

Facility Planning

Hastings Public Schools

February 11, 2026



AGENDA FOR TODAY

- SitelogIQ as Program Managers
- The Complexities of Your Facilities
- Strategic Planning Process
- Next Steps





SitelogIQ as Program Managers

TRADITIONAL CONSTRUCTION APPROACH

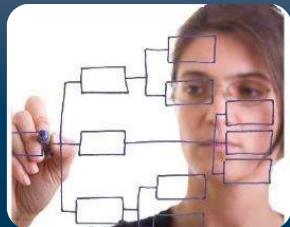


SPECIALIZED



- Educational Planners
- Facility Analysts
- Certified Energy Managers
- Commissioning Agents
- Controls and Lighting Experts
- Financial Experts
- Renewables Experts
- Community Engagement Specialists
- Referendum Support Specialists
- Project/Construction Management

KEY DIFFERENTIATORS



Master Planning

- **Comprehensive facility assessment** with advanced prioritization and **Strategic Master Planning**
- **Facility Intelligence Platform** for long-term planning
- **Community engagement** and **referendum services**



Design & Implementation

- Integrated/synergistic approach creates **best value**
- **Partnerships** with leading industry experts
- **Scope, budget, and schedule assurances**



Beyond Construction – Sustaining Results

- Data Analytics, tools, and **operations support**
- Long-Term Facility Maintenance **planning/support**
- **Long-Term Planning/Partnership**

THE POWER OF LOCAL CONTROL

With all the changes/uncertainty at the Federal and State Level, districts focusing on Local Control are winning at making their schools better.

Do what is right for your zip code

Garage logic (Safe, Dry, Comfortable)

Have a plan that is objective, prioritized, and transparent

Spend resources strategically



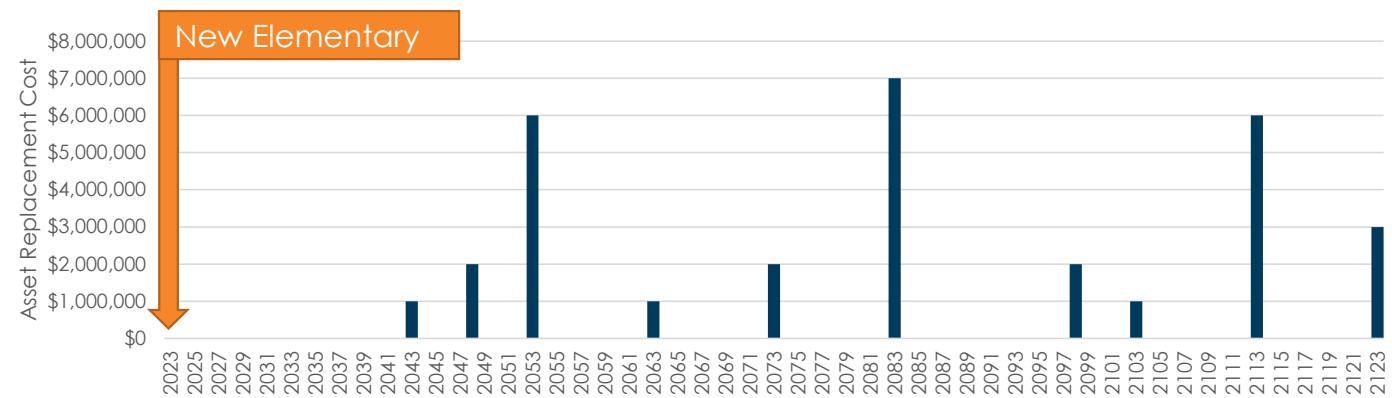
The Complexities of Your Facilities

ASSET REPLACEMENT PLANNING – BIG ROCKS

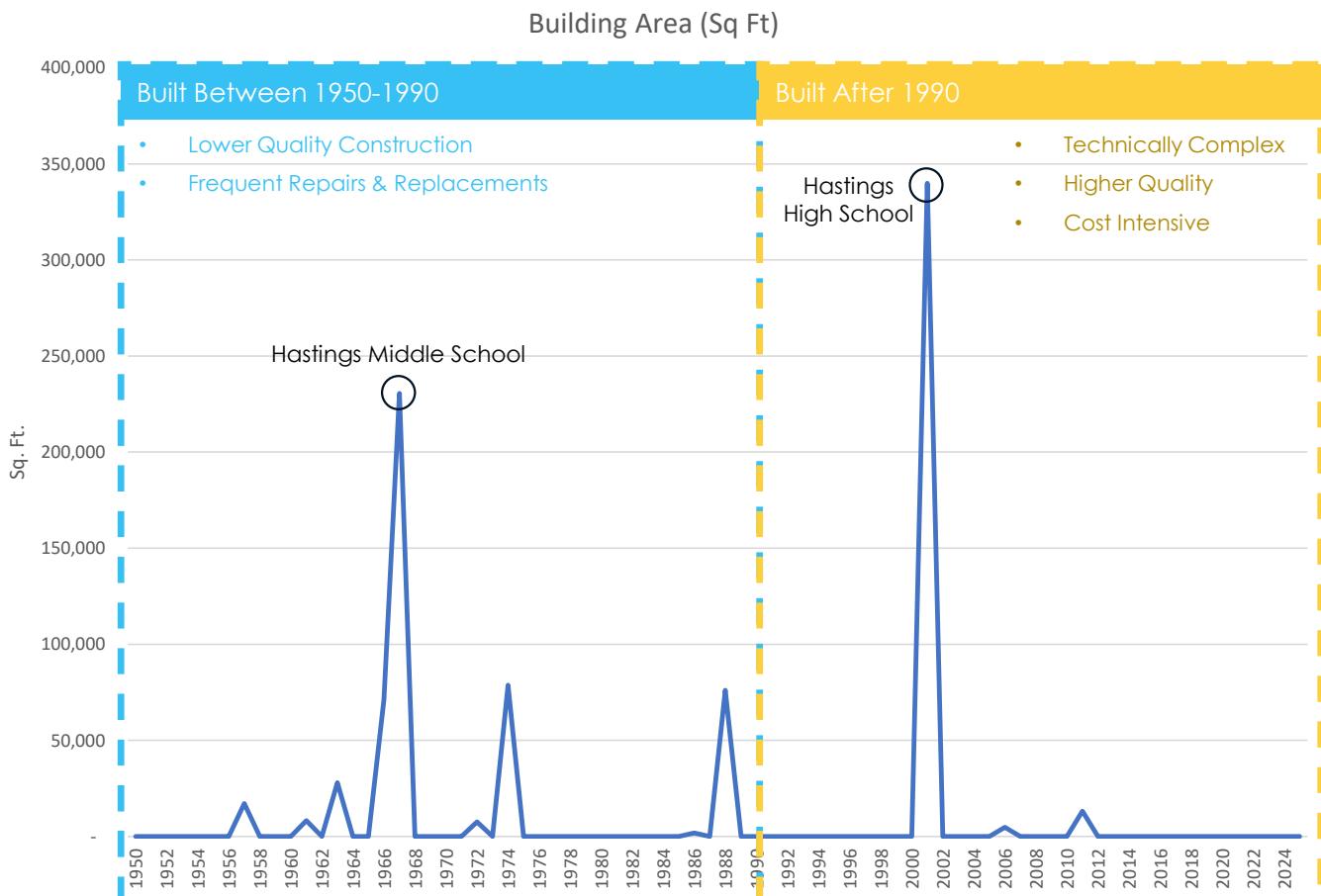
- Construction of new 100,000 sq ft Elementary in **2023**

Asset Category	Example	Average Life *	Average Cost
Interior Finishes	Flooring, Doors	20 Years	\$10/sq ft
Exterior	Roofs, Windows	25 Years	\$20/sq ft
Mechanical	MEP, HVAC	30 Years	\$60/sq ft

* Expected life varies by asset.



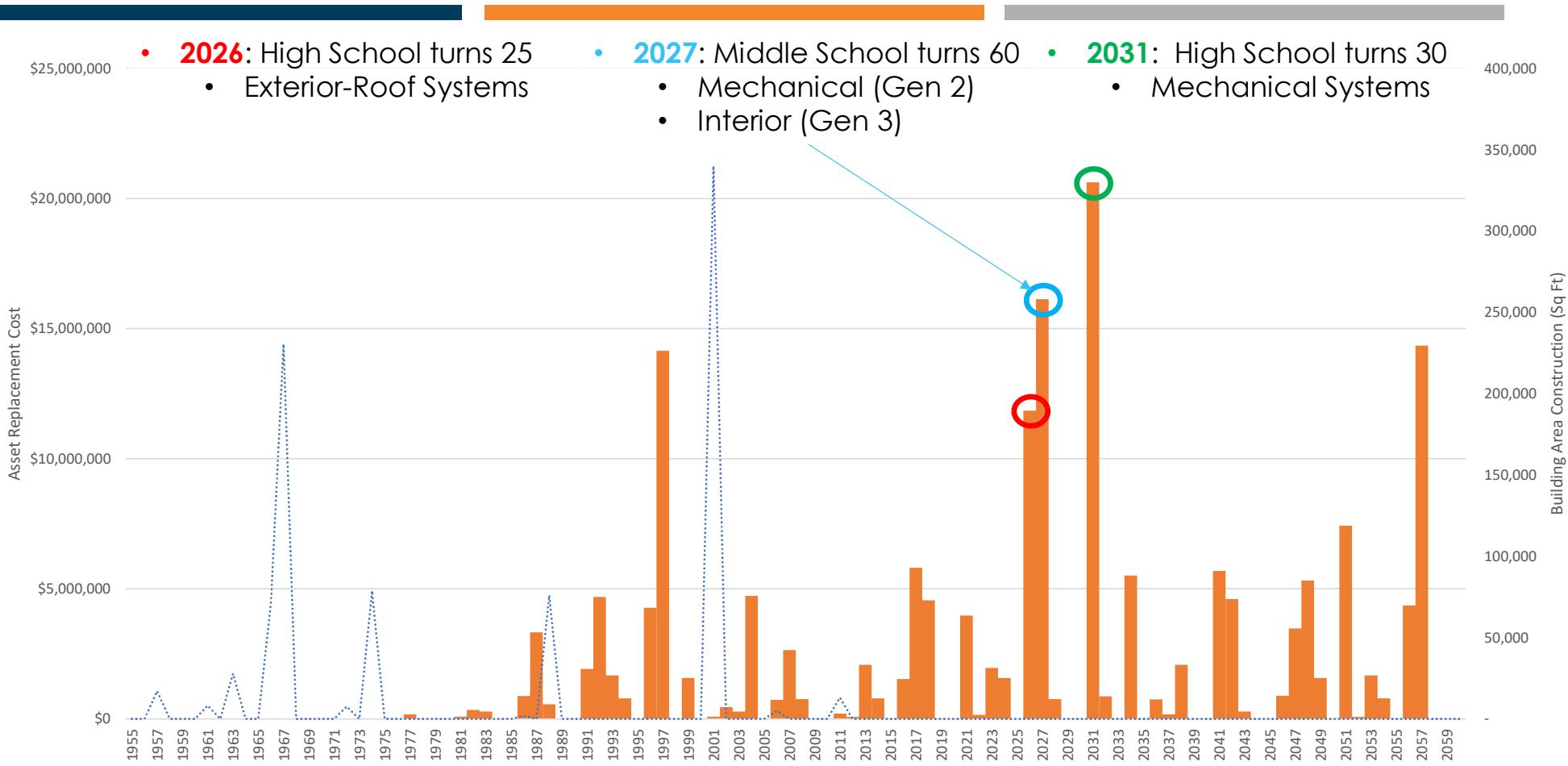
BUILDING ADDITIONS OVER TIME



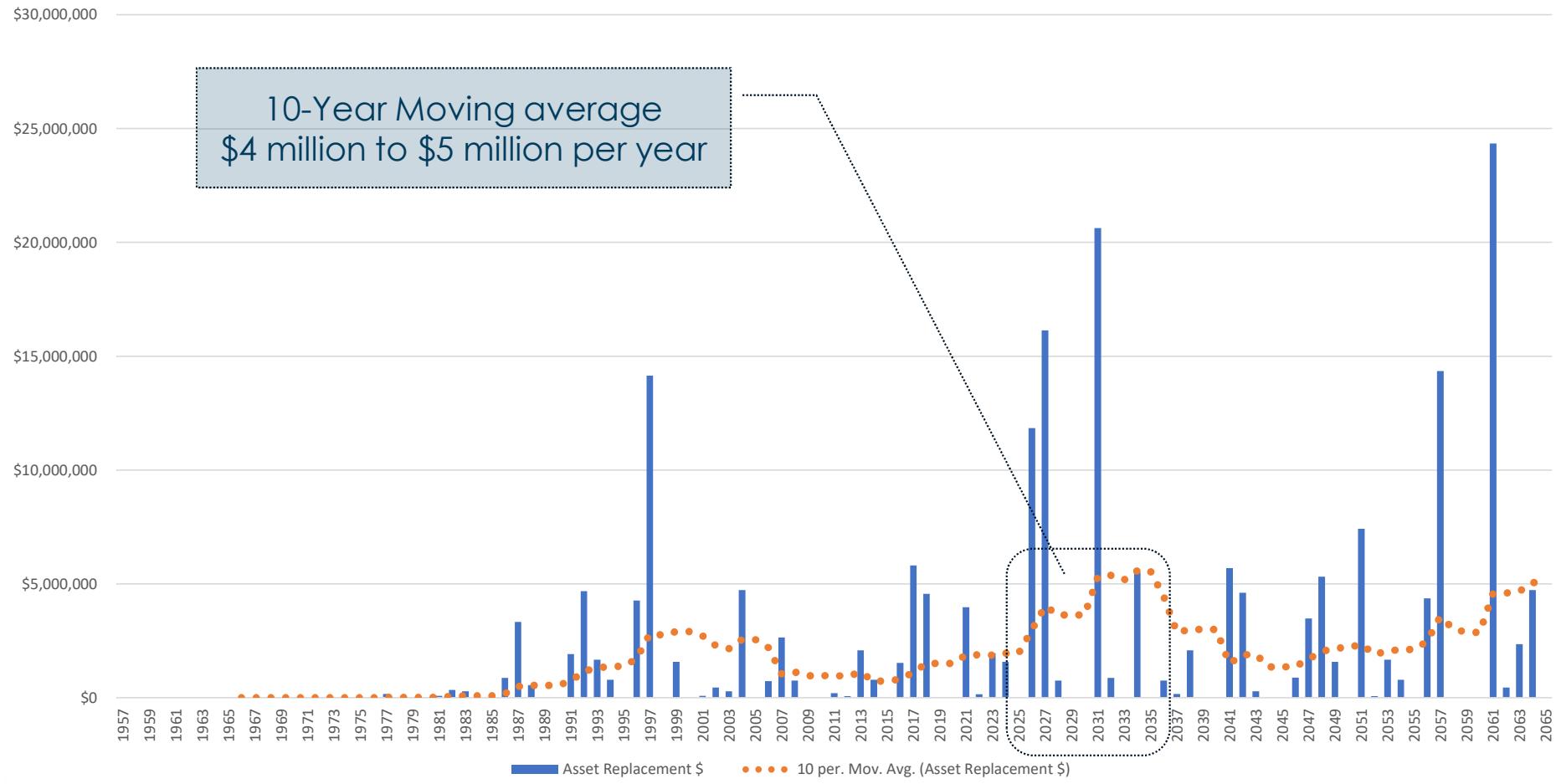
- Each Facility addition has a Ripple Effect on Future Asset Replacement Costs



BUILDING ADDITIONS OVER TIME & ASSET REPLACEMENT COSTS



ASSET REPLACEMENT COST (\$)



A dark blue background featuring a complex, transparent wireframe structure of geometric shapes, including cubes and rectangular prisms, creating a sense of depth and architectural design.

Strategic Capital Planning Process

16 CATEGORIES OF A FACILITY ASSESSMENT

Accessibility

Pathogen
Mitigation

Life Safety
Systems

Security
Systems

Exterior
Envelope

Grounds

Hazardous
Materials

Interior
Finishes

Mechanical
Systems

Electrical
Systems

Plumbing
Systems

Controls and
Energy
Management

Capital
Equipment

Technology
Systems

Utility Service
Improvements

Programming
& Space
Utilization

INFRASTRUCTURE LIFE EXPECTANCY

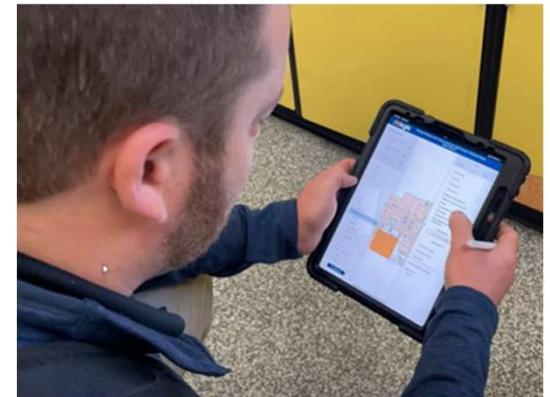
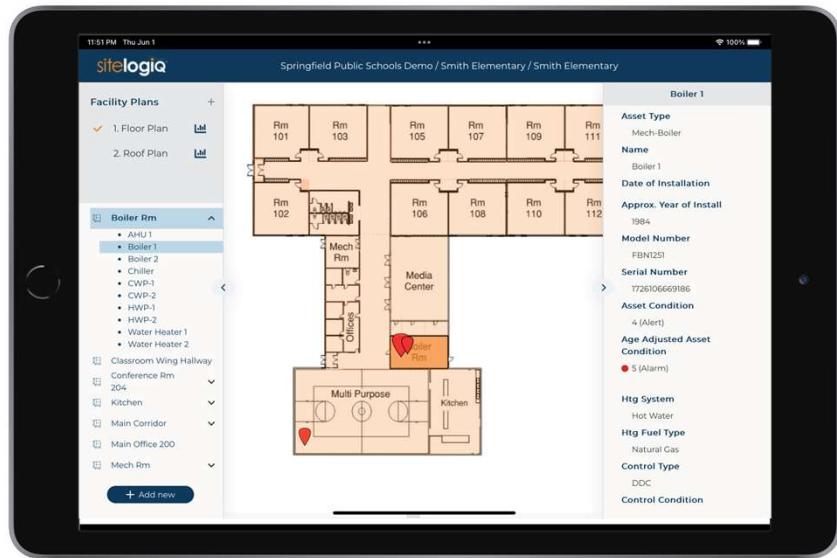
Equipment Item	Median Years	Equipment Item	Median Years
Air Conditioners		Coils	
Window Unit	10	DX, Water, or Steam	20
Residential single or split system	15	Electric	15
Commercial through-the-wall	15	Heat Exchangers	
Water cooled package	15	Shell-and-tube	24
Heat Pumps		Reciprocating Compressors	20
Residential air-to-air	15	Package Chillers	
Commercial air-to-air	15	Reciprocating	20
Commercial water-to-air	19	Centrifugal	23
Roof Top Air Conditioners		Absorption	23
Single zone	15	Cooling Towers	
Multizone	15	Galvanized metal	20
Boilers, Hot Water (Steam)		Wood	20
Steel water-tube	24 (30)	Ceramic	34
Steel fire tube	25 (25)	Air Cooled Condensers	20
Cast iron	35 (30)	Evaporative Condensers	20
Electric	15	Insulation	
Burners	21	Molded	20
Furnaces		Blanketed	24
Gas or oil fired	18	Pumps	
Unit Heaters		Base-mounted	20
Gas or electric	13	Pipe-mounted	10
Hot water or steam	20	Sump and Well	10
Air Terminals		Condensate	15
Diffusers, grilles and registers	27	Reciprocating Engines	20
Induction and fan-coil units	20	Steam Turbines	30
VAV and double-duct boxes	20	Electric Motors	18
Air Washers	17	Motor Starters	17
Ductwork	30	Electric Transformer	30
Damper	20	Controls	
Fans		Pneumatic	20
Centrifugal	25	Electric	16
Axial	20	Electronic	15
Propeller	15	Valve Actuators	
Ventilating roof-mounted	20	Hydraulic	15
		Pneumatic	20
		Self-contained	10

ASHRAE 2011 (HVAC Application Handbook, Chapter 37.3)

Sample Industry Standard

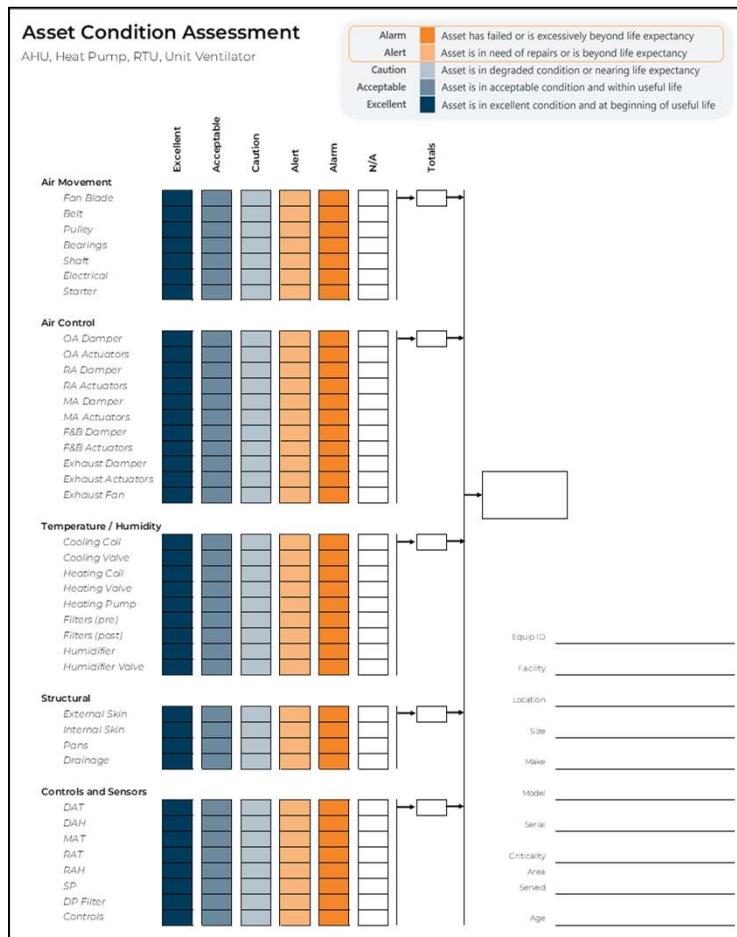
Boilers, Hot Water (Steam)	
Steel water-tube	24 (30)
Steel fire tube	25 (25)
Cast iron	35 (30)
Electric	15

OBSERVED ASSET CONDITION



After determining the age of the asset, our technical team will observe the actual condition of the asset

OBSERVED ASSET CONDITION ASSESSMENT



Alarm

- Asset has failed or is excessively beyond life expectancy

Alert

- Asset is in need of repairs or is beyond life expectancy

Caution

- Asset is in degraded condition or nearing life expectancy

Acceptable

- Asset is in acceptable condition and within useful life

Excellent

- Asset is in excellent condition and at beginning of useful life

AGE-ADJUSTED ASSET CONDITION

The diagram illustrates the process of creating the 'Age-Adjusted Asset Condition'. It starts with 'Life Expectancy' (represented by a red plus sign) and 'Observed Condition (Scorecard)' (represented by a blue equals sign). These two inputs are combined to create the final 'Age-Adjusted Asset Condition' (represented by an orange circle).

Asset Description	Category	Area Served/Located	Avg Life Expectancy	Age of Asset	% of Life Expectancy	Projected Remaining Years	Asset Condition Assessment	Age-Adjusted Asset Condition
Alerton Energy Management System	Controls & Energy Management	Building HVAC Equipment	15	5.00	33%	12	Excellent	Excellent
JCI Energy Management System	Controls & Energy Management	Building HVAC Equipment	15	15.00	100%	2	Caution	Alert
Air Handling VFD's	Electrical Systems	AHU-14, RTU-2	12	7.00	58%	6	Acceptable	Acceptable
Air Handling VFD's	Electrical Systems	AHU-6, RTU-1	12	7.00	58%	6	Acceptable	Acceptable
LED Lighting Systems	Electrical Systems	Entire Building	20	9.00	45%	12	Acceptable	Acceptable
Main Electrical Service Switchgear	Electrical Systems	Entire Building	35	17.00	49%	20	Acceptable	Acceptable
Air Handling VFD's	Electrical Systems	AHU-1, 12, 13, DU-1 & 2	12	18.00	150%	0	Caution	Alert
Pool, Hot & Chilled Water Pumps	Electrical Systems	Entire Building	12	18.00	150%	0	Caution	Alert
Electrical Distribution	Electrical Systems	Entire Building	30	18.00	60%	12	Caution	Caution
Air Handling VFD's	Electrical Systems	AHU-1	12	21.00	175%	0	Alert	Alarm
Community Center Windows	Exterior Envelope	Community Center	30	15.00	50%	18	Acceptable	Acceptable
Community Center Roof	Exterior Envelope	Community Center	20	15.00	75%	6	Caution	Caution
Elementary Roof	Exterior Envelope	Elementary Building	20	19.00	95%	4	Caution	Caution
Elementary Windows	Exterior Envelope	Elementary Building	30	17.00	57%	13	Caution	Caution

AGE-ADJUSTED ASSET CONDITION

The diagram illustrates the process of creating the 'Age-Adjusted Asset Condition'. It starts with 'Life Expectancy' (represented by a red plus sign) and 'Observed Condition (Scorecard)' (represented by a blue equals sign). Arrows point from these two components to a table. The table then shows the final result, 'Age-Adjusted Asset Condition' (represented by an orange circle).

Legend:

- Life Expectancy:** Red plus sign
- Observed Condition (Scorecard):** Blue equals sign
- Age-Adjusted Asset Condition:** Orange circle

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MAKING THE UNKNOWN KNOWN

“Making Decisions with Objective Data, a Process and Dynamic Tool”

Static



Dynamic



USING TECHNOLOGY FOR EFFICIENCY

Infinite Campus

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Hastings Independent School District 200

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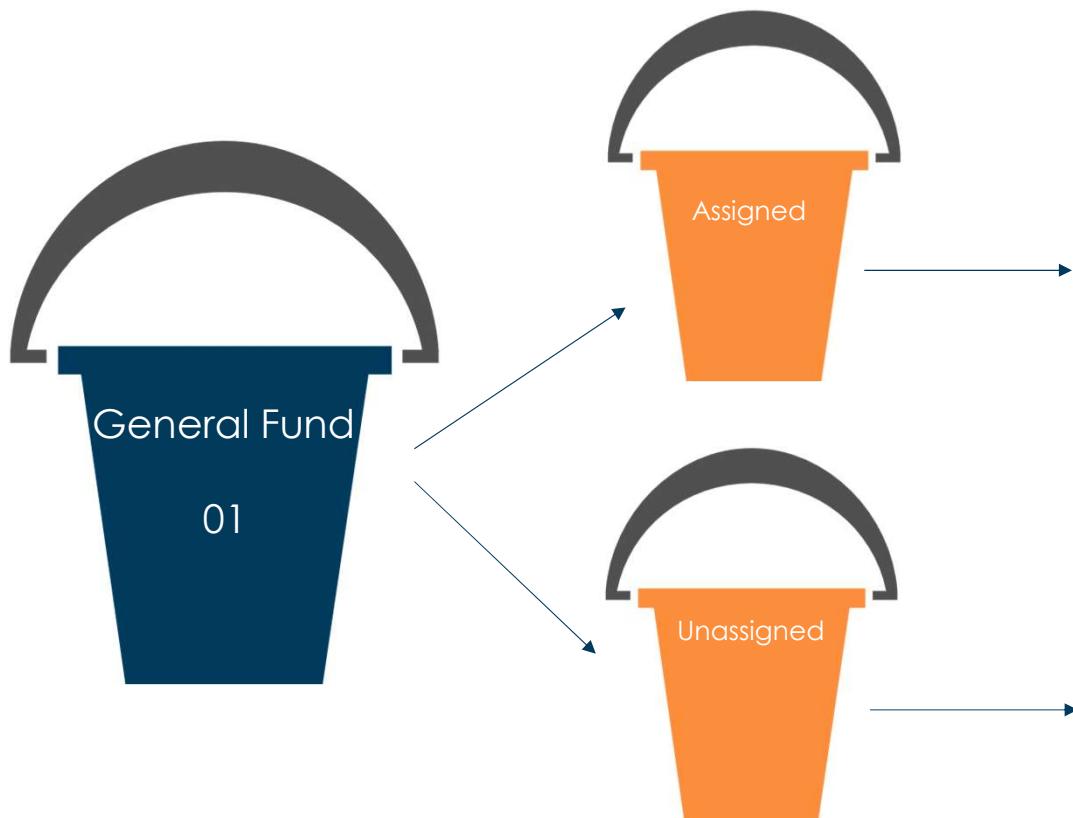
MYSITEIQ – YOUR FACILITY INTELLIGENCE PLATFORM



TURNING A FUNCTION INTO A PLAN

Division of School Finance 400 NE Stinson Blvd Minneapolis, MN 55413		Long-Term Facility Maintenance Ten-Year Expenditure Application (LTFM) - Fund 01 and Fund 06 Projects Only									ED - 02478-11		
Instructions: Enter estimated, allowable LTFM expenditures (Fund 01 and/or Fund 06 only) under Minnesota Statutes 2024, section 123B.595, subd. 10. Enter by Uniform Financial and Accounting Reporting Standards (UFARS) finance code and by fiscal year in the cells provided.													
District Info. District Name: _____ District Number: _____ District Contact Name: _____ Contact Phone # _____		(REQUIRED) Enter Information Date: _____ Email: _____											
Expenditure Categories												Fiscal Year (FY) Ending June 30	
		2025 (base year)	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
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		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
349 Other Hazardous Materials		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
352 Environmental Health and Safety Management		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
358 Asbestos Removal and Encapsulation		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
363 Fire Safety		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
366 Indoor Air Quality		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Health and Safety Capital Projects - Category (1)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
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		
363 Fire Safety		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
366 Indoor Air Quality		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Health and Safety Capital Projects \$100,000 or More - Category (2)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
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		
Total Remodeling for Approved Voluntary Pre-K Projects - Category 3(a)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Remodeling for Gender-Neutral Single-User Restrooms		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Finance/Course Codes Category 3 (b) LTFM REVENUE EFFECTIVE FY 2025													
Finance Code 384 and Course Code 684 MUST USE BOTH													
384 Remodeling for gender-neutral single user restroom per site.		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Remodeling for Gender-Neutral Single User Projects - Category 3(b)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Accessibility													
Finance Code Category (4)													
367 Accessibility		\$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		
Deferred Capital Expenditures and Maintenance Projects													
Finance Code Category (5)													
368 Building Envelopes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
369 Building Hardware and Equipment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
370 Electrical		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
379 Interior Surfaces		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
380 Mechanical Systems		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
381 Plumbing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
382 Professional Services and Salary		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
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)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
384 Site Projects		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Deferred Capital Expenditures and Maintenance Projects - Category (5)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Deferred Capital Expenditures for Roofing Projects - Additional Revenue for \$100,000 or more project/site/year													
Finance Code Category (6)													
383 Roofing Systems - pending 2025 Legislation and if passed effective FY 2027		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Deferred Capital Expense and Maintenance - Category (6)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Annual 10-Year Plan Expenditures													
Fund Balance Section													

STRATEGIC ALLOCATION



Assigned/Restricted Revenue = used for specific purposes outlined in MDE-UFARS Manual

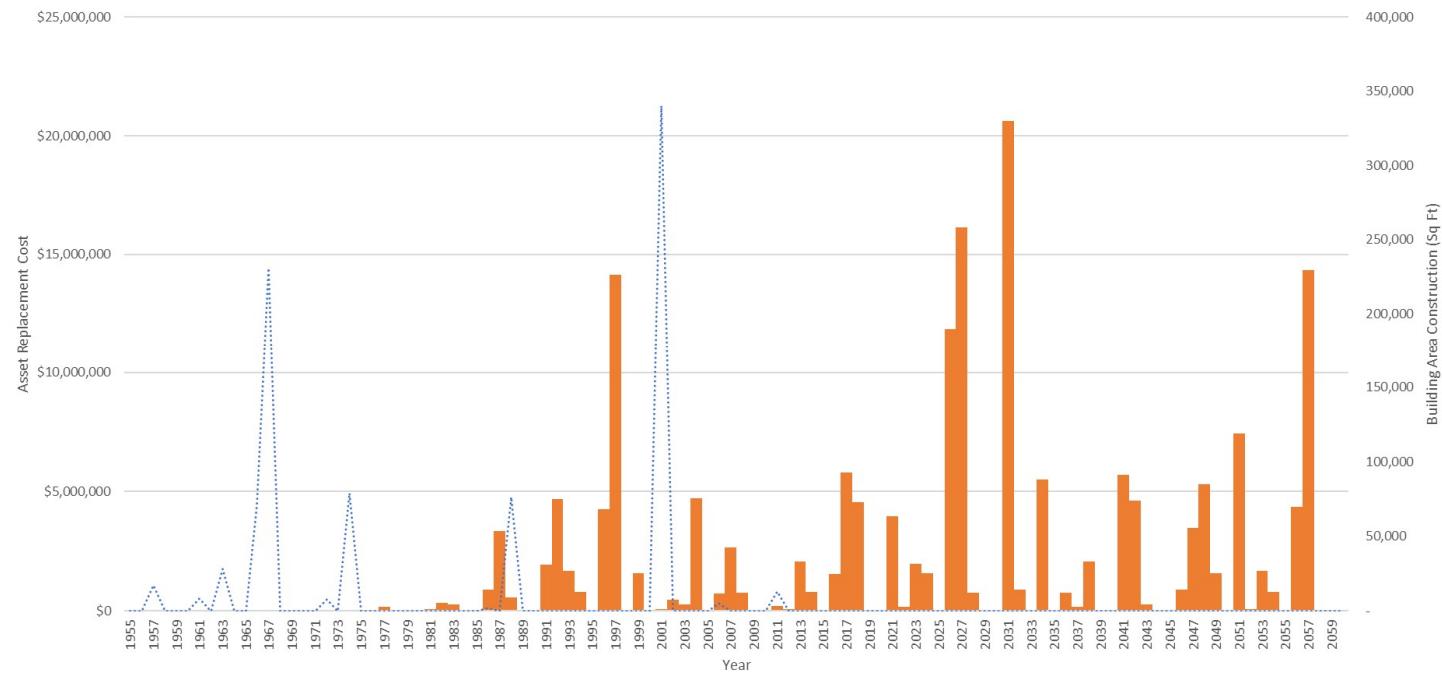
- **LTFM (Long Term Facilities Maintenance)** dollars must be used specifically for maintaining/replacing eligible infrastructure
- Career and Technical Ed Levy
- Safe Schools Levy
- Lease Levy
- Achievement and Integration Levy
- Capital dollars used for capital purchases

Unassigned/Unrestricted Revenue = day-to-day operations

- Salaries
- Benefits
- Purchased services
- Supplies
- Equipment

REGULAR LTFM IS NOT ENOUGH

4200 students X \$380



LEVERAGING DISTRICT RESOURCES

4100 students X \$380



- Having a detailed plan “make the unknown known”
- Prioritize facility needs
- Examine all LTFM funding sources (Board Authority)
 - Abatement
 - Indoor Air Quality
 - Roofs
 - Health and Safety (asbestos, etc.)

Next Steps

MASTER PLANNING AGREEMENT

- SitelogIQ will assess all facilities
- Facility assets and conditions will be archived in mySitelIQ
- SitelogIQ will assist the district in creating a comprehensive 10-Year LTFM plan
 - Understanding the current facility conditions of every building
 - Prioritizing greatest needs
 - Determining potential funding solutions and sequencing
- Determine future project management opportunities SitelogIQ can support



Questions ...

sitelogiQ