



Badger Independent School District #676

BADGER INDEPENDENT SCHOOL DISTRICT ISD 676

Long-Term Facilities Maintenance (LTFM) Board Update/Agreement

4-12-21

Agenda:

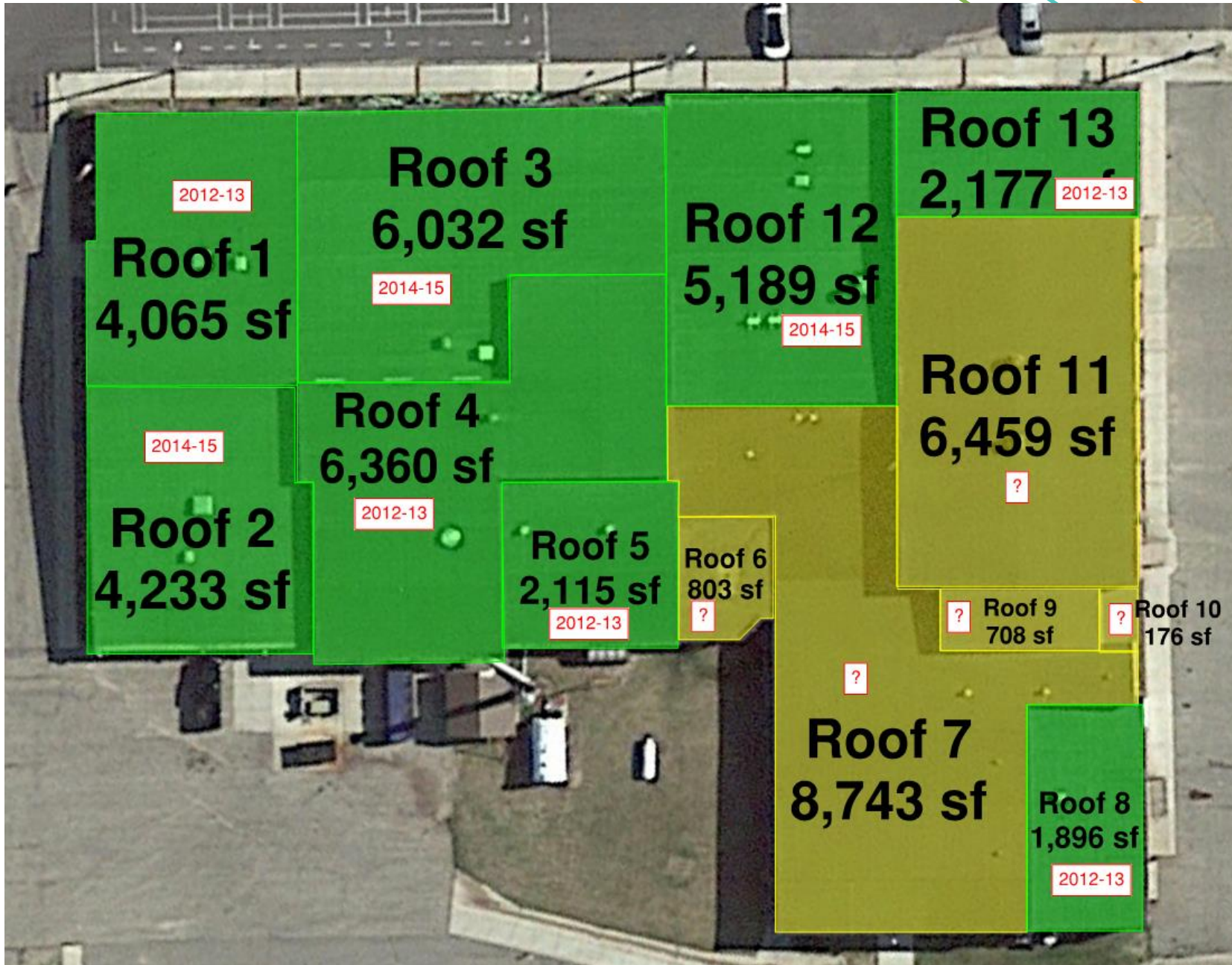
- 1.) Update on preliminary work
- 2.) Review agreement
- 3.) Question and Answer



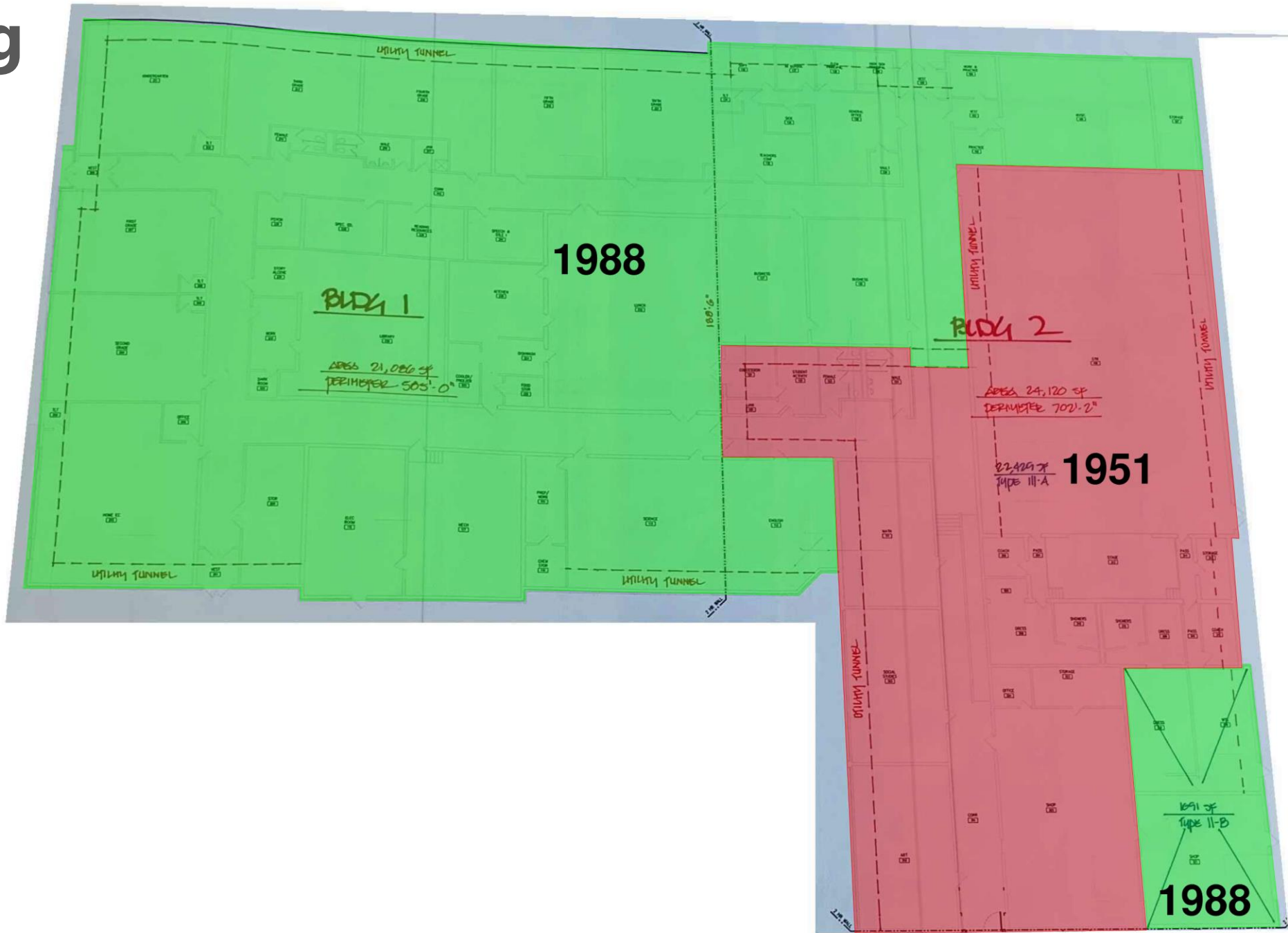
Jason Splett
Project
Development
Manager



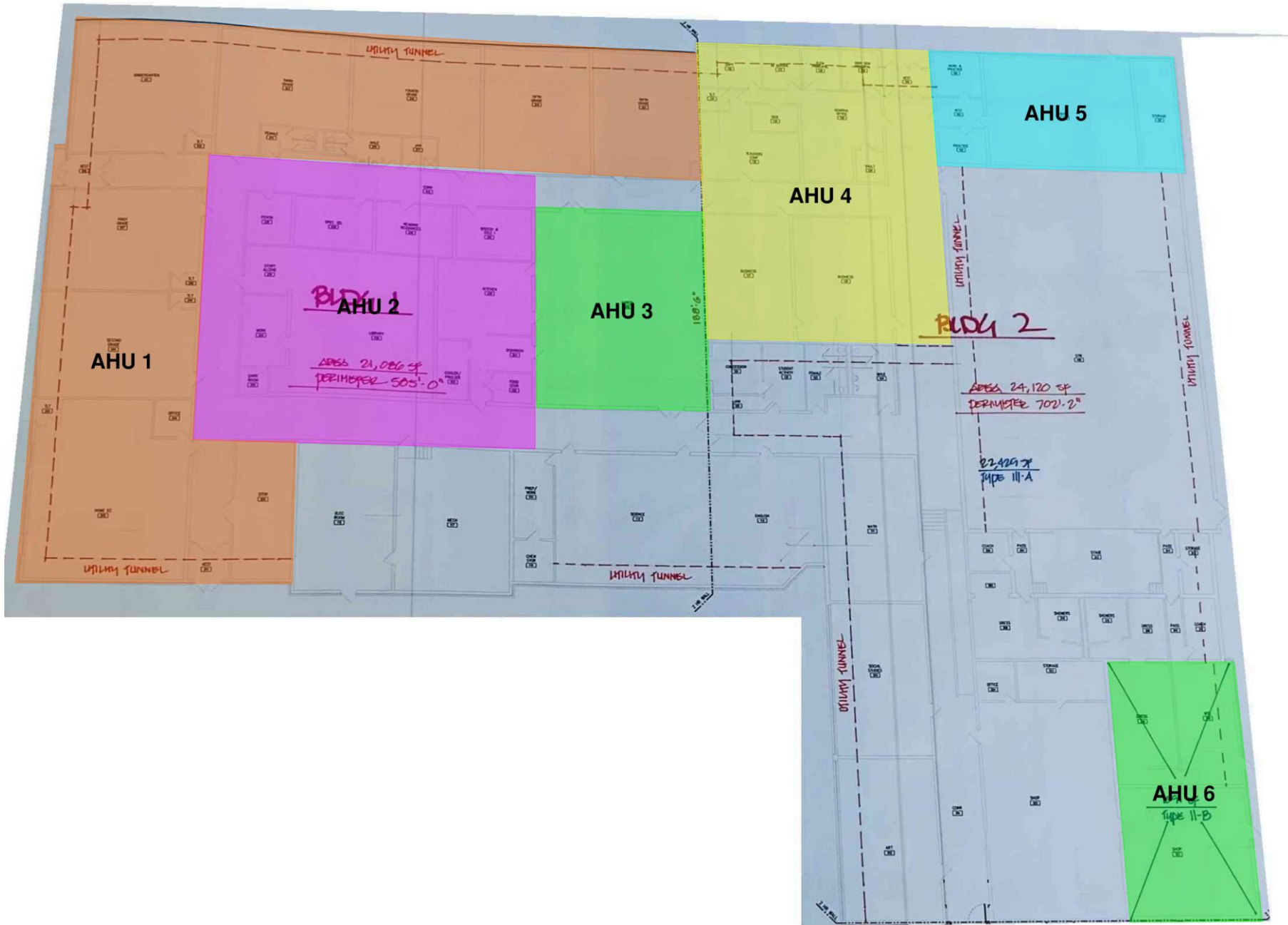
Example Roof Map



Building Age



Partial AHU Map



LTFM Planning Agreement

Proposed Scope:

Specifically, ICS will perform the work outlined below to assist the leadership in the District to achieve the following deliverables:

1. ICS facility experts will do an assessment of your facilities including inspection of interior finishes, Mechanical Systems, Electrical Systems, Roof, Windows, Exterior Finishes, Parking lots and grounds.
2. A facility assessment report.
3. Develop a list of projects for the district based on facility assessment results and communication with the District Staff.
4. Establish budgeted project costs for project list.
5. Assist the District Staff with prioritizing project list.
6. Assistance with recognizing, listing and prioritizing projects eligible under the LTFM Legislation.
7. Creation and Delivery of digitized facility maps.
8. Develop a comprehensive 10-year LTFM plan including Health and Safety, ADA, and Deferred Maintenance projects.
 - a. Assistance with coding and tracking LTFM projects
 - b. Assistance with reconciliation of LTFM levy projects and UFARS reports
 - c. Assistance with Department of Education communication and requirements

Our fee for the proposed scope of services = \$5,000



Q&A





Badger Independent School District #676

BADGER INDEPENDENT SCHOOL DISTRICT ISD 676

Long-Term Facilities Maintenance (LTFM) Introduction

3/9/2021

An Experienced Team



Jason Splett
Project
Development
Manager



Glenn Chiodo
Education
Consultant



Lynn Dyer
Educational
Consultant



Dave Bergeron
Managing
Principal



Our Services



Plan

- Facilities Assessment
- Space Utilization
- Referendum Planning
- Community Engagement
- Long-Range Planning
- Asset Plans
- Physical Needs + Funding Analysis



Build

- Owner's Representation
- Construction Management
- Program Management
- Constructability Review
- Value Analysis
- Bid & Award Administration
- Quality Control



Operate

- Commissioning
- Re-Commissioning
- Energy Audits/Rebates
- Utility Services
- Long-Term Facilities Maintenance (LTFM) Management
- Building Forensics

What is LTFM?

HEALTH AND SAFETY

- Physical Hazards
- Other Hazardous Materials
- Environmental H&S Management
- Asbestos Removal & Encapsulation
- Fire Safety
- Indoor Air Quality

ACCESSIBILITY

DEFERRED MAINTENANCE

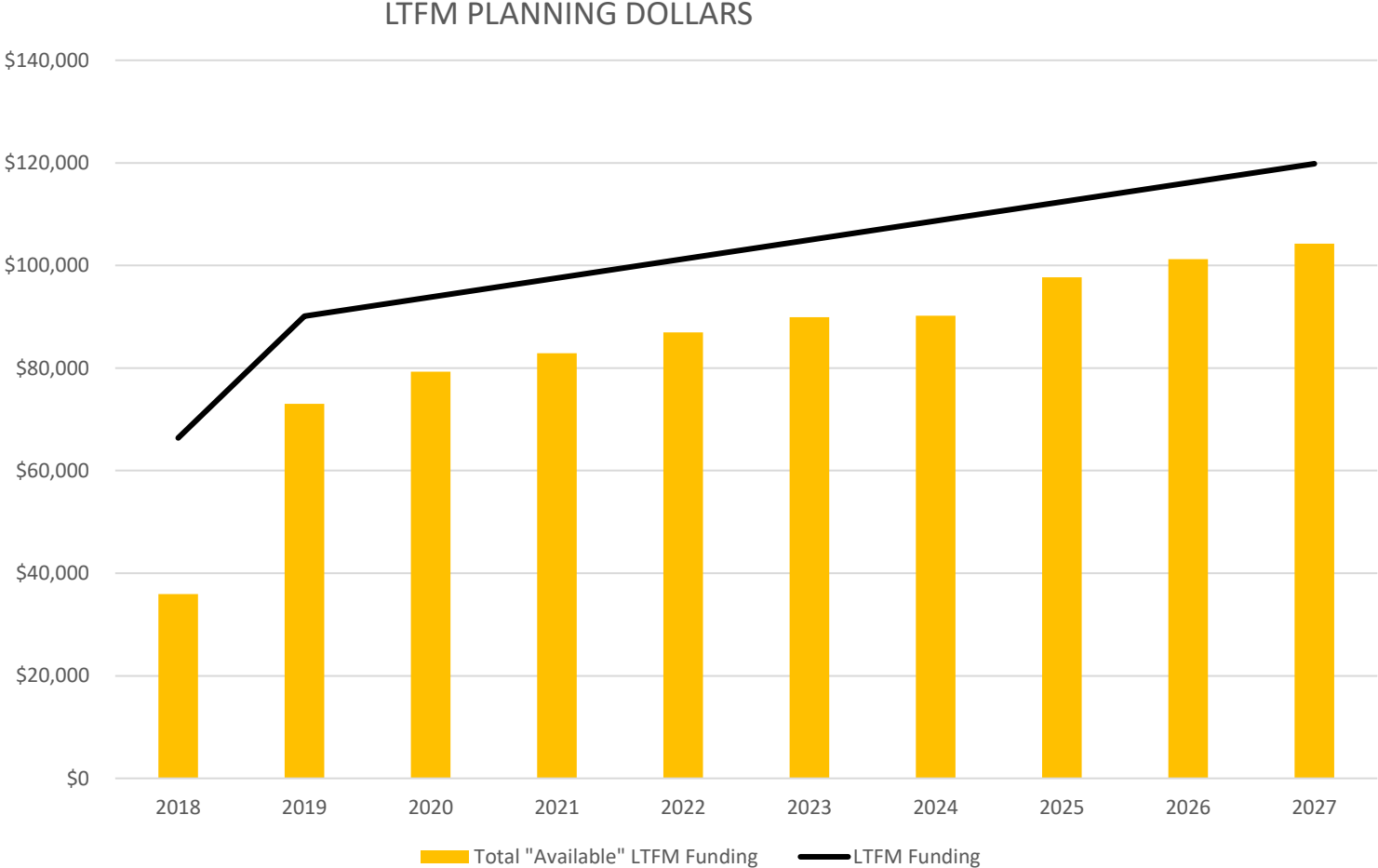
- Building Envelope
- Building Hardware & Equipment
- Electrical
- Interior Surfaces
- Mechanical Systems
- Plumbing
- Professional Services & Salary
- Roof Systems
- Site Projects

LIKE FOR LIKE REPLACEMENT

Health and Safety Cost EXAMPLE

PRELIMINARY HEALTH AND SAFETY COSTS											
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
347 Physical Hazards											
Elevator Inspection	\$ 2,100	\$ 2,121	\$ 2,142	\$ 2,164	\$ 2,185	\$ 2,207	\$ 2,229	\$ 2,251	\$ 2,274	\$ 2,297	\$ 2,320
Lift Inspection	\$ 250	\$ 253	\$ 255	\$ 258	\$ 260	\$ 263	\$ 265	\$ 268	\$ 271	\$ 273	\$ 276
PPE - Safety Devices for Roof Access	\$ 16,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Inspection	\$ 300	\$ 303	\$ 306	\$ 309	\$ 312	\$ 315	\$ 318	\$ 322	\$ 325	\$ 328	\$ 331
2 - Year Minnesota Department of Health Kitchen Inspection	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 19,350	\$ 2,677	\$ 3,203	\$ 2,730	\$ 2,758	\$ 2,785	\$ 2,813	\$ 2,841	\$ 2,870	\$ 2,898	\$ 2,927
349 Other Hazardous Materials											
5-Year Lead in Water Testing		\$ 3,200	\$ -	\$ -	\$ -		\$ 3,363	\$ -	\$ -	\$ -	\$ 3,314
Hazardous Material	\$ 600	\$ 606	\$ 612	\$ 618	\$ 624	\$ 631	\$ 637	\$ 643	\$ 650	\$ 656	\$ 663
Total	\$ 600	\$ 3,806	\$ 612	\$ 618	\$ 624	\$ 631	\$ 4,000	\$ 643	\$ 650	\$ 656	\$ 3,977
352 Environmental Health & Safety Management											
Training	\$ 100	\$ 101	\$ 102	\$ 103	\$ 104	\$ 105	\$ 106	\$ 107	\$ 108	\$ 109	\$ 110
IEA	\$ 5,250	\$ 5,303	\$ 5,356	\$ 5,409	\$ 5,463	\$ 5,518	\$ 5,573	\$ 5,629	\$ 5,685	\$ 5,742	\$ 5,799
Total	\$ 5,350	\$ 5,404	\$ 5,458	\$ 5,512	\$ 5,567	\$ 5,623	\$ 5,679	\$ 5,736	\$ 5,793	\$ 5,851	\$ 5,910
358 Asbestos Removal & Encapsulation											
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
363 Fire Safety											
Fire Extinguisher and Safety Light Inspections	\$ 3,440	\$ 3,474	\$ 3,509	\$ 3,544	\$ 3,580	\$ 3,615	\$ 3,652	\$ 3,688	\$ 3,725	\$ 3,762	\$ 3,800
Longville/Buses Extinguisher Inspection	\$ 200	\$ 202	\$ 204	\$ 206	\$ 208	\$ 210	\$ 212	\$ 214	\$ 217	\$ 219	\$ 221
Kitchen Hood Inspection	\$ 500	\$ 505	\$ 510	\$ 515	\$ 520	\$ 526	\$ 531	\$ 536	\$ 541	\$ 547	\$ 552
Fire Suppression Inspection	\$ 600	\$ 606	\$ 612	\$ 618	\$ 624	\$ 631	\$ 637	\$ 643	\$ 650	\$ 656	\$ 663
Fire Alarm Inspection	\$ 400	\$ 404	\$ 408	\$ 412	\$ 416	\$ 420	\$ 425	\$ 429	\$ 433	\$ 437	\$ 442
3-year Fire Marshal Inspection	\$ -	\$ -	\$ -	\$ 515	\$ -	\$ -	\$ 531	\$ -	\$ -	\$ 547	\$ -
5-Year Fire Suppression Inspection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ 663
Total	\$ 5,140	\$ 5,191	\$ 5,243	\$ 5,811	\$ 5,349	\$ 6,033	\$ 5,987	\$ 5,511	\$ 5,566	\$ 6,168	\$ 6,341
366 Indoor Air Quality											
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total	\$ 30,440	\$ 17,077	\$ 14,516	\$ 14,671	\$ 14,298	\$ 15,071	\$ 18,479	\$ 14,731	\$ 14,878	\$ 15,574	\$ 19,154

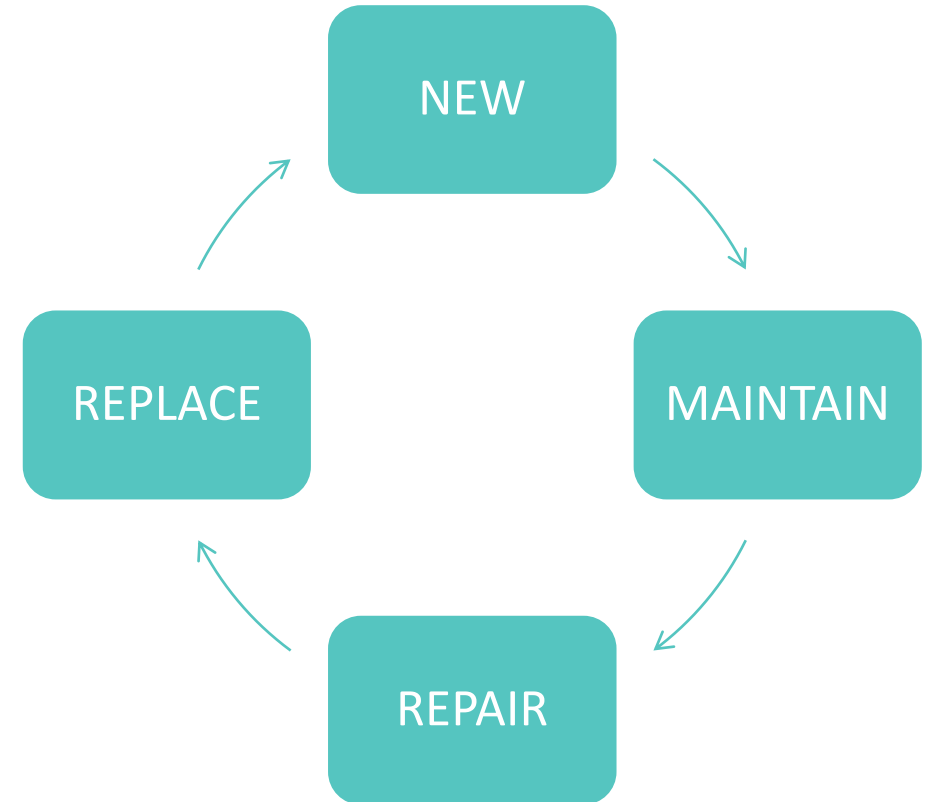
LTFM Funding Projection - EXAMPLE



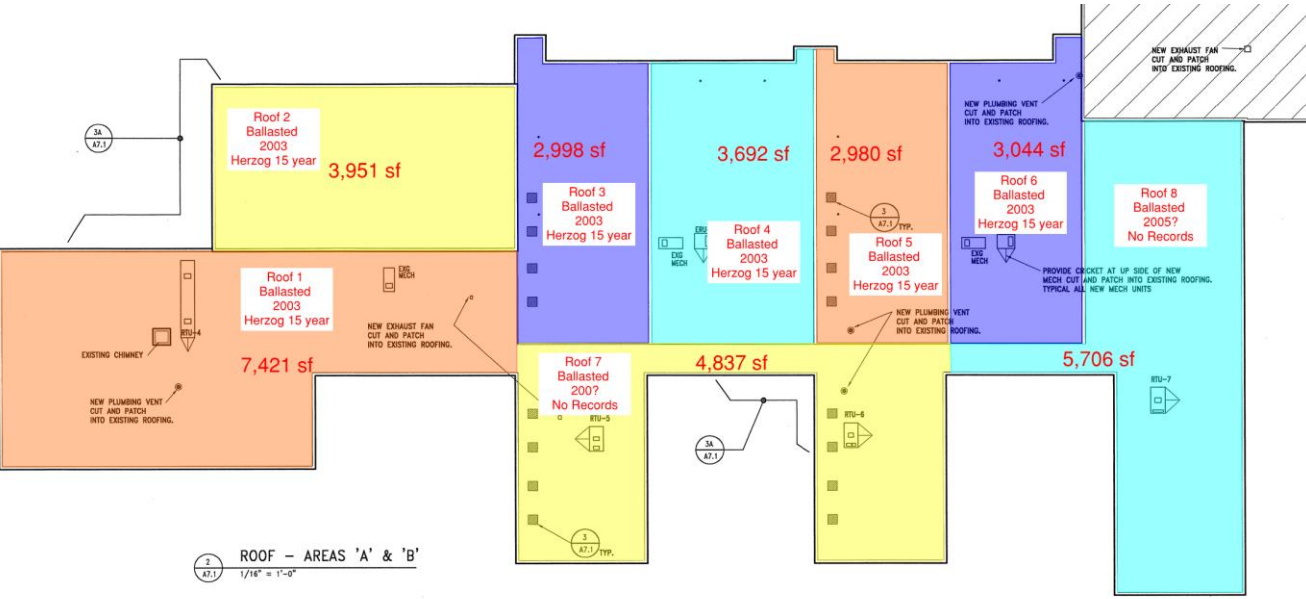
PRIOR TO LTFM THE DISTRICT RECEIVED APPROXIMATELY \$24,000 ANNUALLY FOR DEFERRED MAINTENANCE

Creating 10-year Deferred Maintenance Plan – Step 1 Assessment

- Assessment performed by:
 - ICS
 - Obernel mechanical, electrical and civil engineers
 - Other industry expert partners (as needed)



Creating 10-year Deferred Maintenance Plan – Step 2 Compile Documentation



SP-8: Carpet Replacements

EXISTING CONDITION:

Over time, the district has been systematically replacing older, worn out carpeting with new carpet "tiles". The district currently has a quote for two classrooms, band and health room. There are an additional 13 rooms/locations where original carpeting remains.



PROPOSED UPGRADE:

Remove and replace the remainder of older carpeting with new carpet tiles. Budget includes four (4) rooms currently quoted.

See the attached floor plan and planning sheet for

SP-3: Lighting System Upgrades (LED)

EXISTING CONDITION:

The majority of the interior lighting is fluorescent with T8 lamps. TBD

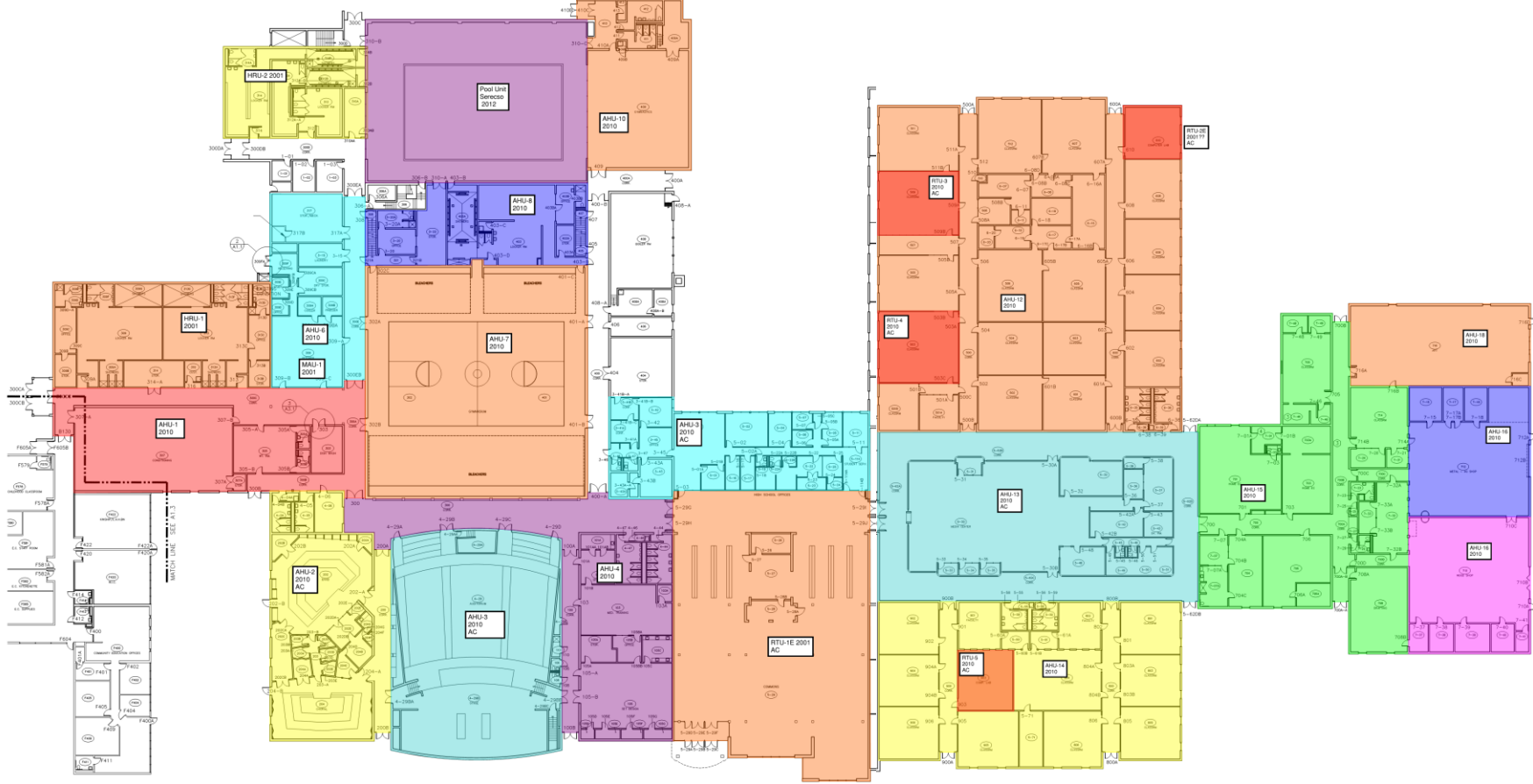


PROPOSED UPGRADE:

Install new longer lasting, energy efficient lighting LED lighting. Rebates available.

See the attached floor plan and planning sheet for locations (Located in the appendix).

Creating 10-year Deferred Maintenance Plan – Step 2 Compile Documentation



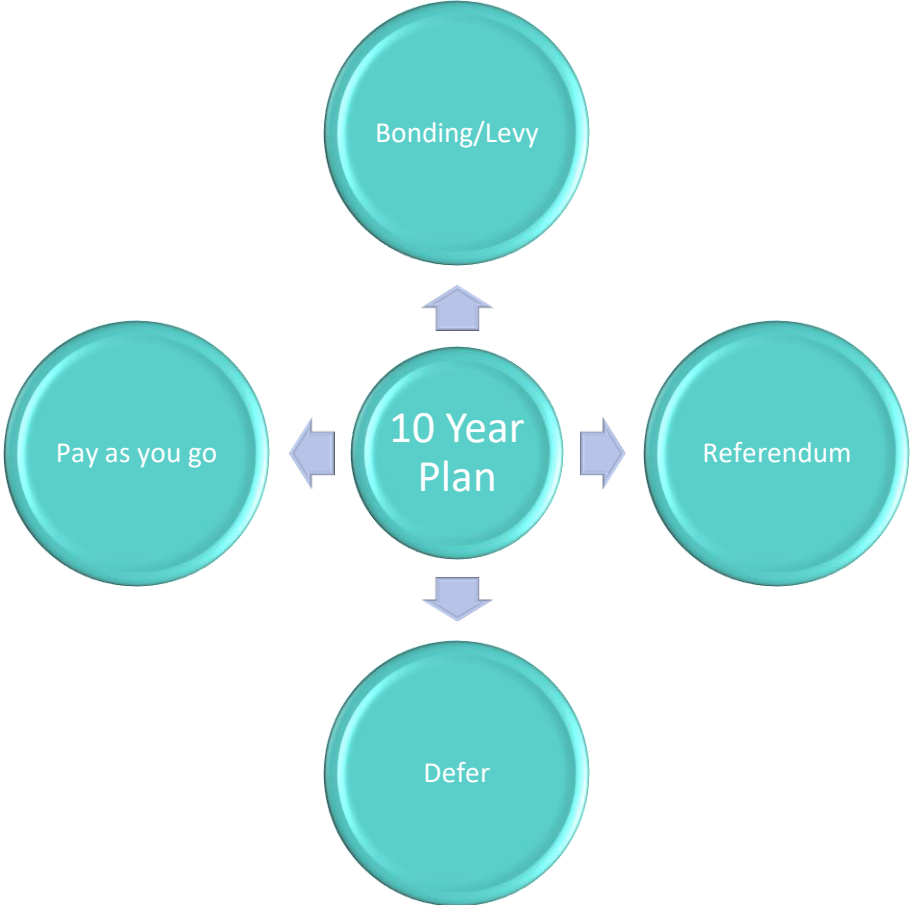
Creating 10-year Deferred Maintenance Plan – Step 3 Develop Budgets and Priorities

Northland Community											
Project Description	Budget	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Northland Exterior											
Tuck-pointing Allowance (no signs of it being needed as of now, re-address annually)	\$ -	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Northland Interior											
Door Hardware Repair Allowance	\$ 1,000	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
Interior Finish Repair Allowance	\$ 2,500	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
Old Gym Sand/line/recoat (as necessary, manufacturers recommend 8-10 years)	\$ 25,000	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Northland Mechanical/Plumbing											
Old GYM AHU 9 and AHU 10	\$ 337,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mechanical Repair Allowance	\$ 5,000	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
Hot Water Heater Including Storage Tank (Boiler Room)- Installed 2009	\$ 20,000	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
Plumbing Repair Allowance	\$ 5,000	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
Northland Electrical											
Electrical Repair Allowance	\$ 2,000	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
Old Gym Lighting	\$ 6,757	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%
Old Gym Scoreboards	\$ 12,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Northland Roofing											
Roof Repair Allowance	\$ 5,000	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
ECFE											
ECFE Roof Top Unit Replacement (2004 Unit - 15 yr. Life Replace in 2019)	\$ 50,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
ECFE Tuck-pointing minor work needed at south side at stairs	\$ 1,250	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
South and West Side Waterproofing (yellow insulation is exposed)	\$ 1,875	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
BASEBALL FIELD											
Baseball Field Fencing	\$ 39,300	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Replace Baseball Backstop	\$ 11,000	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
AG Lime 2" on Baseball Field	\$ 11,973	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Baseball Field Overseed, Top Dress, Aerate	\$ 42,000	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%
Replace Batting Cage - Full Length	\$ 20,529	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%
Football FIELD											
Re-Grade and establish Turf	\$ 64,375	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%
Replace Football Field Lighting	\$ 125,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Replace Goal Posts (single posts)	\$ 11,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Paint Goal Posts	\$ 3,750	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Ag Lime on Track - 4 Inches	\$ 35,630	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%
Replace Flag Pole	\$ 5,125	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Replace Press Box Windows	\$ 1,625	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Replace Football Sound System	\$ 31,250	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

LIFE CYCLE PLANNING

- All building components have a useful life expectancy.
- MN Schools have traditionally been underfunded or behind in keeping up with life cycles.
- How can we change?
 - Understanding the average useful life of our building components
 - Developing and maintaining Preventative Maintenance Practices
 - Creating accurate LTFM plans Statewide to show the need still out ways the funding.

Creating 10-year Deferred Maintenance Plan – Step 4 Determine Funding Strategy



Creating 10-year Deferred Maintenance Plan – Step 4 Determine Funding Strategy

In FY 21 we come out of our deficit and have \$37,163 to spend on additional projects.



		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Total Budgeted		\$69,828	\$260,612	\$0	\$4,499	\$75,156	\$107,750	\$99,999	\$98,027	\$98,024	\$100,521
Total "Available" LTFM Funding for Planning		\$132,371	\$135,584	(\$45,713)	\$37,163	\$119,627	\$134,375	\$116,837	\$114,514	\$117,728	\$123,965
Balance	\$96,417	\$62,543	(\$125,029)	(\$45,713)	\$32,663	\$44,471	\$26,626	\$16,839	\$16,487	\$19,704	\$23,444
Total Annual LTFM Funding		\$66,394	\$90,118	\$93,832	\$97,547	\$101,262	\$104,976	\$108,691	\$112,406	\$116,120	\$119,835
Total Cumulative LTFM Funding		\$66,394	\$152,661	(\$31,197)	\$51,834	\$133,925	\$149,447	\$135,317	\$129,245	\$132,607	\$139,539
LTFM H&S COSTS		\$30,440	\$17,077	\$14,516	\$14,671	\$14,298	\$15,071	\$18,479	\$14,731	\$14,878	\$15,574
Reserve \$		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional Funding (Capital, other?)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual Cost vs. Budgeted Cost		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Balance carried forward from previous years LTFM funding

In FY 19 we are planning to deficit spend. This is allowable per MDE as long as there is a plan to make-up the deficit within the 10 years.

Creating 10-year Deferred Maintenance Plan – Step 5 School Board Approval/Submission

1. School Approves the district's detailed LTFM Plan (June 21, 2018)
2. EXPENDITURE SHEET: Submit and electronic copy of the district's 10 year summary expenditure spreadsheet to MDE
3. REVENUE SHEET: Submit an electronic copy of the district's 10 year revenue spreadsheet to MDE
4. DEBT SERVICE SCHEDULE: None needed since we are not bonding for projects
5. NARRATIVES: For Deferred Maintenance, IAQ, Fire Alarm & Suppression, and asbestos abatement projects costing \$100K or more for FY 2017 and 2018.
6. BOND TABLE: None needed since we are not bonding for projects
7. STATEMENT OF ASSURANCE: Superintendent
8. Review, Monitor and Update plan annually

Step 6 - Plan Implementation



Competitive Bid Contractors

Engineering

Mechanical/Elec. Engineering

Civil

Structural

TBD

Architectural

TBD

Construction Management



General Construction

Mechanical Contractors

Electrical Contractors

Other

IF APPLICABLE



Q&A

