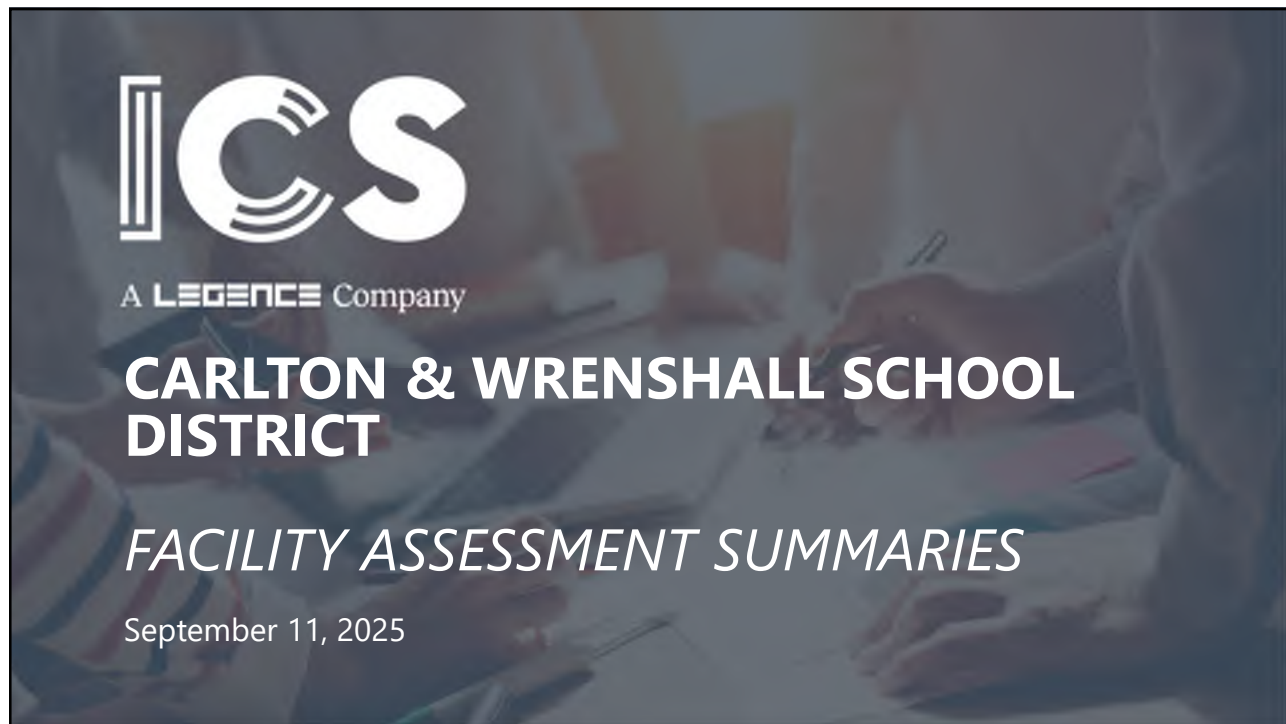




1

AGENDA
Facility Assessments: High Level Review • Carlton High / Middle School • South Terrace Elementary • Wrenshall K-12 School • Next Steps

2

CARLTON MS/HS

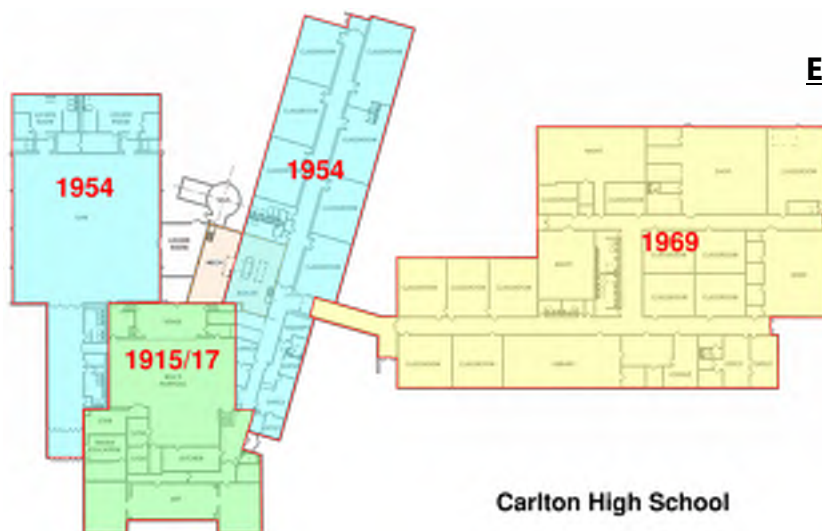


Existing Site:
~ 12.8 Acres



3

CARLTON MS/HS



Existing Facility:

Data per MDE

- 1915 = 7,047 SF
- 1917 = 5,178 SF
- 1954 = 28,392 SF
- 1969 = 34,065 SF
- Total = 74,682 SF

Average age ~ 66 years old

Carlton High School

4

CARLTON MS/HS

**Mechanical (Heating):**

- Steam heating (coils and radiation)
- 1 brand new steam boiler, one original
- Newer (2020) domestic hot water heater
- Original steam distribution piping



5

CARLTON MS/HS

**Mechanical (Ventilation):**

- Ventilation original to age of building (1950's, 60's)
- Classrooms served by Unit Ventilators
- Some areas with no ventilation
- Majority of systems do not meet today's indoor air quality standards
- Outdated pneumatic controls, staff controls manually

6

CARLTON MS/HS

**Mechanical:**

7

CARLTON MS/HS

**Electrical:**

- Main electrical panels original to age of building (1950's, 60's)
- Minimal upgrades besides extending wiring for additional outlets as needed
- Lighting is older technology T8 and T12 fluorescent fixtures

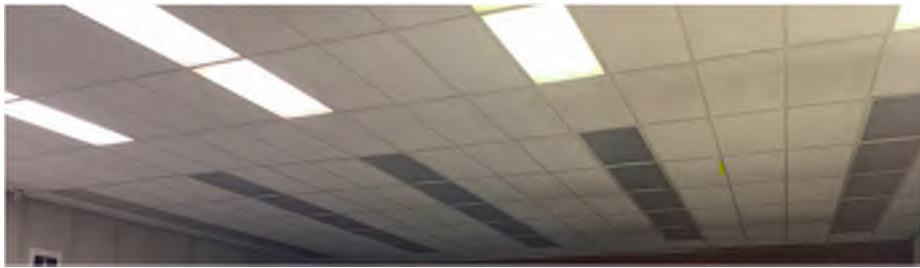


8

CARLTON MS/HS

**Life Safety:**

- No sprinkler system
- Fire alarm system needs updates
- Remodeling would most likely trigger the addition of a sprinkler system



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CARLTON MS/HS

**Technology:**

- Exposed Cabling
- Holes cut in ceilings
- Loose cables



10

CARLTON MS/HS

**Interiors:**

- Asbestos flooring in the small gym/cafeteria
- Majority of flooring is older VCT with a few areas with older carpet
- Main gym floor is newer
- Outdated and damaged cabinetry
- Interior doors, original and many in bad shape
- Ceiling tiles have stains, are sagging and dirty

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CARLTON MS/HS



12

CARLTON MS/HS



Building Envelope:

- JAMAR Roofing - Inspection: A large section of roof is past life expectancy, leaking and needs to be replaced and other repairs are needed
- The rest of the roof is in fair condition but will probably need replacement in 5 years. Proper routine maintenance could extend life.
- Majority of exterior doors are original
- Windows are very old, leak, single pane and inefficient
- Tuckpointing needs

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CARLTON MS/HS



14

CARLTON MS/HS



15

CARLTON MS/HS

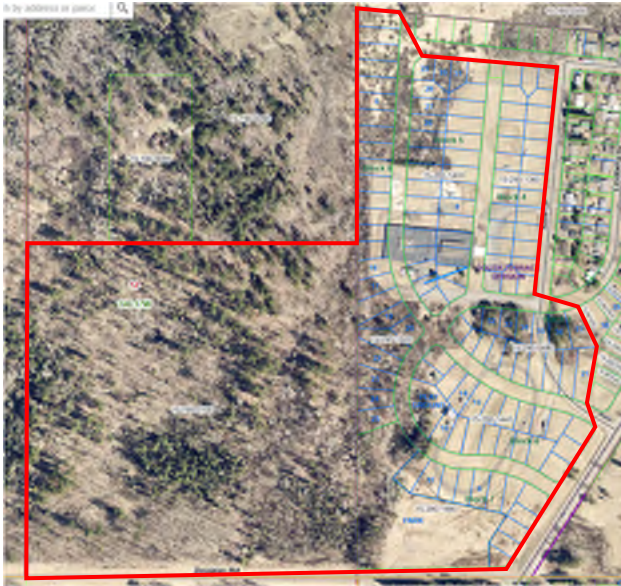
**Site:**

- Parking lot was replaced not too long ago, but is beginning to crack
- Sealing of cracks and sealcoating is needed to increase the life expectancy
- No play equipment



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SOUTH TERRACE ELEMENTARY & ATHLETICS



Existing Site:

~ 75 Acres



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SOUTH TERRACE ELEMENTARY



Existing Facility:

Data per MDE

1962 = 49,132 SF

~ 63 years old



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SOUTH TERRACE ELEMENTARY



2018 Project Upgrades Included:

- New ventilation systems with dehumidification and digital controls throughout
- New boilers and domestic hot water heaters
- New ceilings and LED lighting
- Sprinkler System
- Upgraded electrical service
- A few spaces got new carpet
- Parking Lot

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SOUTH TERRACE: MECHANICAL & ELECTRICAL



Proposed Scope:

- New Kitchen Cooler & Freezer
- New PA / Clock System
- Security Updates
 - 20 Camera's
 - 6 FOB's – Exterior Doors



20

SOUTH TERRACE: INTERIOR FINISHES



Proposed Scope:

- Flooring Replacements:
 - VCT: replace with LVP
 - Old Carpet: replace with Carpet Squares
 - VCT Gyms: replace with athletic surface
- Painting walls



21

SOUTH TERRACE: INTERIOR DOORS



Existing:

- Original wood doors with wood frames

Proposed Scope:

- Remove and replace door, frame, side section and hardware



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SOUTH TERRACE: BUILDING ENVELOPE



Proposed Scope:

- Replace Windows:
 - Includes areas above/below windows
- Replace 4 doors with window
- Spot tuckpointing and caulking repairs



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SOUTH TERRACE: EXTERIOR SITE



Proposed Scope:

- Playground Updates:
 - New equipment
 - New poured in place surface(s)
 - New basketball court
- Redesign Parent & Bus pickup / drop-off
- Path repairs and replacements

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SOUTH TERRACE: PLAY AREAS



Existing:

- Old Equipment
- ADA concerns

Proposed Scope:

- New Equipment
- Poured in place surfaces
- Accessible routes
- New paved basketball court



25

SOUTH TERRACE: BUS / PARENT PICKUP DROP-OFF



Existing:

- Safety concerns with current setup
- Need for additional parking
- Some paving in need of repair or replacement



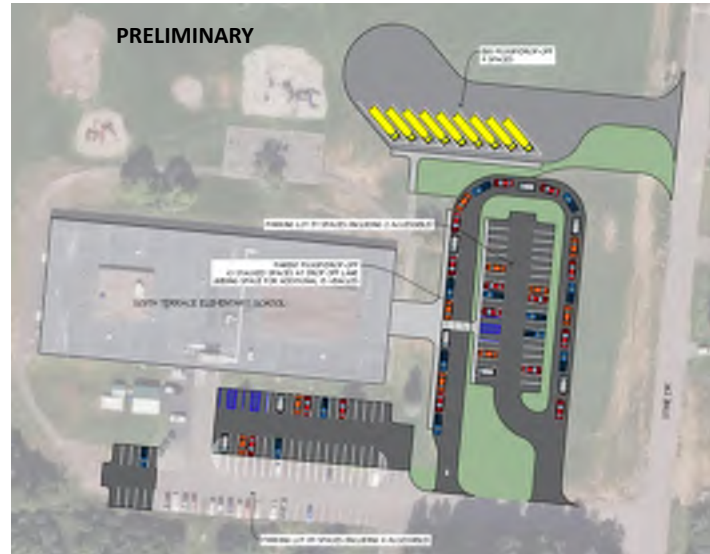
26

SOUTH TERRACE: BUS / PARENT PICKUP DROP-OFF



Proposed Scope:

- Separate Bus pickup/drop-off from Parent pickup/drop-off
- More Parking (~80 new spaces and 6 accessible spaces)
- Plan for 9 busses and 100 parent drop-offs



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SOUTH TERRACE: ATHLETICS



Proposed Scope:

- New accessible bleachers
- Accessible routes
- New LED lighting & poles
- New Scoreboard
- New fence
- Irrigation system
- New Track
- Gravel Parking Lot



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SOUTH TERRACE: OTHER



Proposed Scope:

- Update the 2 Main Restroom Areas:
 - ADA
 - New stalls / fixtures
 - New flooring
- Controlled entrance
- Additional classrooms
- Add Hallway – direct access to play areas
- New Storage Building

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SOUTH TERRACE: RESTROOM UPGRADES

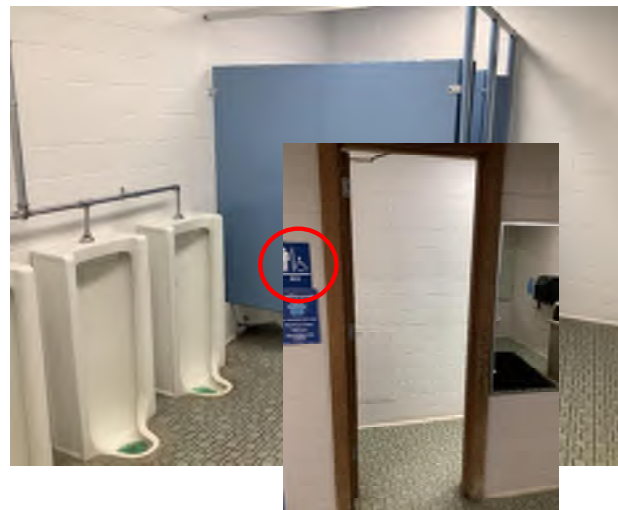


Existing:

- Only one (1) ADA individual RR in the facility

Proposed Scope:

- Update and refresh 2 main restrooms and meet ADA code requirements



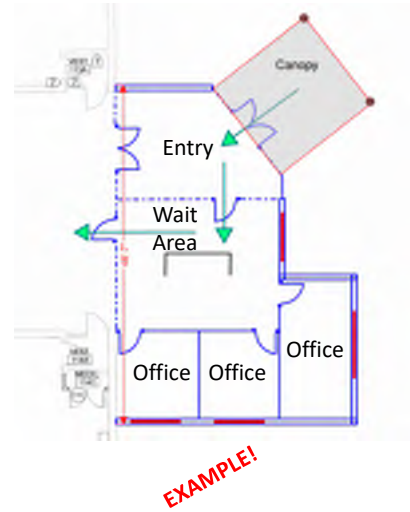
30

SOUTH TERRACE: CONTROLLED ENTRANCE



Proposed Scope:

- Small Addition
- Entry architectural canopy



31

SOUTH TERRACE: CLASSROOMS SPACE



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SOUTH TERRACE: DIRECT ACCESS TO PLAY AREAS

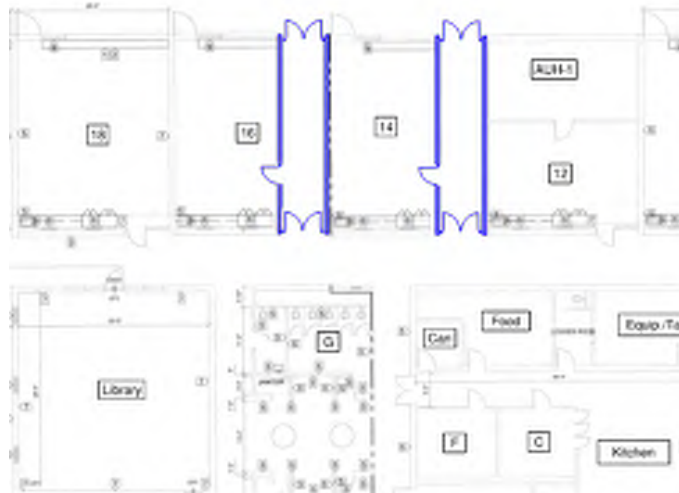


Existing:

- No direct access to play area

Proposed Scope:

- Playground access from building
- Two possible locations shown



33

SOUTH TERRACE: STORAGE BUILDING



Existing:

- Desire for additional exterior storage

Proposed Scope:

- Additional storage building
- Assuming 1,440 SF, no heat, no floor drains
 - 3 Stall, 36' x 40' x 10' H
 - Location (tbd)



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WRENSHALL: EXISTING FACILITY

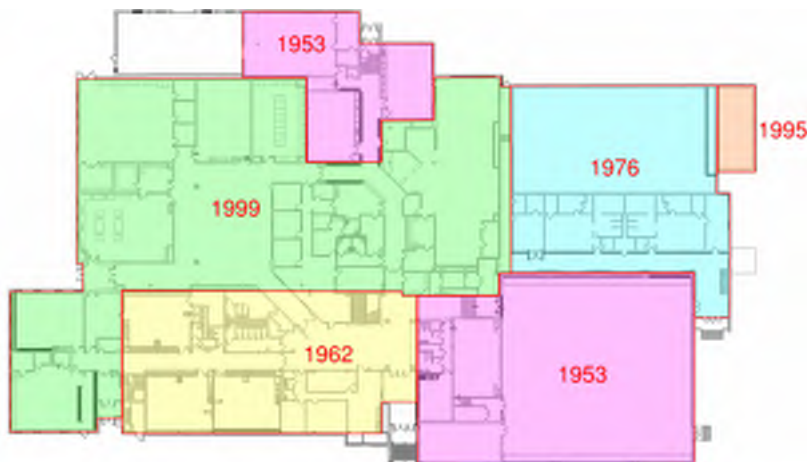


Site Plan



35

WRENSHALL: EXISTING FACILITY



Facility	Built	Sq Ft
Wrenshall School	1953	11,016
Wrenshall School	1962	46,357
Wrenshall School	1976	20,792
Wrenshall School	1999	55,314
		<u>133,479</u>
Bus Garage	1962	5,400
Recreation Bldg	1995	11,000

DATA PER MDE
Average Age ~ 46 Years Old

36

WRENSHALL: MOST RECENT UPGRADES



2020/21 Project Upgrades Included:

- New ventilation systems with dehumidification and digital controls throughout
- New boilers (5 total)
- New ceilings and LED lighting
- Updated (~12) classrooms cabinetry and new flooring
- Majority of roofs replaced or upgraded
- South wall (metal paneling and new windows)
- Pool replaced with Multipurpose room
- Remodeling of REC building to CTE
- New main parking Lot

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WRENSHALL - ISD100 MECHANICAL SYSTEMS

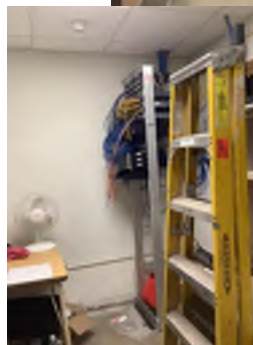
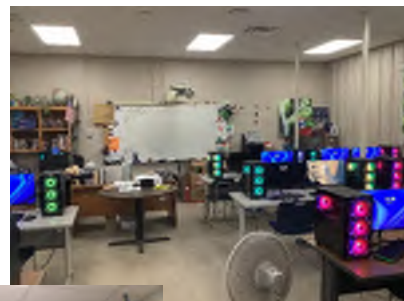
Additional Cooling Needs

EXISTING

The two CTE classrooms and a lower-level IT closet house computers and servers and the spaces are warm.

PROPOSED

Install cooling for comfort and to protect and increase longevity of the equipment.



38

WRENSHALL - ISD100 MECHANICAL SYSTEMS

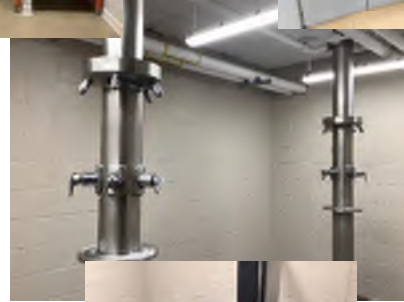
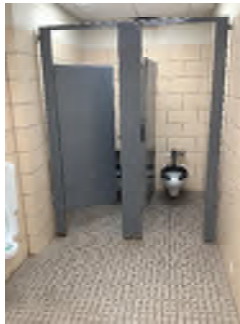
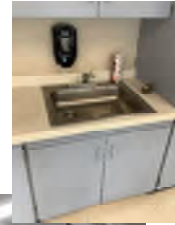
Plumbing Updates

EXISTING

The are several restrooms, locker rooms and plumbing fixtures throughout that older and outdated. Many restroom areas are not ADA compliant.

PROPOSED

Update and remodel restrooms and locker rooms. Provide additional accessible stalls, individual showers and restrooms.



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WRENSHALL - ISD100 INTERIOR PROJECTS

Interior Surfaces

EXISTING

The Media Center and the center office area have older carpeting.

PROPOSED

Replace old carpeting with new carpet squares.



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WRENSHALL - ISD100 ELECTRICAL SYSTEMS

Lighting Controls / Old Electrical Panels

EXISTING

Occupancy sensors are no longer working in several locations. A few very old electrical panels are still in use.

PROPOSED

Replace failing lighting sensors/controls and replace outdated panels.



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ISD100 BUILDING ENVELOPE

Water Leaks and Water Infiltration

EXISTING

The North side of the building is experiencing water infiltration on the lower level. Combination of drainage and existing conditions are contributing to the problem.

PROPOSED

Install proper drainage for downspouts and landscape as needed. Dig up and remove and old electrical conduit (repair wall).



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WRENSHALL - ISD100 BUILDING ENVELOPE

Roofing Replacements

EXISTING

There are three (3) roof sections at the school and the bus garage that are beyond life expectancy. Ladders between roofs are old and there is no safe access to the old pool roof.

PROPOSED

Replace the bus garage and sections 6 and 10 with new EPDM roofing. Replace metal roof (section 12) with a new metal roof. Update ladders and add ladder access to (old pool) roof.



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WRENSHALL - ISD100 BUILDING ENVELOPE

Window Replacements

EXISTING

There are a few areas of very old window sections. The 1999 windows are now 26 years old. Bus garage has very old windows.

PROPOSED

Remove and replace windows.



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WRENSHALL - ISD100 BUILDING ENVELOPE

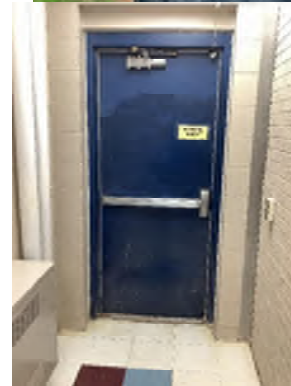
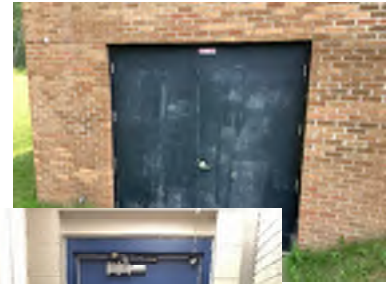
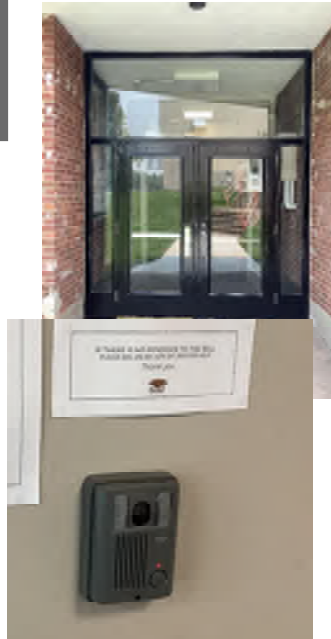
Exterior Doors / Security

EXISTING

There are several older steel doors in need of replacement. Only a few doors have FOBs, and doors can be propped open, unnoticed. The buzz in camera's (Aiphones) are outdated. There is a need for additional cameras.

PROPOSED

Remove and replace older exterior doors. (Door 4, 6-11, 14 and the boiler room doors)
Update additional doors with FOBs and position switches.
Update buzz in camera system.
Cameras for the CTE building and additional at the school.



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WRENSHALL - ISD100 BUILDING ENVELOPE

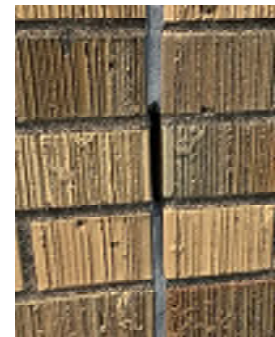
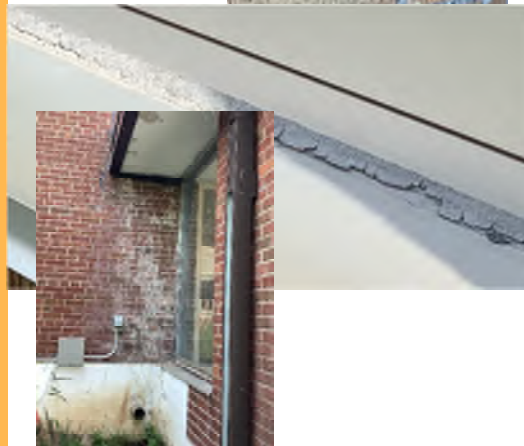
Caulking, Tuckpointing and Repairs

EXISTING

There are many areas throughout the older sections of the facility with damaged and deteriorating exterior components.

PROPOSED

Tuckpoint, replace older caulking and repair damage bricks.



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WRENSHALL - ISD100 SITE PROJECTS

Playground Area Improvements

EXISTING

The playground equipment is newer, but the woodchips (ADA), fencing and paved area is in poor condition.

PROPOSED

Replace woodchips with a poured in place surface.
Replace the paved (asphalt) play surfaces.
Install new fencing.



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WRENSHALL - ISD100 SITE PROJECTS

Parking & Paving

EXISTING

There are dirt areas (East parking & Bus garage area) that could be paved. There are also paving repair and maintenance needed in existing paved areas.

PROPOSED

Replace dirt areas with asphalt.
Repair bus loop paving.
Patch, sealcoat and restripe the newer parking lot.



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WRENSHALL - ISD100 SITE PROJECTS

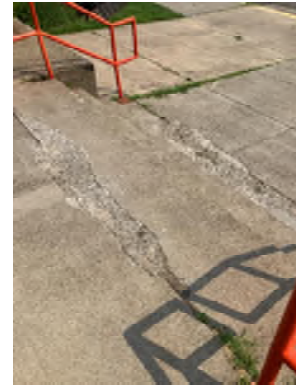
Sidewalks and Railings

EXISTING

Several areas of concrete sidewalks are damaged and there are some older steel railings.

PROPOSED

Repair and replace damage sections of concrete and replace railings with aluminum style.



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WRENSHALL - ISD100 SITE PROJECTS

Athletic Areas

EXISTING

Rundown baseball/softball area.
Poor fencing.
Bleachers are not accessible.
No accessible pathways.

PROPOSED

Repair and replace fencing.
Update areas for accessibility.



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WRENSHALL - ISD100 SITE PROJECTS

Bus Garage

EXISTING

The bus garage is from 1962. The roof, several windows and garage doors need replacement.

PROPOSED

Replace the roof, older windows and garage doors.



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CARLTON & WRENSHALL SCHOOLS

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ICS Building Improvement Measures Summary Tool

EXAMPLE ONLY - BIM Summary		Funding Mechanism						
Building Improvement Measure (BIM) Description	Estimated Budget	Capital Pkgs. Bonds	LTPM - IAQ	LTPM - General	Lease Levy	Abolition Bonds	Energy Savings	Partnerships
High School								
Electrical Upgrades	\$45,000.00			X				
Misc. IAQ	\$115,000.00		X					
Life Safety	\$15,000.00	X						
Elementary								
Remodeling (Carpet and VCT)	\$10,000.00				X			
Additions	\$1,800,000.00				X			
Parking Lot Upgrades	\$400,000.00					X		
Site Drainage / Field Improvement	\$95,000.00			X				
Window Upgrades	\$78,000.00				X			
Updated Cabinetry	\$125,000.00							
Misc. IAQ	\$15,000.00	X						
Cooler/Freezer	\$85,000.00			X				
Playground	\$185,000.00							X
Bathrooms ADA Needs	\$561,651.00	X						
PA and Clock Systems	\$76,000.00	X						
Interior Doors	\$44,000.00							
Totals>	\$3,772,151.00							

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CARLTON & WRENSHALL SCHOOL DISTRICTS



Next Steps:

- Provide budgeting for all facility needs
- Incorporate educational adequacy needs and budgets
- Prioritization and "what if" scenarios
- Continue long range planning process solutioning

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