



**FOREST LAKE AREA SCHOOLS
FOREST LAKE, MN 55025**

October 22, 2026

AGENDA ITEM: 7.2

TOPIC: REQUEST PERMISSION TO BID LONG TERM FACILITIES MAINTENANCE (LTFM) WORK AT FOREST VIEW ELEMENTARY

BACKGROUND:

To comply with the bid laws and to obtain the best possible pricing, the District is requesting permission to bid LTFM work at Forest View Elementary. The Engineering firm for this work will be ISG, Inc. and the Construction Manager will be Kraus Anderson.

PROCESS:

In accordance with the District Long Term Facilities Maintenance (LTFM) Plan the main areas of work include Mechanical, Windows, Roof, Doors, Flooring and Lighting . A bid announcement will be published in the Pioneer Press. The bid opening will take place in December.

RECOMMENDATION: Administration requests approval for permission to bid LTFM work at the Forest View Elementary.

Forest Lake Area Schools

Forest View Elementary 2026 Facility Improvements

Owner's Project Requirements & Conceptual Narrative Scope

Date: October 16, 2026

The logo for ISG (Interiors Systems Group) is located in the top right corner. It consists of the letters "ISG" in a white, sans-serif font, centered within a dark gray square.

Facility Location/Address:

Forest View Elementary
620 4th St. SW
Forest Lake, MN 55025

Owner:

Forest Lake Area Schools

PROJECT INTENT/REQUIREMENTS:

The main intent of this project is for Forest Lake Area Schools to replace an ageing and degrading HVAC system including ventilation systems. The HVAC system is nearing or beyond their useful lifespan and is not originally designed to provide sufficient ventilation rates for proper indoor air quality. The intent is to fully replace this system and equipment

The district also intends to replace the steam boilers, pumps and ancillary hydronic specialties. The boilers in question are original to the building (1968). The steam boilers and the associated distribution systems and equipment have reached the anticipated average lifespan of 35 years traditionally and per ASHRAE standards and data. The intent is to fully replace these systems and equipment.

The district also has other miscellaneous deferred maintenance that shall be included in the project. Portions of the buildings existing roofing assembly have reached the end of their warranty period and are due for replacement. The windows in the original building (1968) and the addition in 1979 have reached their life expectancy. The intent is to fully replace these windows. Other miscellaneous items within the building that have been found to need replacement will also be addressed such as flooring, painting, doors and door hardware, mechanical equipment and plumbing.

EXISTING FACILITY DESCRIPTION:

Forest View Elementary was constructed in 1968 with additions in 1979 and 2000. In 2018 a mechanical renovation was started but the building was not fully completed. The building currently holds pre-school through 5th grade along with an afterschool program.

DESIGN PARAMETERS:

ISG will endeavor to provide a design which meets all applicable building codes, local ordinances, and MDE standards/MN statutes for education facilities in Minnesota.

ISG will review the heating and cooling load calculations and update equipment to ensure equipment is sized properly and within the building code requirements and ASHRAE Standards. The new ventilation system will meet the current MN Building Code and ASHRAE 62.1.

- Applicable Code is 2020 MN State Building Code and associated codes and standards
- 2024 MN Energy Code: ASHRAE 90.1-2019
- ISG will discuss any required ADA improvements necessary as part of the project with the city during initial project review

- MN Energy Conservation Code Ambient Design Conditions for Minneapolis/St. Paul shall be used for design of systems and equipment
 - Summer Ambient Design Day Conditions: 88F Dry Bulb / 72 F Wet Bulb
 - Winter Ambient Design Day Conditions: -15 F Dry Bulb
 - Indoor Summer Design Conditions (where cooling is employed): 73 F Dry Bulb and 50% Relative Humidity
 - Indoor Winter Design Conditions: 69 F Dry Bulb
- Minimum Ventilation Rates as prescribed in the Minnesota Mechanical Code and ASHRAE Standard 62.1 will be met in the design of replacement ventilation systems.

PROJECT REQUIREMENTS ANDS SCOPE OF WORK:

The district has tasked ISG and Kraus Anderson with the renovation of the HVAC system. We have determined that a full replacement of the ageing equipment is the proper action required. This will ensure that the entire building will now have sufficient ventilation rates for proper indoor air quality and cooling throughout.

The HVAC piping and ductwork distribution system replacements will require removal and replacement of ceilings and light fixtures. Ceilings will be removed and replaced with new. Lighting will be reviewed, with older equipment being replaced to provide sufficient light levels and controls.

The project will include commissioning new equipment listed in design documents. Recommissioning existing equipment and/or integrated systems testing falls under additional services.

Roofing assembly sections that will have mechanical work required on them will be replaced with this project. In these spaces the roof will be stripped down to the deck and new insulation with a built-up roof assembly will be installed to comply with the current 2024 MN Energy Code.

The project will include various deferred maintenance items and interior finish upgrades. The cafeteria and gymnasium will receive new flooring to replace the aging materials and assist with sound control. The windows within the original building and 1979 addition will be removed and replaced to comply with the 2024 MN Energy Code.

Complete project scope is as follows:

Mechanical Scope:

- Remove steam boilers, pumps and ancillary hydronic specialties. Install new hot water boiler plant
- Replacement of RTU 1-13 and 16-17
- Replacement of AHU 1-3
- Replacement of MAU 1
- Replacement of PRVs and exhaust fans associated with larger equipment
- Replacement of ductwork throughout the building. Convert from multizone function to individual room controls with VAVs
- Replacement of water heaters and softeners
- Replacement of unit heaters and cabinet unit heaters
- Commissioning of the new equipment

Architectural Scope:

- Replacement of windows located within the original 1968 building and 1979 addition
- Roof Replacements in all areas that have mechanical work being done
- Remove and replace ceilings as needed for mechanical work
- Replacement of cafeteria and gymnasium flooring
- Replacement of miscellaneous interior doors and hardware as needed

Forest Lake Area Schools

Wyoming Elementary 2026 Facility Improvements



- Replacement of door signage throughout the building
- Add ceiling mounted acoustical panels in the kitchen for noise control
- Alternate for painting all corridors

Electrical Scope:

- Disconnects and reconnects to all new mechanical equipment
- Replace switchgear
- Replace compressor
- Verify existing lighting and replace older lighting in areas of work. Reinstall newer lighting.

PROPOSED SCHEDULE:

The project will be designed and bid in one package with the design taking place during the summer/fall of 2026. Bids will be received in the fall/early winter of 2026 with construction occurring during the summers of 2027 and 2028.

- Documents Issued - Fall 2026
- Bids Due - Fall 2026
- Board Approval & Award - December 2026
- Start of Construction - Summer 2027
- Substantial Completion - Fall 2028

FLAS – Forest View Elementary School

General Project Scope

10/16/2026

Mechanical

- Remove steam boilers, pumps and ancillary hydronic specialties. Install new hot water boiler plant
- Replacement of RTU 1-13 and 16-17
- Replacement of AHU 1-3
- Replacement of MAU 1
- Replacement of PRVs and exhaust fans associated with larger equipment
- Replacement of ductwork throughout the building. Convert from multizone function to individual room controls with VAVs
- Replacement of water heater and softener
- Replacement of unit heaters and cabinet unit heaters

Architecture

- Replacement of windows located within the original 1968 building and 1979 addition
- Roof Replacements in all areas that have mechanical work being done
- Remove and replace/reinstall ceilings as needed for mechanical work
- Replacement of cafeteria and gymnasium flooring
- Replacement of miscellaneous interior doors and hardware as needed
- Replacement of door signage throughout the building
- Adding ceiling mounted acoustical panels to the kitchen to aid in noise control
- Alternate for painting all corridors

Electrical

- Disconnects and reconnects to all new mechanical equipment
- Replacement of switchgear
- Replacement of compressor
- Verify existing lighting and replace older lighting in areas of work. Reinstall newer lighting