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Facility Analysis For

White Bear Lake Area Schools

White Bear Lake, Minnesota

Independent School District #624

October 4, 2018

Project No. 182153



Facility Analysis Categories Independent School District #624

The following report investigates current physical and programmatic conditions and deficiencies evident in Independent School District #624 buildings. The information documented in this report was gathered primarily through field observation and supplemented by evaluation of existing information and discussion with County personnel.

The facility analysis report explores conditions and deficiencies in eleven important areas, which are outlined as follows:

- **SITE**
This section describes the site and its surroundings.
- **EXTERIOR**
This section describes the exterior envelope including roofing information supplied by the District.
- **INTERIOR**
This section describes the physical condition of the interior spaces and finishes within the facility.
- **ACCESSIBILITY**
This section addresses the conformance of the facility to the intentions of accessibility requirements with focus on the following issues: accessible parking, an accessible route to the main entrance, ability to attain all levels of the facility, and access to each teaching space.
- **MECHANICAL SYSTEMS**
This section documents the existing mechanical systems and components, and their known deficiencies.
- **ELECTRICAL SYSTEMS**
This section documents the existing electrical systems and components, and their known deficiencies.

Each category noted above includes a list of "analysis" statements which describes conditions or deficiencies. Following the "analysis" portion of each category is a list of "issues" which describe the action necessary to resolve mentioned conditions or deficiencies. Accompanying the "issue" is a cost, based on projected year 2018 project costs.



Facility Analysis Prioritization

Independent School District #624

PRIORITIZATION CATEGORIES

Priority 1 (immediate need)

Deterioration Item	Items not functioning or broken
Accessibility Issue	Modifications required to provide access to the building, the curriculum within the building, and to student restrooms
Life Safety Issue	As typically noted by fire Marshall/Life Safety officials.
Health Issue	Rooms with no ventilation or items that do not meet state health code requirements

Priority 2 (0-2 years)

Deterioration Item	Items well past useful life or for which further deterioration will create higher future repair costs or damage to other areas in the building
Accessibility Issue	Modifications required to provide access to staff or private restrooms, to obtain a drink of water, and to resolve any other ADA issues in the facility
Hazardous materials	Item posing a significant impact on building occupants
Health Issue	Inadequate exhaust and ventilation lab environments and other areas lacking adequate ventilation

Priority 3 (3-5 years)

Deterioration Item	Material or system that currently functions but will require replacement or repair within 5 years.
Hazardous Materials	Removal of items affected by other changes occurring in this phase
Security Issue	Correction of items that pose a security risk to building occupants
Energy Issue	Item replaced/installed results in payback in 5 years or less
Modernization	Modifications required to support future modernizations

Priority 4 (6-10 years)

Deterioration Item	Material or system that currently functions but will require replacement or repair in 6-10 years
Hazardous Materials	Removal of items affected by other changes occurring in this phase
Energy Issue	Item replaced results in payback in 6-10 years
Aesthetics	Item which is elective/aesthetic or programmatic

Priority N (Non-Prioritized)

Items that are covered under LTFM (Long Term Facility Maintenance) funding



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Independent School District #624

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**Birch Lake Elementary
Independent School District #624**



Address: 1616 Birch Lake Ave
White Bear Lake, Minnesota
55110

Year(s) Built: 1966, 1994, 2007

Contact:

Gross Area: 56,860 S.F.

Site Area: 10 acres

Parking: 69

Phone:



Independent School District #624 Executive Summary

Birch Lake Elementary

Birch Lake Elementary

SITE

1	Provide (1) additional ADA parking stall (signage, striping, access aisle)	Priority: 2	\$1,400
2	Resurface asphalt play area.	Priority: N	\$124,100
3	Replace splashblocks.	Priority: N	\$3,400
4	Replace wood monument sign with LED sign.	Priority: 4	\$75,200

EXTERIOR

1	Repaint storage building on southwest part of site.	Priority: N	\$1,400
2	Replace all windows.	Priority: 1	\$162,300
3	Repaint numbers at doors H-K.	Priority: N	\$2,100
4	Tuckpoint original building.	Priority: 3	\$451,300
5	Replace roof area G (installed 2002) per District roof report.	Priority: 4	\$208,500

INTERIOR

1	Replace resilient flooring in gymnasium and install moisture mitigation.	Priority: 3	\$97,300
2	Replace outer ring wood doors.	Priority: 3	\$50,600
3	Repaint all hollow metal frames.	Priority: 3	\$20,250
4	Replace ACT tile in inner circle.	Priority: 4	\$61,100
5	Replace casework in the inner ring.	Priority: 3	\$332,700
6	Remove existing chalkboards.	Priority: N	\$125
7	Provide security hardware at all classroom doors.	Priority: 3	\$66,800
8	Provide (1) new double stack convection oven.	Priority: 3	\$60,200
9	Rebuild walk-in freezer and cooler.	Priority: 2	\$165,600
10	Provide (2) 4-well electric hot food serving counter and (1) 6-well cold food serving counter.	Priority: 3	\$60,000

ACCESSIBILITY

1	Minor remodel of student gang toilets (4).	Priority: 1	\$66,900
2	Major remodel of student gang toilets (2).	Priority: 1	\$334,300
3	Major remodel of private toilets (5).	Priority: 2	\$292,500
4	Replace drinking fountains with accessible type and add wing walls.	Priority: 2	\$20,300

MECHANICAL SYSTEMS

1	Replace the steam plant with a new high efficiency hot water plant. Distribute hot water throughout	Priority: 2	\$3,710,000
2	Replace the variable air volume (VAV) boxes serving the interior of the 1966 building with new VAV	Priority: 2	\$280,000
3	Retrofit the air handling system serving the 2007 addition with variable air volume boxes and hot water	Priority: 2	\$790,000
4	Retrofit all roof mounted condensing units with cottonwood screens.	Priority: N	\$60,000
5	Replace the two vertical style unit ventilators in the office area with a new roof mounted variable air	Priority: 2	\$365,000
6	Replace the air handling unit serving the gymnasium with a new constant air volume unit. The new	Priority: 3	\$340,000
7	Install cooling coil for new air handling unit serving the gymnasium and install condenser for DX	Priority: 4	\$70,000
8	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$85,000
9	Provide de-stratification fans in the gymnasium and connect to the building automation system for time	Priority: 3	\$20,000



Independent School District #624 Executive Summary

Birch Lake Elementary

10	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$25,000
11	Replace galvanized domestic hot and cold water distribution systems with new copper piping.	Priority: 1	\$1,060,000
12	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
13	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$288,700
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$30,800
4	Replace aged fluorescent lighting with LED and controls.	Priority: 2	\$57,000
5	Provide exterior egress lighting at each exit.	Priority: 1	\$19,000
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$106,700
7	Provide wireless clock system.	Priority: 3	\$18,000
8	Provide new paging system.	Priority: 1	\$59,200
9	Replace fire alarm devices and wiring.	Priority: 2	\$64,800



**Birch Lake Elementary
Independent School District #624**

SITE	\$204,100.00
EXTERIOR	\$825,600.00
INTERIOR	\$914,675.00
ACCESSIBILITY	\$714,000.00
MECHANICAL SYSTEMS	\$6,885,000.00
ELECTRICAL SYSTEMS	\$784,000.00
Total Cost	\$10,327,375.00



**Birch Lake Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$1,400	\$0	\$75,200	\$127,500	\$204,100
EXTERIOR	\$162,300	\$0	\$451,300	\$208,500	\$3,500	\$825,600
INTERIOR	\$0	\$165,600	\$687,850	\$61,100	\$125	\$914,675
ACCESSIBILITY	\$401,200	\$312,800	\$0	\$0	\$0	\$714,000
MECHANICAL SYSTEMS	\$1,070,000	\$5,255,000	\$430,000	\$70,000	\$60,000	\$6,885,000
ELECTRICAL SYSTEMS	\$78,200	\$517,200	\$188,600	\$0	\$0	\$784,000
Totals:	\$1,711,700	\$6,252,000	\$1,757,750	\$414,800	\$191,125	\$10,327,375



**Hugo Elementary
Independent School District #624**



Address: 14895 Francesco Avenue
Hugo, Minnesota 55038

Year(s) Built: 1960, 1967, 1987, 2006

Contact:

Gross Area: 60,980 S.F.

Site Area: 9.7 acres

Parking: 96

Phone:



Independent School District #624 Executive Summary

Hugo Elementary

Hugo Elementary

SITE

- | | | | |
|---|---|-------------|----------|
| 1 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,200 |
| 2 | Repair / replace concrete sidewalk at main entry. | Priority: N | \$45,500 |

EXTERIOR

- | | | | |
|---|--|-------------|-----------|
| 1 | Tuckpoint all brick walls built before 2006, and provide an allowance for brick replacement. | Priority: 3 | \$473,000 |
| 2 | Repaint exterior soffit where paint is peeling (northeast corner). | Priority: 4 | \$2,100 |
| 3 | Repaint boiler room exterior louver. | Priority: 4 | \$1,200 |
| 4 | Replace all windows installed before 2006. | Priority: 1 | \$115,900 |
| 5 | Replace roof areas A, B, C, D, E, F (installed 1998) per District roof report. | Priority: 3 | \$558,200 |
| 6 | Replace shingle roofs (installed 2008) per District roof report. | Priority: N | \$761,000 |

INTERIOR

- | | | | |
|---|--|-------------|----------|
| 1 | Replace carpet in Reception (1097) | Priority: 3 | \$7,500 |
| 2 | Repair carpet in media center where rippling. | Priority: 3 | \$33,000 |
| 3 | Provide an allowance for repainting 50% of HM door frames. | Priority: 3 | \$4,900 |
| 4 | Provide (1) new double stack convection oven. | Priority: 3 | \$36,000 |
| 5 | Provide new security hardware at all classroom doors. | Priority: 4 | \$41,800 |

ACCESSIBILITY

- | | | | |
|---|---|-------------|----------|
| 1 | Install step at protruding coat racks. | Priority: 2 | \$34,100 |
| 2 | Provide shower seat at nurse shower/toilet room. | Priority: 2 | \$80 |
| 3 | Provide wing walls at drinking fountain near gym. | Priority: 2 | \$1,400 |
| 4 | Major remodel of private toilet room (1). | Priority: 1 | \$58,500 |
| 5 | Modify light switch in room 1234 to be within ADA reach range requirements. | Priority: 1 | \$500 |

MECHANICAL SYSTEMS

- | | | | |
|----|---|-------------|-------------|
| 1 | Convert building from steam to hot water heat. Replace existing boilers with new gas fired high | Priority: 2 | \$3,480,000 |
| 2 | Replace air handling unit serving cafeteria with a new constant air volume unit. The new unit will be | Priority: 2 | \$340,000 |
| 3 | Install cooling coil for new air handling unit serving the cafeteria and provide a roof mounted | Priority: 3 | \$70,000 |
| 4 | Replace the air handling unit serving the 1987 gymnasium addition with a new constant air volume | Priority: 2 | \$340,000 |
| 5 | Install cooling coil for new air handling unit serving the gymnasium and provide a roof mounted | Priority: 4 | \$70,000 |
| 6 | Provide with de-stratification fans in the gymnasium and cafeteria to improve heating efficiency. | Priority: 2 | \$20,000 |
| 7 | Provide a variable speed air-handling unit to serve the 1987 classrooms (6 total). Provide variable air | Priority: 1 | \$940,000 |
| 8 | Replace all existing mechanical couplings installed on the hot water heating system. | Priority: 2 | \$210,000 |
| 9 | Provide a split AC system in the data room to provide redundant cooling. | Priority: 3 | \$25,000 |
| 10 | Replace all remaining pneumatic controls with new direct digital controls as an extension of the | Priority: 2 | \$10,000 |
| 11 | Provide commissioning services to validate performance of all new and existing systems. Work scope | Priority: 2 | \$110,000 |
| 12 | Retrofit all of the existing condensing units with cottonwood screens (approximately 8 total). | Priority: N | \$25,000 |
| 13 | Replace galvanized domestic hot and cold water distribution systems with new copper piping. | Priority: 2 | \$375,000 |
| 14 | Replace the main domestic water shut-off valves on each side of the water meter at the main water | Priority: 1 | \$10,000 |



Independent School District #624 Executive Summary

Hugo Elementary

ELECTRICAL SYSTEMS

1	New service for HVAC upgrade?	Priority: 2	\$76,000
2	Replace aging distribution equipment.	Priority: 2	\$303,900
3	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$140,000
4	Provide additional power outlets in classrooms.	Priority: 3	\$27,300
5	Replace gym lighting with LED.	Priority: 3	\$76,000
6	Provide exterior egress lighting at each exit.	Priority: 1	\$19,000
7	Replace metal halide exterior lighting with LED.	Priority: 2	\$102,600
8	Provide wireless clock system.	Priority: 3	\$15,500



**Hugo Elementary
Independent School District #624**

SITE	\$120,700.00
EXTERIOR	\$1,911,400.00
INTERIOR	\$123,200.00
ACCESSIBILITY	\$94,580.00
MECHANICAL SYSTEMS	\$6,025,000.00
ELECTRICAL SYSTEMS	\$760,300.00
Total Cost	\$9,035,180.00



**Hugo Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,200	\$45,500	\$120,700
EXTERIOR	\$115,900	\$0	\$1,031,200	\$3,300	\$761,000	\$1,911,400
INTERIOR	\$0	\$0	\$81,400	\$41,800	\$0	\$123,200
ACCESSIBILITY	\$59,000	\$35,580	\$0	\$0	\$0	\$94,580
MECHANICAL SYSTEMS	\$950,000	\$4,885,000	\$95,000	\$70,000	\$25,000	\$6,025,000
ELECTRICAL SYSTEMS	\$19,000	\$482,500	\$258,800	\$0	\$0	\$760,300
Totals:	\$1,143,900	\$5,403,080	\$1,466,400	\$190,300	\$831,500	\$9,035,180



**Lakeaires Elementary
Independent School District #624**



Address: 3963 Van Dyke Street
White Bear Lake, Minnesota
55110

Year(s) Built: 1960, 1967, 1994, 2015

Contact:

Gross Area: 58,185 S.F.

Site Area: 8.5 acres

Parking: 69

Phone:



Independent School District #624 Executive Summary

Lakeaires Elementary

Lakeaires Elementary

SITE

1	Patch concrete at loading dock.	Priority: 3	\$13,400
2	Add handrail to stair on northwest part of site.	Priority: 1	\$12,600
3	Fix stair pulling away from wall.	Priority: 3	\$12,100
4	Fix drainage issues at below grade louver	Priority: 2	\$33,400
5	Replace sidewalk east of building.	Priority: N	\$108,600
6	Replace wood monument sign with LED sign.	Priority: 4	\$75,200

EXTERIOR

1	Tuckpointing at 1960 and 1967 portions of building.	Priority: 3	\$794,900
2	Replace (35) 1992 windows.	Priority: 1	\$251,500
3	Replace roof areas A, B, C, D, E, F (installed 1996) per District roof report.	Priority: 3	\$917,100

INTERIOR

1	Replace locking bar at receiving door with locking hardware and panic bars.	Priority: 2	\$2,200
2	Replace wood doors in kitchen/multi-purpose gym area.	Priority: 3	\$29,900
3	Repaint hollow metal frames in kitchen/gym area.	Priority: 4	\$2,800
4	Re-stain and seal wood finish at operable wall in multi-purpose gym.	Priority: 4	\$100
5	Provide new security hardware at all classroom doors.	Priority: 4	\$61,800
6	Provide (1) new double stack convection oven and (1) combie oven (and stand)	Priority: 3	\$124,000
7	Provide larger walk-in freezer.	Priority: 2	\$102,000
8	Replace the kitchen exhaust hood with a new three sided exhaust hood sized appropriately for the	Priority: 2	\$30,000
9	Relocate refrigerator freezer and cooler to the roof.	Priority: N	\$40,000
10	Replace the existing dishwasher with a new dishwasher with integral booster heater.	Priority: 2	\$120,000

ACCESSIBILITY

1	Install wing walls at (3) drinking fountains.	Priority: 2	\$4,000
2	Major remodel of student gang toilets (4).	Priority: 3	\$668,600
3	Major remodel of private toilets (7).	Priority: 1	\$409,500
4	Replace handrails and guardrails at both stairs.	Priority: 1	\$28,100

MECHANICAL SYSTEMS

1	Convert the building from steam to hot water heat. Replace the existing boilers with new gas fired	Priority: 2	\$2,870,000
2	Replace the air handling unit serving the cafeteria with a new constant air volume unit. The new unit	Priority: 2	\$340,000
3	Provide de-stratification fans in the cafeteria and connect to the building automation system for time of	Priority: 2	\$40,000
4	Install cooling coil for new air handling unit serving the cafeteria and connect to existing chilled water	Priority: 3	\$70,000
5	Provide a variable speed air handling unit to provide a direct source of ventilation air to the custodial	Priority: 2	\$330,000
6	Provide cooling to the gymnasium. Retrofit the existing air handling systems with new chilled water	Priority: 4	\$70,000
7	Provide cooling to the entry commons area. Retrofit the existing air handling systems with new chilled	Priority: 4	\$40,000
8	Provide de-stratification fans in the entry commons and gymnasium areas. Connect to the building	Priority: 2	\$45,000
9	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000



Independent School District #624 Executive Summary

Lakeaires Elementary

10	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
11	Replace the existing PTAC unit serving the office area installed in the 1994 addition with a new	Priority: 3	\$55,000
12	Replace the exterior chilled water pipe insulation with new flexible elastomeric insulation and an	Priority: 1	\$25,000
13	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$25,000
14	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$100,000
15	Retrofit existing chiller and office condensing unit with cottonwood screens.	Priority: 3	\$15,000
16	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000
17	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$660,000
18	Replace domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
19	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$334,300
2	Provide emergency generator, transfer switches, panels and lighting relays.	Priority: 3	\$140,000
3	Provide additional power outlets in classrooms.	Priority: 3	\$28,500
4	Replace aged T8 lighting with energy efficient LED fixtures.	Priority: 3	\$144,000
5	Provide exterior egress lighting at each exit.	Priority: 1	\$9,500
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$68,400
7	Provide complete wireless clock system.	Priority: 3	\$16,700
8	Replace fire alarm system.	Priority: 1	\$65,500



**Lakeaires Elementary
Independent School District #624**

SITE	\$255,300.00
EXTERIOR	\$1,963,500.00
INTERIOR	\$512,800.00
ACCESSIBILITY	\$1,110,200.00
MECHANICAL SYSTEMS	\$4,825,000.00
ELECTRICAL SYSTEMS	\$806,900.00
Total Cost	\$9,473,700.00



**Lakeaires Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$12,600	\$33,400	\$25,500	\$75,200	\$108,600	\$255,300
EXTERIOR	\$251,500	\$0	\$1,712,000	\$0	\$0	\$1,963,500
INTERIOR	\$0	\$254,200	\$153,900	\$64,700	\$40,000	\$512,800
ACCESSIBILITY	\$437,600	\$4,000	\$668,600	\$0	\$0	\$1,110,200
MECHANICAL SYSTEMS	\$60,000	\$4,410,000	\$245,000	\$110,000	\$0	\$4,825,000
ELECTRICAL SYSTEMS	\$75,000	\$402,700	\$329,200	\$0	\$0	\$806,900
Totals:	\$836,700	\$5,104,300	\$3,134,200	\$249,900	\$148,600	\$9,473,700



Lincoln Elementary Independent School District #624



Address: 1961 Sixth Street
White Bear Lake, Minnesota
55110

Year(s) Built: 1952, 1962, 1994

Contact:

Gross Area: 42,365 S.F.

Site Area: 11 acres

Parking: 39

Phone:



Independent School District #624 Executive Summary

Lincoln Elementary

Lincoln Elementary

SITE

1	Resurface asphalt on north parking lot.	Priority: 3	\$143,300
2	Resurface asphalt on sidewalk along west side of north wing. Resurface asphalt on sidewalk at	Priority: N	\$141,400
3	Concrete repairs at main entry and door K.	Priority: 1	\$10,100
4	Reconstruct concrete steps at gymnasium exit door and add handrail.	Priority: 1	\$22,200
5	Replace wood monument sign with LED sign.	Priority: 4	\$75,200

EXTERIOR

1	Replace (3) kitchen windows and (26) windows in the west wing.	Priority: 1	\$209,500
2	Tuckpoint boiler stack.	Priority: 3	\$20,900
3	Replace roof areas A, B, C, I, D, H, G, E, F (insatlld 1992) per District roof report.	Priority: 1	\$1,597,200

INTERIOR

1	Patch terrazzo floors in corridor in a few locations.	Priority: 3	\$6,300
2	Replace wood flooring in the large gym/cafeteria, stage and stage cabinets.	Priority: 2	\$87,100
3	Replace resilient flooring in gym.	Priority: 2	\$47,100
4	Replace AWP's at small gym.	Priority: 3	\$6,700
5	Replace ACT in west wing corridor and room 117.	Priority: 4	\$6,700
6	Replace all doors.	Priority: 3	\$271,300
7	Replace original casework in west wing and storage areas.	Priority: 3	\$68,900
8	Install casework and sink in room 117 to match adjacent classrooms.	Priority: 3	\$23,900
9	Install new VCT flooring on upper level corridor.	Priority: 2	\$68,500
10	Replace finishes (replace tile and patch and paint wall) at staircases.	Priority: 4	\$8,400
11	Provide new security hardware at all classroom doors.	Priority: 4	\$56,800
12	Provide (1) new double stack convection oven and (1) combi oven (and stand).	Priority: 3	\$124,000
13	Rebuild walk in cooler.	Priority: 2	\$55,200
14	Provide (2) 4-well electric hot food serving counters and (1) 6-well cold food serving counter.	Priority: 3	\$60,000
15	Replace the existing dishwasher with a new dishwasher with integral booster heater. It does not appear	Priority: 2	\$90,000

ACCESSIBILITY

1	Rebuild all toilets (student, single-stall, nurse, kindergarten) to meet current accessibility code.	Priority: 1	\$1,309,900
2	Replace drinking fountain in small gym with accessible type and add wing walls. Add wing walls at	Priority: 2	\$16,600
3	Install power operated actuators on all inaccessible doors in east and south wings.	Priority: 2	\$79,400
4	Install step at protruding coat racks to match west wing.	Priority: 1	\$42,700
5	Install new handrails at 2 staircases.	Priority: 2	\$28,100
6	Install lift for stage access.	Priority: 1	\$66,900

MECHANICAL SYSTEMS

1	Convert the building from steam to hot water heat. Replace existing boilers with new gas fired high	Priority: 2	\$3,475,000
2	Replace the air handling unit serving the gymnasium/cafeteria with a new constant air volume unit.	Priority: 2	\$340,000
3	Install cooling coil for new air handling unit serving the cafeteria/gymnasium and connect to chilled	Priority: 3	\$40,000



Independent School District #624 Executive Summary

Lincoln Elementary

4	Provide de-stratification fans in the cafeteria/gymnasium and connect to the building automation	Priority: 2	\$20,000
5	Replace the air handling unit serving the small gymnasium with a new constant air volume unit. The	Priority: 2	\$340,000
6	Install cooling coil for new air handling unit serving the small gymnasium and connect to chilled water	Priority: 4	\$40,000
7	Provide de-stratification fans in the small gymnasium and connect to the building automation system	Priority: 2	\$20,000
8	Provide a variable speed air handling unit to provide a direct source of ventilation air to the custodial	Priority: 2	\$75,000
9	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
10	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
11	Replace the exterior chilled water pipe insulation with new flexible elastomeric insulation and an	Priority: 1	\$30,000
12	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$40,000
13	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$80,000
14	Retrofit the existing chiller and the office condensing unit with cottonwood screens.	Priority: 3	\$15,000
15	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000
16	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$810,000
17	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
18	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$182,000
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$28,500
4	Provide exterior egress lighting at each exit.	Priority: 1	\$17,100
5	Replace metal halide exterior lighting with LED.	Priority: 2	\$80,500
6	Provide wireless clock system.	Priority: 3	\$15,500
7	Replace fire alarm system.	Priority: 1	\$64,000



**Lincoln Elementary
Independent School District #624**

SITE	\$392,200.00
EXTERIOR	\$1,827,600.00
INTERIOR	\$980,900.00
ACCESSIBILITY	\$1,543,600.00
MECHANICAL SYSTEMS	\$5,465,000.00
ELECTRICAL SYSTEMS	\$527,400.00
Total Cost	\$10,736,700.00



**Lincoln Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$32,300	\$0	\$143,300	\$75,200	\$141,400	\$392,200
EXTERIOR	\$1,806,700	\$0	\$20,900	\$0	\$0	\$1,827,600
INTERIOR	\$0	\$347,900	\$561,100	\$71,900	\$0	\$980,900
ACCESSIBILITY	\$1,419,500	\$124,100	\$0	\$0	\$0	\$1,543,600
MECHANICAL SYSTEMS	\$65,000	\$5,200,000	\$160,000	\$40,000	\$0	\$5,465,000
ELECTRICAL SYSTEMS	\$81,100	\$262,500	\$183,800	\$0	\$0	\$527,400
Totals:	\$3,404,600	\$5,934,500	\$1,069,100	\$187,100	\$141,400	\$10,736,700



Matoska International IB World Independent School District #624



Address: 2530 Spruce Place
White Bear Lake, Minnesota
55110

Year(s) Built: 1962, 1968, 1994, 2004, 2013

Contact:

Gross Area: 64,570 S.F.

Site Area: 10 acres

Parking: 96

Phone:



Independent School District #624 Executive Summary

Matoska International
IB World

Matoska International IB World

SITE

- | | | | |
|---|--|-------------|----------|
| 1 | Resurface asphalt in loading dock area and entrance from Spruce place. | Priority: N | \$75,300 |
| 2 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,300 |

EXTERIOR

- | | | | |
|---|--|-------------|-----------|
| 1 | Tuckpointing at 30% of 1962 and 1968 building areas. | Priority: 2 | \$306,300 |
| 2 | Replace 1992 vintage windows (In 1962 and 1968 building areas). | Priority: 2 | \$436,300 |
| 3 | Repaint lintels. | Priority: 2 | \$15,100 |
| 4 | Replace roof areas: E, F, G, and H (installed in 1992) per District roof report. | Priority: 1 | \$220,500 |
| 5 | Replace roof areas: A, B, C and D (installed in 1994) per District roof report. | Priority: 2 | \$436,200 |
| 6 | Replace roof areas I, J, and K (circ. 2005) per District roof report. | Priority: N | \$97,900 |

INTERIOR

- | | | | |
|----|--|-------------|-----------|
| 1 | Replace carpet in classrooms. | Priority: 3 | \$55,600 |
| 2 | Replace casework in classrooms (all except 97-101). | Priority: 3 | \$817,900 |
| 3 | Provide an allowance for door replacement. | Priority: 3 | \$29,900 |
| 4 | Provide new security hardware at all classroom doors. | Priority: 3 | \$70,200 |
| 5 | Provide (1) new double stack convection oven and (1) new combi oven in kitchen. | Priority: 3 | \$124,000 |
| 6 | Provide walk-in freezer at kitchen (none existing). | Priority: 2 | \$102,000 |
| 7 | Provide (1) 4-well hot food serving counter and (1) 6-well cold food serving counter at kitchen. | Priority: 3 | \$60,000 |
| 8 | Replace the kitchen exhaust hood with a new exhaust hood that is three sided and sized appropriately | Priority: 2 | \$30,000 |
| 9 | Relocate the refrigerator/freezer condensing units to the roof. | Priority: N | \$40,000 |
| 10 | Replace the existing dishwasher with a new dishwasher with integral booster heater. | Priority: 3 | \$90,000 |

ACCESSIBILITY

- | | | | |
|---|--|-------------|-----------|
| 1 | Replace sink and counter in workroom with ADA height equivalent. | Priority: 2 | \$7,600 |
| 2 | Rebuild transaction window/counter at room 96A to meet ADA requirements. | Priority: 2 | \$6,200 |
| 3 | Provide power operators at (5) doors with deep jambs. | Priority: 2 | \$20,900 |
| 4 | Provide wing walls at (2) drinking fountains. | Priority: 2 | \$2,700 |
| 5 | Replace (1) Drinking fountain with an accessible electric water cooler. | Priority: 2 | \$5,500 |
| 6 | Provide new code compliant handrails and guardrails at stairs. | Priority: 2 | \$28,100 |
| 7 | Major remodel of student gang toilets (4). | Priority: 1 | \$668,600 |
| 8 | Minor remodel of private toilet rooms (2). | Priority: 2 | \$16,800 |
| 9 | Major remodel of private toilet rooms (6). | Priority: 2 | \$351,000 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|-------------|
| 1 | Convert the building from steam to hot water heat. Replace existing boilers with new gas fired high | Priority: 2 | \$3,360,000 |
| 2 | Replace the air handling unit serving the cafeteria with a new constant air volume unit. The new unit | Priority: 2 | \$340,000 |
| 3 | Install cooling coil for new air handling unit serving the cafeteria and connect to existing chilled water | Priority: 3 | \$40,000 |
| 4 | Provide de-stratification fans in the cafeteria and connect to the building automation system for time of | Priority: 2 | \$20,000 |
| 5 | Provide cooling to the gymnasium. Retrofit the existing air handling systems with new chilled water | Priority: 4 | \$40,000 |



Independent School District #624 Executive Summary

Matoska International
IB World

6	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
7	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
8	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$35,000
9	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$115,000
10	Retrofit the existing chiller and the office condensing unit with cottonwood screens.	Priority: 3	\$15,000
11	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000
12	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$680,000
13	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
14	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$258,300
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$31,900
4	Replace older T8 lighting with energy efficient LED fixtures and controls.	Priority: 3	\$130,200
5	Provide wireless clock system.	Priority: 3	\$16,700



**Matoska International IB World
Independent School District #624**

SITE	\$150,600.00
EXTERIOR	\$1,512,300.00
INTERIOR	\$1,419,600.00
ACCESSIBILITY	\$1,107,400.00
MECHANICAL SYSTEMS	\$4,785,000.00
ELECTRICAL SYSTEMS	\$576,900.00
Total Cost	\$9,551,800.00



**Matoska International IB World
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,300	\$75,300	\$150,600
EXTERIOR	\$220,500	\$1,193,900	\$0	\$0	\$97,900	\$1,512,300
INTERIOR	\$0	\$132,000	\$1,247,600	\$0	\$40,000	\$1,419,600
ACCESSIBILITY	\$668,600	\$438,800	\$0	\$0	\$0	\$1,107,400
MECHANICAL SYSTEMS	\$35,000	\$4,550,000	\$160,000	\$40,000	\$0	\$4,785,000
ELECTRICAL SYSTEMS	\$0	\$258,300	\$318,600	\$0	\$0	\$576,900
Totals:	\$924,100	\$6,573,000	\$1,726,200	\$115,300	\$213,200	\$9,551,800



**Oneka Elementary
Independent School District #624**



Address: 4888 Heritage Pkwy North
Hugo, Minnesota 55038

Year(s) Built: 2005

Contact:

Gross Area: 114,260 S.F.

Site Area: 44 acres

Phone:

Parking: 142



Independent School District #624 Executive Summary

Oneka Elementary

Oneka Elementary

SITE

- | | | | |
|---|--|-------------|------------------|
| 1 | Patch concrete sidewalks near Exit D and north parking loop. | Priority: N | \$46,200 |
| 2 | Resurface asphalt play area. | Priority: N | \$120,400 |
| 3 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,300 |
| 4 | Provide splash blocks at (5) overflow drain locations. | Priority: N | \$3,400 |

EXTERIOR

- | | | | |
|---|--|-------------|------------------|
| 1 | Repair / Replace Aluminum window sills to provide positive drainage. | Priority: 1 | \$689,500 |
| 2 | Selective repair of cracked / damaged siding. | Priority: 2 | \$1,000 |

INTERIOR

- | | | | |
|---|---|-------------|------------------|
| 1 | Replace carpet in classrooms throughout building and Media Center entry. | Priority: 3 | \$293,700 |
| 2 | Paint HM door frames at all classrooms. | Priority: 3 | \$5,300 |
| 3 | Repair / Replace wall covering on operable wall panel in gym. | Priority: 3 | \$600 |
| 4 | Provide new security hardware at all classroom doors. | Priority: 3 | \$70,200 |
| 5 | Provide (1) new double stack convection oven and (1) new combi oven at kitchen. | Priority: 3 | \$124,000 |
| 6 | Relocate existing freezer and cooler compressors to the roof. | Priority: N | \$40,000 |

ACCESSIBILITY

- | | | | |
|---|--|-------------|----------------|
| 1 | Provide 5 grab bars as required in private toilet rooms. | Priority: 2 | \$1,300 |
| 2 | Provide wing walls at approximately 5 drinking fountain locations. | Priority: 2 | \$6,700 |

MECHANICAL SYSTEMS

- | | | | |
|---|---|-------------|------------------|
| 1 | Provide a high efficiency gas fired condensing boiler sized to handle light load spring and fall | Priority: 2 | \$310,000 |
| 2 | Replace existing boiler isolation valves with new ball valves. Provide isolation valves on each of the | Priority: 1 | \$45,000 |
| 3 | Replace existing air-cooled chiller plant with new chillers of the same capacity. Provide with de-super | Priority: 2 | \$595,000 |
| 4 | Replace exterior chilled water pipe insulation with new flexible elastomeric insulation and an | Priority: 1 | \$30,000 |
| 5 | Repair concrete floor in chiller enclosure by either mud jacking or replacement. | Priority: 2 | \$15,000 |
| 6 | Provide a spilt AC system in the data room to provide redundant cooling. | Priority: 3 | \$25,000 |
| 7 | Replace all Trane direct digital controls with new direct digital controls as manufactured by Allerton as | Priority: 2 | \$440,000 |
| 8 | Provide de-stratification fans in the gymnasiums and connect to the building automation system for | Priority: 2 | \$40,000 |
| 9 | Provide fin tube radiation on remaining perimeter rooms. | Priority: 2 | \$380,000 |

ELECTRICAL SYSTEMS

- | | | | |
|---|---|-------------|------------------|
| 1 | Replace gymnasium fluorescent lighting with energy efficient LED fixtures and controls. | Priority: 2 | \$75,900 |
| 2 | Replace metal halide exterior lighting with LED. | Priority: 3 | \$190,000 |



**Oneka Elementary
Independent School District #624**

SITE	\$245,300.00
EXTERIOR	\$690,500.00
INTERIOR	\$533,800.00
ACCESSIBILITY	\$8,000.00
MECHANICAL SYSTEMS	\$1,880,000.00
ELECTRICAL SYSTEMS	\$265,900.00
Total Cost	\$3,623,500.00



**Oneka Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,300	\$170,000	\$245,300
EXTERIOR	\$689,500	\$1,000	\$0	\$0	\$0	\$690,500
INTERIOR	\$0	\$0	\$493,800	\$0	\$40,000	\$533,800
ACCESSIBILITY	\$0	\$8,000	\$0	\$0	\$0	\$8,000
MECHANICAL SYSTEMS	\$75,000	\$1,780,000	\$25,000	\$0	\$0	\$1,880,000
ELECTRICAL SYSTEMS	\$0	\$75,900	\$190,000	\$0	\$0	\$265,900
Totals:	\$764,500	\$1,864,900	\$708,800	\$75,300	\$210,000	\$3,623,500



**Otter Lake Elementary
Independent School District #624**



Address: 1401 County Road H2
White Bear Lake, Minnesota
55110

Year(s) Built: 1987, 1994

Contact:

Gross Area: 103,490 S.F.

Site Area:

Parking: 90

Phone:



Independent School District #624 Executive Summary

Otter Lake Elementary

Otter Lake Elementary

SITE

- | | | | |
|---|---|-------------|----------|
| 1 | Resurface asphalt play area and walking path. | Priority: 2 | \$22,600 |
| 2 | Provide continuous piping connection from roof drain directly into underground storm sewer at (1) | Priority: 3 | \$15,000 |
| 3 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,200 |

EXTERIOR

- | | | | |
|---|---|-------------|-------------|
| 1 | Replace all exterior glazed block with brick. | Priority: 3 | \$2,087,500 |
| 2 | Replace all windows and replace aluminum entrance storefronts. | Priority: 2 | \$245,700 |
| 3 | Patch and repaint exterior plaster soffits at building entrances. | Priority: 3 | \$1,500 |
| 4 | Replace roof areas A, B, C, D, D1, D2, E (installed 1999) per District roof report. | Priority: 4 | \$3,541,500 |

INTERIOR

- | | | | |
|----|--|-------------|-----------|
| 1 | Replace wall pad in gymnasium. | Priority: 3 | \$700 |
| 2 | Replace vinyl base in gymnasium. | Priority: 3 | \$2,000 |
| 3 | Replace carpet in media center, classrooms. | Priority: 3 | \$60,500 |
| 4 | Replace ACT ceiling in media center, classrooms. | Priority: 4 | \$388,900 |
| 5 | Replace Casework in media center, classrooms. | Priority: 3 | \$266,400 |
| 6 | Provide painting allowance for hollow metal door frames and handrails and some c blk wall touch ups. | Priority: 4 | \$16,700 |
| 7 | Replace 10% of wood doors throughout facility. | Priority: 4 | \$48,500 |
| 8 | Replace vinyl wall covering on operable wall in gym. | Priority: 3 | \$13,400 |
| 9 | Provide new security hardware at all classroom doors. | Priority: 4 | \$105,300 |
| 10 | Provide (1) new double stack convection oven and (1) combi oven (and stand). | Priority: 3 | \$124,000 |
| 11 | Rebuild walk in freezer. | Priority: 2 | \$55,200 |
| 12 | Provide (2) 4-well electric hot food serving counters and (1) cold food serving counter. | Priority: 3 | \$60,000 |

ACCESSIBILITY

- | | | | |
|---|---|-------------|-----------|
| 1 | Fill in reading stair in Media center, kindergarten room 203 & 205. | Priority: 2 | \$20,900 |
| 2 | Provide power door operator at (3) doors. | Priority: 2 | \$12,600 |
| 3 | Provide wing walls at (3) drinking fountain locations. | Priority: 2 | \$4,000 |
| 4 | Replace drinking fountain in gym with accessible electric water cooler. | Priority: 2 | \$5,500 |
| 5 | Provide rear grab bars at (2) accessible toilet stalls in 300-wing. | Priority: 1 | \$1,600 |
| 6 | Minor remodel of student gang toilets (1). | Priority: 1 | \$66,900 |
| 7 | Major remodel of private toilets (7). | Priority: 1 | \$409,500 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|-------------|
| 1 | Full replacement of existing hot water boiler plant with new high efficiency condensing boiler plant | Priority: 2 | \$1,350,000 |
| 2 | Remove rooftop DX unit serving the lounge and replace air handling unit serving the southeast | Priority: 1 | \$2,100,000 |
| 3 | Replace air handling unit serving the District #916 tenant space in the southeast classroom pod with a | Priority: 2 | \$340,000 |
| 4 | Replace air handling unit serving the gymnasium with a new constant volume unit. The new unit will | Priority: 2 | \$340,000 |
| 5 | Install cooling coil for new air handling unit serving the gymnasium and connect to chilled water plant. | Priority: 4 | \$40,000 |
| 6 | Provide a split DX system for redundant cooling of the data room. Also locate a control for the VAV | Priority: 3 | \$25,000 |



Independent School District #624 Executive Summary

Otter Lake Elementary

7	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$180,000
8	Provide de-stratification fans in the gymnasium and connect to the building automation system for time	Priority: 2	\$40,000
9	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$10,000
10	Retrofit the existing chiller with cottonwood screens.	Priority: 3	\$10,000
11	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000

ELECTRICAL SYSTEMS

1	Provide surge suppression at main electrical service.	Priority: 3	\$6,000
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$243,000
3	Provide additional power outlets in classrooms.	Priority: 3	\$53,600
4	Replace aged T8 lighting with energy efficient LED fixtures.	Priority: 3	\$259,500
5	Provide exterior egress lighting at each exit.	Priority: 1	\$20,900
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$180,000
7	Provide wireless clock system.	Priority: 3	\$26,700
8	Replace fire alarm system.	Priority: 1	\$117,900



**Otter Lake Elementary
Independent School District #624**

SITE	\$112,800.00
EXTERIOR	\$5,876,200.00
INTERIOR	\$1,141,600.00
ACCESSIBILITY	\$521,000.00
MECHANICAL SYSTEMS	\$4,445,000.00
ELECTRICAL SYSTEMS	\$907,600.00
Total Cost	\$13,004,200.00



**Otter Lake Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$22,600	\$15,000	\$75,200	\$0	\$112,800
EXTERIOR	\$0	\$245,700	\$2,089,000	\$3,541,500	\$0	\$5,876,200
INTERIOR	\$0	\$55,200	\$527,000	\$559,400	\$0	\$1,141,600
ACCESSIBILITY	\$478,000	\$43,000	\$0	\$0	\$0	\$521,000
MECHANICAL SYSTEMS	\$2,100,000	\$2,260,000	\$45,000	\$40,000	\$0	\$4,445,000
ELECTRICAL SYSTEMS	\$138,800	\$180,000	\$588,800	\$0	\$0	\$907,600
Totals:	\$2,716,800	\$2,806,500	\$3,264,800	\$4,216,100	\$0	\$13,004,200



**Vadnais Heights Elementary
Independent School District #624**



Address: 3645 Centerville Road
Vadnais Heights, Minnesota
55127

Year(s) Built: 1950, 1955, 1668, 1987, 2012

Contact:

Gross Area: 60,775 S.F.

Site Area: 16 acres

Parking: 89

Phone:



Independent School District #624 Executive Summary

Vadnais Heights Elementary

Vadnais Heights Elementary

SITE

1	Resurface asphalt in south lot, northwest corner of north lot, and ramp to media center emergency exit.	Priority: N	\$103,100
2	Expand the south parking lot to twice its current size.	Priority: 4	\$231,700
3	Replace steel guardrail at door L, patch concrete retaining wall.	Priority: 2	\$5,100
4	Replace wood monument sign with LED sign.	Priority: 4	\$75,300
5	Replace the concrete sidewalk at door C with a concrete stoop that is level with the threshold. Replace	Priority: 2	\$3,900
6	Replace the sidewalk and stairs leading from door K to the playground with a concrete ramp	Priority: 2	\$37,800

EXTERIOR

1	Replace all exterior windows except main entry storefront (installed 2012).	Priority: 2	\$328,500
2	Tuckpoint brick walls built before 1987.	Priority: 3	\$321,900
3	Replace roof area I (installed 1991) per District roof report.	Priority: 1	\$298,900
4	Replace roof areas A, C, D, E and F (installed 1995) per District roof report.	Priority: 2	\$526,700
5	Replace roof areas B, G, J, K, L, M, and O (installed 1998) per District roof report.	Priority: 3	\$807,700

INTERIOR

1	Replace all wood doors in the building (provide security hardware at classroom doors).	Priority: 3	\$278,100
2	Replace casework in media center, extended day room and gymnasium office.	Priority: 3	\$26,700
3	Repair/replace damaged ACT ceilings.	Priority: N	\$9,700
4	Replace carpet in extended day room.	Priority: 3	\$2,900
5	Replace VCT in gymnasium and cafeteria. Provide moisture mitigation.	Priority: 3	\$139,900
6	Replace gymnasium wall pads.	Priority: 3	\$12,200
7	Provide (1) new double stack convection oven and (1) new combi oven in kitchen.	Priority: 3	\$124,000
8	Provide walk-in freezer at kitchen (none existing).	Priority: 2	\$102,000
9	Provide (1) 4-well hot food serving counter and (1) 6-well cold food serving counter at kitchen.	Priority: 3	\$60,000

ACCESSIBILITY

1	Provide power operator at five doors.	Priority: 2	\$20,900
2	Replace handrails at stairwells throughout the building with handrails that meet code requirements.	Priority: 2	\$42,200
3	Install permanent boot ledge on floor below coat hooks and shelves at same depth as maximum	Priority: 2	\$44,400
4	Provide wing walls at (5) drinking fountains in hallways to meet ADA clear floor space and accessible	Priority: 2	\$6,700
5	Level out floor at extended day room.	Priority: 2	\$2,600
6	Replace lift between classroom tower and cafeteria.	Priority: 1	\$41,800
7	Minor remodel of student gang toilets (5).	Priority: 1	\$83,600
8	Major remodel of student gang toilets (5).	Priority: 1	\$835,700
9	Major remodel of private toilets (9).	Priority: 2	\$526,500

MECHANICAL SYSTEMS

1	Convert building from steam to hot water heat. Replace existing boilers with new gas fired high	Priority: 2	\$1,200,000
2	Provide a new constant volume air handling system to heat and ventilate the cafeteria. The unit to be	Priority: 2	\$340,000
3	Install cooling coil for new air handling unit serving the cafeteria and connect to chilled water system.	Priority: 3	\$40,000



Independent School District #624 Executive Summary

Vadnais Heights Elementary

4	Provide de-stratification fans in the cafeteria and connect to the building automation system for time of	Priority: 2	\$20,000
5	Replace air handling unit serving gymnasium with a new heating and ventilating unit. The unit to be	Priority: 2	\$340,000
6	Install cooling coil for new air handling unit serving the gymnasium and connect to existing chilled	Priority: 4	\$40,000
7	Provide de-stratification fans in the gymnasium and connect to the building automation system for time	Priority: 2	\$20,000
8	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
9	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
10	Provide an exhaust system to ventilate the outdoor storage area. Transfer air from the outside through	Priority: 1	\$20,000
11	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$10,000
12	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$110,000
13	Retrofit the existing chiller and the three roof mounted condensing units with cottonwood screens.	Priority: 3	\$10,000
14	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000
15	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$340,000
16	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
17	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000
18	Replace the existing water softener with a new water softening system to serve the building hot water.	Priority: 3	\$55,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$106,400
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$30,800
4	Provide exterior egress lighting at each exit.	Priority: 1	\$24,700
5	Replace metal halide exterior lighting with LED.	Priority: 2	\$84,300
6	Provide wireless clock system.	Priority: 3	\$16,700
7	Replace fire alarm devices and wiring.	Priority: 2	\$69,300



**Vadnais Heights Elementary
Independent School District #624**

SITE	\$456,900.00
EXTERIOR	\$2,283,700.00
INTERIOR	\$755,500.00
ACCESSIBILITY	\$1,604,400.00
MECHANICAL SYSTEMS	\$2,685,000.00
ELECTRICAL SYSTEMS	\$472,000.00
Total Cost	\$8,257,500.00



**Vadnais Heights Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$46,800	\$0	\$307,000	\$103,100	\$456,900
EXTERIOR	\$298,900	\$855,200	\$1,129,600	\$0	\$0	\$2,283,700
INTERIOR	\$0	\$102,000	\$643,800	\$0	\$9,700	\$755,500
ACCESSIBILITY	\$961,100	\$643,300	\$0	\$0	\$0	\$1,604,400
MECHANICAL SYSTEMS	\$55,000	\$2,380,000	\$210,000	\$40,000	\$0	\$2,685,000
ELECTRICAL SYSTEMS	\$24,700	\$260,000	\$187,300	\$0	\$0	\$472,000
Totals:	\$1,339,700	\$4,287,300	\$2,170,700	\$347,000	\$112,800	\$8,257,500



**Willow Lane Elementary
Independent School District #624**



Address: 3375 Willow Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: 1965, 1994, 2013

Contact:

Gross Area: 59,125 S.F.

Site Area: 14 acres

Parking: 76

Phone:



Independent School District #624 Executive Summary

Willow Lane Elementary

Willow Lane Elementary

SITE

1	Resurface asphalt at north sidewalk.	Priority: N	\$5,400
2	Replace deteriorated / missing landscape blocks at flower bed near north entry.	Priority: N	\$700
3	Repaint bollards.	Priority: N	\$1,100
4	Reseeding allowance.	Priority: N	\$900
5	Replace wood monument sign with LED sign.	Priority: 4	\$75,300

EXTERIOR

1	Replace windows on original building (not 2013 additions).	Priority: 2	\$293,900
2	Repair / replace loose can light at main entry canopy.	Priority: N	\$800
3	Patch / repair concrete at loading dock.	Priority: 2	\$5,600
4	Replace roof areas A, B, C, D, E, and F (installed 1990-1995) per District roof report.	Priority: 1	\$963,300

INTERIOR

1	Replace all original casework.	Priority: 3	\$427,100
2	Replace VCT in kindergarten classrooms (106 & 108).	Priority: 3	\$15,100
3	Replace broadloom carpet with carpet tile (low priority).	Priority: 4	\$198,900
4	Painting allowance for door frames.	Priority: 3	\$2,600
5	Replace wood doors in cafeteria.	Priority: 3	\$27,600
6	Recaulk sealant joints in gym precast walls, provide new color-coordinated sealant.	Priority: 4	\$40,200
7	Provide new security hardware at all classroom doors.	Priority: 3	\$53,500
8	Provide (1) new double stack convection oven in kitchen.	Priority: 3	\$60,200
9	Provide walk-in freezer at kitchen (none existing).	Priority: 2	\$102,000
10	Provide (1) 4-well hot food serving counter and (1) 6-well cold food serving counter at kitchen.	Priority: 3	\$60,000

ACCESSIBILITY

1	Provide wing walls at (4) drinking fountains as required per ADA.	Priority: 2	\$5,300
2	Replace handrails and guardrails at stairways in classroom wing to meet current codes.	Priority: 2	\$28,100
3	Provide permanent boot ledge at the floor below coat hooks and shelves in classroom corridors.	Priority: 2	\$2,300
4	Provide power operators at (2) doors into room 100.	Priority: 2	\$8,400
5	Remove fixtures from toilet room in multi-use room 100 and patch walls and floors as required to	Priority: 2	\$9,200
6	Major remodel of student gang toilets (4).	Priority: 1	\$668,600
7	Minor remodel of private toilets (4).	Priority: 2	\$33,500
8	Major remodel of private toilets (6).	Priority: 2	\$351,000

MECHANICAL SYSTEMS

1	Convert the building from steam to hot water heat. Replace the existing boilers with new gas fired	Priority: 2	\$3,170,000
2	Provide a variable speed air handling unit to provide a direct source of ventilation air to the custodial	Priority: 2	\$335,000
3	Remove the kitchen make-up air unit and provide a transfer air path from the adjacent cafeteria.	Priority: 2	\$20,000
4	Provide cooling to the gymnasium. Retrofit the existing air handling system with new chilled water	Priority: 4	\$40,000
5	Provide cooling to the entry commons area. Retrofit the existing air handling system with new chilled	Priority: 4	\$40,000



Independent School District #624 Executive Summary

Willow Lane Elementary

6	Provide de-stratification fans in the cafeteria and connect to the building automation system for time of	Priority: 2	\$20,000
7	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
8	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
9	Replace the exterior chilled water pipe insulation with new flexible elastomeric insulation and an	Priority: 1	\$30,000
10	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$30,000
11	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$110,000
12	Retrofit the existing chiller and the office condensing unit with cottonwood screens.	Priority: 3	\$7,500
13	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$660,000
14	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
15	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$182,300
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$28,500
4	Replace aged T8 lighting with energy efficient LED fixtures.	Priority: 3	\$148,000
5	Provide exterior egress lighting at each exit.	Priority: 1	\$9,500
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$106,800
7	Replace fire alarm system.	Priority: 1	\$67,400



**Willow Lane Elementary
Independent School District #624**

SITE	\$83,400.00
EXTERIOR	\$1,263,600.00
INTERIOR	\$987,200.00
ACCESSIBILITY	\$1,106,400.00
MECHANICAL SYSTEMS	\$4,592,500.00
ELECTRICAL SYSTEMS	\$682,300.00
Total Cost	\$8,715,400.00



**Willow Lane Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,300	\$8,100	\$83,400
EXTERIOR	\$963,300	\$299,500	\$0	\$0	\$800	\$1,263,600
INTERIOR	\$0	\$102,000	\$646,100	\$239,100	\$0	\$987,200
ACCESSIBILITY	\$668,600	\$437,800	\$0	\$0	\$0	\$1,106,400
MECHANICAL SYSTEMS	\$65,000	\$4,345,000	\$102,500	\$80,000	\$0	\$4,592,500
ELECTRICAL SYSTEMS	\$76,900	\$289,100	\$316,300	\$0	\$0	\$682,300
Totals:	\$1,773,800	\$5,473,400	\$1,064,900	\$394,400	\$8,900	\$8,715,400



**WBL Area Learning Center
Independent School District #624**



Address: 2449 Orchard Lane
White Bear Lake, Minnesota
55110

Year(s) Built: 1964, 1994

Contact:

Gross Area: 41,640 S.F.

Site Area: 10 acres

Parking: 134

Phone:



Independent School District #624 Executive Summary

WBL Area Learning Center

WBL Area Learning Center

SITE

1	Repair / replace curbs around planting beds.	Priority: N	\$4,100
2	Resurface asphalt at receiving.	Priority: N	\$30,100
3	Replace the asphalt sidewalk in front of the building with a concrete sidewalk.	Priority: 2	\$94,300
4	Use mud jacking to level the sidewalk at the south entrance.	Priority: 2	\$6,100
5	Replace the wood curb surrounding the volleyball court.	Priority: N	\$8,700
6	Replace wood monument sign with LED sign.	Priority: 4	\$75,300
7	Provide new accessible sidewalk and curb ramp for accessible parking stalls.	Priority: 2	\$10,100

EXTERIOR

1	Replace all windows, and make necessary modifications to wall assembly to prevent future leaks.	Priority: 1	\$305,900
2	Tuckpointing on 50% of the building.	Priority: 3	\$529,800
3	Replace roof areas A and B (installed 1991) per District roof report.	Priority: 1	\$282,500
4	Replace roof areas C, D, E, and F (installed 1994) per District roof report.	Priority: 1	\$574,500

INTERIOR

1	Provide new finish for operable wall in gym/cafeteria.	Priority: 3	\$11,700
2	Replace quarry tile in kitchen.	Priority: 3	\$37,100
3	Reconfigure office suite and add door from main entry vestibule to create new secure entry sequence.	Priority: 3	\$305,900
4	Replace casework in classrooms.	Priority: 3	\$241,700
5	Replace carpet in classrooms.	Priority: 3	\$147,500
6	Replace wood door to room #210.	Priority: 3	\$2,300
7	Recaulk sealant joints in corridor walls at pilasters.	Priority: 3	\$14,100
8	Provide new security hardware at all classroom doors.	Priority: 3	\$45,200
9	Provide (1) new combi oven in kitchen.	Priority: 3	\$63,900
10	Provide walk-in freezer at kitchen (none existing).	Priority: 2	\$10,200
11	Provide (1) 4-well electric hot food serving counter and (1) 6-well electric cold food serving counter in	Priority: 3	\$60,000
12	Relocate the freezer and cooler compressors to the roof.	Priority: N	\$40,000
13	Replace the existing dishwasher with a new dishwasher with inetgral booster heater.	Priority: 3	\$90,000

ACCESSIBILITY

1	Remove toilet from science classroom 108. Patch wall and floor as required.	Priority: 2	\$4,600
2	Provide wing walls at (2) drinking fountains to meet accessibility codes.	Priority: 2	\$2,700
3	Remove non-accessible drinking fountains and wall-mounted lavatories from rooms 106 & 108 and	Priority: 2	\$13,800
4	Replace handrails at north and south stairways with new ADA accessible handrails.	Priority: 2	\$28,100
5	Major remodel of student gang toilets (4).	Priority: 1	\$668,600
6	Minor remodel of private toilets (2).	Priority: 2	\$16,800
7	Major remodel of private toilets (4).	Priority: 2	\$234,000

MECHANICAL SYSTEMS

1	Convert the building from steam to hot water heat. Replace existing boilers with new gas fired high	Priority: 2	\$2,900,000
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Independent School District #624 Executive Summary

WBL Area Learning Center

2	Provide a new air cooled chilled water plant for cooling. The plant will be sized to handle all of the	Priority: 2	\$430,000
3	Classroom Option 1 - (\$3,245,000.00) Replace the existing ventilation systems serving the classrooms	Priority: 2	\$0
4	Classroom Option 2 - (\$3,515,000.00) Replace the existing ventilation systems serving the classrooms	Priority: 2	\$3,515,000
5	Replace the existing ventilation systems serving the front office with a new roof mounted variable air	Priority: 2	\$260,000
6	Install direct expansion cooling coil for new air handling unit serving the office area and install	Priority: 4	\$40,000
7	Replace the air-handling unit serving the cafeteria/gymnasium with a new constant air volume unit.	Priority: 2	\$340,000
8	Install cooling coil for new air handling unit serving the cafeteria/gymnasium and connect to new	Priority: 3	\$40,000
9	Provide de-stratification fans in the cafeteria/gymnasium and connect to the building automation	Priority: 2	\$20,000
10	Provide a variable speed air-handling unit to provide a direct source of ventilation air to the custodial	Priority: 2	\$260,000
11	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
12	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
13	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$15,000
14	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$80,000
15	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$600,000
16	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
17	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging service entrance switchboard.	Priority: 2	\$76,000
2	Replace aging distribution equipment.	Priority: 2	\$303,900
3	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$109,400
4	Provide additional power outlets in classrooms.	Priority: 3	\$22,800
5	Replace T8 lighting with energy efficient LED fixtures.	Priority: 3	\$104,400
6	Provide exterior egress lighting at each exit.	Priority: 1	\$9,500
7	Replace metal halide exterior lighting with LED.	Priority: 3	\$60,800
8	Replace fire alarm devices and wiring.	Priority: 1	\$47,500



**WBL Area Learning Center
Independent School District #624**

SITE	\$228,700.00
EXTERIOR	\$1,692,700.00
INTERIOR	\$1,069,600.00
ACCESSIBILITY	\$968,600.00
MECHANICAL SYSTEMS	\$8,630,000.00
ELECTRICAL SYSTEMS	\$734,300.00
Total Cost	\$13,323,900.00



**WBL Area Learning Center
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$110,500	\$0	\$75,300	\$42,900	\$228,700
EXTERIOR	\$1,162,900	\$0	\$529,800	\$0	\$0	\$1,692,700
INTERIOR	\$0	\$10,200	\$1,019,400	\$0	\$40,000	\$1,069,600
ACCESSIBILITY	\$668,600	\$300,000	\$0	\$0	\$0	\$968,600
MECHANICAL SYSTEMS	\$35,000	\$8,420,000	\$135,000	\$40,000	\$0	\$8,630,000
ELECTRICAL SYSTEMS	\$57,000	\$379,900	\$297,400	\$0	\$0	\$734,300
Totals:	\$1,923,500	\$9,220,600	\$1,981,600	\$115,300	\$82,900	\$13,323,900



**Sunrise Park Middle School
Independent School District #624**



Address: 1399 Cedar Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: 1958, 1995

Contact:

Gross Area: 122,410 S.F.

Site Area: 23 acres

Parking: 187

Phone:



Independent School District #624 Executive Summary

Sunrise Park Middle School

Sunrise Park Middle School

SITE

1	Repair / replace fence at northwest ballfield.	Priority: N	\$3,800
2	Provide new track surface for running track.	Priority: 3	\$558,700
3	Provide new sand for long jump pit.	Priority: N	\$500
4	Re-seed southeast playing field (east of hockey rink).	Priority: N	\$28,500
5	Remove grass from edges of baseball diamond(s), provide additional ball diamond mix as required.	Priority: N	\$5,100
6	Replace uneven sidewalk panels at northwest corner of building.	Priority: N	\$14,800
7	Resurface asphalt in west parking lot and south bus loop.	Priority: N	\$383,600
8	Replace concrete sidewalk at entry canopy columns, provide control joints as required.	Priority: 3	\$10,400
9	Repaint concrete block walls of storage shed.	Priority: N	\$2,900
10	Clean up debris, remove old borders, level ground and reseed in both courtyards.	Priority: N	\$15,100
11	Provide (2) concrete splash blocks at downspouts in west courtyard.	Priority: N	\$1,400
12	Replace concrete sidewalk at north end of east courtyard.	Priority: N	\$21,800
13	Replace wood monument sign with LED sign.	Priority: 4	\$75,300
14	Provide new concrete stoop at door M.	Priority: N	\$600
15	Provide new signage at (3) accessible parking stalls.	Priority: 2	\$4,100
16	Provide accessible curb ramp at door I and T stoops.	Priority: 2	\$2,200

EXTERIOR

1	Tuckpointing allowance (50%).	Priority: 3	\$716,300
2	Repaint steel structure in courtyards and at south canopy.	Priority: 3	\$25,100
3	Replace all windows.	Priority: 2	\$356,000
4	Replace roof areas A, B, C, and E (installed 1989) per District roof report.	Priority: 1	\$1,321,000
5	Replace roof areas D, F, G, H, I, J, K, M, and N (installed in 1993 and 1994) per District roof report.	Priority: 2	\$3,717,000

INTERIOR

1	Repair terrazzo at building transition outside gym. Provide expansion joint in floor slab.	Priority: 4	\$2,200
2	Reconfigure main office suite for new secure vestibule.	Priority: 3	\$501,400
3	Replace P.lam countertops in designated areas.	Priority: 3	\$46,800
4	Replace solid surface countertops in science rooms.	Priority: 4	\$142,900
5	Wood door replacement allowance.	Priority: 3	\$27,200
6	Replace terrazzo at building entries B, C, L, T and V.	Priority: 3	\$73,200
7	Replace carpet in Media Center, rooms 506 & 513.	Priority: 3	\$35,000
8	Replace VCT flooring in Gym 3, Cafeteria and East addition storage room. Provide moisture	Priority: 3	\$136,400
9	Paint columns in cafeteria and curb at band room ramp.	Priority: N	\$200
10	Provide new security hardware at all classroom doors.	Priority: 3	\$108,700
11	Provide (2) new double stack convection ovens and (1) rotating oven in kitchen.	Priority: 3	\$191,800
12	Provide walk-in freezer at kitchen.	Priority: 2	\$102,000
13	Provide (2) 4-well electric hot food serving counters and (1) 6-well electric cold food serving counter	Priority: 3	\$95,000



Independent School District #624 Executive Summary

Sunrise Park Middle School

- | | | |
|---|-------------|----------|
| 14 Remodel Ala Carte Area: Provide (1) grab-n-go hot case and (1) grab-n-go cooler. | Priority: 4 | \$70,100 |
| 15 Relocate the freezer and cooler compressors to the roof. | Priority: N | \$40,000 |

ACCESSIBILITY

- | | | |
|---|-------------|-----------|
| 1 Provide door actuators at 17 doors throughout the facility. | Priority: 2 | \$117,600 |
| 2 Provide wing walls at (9) EWC drinking fountains. | Priority: 2 | \$12,000 |
| 3 Remove semi-recessed porcelain drinking fountain and patch concrete block wall in girls locker room. | Priority: 2 | \$2,600 |
| 4 Modify steel handrails at (4) stairs in industrial tech and computer lab rooms to extend past stair run | Priority: 2 | \$20,100 |
| 5 Major remodel of private toilets (7). | Priority: 2 | \$409,300 |

MECHANICAL SYSTEMS

- | | | |
|---|-------------|--------------|
| 1 Convert building from steam to hot water heat. Replace existing boilers with new gas fired high | Priority: 1 | \$6,300,000 |
| 2 Provide a new central air cooled chilled water plant to provide capacity to cool all building areas. | Priority: 1 | \$600,000 |
| 3 Provide a new independent heating and ventilation constant volume system to serve gymnasiums. The | Priority: 2 | \$1,015,000 |
| 4 Install cooling coil for new air handling units serving the gymnasium for connection to chilled water | Priority: 4 | \$110,000 |
| 5 Provide a new independent heating and ventilation constant volume system to serve cafeteria. The new | Priority: 2 | \$340,000 |
| 6 Install cooling coils for new air handling units serving the cafeteria for connection to chilled water | Priority: 3 | \$40,000 |
| 7 Provide a new independent heating and ventilation constant volume system to serve locker rooms. The | Priority: 2 | \$340,000 |
| 8 Install cooling coils for new air handling units serving the locker rooms for connection to chilled water | Priority: 4 | \$40,000 |
| 9 Classroom Option 1 - (\$10,660,000.00) Replace existing horizontal unit ventilators with new vertical | Priority: 1 | \$0 |
| 10 Classroom Option 2 - (\$10,985,000.00) Provide a new roof mounted air handling system for heating, | Priority: 1 | \$0 |
| 11 Classroom Option 3 - (\$11,550,000.00) Provide a new 4-pipe displacement and chilled beam system | Priority: 1 | \$11,550,000 |
| 12 Provide commissioning services to validate performance of all new and existing systems. Work scope | Priority: 1 | \$225,000 |
| 13 Provide de-stratification fans in the gymnasiums to improve heating efficiency. | Priority: 2 | \$55,000 |
| 14 Replace oldest DX unit serving the data room and relocate supply air to more appropriate source. | Priority: 1 | \$25,000 |
| 15 Replace secondary DX unit serving the data room and relocate supply air to more appropriate source | Priority: 3 | \$25,000 |
| 16 Replace all remaining pneumatic controls and the direct digital controls. Re-evaluate the building code | Priority: 2 | \$25,000 |
| 17 Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure | Priority: 2 | \$1,570,000 |
| 18 Replace the domestic water heating system and storage tank with a new concealed combustion high | Priority: 3 | \$110,000 |
| 19 Replace the main domestic water shut-off valve on the upstream side of the water meter. | Priority: 1 | \$10,000 |

ELECTRICAL SYSTEMS

- | | | |
|--|-------------|-----------|
| 1 Replace medium voltage service gear with 208V distribution. | Priority: 1 | \$197,500 |
| 2 Replace aging distribution equipment. | Priority: 1 | \$455,800 |
| 3 Add life safety and other loads to emergency generator, include transfer switches, panels and lighting | Priority: 3 | \$76,000 |
| 4 Provide additional power outlets in classrooms. | Priority: 3 | \$62,700 |
| 5 Replace T8 lighting with energy efficient LED fixtures and controls. | Priority: 3 | \$306,900 |
| 6 Provide exterior egress lighting at each exit. | Priority: 1 | \$30,400 |
| 7 Replace metal halide exterior lighting with LED. | Priority: 2 | \$136,800 |
| 8 Provide wireless clock system. | Priority: 3 | \$29,300 |



Independent School District #624 Executive Summary

**Sunrise Park Middle
School**

9 Replace fire alarm devices and wiring.

Priority: 2

\$139,500



**Sunrise Park Middle School
Independent School District #624**

SITE	\$1,128,800.00
EXTERIOR	\$6,135,400.00
INTERIOR	\$1,572,900.00
ACCESSIBILITY	\$561,600.00
MECHANICAL SYSTEMS	\$22,380,000.00
ELECTRICAL SYSTEMS	\$1,434,900.00
Total Cost	\$33,213,600.00



**Sunrise Park Middle School
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$6,300	\$569,100	\$75,300	\$478,100	\$1,128,800
EXTERIOR	\$1,321,000	\$4,073,000	\$741,400	\$0	\$0	\$6,135,400
INTERIOR	\$0	\$102,000	\$1,215,500	\$215,200	\$40,200	\$1,572,900
ACCESSIBILITY	\$0	\$561,600	\$0	\$0	\$0	\$561,600
MECHANICAL SYSTEMS	\$18,710,000	\$3,345,000	\$175,000	\$150,000	\$0	\$22,380,000
ELECTRICAL SYSTEMS	\$683,700	\$276,300	\$474,900	\$0	\$0	\$1,434,900
Totals:	\$20,714,700	\$8,364,200	\$3,175,900	\$440,500	\$518,300	\$33,213,600



Central Middle School
Independent School District #624



Address: 4857 Bloom Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: , 1953, 1965, 1997

Contact:

Gross Area: 140,015 S.F.

Site Area: 28 acres

Parking: 230

Phone:



Independent School District #624 Executive Summary

Central Middle School

Central Middle School

SITE

1	Replace concrete at main entry (approximately 15% of concrete panels)	Priority: N	\$5,700
2	Resurface asphalt on west side of building.	Priority: N	\$324,200
3	Rebuild loading dock.	Priority: 3	\$13,400
4	Rebuild retaining wall and add guardrail.	Priority: 3	\$31,800
5	Reseed area adjacent to retaining wall.	Priority: N	\$3,400
6	Replace fence that runs between receiving area and field.	Priority: N	\$8,400
7	Replace wood monument sign with LED sign.	Priority: 4	\$75,200

EXTERIOR

1	Replace all windows.	Priority: 1	\$466,100
2	Tuckpointing allowance.	Priority: 3	\$357,500
3	Replace roof areas D, F, D1, G, H, I, J, L, T, K, N, M, P1, P, and O (installed 1988) per District roof	Priority: 1	\$2,695,300
4	Replace roof areas Q, R, S, U, W, V, and X (installed 1997) per District roof report.	Priority: 3	\$1,151,500
5	Replace roof areas A, A1, B, C, E, Y and Z (installed 1999) per District roof report.	Priority: 4	\$445,000
6	Replace roof areas Y and Z (installed 2005) per District roof report.	Priority: N	\$88,700

INTERIOR

1	Allowance for replacement of damaged VCT Tiles.	Priority: 3	\$20,100
2	Replace countertops in all classrooms.	Priority: 3	\$308,900
3	Replace doors of wood lab casework in all classrooms.	Priority: 3	\$110,300
4	Allowance to replace damaged ceiling tiles.	Priority: 4	\$83,500
5	Allowance for repainting.	Priority: 4	\$25,100
6	Replace ceiling tiles in Board Room.	Priority: 4	\$24,300
7	Replace hardware at main office door to provide free egress.	Priority: 3	\$1,900
8	Replace VCT in commons.	Priority: 4	\$66,200
9	Replace wall pads in gyms 127A and 127C/D.	Priority: 4	\$6,500
10	Repair finish of operable wall in gyms 127A and 127C/D.	Priority: 4	\$500
11	Replace countertops at Media Center casework, install countertops where there are none. Replace	Priority: 4	\$133,600
12	Tile in band stairways and front stairways.	Priority: 3	\$19,100
13	Provide new security hardware at all classroom doors.	Priority: 4	\$66,800
14	Provide larger walk-in freezer.	Priority: 2	\$102,000
15	Provide (2) new double stack convection oven and (20) rotating oven in kitchen.	Priority: 3	\$195,500
16	Provide (1) 4-well electric hot food serving counter and (1) 6-well electric cold food serving counter.	Priority: 3	\$120,100
17	Remodel Ala Carte Area, Provide (1) grab-n-go hot case and (1) grab-n-go cold case.	Priority: 4	\$70,100
18	Knock out kitchen walls to make on large space.	Priority: 4	\$32,200
19	Relocate the freezer and cooler compressors to the roof.	Priority: N	\$40,000
20	Replace the existing dishwasher with new dishwasher including integral booster heater.	Priority: 3	\$90,000



Independent School District #624 Executive Summary

Central Middle School

ACCESSIBILITY

1	Install lift for access to lower level storage area.	Priority: 3	\$66,800
2	Provide seats at shower rooms.	Priority: 1	\$3,000
3	Provide power operator buttons at inaccessible doors.	Priority: 1	\$8,400
4	Install wing walls at drinking fountain.	Priority: 1	\$6,200
5	Replace railings and guardrails at all stairwells.	Priority: 1	\$168,500
6	Install railings at stair to band room.	Priority: 1	\$5,200

MECHANICAL SYSTEMS

1	Convert building from steam to hot water heat. Replace existing boilers with new gas fired high	Priority: 1	\$11,075,000
2	Provide a new central air cooled chilled water plant to provide capacity to cool all areas of the	Priority: 1	\$1,270,000
3	Classroom Option 1 - (\$11,400,000.00) Provide a new vertical unit ventilation system with ducting	Priority: 1	\$0
4	Classroom Option 2 - (\$12,345,000.00) Provide a new 4-pipe displacement and chilled beam system	Priority: 1	\$12,345,000
5	Replace the air-handling unit serving the cafeteria with a new constant air volume unit. The new unit	Priority: 2	\$340,000
6	Install cooling coil for new air handling unit serving the cafeteria and connect to building new chilled	Priority: 3	\$40,000
7	Replace the air-handling unit serving the gymnasiums with a new constant air volume unit. The new	Priority: 2	\$1,350,000
8	Install cooling coil for new air handling unit serving the gymnasiums and connect to building new	Priority: 4	\$140,000
9	Provide with de-stratification fans in all gymnasiums to improve heating efficiency.	Priority: 2	\$70,000
10	Replace the air-handling unit serving the locker rooms with a new constant air volume unit. The new	Priority: 2	\$340,000
11	Install cooling coil for new air handling unit serving the locker rooms and connect to building new	Priority: 4	\$40,000
12	Replace the ventilation system and make-up air systems serving the industrial tech area. Replace	Priority: 2	\$310,000
13	Replace all remaining pneumatic controls as an extension of the existing building control system. Re-	Priority: 2	\$45,000
14	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$250,000
15	Replace galvanized domestic hot and cold water distribution systems in the 1953 and 1965 building	Priority: 2	\$1,130,000
16	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 2	\$110,000
17	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000
18	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
19	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$288,700
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$258,300
3	Provide additional power outlets in classrooms.	Priority: 3	\$63,800
4	Replace T8 lighting with energy efficient LED fixtures and controls.	Priority: 3	\$561,300
5	Provide exterior egress lighting at each exit.	Priority: 1	\$22,800
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$110,900
7	Provide wireless clock system.	Priority: 3	\$30,800
8	Provide new fire alarm system.	Priority: 1	\$159,600



**Central Middle School
Independent School District #624**

SITE	\$462,100.00
EXTERIOR	\$5,204,100.00
INTERIOR	\$1,516,700.00
ACCESSIBILITY	\$258,100.00
MECHANICAL SYSTEMS	\$28,915,000.00
ELECTRICAL SYSTEMS	\$1,496,200.00
Total Cost	\$37,852,200.00



**Central Middle School
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$45,200	\$75,200	\$341,700	\$462,100
EXTERIOR	\$3,161,400	\$0	\$1,509,000	\$445,000	\$88,700	\$5,204,100
INTERIOR	\$0	\$102,000	\$865,900	\$508,800	\$40,000	\$1,516,700
ACCESSIBILITY	\$191,300	\$0	\$66,800	\$0	\$0	\$258,100
MECHANICAL SYSTEMS	\$24,725,000	\$3,945,000	\$65,000	\$180,000	\$0	\$28,915,000
ELECTRICAL SYSTEMS	\$182,400	\$399,600	\$914,200	\$0	\$0	\$1,496,200
Totals:	\$28,260,100	\$4,446,600	\$3,466,100	\$1,209,000	\$470,400	\$37,852,200



**White Bear Lake District Office
Independent School District #624**



Address: 4855 Bloom Avenue
White Bear Lake, Minnesota
55110

Year(s) Built:

Contact:

Gross Area: 000 S.F.

Site Area:

Parking: 0

Phone:



Independent School District #624 Executive Summary

White Bear Lake
District Office

White Bear Lake District Office

INTERIOR

- | | | | |
|---|--|-------------|-----------------|
| 1 | Replace floor in women's restroom near auditorium. | Priority: 4 | \$15,800 |
| 2 | Replace carpet in the following third level rooms: Lounge, Head End, Technology. | Priority: 4 | \$23,400 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|--------------------|
| 1 | Replace each of the two rooftop units serving the District Office area in the 1918, 1924, and 1936 areas | Priority: 2 | \$3,620,000 |
| 2 | Replace oldest DX unit serving the data room. Remove the diffuser that is providing air from the | Priority: 1 | \$25,000 |
| 3 | Replace secondary DX unit serving the data room for improved redundancy. | Priority: 3 | \$25,000 |
| 4 | Replace all remaining pneumatic controls and the direct digital controls in the auditorium with new | Priority: 2 | \$55,000 |
| 5 | Provide commissioning services to validate performance of all new and existing systems. Work scope | Priority: 1 | \$150,000 |
| 6 | Retrofit the existing chiller and condensing units with cottonwood screens. | Priority: 4 | \$20,000 |
| 7 | Replace galvanized domestic hot and cold water distribution systems in the 1918, 1924, 1935, and | Priority: 2 | \$1,200,000 |

ELECTRICAL SYSTEMS

- | | | | |
|---|--|-------------|------------------|
| 1 | Replace T8 lighting with energy efficient LED fixtures and controls. | Priority: 3 | \$118,900 |
| 2 | Provide exterior egress lighting at each exit. | Priority: 1 | \$17,100 |
| 3 | Replace metal halide exterior lighting with LED. | Priority: 2 | \$110,900 |
| 4 | Provide wireless clock system. | Priority: 3 | \$22,200 |
| 5 | Provide new fire alarm system. | Priority: 1 | \$95,600 |



**White Bear Lake District Office
Independent School District #624**

INTERIOR	\$39,200.00
MECHANICAL SYSTEMS	\$5,095,000.00
ELECTRICAL SYSTEMS	\$364,700.00
<hr/>	
Total Cost	\$5,498,900.00

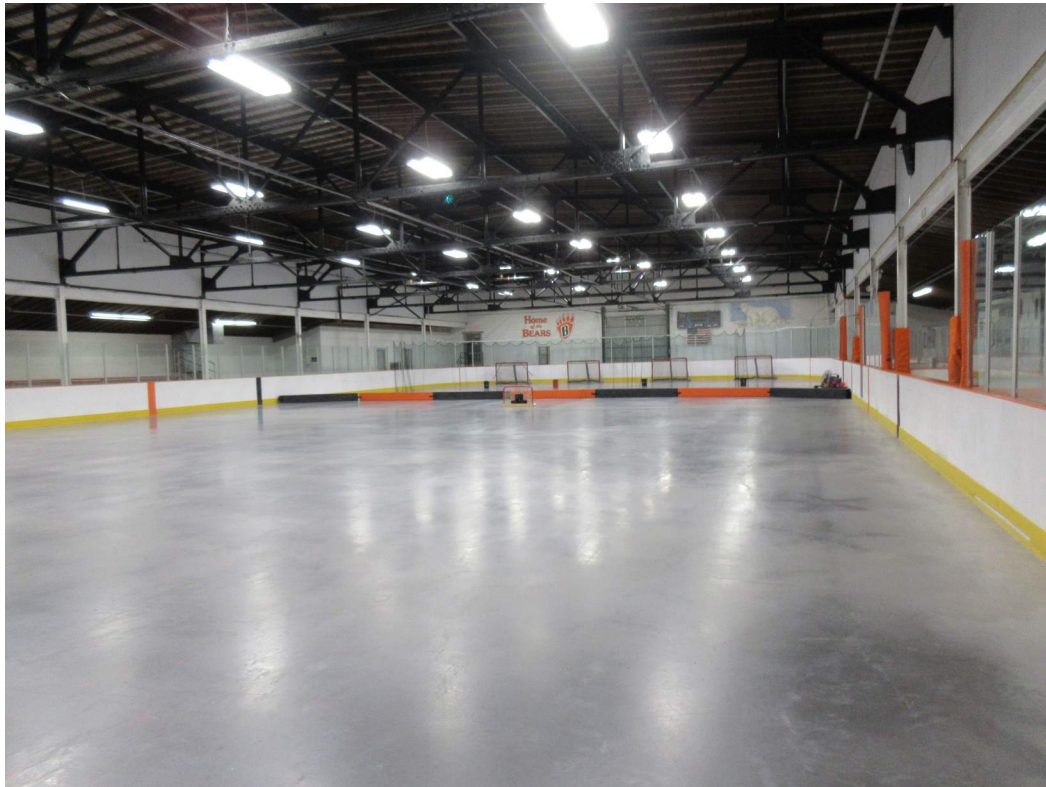


**White Bear Lake District Office
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
INTERIOR	\$0	\$0	\$0	\$39,200	\$0	\$39,200
MECHANICAL SYSTEMS	\$175,000	\$4,875,000	\$25,000	\$20,000	\$0	\$5,095,000
ELECTRICAL SYSTEMS	\$112,700	\$110,900	\$141,100	\$0	\$0	\$364,700
Totals:	\$287,700	\$4,985,900	\$166,100	\$59,200	\$0	\$5,498,900



Hippodrome Ice Arena Independent School District #624



Address: 4855 Bloom Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: , 1935, 1953, 1965, 1989, 1990

Contact:

Gross Area: 000 S.F.

Site Area:

Parking: 0

Phone:

Window Replacement - 1972
Elevator Remodel - 1990



Independent School District #624 Executive Summary

Hippodrome Ice Arena

Hippodrome Ice Arena

SITE

- | | | | |
|---|---|-------------|-----------------|
| 1 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,200 |
|---|---|-------------|-----------------|

EXTERIOR

- | | | | |
|---|---|-------------|--------------------|
| 1 | Repair exterior stucco. | Priority: 3 | \$52,605 |
| 2 | Replace roof areas D, F, D1, G, H, I, J, L, T, K, N, M, P1, P, and O. | Priority: 1 | \$2,695,300 |

INTERIOR

- | | | | |
|---|--|-------------|-----------------|
| 1 | Replace rubber flooring. | Priority: 3 | \$83,300 |
| 2 | Replace door from lobby to spectator area. | Priority: 4 | \$4,900 |

ACCESSIBILITY

- | | | | |
|---|--|-------------|------------------|
| 1 | Renovate bathrooms to meet accessibility code. | Priority: 1 | \$75,200 |
| 2 | Lower transaction counter and coiling door. | Priority: 3 | \$12,400 |
| 3 | Install ramps on player side of arena: to player boxes and center box, and at entrance from lobby. | Priority: 1 | \$127,000 |
| 4 | Install ramp on spectator side: from lobby door. Add a handrail to the existing ramp. | Priority: 1 | \$127,000 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|-----------------|
| 1 | Replace each of the two 7.5 HP glycol system circulating pumps and associated isolation valves. | Priority: 2 | \$20,000 |
| 2 | Replace the electric radiant heating systems with new gas fired systems to improve occupant comfort. | Priority: 2 | \$30,000 |
| 3 | Replace ceiling gas fired unit heater in Zamboni room. | Priority: 2 | \$10,000 |

ELECTRICAL SYSTEMS

- | | | | |
|---|---|-------------|-----------------|
| 1 | Replace unlisted disconnects with new service. | Priority: 2 | \$25,800 |
| 2 | Replace fluorescent T8 lighting with LED fixtures and controls. | Priority: 3 | \$27,300 |
| 3 | Replace aging rink lighting controls. | Priority: 2 | \$7,600 |
| 4 | Provide interior emergency egress lighting in rink and spectator areas. | Priority: 1 | \$12,200 |
| 5 | Provide exterior egress lighting at each exit. | Priority: 1 | \$11,400 |



**Hippodrome Ice Arena
Independent School District #624**

SITE	\$75,200.00
EXTERIOR	\$2,747,905.00
INTERIOR	\$88,200.00
ACCESSIBILITY	\$341,600.00
MECHANICAL SYSTEMS	\$60,000.00
ELECTRICAL SYSTEMS	\$84,300.00
Total Cost	\$3,397,205.00



**Hippodrome Ice Arena
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,200	\$0	\$75,200
EXTERIOR	\$2,695,300	\$0	\$52,605	\$0	\$0	\$2,747,905
INTERIOR	\$0	\$0	\$83,300	\$4,900	\$0	\$88,200
ACCESSIBILITY	\$329,200	\$0	\$12,400	\$0	\$0	\$341,600
MECHANICAL SYSTEMS	\$0	\$60,000	\$0	\$0	\$0	\$60,000
ELECTRICAL SYSTEMS	\$23,600	\$33,400	\$27,300	\$0	\$0	\$84,300
Totals:	\$3,048,100	\$93,400	\$175,605	\$80,100	\$0	\$3,397,205



White Bear Lake Area High School - North Campus Independent School District #624



Address: 5045 Division Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: 1963, 1965, 1994

Contact:

Gross Area: 244,190 S.F.

Site Area: 37 acres

Parking: 301

Phone:



Independent School District #624 Executive Summary

White Bear Lake Area High School - North Campus

White Bear Lake Area High School - North Campus

SITE

1	Restripe parking stalls and install signage as required to provide 1 additional handicap accessible	Priority: N	\$1,400
2	Resurface asphalt in receiving area parking lot	Priority: N	\$173,000
3	Replace wood monument sign with LED sign.	Priority: 4	\$75,300

EXTERIOR

1	Replace all windows in original building.	Priority: 1	\$284,300
2	Replace all windows in cafeteria and main entry.	Priority: 2	\$166,300
3	Modify main entry canopy to fill gap between it and rest of building, to enclose the underside with a	Priority: 3	\$97,800
4	Replace roof areas A1, A3, B1 and E1 (installed 1989) per District roof report.	Priority: 1	\$1,282,800
5	Replace roof areas C2, C1, C3, A2, B2, G3, G1 and G2 (installed 1988-1990) per District roof report.	Priority: 1	\$1,569,700
6	Replace roof areas D1, D2, F1, F2, F, D3, E2, C and E3 (installed 2007-2013) per District roof report.	Priority: N	\$2,573,900
7	Provide tuckpointing allowance.	Priority: 3	\$1,015,400

INTERIOR

1	Replace linoleum in cafeteria with epoxy terrazzo.	Priority: 3	\$474,100
2	Replace all original casework with new, including replacement of classroom sinks.	Priority: 3	\$498,900
3	Patch / repair concrete block walls in architecture room 421 where cracking in corners and provide	Priority: 2	\$3,000
4	Replace floor tile in (5) locker room showers.	Priority: 3	\$34,500
5	Patch / repair epoxy floor in locker rooms.	Priority: 3	\$3,700
6	Patch / repair glazed block in locker rooms and shower areas.	Priority: 3	\$11,700
7	Replace old, worn carpet in classrooms indicated.	Priority: 3	\$202,000
8	Replace VCT flooring where indicated. Treat slab for moisture mitigation.	Priority: 3	\$22,100
9	Remodel computer Lab 112 into standard classroom (remove partial height block walls, remove floor	Priority: 4	\$167,200
10	Remove any remaining adhesive from the walls in copy room 211 skim coat and repaint.	Priority: 4	\$1,900
11	Remove remaining plumbing at previously removed plumbing fixture(s), patch gyp walls, repaint	Priority: 3	\$5,100
12	Provide new security hardware at all classroom doors.	Priority: 3	\$58,500
13	Provide (1) new combi oven, (3) new double stack convection ovens and (1) new rotating oven in	Priority: 3	\$315,800
14	Provide (2) new walk-in freezer/cooler doors with windows in kitchen.	Priority: 2	\$23,900
15	Provide (2) 4-well electric hot food serving counters and (1) 6-well electric cold food serving counter	Priority: 3	\$95,000
16	Remodel Ala Carte Area. Provide (1) grab-n-go hot case and (1) grab-n-go cooler in kitchen.	Priority: 4	\$82,600
17	Relocate freezer and cooler condensers to the roof.	Priority: N	\$40,000
18	Have VAT flooring removed by licensed abatement contractor. Replace with VCT.	Priority: 2	\$129,000
19	Have asbestos acoustic spray gypsum ceilings removed by licensed abatement contractor. Replace with	Priority: 2	\$325,600

ACCESSIBILITY

1	Replace 2 sink and counter combinations to meet ADA height requirement of 34" max.	Priority: 2	\$17,800
2	Replace 12 drinking fountains with new ones that meet forward approach ADA requirements.	Priority: 2	\$65,200
3	Provide wing walls at 12 drinking fountain locations per ADA requirements.	Priority: 2	\$15,900
4	Install power door operator at 8 doors that do not meet ADA clearance requirements.	Priority: 2	\$33,500



Independent School District #624 Executive Summary

White Bear Lake Area High School - North Campus

5	Install lift for access to choir room.	Priority: 2	\$66,900
6	Replace old wash sink in Special Ed room 607 with ADA accessible wall mounted Lavatory.	Priority: 2	\$5,100
7	Replace louvered wood doors with solid wood doors (includes hardware).	Priority: 2	\$250,500
8	Provide 3 new egress doors at existing classrooms into the corridor that meet the 1/3 diagonal distance	Priority: 2	\$10,500
9	Provide new gates/hardware at (6) locations in the gym at the top/back of the bleachers.	Priority: 2	\$17,600
10	Replace wood studs in auxiliary gyms with steel studs per building code.	Priority: 2	\$15,600
11	Provide panic hardware at 3 doors out of wrestling and fitness room (315 and 319)	Priority: 2	\$6,100
12	Replace 2 wood doors with hollow metal door to meet fire rating.	Priority: 2	\$6,400
13	Replace chain link in weight room 321 with glass borrowed lights.	Priority: 2	\$10,100
14	Major remodel of student gang toilets (4).	Priority: 1	\$668,600
15	Major remodel of private toilets (11).	Priority: 2	\$643,500

MECHANICAL SYSTEMS

1	Replace existing steam plant with a new dual fuel high efficiency condensing hot water condensing	Priority: 1	\$2,370,000
2	Replace the secondary hot water distribution system with new piping and variable volume variable	Priority: 2	\$4,260,000
3	Provide two new air cooled plants to serve chilled water to all areas of the building for cooling. One	Priority: 1	\$1,180,000
4	Classroom Option 1 - (\$14,730,000.00) Replace existing unit ventilators with new units to provide	Priority: 1	\$0
5	Classroom Option 2 - (\$16,070,000.00) Provide a new heating, cooling and ventilation system to serve	Priority: 1	\$16,070,000
6	Retrofit existing 2005 air handling unit serving science rooms with cooling coil to be connected to new	Priority: 1	\$40,000
7	Retrofit return air path for existing 2005 air handling system serving science rooms with to meet	Priority: 2	\$70,000
8	Provide a new heating, cooling and ventilation system to serve media center and adjacent rooms,	Priority: 1	\$1,810,000
9	Provide a new heating, cooling and ventilation system to serve office area via variable air volume air	Priority: 1	\$670,000
10	Install chilled water cooling coil for new air handling unit serving the office area.	Priority: 3	\$40,000
11	Provide a new heating and ventilation system to serve the gymnasium by means of a constant volume	Priority: 1	\$430,000
12	Install cooling coil for new air handling unit serving the gymnasium and connect to building new	Priority: 3	\$55,000
13	Provide with de-stratification fans in gymnasium to improve heating efficiency.	Priority: 1	\$40,000
14	Provide a new heating and ventilation system to serve the auditorium by means of a constant volume	Priority: 1	\$430,000
15	Provide with de-stratification fans in auditorium to improve heating efficiency.	Priority: 1	\$40,000
16	Provide a new heating and ventilation system to serve the cafeteria by means of a constant volume	Priority: 1	\$430,000
17	Install cooling coil for new air handling unit serving the cafeteria and connect to building new chilled	Priority: 2	\$55,000
18	Provide a new heating and ventilation system to serve the locker rooms by means of a variable air	Priority: 2	\$1,060,000
19	Install cooling coil for new air handling unit serving the locker rooms and connect to building new	Priority: 4	\$55,000
20	Provide a new heating, cooling, and ventilation system to serve the custodial area means of a variable	Priority: 1	\$500,000
21	Provide a new heating, cooling, and ventilation system to serve the industrial classroom areas by means	Priority: 1	\$310,000
22	Replace the horizontal unit ventilator serving the headend room with a new primary split DX systems	Priority: 1	\$25,000
23	Provide a new secondary split DX system to assist in cooling headend room and provide redundancy.	Priority: 3	\$25,000
24	Replace all remaining pneumatic or direct digital controls with new direct digital controls. Re-evaluate	Priority: 2	\$60,000



Independent School District #624 Executive Summary

White Bear Lake Area High School - North Campus

25	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 1	\$415,000
26	Replace galvanized domestic hot and cold water distribution systems in the 1963 and 1965 buildings	Priority: 2	\$4,285,000
27	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 2	\$110,000
28	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$15,000

ELECTRICAL SYSTEMS

1	Replace medium voltage distribution and open vault equipment.	Priority: 1	\$790,000
2	Replace aging 208V distribution and circuit breaker panel equipment.	Priority: 2	\$1,352,000
3	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$296,300
4	Provide additional power outlets in classrooms.	Priority: 3	\$96,900
5	Provide lighting controls in media center.	Priority: 1	\$6,000
6	Replace 1965 addition lighting and other older fluorescent fixtures with LED and controls.	Priority: 3	\$459,000
7	Provide exterior egress lighting at each exit.	Priority: 1	\$34,200
8	Replace metal halide pole lights with LED.	Priority: 2	\$243,100
9	Provide wireless clock system.	Priority: 3	\$47,000
10	Provide new paging head end system.	Priority: 3	\$30,900
11	Provide new fire alarm system.	Priority: 1	\$278,300
12	Replace cafeteria lighting fixtures with downlight versions (30 @ 12' ea).	Priority: 1	\$141,282



**White Bear Lake Area High School - North Campus
Independent School District #624**

SITE	\$249,700.00
EXTERIOR	\$6,990,200.00
INTERIOR	\$2,494,600.00
ACCESSIBILITY	\$1,833,300.00
MECHANICAL SYSTEMS	\$34,850,000.00
ELECTRICAL SYSTEMS	\$3,774,982.00
Total Cost	\$50,192,782.00



**White Bear Lake Area High School - North Campus
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,300	\$174,400	\$249,700
EXTERIOR	\$3,136,800	\$166,300	\$1,113,200	\$0	\$2,573,900	\$6,990,200
INTERIOR	\$0	\$481,500	\$1,721,400	\$251,700	\$40,000	\$2,494,600
ACCESSIBILITY	\$668,600	\$1,164,700	\$0	\$0	\$0	\$1,833,300
MECHANICAL SYSTEMS	\$24,775,000	\$9,900,000	\$120,000	\$55,000	\$0	\$34,850,000
ELECTRICAL SYSTEMS	\$1,249,782	\$1,595,100	\$930,100	\$0	\$0	\$3,774,982
Totals:	\$29,830,182	\$13,307,600	\$3,884,700	\$382,000	\$2,788,300	\$50,192,782



White Bear Lake Area High School - South Campus Independent School District #624



Address: 3551 McKnight Rd
White Bear Lake, Minnesota
55110

Year(s) Built: 1970, 1987, 1995, 2005

Contact:

Gross Area: 000 S.F.

Site Area: 50 acres

Parking: 627

Phone:



Independent School District #624 Executive Summary

White Bear Lake Area High School - South Campus

White Bear Lake Area High School - South Campus

SITE

1	Replace pavers at main entry sidewalk logo.	Priority: N	\$17,600
2	Repair concrete sidewalk at south-east entry.	Priority: N	\$12,200
3	Replace wood monument sign with LED sign.	Priority: 4	\$75,200
4	Restripe parking stalls to provide (1) additional accessible stall in the north and south lots.	Priority: 1	\$2,700

EXTERIOR

1	Replace all windows installed before 2005 (entire building except auxiliary gym/weight room addition).	Priority: 1	\$451,300
2	Replace and reinsulate the metal panel soffit on 80% of the building perimeter.	Priority: 3	\$292,300
3	Provide new aluminum entrance doors and storefronts at original building.	Priority: 2	\$6,700
4	Tuckpoint brick walls at gymnasium (upper story).	Priority: 3	\$173,000
5	Replace damaged bricks at bottom course near main entry.	Priority: 3	\$6,700
6	Provide new sealant at control joints in exterior brick wall.	Priority: 1	\$10,500
7	Replace roof area J, K, L, N, O and A1 (installed 1991) per District roof report.	Priority: 1	\$1,583,300
8	Replace roof areas T, U, X, Y, A2, A3, A4 and A5 (installed 1993) per District roof report.	Priority: 2	\$1,335,800
9	Replace roof areas A, B, C, D, E, F, G, H, P, Q, and R (installed 1994) per District roof report.	Priority: 2	\$3,447,800
10	Replace roof areas S, Z and Z1 (installed 2000) per District roof report.	Priority: 4	\$1,349,600
11	Replace roof areas M and Z2 (installed 2003) per District roof report.	Priority: 4	\$420,700
12	Replace roof areas V and I (installed 2004) per District roof report.	Priority: N	\$566,500
13	Replace roof areas A6 and A7 (installed 2004) per District roof report.	Priority: N	\$228,600
14	Replace roof areas W (installed 2013) per District roof report.	Priority: N	\$283,500

INTERIOR

1	Remodel or add on to building to provide a secure entry vestibule with adjacent main office.	Priority: 3	\$300,600
2	Replace textured gyp ceilings in Cafeteria and Media Center with acoustical tile and grid ceilings.	Priority: 3	\$282,600
3	Provide allowance for replacement of 50% of wood doors.	Priority: 3	\$1,264,100
4	Replace carpet in areas noted above.	Priority: 3	\$869,900
5	Remove carpet and treat concrete with moisture mitigation in 600 wing. Provide new carpet.	Priority: 3	\$355,300
6	Replace 175 LF of P Lam countertops in home economics classroom.	Priority: 3	\$107,800
7	Replace original casework in the areas noted above	Priority: 3	\$793,900
8	Remove rubber flooring in athletic hallway, provide moisture mitigation, install new rubber flooring.	Priority: 3	\$185,600
9	Provide new security hardware at all classroom doors.	Priority: 4	\$208,800
10	Provide (2) new double stack convection ovens and (1) rotating oven in kitchen.	Priority: 3	\$436,100
11	Walk-in freezer/cooler doors need windows.	Priority: 2	\$55,200
12	Provide (2) 4-well electric hot food serving counters and (1) 6-well electric cold food serving counter.	Priority: 3	\$120,100
13	Knock out kitchen walls to make one large space.	Priority: 4	\$32,200
14	Remodel Ala Carte Area, Provide (1) grab-n-go hot case and (1) grab-n-go cold case.	Priority: 4	\$70,100
15	Relocate the freezer and cooler compressors to the roof.	Priority: N	\$35,000



Independent School District #624 Executive Summary

White Bear Lake Area
High School - South
Campus

ACCESSIBILITY

1	Provide power door operators at (23) non accessible doors.	Priority: 1	\$96,200
2	Add additional door for egress at (7) rooms indicated above.	Priority: 2	\$35,700
3	Provide wing walls at (3) drinking fountains.	Priority: 2	\$6,200
4	Replace stair handrails in media center with ADA compliant handrails.	Priority: 2	\$10,400
5	Replace sink and counter in room 216 with ADA height sink and counter.	Priority: 2	\$10,500
6	Provide ADA lift in choir and band rooms.	Priority: 1	\$108,700
7	Minor remodel of student gang toilets (2).	Priority: 2	\$33,500
8	Major remodel at private toilets (5).	Priority: 1	\$292,500

MECHANICAL SYSTEMS

1	Replace existing hot water plant with a new dual fuel high efficiency condensing hot water boilers.	Priority: 1	\$2,380,000
2	Replace secondary hot water distribution system with new piping and variable volume variable primary	Priority: 1	\$3,260,000
3	Provide two new air cooled chilled water plant to serve chilled water to all areas of the building for	Priority: 1	\$1,180,000
4	Provide cooling coils to each of the 2 units prepared for future cooling coils from the 2015 renovation	Priority: 2	\$70,000
5	Provide cooling coils to each of the 7 units prepared for future cooling coils from the 2015 renovation	Priority: 1	\$240,000
6	Provide a new heating, cooling, and ventilation system to serve all remaining classroom and office	Priority: 1	\$10,070,000
7	Provide a new heating and ventilation system to serve gymnasium. System will be constant volume	Priority: 1	\$430,000
8	Install cooling coil for new air handling unit serving the gymnasium and connect to building chilled	Priority: 3	\$55,000
9	Provide a new heating, cooling, and ventilation system to serve auditorium. System will be constant	Priority: 1	\$430,000
10	Provide a new heating, cooling, and ventilation system to serve cafeteria. System will be constant	Priority: 1	\$430,000
11	Install cooling coil for new air handling unit serving the cafeteria and connect to building chilled water	Priority: 2	\$55,000
12	Provide de-stratification fans in the gymnasium and raise the diffusers such that they are up in the joists.	Priority: 1	\$40,000
13	Replace the split DX serving the headend room with a new primary split DX systems to provide a	Priority: 1	\$25,000
14	Provide a new secondary split DX system to assist in cooling headend room and provide redundancy.	Priority: 3	\$25,000
15	Install chilled water cooling coil in existing air handling unit serving locker rooms.	Priority: 3	\$55,000
16	Install chilled water cooling coil in existing air handling unit serving 2005 weight rooms addition.	Priority: 3	\$55,000
17	Provide a new heating and ventilation system to serve the auxiliary gymnasiums. System will be	Priority: 1	\$430,000
18	Install cooling coil for new air handling unit serving the auxiliary gymnasiums and connect to building	Priority: 3	\$55,000
19	Provide de-stratification fans in the auxiliary gymnasiums.	Priority: 1	\$20,000
20	Replace all remaining pneumatic or direct digital controls with new direct digital controls. Re-evaluate	Priority: 1	\$75,000
21	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 1	\$415,000
22	Replace galvanized domestic hot and cold water distribution systems in the 1970 building new copper	Priority: 1	\$2,875,000
23	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 2	\$110,000
24	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$15,000

ELECTRICAL SYSTEMS

1	Replace aging service entrance switchboard.	Priority: 2	\$197,500
2	Replace aging distribution equipment.	Priority: 2	\$1,261,000



Independent School District #624 Executive Summary

White Bear Lake Area High School - South Campus

- 3 Add loads to existing emergency generator, add transfer switches and panels as required.
- 4 Provide additional power outlets in classrooms.
- 5 Replace T8 lighting with energy efficient LED fixtures.
- 6 Provide exterior egress lighting at each exit.
- 7 Replace metal halide exterior lighting with LED.
- 8 Provide walkway lighting to west parking area.
- 9 Provide wireless clock system.
- 10 Replace fire alarm devices and wiring.

Priority: 3	\$129,200
Priority: 3	\$82,000
Priority: 3	\$692,000
Priority: 1	\$47,500
Priority: 2	\$243,100
Priority: 1	\$36,500
Priority: 3	\$39,300
Priority: 1	\$314,700



**White Bear Lake Area High School - South Campus
Independent School District #624**

SITE	\$107,700.00
EXTERIOR	\$10,156,300.00
INTERIOR	\$5,117,300.00
ACCESSIBILITY	\$593,700.00
MECHANICAL SYSTEMS	\$22,795,000.00
ELECTRICAL SYSTEMS	\$3,042,800.00
Total Cost	\$41,812,800.00



**White Bear Lake Area High School - South Campus
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$2,700	\$0	\$0	\$75,200	\$29,800	\$107,700
EXTERIOR	\$2,045,100	\$4,790,300	\$472,000	\$1,770,300	\$1,078,600	\$10,156,300
INTERIOR	\$0	\$55,200	\$4,716,000	\$311,100	\$35,000	\$5,117,300
ACCESSIBILITY	\$497,400	\$96,300	\$0	\$0	\$0	\$593,700
MECHANICAL SYSTEMS	\$22,315,000	\$235,000	\$245,000	\$0	\$0	\$22,795,000
ELECTRICAL SYSTEMS	\$398,700	\$1,701,600	\$942,500	\$0	\$0	\$3,042,800
Totals:	\$25,258,900	\$6,878,400	\$6,375,500	\$2,156,600	\$1,143,400	\$41,812,800



**Normandy Park - Early Childhood
Independent School District #624**



Address: 2482 East Cty Rd F
White Bear Lake, Minnesota
55110

Year(s) Built: Unknown, 1993

Contact:

Gross Area: 31,320 S.F.

Site Area: 4 acres

Parking: 0

Phone:



Independent School District #624 Executive Summary

Normandy Park - Early Childhood

Normandy Park - Early Childhood

SITE

- | | | | |
|---|---|-------------|----------|
| 1 | Correct drainage issues at the northeast and southwest corners of the building. | Priority: 1 | \$66,800 |
| 2 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,200 |

EXTERIOR

- | | | | |
|---|--|-------------|-------------|
| 1 | Replace all exterior windows. | Priority: 1 | \$88,300 |
| 2 | Replace metal panel soffit and sled roof at north façade with parapet and flat roof. | Priority: 3 | \$250,000 |
| 3 | Replace (7) metal column wraps at north façade. | Priority: 4 | \$6,000 |
| 4 | Provide small allowance for tuckpointing of soldier course. | Priority: 3 | \$28,300 |
| 5 | Replace dock leveler in Food Service 142. | Priority: 2 | \$15,100 |
| 6 | Replace roof areas A and B (installed 1998) per District roof report. | Priority: 1 | \$1,064,700 |

INTERIOR

- | | | | |
|---|--|-------------|-----------|
| 1 | Replace countertops in all classrooms. | Priority: 3 | \$60,600 |
| 2 | Replace vinyl base at south wall of classroom 111. | Priority: 3 | \$400 |
| 3 | Patch, repair and paint gypsum board soffit above window in 121 and sill below window in entry | Priority: 3 | \$4,300 |
| 4 | Replace carpet in offices and corridors. | Priority: 3 | \$83,900 |
| 5 | Repaint exposed ductwork in Food Service 142. | Priority: 3 | \$2,600 |
| 6 | Replace ACT ceiling tile in rooms 158, 163, and 151 series offices. | Priority: 3 | \$17,600 |
| 7 | Add toilets for Service Center. | Priority: 2 | \$334,300 |
| 8 | Provide new security hardware at all classrooms. | Priority: 4 | \$53,500 |

ACCESSIBILITY

- | | | | |
|---|--|-------------|----------|
| 1 | Minor remodel of private toilets (3). | Priority: 2 | \$25,100 |
| 2 | Install door actuators at (8) doors to meet ADA push/pull clearance requirements. | Priority: 2 | \$33,500 |
| 3 | Minor remodel of gang toilets (4). | Priority: 2 | \$66,900 |
| 4 | Provide wing wall at (1) Electric water cooler to meet ADA path of travel requirements. | Priority: 2 | \$2,000 |
| 5 | Replace casework, countertop and sink in (4) locations to meet ADA height and knee/toe clearance | Priority: 2 | \$30,100 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|-----------|
| 1 | Option 1 - (\$110,000.00) Minimal Investment: Replace the four oldest gas fired rooftop units with new | Priority: 2 | \$0 |
| 2 | Option 2 - (\$310,000.00) 10 to 15 Year Investment: Replace the remaining rooftop units that were not | Priority: 2 | \$310,000 |

ELECTRICAL SYSTEMS

- | | | | |
|---|--|-------------|----------|
| 1 | Provide emergency generator, transfer switches, panels and lighting relays | Priority: 3 | \$88,100 |
| 2 | Provide additional power outlets in classrooms. | Priority: 3 | \$16,000 |
| 3 | Replace T8 lighting with energy efficient LED fixtures. | Priority: 3 | \$78,500 |
| 4 | Provide exterior egress lighting at each exit. | Priority: 1 | \$24,700 |
| 5 | Provide wireless clock system. | Priority: 3 | \$13,000 |
| 6 | Replace fire alarm system. | Priority: 1 | \$35,700 |



**Normandy Park - Early Childhood
Independent School District #624**

SITE	\$142,000.00
EXTERIOR	\$1,452,400.00
INTERIOR	\$557,200.00
ACCESSIBILITY	\$157,600.00
MECHANICAL SYSTEMS	\$310,000.00
ELECTRICAL SYSTEMS	\$256,000.00
Total Cost	\$2,875,200.00



**Normandy Park - Early Childhood
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$66,800	\$0	\$0	\$75,200	\$0	\$142,000
EXTERIOR	\$1,153,000	\$15,100	\$278,300	\$6,000	\$0	\$1,452,400
INTERIOR	\$0	\$334,300	\$169,400	\$53,500	\$0	\$557,200
ACCESSIBILITY	\$0	\$157,600	\$0	\$0	\$0	\$157,600
MECHANICAL SYSTEMS	\$0	\$310,000	\$0	\$0	\$0	\$310,000
ELECTRICAL SYSTEMS	\$60,400	\$0	\$195,600	\$0	\$0	\$256,000
Totals:	\$1,280,200	\$817,000	\$643,300	\$134,700	\$0	\$2,875,200



Independent School District #624

Cost Analysis By Priority-All Buildings

BUILDING:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
Birch Lake Elementary	\$1,711,700	\$6,252,000	\$1,757,750	\$414,800	\$191,125	\$10,327,375
Hugo Elementary	\$1,143,900	\$5,403,080	\$1,466,400	\$190,300	\$831,500	\$9,035,180
Lakeaires Elementary	\$836,700	\$5,104,300	\$3,134,200	\$249,900	\$148,600	\$9,473,700
Lincoln Elementary	\$3,404,600	\$5,934,500	\$1,069,100	\$187,100	\$141,400	\$10,736,700
Matoska International IB World	\$924,100	\$6,573,000	\$1,726,200	\$115,300	\$213,200	\$9,551,800
Oneka Elementary	\$764,500	\$1,864,900	\$708,800	\$75,300	\$210,000	\$3,623,500
Otter Lake Elementary	\$2,716,800	\$2,806,500	\$3,264,800	\$4,216,100	\$0	\$13,004,200
Vadnais Heights Elementary	\$1,339,700	\$4,287,300	\$2,170,700	\$347,000	\$112,800	\$8,257,500
Willow Lane Elementary	\$1,773,800	\$5,473,400	\$1,064,900	\$394,400	\$8,900	\$8,715,400
WBL Area Learning Center	\$1,923,500	\$9,220,600	\$1,981,600	\$115,300	\$82,900	\$13,323,900
Sunrise Park Middle School	\$20,714,700	\$8,364,200	\$3,175,900	\$440,500	\$518,300	\$33,213,600
Central Middle School	\$28,260,100	\$4,446,600	\$3,466,100	\$1,209,000	\$470,400	\$37,852,200



Independent School District #624
Cost Analysis By Priority-All Buildings

BUILDING:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
White Bear Lake District Office	\$287,700	\$4,985,900	\$166,100	\$59,200	\$0	\$5,498,900
Hippodrome Ice Arena	\$3,048,100	\$93,400	\$175,605	\$80,100	\$0	\$3,397,205
White Bear Lake Area High School - North	\$29,830,182	\$13,307,600	\$3,884,700	\$382,000	\$2,788,300	\$50,192,782
White Bear Lake Area High School - South	\$25,258,900	\$6,878,400	\$6,375,500	\$2,156,600	\$1,143,400	\$41,812,800
Normandy Park - Early Childhood	\$1,280,200	\$817,000	\$643,300	\$134,700	\$0	\$2,875,200
Totals:	\$125,219,182	\$91,812,680	\$36,231,655	\$10,767,600	\$6,860,825	\$270,891,942

Totals By Facility Analysis Categories

Facility:	Site	Building Exterior	Building Interior	Accessibility	Mechanical Systems	Electrical Systems	Totals:
Birch Lake Elementary	\$204,100	\$825,600	\$914,675	\$714,000	\$6,885,000	\$784,000	\$10,327,375
Hugo Elementary	\$120,700	\$1,911,400	\$123,200	\$94,580	\$6,025,000	\$760,300	\$9,035,180
Lakeaires Elementary	\$255,300	\$1,963,500	\$512,800	\$1,110,200	\$4,825,000	\$806,900	\$9,473,700
Lincoln Elementary	\$392,200	\$1,827,600	\$980,900	\$1,543,600	\$5,465,000	\$527,400	\$10,736,700
Matoska International IB World	\$150,600	\$1,512,300	\$1,419,600	\$1,107,400	\$4,785,000	\$576,900	\$9,551,800
Oneka Elementary	\$245,300	\$690,500	\$533,800	\$8,000	\$1,880,000	\$265,900	\$3,623,500
Otter Lake Elementary	\$112,800	\$5,876,200	\$1,141,600	\$521,000	\$4,445,000	\$907,600	\$13,004,200
Vadnais Heights Elementary	\$456,900	\$2,283,700	\$755,500	\$1,604,400	\$2,685,000	\$472,000	\$8,257,500
Willow Lane Elementary	\$83,400	\$1,263,600	\$987,200	\$1,106,400	\$4,592,500	\$682,300	\$8,715,400
WBL Area Learning Center	\$228,700	\$1,692,700	\$1,069,600	\$968,600	\$8,630,000	\$734,300	\$13,323,900
Sunrise Park Middle School	\$1,128,800	\$6,135,400	\$1,572,900	\$561,600	\$22,380,000	\$1,434,900	\$33,213,600
Central Middle School	\$462,100	\$5,204,100	\$1,516,700	\$258,100	\$28,915,000	\$1,496,200	\$37,852,200
White Bear Lake District Office	\$0	\$0	\$39,200	\$0	\$5,095,000	\$364,700	\$5,498,900
Hippodrome Ice Arena	\$75,200	\$2,747,905	\$88,200	\$341,600	\$60,000	\$84,300	\$3,397,205
White Bear Lake Area High School - North Campus	\$249,700	\$6,990,200	\$2,494,600	\$1,833,300	\$34,850,000	\$3,774,982	\$50,192,782
White Bear Lake Area High School - South Campus	\$107,700	\$10,156,300	\$5,117,300	\$593,700	\$22,795,000	\$3,042,800	\$41,812,800
Normandy Park - Early Childhood	\$142,000	\$1,452,400	\$557,200	\$157,600	\$310,000	\$256,000	\$2,875,200
Category Totals:	\$4,415,500	\$52,533,405	\$19,824,975	\$12,524,080	\$164,622,500	\$16,971,482	\$270,891,942