



Facilities Update

September 14, 2026

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Setting the Scene

Work completed to date

- Buildings first assessed and compiled in MySiteIQ – 2022
- High School HVAC, HS/MS parking abatement approved in 2023 – Utilizing tax neutral debt opportunity
- Prioritization of subsequent work and proposed capital plans in 2023
- Work completed in 2026 – under budget (\$750k remaining)
- Buildings reassessed 2026 – prioritization of Middle School HVAC which has subsequently had more systems fail
- Prioritization and forecasting of all assets – indicating the need for a future capital referendum



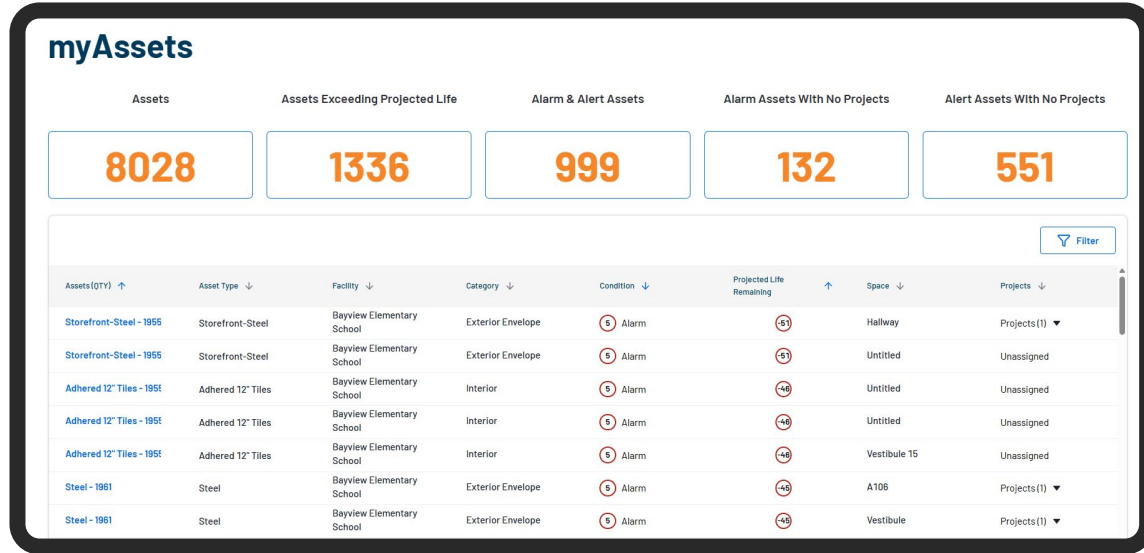
Setting the Scene

The Wider View of Facilities

- 8028 assets across all buildings
- 1336 assets beyond expected life
- 999 assets in alert or alarm condition

Funding Buckets

- LTFM – general maintenance / testing / small repairs / replacements
- H&S Indoor Air Quality – new revenue
- Capital Bonds / Referendum
- Parking Tax Abatement



The screenshot shows the 'myAssets' dashboard. At the top, there are five summary boxes with counts: 8028 Assets, 1336 Assets Exceeding Projected Life, 999 Alarm & Alert Assets, 132 Alarm Assets With No Projects, and 551 Alert Assets With No Projects. Below these is a table with columns: Assets (IDTY), Asset Type, Facility, Category, Condition, Projected Life Remaining, Space, and Projects. The table lists several assets, including Storefront-Steel, Adhered 12" Tiles, and Steel, all of which are in 'Alarm' condition and have a 'Projected Life Remaining' of 0.

Assets (IDTY)	Asset Type	Facility	Category	Condition	Projected Life Remaining	Space	Projects
Storefront-Steel - 1955	Storefront-Steel	Bayview Elementary School	Exterior Envelope	Alarm	0	Hallway	Projects(1)
Storefront-Steel - 1955	Storefront-Steel	Bayview Elementary School	Exterior Envelope	Alarm	0	Untitled	Unassigned
Adhered 12" Tiles - 1955	Adhered 12" Tiles	Bayview Elementary School	Interior	Alarm	0	Untitled	Unassigned
Adhered 12" Tiles - 1955	Adhered 12" Tiles	Bayview Elementary School	Interior	Alarm	0	Untitled	Unassigned
Adhered 12" Tiles - 1955	Adhered 12" Tiles	Bayview Elementary School	Interior	Alarm	0	Vestibule 15	Unassigned
Steel - 1961	Steel	Bayview Elementary School	Exterior Envelope	Alarm	0	A106	Projects(1)
Steel - 1961	Steel	Bayview Elementary School	Exterior Envelope	Alarm	0	Vestibule	Projects(1)

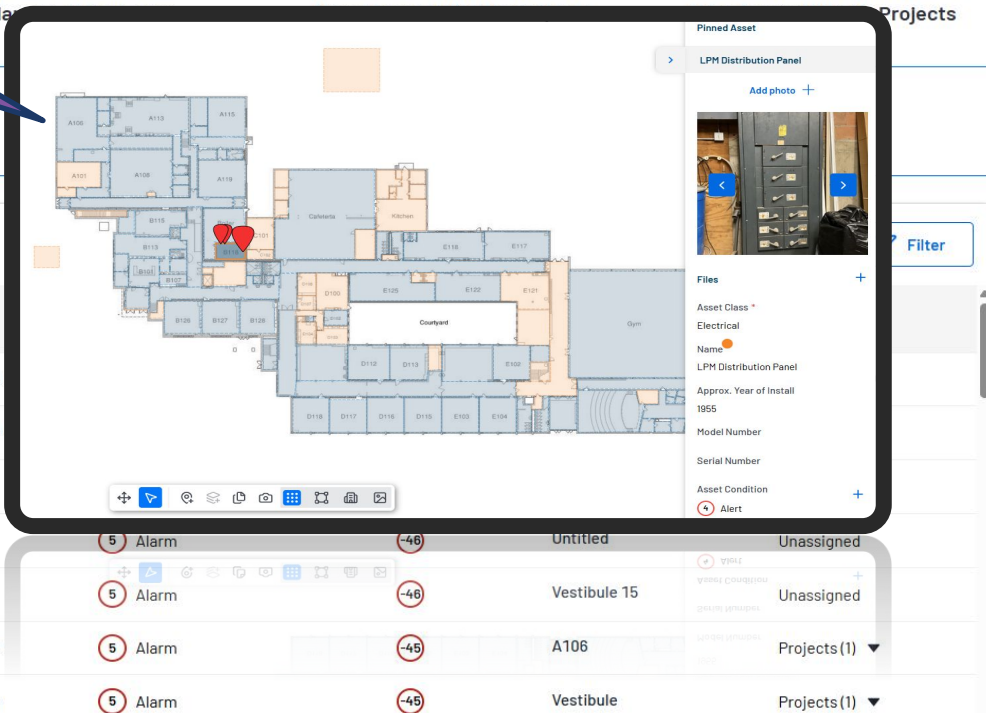


myAssets

8028

1336

Assets (QTY) ↑	Asset Type ↓	Facility ↓	Category ↓
Storefront-Steel - 1955	Storefront-Steel	Bayview Elementary School	Exterior Envelope
Storefront-Steel - 1955	Storefront-Steel	Bayview Elementary School	Exterior Envelope
Adhered 12" Tiles - 1955	Adhered 12" Tiles	Bayview Elementary School	Interior
Adhered 12" Tiles - 1955	Adhered 12" Tiles	Bayview Elementary School	Interior
Adhered 12" Tiles - 1955	Adhered 12" Tiles	Bayview Elementary School	Interior
Steel - 1961	Steel	Bayview Elementary School	Exterior Envelope
Steel - 1961	Steel	Bayview Elementary School	Exterior Envelope



Setting the Scene

Where required – assets are linked to projects including prioritization / estimated costs / funding source

myAssets

General Information

Environmental

Savings

Associated Assets & Projects

Attachments

Upgrade Electrical Distribution System

Site Name

Bayview Elementary School

Facility Name

Bayview Elementary School

Project Status

New

Project Type

Electrical

Estimated Budget

\$351,000

Project Scope

This opportunity includes upgrading the electrical distribution throughout the 1961 and 1969 additions, as well as providing addition outlets to classrooms in those areas.

Budget Date

2023-01-01

Default Funding Type

LTFM

Current Issues

Prioritization Score

3.9 Moderate Priority

Educational Impact

FCA Condition

Health, Safety, and Security

Interconnection with Other Systems

Student and Community Perception

3

5

2

4

3

Filter

Storefront-Steel - 1955

Storefront-Steel

School

Exterior Envelope

5 Alarm

-51

Hallway

Projects (1)

Storefront-Steel - 1955

Storefront-Steel

Bayview Elementary School

Exterior Envelope

5 Alarm

-51

Untitled

Unassigned

Adhered 12" Tiles - 1955

Adhered 12" Tiles

Bayview Elementary School

Interior

5 Alarm

-46

Untitled

Unassigned

Adhered 12" Tiles - 1955

Adhered 12" Tiles

Bayview Elementary School

Interior

5 Alarm

-46

Untitled

Unassigned

Adhered 12" Tiles - 1955

Adhered 12" Tiles

Bayview Elementary School

Interior

5 Alarm

-46

Vestibule 15

Unassigned

Steel - 1961

Steel

Bayview Elementary School

Exterior Envelope

5 Alarm

-45

A106

Projects (1)

Steel - 1961

Steel

Bayview Elementary School

Exterior Envelope

5 Alarm

-45

Vestibule

Projects (1)

Intermediate to Mid-Range Project Priorities

Capital Project Planning Summary (2027 - 2031)

Year	Total Projects	Project Type	Total	Funding Type	Total
2027	-	Capital Equipment	\$1,047,654	LTFM	\$1,142,932
2028	\$17,518,701	Controls	\$646,586	EHS - IAQ	\$12,492,857
2029	\$2,814,161	Electrical	\$1,604,732	EHS - Roofing	\$4,646,750
2030	\$375,088	Exterior	\$9,774,514	Referendum	\$22,915,347
2031	\$22,915,347	Grounds	\$3,012,460	TA	\$2,425,411
Total	\$43,623,297	Interior	\$4,373,395	Unassigned	-
		Life Safety	\$1,041,606	Total	\$43,623,297
		Mechanical	\$19,234,482		
		Plumbing	\$1,364,357		
		Security	\$645,903		
		Technology	\$877,608		
		Total	\$43,623,297		



Structure the Future by Funding and Priority

Funding Buckets

LTFM

Regular Testing

Maintenance

Minor Repairs/
Replacements

Voter Approved

Majority of District
Assets

Larger Non Board
Authorized Work

Only Real Opportunity
for Programmatic
Enhancements

Board Authorized

Roofs

Indoor Air Quality – Middle
School / HS Boilers (2034) /
Some Other Minor Assets

Parking Lots

Lease Levy for
Programmatic Changes –
Minimal Funding

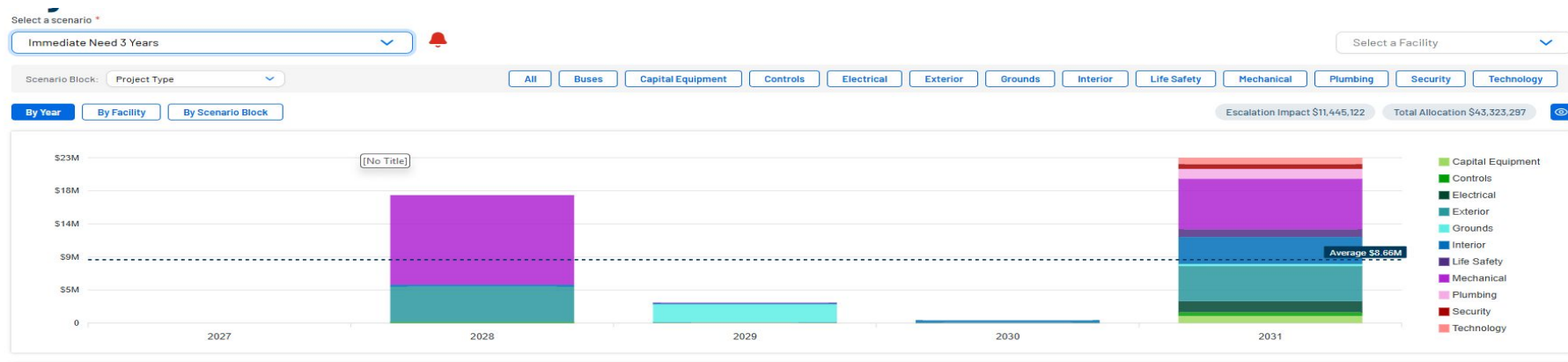


Structure the Future by Funding and Priority

Funding Buckets

By prioritizing assets by their need / expected life / risk to the district AND by funding type we can predict when and how we will need to fund the future facilities landscape.

This is a potential capital plan driven by how long we can stretch assets out, the need to gain public approval, and utilizing board authority for high-priority replacements.



Structure the Future by Funding and Priority

Funding Buckets

Matching projects to the right funding source preserves capacity and reduces risk.

VOTER APPROVED

Major asset replacement + programmatic enhancement

WHAT IT FUNDS

WHY IT MATTERS

Interior assets not related to HVAC

Preserves limited LTFM for routine maintenance

Plumbing, domestic water, and electrical distribution

Provides capacity for major asset replacement

Flooring, ceilings, windows & doors

Allows for programmatic improvements (i.e. CTE)

CTE and other programmatic enhancements

Keeps referendum focused on appropriate capital needs



Structure the Future by Funding and Priority

Funding Buckets

Matching projects to the right funding source preserves capacity and reduces risk.

LTFM

Routine maintenance & smaller replacements

Annual Funding Capacity: \$650,000

- Routine testing, maintenance and smaller repairs/replacements
- Already constrained by prior bonding commitments
- Less than **\$0.68/sq. ft.** of interior space

Board Authority

Essential building infrastructure

Capacity based on Tax Impact

- Indoor Air Quality / HVAC
- Roofing
- Parking lot abatement
- Provides **dry, safe and comfortable** learning environments



What is on the Radar?

Middle School HVAC

Current Condition:

- As forecast in 2023, and confirmed in 2026, the Middle School HVAC issue ranks as the highest priority.
- The HVAC chillers and air handlers supply the entire building
- We are currently operating on 3 of 6 compressors with no repair options viable due to age / condition and downstream problems being created
- Consistent problems occurring indicating further failures are continuing to happen
- Estimated 2028 construction costs are approximately \$12 million
- Due to the size of the project, this cannot be funded outside of board authority or referendum



What is on the Radar?

Middle School HVAC - Interim Response - Rental Equipment

Estimated Rental Period	Cost
Mid-March 2027 (Initial Setup and Installation)	\$30,000
Mid-March - Mid-June (\$15,000 per month)	\$45,000
Subtotal (FY27)	\$75,000

Estimated Rental Period	Cost
Mid-August 2027 (reconnect & setup)	\$15,000
Mid-August - Mid-October 2027	\$30,000
Mid-March 2028 (reconnect & setup)	\$15,000
Mid-March - Mid-June	\$45,000
Subtotal (FY28)	\$105,000
Estimated Total (FY27 & FY28)	\$180,000



What is on the Radar?

Immediate vs Mid-Range Needs

Other projects that are earmarked to use LTFM for over the next few years.

These projects cannot happen if we utilize LTFM for chiller rental or mini splits at the Middle School

These projects could be placed into a referendum relieving LTFM pressure

Immediate Need 3 Years

BAYVIEW ELEMENTARY SCHOOL

- Exterior Façade Repairs - 2025 Allowances
- Bayview Exterior Door Replacement
- Domestic Hot Water Heater Replacements
- Shut-off Valve Replacement

EDUCATIONAL SERVICE CENTER

- Split System Replacement - IT Server Room

LAKETOWN ELEMENTARY

- Exterior Brick Repair - Loading Dock

SOUTHVIEW ELEMENTARY SCHOOL

- Carpet Tile Replacement

WACONIA HIGH SCHOOL

- Variable Speed Drives Replacements Waconia High school
- S.I. - Sidewalk Restoration
- SV New Gym Curtain
- SI. Pool Deck Resurface
- SI. Sounds System Replacement
- SI. Pool Diving Boards (Repair or Replacement)
- SI. Lap Pool Lining Replacement

WACONIA MIDDLE SCHOOL

- Domestic Hot Water Heater Replacement
- Exterior Door Replacement - Single, Metal Doors
- MS - Variable Speed Drive Replacements



What is Coming Next?

Data Drives the Decisions

The data is showing that there will have to be a capital referendum in the next few years.

Referendum	Construction
Spring '29	Summer 30
Fall '29	Summer 31
Spring '30	Summer 31
Fall '30	Summer 32
Spring '31	Summer 32

There is a delay between referendum and construction.

The timeline for referendum planning is 12-18 months and includes community engagement, academic discussions, programmatic discussions, wider community surveying, prioritization and scope development.

We do NOT have to decide on any of this at this point in time, but it is on the mid-range radar.

The middle school HVAC will not make it to a future referendum, nor can we manage the risk of a “no”. This becomes the highest priority and will be leading our short range discussions / decisions.





Questions?

What is on the Radar?

Waconia Capital Project Planning
Spreadsheet

FY27 LTFM Planning

