



# District-Wide Facilities Evaluations

*~ Final Report ~*

*April 9, 2013*

*Submitted to:*

Dr. Jeffrey M. Schatz, Superintendent of Schools  
Fargo Public Schools  
415 North 4th Street  
Fargo, ND 58102

*Prepared By:*

**ics** | CONSULTING, INC

5354 Edgewood Drive • Mounds View, MN 55112

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January 12, 2013

Dr. Jeffrey M. Schatz, Superintendent of Schools  
Fargo Public Schools  
415 North 4<sup>th</sup> Street  
Fargo, ND 58102

Dear Dr. Schatz:

ICS Consulting, Inc. is pleased to present this Facilities Evaluation report to Fargo Public Schools. This report represents a District-wide effort that considered each of the current buildings being used for educational program purposes.

The focus of this Facilities Evaluation is to provide observations of the current physical condition for each building site, as component information for consideration in the District's long-range planning efforts. Specifically, the facility observations related to the following categories: site, building exterior, building interior, mechanical systems, electrical systems, and life-safety and accessibility. For the major needs identified, cost budgets are provided for meeting those needs.

In addition to providing our observations of the physical condition of each facility, ICS Consulting also provides, for each building, a commentary analysis of the suitability and feasibility for that building to serve ongoing educational facility needs within the District.

The purpose of this study report is not only to aid the District in its consideration of long-term facilities planning, but to also integrate with the District's separate demographic study being conducted by another consultant. Together, these reports will provide guidance in developing facility strategies for the long-range planning needs of Fargo Public Schools.

Thank you for the opportunity to provide you with this Facilities Evaluation. We hope this information will be helpful to the District in its long-range facilities planning efforts.

Sincerely,

A handwritten signature in black ink that reads "Gary D. Benson". The signature is written in a cursive style.

Gary D. Benson

### ***A. Purpose of Study***

Fargo Public Schools, in order to accomplish long-range planning for future facilities needs, recognizes the importance of having current, baseline information concerning the status of its existing buildings and sites. In light of this, ICS Consulting, Inc. has been retained by the District to conduct observations and develop evaluations of all buildings and sites being used for educational purposes. This report intends to provide an array of pertinent physical condition information for the buildings and sites in a way that is useful for District facilities planning.

The District clearly recognizes that school buildings are the backbone of our public education system, and that teaching and learning occurs more successfully in well-maintained buildings that meet the challenges of 21st century education and its evolving needs to prepare students for not only post-secondary learning, but for living in our global society.

In particular, Fargo Public Schools is experiencing many of the dynamic challenges of a large urban public school district --- aging buildings, shifting population and student concentration areas, evolving learning programs, and limited fiscal resources --- all of which must be addressed within an integrated process of long-range planning.

In order to achieve its goal and mission of educating students to be self-reliant, with the life skills necessary to succeed and contribute to the well-being of their communities. Fargo Public Schools is undertaking purposeful and useful long-range planning. This report intends to support that effort.

### ***B. Available District Information***

Fargo Public Schools and its facilities staff have well-maintained facilities information that was made available to ICS Consulting in its work. The knowledge and hands-on feedback from both facilities and administrative staff has been invaluable resources in aiding this facilities evaluation effort.

In this regard, the District has provided ICS Consulting with a wide array of building and other statistical information, including building ages, areas, capacities, current programs, and student enrollment data. The District also has in place annual capital improvement projects aimed at keeping its facilities maintained and sustainable within annual budget constraints.

All of this District input has been helpful in enhancing our effort to create a meaningful study of current facilities, their usage, and their physical needs.

### *C. Methodology Used*

In order to gather pertinent physical information about each building and site, the ICS research team conducted tours of every facility, observing conditions, recording notes and taking photographs for later evaluation.

For background to beginning our site visits, a “facility survey” was initially sent out by ICS in order to gain early insight into known conditions for consideration. Facility and administrative staff at each building were extremely helpful in providing this background information, and it is clear that District staff --- administrative, facility, and teaching --- all take great pride in their buildings and recognize the role these facilities play in the District’s success.

As a result of its research and site visits, the ICS team has organized the data and gathered it into a format that summarizes the data, provides an evaluation of the physical observations, and reports the information in a usable manner.

In particular, the facility evaluation provided by ICS focuses on physical building and site needs, costs to meet those needs, and an indexing evaluation of meeting those needs for each building. In addition, the facilities reporting provides commentary on the feasibility and suitability for each building and site to support district K-12 learning programs into the 21st century.

The result of this work is contained in Part 3 of this report, entitled **FACILITIES ANALYSIS**.

### *A. District Setting and Facilities Configurations*

Fargo Public Schools is home to approximately 10,830 Kindergarten through grade 12 students and their families. The District is located within the City of Fargo, North Dakota. The City and the District are bounded on the east by the state of Minnesota (along the Red River of the North), and along the west by the city and district of West Fargo.

The northern end of the District is well-established as far as residential areas and also contains significant commercial/industrial development, along with the municipal airport. In light of this, it is clear that there is significant growth potential within the southern end of the District. This observation is supported by current and ongoing residential housing development in the southern part of the District.

District students in K-12 are currently served by 21 facilities with grade configurations as follows:

- 10 Grades K-5 elementary school buildings
- 2 Grades K-2 primary school buildings
- 2 Grades 3-5 intermediate school buildings (which pair with the two K-2 primaries)
- 3 Grades 6-8 middle school buildings
- 3 Grades 9-12 high school buildings
- 1 Alternative Learning secondary school building

The District transitions its K-12 students through K-5 elementary settings into 6-8 middle learning programs and finally through 9-12 high schools, which prepare students for graduation into higher education learning and other post-secondary opportunities. This configuration of grade levels serves the District well and meets the guiding principles established within the last decade.

As mentioned, this report focuses on the facilities that serve the K-12 students of Fargo Public Schools.

### ***B. District Long-Range Plan***

The District has in place a 10-year long-range plan that was put in place in 2003 after much study, community engagement, and set a well-defined vision for the decade to follow. Specifically, the plan providing “guiding standards” that established principles for facility decisions, setting attendance boundaries, responding to enrollment growth (and decline), and building design standards.

At the core of this planning was the input not only of the District Leadership, but also the engagement of staff, parents, community members, and city leaders. The result was a comprehensive, well-conceived plan that has served the District well in guiding key decisions relating to enrollment, attendance boundaries, educational programs, building usage, facilities maintenance, and the funding of many capital improvement and facility growth needs. Notably, since 2000, the Fargo Public Schools has built 3 new elementary schools, 1 new middle school, and 1 new high school, in response to its growth and facility needs. In addition, during this same period, a number of building additions, remodelings, repurposings, and other physical facility improvements have taken place.

The current long-range plan (from 2002-03) has served its purpose well, and the District recognizes the need to develop the next long-range plan to help guide responses to the student, staff, and community needs of the next 10 years.

### ***C. Demographic Projections***

In any school facilities long-range planning effort, there needs to be a meaningful up-to-date analysis of student enrollment, geographic location, and other pertinent demographic information to help guide decisions about school building sizes, locations, student population, and attendance areas within the district.

This demographic analysis is critical in order to ensure that the planning for school buildings and sites is appropriate and responsive to meet student, family and community needs, while allowing the District to meet its mission of equitable education opportunities for all students.

In light of this, the Fargo Public Schools has engaged a consultant firm to provide a demographic analysis in parallel with this facilities analysis. As the long-range planning moves forward, both of these study efforts will provide critical input that will integrate into the process.



### ***D. Technology Needs***

Fargo Public Schools recognizes that technology plays a key role not only in 21st century teaching and learning programs, but also in the critical areas of building communications and the safety and security for building occupants. Because of this, the District has in place a very capable staff that supports information technology on a District-wide basis.

It is well-known that this area, in particular, evolves rapidly in terms of product improvement and enhancements, and the District's IT department does an outstanding job of maintaining and updating systems in place. Of course this area of need requires appropriate funding, and while new systems get put in place it is cost-effective to recycle some equipment and devices "down the line" as long as they remain actively useful. The District employs this strategy currently from the secondary schools on down to the elementary schools.

However, in spite of these efforts to recycle and reuse equipment and devices, it is not the same with system infrastructure and cabling. Advances in these systems is improving all the time, but implementation within a school building can be costly and cumbersome --- particularly in an older school building that does not have the existing conduit and raceway backbone in place, nor the accessibility to run the new wiring.

The IT department is currently preparing a study of needs for the next 10 years to better serve technology infrastructure, as well as upgrade critical building communications, security, and management systems that will provide for better-equipped teaching and learning environments for all District school buildings.

### ***E. Financial Consideration for Funding Needs***

For any public school district that has identified facility projects that need to be met, consideration must be given as to how to fund these projects. This aspect is made all the time more challenging because funding ultimately comes from taxpayers and therefore project financing comes under the scrutiny of the public.

As a large public school district in the state of North Dakota, Fargo Public Schools has a number of funding avenues available --- depending on the nature of the need. In some cases state-authorized levy authority is used, while in others a vote of the public may be required to authorize a bond issue. Of course the District may also use portions of its fund balance or borrow for certain project needs through "Certificates of Indebtedness".

The current long-range plan indicates these financing options and their applicability for use. It is anticipated that the new long-range plan will incorporate this information as well, along with any current updates from legislative action towards school funding needs.



### ***A. Overview of Observations - Buildings & Sites***

This section of the report contains component observations and evaluations of each of the 21 buildings and sites studied. For each building, the basic data regarding the age, size and use is also included. In particular, there is a listing of facility needs that should be addressed within the next 10 years in order to keep the facility operating as a viable educational venue.

It should be noted that all of the buildings were observed to be generally well maintained and while soundly constructed, the infrastructure components (particularly mechanical and electrical systems) of many are reaching the age where significant repairs and replacements will become necessary. It is clear that Fargo Public Schools and its facilities staff take pride in the capital assets of the District and is committed to maintaining its buildings.

Finally, there is a significant amount of outmoded lighting (lamps), especially in high-bay areas such as gymnasiums that could be improved as part of other directed energy-savings efforts. In the case of this upgrade, payback is very short, making this a very cost-effective change to implement. Because of this, such lighting retrofits should be given near term consideration by the District.

### ***B. Facilities Listing - Index to Buildings***

The following is an index listing of the District buildings studied and contained in this section of the report:

#### ***Elementary School Buildings:***

- Horace Mann (K-2)
- Roosevelt (3-5)
- Longfellow (K-5)
- Madison (K-5)
- McKinley (K-5)
- Washington (K-5)
- Hawthorne (K-2)
- Clara Barton (3-5)
- Jefferson (K-5)
- Lewis & Clark (K-5)
- Lincoln (K-5)
- Bennett (K-5)
- Centennial (K-5)
- Kennedy (K-5)

### ***Middle School Buildings:***

- Ben Franklin (6-8)
- C. B. Eielson (6-8)
- Discovery (6-8)

### ***High School Buildings:***

- North (9-12)
- South (9-12)
- Davies (9-12)

### ***Alternative Secondary:***

- Agassiz (houses the Woodrow Wilson Alt. Learning Program)

## ***C. Site-by-Site Analysis***

The site-by-site analysis sheets that follow provide a summary of the facility observations recorded by ICS Consulting, as well as pertinent information that supports evaluation of each building in terms of major physical system needs and associated costs; a “Facility Cost Index” (FCI) measurement; design capacities for supporting student populations; and considerations for future facility use and feasibility.

### ***Facility Needs and Budgeted Costs***

For each building and site, there are a number of issues noted in the “Building Condition Assessment”, which looks at a comprehensive evaluation of the physical needs of major components, including site, exterior envelope, interior condition, mechanical and electrical systems, and life safety systems.

From these observations, we have developed cost budgets for consideration of the most notable issues --- ones that should be met within the next 10 years if a building and site is to continue as a viable educational venue.

### ***Facility Cost Index (FCI)***

The “Facility Cost Index” represents a useful measurement of the amount of facility needs compared to an estimated construction replacement value for that building. Therefore, the higher this ratio value is, the more consideration should be given to replacing the

facility versus investing significant repair dollars into it. Of course other factors weigh into whether a building will be upgraded, repurposed, or replaced, but this measurement is one that should be accounted for in any facility decisions.

### *Building Capacity*

Building capacity is another useful measure of a building's value for future consideration. Capacity relates to the building's space design and is typically calculate by counting usable classroom space and multiplying by the number of students per classroom. However, other factors affect capacity, such as how spaces are used (ie, for what learning programs) and how often they are used.

For purposes of this study, the elementary building's total capacity is determined by multiplying the number of available K, 1, 2, 3, 4, 5 classrooms times 22 students per classroom , which meets the building standards set forth by Fargo Public Schools.

At the secondary level, however, it is hard to achieve a classroom utilization factor above 85% due to electives and student learning choices. And, in fact, utilization of some classrooms is actually lower than 85%. For purposes of this facilities report, the secondary building capacities are assumed as follows:

- C.B. Eielson MS = 1,025 students
- Ben Franklin MS = 1,100 students
- Discovery MS = 1,200 students
- North HS = 1,250 students
- South HS = 1,690 students
- Davies HS = 1,350 students

Because the District goal is approximately 90% capacity for a "full" building, this data serves another helpful facility planning purpose.

### *Long-term Feasibility for Facility Use*

For each building studied, ICS Consulting is also providing a commentary on the suitability and feasibility for that building to serve the educational needs of the District long-term. While this analysis is necessarily subjective, our commentary does take into account all of the factors above, as well as our experience and expertise in facility assessment and planning.

This commentary will not be provided for the secondary facilities, since each of those buildings will continue to serve long-term as right-sized middle or high school facilities.

# FACILITY ANALYSIS SHEETS



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**Building Information:**

Building Age: 12 years	Year Built: 2000	Additions: 2009
Maximum Capacity: 682	Total Square Feet: 90,268	Number of Floors: 2
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: Yes
Intended Use: Elementary School	Current Enrollment: 605	Site Size: 15 Acres

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**Building Condition Assessment:**

**Site** – Large site with multiple play fields and green space. The site is located in a highly residential neighborhood bordered on all side with single family homes. The ‘lower level’ was built at an elevation lower than grade which creates a drainage problem for a few of the lower level exits. There are currently no roof structures to aid in drainage or protection of these few entrances.

**Exterior Envelope** – At 12 years old, most of the sealants are original and coming to the end of their life expectancy, especially for the North Dakota climate. Tuck Pointing is not required at this time and the mortar should be able to continue in good condition for the foreseeable future. The majority of roofing is a ‘built-up’ type which should last another 15-20 years with proper maintenance and care. There are a few areas of a “TPO” style roof which will reach it life expectancy in the next 5 years. Windows are aluminum double pane systems which are in good condition with sealants on the exterior being the only maintenance item of concern in the next few years.

**Interior Finishes/Condition** – The building will start to realize the life expectancy of many of its finishes within the next 5-10 years. Finishes such as carpet and sealants will require replacement and should be planned for accordingly. Overall the interior finishes are in good condition and no major issues noted.

**Mechanical System** – The mechanical system in Bennett is a non-traditional system for the District being a Geothermal system. The system is in good operating condition and major issues are not noted at this time. It is typical for heat pumps to have to be replaced and the age of the building would indicate that replacement would be expected within 2-7 years.

**Electrical System** – Electrical systems are in good working order and condition. The building does have a generator to cover power outages and possible curtailment from the local utilities.

**Life Safety Systems** – The building meets all ADA codes and requirements. However the ability to leave the lower level to get to play areas is not possible for wheelchair occupants. All security and monitoring systems are up to date. There are noted issues from the building lead in regards to the safety options of the elevator, further investigation is required.

**Most Notable Issues:**

- Lack of weather coverage of the lower level entrances. \$50,000.00

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**Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$ 50,000.00
  - Coverage of lower level entrances
- 3-6 Years \$ 50,000.00
  - Maintenance painting
  - Maintenance sealants
  - Typical concrete repairs
- 7-10 Years \$200,000.00
  - Anticipated roofing repairs
  - Anticipated heat pump replacements
- TOTAL \$300,000.00

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**Facilities Cost Index:**

Current Construction Value: \$11,743,840.00

FCI #: .03

Ranking Among Similar Facilities: 2 Out of: 14

(1 Representing Best FCI)

Utility cost \$/sf: \$1.06

Utility cost \$/student: \$157.00

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**Future Considerations/Feasibility:**

Bennett Elementary is the southernmost located K-5 in the District, and along with Kennedy and Lincoln, serves the elementary grade students in the southern portion of Fargo Public Schools.

Built in 2000, with a classroom addition in 2009, the current enrollment is at about 613 students, which is nearly 90% of its guideline capacity of 22 students per classroom, for the 28 rooms utilized as general classrooms. Design capacity, however, is for 31 classrooms, which at 24 students per room would raise the building's capacity to 744 students.

Bennett Elementary is an excellent K-5 facility that will serve the District well into the future.

# CENTENNIAL ELEMENTARY SCHOOL



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## **Building Information:**

Building Age: 23 years	Year Built: 1989	Additions: 1996
Maximum Capacity: 660	Total Square Feet: 75,070	Number of Floors: 1
Construction Type: Wood Frame	Roof Type: Shingle	Elevator: No
Intended Use: Elementary School	Current Enrollment: 640	Site Size: 19 Acres

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## **Building Condition Assessment:**

**Site** – Centennial offers a nice large bus and parent drop off drive, however kids being dropped off by parents are still required to cross bus traffic to enter the building. The site offers large play fields with appropriate green space. The facility is located in a residential neighborhood bordered on the east side by a fairly busy four lane street. Drainage is an item that has been an issue in the past. Modification to the storm sewer has been completed and is helping; however there are remaining issues that need to be corrected. Asphalt areas are deteriorating due to flooding and will need to be addressed soon.

**Exterior Envelope** – This facility is not constructed in standard construction of today’s educational facilities. The main structure is wood framed with a façade of brick. The roof is asphalt shingles over wood framed trusses not commonly used for these types of facilities or for the size of the building. Due to roofing layout and construction there is need for adjustment to the drainage of the roof especially in the spring months. Snow build up and ice damming are possible and have caused damage in the past. Windows in the building are wood framed which typically is used in a residential setting. Some deterioration of the window sashes is apparent.

**Interior Finishes/Condition** – The condition of the interior finishes in the facility are generally good. The building offers an above average use of wood work and detail that is in good condition however is noted by the staff to be difficult to clean around in the typical school day or evening routine. Carpeting and VCT have surpassed their life expectancy and will need to be replaced in the near future.

**Mechanical System** – The mechanical system is comprised primarily of air handling units that are located in the penthouses in each classroom wing served by hot water boilers which were installed in 2012. With the exception of Unit #5, the system seems to be operating well with typical maintenance issues. Unit #5 requires investigation to cause of temperature concerns and control.

**Electrical System** – Overall the electrical systems are in good operating condition and order. The clock system is showing signs of deterioration and should be planned on replacement in the near future.

**Life Safety Systems** – All life safety systems are functioning well. Work to add or enhance the ADA accessible restrooms would be recommended.



**Most Notable Issues:**

- Roofing – Drainage and Ice Damming \$100,000.00
- 

**Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$100,000.00
    - Roofing Issues
  - 3-6 Years \$150,000.00
    - Carpeting replacements
    - VCT replacements
  - 7-10 Years \$450,000.00
    - Clock system replacement
    - Remaining Carpet and VCT replacements
  
  - TOTAL \$700,000.00
- 

**Facilities Cost Index:**

Current Construction Value: \$9,759,100.00

FCI #: .07

Ranking Among Similar Facilities: 4 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.85

Utility Cost \$/student: \$100.00

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**Future Considerations/Feasibility:**

Centennial Elementary is a little more than 2 decades old, and, as noted above, is showing some of the wear typical of school buildings that age. This facility is the only new elementary school built in the District in the 1980's-90's era, and as such was constructed with less substantial systems (wood frame and sloped shingle roofs) than other buildings in use by Fargo Public Schools.

The building design incorporates two main classroom (double-loaded) spines extending out from the common core in single-story construction. While this is an efficient layout for elementary grade classrooms, it does not lend itself well to expansion in the future. The current enrollment of 631 is more than 95% of the guideline capacity of 660, for the 30 general classrooms being utilized. Based on an increased average capacity of 24 students per classroom, capacity at this building could increase to 720 students in K-5.

# CLARA BARTON ELEMENTARY SCHOOL



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## **Building Information:**

Building Age: 87 years	Year Built: 1927	Additions: 1953, 1987, 2002
Maximum Capacity: 198	Total Square Feet: 54,968	Number of Floors: 3
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: Yes
Intended Use: Elementary School	Current Enrollment: 179	Site Size: 4 Acres

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## **Building Condition Assessment:**

**Site** – Clara Barton is located on approximately two city blocks in a residential area. The parking lot is very undersized for the facility and there is no bus drop off or pick up lane other than the city street. There is one ball field along with a hockey rink which is the extent of the site amenities.

**Exterior Envelope** – Building has undergone tuckpoint restoration and roofing is in good condition with typical maintenance needs. The windows in the facility are poor and require replacement. Entrance steps from parking area are showing signs of deterioration which should be corrected as soon as possible.

**Interior Finishes/Condition** – There are some structural concerns in the lower level that should be reviewed by a structural engineer to verify proper load transfers are in place. Sloping floor in the lower level is potentially hazardous and does not meet ADA compliance. Finishes such as flooring, painting and door hardware require renovation soon.

**Mechanical System** – There is no dehumidification in the building except for Music, Speech and Title Rooms. Steam boilers are functioning well however a conversion to a hot water system in the future should be considered with a full building HVAC Improvement project. Ventilation systems are poor and lacking current ASHRE requirements for fresh air. Plumbing lines along with building controls are deteriorated and require replacement.

**Electrical System** – Main switch gear in the building is sufficient, however there is need for additional convenience outlets and sub panels are outdated.

**Life Safety Systems** – Public entrance into the facility is not monitored and intercom system does not function reliably.

## **Most Notable Issues:**

- The size of the parking lot is not functional to the facility. \$100,000.00  
Bus drop of and pick up is located on a city street.
- Secure and safe entrance into the building is a high level concern. \$50,000.00

- Building mechanical and electrical improvements are needed. \$2,750,000.00
- Window replacements are required. \$250,000.00

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**Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$ 150,000.00
  - Reconfigure Bus Drop
  - Provide secure entrance
- 3-6 Years \$3,000,000.00
  - HVAC building project
  - Replace windows
- 7-10 Years \$ 700,000.00
  - Interior finish renovation
    - Doors
    - Hardware
    - Flooring
    - Painting
- TOTAL \$3,850,000.00

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**Facilities Cost Index:**

Current Construction Value: \$7,145,840.00

FCI #: .53

Ranking Among Similar Facilities: 11 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.74

Utility Cost \$/student: \$228.00

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**Future Considerations/Feasibility:**

Clara Barton is a smaller, multi-story intermediate (grades 3-5) school that pairs with Hawthorne to serve K-5 students. With a core building that dates back to the 1920's, it lacks in many of the appropriate spaces expected in a modern-day elementary building.

The building's multi-story construction poses accessibility issues for younger-age students, and there are both exiting and code issues noted.

Like other buildings of the era, it has outdated mechanical and electrical systems, and as expected, has significant deferred maintenance and other improvement needs.

The District has invested in building additions to Clara Barton over the years, including a modern gymnasium facility.

Like its “partner school”, Hawthorne, Clara Barton could be repurposed for some special focused learning or community learning use.

# HAWTHORNE ELEMENTARY SCHOOL



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## **Building Information:**

Building Age: 54 years	Year Built: 1958	Additions: 1968, 1986
Maximum Capacity: 264	Total Square Feet: 35,719	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: No
Intended Use: Elementary School	Current Enrollment: 214	Site Size: 3.8 Acres

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## **Building Condition Assessment:**

**Site** – The site is very small for an Elementary facility. Parking lot has limited spaces and there is no off street bus drop off/pick up. The site does not allow for future expansion to the facility which is one of the major needs for this building.

**Exterior Envelope** – The Exterior Façade of the building requires major attention. The windows and paneling are in poor condition and provide very little energy efficiency. Roofing has sections that are in fair to poor condition. Site drainage is also a concern with the site being very flat and roof drainage not dispersing from the building adequately. Entrance doors are also in poor condition with security of the building being an issue.

**Interior Finishes/Condition** – Carpet has been installed in many rooms however VAT does still remain in some classrooms. Kitchen is very small and exhaust is an issue. A building renovation that updates all interior finishes should be considered in the foreseeable future which would include: painting, flooring, casework, etc.

**Mechanical System** – A new HVAC system was installed in 2006. Distribution ductwork is located on the roof which is not an advisable location due to the climate of the area. The system seems to operating well with typical maintenance items.

**Electrical System** – Additional convenience outlets along with an updated Fire alarm should be the extent of needs in the near future.

**Life Safety Systems** – Entrance can be made to a secure pass through set up rather easily and should be considered for the immediate future. All other systems are functional and operating.

## **Most Notable Issues:**

- Interior Finishes \$650,000.00
- Parking Lot / Bus Drop \$500,000-750,000.00
- Additional Instructional space \$N/A
- Exterior Doors / Windows \$250,000.00

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**Anticipated Deferred Maintenance / Facility Improvement Costs:**

• 0-2 Years		\$ 250,000.00
▪ Replace Exterior Doors and Windows		
• 3-6 Years		\$ 550,000.00
▪ Improve bus drop off/pick up		
• 7-10 Years		\$ 850,000.00
▪ Renovate Interior Finishes		
• TOTAL		\$1,650,000.00

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**Facilities Cost Index:**

Current Construction Value: \$4,643,470.00

FCI #: .36

Ranking Among Similar Facilities: 8 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.76

Utility Cost \$/student: \$126.00

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**Future Considerations/Feasibility:**

Hawthorne is one of the smallest elementary buildings in the District, and as such, it serves as a primary (grades K-2) school --- a purpose it serves well as a straight-forward, single-story building.

In addition, the District has invested in HVAC and other building upgrades in recent years, but there still remains significant site and interior (finishes) issues for consideration.

As a small primary building, on a limited site, this facility is not a candidate for expansion, and in fact is only suitable as providing primary, early learning, community education, or some other focused-learning programs.

# HORACE MANN ELEMENTARY SCHOOL



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## **Building Information:**

Building Age: 97 years	Year Built: 1915	Additions: 1996
Maximum Capacity: 264	Total Square Feet: 43,856	Number of Floors: 3
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: Yes
Intended Use: Elementary School	Current Enrollment: 182	Site Size: 4 Acres

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## **Building Condition Assessment:**

**Site** – Site is small and does not allow for much expansion of the building without compromising parking, play areas or green space. Parking lot is adequate however there is no bus loop for pick up/drop off.

**Exterior Envelope** – Building envelope requires improvements in all areas. New windows with complete tuck pointing and new entrance doors are required. Roofing will reach its warranty limit within the next 5 years. There are some concerns with the lintels above the windows deteriorating and not being repaired to extend the life of the structural component.

**Interior Finishes/Condition** – Terrazzo flooring is in fair condition; original wood floor could be sanded and finished in the near future. Woodwork is original and provides an architectural plus to the facility. The gym is located in the basement with a very undersized kitchen/food prep area.

**Mechanical System** – Mechanical System requires complete upgrade. New air handling, heating and cooling plants, distribution and controls systems all are required. Plumbing system should be renovated including piping, fixtures and venting.

**Electrical System** – Electrical service will require upgrade with Mechanical project. Current system is in fair condition however needs for upgrading Fire Alarm Panel exists.

**Life Safety Systems** – Elevator addition to the front of the building provides access to all levels however did take away from the buildings overall appearance.

## **Most Notable Issues:**

- |                        |                      |
|------------------------|----------------------|
| • Lintels over windows | \$10,000-\$50,000.00 |
| • Mechanical System    | \$2,200,000.00       |
| • Electrical System    | \$350,000.00         |
| • Windows              | \$300,000.00         |
- 

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- |             |              |
|-------------|--------------|
| • 0-2 Years | \$350,000.00 |
|-------------|--------------|



• 3-6 Years	\$2,500,000.00
• 7-10 Years	\$ 400,000.00
• TOTAL	\$3,250,000.00

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**Facilities Cost Index:**

Current Construction Value: \$5,701,280.00

FCI #: .57

Ranking Among Similar Facilities: 12 Out of: 14

(1 Representing Best FCI)

Cost to operate \$/sf: \$0.63

Cost to operate \$/student: \$151.00

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**Future Considerations/Feasibility:**

Horace Mann is one of the oldest elementary buildings in the District and does not lend itself readily to modern-day educational standards. Although it serves as a primary (grades K-2) facility, its multi-story composition poses accessibility challenges especially for younger-age students. For example, Kindergarten classrooms located on the upper level is not an ideal situation. The lunchroom setting in the basement music area is less than ideal.

The small size of this building and site, as well as significant identified facility improvement needs should not be overlooked in any future planning.

# JEFFERSON ELEMENTARY SCHOOL



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## **Building Information:**

Building Age: 4 years	Year Built: 2008	Additions: None
Maximum Capacity: 396	Total Square Feet: 60,637	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: No
Intended Use: Elementary School	Current Enrollment: 346	Site Size: 5 Acres

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## **Building Condition Assessment:**

**Site** – The site is very appropriate for the dense residential location of the facility. Parking and student drop off are off street and adequate.

**Exterior Envelope** – No items noted.

**Interior Finishes/Condition** – There are minor structural cracking issues located on the buildings north side which should be reviewed by an engineer and corrected prior to extensive repairs evolving. The skylights have issues with condensation and frost build up. A review of the buildings energy management system should be completed along with verification of air flow around the skylights.

**Mechanical System** – Exhaust in the staff lounge for the kitchen equipment should be installed.

**Electrical System** – No items noted.

**Life Safety Systems** – Entrance to the facility is not required to pass through the main office. Alterations to create an office pass through should be considered.

## **Most Notable Issues:**

- Secure entrance \$30,000.00
  - Settlement of north side exterior wall. \$10,000-\$20,000.00
- 

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$ 50,000.00
  - Secure Entrance
  - Investigate/Repair structural issue on North Façade
- 3-6 Years \$ 50,000.00
  - Typical Maintenance – Paint, Sealants, Concrete
- 7-10 Years \$100,000.00
  - Typical Maintenance – Flooring, Ceilings, Hardware

- TOTAL \$200,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$7,882,810.00

FCI #: .03

Ranking Among Similar Facilities: 3 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.96

Utility Cost \$/student: \$168.00

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**Future Considerations/Feasibility:**

Jefferson is the newest elementary in the District, and is built to modern-day educational standards. Although it was built to handle around 400 students in K-5, it is built with core spaces that could accommodate classroom additions up to a student population of 550 or so. Its location in the central portion of the District serves a strategic area of student population.

Although it is a relatively new facility, there are a few building issues as noted above that could be dealt with reasonably and cost-effectively as part of a larger District facilities project.

# KENNEDY ELEMENTARY SCHOOL



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## **Building Information:**\*

Building Age: 6 years	Year Built: 2006	Additions: 2011**
Maximum Capacity: 748	Total Square Feet: <b>90,984</b>	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: No
Intended Use: Elementary School	Current Enrollment: 728	Site Size: <b>15 Acres</b>

\* Conflicting information from District materials

\*\* 4 portable classrooms are onsite and in use

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## **Building Condition Assessment:**

**Site** – Expansive amount of concrete surface will require proper maintenance budgeting to ensure safe and usable areas. Site is large and suitable for future expansion if needed.

**Exterior Envelope** – No items noted. Roofing replacement must be planned for in distant future.

**Interior Finishes/Condition** – Some minor settlement cracking of the terrazzo tiles has occurred otherwise typical maintenance and planning should keep the facility in proper condition for multiple years to come.

**Mechanical System** – The mechanical equipment installed in the new additions in 2011 are having some controls and air handling unit issues that are being worked on. The original building systems are in good operating order. Typical maintenance costs are expected.

**Electrical System** – Exterior light poles fixtures are cracking, replacement should be considered. All other electrical systems are in proper working condition.

**Life Safety Systems** – Minor modifications to the main entrance should be considered for a secure entrance setup.

## **Most Notable Issues:**

- Secure Entrance \$18,000.00

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$ 20,000.00
  - Secure Entrance
- 3-6 Years \$ 50,000.00
  - Typical Maintenance – Paint, Sealants, Concrete

- 7-10 Years \$ 75,000.00
  - Typical Maintenance – Flooring, Ceiling, Doors/Hardware
  
- TOTAL \$145,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$11,827,920.00

FCI #: .01

Ranking Among Similar Facilities: 1 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$1.03

Utility Cost \$/student: \$128.00

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**Future Considerations/Feasibility:**

Kennedy Elementary is located in the southern and western portion of the District and its enrollment is growing dramatically. Since being built in 2006-07, Kennedy has already had one addition in 2012, providing additional classrooms and cafeteria space. In addition, four portable classrooms remain in use at this site.

Kennedy Elementary is in a critical location, bordering a neighboring school district and serving younger age students in a key residential area. However, its enrollment of over 720 students is maxing-out the design capacity of the facility and resulting in less than ideal spaces for some of the special learning programs. Therefore, expansion is not recommended here, but rather a reduction in the number of students served in order to better utilize building space, and to eliminate the portable classrooms as a long-term solution.

# LEWIS and CLARK ELEMENTARY SCHOOL



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## **Building Information:**\*

Building Age: 58 years	Year Built: 1954	Additions: 1960, 1985, 1990
Maximum Capacity: 528	Total Square Feet: <b>73,821</b>	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: No
Intended Use: Elementary School	Current Enrollment: 547	Site Size: 19 Acres

\*Conflicting information from District Materials

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## **Building Condition Assessment:**

**Site** – The building site is very large for this era of building and residential location. The site also includes a running track that is no longer used and very long bus drop off loop to the west of the building. As with many other District buildings, the Fargo Park District shares the grounds with a hockey rink and warming house. Parking lot was redone in 2002 subsequently only minor maintenance is required at this time.

**Exterior Envelope** – Roofing and windows in the building are in good condition. Minor tuck pointing will be required in the near future along with improving the building drainage. Exterior entrances are deteriorated including door hardware and there is also a lack of proper secured entrance. Sealants at control and expansion joints will require replacing within the next 7 years.

**Interior Finishes/Condition** – Carpeting in the classrooms is the highest priority for the interior finishes. Typical painting maintenance is required. Doors and Hardware are in fair condition and should provide service for the next ten years.

**Mechanical System** – The air distribution system for the building is typical for this era and provided through the exterior underground tunnels. This system should be replaced with proper ductwork distribution while also adding dehumidification as well. New boilers were installed in 2002 and should provide multiple years of service. Building controls should be updated if a mechanical project is implemented.

**Electrical System** – Fire alarm systems should be upgraded to an addressable type. Electrical panels will require updating if further modification to the building continues or a mechanical project is considered. Main switchgear is in good condition however may require replacement with a sizable mechanical project.

**Life Safety Systems** – Lack of a secured entrance is most notable concern. The building is constructed in a way to easily achieve a proper secured entrance with little disruption to the facility.

**Most Notable Issues:**

- Mechanical improvements \$3,700,000.00
- Electrical Panels / Fire Alarm System \$100,000.00
- Drain Tile System \$100,000.00
- Carpet replacements \$50,000.00
- Exterior Door replacements \$75,000.00

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**Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$100,000.00
  - Drain Tile System
- 3-6 Years \$4,000,000.00
  - Building HVAC system upgrade, Electrical Upgrade
- 7-10 Years \$220,000.00
  - Carpet Replacements
  - Door/Hardware replacements
  - Paint, sealants, concrete maintenance
  
- TOTAL \$4,320,000.00

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**Facilities Cost Index:**

Most Current Appraisal: \$9,596,730.00

FCI #: .47

Ranking Among Similar Facilities: 10 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.88

Utility Cost \$/student: \$119.00

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**Future Considerations/Feasibility:**

Lewis & Clark is an elementary facility that is *above capacity*, and this needs to be addressed in any future facility planning. Also, this building and its ample site size would accommodate expansion, but it also requires some significant investment in deferred maintenance and other improvements in order to remain a long-term viable facility.



# LINCOLN ELEMENTARY SCHOOL



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## **Building Information:**

Building Age: 50 years	Year Built: 1962	Additions: 1967, 1985, 1992
Maximum Capacity: 572	Total Square Feet: 75,000	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: No
Intended Use: Elementary School	Current Enrollment: 489	Site Size: 14 Acres

---

## **Building Condition Assessment:**

**Site** – Adequate site size and condition for the facility type and age. Original main entrance is not off parking area and is therefore difficult for proper security of entrances during the school day.

**Exterior Envelope** – New windows, new roof and new drain tile system have all been installed within the past few years. Exterior brick is also in good condition with typical tuck pointing maintenance being scheduled.

**Interior Finishes/Condition** – Condition of the interior space is in overall good condition. Some of the finishes are outdated, however are not in deteriorated condition to require replacement at this time. Typical maintenance for painting, sealants and flooring are anticipated over the foreseeable future.

**Mechanical System** – New chiller and HVAC system was installed in 2010/2011 and is functioning however control and performance of the system have proven to be erratic. Plumbing system needs updating both fixtures and piping with requests for additional restroom space as well.

**Electrical System** – Electrical service is in good condition however additional or upgraded distribution panels may be required due to Convenience outlets being needed throughout the building for cleaning and classroom technology needs.

**Life Safety Systems** – Secured entrance needs exist and should be upgraded in the near future.

## **Most Notable Issues:**

- |                                  |              |
|----------------------------------|--------------|
| • Restroom and Plumbing Upgrades | \$120,000.00 |
| • Main entrance location         | \$50,000.00  |

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- |                              |              |
|------------------------------|--------------|
| • 0-2 Years                  | \$ 50,000.00 |
| ▪ Secure Entrance            |              |
| • 3-6 Years                  | \$200,000.00 |
| ▪ Restroom/Plumbing upgrades |              |

- 7-10 Years \$300,000.00
  - Typical Maintenance – Flooring, Painting, Concrete
  
- TOTAL \$550,000.00

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**Facilities Cost Index:**

Most Current Appraisal: \$9,750,000.00

FCI #: .06

Ranking Among Similar Facilities: 5 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.73

Utility Cost \$/student: \$112.00

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**Future Considerations/Feasibility:**

Lincoln is a right-sized elementary facility that has had significant improvements made to the HVAC system in recent years. Its location makes it a strategic building serving the District's K-5 population; however, it is showing growth and could reach capacity in the near term. The site size would accommodate expansion.

# LONGFELLOW ELEMENTARY SCHOOL



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## **Building Information:**\*

Building Age: 50 years	Year Built: 1962	Additions: 1965, 1969, 1971, 1975, 1986, 2007
Maximum Capacity: 440	Total Square Feet: <b>73,266</b>	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: No
Intended Use: Elementary School	Current Enrollment: 351	Site Size: 14 Acres

\*Information is inconsistent in District materials

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## **Building Condition Assessment:**

**Site** – Building site is very large and has potential for expansion if needed. Site concrete is need of repair from cracking and chipping.

**Exterior Envelope** – Sloped roofing throughout the building is in good condition however the drainage system needs redesign to provide proper flow away from the building without having to cross walkways or flood the foundation system. A new drain tile system in required to remedy both of these issues.

**Interior Finishes/Condition** – Finishes are in good condition with exception of some floor tile and outdated restroom surfaces. Woodwork is in good condition in classrooms.

**Mechanical System** – New HVAC system in 2007, no items noted.

**Electrical System** – No items noted.

**Life Safety Systems** – The original main entrance has been covered up by a classroom addition which will add to the difficulty to provide a secured entrance in the future. There is no fire sprinkler system in the building.

## **Most Notable Issues:**

- |                                       |                      |
|---------------------------------------|----------------------|
| • Roof drainage and drain tile system | \$250,000.00         |
| • Secure Entrance                     | \$10,000-\$50,000.00 |

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- |                    |              |
|--------------------|--------------|
| • 0-2 Years        | \$ 50,000.00 |
| ▪ Secure Entrance  |              |
| • 3-6 Years        | \$300,000.00 |
| ▪ Roofing Drainage |              |

- Drain Tile System
  - 7-10 Years \$200,000.00
    - Typical Maintenance – Flooring, Painting, Concrete
  - TOTAL \$550,000.00
- 

**Facilities Cost Index:**

Most Current Appraisal: \$9,524,580.00

FCI #: .06

Ranking Among Similar Facilities: 6 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.77

Utility Cost \$/student: \$161.00

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**Future Considerations/Feasibility:**

Longfellow was built in the early 1960's and with subsequent classroom additions, functions well as a modern-day, right-sized elementary school. Longfellow has excess capacity which makes it a critical component in long-term planning for elementary needs.

# MADISON ELEMENTARY SCHOOL



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## **Building Information:**

Building Age: 54 years	Year Built: 1958	Additions: 1974, 1985, 1999
Maximum Capacity: 264	Total Square Feet: 44,025	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: No
Intended Use: Elementary School	Current Enrollment: 183	Site Size: 8.5 Acres

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## **Building Condition Assessment:**

**Site** – Madison School has a nice sized site for possible expansion if ever required. Playground areas have not been renovated and could be updated for proper safety needs.

**Exterior Envelope** – A majority of the roofing needs to be scheduled to be replaced in the near future. Windows and exterior doors/hardware are also in need of replacement. Roof drainage causes flooding in the tunnels on top water infiltration due to site concrete pulling away from the building. Along with windows, the paneling on the façade should be renovated to provide proper weather protection and energy efficiency.

**Interior Finishes/Condition** – Flooring is in good condition, however, some of the carpeting does cover Asbestos containing floor tile. Interior finishes such as paint and ceilings are in good condition with no items noted for near future concern.

**Mechanical System** – Building requires a complete HVAC improvement project to provide required fresh air, dehumidification and an energy management system.

**Electrical System** – New fire alarm system is needed along with a new electrical service upgrade if a HVAC project is implemented.

**Life Safety Systems** – There is no fire sprinkler system in the building.

## **Most Notable Issues:**

• Mechanical System	\$2,250,000.00
• Drain tile	\$100,000.00
• Window/Door Replacement	\$85,000.00
• Roof replacement	\$350,000.00

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

• 0-2 Years	\$ 200,000.00
▪ Exterior Door and Window Replacement	

• 3-6 Years	▪ Drain tile system	\$2,700,000.00
	▪ HVAC Upgrades	
	▪ Roofing Replacements	
• 7-10 Years	▪ Roofing Replacements	\$ 500,000.00
• TOTAL		\$3,400,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$5,723,250.00

FCI #: .59

Ranking Among Similar Facilities: 13 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$1.14

Utility Cost \$/student: \$274.00

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**Future Considerations/Feasibility:**

Madison is one of the smaller elementary buildings and has significant deferred maintenance and other facility needs. Investing long-term in this site may not be cost effective.

# McKINLEY ELEMENTARY SCHOOL



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## **Building Information:**\*

Building Age: 54 years	Year Built: 1958	Additions: 1965**
Maximum Capacity: 264	Total Square Feet: <b>38,147</b>	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: Yes
Intended Use: Elementary School	Current Enrollment: 173	Site Size: 8 Acres

\*Information is not consistent in District materials

\*\*Portables on site since 1995

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## **Building Condition Assessment:**

**Site** – Site is nicely sized for dense residential area. Drainage is an issue in heavy rains, ventilation tunnels fill with water.

**Exterior Envelope** – Roofing is in good condition with a major roofing project in 1999. Windows are in poor condition along with a good amount of tuck pointing needs. Water infiltration is a problem that requires the installation of a new drain tile system. Exterior doors and hardware are deteriorated and require replacement in the near future.

**Interior Finishes/Condition** – Interior finishes are in good to fair condition with no major needs in the immediate future. Typical maintenance items like paint, sealants and flooring will be required over the next few years without a substantial budget.

**Mechanical System** – Building requires completely new HVAC system. Plumbing system and fixtures should be renovated as well. Boilers are steam with new burners in 1996, however if a new HVAC project is implemented, the replacing of the boilers to new hot water boilers should be considered.

**Electrical System** – Electrical system is in fair condition however will be required to be replaced if Mechanical improvements are made. Light fixtures and panels are functioning well at this time.

**Life Safety Systems** – The building does not contain a fire sprinkler system. A minor remodel would be required to achieve a pass through secured entrance which should be considered.

## **Most Notable Issues:**

- |                     |                |
|---------------------|----------------|
| • Mechanical System | \$2,000,000.00 |
| • Windows / Doors   | \$225,000.00   |
| • Drain Tile        | \$100,000.00   |

**Anticipated Deferred Maintenance / Facility Improvement Costs:**

• 0-2 Years		\$2,250,000.00
• 3-6 Years	▪ Building HVAC upgrades, Electrical upgrade	\$ 400,000.00
	▪ Replace Windows	
	▪ Drain tile system	
• 7-10 Years		\$ 400,000.00
	▪ Typical Maintenance – Roofing, flooring, painting, concrete	
• TOTAL		\$3,050,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$4,959,110.00

FCI #: .62

Ranking Among Similar Facilities: 14 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.89

Utility Cost \$/student: \$201.00

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**Future Considerations/Feasibility:**

McKinley has an efficient layout for an elementary, but is small-sized and needs considerable upgrades --- particularly to the HVAC (air quality) system.



# ROOSEVELT ELEMENTARY SCHOOL



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## **Building Information:**

Building Age: 91 years	Year Built: 1921	Additions: 1995, 1998
Maximum Capacity: 286	Total Square Feet: 46,943	Number of Floors: 3
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: Yes
Intended Use: Elementary School	Current Enrollment: 146	Site Size: 3 Acres

---

## **Building Condition Assessment:**

**Site** – The site is very small for an elementary facility not leaving any room for expansion. Parking lot is small and no area for a bus drop off/pick up loop. Play area is recently updated.

**Exterior Envelope** – Majority of the building envelope is in fair to good condition. Many major maintenance projects have been completed including roofing and past window replacement projects. Tuck pointing and sealants are a constant maintenance issue which will require attention each of the next few years to maintain proper energy efficiency and structural stability.

**Interior Finishes/Condition** – Wood flooring and refinishing or replacing of Lockers should be considered. The remainder of the finishes are in fair condition; doors, hardware, sealants, ceilings and painting will need to be on a replacement schedule over the next ten years to bring them up to today's building standards and expectations.

**Mechanical System** – A complete new HVAC system is needed in the building. Steam boilers are functioning however a more efficient hot water system would be recommended with new HVAC system. Noted plumbing vent and waste system piping deterioration is an ongoing issue for the building engineer, upgrades should be considered.

**Electrical System** – New service would be required with HVAC upgrades, however existing switch gear and distribution panels should be updated regardless. Clock and fire alarm systems are in need of replacement in the near future.

**Life Safety Systems** – ADA accessibility is provided however difficult to navigate throughout the facility easily. The building's main entrance security is a concern and should be considered for upgrading. At a minimum, entrance security with a video system and lockable remote door hardware should be installed. The 1998 addition does not have a fire sprinkler system.

## **Most Notable Issues:**

• Mechanical / Plumbing System	\$2,400,000.00
• Secured entrance	\$15,000.00
• Electrical system	\$250,000.00

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**Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$2,665,000.00
  - Building HVAC and Electrical upgrade
  - Secure entrance
- 3-6 Years \$ 150,000.00
  - Interior finish renovations – flooring, painting
- 7-10 Years \$ 150,000.00
  - Interior finish renovations – sealants, ceilings, doors/hardware
- TOTAL \$2,965,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$6,102,590.00

FCI #: .49

Ranking Among Similar Facilities: 9 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.84

Utility Cost \$/student: \$269.00

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**Future Considerations/Feasibility:**

Roosevelt currently serves as an intermediate (grades 3-5) facility and pairs with Horace Mann (as a K-2). Roosevelt is a multi-story elementary which poses accessibility, as well as circulation issues. The age, small size, and high FCI makes retaining this facility a financial challenge.

# WASHINGTON ELEMENTARY SCHOOL



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## **Building Information:**

Building Age: 59 years	Year Built: 1953	Additions: 1955, 1959, 1988, 1996
Maximum Capacity: 440	Total Square Feet: 74,287	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: Yes
Intended Use: Elementary School	Current Enrollment: 323	Site Size: 7 Acres

---

## **Building Condition Assessment:**

**Site** – The site is adequate in size and the location adjacent to the high school is a benefit.

**Exterior Envelope** – Exterior doors and hardware are in fair condition but should be planned for replacement in the near future. Windows are poor in condition and energy efficiency. Building sealants require replacement along with tuck pointing of the brick. There are roofing issues that require patching and section replacement.

**Interior Finishes/Condition** – The majority of carpeting is in good condition; approximately 12 classrooms remain to be replaced. Interior finishes are all in good condition. Doors and hardware should provide an additional 10 years of life before major replacements.

**Mechanical System** – Partial upgrade to the HVAC system has taken care of some areas with others functioning well at this time. Building controls need to be brought up to current standards for control of all equipment and provide best possible efficiency for the building. Plumbing fixtures have been updated in all restrooms.

**Electrical System** – Distribution panels are beyond useful life and should be updated. Clock system and PA system should also be upgraded.

**Life Safety Systems** – Main entrance should be remodeled to provide secure pass through entrance.

## **Most Notable Issues:**

• Windows	\$250,000.00
• Sealants / Roofing	\$250,000.00
• Mechanical controls	\$100,000.00
• Secure Entrance	\$20,000.00

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

• 0-2 Years	\$200,000.00
▪ Window replacements	

• 3-6 Years		\$300,000.00
• 7-10 Years	▪ Roofing replacements	
	▪ Roofing replacements	\$400,000.00
	▪ Controls upgrades	
• TOTAL		\$900,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$9,657,310.00

FCI #: .09

Ranking Among Similar Facilities: 7 Out of: 14

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.78

Utility Cost \$/student: \$178.00

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**Future Considerations/Feasibility:**

Washington is an appropriately-sized elementary facility that has excess capacity. Its location adjacent to North HS makes it also a candidate for repurposing as a secondary facility use.

# BEN FRANKLIN MIDDLE SCHOOL



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## **Building Information:**

Building Age: 61 years	Year Built: 1951	Additions: 1974, 1991
Maximum Capacity: 1,100	Total Square Feet: 202,064	Number of Floors: 3
Construction Type: Block/Brick	Roof Type: Built-Up/EPDM	Elevator: Yes
Intended Use: Middle School	Current Enrollment: 692	Site Size: 5.4 Acres

---

## **Building Condition Assessment:**

**Site** – The site is small for a middle school facility leaving very little room for expansion. The grade is very flat not allowing desired drainage which may be causing a structural issue within the building.

**Exterior Envelope** – A few windows require replacement on the south side of the building. Some roof flashing and repair work to a roof drain is the only roof work in the immediate future.

**Interior Finishes/Condition** – A major renovation was completed in 2001 so a majority of the finishes are in good shape. There are a few areas of terrazzo delamination, vinyl wall covering deterioration and typical wear on doors and hardware. Most of the maintenance requirements will be over seven years out.

**Mechanical System** – Many upgrades to existing equipment were completed in 2001. There are a couple units that should be replaced however in the near future along with the addition of dehumidification to the auditorium and gym if feasible.

**Electrical System** – Mostly new in 2001 renovation project. No items noted.

**Life Safety Systems** – Split entry design is difficult to provide a secure entrance solution. Accessibility throughout the building should be improved especially to the “new” gym. Fire alarm and security system should be upgraded in the near future.

## **Most Notable Issues:**

- Settlement/Structural issue in basement level.

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- |              |  |              |
|--------------|--|--------------|
| • 0-2 Years  |  | \$200,000.00 |
| • 3-6 Years  | ▪ Settlement/Structural issue determination and repair | \$300,000.00 |
| • 7-10 Years | ▪ Dehumidification to auditorium and gym               | \$400,000.00 |
|              | ▪ Typical Maintenance – Flooring, paint, sealants      |              |

- TOTAL \$900,000.00

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**Facilities Cost Index:**

Most Current Appraisal: \$29,299,280.00

FCI #: .03

Ranking Among Similar Facilities: 3 Out of: 3

(1 Representing Best FCI)

Utility Cost \$/sf: \$1.02

Utility Cost \$/student: \$298.00

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# CARL BEN EIELSON MIDDLE SCHOOL



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## **Building Information:**

Building Age: 7 years	Year Built: 2005	Additions: None
Maximum Capacity: 1,025	Total Square Feet: 178,802	Number of Floors: 3
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: Yes
Intended Use: Middle School	Current Enrollment: 763	Site Size: 12 Acres

---

## **Building Condition Assessment:**

**Site** – Some parking lot deterioration has developed which requires crack filling.

**Exterior Envelope** – Minor settlement cracking has occurred.

**Interior Finishes/Condition** – No items noted.

**Mechanical System** – Replacement of a domestic water heater is required.

**Electrical System** – No items noted.

**Life Safety Systems** – Remodel to provide secured entrance is recommended and easily achieved.

## **Most Notable Issues:**

- Secured entrance \$20,000.00

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$50,000.00
  - Secure Entrance
- 3-6 Years \$75,000.00
  - Typical Maintenance – Concrete, Sealants, Paint
- 7-10 Years \$75,000.00
  - Typical Maintenance – Flooring, Paint, Sealants
- TOTAL \$200,000.00

---

## **Facilities Cost Index:**

Most Current Appraisal: \$25,926,290.00

FCI #: 0.0

Ranking Among Similar Facilities: 1 Out of: 1

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.71

Utility Cost \$/student: \$167.00

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# DISCOVERY MIDDLE SCHOOL



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## **Building Information:**

Building Age: 18 years	Year Built: 1994	Additions: None
Maximum Capacity: 1,200	Total Square Feet: 205,000	Number of Floors: 2
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: Yes
Intended Use: Middle School	Current Enrollment: 910	Site Size: 26 Acres

---

## **Building Condition Assessment:**

**Site** – The site is large and allows for future expansion. The parking lots will need a crack seal soon. Site concrete is in fair condition with some replacement already completed.

**Exterior Envelope** – The exterior brick is in good condition however there should be verification that a wall air gap is in place between the brick and masonry block structure. Without the proper air space, weeping system and venting the wall may deteriorate at a very quick rate causing brick façade to fail.

**Interior Finishes/Condition** – The interior finishes are in good to fair condition and will most likely see the end of their useful life within the next five years. Strategic replacement should be planned to not have to cover all needs at once. Carpeting, painting, sealants, VCT all should be scheduled.

**Mechanical System** – Good condition Geothermal System with updated building management system in 2011. Some equipment will be reaching its useful life in the foreseeable future and must be planned for replacement.

**Electrical System** – No items noted.

**Life Safety Systems** – There is no ability to provide pass through secured entrance. Security system should be upgraded to accommodate surveillance of entries.

## **Most Notable Issues:**

- Weeping System for Brick façade – Needs verification \$ TBD
  - Entrance security system \$50,000.00
- 

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$ 50,000.00
  - Secure Entrance
- 3-6 Years \$ 300,000.00
  - Flooring, Painting, Sealants
- 7-10 Years \$1,300,000.00

- Heat Pump Replacements
- Roofing Replacements
- Tuckpointing

• TOTAL \$1,650,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$29,725,000.00

FCI #: .06

Ranking Among Similar Facilities: 3 Out of: 3

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.94

Utility Cost \$/student: \$211.00

---

# DAVIES HIGH SCHOOL



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## **Building Information:**

Building Age: 1 years	Year Built: 2010	Additions: None
Maximum Occupancy: 1,350	Total Square Feet: 279,000	Number of Floors: 2
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: Yes
Intended Use: High School	Current Enrollment: 1,118	Site Size: 20 Acres

---

## **Building Condition Assessment:**

**Site** – No items noted.

**Exterior Envelope** – No items noted.

**Interior Finishes/Condition** – No items noted.

**Mechanical System** – No items noted.

**Electrical System** – No items noted.

**Life Safety Systems** – No items noted.

**Most Notable Issues:** - No items noted

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- |              |  |              |
|--------------|--|--------------|
| • 0-2 Years  |  | \$ 0.00      |
| • 3-6 Years  |  | \$ 30,000.00 |
| • 7-10 Years | ▪ Typical Maintenance – Paint, Sealants              | \$ 90,000.00 |
| • TOTAL      | ▪ Typical Maintenance – Concrete, Sealants, Flooring | \$120,000.00 |

---

## **Facilities Cost Index:**

Most Current Appraisal: \$41,850,000.00	FCI #: 0.0
Ranking Among Similar Facilities: 1 Out of: 4	(1 Representing Best FCI)
Utility Cost \$/sf: \$1.23	Utility Cost \$/student: \$308.00

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# NORTH HIGH SCHOOL



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## **Building Information:**

Building Age: 59 years	Year Built: 1965	Additions: 1989, 2007
Maximum Capacity: 1,250	Total Square Feet: 287,824	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: No
Intended Use: High School	Current Enrollment: 974	Site Size: 31.5 Acres

---

## **Building Condition Assessment:**

**Site** – Athletic fields have all been renovated in the past several years. Multiple parking lots are difficult to navigate to main entrance for new visitors. Parking lot for students shares with Coliseum.

**Exterior Envelope** – Generally in good condition. There are areas that brick sealing is needed along with minor tuck pointing and joint sealant replacements.

**Interior Finishes/Condition** – Finishes are also in generally good condition. There are some minor terrazzo delamination issues however the majority of the building remains fair. Walls, doors, hardware and casework will only require routine maintenance for the next several years.

**Mechanical System** – There are needs for some of the air handling units to be upgraded or replaced. Building automation system is inadequate and should be replaced. Building piping is starting to cause consistent issues with leaks and maintenance needs.

**Electrical System** – The electrical system is in good condition. New service, alarms, and intercom are all in place.

**Life Safety Systems** – Some of the building is not fire sprinkled.

## **Most Notable Issues:**

- |   |              |
|---|--------------|
| • Remodel to provide pass through secured entrance(s) | \$100,000.00 |
| • Building Automation System                          | \$800,000.00 |
- 

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- |  |               |
|--|---------------|
| • 0-2 Years  | \$ 990,000.00 |
| ▪ Secure Entrance                                    |               |
| ▪ Building Automation System                         |               |
| • 3-6 Years  | \$ 300,000.00 |
| ▪ Mechanical Piping repairs and corrections          |               |
| • 7-10 Years   | \$ 400,000.00 |
| ▪ Typical Maintenance – Flooring, Painting, Sealants |               |

- TOTAL \$1,690,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$43,173,600.00

FCI #: .04

Ranking Among Similar Facilities: 3 Out of: 4

(1 Representing Best FCI)

Utility Cost \$/sf: \$1.28

Utility Cost \$/student: \$378.00

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# SOUTH HIGH SCHOOL



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## **Building Information:**

Building Age: 45 years	Year Built: 1967	Additions: 1969, 1982, 1986
Maximum Occupancy: 1,690	Total Square Feet: 316,768	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: No
Intended Use: High School	Current Enrollment: 1,081	Site Size: 34 Acres

---

## **Building Condition Assessment:**

**Site** – Most parking lot areas are 12 years old. Replacement should be planned for in the next few years to hit small areas so all lots do not fail at one time.

**Exterior Envelope** – Roofing of many sections is needed and should be scheduled for replacement. Windows are generally good with exception of 1969 area. Brick and mortar are in good condition. Drainage around the building should be improved with the installation of a new drain tile system to ensure longevity of the structure.

**Interior Finishes/Condition** – Carpeting is most major need on the interior of the building. There is some structural concerns with wall cracking in the “D” area. The sealants around the gym have deteriorated or been removed and need to be replaced.

**Mechanical System** – A large HVAC project was completed in 2000. There are some areas/units that require replacement within the next few years; Pool, Units 1, 2 and 4. System balancing is required due to hot and cold areas within the facility.

**Electrical System** – Electrical system was upgraded in 2000. Fire alarm panel needs replacement.

**Life Safety Systems** – No items noted.

## **Most Notable Issues:**

• Remodel to provide secure entrance(s)	\$ 100,000.00
• Roofing	\$ 800,000.00
• Drainage	\$ 200,000.00
• Mechanical Unit Replacements	\$1,500,000.00

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

• 0-2 Years	\$ 300,000.00
▪ Secure Entrances	
▪ Drain Tile / Drainage System	
• 3-6 Years	\$2,300,000.00

- Roofing
- Mechanical Unit Replacements
- 7-10 Years \$ 400,000.00
  - Typical Maintenance – Flooring, Paint, Sealants
- TOTAL \$3,000,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$47,515,200.00

FCI #: 0.06

Ranking Among Similar Facilities: 4 Out of: 4

(1 Representing Best FCI)

Utility Cost \$/sf: \$1.28

Utility Cost \$/student: \$374.00

---

# WOODROW WILSON HIGH SCHOOL at AGASSIZ



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## **Building Information:**

Building Age: 98 years	Year Built: 1914	Additions: 1930, 1952, 1972, 1991
Maximum Capacity:	Total Square Feet: 180,600	Number of Floors: 3
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: Yes
Intended Use: Middle School	Current Enrollment: 160	Site Size: 4.4 Acres

---

## **Building Condition Assessment:**

**Site** – The site offers little to no green space and is very undersized for a ‘high school’ type facility.

**Exterior Envelope** – Roofing is in fair to good condition. Sectional roofing replacements have taken place however there are some sections that will need replacement in the near future. Tuck pointing of masonry is required very soon but brick remains in good condition. Windows in a majority of the building have been replaced very recently.

**Interior Finishes/Condition** – Renovations in 2010 and 2011 have updated many of the finishes in the building. Some original terrazzo has cracking and there are a few rooms that carpeting will require replacement in the foreseeable future. Original woodwork is in very good condition for age of facility. Doors and door hardware are beyond useful life and should be replaced, hardware is not ADA compliant. Area ‘C’ is used only for storage and is basically ‘moth balled’ currently.

**Mechanical System** – Major upgrades in 2010 and 2011 have improved the buildings mechanical system.

**Electrical System** – Major upgrades in 2010 and 2011 have improved the buildings electrical system.

**Life Safety Systems** – No major issues were noted. Secure main entrance is not very feasible. Security system should be updated to provide access and camera surveillance for entry.

## **Most Notable Issues:**

- |                    |             |
|--------------------|-------------|
| • Secure Entrance  | \$30,000.00 |
| • ADA compliance   | \$TBD       |
| • “1930’s Section” | \$TBD       |

---

## **Anticipated Deferred Maintenance / Facility Improvement Costs:**

- |                   |               |
|-------------------|---------------|
| • 0-2 Years       | \$ 30,000.00  |
| ▪ Secure Entrance |               |
| • 3-6 Years       | \$ 400,000.00 |
| ▪ Roofing         |               |



- 7-10 Years \$ 65,000.00
  - Typical Maintenance – Paint, Concrete, Sealants
  
- TOTAL \$ 495,000.00

---

**Facilities Cost Index:**

Most Current Appraisal: \$27,090,000.00

FCI #: .02

Ranking Among Similar Facilities: 2 Out of: 4

(1 Representing Best FCI)

Utility Cost \$/sf: \$0.64

Utility Cost \$/student: \$717.00

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# CENTRAL KITCHEN / WAREHOUSE



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## **Building Information:**

Building Age: 23 years	Year Remodeled: 1998	Additions: 1998
Maximum Capacity: N/A	Total Square Feet: 37,656	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: No
Intended Use: Warehouse/Kitchen	Current Enrollment: N/A	Site Size: 0.9 Acres

---

## **Building Condition Assessment:**

**Site** – The site of this facility is comprised of parking surface and some fencing. The fencing is damaged due to snow removals and requires maintenance each year. Parking surface is in fair to good condition.

**Exterior Envelope** – Some minor tuck pointing is required on the North façade. The 1998 addition is in good condition and roofing should last for the near future. The rubber roofing will be looking for replacement in 5 or so years.

**Interior Finishes/Condition** – Flooring is in good condition with no issues for the foreseeable future but a planned additional coat of concrete sealer should be scheduled. The vinyl wall covering in the lounge area is starting to show wear and will require replacement within +/-5 years. Typical painting and sealant maintenance is expected. Some of the refrigeration equipment is beginning to deteriorate and possibly become a safety concern with loading and unloading product.

**Mechanical System** – The gas fired radiant heaters in the drive through bay areas are in good condition however should be monitored as the useful life of the units is coming to the end soon. No radiation replacements are needed currently. De-humidification is not provided for a majority of the space and should be a consideration in the future to maintain product stored for long periods of time. There is no fire protection system in the building and would be a beneficial addition due to the product stored within the facility.

**Electrical System** – New lighting has been installed in the facility however the main switch gear is original and should be replaced.

**Life Safety Systems** – Both the security and fire alarm are non-addressable and an upgrade to these systems should be considered.

## **Most Notable Issues:**

- Tuck pointing \$ 30,000.00
- Fencing \$ 15,000.00

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**Anticipated Deferred Maintenance / Facility Improvement Costs:**

• 0-2 Years		\$ 50,000.00
▪ Tuck Pointing		
▪ Fencing Repairs		
• 3-6 Years		\$ 50,000.00
▪ Typical Maintenance – Paint, Sealants		
• 7-10 Years		\$250,000.00
▪ Dehumidification to warehouse area		
• TOTAL		\$350,000.00

---

**Facilities Cost Index:**

Current Construction Value: \$4,895,280.00

FCI #: .07

Ranking Among Similar Facilities: X Out of: X

(1 Representing Best FCI)

Utility Cost \$/sf: \$1.78

Utility Cost \$/student: N/A

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# DISTRICT ADMINISTRATION BUILDING



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## **Building Information:**

Building Age: N/A years	Year Remodeled: 1995, 2010	Additions: None
Maximum Capacity: N/A	Total Square Feet: 19,626	Number of Floors: 3
Construction Type: Block/Brick	Roof Type: Built-Up	Elevator: Yes
Intended Use: Office Building	Current Enrollment: N/A	Site Size: 0.9 Acres

---

## **Building Condition Assessment:**

**Site** – The site mainly consists of parking area with minor sidewalk and green space. Additional parking has been requested by staff however there is no additional, feasible locations without purchase of property. The current parking lot is in need of repairs which could be substantial due to old foundation walls from previous building starting to protrude through asphalt surface.

**Exterior Envelope** – Roofing is in good shape and should be for the distant future. Most of the building windows were replaced in 1996 however a few panes of glass and window units do remain that need replacement. Minor tuck pointing is required however the brick on the building is in good condition. There are signs of moisture intrusion in the basement and seems to be a continual spring time problem. The correction to the issue has potential for requiring major site excavation and foundation drainage installation. Further, more detailed exploration should be completed.

**Interior Finishes/Condition** – The interior is in good condition with carpeting being the most immediate need. Other interior finishes are in very good condition for their age and would only require minor maintenance in the foreseeable future. There is a lack of entrance direction and greeting. A remodel for the front entrance should be considered for security and efficiency of the building.

**Mechanical System** – The building ventilation is provided by a single roof top unit which is hot water heat. The boiler is not performing well and replacement is necessary in the very near future. The VAV's in the building are reaching their useful life and causing maintenance issues for the building department. The building automation system is outdated and does not allow for efficiency and control as this type of facility should offer. The domestic hot water is provided by an aged water heater that will fail in the foreseeable future.

**Electrical System** – The service is in good condition, but the security and intercom systems are not current and should be upgraded.

**Life Safety Systems** – Fire alarm system is outdated without proper addressable abilities which should be upgraded.

**Most Notable Issues:**

• Front entrance area	\$100,000.00
• Boiler	\$300,000.00
• VAV and Controls replacement	\$200,000.00
• Security and Fire Alarm Systems	\$120,000.00
• Flooring	\$ 90,000.00

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**Anticipated Deferred Maintenance / Facility Improvement Costs:**

• 0-2 Years	\$ 120,000.00
▪ Security and Fire Alarm Systems	
• 3-6 Years	\$ 600,000.00
▪ Front Entrance Remodel	
▪ Boiler Replacement	
▪ VAV and Controls Replacement	
• 7-10 Years	\$150,000.00
▪ Typical Maintenance – Flooring, Painting, Sealants	
• TOTAL	\$870,000.00

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**Facilities Cost Index:**

Current Construction Value: \$3,532,680.00

FCI #: .25

Ranking Among Similar Facilities: X Out of: X

(1 Representing Best FCI)

Utility Cost \$/sf: \$2.63

Utility Cost \$/student: N/A

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**Building Information:**

Building Age: N/A	Year Remodeled: 1998	Additions: None
Maximum Capacity: N/A	Total Square Feet: 26,936	Number of Floors: 1
Construction Type: Block/Brick	Roof Type: EPDM	Elevator: No
Intended Use: Elementary School	Current Enrollment: 140	Site Size: 5.46 Acres

---

**Building Condition Assessment:**

**Site** – Parking lots are in good condition. There is a large play area along with picnic shelter.

**Exterior Envelope** – Roofing, Stucco (EFIS), windows are all in good condition with no major issues noted. Roofing warranty is at its end and a re-roof project should be planned for in the near future.

**Interior Finishes/Condition** – The office location is not conducive to see front entrance or people entering building. All the finishes are of 1998 so will come to their useful life at the same time. Most of the finishes are in good condition at this time.

**Mechanical System** – The building is served by two air handlers which are beyond their useful life. Replacement of the air handlers should be planned for in the foreseeable future along with a building automation system upgrade. Chiller was new in 2011 and should provide 20 years of service.

**Electrical System** – Good condition with no items noted.

**Life Safety Systems** – All systems are operating as intended with no items noted.

**Most Notable Issues:**

- Entrance Security \$ 20,000.00
- 

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**Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$ 50,000.00
- 3-6 Years \$ 50,000.00
- 7-10 Years \$200,000.00
  
- TOTAL \$300,000.00

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**Facilities Cost Index:**

Current Construction Value: \$3,771,040.00

FCI #: .08

Ranking Among Similar Facilities: X Out of: X

(1 Representing Best FCI)

Utility Cost \$/sf: \$1.34

Utility Cost \$/student: N/A

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**Future Considerations/Feasibility:**



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**Building Information:**

Building Age: N/A	Year Remodeled: 2010	Additions: None
Maximum Capacity: N/A	Total Square Feet: 14,000	Number of Floors: 1
Construction Type: Steel	Roof Type: Metal	Elevator: No
Intended Use: Industrial Warehouse	Current Enrollment: N/A	Site Size: N/A Acres

---

**Building Condition Assessment:**

**Site** – The site is maintained by the building owner and the parking lots are in fair condition. No issues for the district to plan for during this lease period.

**Exterior Envelope** – Roofing problems persist and Building Owner is trying to resolve them. The overhead doors are in poor condition, however due to the cost to replace and the remaining time on the lease it is not recommended to replace them at the District’s expense.

**Interior Finishes/Condition** – The print shop is newly remodeled and will require very minor maintenance during the remaining 4 years of the lease. There are door and hardware issues that do not comply with ADA requirements. However, it is not advisable to correct the problems with lease time remaining. The shop area is typical for this type of facility and age. No major issues noted to be repaired during lease period. There are areas of insulation that could be repaired if maintenance dollars are available.

**Mechanical System** – The mechanical system for the Print Shop is in great condition due to newly installed during remodel. The shop area is typical for this type of facility and should require only typical/minor maintenance during the lease period.

**Electrical System** – No items noted.

**Life Safety Systems** – No items noted.

**Most Notable Issues:**

- Roof leaks \$ 15,000.00

---

**Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$ 10,000.00
- 3-6 Years \$ 10,000.00

Typical Maintenance that is not covered by building owner.



- TOTAL \$ 20,000.00
- 

**Facilities Cost Index:**

Current Construction Value: \$2,000,000.00

FCI #: .01

Ranking Among Similar Facilities: X Out of: X

(1 Representing Best FCI)

Utility Cost \$/sf: \$1.53

Utility Cost \$/student: N/A

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**Future Considerations/Feasibility:**

Leased Building – 4 years remaining.

# TROLLWOOD



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## **Building Information:**

Building Age: 4 years	Year Remodeled: N/A	Additions: N/A
Maximum Capacity: N/A	Total Square Feet: 47,935	Number of Floors: 1
Construction Type: Wood Frame	Roof Type: Shingle	Elevator: No
Intended Use: Performing Arts Center	Current Enrollment: N/A	Site Size: 15 Acres

---

## **Building Condition Assessment:**

**Site** – The site for Trollwood is large and contains multiple buildings, sheds, paths and landscaped areas. Site lighting is an issue due to fixtures that are breaking and require replacement. There are two portable classroom spaces on site that are in good condition at this time.

**Exterior Envelope** – The roofing material is Asphalt shingles which are in good condition. The wood surfaces on the exterior are finished with an exterior stain which requires regular maintenance and is expensive and time consuming.

**Interior Finishes/Condition** – The interior construction of Trollwood consists of a combination of steel and wood framing members. The ceiling finish, a tongue and groove pine slat system has been severely compromised due to moisture evaporation and drying that has left large gaps in between the slats. A repair for this work has not been determined at this point and will undoubtedly be extremely costly. There does not appear at this time to be any structural compromise however if shrinkage continues to occur, failure of the system and possibly even the roofing could take place. A resolution to the repair is highly encouraged and should be a high priority. The rest of the interior finishes are in good condition and should not require any work beyond typical maintenance.

**Mechanical System** – The mechanical system is geothermal and seems to be functioning well at this time. There are issues with energy recovery and it is being looked into. Installation of some of the different pieces of equipment will make it virtually impossible to replace when required in the future so additional funds must be planned accordingly for removal and replacement of building components. The fire protection system over the amphitheater is leaking and needs repair.

**Electrical System** – The interior light fixtures in the commons area are defective (create too much heat) and should be replaced. Some of the lenses have been removed at this point and cannot be replaced.

**Life Safety Systems** – No items noted.

## **Most Notable Issues:**

- Tongue and Groove Pine Ceiling replacement \$1.5-2 million

- Sprinkler Repairs \$ 25,000.00
- Lighting replacements – interior commons \$ 10,000.00

---

**Anticipated Deferred Maintenance / Facility Improvement Costs:**

- 0-2 Years \$ 50,000.00
  - Sprinkler Repairs
  - Lighting Replacements – Interior/Exterior
- 3-6 Years \$ 50,000.00
  - Typical Maintenance – Paint/Stain, Concrete, Sealants
- 7-10 Years \$200,000.00
  - Pump replacements as required
  
- TOTAL \$300,000.00

---

**Facilities Cost Index:**

Current Construction Value: \$8,628,300.00

FCI #: .03

Ranking Among Similar Facilities: X Out of: X

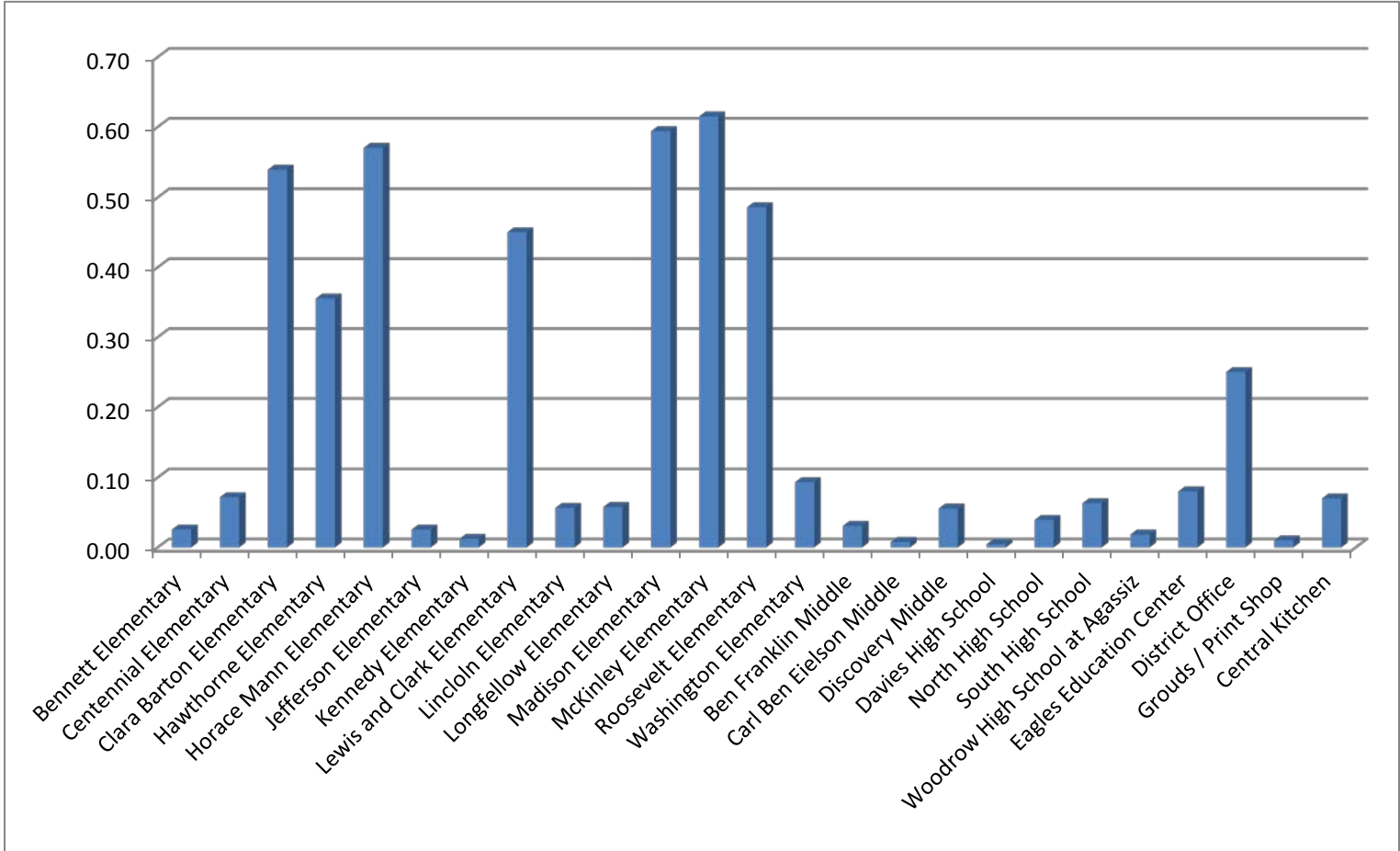
(1 Representing Best FCI)

Cost to operate \$/sf: N/A

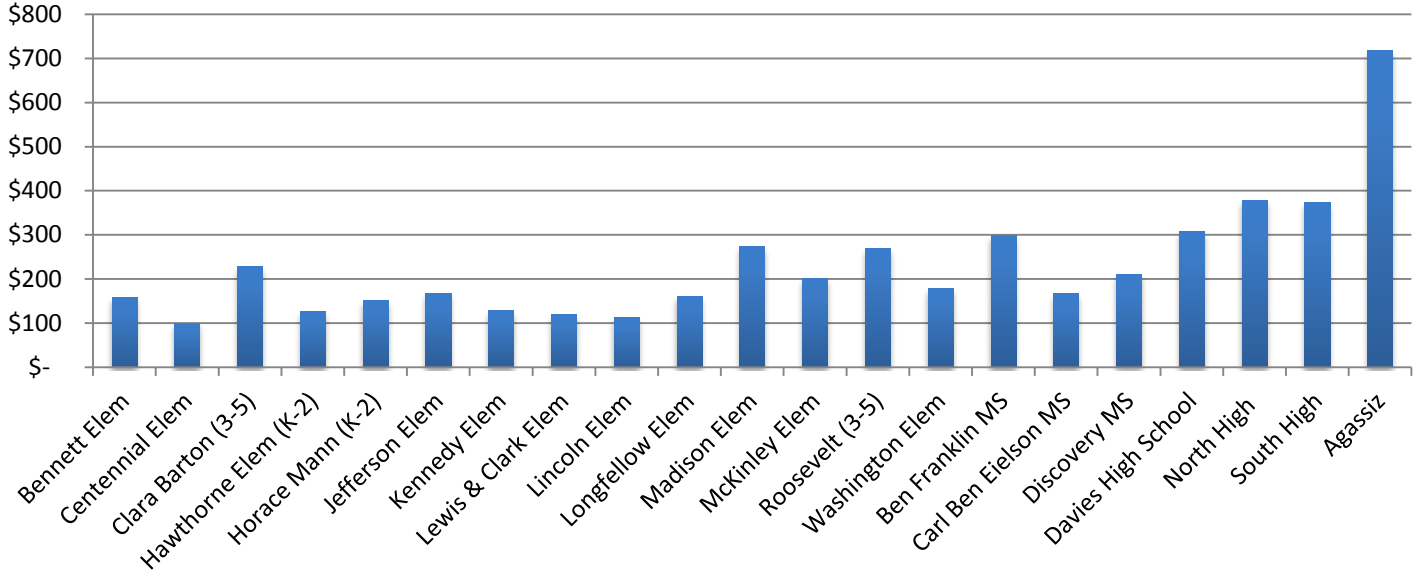
Cost to operate \$/student: N/A

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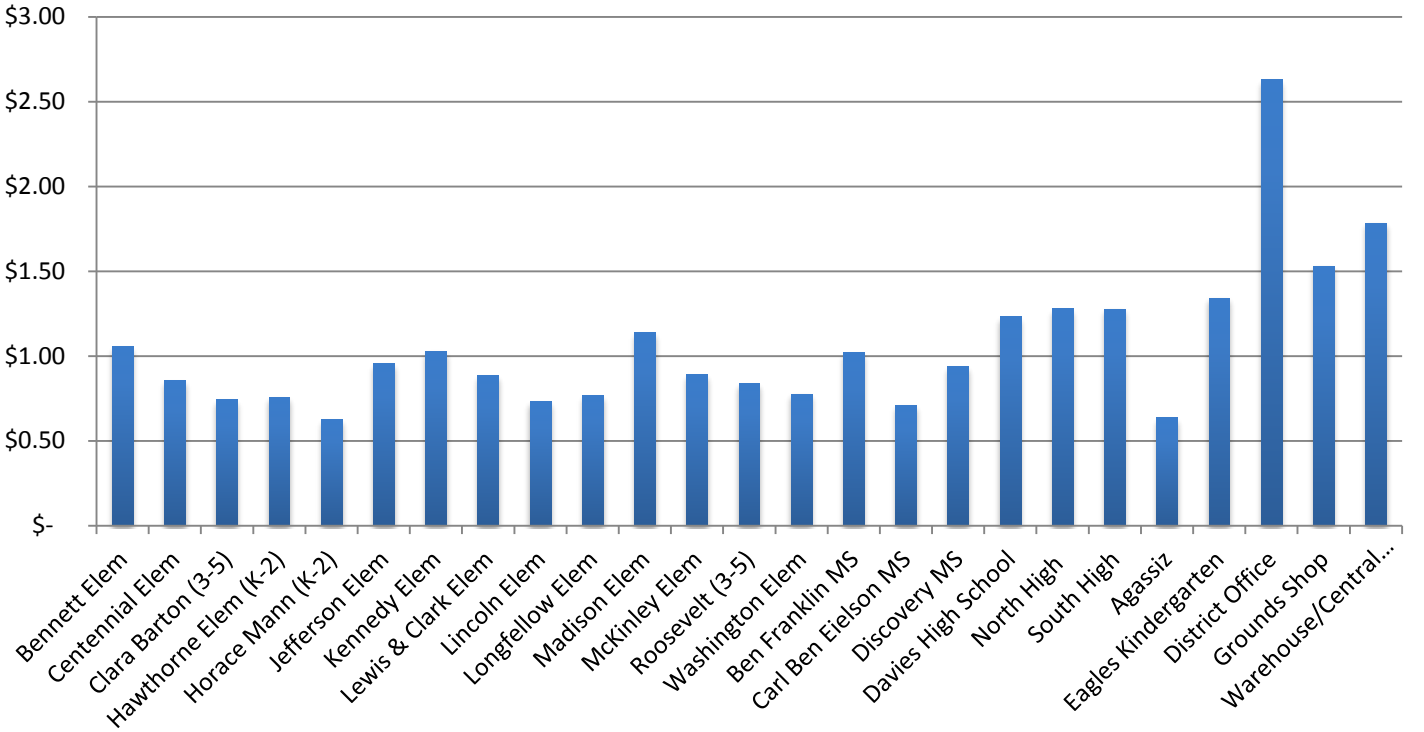
# Facility Cost Index - FCI



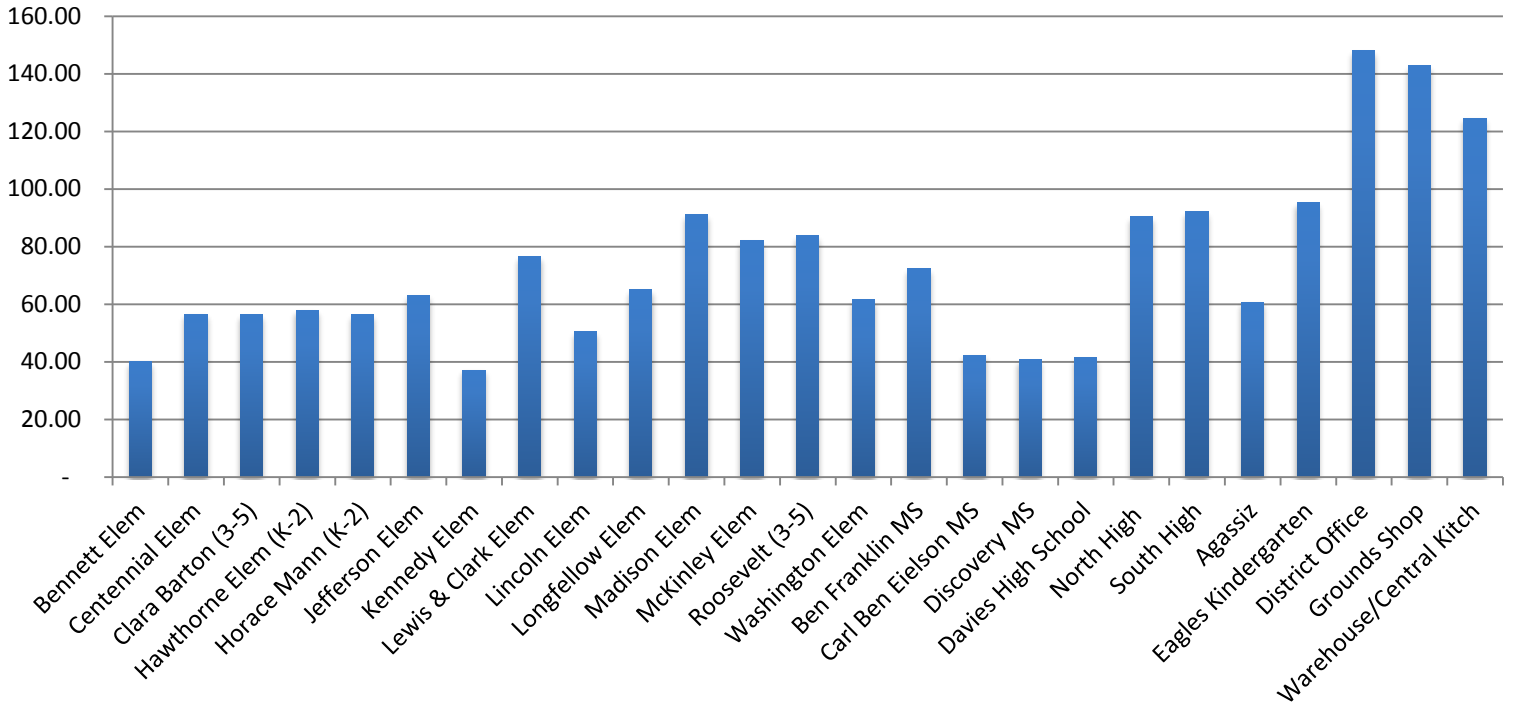
## Utility Cost / Student



## Utility Cost / Square Foot



## Approximate kBtu / Square Foot



## RECOMMENDATIONS FOR DISTRICT CONSIDERATION

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Within in this section of our report, ICS Consulting offers a number of concluding observations from its study of the facilities for Fargo Public Schools. As the District considers the facilities information within this report, we want to put some focused emphasis on a number of areas that bear special consideration, especially as the District embarks on creating its next long-term facilities plan.

### ***A. Ongoing Capital Improvements***

In maintaining its investment in capital facilities, the Fargo Public Schools undertakes facility improvement projects on a regular basis. There are current and upcoming capital improvement projects being contemplated by the District which will further enhance the physical conditions of buildings and sites mentioned and evaluated in this report.

This ongoing commitment to protecting the District's capital assets positions Fargo Public Schools well as a public school district, and this facilities evaluation report is intended to provide support and guidance to future facility improvement decisions. As before, the new long-range planning should continue to incorporate a component of identifying both major project needs and ongoing building and site maintenance.

### ***B. Operational Considerations***

In any major public school district that operates multiple campus sites, particularly a district that has evolved over decades within urban neighborhoods, the result is often a number of smaller school buildings (particularly at the elementary grades) that become less and less efficient to operate by modern-day school standards. These smaller schools each require administration and support staff, in addition to teaching staff, as well as facility custodial costs that make operating these smaller school buildings less cost effective.

Another cost component of operating multiple sites with smaller building populations is the transportation costs both for students and staff travel (for some specialists). Finally, just the sheer maintenance and upkeep of operating smaller, older school buildings compared to modern-day sized facilities should be a factor in developing any long-range facilities plan.

### ***C. Impact of Demographics on Enrollment & Attendance Areas***

As mentioned above, any useful long-range facility planning must incorporate accurate current and projected student demographic information. This includes the need for up-

## RECOMMENDATIONS FOR DISTRICT CONSIDERATION

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to-date analysis of student enrollment, location, and other meaningful demographic information to help guide decisions about school building sizes, locations, student population, and attendance areas within the district.

Fargo Public Schools has engaged RSP Associates to provide this demographic analysis which will provide critical input to integrate into the long-range planning process.

### ***D. Evolving Student Learning Needs***

Fargo Public Schools clearly understands and supports its mission to provide all students with the opportunity for 21st century learning. Clearly student educational needs have evolved tremendously in the past 40 years, including student equity and special learning programs. Since more than half of the District's buildings were built prior to the 1970's there are obviously a lot of facility challenges encountered when trying to provide equitable learning environments. Many of these have been dealt with, and some are noted within this study, but there will remain some buildings whose spaces are not readily converted to modern-day learning status.

While an educational program analysis is not a part of this study, our research indicates that the District is embracing 21st century learning programs --- particularly learning that is supported by hand-held devices --- and the District's own "Glass Paper Project" is a clear indication that Fargo Public Schools is looking forward to providing its students and teachers with the resources to meet today's learning needs.

Our emphasis here, is that any future facilities planning needs to account for development of appropriate learning spaces to meet these learning needs.

### ***E. Community Use & Facility Sharing Opportunities***

Fargo Public Schools has a rich tradition in sharing facilities and site amenities within its community and the City of Fargo. There are many cases where a school building is adjacent to a city park and playfields. This situation allows the District to maintain some of its elementary schools on smaller District-owned sites, which can be a significant benefit.

Other examples of this sharing of site amenities occur at secondary facilities in terms of swimming pools, water parks, and athletic fields. While this sharing affords a measure of cost efficiency (first cost and operating cost), there is a degree of "control" that may be sacrificed in terms of autonomy of use.



## RECOMMENDATIONS FOR DISTRICT CONSIDERATION

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In addition to the sites, however, the District buildings afford the community members with many opportunities for ongoing education, activities, and building use by civic and social groups. This is clearly an admired situation, and one which should be given consideration in any future facilities planning.

### *F. Opportunities for Facilities Utilization & Repurposing*

As Fargo Public Schools moves forward with its long-range planning for facilities, there will be a number of factors that should be considered as buildings are evaluated for reuse, repurposing, or in-district consolidation. The information in this facilities evaluation, along with the demographics study, is intended to provide useful input into developing both short- and long-term facility decisions, and in conclusion we offer the following recommendations for consideration by the Fargo Public Schools:

- 1) Recommend immediate steps be taken (for school year 2013-14) to address the current overcrowding at Kennedy ES. Potential short-term solutions include, but are not limited to:
  - a) Move 5th grade to Discovery MS, or
  - b) Adopt a short-term boundary shift that keeps grade configurations as current, or
  - c) Move Kindergarten to Eagles Education Center, or
  - d) Increase class sizes;
- 2) Recommend further analysis to address the likely overcrowding at Lewis & Clark ES within the next few years;
- 3) Recommend further analysis to address the likely overcrowding at Bennett ES within the next few years;
- 4) Recommend further analysis of the long-term viability of continuing “paired” elementary buildings, based on the District’s (updated) Guiding Standards;
- 5) Recommend further analysis of the long-term sustainability of the District’s “small” elementary facilities --- defined as buildings with less than 300 students; namely, Clara Barton/Hawthorne, Horace Mann/Roosevelt, McKinley, and Madison. Consideration should be given to:
  - a) Inefficiencies in Operations & Maintenance
  - b) Inefficiencies in staffing & administration
  - c) Inefficiencies in student transportation & staff travel expense
  - d) Inequities in learning programs and student service opportunities

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- e) Excessive (current & ongoing) capital improvement and deferred maintenance needs
  - f) Facility locations and student demographics;
- 6) Recommend further analysis to schedule and increase budgeting for phased completion of current & future District-wide deferred maintenance and capital improvement needs;
  - 7) Recommend conducting a District-wide audit of annual technology expenditures and planned future technology expenditures;
  - 8) Recommend conducting a District-wide energy optimization audit and analysis;
  - 9) Recommend conducting a District-wide security and emergency preparedness analysis;
  - 10) Recommend conducting a Boundary Line Adjustment analysis to reassess student attendance areas based on outcomes of facility changes, once these strategies are determined for implementation.
  - 11) Recommend consideration of constructing a new elementary school to accommodate long-term growth in that portion of the District as indicated by the demographics study.

ICS Consulting encourages the Fargo Public Schools to give particular consideration to the above recommendations as it develops its long-term facilities planning.