Osseo Area Schools

Long-Term Facilities Maintenance

10-year Plan Proposal

Jeff Arthurs, Collin O’Brien, Dale Carlstrom

June 23, 2026

Long-Term Facilities Maintenance

Process Review

Long-Term Facilities Maintenance (LTFM) 10-Year Plan

- **Facilities Operations Seeks Approval for the 10-year plan**
- **3-Part Approval Process**
  - 10-Year Expenditure Application
  - 10-Year Revenue Projection
  - Statement of Assurances (Signed by Superintendent Annually)

LTFM 10 Year Plan

Expenditure Categories		Fiscal Year (FY) Ending June 30										
		2026 (base year)	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Health and Safety - this section excludes project costs in Category 2 of $100,000 or more for which additional revenue is requested for Finance Codes 358, 363 and 366.												
Finance Code	Category (1)											
347	Physical Hazards	$257,525	$250,000	$225,000	$230,000	$230,000	$230,000	$230,000	$230,000	$230,000	$230,000	$230,000
349	Other Hazardous Materials	$183,325	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
352	Environmental Health and Safety Management	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000
358	Asbestos Removal and Encapsulation	$650,000	$650,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
363	Fire Safety	$375,000	$375,000	$350,000	$360,000	$360,000	$360,000	$360,000	$360,000	$360,000	$360,000	$360,000
366	Indoor Air Quality	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total Health and Safety Capital Projects - Category (1)	$1,865,850	$1,825,000	$1,625,000	$1,640,000	$1,640,000	$1,640,000	$1,640,000	$1,640,000	$1,640,000	$1,640,000	$1,640,000
Health and Safety - Projects Costing $100,000 or more per Project/Site/Year - Additional Revenue												
Finance Code	Category (2)											
358	Asbestos Removal and Encapsulation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
363	Fire Safety	$350,000	$350,000	$365,000	$375,000	$375,000	$375,000	$375,000	$375,000	$375,000	$375,000	$375,000
366	Indoor Air Quality	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total Health and Safety Capital Projects $100,000 or More - Category (2)	$350,000	$350,000	$365,000	$375,000	$375,000	$375,000	$375,000	$375,000	$375,000	$375,000	$375,000
Remodeling for Approved Voluntary Pre-K under Minnesota Statutes, section 124D.151												
Finance Code	Category 3 (a)											
355	Remodeling for prekindergarten (Pre-K) instruction approved by the commissioner.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total Remodeling for Approved Voluntary Pre-K Projects - Category 3(a)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Remodeling for Gender-Neutral Single-User Restrooms												
Finance/Course Codes	*Category 3 (b) LTFM REVENUE EFFECTIVE FY 2025 and Beyond*											
Finance Code 384 and Course Code 684 MUST USE BOTH	Remodeling for gender-neutral single user restroom per site.	$1,575,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000
	Total Remodeling for Gender-Neutral Single User Projects - Category 3(b)	$1,575,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000
Accessibility												
Finance Code	Category (4)											
367	Accessibility	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total Accessibility Projects - Category (4)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Deferred Capital Expenditures and Maintenance Projects												
Finance Code	Category (5)											
368	Building Envelope	$952,614	$1,000,000	$1,000,000	$750,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000
369	Building Hardware and Equipment	$5,983,469	$5,750,000	$3,750,000	$1,850,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,750,000	$1,750,000
370	Electrical	$6,092,315	$6,250,000	$4,850,000	$2,450,000	$1,750,000	$1,500,000	$2,000,000	$2,000,000	$2,000,000	$2,250,000	$2,250,000
379	Interior Surfaces	$15,278,161	$7,750,000	$6,450,000	$2,000,000	$1,750,000	$1,500,000	$2,000,000	$2,000,000	$2,000,000	$2,250,000	$2,250,000
380	Mechanical Systems	$17,638,473	$10,500,000	$6,000,000	$3,750,000	$2,250,000	$2,000,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000
381	Plumbing	$5,342,487	$4,750,000	$4,500,000	$3,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$2,000,000	$2,000,000
382	Professional Services and Salary	$10,598,659	$4,000,000	$2,500,000	$2,500,000	$2,500,000	$2,000,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000
383	Roof Systems (normally below $100,000 unless the school chooses not to receive additional revenue for $100K or more roofing project/site/year - pending 2025 Legislation)	$4,204,657	$4,000,000	$2,000,000	$1,000,000	$1,500,000	$1,250,000	$1,250,000	$1,250,000	$1,250,000	$1,500,000	$1,500,000
384	Site Projects	$7,536,563	$4,500,000	$3,750,000	$1,000,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$2,000,000	$2,000,000
	Total Deferred Capital Expenditures and Maintenance Projects - Category (5)	$73,627,399	$48,500,000	$34,800,000	$18,800,000	$15,250,000	$13,750,000	$15,750,000	$15,750,000	$15,750,000	$17,750,000	$17,750,000
Deferred Capital Expenditures for Roofing Projects - Additional Revenue for $100,000 or more project/site/year			EFFECTIVE FY 2027									
Finance Code	Category (6)											
383	Roofing Systems - Additional Revenue			$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Annual 10-Year Plan Expenditures		$77,418,249	$50,925,000	$37,040,000	$21,065,000	$17,515,000	$16,015,000	$18,015,000	$18,015,000	$18,015,000	$20,015,000	$20,015,000

LTFM 10 Year Plan - Revenue

Fund Balance Section	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Fund 01	**FY 26 and 27 Revenue Projection Model Revenue**		**FY 28 Revenue Projection Ten-Year Spreadsheet**								
Beginning Fund Balance 01-467-XX	-$55,429	$59,114	$41,790	$738,437	$738,437	$738,437	$738,437	$738,437	$738,437	$738,437	$738,437
LTFM Fiscal Year Revenue - **Levy**	$8,814,555	$8,168,303	$7,662,745	$6,647,745	$5,847,745	$6,347,745	$6,347,745	$5,647,745	$5,347,745	$4,347,745	$4,347,745
LTFM Fiscal Year Revenue - **AID if Applicable**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LTFM Fiscal Year Revenue Other	$0	$0	$696,647	$0	$0	$0	$0	$0	$0	$0	$0
LTFM Transfer IN from Fund 06 if applicable (see transfer guidance tab)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LTFM Deduction for applicable Cooperative/Intermediate Member District Levy	$214,161	$360,627	$332,745	$332,745	$332,745	$332,745	$332,745	$332,745	$332,745	$332,745	$332,745
LTFM Transfer OUT from Fund 01 if applicable (see transfer guidance tab)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LTFM Transfer OUT if applicable - Special Legislation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LTFM Estimated Fiscal Year Expenditures	$8,485,850	$7,825,000	$7,330,000	$6,315,000	$5,515,000	$6,015,000	$6,015,000	$5,315,000	$5,015,000	$4,015,000	$4,015,000
Ending Fiscal Year Fund Balance 01-467-XX	$59,114	$41,790	$738,437	$738,437	$738,437	$738,437	$738,437	$738,437	$738,437	$738,437	$738,437
Fund 06											
Beginning Fund Balance 06-467-XX	$115,104,849	$47,172,450	$29,782,450	$26,822,450	$12,072,450	$22,072,450	$12,072,450	$25,772,450	$13,072,450	$32,072,450	$16,072,450
LTFM Fiscal Year Bonded Revenue	$0	$25,710,000	$26,750,000	$0	$22,000,000	$0	$25,700,000	$0	$32,000,000	$0	$0
LTFM Fiscal Year Revenue Other	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LTFM Transfer IN from Fund 01 if applicable (see transfer guidance tab)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LTFM Transfer OUT from Fund 06 if applicable (see transfer guidance tab)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Transfers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LTFM Estimated Fiscal Year Expenditures	$68,932,399	$43,100,000	$29,710,000	$14,750,000	$12,000,000	$10,000,000	$12,000,000	$12,700,000	$13,000,000	$16,000,000	$16,000,000
Ending Fiscal Year Fund Balance 06-467-XX	**$47,172,450**	**$29,782,450**	**$26,822,450**	**$12,072,450**	**$22,072,450**	**$12,072,450**	**$25,772,450**	**$13,072,450**	**$32,072,450**	**$16,072,450**	**$72,450**

LTFM 10-Year Expenditure Plan Summary

- Priorities for this year:
  - Aligning LTFM scopes with BBF projects to minimize impact.
  - Prioritizing projects with maximum impact while minimizing equipment failures
  - Replacing aging heating and cooling systems
  - Ongoing assessments of facility assets
  - Focus on energy cost avoidance

Summer 2026 Projects

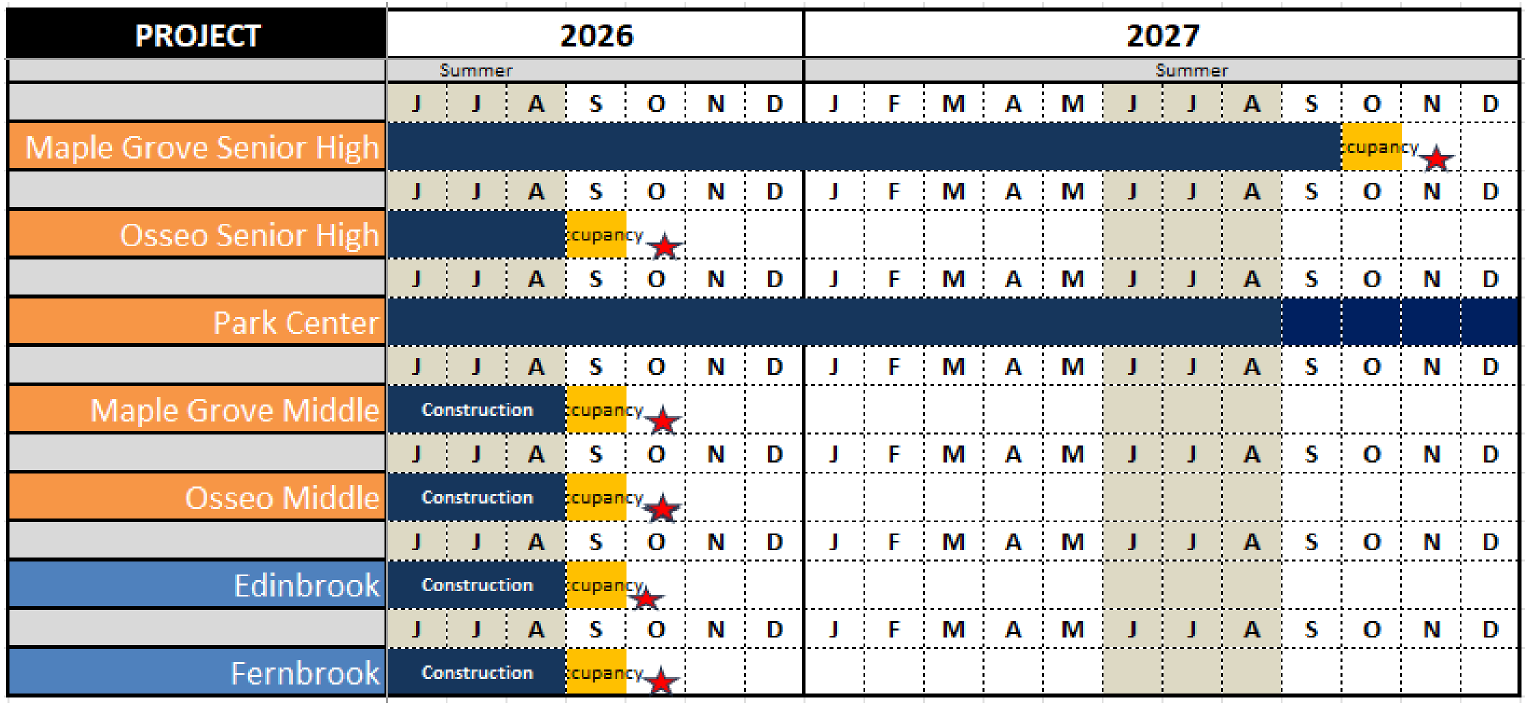
Major Projects:

- MGSH Phase II
- OSH Phase II
- PCHS Phase I
- Media, Flex, Outdoor Classroom
  - Fernbrook
  - Edinbrook
- OMS Media, Flex
- MGMS Media, Flex

LTFM Owner Managed Projects

- Roofing
- Envelope
- Site Projects – Athletic Fields
- Paving
- Flooring
- Mechanical Systems
- Electrical

Summer 2026 Schedules



Summer 2027 Projects

Major Projects:

- MGSH Phase III
- PCHS Phase II
- Elementary Media, Flex, Outdoor Classroom
  - Park Brook
  - Garden City
- Magnet School Renovations
  - Zanewood
  - Birch Grove
  - Weaver Lake
- Rice Lake
- Elm Creek
- Educational Service Center

LTFM Owner Managed Projects

- Roofing
- Envelope
- Site Projects – Athletic Fields
- Paving
- Flooring
- Mechanical Systems
- Electrical

Summer 2027 Schedules

PROJECT	2026							2027											
	Summer												Summer						
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Maple Grove Senior High	Construction																cupancy		
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Park Center	Construction																		
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Zanewood	CD		BID										Construction			cupancy			
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Birch Grove	CD		BID										Construction			cupancy			
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Weaver Lake	CD		BID										Construction			cupancy			
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Garden City	CD		BID										Construction			cupancy			
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Park Brook	CD		BID										Construction			cupancy			
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Rice Lake	DD		CD			BID							Construction			cupancy			
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Elm Creek	DD		CD			BID							Construction			cupancy			
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Education Services	SD			DD		CD		BID			Phase 1 Construction					Phase 2 Construction			cupancy

Thank You

Questions?