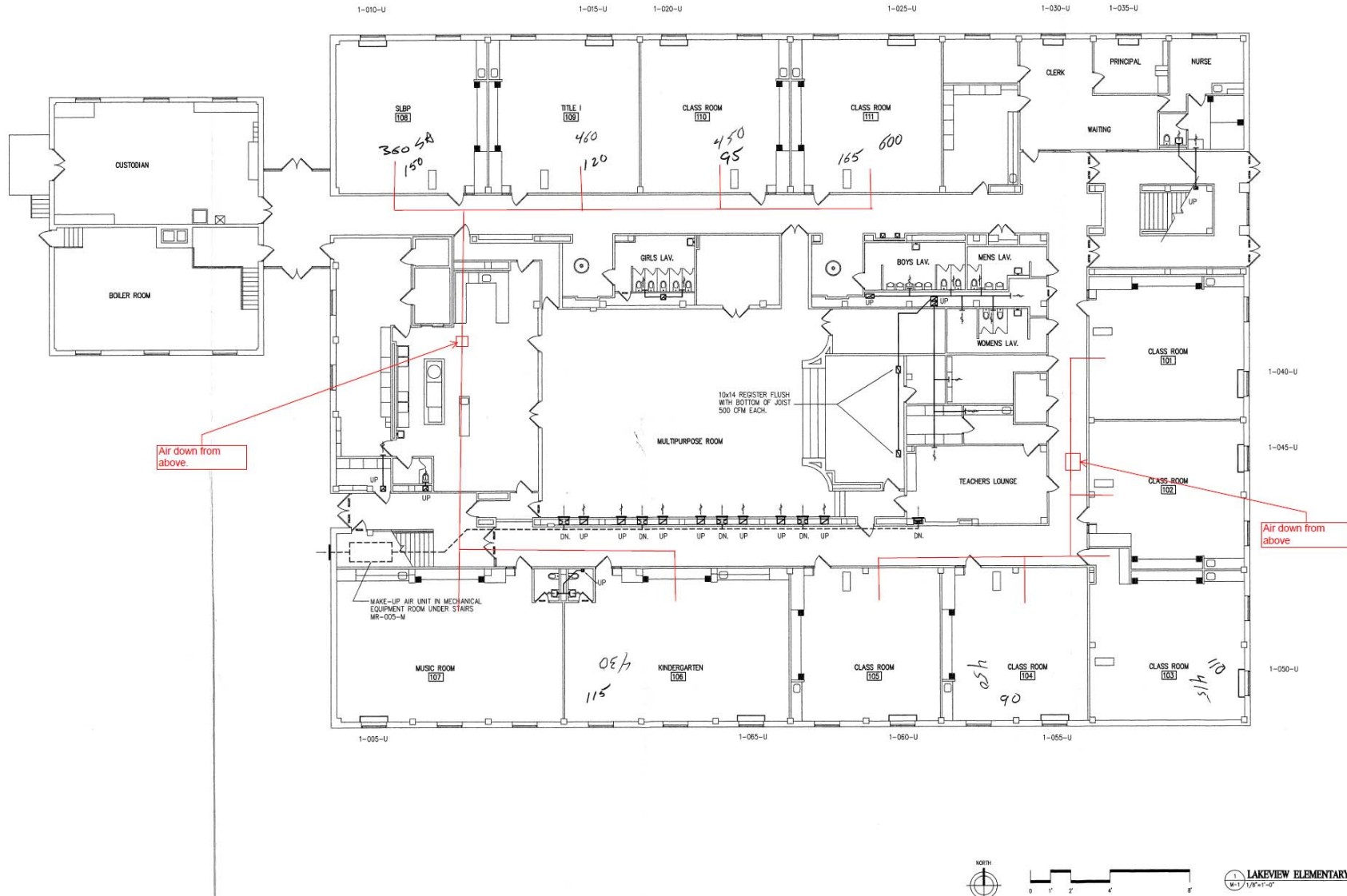
~~Equipment test procedure~~

~~Class Room Unit Ventilators~~

~~Unit filters were visually inspected to insure filters were new or recently changed. In the event a filter was dirty new filter was installed prior to air measurements. Room thermostat was placed in a call for heat. Sequence of operation would then provide that the OA damper close to a minimum position and heating valve would open. Supply air and Outdoor air measurements were taken with thermostat in heating mode. Visual inspection of OA damper confirmed minimum position. OA damper was opened to 100% open and measured in full economizer.~~

Room #	Supply air CFM	Outdoor Air Min	Outdoor Air Max	
12	660	64	N/A	motor not operating
11	664	89	N/A	
10	608	70	N/A	
1	0	0	N/A	
2	656	65	N/A	
3	673	60	N/A	
4	634	53	N/A	
Multi Purpose	2650	316	N/A	

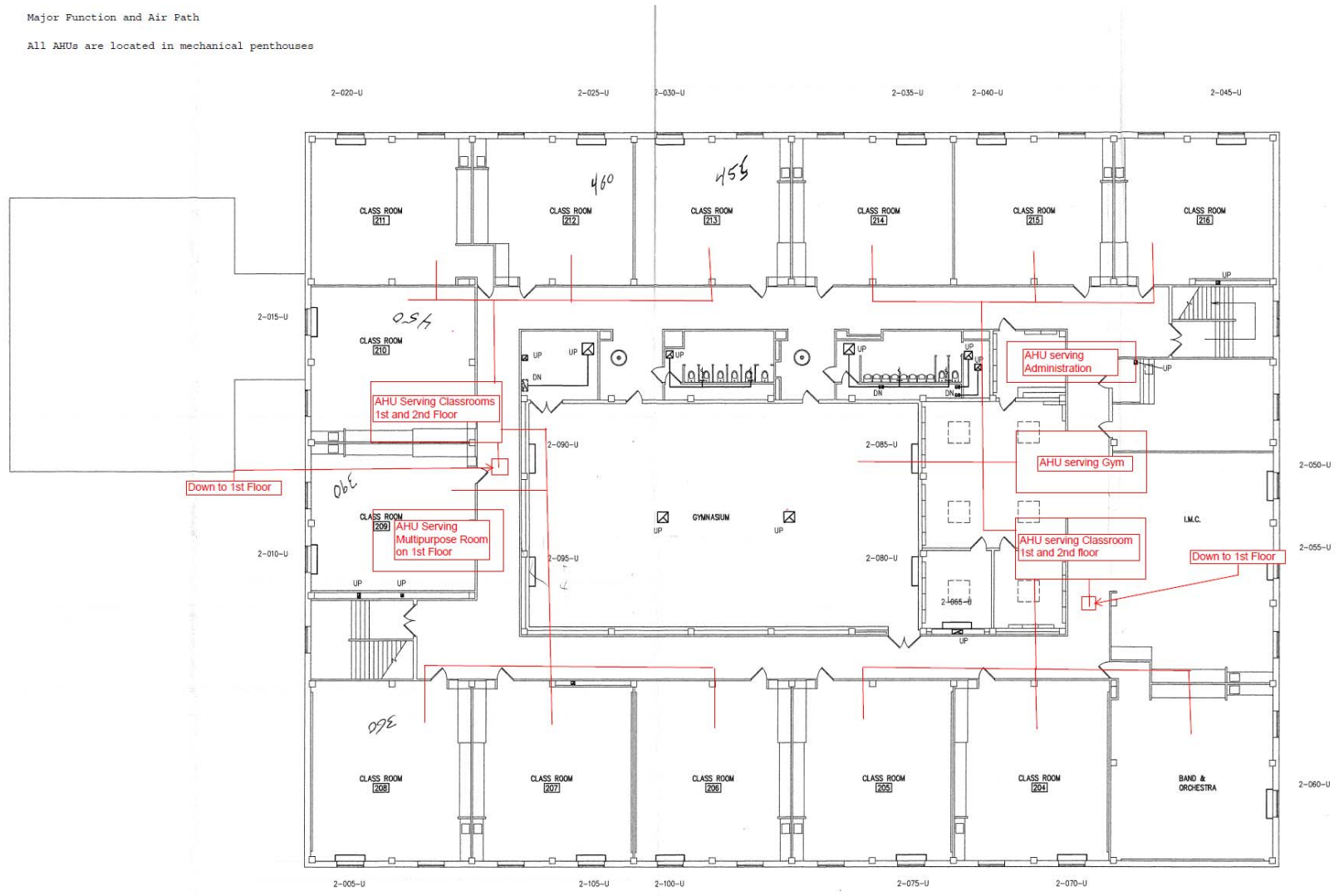
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Major Function and Air Path

All AHUs are located in mechanical penthouses

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Attachment 8

Attachment 8

ISD Name / # ISD NO. 281 Date 6/23/2011 Completed By James Gerber
ROBBINSDALE AREA SCHOOLS
 TO: Districts interested in obtaining funding for mechanical ventilation projects under either Health and Safety or Alternative Facilities Bonding and Levy

A review of several mechanical ventilation projects requesting funding under the H&S and Alternative Facilities programs have resulted in the following list of **allowable – not allowable** expenditures. A district must evaluate the scope of work to make sure that **non-allowable** work elements are not contained in their job, or if they are, are funded by another source. Districts shall initial each "**non-allowable**" element below and return this to MDE as a condition of receiving final project approval before final approval is granted (PPA, PPL or PPB, and OKL or OKB). By initialing, the district acknowledges these categories of work are not included in the above projects. Please note that, as a result of possible downward financial adjustments, the eligible approvable amount may be less than \$500,000 causing the project to be ineligible for Alternate Facilities treatment. Any corrected amounts must be posted to the H&S Website by the district. Also, please note that related projects must be grouped by building only and not by district.

JG **Allowable and not allowable – drop ceilings.** Replacement or restoration of ceilings in support of the operation of an HVAC system is an allowable H&S expenditure. In order to qualify it must support some HVAC function, such as return air or sound deadening. Covering exposed duct or other aesthetics purpose is not an allowable reason.

JG **Not allowable – Lighting.** Replacement or restoration of any lighting subsequent to funded HVAC is not an allowable H&S expenditure.

JG **Allowable – Pipes.** Heating or cooling pipes or piping leading to or from, or otherwise associated with the mechanical ventilation system is an allowable H&S expenditure.

JG **Allowable and not allowable – Cooling capacity as part of dehumidification.** Cooling capacity, cooling coils, cooling compressors, control logic leading to a system that is dedicated to operating in a pure cooling mode without consideration for effect on humidity, is not an allowable H&S expenditure. Funding for a cooling then re-heat system is permitted, if dehumidification engineering and operation meets the following criteria.

Discussion: Mold growth can occur as indicated in reference (1) Appendix C due to either vapor pressure-dominated mold or surface temperature-dominated mold (pp144-145). The test for control of vapor pressure-dominated mold management is whether the conditioned air entering each space from a dehumidification system is no greater than seventy-five (75%)-RH (relative humidity), verified by continual measurement of each space's air serviced by the mechanical ventilation system. The test for surface temperature dominated mold management is whether localized variances in temperature brought about by a cooling source cause any interior surface to achieve a relative humidity above sixty percent (60%).*

Action: Humidity sensors shall be placed in each space serviced by the mechanical ventilation system and connected to its system control logic, set so that each space's relative humidity does not exceed fifty five percent (55%) RH. If a dehumidification system is a simple cooling-then-reheat system and if the cooling function is active, then temperature in the reheat portion shall be increased until the RH in each space does not exceed 55%. This will satisfy vapor pressure-dominated mold management concerns. The system shall be designed so that the RH does not exceed sixty percent (60%) RH at or near the coolest surface. This will satisfy surface temperature-dominated mold management concerns.

The services of a professional engineer (PE) experienced in mold management techniques will be utilized in the design, installation and certification of the dehumidification system to ensure that both vapor pressure-dominated criteria and surface temperature-dominated are met. Performance criteria to this effect will be documented and shall be part of the commissioning process (H&S funding-eligible for new or upgraded systems only). The system shall be capable of being operated and shall be operated observing these relative humidity requirements throughout its annual operational cycle. Temperature adjustment to maintain proper RH shall take priority over temperature adjustment for comfort control. It

Appendix F – Health and Safety Expenditures Five Year Plan

FIN CODES	FY09 Actual Dollars	FY10 Actual Dollars	FY11 Budget Dollars	FY12 Proposed Dollars	FY13 Proposed Dollars
347	133,292.61	132,811.20	233,474	121,850	118,440
349	33,335.98	14,740.46	71,500	40,000	38,000
352	224,948.64	199,100.07	229,496	181,340	193,900
358	9,723.80	152,570.00	467,427	234,500	342,500
363	76,905.62	63,374.39	97,497	98,520	79,181
366	48,000.00	128,969.32	80,000	88,000	88,000
TOTAL	526,206.65	691,565.44	1,179,394.00	764,210	860,021

Appendix F – Alternative Facilities Expenditures Five Year Plan

Robbinsdale Area Schools ISD 281
Alternative Facilities - Five Year Plan

1 of 9
June 23, 2011

Individual Building	Description of Work	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	Total FY 2009-2013
District Wide	Abatement						
District Wide	Employees include: Director of Facilities (Jim) 0.3 FTE; Office Clerical Assistant (Mary) 1.0 FTE;	285,000	244,000	190,000	290,000	298,000	1,307,000
District Wide	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	16,000	15,800	51,000	42,000		124,800
District Wide	TOTALS	301,000	259,800	241,000	332,000	298,000	1,431,800

Education Service Ctr	Abatement						
Education Service Ctr	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	11,000	450	6,967	10,000	-	28,417
Education Service Ctr	Mechanical & Electrical	18,000	17,500	18,600	-	-	54,100
Education Service Ctr	Site Work	85,500	10,000	25,000	-	-	120,500
Education Service Ctr	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	100,000	25,000	98,000	150,000	9,000	382,000
Education Service Ctr	TOTALS	214,500	52,950	148,567	160,000	9,000	585,017

Transportation/Bus Garage	Abatement	-	-	-	11,133	-	11,133
Transportation/Bus Garage	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	3,000	15,450	5,467	15,000	-	38,917
Transportation/Bus Garage	Mechanical & Electrical	65,000	26,000	36,400	78,000	-	205,400
Transportation/Bus Garage	Site	-	-	-	-	-	-
Transportation/Bus Garage	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	10,000	-	80,000	111,667	-	201,667
Transportation/Bus Garage	TOTALS	78,000	41,450	121,867	215,800	-	445,984

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Appendix F – Alternative Facilities Expenditures Five Year Plan

Robbinsdale Area Schools ISD 281
Alternative Facilities - Five Year Plan

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June 23, 2011

Individual Building	Description of Work	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	Total FY 2009-2013
Warehouse / Shops	Abatement						-
Warehouse / Shops	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	-	-	-	-		-
Warehouse / Shops	Mechanical & Electrical	-	-	-	-		-
Warehouse / Shops	Site Work	10,000	-	-	-		10,000
Warehouse / Shops	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	-	-	-	-		-
Warehouse / Shops	TOTALS	10,000	-	-	-	-	10,000

Cooper High School	Abatement	-	-	-	-	-	-
Cooper High School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	256,800	66,450	101,742	23,000	70,000	517,992
Cooper High School	Mechanical & Electrical	474,500	466,224	1,052,350	296,000	-	2,289,074
Cooper High School	Site Work	114,750	-	29,500	-	180,000	324,250
Cooper High School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	675,000	364,755	258,158	929,300	182,468	2,409,681
Cooper High School	TOTALS	1,521,050	897,429	1,441,750	1,248,300	432,468	5,540,997

Armstrong High School	Abatement	-	15,500	-	-	-	15,500
Armstrong High School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	206,378	75,036	105,967	161,000	115,212	663,593
Armstrong High School	Mechanical & Electrical	345,000	298,500	243,800	133,000	364,833	1,385,133
Armstrong High School	Site Work	121,000	70,500	113,500	258,000	400,000	963,000
Armstrong High School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	690,675	1,180,283	270,900	944,000	706,354	3,792,212
Armstrong High School	TOTALS	1,363,053	1,639,819	734,167	1,496,000	1,586,400	6,803,938

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Appendix F – Alternative Facilities Expenditures Five Year Plan

Robbinsdale Area Schools ISD 281
Alternative Facilities - Five Year Plan

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June 23, 2011

Individual Building	Description of Work	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	Total FY 2009-2013
Hosterman School	Abatement	-	-	-	-	-	-
Hosterman School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	-	25,000	7,500	-	-	32,500
Hosterman School	Mechanical & Electrical						-
Hosterman School	Site Work						-
Hosterman School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls						-
Hosterman School	TOTALS	-	25,000	7,500	-	-	32,500

Plymouth Middle School	Abatement	-	142,000	-	-	-	142,000
Plymouth Middle School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	77,500	45,450	30,467	-	-	153,417
Plymouth Middle School	Mechanical & Electrical	5,995	149,000	178,900	-	-	333,895
Plymouth Middle School	Site Work	-	75,000	31,000	-	-	106,000
Plymouth Middle School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	5,000	118,077	89,000	-	-	212,077
Plymouth Middle School	TOTALS	88,495	529,527	329,367	-	-	805,389

Robbinsdale Middle School	Abatement	-	-	-	25,000	-	25,000
Robbinsdale Middle School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	125,178	149,543	248,567	35,400	20,000	578,688
Robbinsdale Middle School	Mechanical & Electrical	277,000	436,800	299,950	60,000	-	1,073,750
Robbinsdale Middle School	Site Work	60,000	48,000	630,500	-	40,000	778,500
Robbinsdale Middle School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	130,333	629,755	148,550	145,000	70,000	1,123,638
Robbinsdale Middle School	TOTALS	592,511	1,264,098	1,327,567	265,400	130,000	3,554,576

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Appendix F – Alternative Facilities Expenditures Five Year Plan

Robbinsdale Area Schools ISD 281
Alternative Facilities - Five Year Plan

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June 23, 2011

Individual Building	Description of Work	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	Total FY 2009-2013
Sandburg Learning Center	Abatement	-	-	-	-	-	-
Sandburg Learning Center	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	60,345	12,875	57,425	-	25,000	155,645
Sandburg Learning Center	Mechanical & Electrical	244,500	22,000	191,900	175,000	-	633,400
Sandburg Learning Center	Site Work	-	10,000	-	15,000	-	25,000
Sandburg Learning Center	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	170,378	56,528	545,560	61,000	13,000	846,466
Sandburg Learning Center	TOTALS	475,223	101,403	794,885	251,000	38,000	1,660,511

Cavanagh School	Abatement						-
Cavanagh School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural		450	467			917
Cavanagh School	Mechanical & Electrical			300			300
Cavanagh School	Site Work						-
Cavanagh School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls		154				154
Cavanagh School	TOTALS	-	604	767	-	-	1,371

Forest Elementary School	Abatement	-	-	-	-	-	-
Forest Elementary School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	3,900	450	467	-	-	4,817
Forest Elementary School	Mechanical & Electrical	27,000	-	11,570	-	-	38,570
Forest Elementary School	Site Work	-	22,000	-	-	-	22,000
Forest Elementary School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	7,000	154	-	-	-	7,154
Forest Elementary School	TOTALS	37,900	22,604	12,037	-	-	72,541

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Appendix F – Alternative Facilities Expenditures Five Year Plan

Robbinsdale Area Schools ISD 281
Alternative Facilities - Five Year Plan

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June 23, 2011

Individual Building	Description of Work	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	Total FY 2009-2013
Lakeview Elementary School	Abatement	-	-	-	4,212	92,259	96,471
Lakeview Elementary School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	-	16,450	7,467	118,796	583,838	726,551
Lakeview Elementary School	Mechanical & Electrical	-	16,000	7,740	402,480	1,689,188	2,115,408
Lakeview Elementary School	Site Work	-	-	5,000	-	244,920	249,920
Lakeview Elementary School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	-	20,154	-	187,286	892,824	1,100,264
Lakeview Elementary School	TOTALS	-	52,604	20,207	712,774	3,503,029	4,288,613
Olson School	Abatement	-	-	-	10,000	-	10,000
Olson School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	7,000	450	15,467	51,000	-	73,917
Olson School	Mechanical & Electrical	61,000	-	-	-	-	61,000
Olson School	Site Work	10,000	-	-	-	-	10,000
Olson School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	15,000	-	77	68,000	-	83,077
Olson School	TOTALS	93,000	450	15,544	129,000	-	227,994
Meadow Lake Elementary School	Abatement	-	-	-	-	-	-
Meadow Lake Elementary School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	14,900	158,450	20,467	85,000	95,000	373,817
Meadow Lake Elementary School	Mechanical & Electrical	120,000	30,000	37,570	103,000	-	290,570
Meadow Lake Elementary School	Site Work	-	155,500	225,000	39,000	-	419,500
Meadow Lake Elementary School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	-	9,154	44,000	132,000	264,000	449,154
Meadow Lake Elementary School	TOTALS	134,900	353,104	327,037	359,000	359,000	1,533,041

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Appendix F – Alternative Facilities Expenditures Five Year Plan

Robbinsdale Area Schools ISD 281
Alternative Facilities - Five Year Plan

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June 23, 2011

Individual Building	Description of Work	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	Total FY 2009-2013
Neill Elementary School	Abatement	-	-	-	-	-	-
Neill Elementary School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	35,400	9,450	13,467	14,000	45,000	117,317
Neill Elementary School	Mechanical & Electrical	106,000	-	80,650	71,000	-	257,650
Neill Elementary School	Site Work	30,000	-	-	-	-	30,000
Neill Elementary School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	40,000	20,154	140,000	12,000	155,000	367,154
Neill Elementary School	TOTALS	211,400	29,604	234,117	97,000	200,000	772,121

Robbinsdale Spanish Immersion @ Sunny Hollow	Abatement	-	-	-	-	-	-
Robbinsdale Spanish Immersion @ Sunny Hollow	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	6,400	19,950	467	-	65,000	91,817
Robbinsdale Spanish Immersion @ Sunny Hollow	Mechanical & Electrical	96,000	12,000	18,300	-	-	126,300
Robbinsdale Spanish Immersion @ Sunny Hollow	Site Work	-	-	5,000	65,000	100,000	170,000
Robbinsdale Spanish Immersion @ Sunny Hollow	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	73,000	35,154	12,000	-	80,000	200,154
Robbinsdale Spanish Immersion @ Sunny Hollow	TOTALS	175,400	67,104	35,767	65,000	245,000	588,271

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Appendix F – Alternative Facilities Expenditures Five Year Plan

Robbinsdale Area Schools ISD 281
Alternative Facilities - Five Year Plan

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June 23, 2011

Individual Building	Description of Work	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	Total FY 2009-2013
New Hope Learning Center	Abatement	-	-	26,000	10,000	-	36,000
New Hope Learning Center	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	-	2,450	22,467	-	-	24,917
New Hope Learning Center	Mechanical & Electrical	-	15,000	166,000	49,000	-	230,000
New Hope Learning Center	Site Work	-	-	-	-	-	-
New Hope Learning Center	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	-	18,674	6,000	57,000	-	81,674
New Hope Learning Center	TOTALS	-	36,124	220,467	116,000	-	336,591
Noble Elementary School	Abatement	-	-	-	-	-	-
Noble Elementary School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	39,000	113,950	23,467	190,031	58,554	366,448
Noble Elementary School	Mechanical & Electrical	33,000	-	2,650	230,000	12,000	265,650
Noble Elementary School	Site Work	400	-	-	-	-	400
Noble Elementary School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	23,000	45,154	73,000	623,939	402,704	765,093
Noble Elementary School	TOTALS	95,400	159,104	99,117	1,043,970	473,258	1,397,591
							1,870,849
Northport Elementary School	Abatement	-	-	22,273	98,100	146,472	266,845
Northport Elementary School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	-	-	289,456	1,065,808	1,029,222	2,384,486
Northport Elementary School	Mechanical & Electrical	-	-	625,346	2,329,083	2,500,061	5,454,491
Northport Elementary School	Site Work	-	-	18,900	44,100	-	63,000
Northport Elementary School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	-	-	544,592	1,953,856	1,800,616	4,299,064
Northport Elementary School	TOTALS	-	-	1,500,567	5,490,947	5,476,372	12,467,887

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Appendix F – Alternative Facilities Expenditures Five Year Plan

Robbinsdale Area Schools ISD 281
Alternative Facilities - Five Year Plan

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June 23, 2011

Individual Building	Description of Work	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	Total FY 2009-2013
Pilgrim Lane School	Abatement	-	-	-	-	-	-
Pilgrim Lane School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	-	450	467	-	-	917
Pilgrim Lane School	Mechanical & Electrical	-	-	15,000	-	-	15,000
Pilgrim Lane School	Site Work	-	-	-	-	-	-
Pilgrim Lane School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	-	-	18,000	-	-	18,000
Pilgrim Lane School	TOTALS	-	450	33,467	-	-	33,917
Sonnesyn Elem School	Abatement	-	-	-	-	-	-
Sonnesyn Elem School	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	62,000	450	16,467	-	-	78,917
Sonnesyn Elem School	Mechanical & Electrical	31,000	-	37,800	21,000	-	89,800
Sonnesyn Elem School	Site Work	-	-	20,000	-	-	20,000
Sonnesyn Elem School	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	510,400	22,154	49,500	(11,000)	-	571,054
Sonnesyn Elementary School	TOTALS	603,400	22,604	123,767	10,000	-	759,771
Winnetka Learning Ctr	Abatement	-	-	-	-	-	-
Winnetka Learning Ctr	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	61,000	50,450	6,000	-	-	117,450
Winnetka Learning Ctr	Mechanical & Electrical	-	-	41,000	-	-	41,000
Winnetka Learning Ctr	Site Work	-	-	3,000	-	-	3,000
Winnetka Learning Ctr	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	-	696,154	16,467	-	-	712,621
Winnetka Learning Center	TOTALS	61,000	746,604	66,467	-	-	874,071

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Appendix F – Alternative Facilities Expenditures Five Year Plan

Robbinsdale Area Schools ISD 281
Alternative Facilities - Five Year Plan

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June 23, 2011

Individual Building	Description of Work	FY 2009	FY 2010	FY 2011	FY2012	FY 2013	Total FY 2009-2013
Zachary Lane Elementary	Abatement	-	-	-	-	-	-
Zachary Lane Elementary	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	-	13,450	16,467	-	379,000	29,917
Zachary Lane Elementary	Mechanical & Electrical	20,000	47,654	8,000	-	-	75,654
Zachary Lane Elementary	Site Work	-	-	-	-	-	-
Zachary Lane Elementary	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	-	44,800	25,000	25,000	35,000	94,800
Zachary Lane Elementary	TOTALS	20,000	105,904	49,467	25,000	414,000	200,371
Old Highview Building	Abatement	-	-	-	-	-	-
Old Highview Building	Fees, Testing & Printing - Consultant Fees - Asbestos, Civil, Electrical, Mechanical, Roofing & Structural	499	-	-	-	-	499
Old Highview Building	Mechanical & Electrical	-	-	-	-	-	-
Old Highview Building	Site Work	-	-	-	-	-	-
Old Highview Building	Structural & Architectural - Ceilings, Elevator Systems, Flooring, Roofing, Walls	350	-	-	-	-	350
Old Highview Building	TOTALS	849	-	-	-	-	849

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Appendix F – Building Wide Facility Deficiencies

Building / Site Item	Description
Asbestos Abatement	Asbestos abatement work associated with the phased areas.
Exterior Windows	All exterior windows are in poor condition.
Flammables Storage Room Addition	Addition for storage of flammable materials and equipment containing flammable fuel, such as snow removal and mower equipment.
Miscellaneous Electrical Expenses	Miscellaneous electrical work required as part of the mechanical systems replacement work. Including Fire Alarm system modifications.
Office - Visitor Check in Security Improvements	Construction/ Modifications as required for the visitor check in stations for increased security of the building.
Loading Dock Relocation	Relocation of the loading dock to better accommodate and minimize the impact between the parent and visitor traffic and the truck loading, unloading and trash pickup during the day. Currently the trucks cut off a significant portion of the parking lot during deliveries.
Roof System/Membrane	Existing roof areas 1, 2A, 3, and 4 are in poor condition and should be replaced in 1-3 years. These consist of 16079 SF of roof area.
Roof System/Membrane	Existing roof area 2-B should remain serviceable for approximately 10 years. Modifications to the flashings and membrane will be required at existing mechanical penetrations, walls of the multipurpose room penthouse and at new mechanical penthouses as required. Roof protection will also be needed where construction traffic occurs on the existing roof.
Roof Top Equipment Enclosures	In lieu of additions for the mechanical equipment
Tuckpointing Brick	Approximately 1,200 SF of the exterior brick mortar is cracked requiring tuckpointing
Accessibility / Site	Portions of the accessible pathways exceed the ADA recommend maximum slope of 5% and require travel through the parking lot.
Accessibility improvements	Deferred Maint. And renovation for Handicapped accessibility - Toilet rooms (Allowance)
Asbestos Abatement	Asbestos abatement work associated with the phased areas.
Boilers #1 and #2 - Deteriorated, Steam & Condensate Piping Oil Pumps and Oil Tank,	Boiler is in a deteriorated condition, insulation is damaged, missing and crumbling. Access covers are missing fasteners, have bent bolts, and missing hold down brackets. The access hole shows evidence of leaking Boiler shell is rusty. Control components have failed and have been replaced. Other control components need replaced. Burner is in operating condition. Oil pumps appear to be leaking and are covered with dirt and oily residue. Belt guard comes loose. Thermally activated oil flow stop device not installed. Double wall pipe running to the tank discharges into the tunnel. A visual inspection of this tank was not performed. Records indicate that this tank is a single wall steel tank and should be replaced in consideration of its type and condition. Steam and Condensate pipe insulation is deteriorated and damaged in various locations. The pipe is rusty at various locations where exposed. Isolation valves are rusty and do not operate easily, or isolate completely. One main isolation valve has failed in the open position.
Boilers #1 and #2 - Energy Improvements	The Boilers are original and do not include any current energy saving features. Replacement will include the features for energy savings,
Carpet	Replace Carpeted floors. Current area of carpet is 5,796SF; Replace 1/2 with new carpet, and 1/2 with porcelain floor tile.

Ceramic Floor Tile	CT flooring grout is discolored, cracked, and/or not present and should be replaced. Some areas of tile delamination occur in the tile system and will require replacement. There is approximately 2,254 SF of floor tile in the building. Color and size matching of the original tile with new tile is difficult as the colors have changed and sizes may not be available.
Ceramic Tile Base	Note for all rooms with ceramic tile floor base: CT base grout is delaminating, discolored, cracked, and/or not present, and needs regrouting. There is the presence of patching with more than one shade of ceramic tile. Approximately 1690 LF of CT base is cracked and needs replacement.
Ceramic Tile Walls	Ceramic tile grout is discolored, cracked and/or not present. The walls adjacent to sinks at classrooms have tile applied to wood paneling and is showing signs of tile delamination and deterioration of substrate and should be replaced. In addition, areas of the wall tile in the kitchen and in the toilet rooms are showing signs of delamination and should be replaced.
Chillers	Install air cooled chillers to provide humidity control of the ventilation air.
Domestic Water System, Faucets, Fixtures, Water Closets, Urinals, Sinks, & Lavatories	The original steam domestic hot water heater and storage tank has failed and has been removed from service. Piping insulation is deteriorated or missing in various locations. A section of pipe was removed to determine the condition of the pipe. The pipe had minor deposits and minimal corrosion. Domestic water mains are galvanized pipe and have rust on the threaded connection. Faucets are deteriorated. Chrome is scratched, flaking off and in some cases worn completely through. Porcelain fixtures are stained, scratched, and deteriorated. There are some chips in the finish. Stainless steel fixtures are stained and scratched.
Doors and Hardware	Generally the existing doors are plastic laminate with some wood and hollow metal doors. All of the wood doors need refinishing, and the hollow metal doors, repainting. This building has unit type locks with knobs not levers on the doors. This hardware is worn and deteriorated, and does not meet the requirements for accessibility. Early District projects have retrofitted the lock/ knobs. Recent projects replaced the door as well as the hardware. This provided for a long term solution to refinishing the doors and retrofitting the door hardware and proper operation of the doors
Drives & Parking Facilities	Bituminous pavement exhibits fair amounts of longitudinal and transverse cracking and approximately 100 square yards of alligator cracking. Perimeter concrete curb exhibits some plow damage.
Exterior Doors/Systems	All exterior aluminum entry doors and frames are original to the building. They are worn and need replacement
Exterior Storm Sewer System	Exterior storm sewer system consists of two catch basin structures and clay and metal storm sewer pipes. Based on the mechanical engineer's review, the roof drainage system and associated storm sewer piping is reportedly undersized per current plumbing code.
Food Service Equipment	The kitchen equipment is worn and deteriorated and does not meet the current requirements for handicap access, and in some cases the built in components are worn and rusty and all equipment should be replaced.
Gyp. Bd. Walls	Approximately 50 SF of the Gyp bd. Walls have staining/discoloration and need repair or replacement
Hollow Metal Doors and Frames	Generally the existing hollow metal door frames are in good condition. All of the door frames and adjacent windows/ borrowed lites need painting.

Interior Casework	P. Lam countertop with wood laminate casework is generally 28" high and 9'-4" long with an additional 2'-0" section at the door. Wood laminate and P.lam is delaminating /chipping and there is water damage under sink. Each room has (4) tall storage units that are 6'10" high and 6-8" in overall length. Wood laminate has chipped in areas. In addition, the classrooms have three, 14'-0" wood shelves with coat hooks for the students enclosed by deteriorated accordion doors. These are worn. The kindergarten classrooms have similar casework in similar condition. The counter tops in all of the rooms need replacement. Miscellaneous rooms throughout the building also have casework that is need of repair and/ or replacement. In addition, the casework could be replaced and in a few locations, refinished.
Interior Ceilings	The majority of the acoustic ceiling material (approximately 48,748 SF) in the existing building consists of 12"x12" tile connected with a spline are discolored and are delaminating and/or out of plane. 12X12 tile appears to be original to the building. Partial replacement may be difficult due to current available matching products. Approximately 1,985 SF need replacement. The remaining ceiling systems are either plaster (typically in the toilet rooms) , or exposed structure. Modifications to the building that would incorporate new air/ ventilation systems, or structural reinforcement, will impact the ceiling systems and potentially result in replacement.
Interior Concrete block and Brick Walls	Brick wall control joint sealant is deteriorated and needs to be removed and reapplied. In addition, approximately 190 SF of the interior brick walls and 251 SF of concrete block walls are cracked and need tuckpointing.
Landscaping	As a result of deficient grading and poor drainage the saturated turf areas in ball field outfields are in poor condition.
Light Fixtures - Deteriorated	Lighting systems throughout the facility are in deteriorated condition and require replacement.
Light Fixtures - Energy Improvements / Recovery	Lighting systems throughout the facility are original and do not include any current energy saving features.
Mechanical System Commissioning	Required commissioning of air handling system equipment for the 2011 project.
Miscellaneous Electrical Expenses	Miscellaneous electrical work required as part of the mechanical systems replacement work. Including Fire Alarm system modifications. In addition the communications system and the existing clock system are deteriorated and need replacement.
Outdoor Athletic Facilities	Two ball fields exist on the school grounds in addition to the playground facilities. Minnesota Department of Education recommends that 6.8+ acres be devoted for physical education and sports activities at elementary school sites. Surface drainage in the turf ball field outfields appears poor; minimal slope and significant ponding was observed
Paved Playground Areas	The bituminous pavement areas exhibit significant amounts of longitudinal and transverse cracking. The western playground area ponds water along the northern edge.
Paved Playground Areas	Existing Playground pavement is in poor condition and there currently exists no bus drop-off area.
Plaster Walls	All of the plaster walls at window head are cracked and show signs or water infiltration. In addition, approximately 780 SF of the existing plaster walls need repair due to deterioration and cracking.
Playground Equipment Areas	Pea gravel surfacing in the eastern playground equipment are is not handicap accessible or impact resistant. Wood chip surfacing is displaced in concentrated foot traffic areas and beneath swings.

Pneumatic Control System	Pneumatic control system is in a deteriorated condition. Actuators, devices and control regulators are being replaced as they fail. It is difficult to maintain the system in continuous operation, existing tubing has failed and portions have been replaced or abandoned. Control compressor is deteriorated and has a home-made belt guard. Air compressor is leaking oil. Air dryer has a continual air leak, increasing compressor run time.
Power Panels: Main Panels and Distribution Panels	The main electric service is as originally installed and is at the end of useful life. Replacement parts are no longer available.
Rain Water Piping - Existing	The existing original piping, based on current requirements, does not adequately address drainage of the roof system. This piping will be modified to address roofing manufacturer minimum roof drainage requirements and to address code upgrades.
Rain Water Piping - Roof Drains	The existing rain water system roof drains etc. will be replaced in conjunction with the roof replacement.
Sidewalks & Pathways	Differential settlement exists between the concrete sidewalk and adjacent concrete curbing in the bus staging area along Indiana Avenue, which presents a trip hazard. Additional differential settlement and broken concrete sidewalk panels exist in isolated areas.
Building / Site Item	Description
Site Grading & Drainage	Minimal slope is currently provided away from the school building in lawn areas adjacent to the west, south, and east building elevations. The turf athletic field areas exhibit significant ponding.
Sprinkler System	The boiler room and custodial area are the only areas in the building that are sprinklered.
Sanitary Sewer System piping	The existing sanitary sewer line consists of an 8" clay tile pipe original to the building.
Water main service	The existing 4" water service is not of sufficient size to supply an automatic water sprinkler system. The line will need to be upsized to a 6 inch
Storm water Management Facilities	No storm water management facilities exist at the site. The current deteriorated piping will require replacement as part site renovation project that will require implementation of storm water management facilities in accordance with Shingle Creek Watershed District standards
Terrazzo Flooring	Terrazzo flooring control joint sealant is in poor condition and needs to be reapplied. All of the terrazzo floors should be resurfaced.
Unit Ventilators - Deteriorated, Exhaust Fans and Kitchen Ventilation system	A sample of the existing original unit ventilators were inspected, to determine their condition. Unit ventilators are in a deteriorated and/or damaged condition. Housings and access doors are loose and not sealing correctly. Some valves and damper actuators are leaking and some have been replaced. Air filters do not seal, allowing unfiltered air to bypass. A sample of exhaust fans were inspected to determine their condition. Observed that the exhaust fans are in a deteriorated and/or damaged condition. The original exhaust fans are in bad shape. All of the exhaust fans need replacement due to deterioration. The kitchen ventilation is deteriorated and needs replacement.
Unit Ventilators -HVAC Energy Recovery	The replacement of the existing deteriorated unit ventilators with a new HVAC system will include energy improvements and recovery system components that were not part of the original system
VAT	Floor material is vinyl asbestos tile and should be replaced along with abatement. The VAT shall be replaced with porcelain floor tile to prevent potential bleed through of adhesive removal materials.

VCT	Currently Vinyl Composition Tile (VCT) covers 22,728 SF of the building floor surfaces. 16,544SF is in good condition, 5,025 SF is in fair condition, and 1,159SF should be replaced due to deteriorated condition. In addition, 2,785LF of vinyl base is deteriorated and should be replaced. The deteriorated VCT shall be replaced with porcelain floor tile to prevent potential bleed through of adhesive removal materials
Visual Display Boards	The majority of the classrooms currently have 5,960 SF of chalk boards and tack boards, and 998 LF of map rail and tack strips on the walls. These are all in fair but worn condition from use and could be removed and replaced with new marker boards and tack strips/map rails.
Visual Display Boards	The majority of the classrooms currently have 5,960 SF of chalk boards and tack boards, and 998 LF of map rail and tack strips on the walls. These are all in fair but worn condition from use and could be removed and replaced with new marker boards and tack strips/map rails.
Wood Base	Wood flooring base has surface scuffs/grooves and needs to be refinished.
Wood Flooring	Wood Flooring is in good condition, but needs refinishing.