

## **ISD 110 School Board Work Session**

Monday, May 11, 2026 7:00 PM

Waconia Public Schools - District Office - Conf Rm A, 512 Industrial Blvd.,  
Waconia, MN 55387

### **1. Staff Retirement Recognitions**

### **2. SiteLogIQ Presentation: Long-Term Facilities Planning**

**Presenter:** Michael  
Smith, Planning  
Executive, SiteLogIQ

# Facility Funding & Long-Term Plans



**WACONIA**  
PUBLIC SCHOOLS ISD 110



sitealogiq



# Facility Assessment



**WACONIA**  
PUBLIC SCHOOLS ISD 110



site*logiq*



# Building Assessment

# ASSESSMENT HEADLINES - 2023

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- 6 months of targeted assessments
- 960,000 SQFT of facilities reviewed
- 425 different types of assets logged
- Visualizations created for all major systems
- Created digital repository for all assets and systems

## With the objective being:

**Give the district the information required to make sure that all re-investment into buildings is justifiable, quantifiable, planned, and of the utmost priority**

# 16 CATEGORIES OF 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

## Comprehensive Asset Assessment

- System report cards, predicted remaining life
- Replacement / upgrade cost estimates
- Advanced prioritization

## Indoor Environment Assessment

- Indoor air quality, light, sound, temperature, humidity assessments

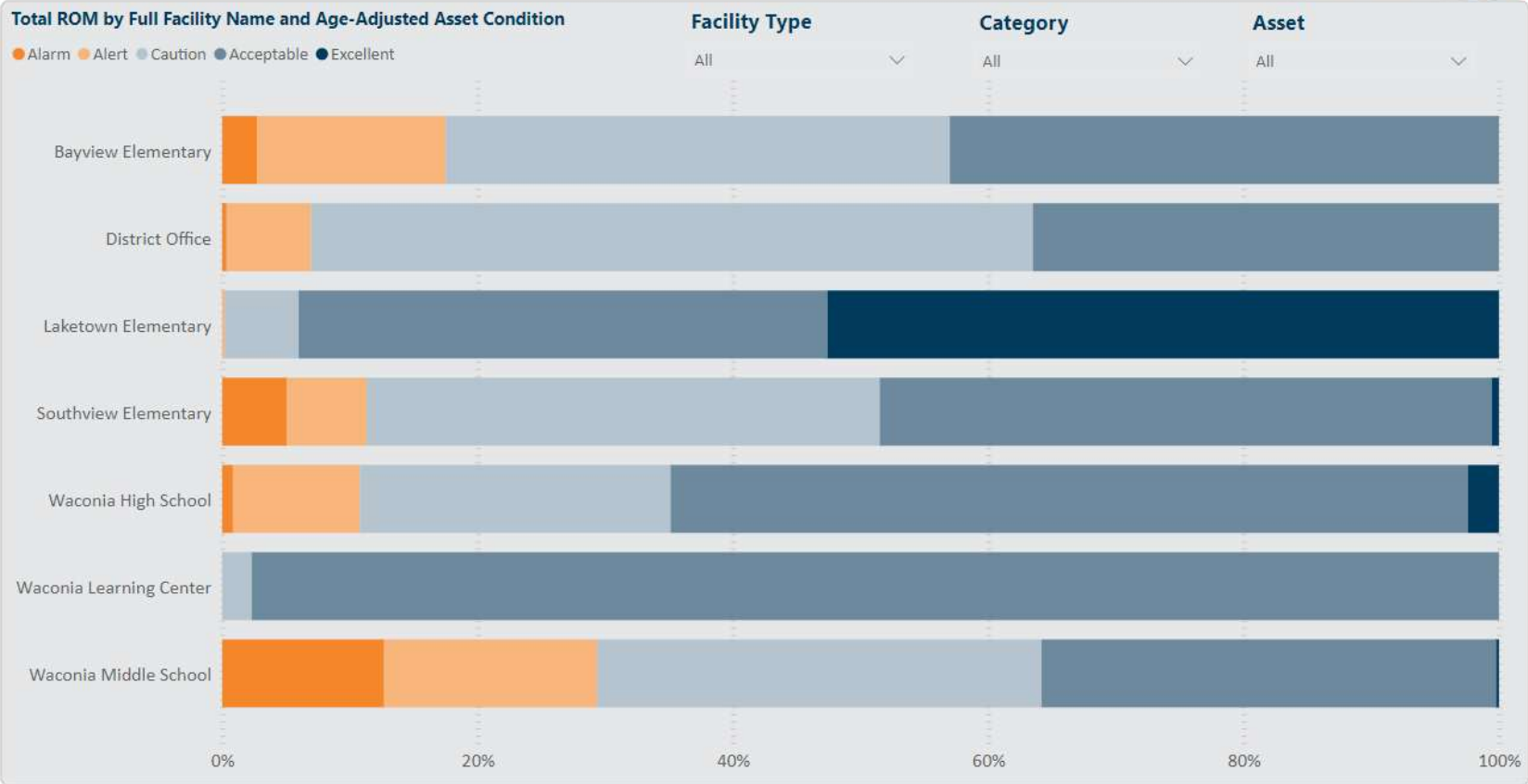
## Facility Optimization

- Identification of utility and operational cost savings opportunities

# DISTRICT WIDE FACILITY ASSESSMENT - 2023

## Facility Condition Assessment - Summary

[Facility Compare](#)
[Summary By Size](#)
[Facility Detail](#)

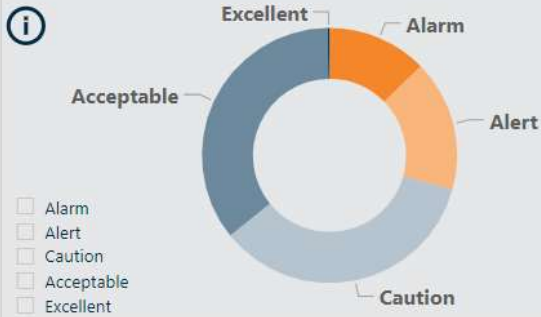



# BUILDING DASHBOARD SUMMARY

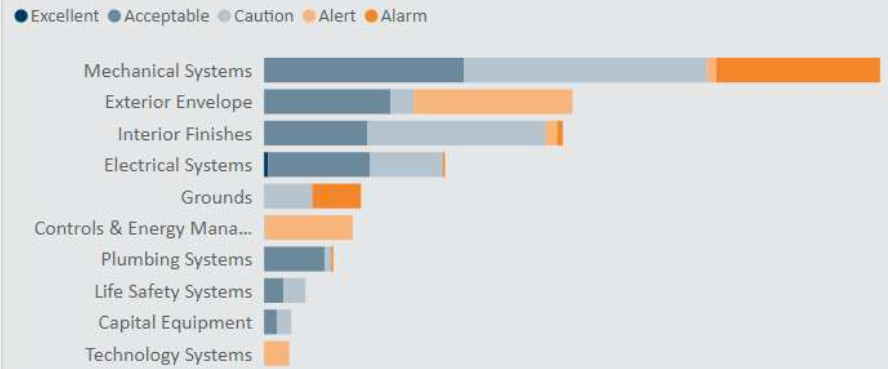
## Asset Summary - Waconia Middle School

Facility Detail i

**Replacement Cost by Age-Adjusted Asset Condition**



**%GT Rough Order of Magnitude Replacement Cost by Category and Age-Adjusted Asset Condition**



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	Concerns / Issues / Notes
1994 Chilled Water Distribution Piping	Mechanical Systems	1994 Areas with Cooling	50	29	58%	26	Acceptable	Acceptable	
1994 Domestic Piping Distribution	Plumbing Systems	1994 Area	50	29	58%	26	Acceptable	Acceptable	
2007 - 2012 Built-Up Roofing	Exterior Envelope	Roof Areas 7-28	30	16	53%	17	Acceptable	Acceptable	See roofing report.
2007 Chilled Water Distribution Piping	Mechanical Systems	2007 Areas	50	16	32%	34	Acceptable	Acceptable	
2007 Chilled Water Pumps	Mechanical Systems	Boiler Room	30	16	53%	17	Acceptable	Acceptable	Fed from 3 chillers on roof, serve CW system

# ASSESSMENTS CONTINUE

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- Reassessment started in January 2026
- Updated High School and District Office from 2025/6 projects
- Continuing to collect athletic information

## With the objective being:

**Give the district the information required to make sure that all re-investment into buildings is justifiable, quantifiable, planned, and of the utmost priority**

# WHAT DO THE ASSESSMENTS DO?

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The comprehensive nature of the assessments allow the district to prioritize projects by:

- Asset life expectancy
- Current asset condition
- Building location
- Interconnectivity to other systems
- Educational impact
- Community perception
- Project cost
- Project funding source

# YOUR ASSETS 2026

## myAssets

Assets

Assets Exceeding Projected Life

Alarm & Alert Assets

Alarm Assets With No Projects

Alert Assets With No Projects

8072

987

971

131

525

Assets (0TY) ↓	Asset Type ↓	Facility ↓	Category ↓	Condition ↓	Projected Life Remaining ↑	Space ↓	Projects ↓
Exterior Doors (2)	Storefront-Steel	Bayview Elementary School	Exterior Envelope	5 Alarm	-51	Hallway	Projects(1) ▼
Exterior Doors (2)	Storefront-Steel	Bayview Elementary School	Exterior Envelope	5 Alarm	-51	Untitled	Unassigned
Adhered 12" Tiles - 195€	Adhered 12" Tiles	Bayview Elementary School	Interior	5 Alarm	-46	Untitled	Unassigned
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Adhered 12" Tiles - 195€	Adhered 12" Tiles	Bayview Elementary School	Interior	5 Alarm	-46	Vestibule 15	Unassigned
Exterior Doors	Steel	Bayview Elementary School	Exterior Envelope	5 Alarm	-45	A106	Projects(1) ▼
Exterior Doors	Steel	Bayview Elementary School	Exterior Envelope	5 Alarm	-45	Vestibule	Projects(1) ▼
Exterior Doors (2)	Steel	Southview Elementary School	Exterior Envelope	4 Alert	-46	Untitled	Unassigned
Exterior Doors (2)	Steel	Southview Elementary School	Exterior Envelope	4 Alert	-45	Untitled	Unassigned
Exterior Doors (2)	Steel	Southview Elementary School	Exterior Envelope	4 Alert	-45	Untitled	Unassigned

# YOUR ASSETS 2026


## Welcome Back, Michael

 **Waconia Public Schools**  
ISD 110

Favorites

- myAssetScores
- myFacilities
- myProjects

### Your Tips

 Check back later for more tips.

### Asset Conditions Overview

Waconia Public Schools ISD 110

8 Facilities 945,712 Sqft 3,925 Students

2024 **-9**

2028 **-1**

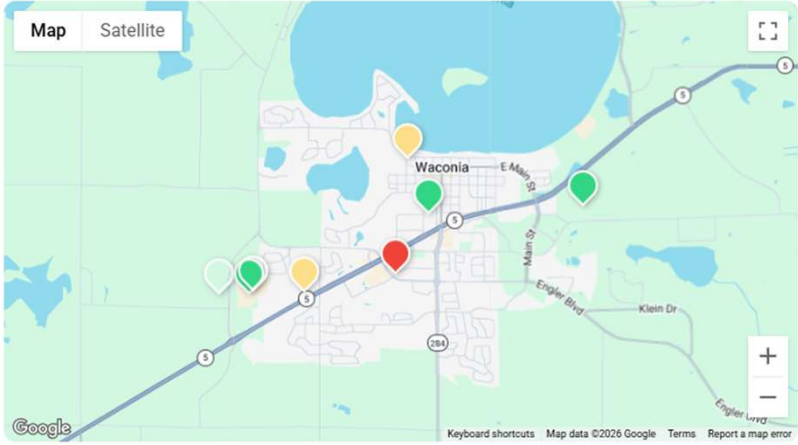


### Organization Overview

**Asset Conditions** | Funded Projects

- Strong** Recently invested; low near term investment need and stable lifecycle position.
- Stable** Performing well; proactive reinvestment maintaining lifecycle stability.
- Watch** Aging assets; planned capital renewal needed soon.
- Needs Action** Increasing risk; capital reinvestment required near-term.
- Urgent** High risk; immediate capital stabilization or replacement required.

Map | Satellite



Waconia

E Main St, Main St, Engler Blvd, Klein Dr, Engler Blvd

Google Keyboard shortcuts Map data ©2026 Google Terms Report a map error

The background is a dark blue gradient with a complex, perspective-driven grid of white lines. The lines form a series of overlapping rectangular planes that recede into the distance, creating a 3D architectural or technical drawing effect. The text is centered in white, sans-serif font.

# Solutions Development - 2023

# SOLUTIONS PRIORITIZATION

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All assets in Caution, Alert, and Alarm have had potential design solutions and estimates created

Working with the district and PMA, all these assets have been cataloged by potential project year, funding type and cost, and risk to building operation.

# HIGH PRIORITY ITEMS OVERVIEW - 2023

## High School

- 2001 condensing unit failures
- Challenges with dated steam boiler and distribution systems
- Leaking at entrance canopy
- Gym floor resurfacing
- Original boiler burner replacement

## Middle School

- Aging HVAC air handling units
- Aging HVAC terminal equipment
- Aging air-cooled chillers with old refrigerant
- Re-roofing considerations and opportunities
- Damaged exterior doors and façade near loading dock
- Parking lot needs with restoration and replacement

## Bayview

- High CO2 readings in classrooms with opportunity for recommissioning
- Single-pane windows from 1950-1960s
- Aging electrical equipment
- Old wooden playground with safety concerns
- Inoperable shut-off valves on plumbing system

## Southview

- Flooding steam tunnels and boiler room
- 1961 steam boiler
- Single-pane windows from 1960s
- High CO2 readings in classrooms with opportunity for recommissioning
- Failing compressors on air-cooled chiller

## Laketown

- Façade integration concerns between brickwork and metal panelling
- Moisture control concerns in gym

# HIGH PRIORITY ITEMS OVERVIEW – 2023 UPDATED

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## Laketown

- Façade integration concerns between brickwork and metal panelling
- Moisture control concerns in gym

# 10-YEAR PLANNING – HIGH SCHOOL

<b>High School</b>	<b>\$</b>	<b>25,833,450</b>
<b>2025</b>	<b>\$</b>	<b>15,641,200</b>
EXT.1 - East Canopy Repair	\$	7,200
EXT.2 - Building Envelope Maintenance - Allowance	\$	17,250
INT.5 - Gym Floor Refinish	\$	80,500
M.1c - Classroom Ventilation Upgrades - AHU Replacement w/ Chilled Water and Hot Water Conversion	\$	8,920,000
M.2c - Safari Island Ventilation Upgrades - AHU Replacement w/ Chilled Water and Hot Water Conversion	\$	1,760,000
M.3c - Specialty Classroom Ventilation Upgrades - AHU Replacement w/ Chilled Water and Hot Water Conversion	\$	4,720,000
M.7 - Boiler Burner Replacement	\$	136,250
<b>2028</b>	<b>\$</b>	<b>174,250</b>
S.1 - Security Camera Upgrade	\$	84,500
S.2 - Access Control Systems	\$	89,750
<b>2029</b>	<b>\$</b>	<b>78,000</b>
E.1 - Variable Speed Drives/Ventilation Control	\$	78,000
<b>2034</b>	<b>\$</b>	<b>9,940,000</b>
M.5 - Boiler Plant Replacement	\$	9,940,000

# 10-YEAR PLANNING – MIDDLE SCHOOL

<b>Middle School</b>	<b>\$</b>	<b>19,470,150</b>
<b>2025</b>	<b>\$</b>	<b>703,500</b>
G.1 - Full Reconstruction of Lots - East Side Drives	\$	335,000
G.2 - Reclaim and Repave Lots - North Side Drives	\$	280,000
M.8 - Domestic Hot Water Heater Replacement	\$	88,500
<b>2028</b>	<b>\$</b>	<b>17,908,650</b>
EXT.3a - Roof Replacement - Areas 1,2,3	\$	5,226,900
EXT.4 - Roof Replacement - Areas 4,5,6	\$	1,086,750
INT.3 - Luxury Vinyl Tile Replacement - 1993	\$	205,000
M.1 - 1993 Central System Replacements - AHU-1A,1B,1C,1D,1E,1F,6A	\$	4,700,000
M.2 - 1993 Air Handler Replacements - 2A,2B,3A,3B,3C,3D,4A,4B,5A,5B	\$	6,690,000
<b>2029</b>	<b>\$</b>	<b>694,750</b>
E.1 - Variable Speed Drives/Pump Control	\$	36,000
EXT.1 - Exterior Door Replacement - Single, Metal Doors	\$	95,250
M.5 - Make-Up Air Unit Replacements	\$	172,500
M.6 - Rooftop Unit Replacement - RTU-1	\$	391,000
<b>2032</b>	<b>\$</b>	<b>163,250</b>
S.1 - Security Camera Upgrade	\$	90,250
S.2 - Access Control Systems	\$	73,000

# 10-YEAR PLANNING – BAYVIEW ELEMENTARY

<b>Bayview Elementary</b>	<b>\$</b>	<b>5,441,900</b>
<b>2025</b>	<b>\$</b>	<b>80,900</b>
EXT.4.1 - Exterior Façade Repairs - 2025 Allowances	\$	80,900
<b>2026</b>	<b>\$</b>	<b>336,000</b>
EXT.1 - Window Replacement - 1955, 1961, 1969	\$	253,000
M.2 - Rooftop Unit Replacement - RTU-10	\$	83,000
<b>2027</b>	<b>\$</b>	<b>541,000</b>
M.3 - Condensing Unit Replacement - 2007	\$	541,000
<b>2028</b>	<b>\$</b>	<b>772,000</b>
C.1b - Energy Management and DDC - Study & Allowance	\$	146,500
G.1 - Re-route Bus Drop Off	\$	258,000
M.5 - Domestic Hot Water Heater Replacements	\$	74,000
P.1 - Shut-off Valve Replacement	\$	22,500
P.2 - Domestic Water Piping Replacement - 1955 and 1961	\$	271,000
<b>2030</b>	<b>\$</b>	<b>662,000</b>
E.1 - Upgrade Main Electrical Service and Switchgear	\$	662,000
<b>2031</b>	<b>\$</b>	<b>626,000</b>
E.2 - Upgrade Electrical Distribution System	\$	626,000
<b>2032</b>	<b>\$</b>	<b>99,000</b>
S.1 - Security Camera Upgrade	\$	67,750
S.2 - Access Control Systems	\$	31,250
<b>2033</b>	<b>\$</b>	<b>428,000</b>
EQUIP.1 - 1969 Corridor Lockers	\$	428,000
<b>2034</b>	<b>\$</b>	<b>1,897,000</b>
M.1 - Steam Boiler Replacement	\$	1,897,000

# 10-YEAR PLANNING – SOUTHVIEW ELEMENTARY

<b>Southview Elementary</b>	<b>\$</b>	<b>1,497,000</b>
2028	\$	1,497,000
C.1b - Energy Management and DDC - Study & Allowance	\$	130,000
EXT.1 - Window Replacement - 1961 and 1969	\$	471,000
G.1 - Full Reconstruction of Lots - South Playground Area	\$	309,000
P.1 - Domestic Water Piping Replacement - 1961 and 1969	\$	587,000

# 10-YEAR PLANNING – LAKETOWN & DISTRICT OFFICE

<b>Laketown Elementary</b>	<b>\$</b>	<b>172,475</b>
<b>2025</b>	<b>\$</b>	<b>145,000</b>
G.1 - Parking Lot Repair - Crack Fill and Coat	\$	145,000
<b>2026</b>	<b>\$</b>	<b>27,475</b>
EXT.1 - Exterior Brick Repair - Loading Dock	\$	27,475
<b>District Office</b>	<b>\$</b>	<b>1,162,000</b>
<b>2025</b>	<b>\$</b>	<b>655,000</b>
M.1b - Rooftop Unit Replacement w/ VAV System Upgrade- RTU-6	\$	655,000
<b>2032</b>	<b>\$</b>	<b>354,000</b>
G.1 - Reclaim and Repave Lots - East and West Lots	\$	354,000
<b>2033</b>	<b>\$</b>	<b>153,000</b>
S.1 - Security Camera Upgrade	\$	56,000
S.2 - Access Control Systems	\$	97,000

# POTENTIAL TEN YEAR RE-INVESTMENT PLAN - 2023

- SitelogiQ have identified \$68 million in maintenance needs over the next ten years
- A sample ten-year plan of that investment has been created
- It shows a large amount being deferred from year to year – but that can be okay!
- There are lots of different ways to structure that investment and how to tackle needs

School Name	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
High School	\$15,560,700	\$0	\$0	\$3,689,500	\$78,000	\$0	\$0	\$0	\$0	\$9,940,000	\$ 29,268,200
Middle School	\$703,500	\$0	\$0	\$21,243,650	\$694,750	\$136,000	\$0	\$828,250	\$0	\$0	\$ 23,606,150
Bayview Elementary	\$80,900	\$336,000	\$541,000	\$4,138,975	\$0	\$662,000	\$626,000	\$99,000	\$428,000	\$1,897,000	\$ 8,808,875
Southview Elementary	\$0	\$0	\$0	\$5,114,100	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,114,100
Laketown Elementary	\$145,000	\$27,475	\$0	\$277,500	\$0	\$0	\$0	\$0	\$0	\$0	\$ 449,975
District Office	\$655,000	\$0	\$0	\$575,750	\$0	\$0	\$0	\$354,000	\$153,000	\$0	\$ 1,737,750
<b>Project Totals</b>	<b>\$ 17,145,100</b>	<b>\$ 363,475</b>	<b>\$ 541,000</b>	<b>\$ 35,039,475</b>	<b>\$ 772,750</b>	<b>\$ 798,000</b>	<b>\$ 626,000</b>	<b>\$ 1,281,250</b>	<b>\$ 581,000</b>	<b>\$ 11,837,000</b>	<b>\$ 68,985,050</b>

Available LTFM	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$1,050,000	\$1,050,000	\$ 5,300,000
IAQ	\$16,055,000	\$0	\$0	\$6,966,500	\$0	\$136,000	\$0	\$0	\$0	\$9,940,000	\$ 33,097,500
Parking Lots	\$760,000	\$0	\$0	\$309,000	\$0	\$0	\$0	\$354,000	\$0	\$0	
Deferred LTFM	\$ (69,900)	\$ (36,525)	\$ 141,000	\$ 27,363,975	\$ 122,750	\$ 262,000	\$ 226,000	\$ 527,250	\$ (469,000)	\$ 847,000	\$ 28,914,550
Referendum				\$ 28,914,550							

# 10 YEAR MODELS – ALL INFRASTRUCTURE

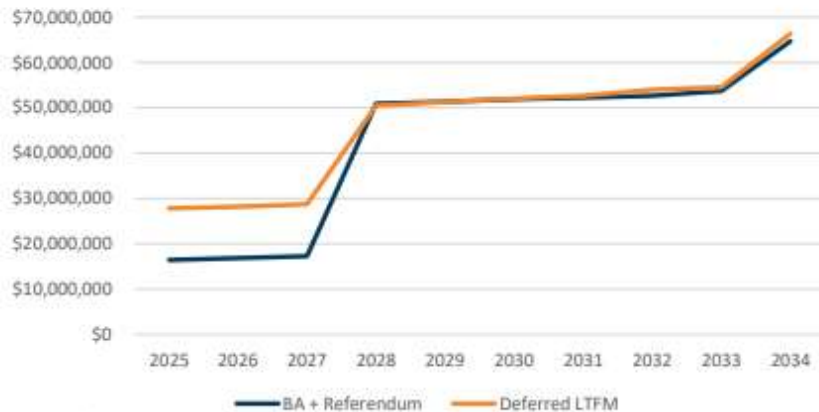
"Pay as you go"



Board Authority



BA + Referendum



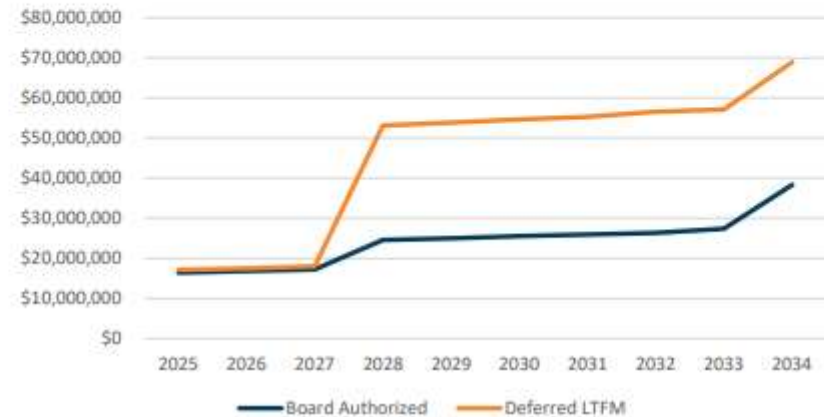
- These models show when all existing items are due for replacement
- These models include all infrastructure and some cosmetics, such as floors, doors etc.
- About \$28 million is shown as needed initially
- Pay as you go creates about a \$60 million gap
- Board Authorized works creates about a \$30 million gap
- Board Authority plus a referendum in 2028 keeps the district on plane
- No allowances for increased capacity needs or programmatic changes to the buildings

# 10 YEAR MODELS – ALL INFRASTRUCTURE

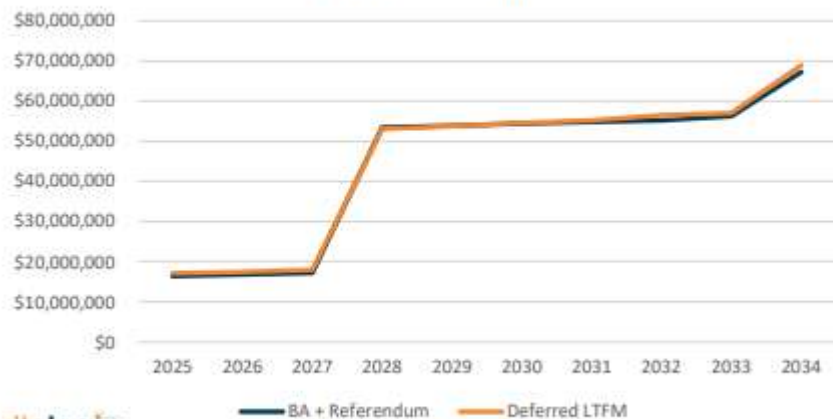
"Pay as you go"



Board Authority



BA + Referendum



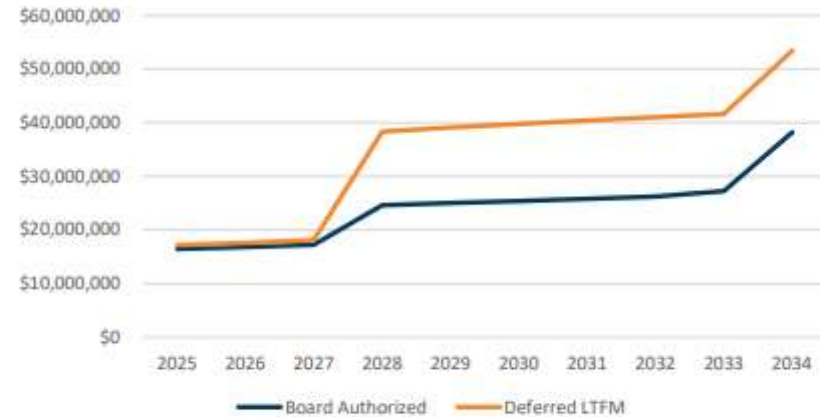
- These models look at when items are due but then pushes nonessential items into a referendum in 2028 reducing initial 28 million need to 18 million
- These models include all infrastructure and some cosmetics, such as floors, doors etc.
- Pay as you go creates about a 65 million gap
- Board Authorized works creates about a 30 million gap
- Board Authority plus a referendum in 2028 keeps the district on plane
- No allowances for increased capacity needs or programmatic changes to the buildings

# 10 YEAR MODELS – JUST CRITICAL INFRASTRUCTURE

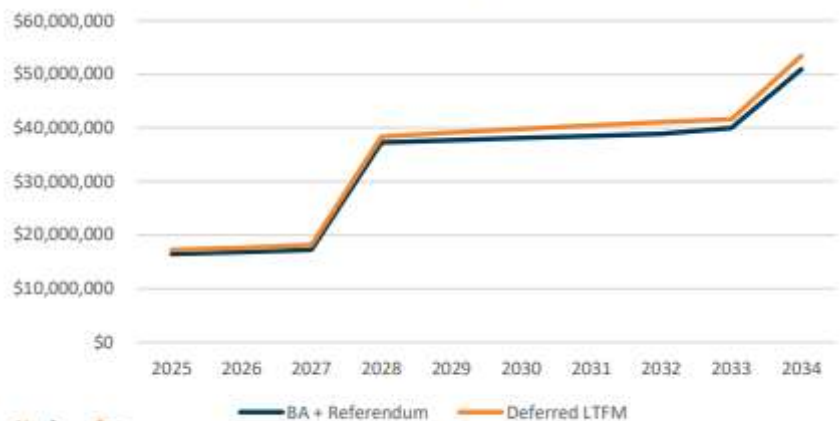
"Pay as you go"



Board Authority



BA + Referendum



- These models look at just critical infrastructure and no cosmetics
- BA + Referendum shows the best route through ensuring critical infrastructure is managed
- This pushes items into a 2028 referendum that we think we can "make last" until then
- A lot of items will go unattended, but we believe the fabric and systems of the building will be able to last until 2028
- No allowances for increased capacity needs or programmatic changes to the buildings

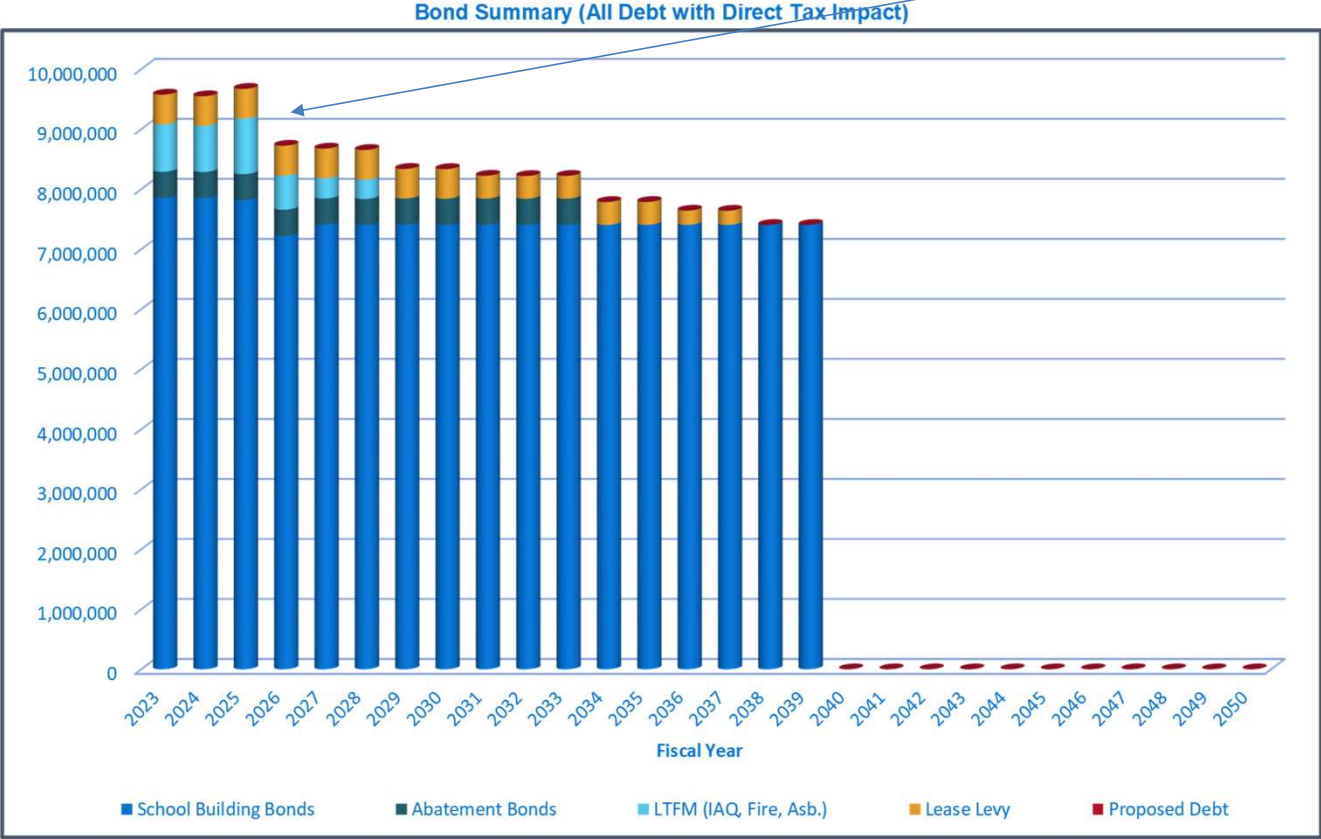
# WHY DID WE CHOOSE TO DO THE 2025 PROJECTS?

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- The High School condensing units were failing and costing LTFM budget increasing amounts each year.
  - These were assessed as needing replacement and were heavily interconnected to other work making them a high priority.
- At this stage there was a tax neutral opportunity for investment.
  - This equated to approximately \$17 million
- Funding types available included Indoor Air Quality health and safety funding and tax abatement of parking lots. Both of these funding sources were under board authority and could utilize that debt drop.
- Closed and Open funding sources – LTFM is a closed funding source (we know how much and it is capped) Indoor Air Quality and Tax Abatement are new revenue for the district and could be used for this reinvestment, preserving existing revenue amounts.
- That opportunity no longer exists, Current debt service has future drops (potentially to coincide with a referendum) but immediate projects would carry some tax impact.

# Outstanding Bond Debt

This was the debt drop used in 2024/5



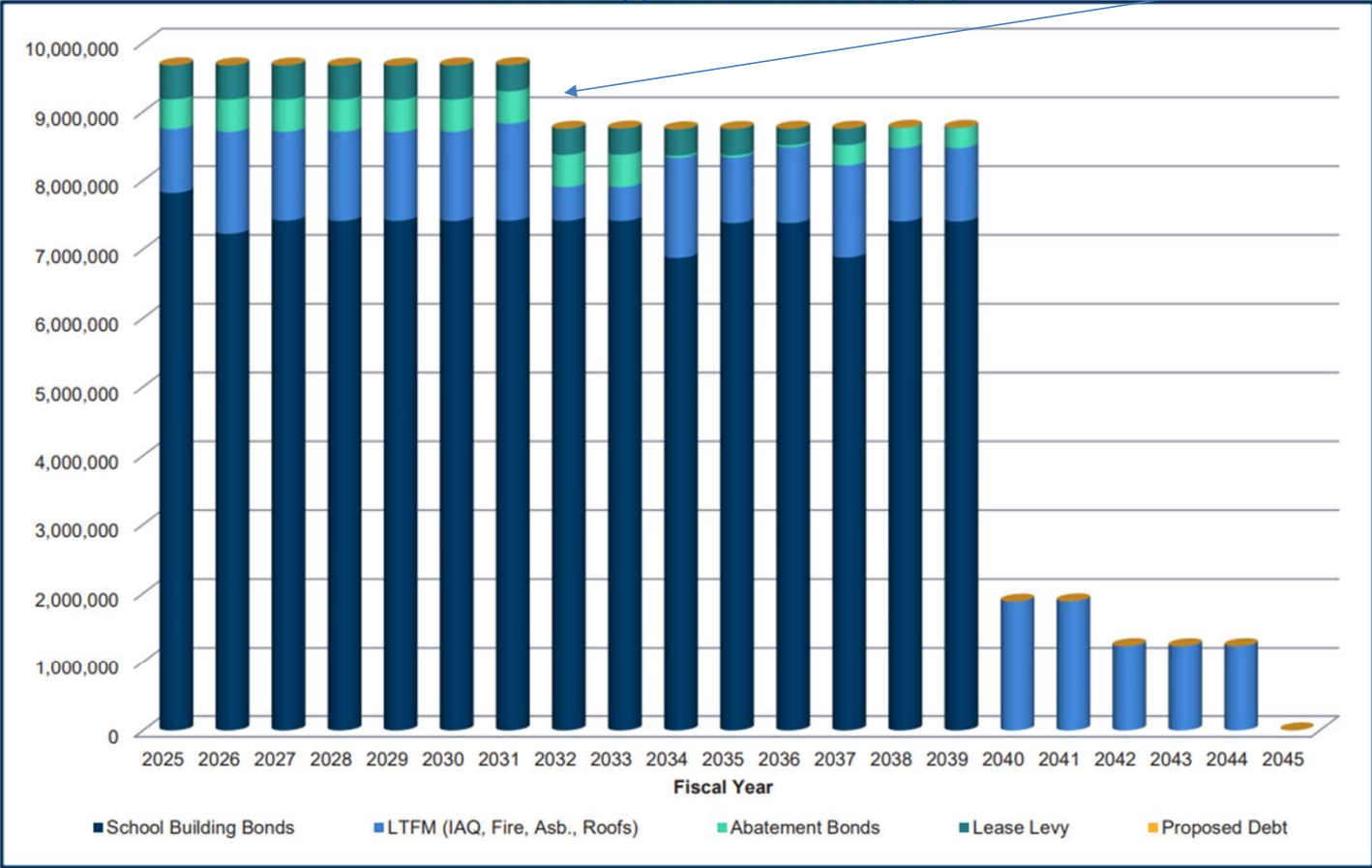
# WHAT'S CHANGED IN 2026

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- Successful operating referendum
- Out of SOD
- Models updated to show recent project being completed
- Models updated pushing original capital bond back
- Remaining budget from IAQ 2025 project – this has three years to be used and could be for design or implementation.

# Outstanding Bond Debt

ISD No. 110, Waconia  
Bond Summary (All Debt with Direct Tax Impact)



Can be used for potential projects, or for potential referendum

# MINNESOTA K-12 FUNDING OPTIONS

Description	MN Statute	Use of Funds	Does this generate new dollars to District budget	Does this require Voter Approval	What kind of borrowing?	Will there be a new tax impact associated with levy	Who pays for the levy and which tax base is utilized	Max Term
Energy Efficiency Project	123B.65	Multiple Uses	No	No	Several options	No	Not Applicable	15 years
Referendum Revenue / Operating Levy Revenue	126C.17	Day-to-day operations	Yes	Yes	Typically, none	Yes	House, garage, and one acre; RMV	10 Years
School Building Bonds	475 & 123B.02	Capital Expenditures	Yes	Yes	General Obligation	Yes	All taxable property; NTC	30 years or useful life
Capital Projects Levy	123B.63	Capital expenditures defined in 126C.10 subd. 14	Yes	Yes	Certificates of Participation	Yes	All taxable property; NTC	10 Years
Capital Facilities Bonds	123B.62	Capital expenditures defined in 126C.62	No	No	General Obligation	No	All taxable property; NTC	15 years or useful life
Capital Equipment Notes	123B.61	Capital expenditures defined in 126C.61	No	No	General Obligation	No	All taxable property; NTC	10 years or useful life
Long-Term Facility Maintenance Levy	123B.595	Deferred capital expenditures & Health and Safety projects	Yes	No	General Obligation	Yes	All taxable property; NTC	30 years or useful life
Lease Levy / Capital Levies	126C.40	Capital expenditures defined in 126C.40	Yes	No	Certificates of Participation	Yes	All taxable property; NTC	30 years or useful life
Abatement Bond	469.1812 to 469.1815	School Parking Lot Improvements	Yes	No	General Obligation	Yes	All taxable property; NTC	15 years or useful life

# HIGH PRIORITY ITEMS OVERVIEW – 2023 UPDATED

## High School

- 2001 condensing unit failures
- Challenges with dated steam boiler and distribution systems
- Leaking at entrance canopy
- Gym floor resurfacing
- Original boiler burner replacement

## Middle School

- Aging HVAC air handling units
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## Laketown

- Façade integration concerns between brickwork and metal panelling
- Moisture control concerns in gym

# POTENTIAL TEN YEAR RE-INVESTMENT PLAN - 2026

- A remaining \$50 plus million in maintenance needs over the next ten years
- A sample ten-year plan of that investment has been created
- It shows a large amount being deferred from year to year – but that can be okay!
- There are lots of different ways to structure that investment and how to tackle needs

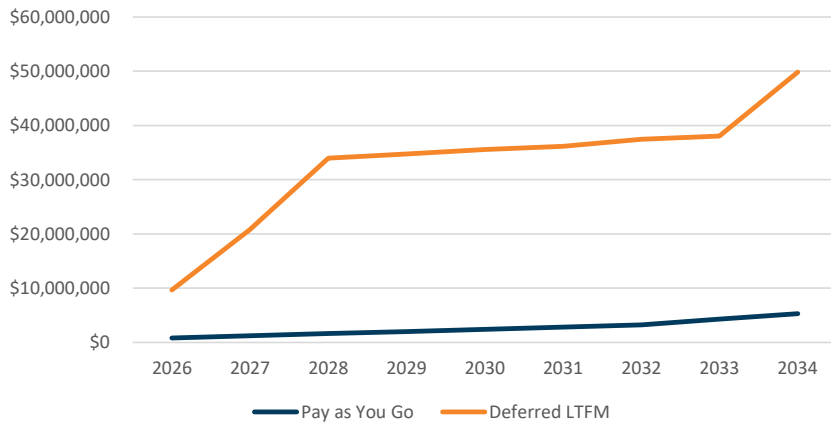
School Name	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
High School	\$0	\$0	\$3,589,500	\$78,000	\$0	\$0	\$0	\$0	\$9,940,000	\$ 13,607,500
Middle School	\$0	\$10,610,000	\$1,048,000	\$694,750	\$136,000	\$0	\$828,250	\$0	\$0	\$ 21,109,725
Bayview Elementary	\$336,000	\$541,000	\$2,525,975	\$0	\$662,000	\$626,000	\$99,000	\$428,000	\$1,897,000	\$ 8,493,375
Southview Elementary	\$0	\$0	\$5,114,100	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,114,100
Laketown Elementary	\$27,475	\$0	\$277,500	\$0	\$0	\$0	\$0	\$0	\$0	\$ 449,975
District Office	\$0	\$0	\$575,750	\$0	\$0	\$0	\$354,000	\$153,000	\$0	\$ 1,082,750
<b>Project Totals</b>	<b>\$ 363,475</b>	<b>\$ 11,151,000</b>	<b>\$ 13,130,825</b>	<b>\$ 772,750</b>	<b>\$ 798,000</b>	<b>\$ 626,000</b>	<b>\$ 1,281,250</b>	<b>\$ 581,000</b>	<b>\$ 11,837,000</b>	<b>\$ 49,857,425</b>
<b>Available LTFM</b>	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$1,050,000	\$1,050,000	\$ 5,300,000
<b>IAQ</b>	\$0	\$10,610,000	\$276,500	\$0	\$136,000	\$0	\$0	\$0	\$9,940,000	\$ 20,962,500
<b>Parking Lots</b>	\$0	\$0	\$309,000	\$0	\$0	\$0	\$354,000	\$0	\$0	\$ 663,000
<b>Deferred LTFM</b>	\$ (36,525)	\$ 141,000	\$ 12,145,325	\$ 122,750	\$ 262,000	\$ 226,000	\$ 527,250	\$ (469,000)	\$ 847,000	\$ 22,681,925
<b>Referendum</b>				\$ 22,681,925						\$ 22,681,925

For illustrative purposes - not a recommendation

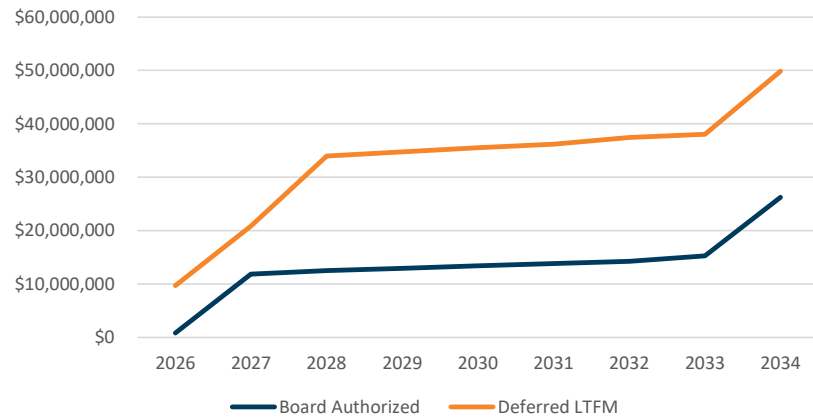
Further planning and prioritization to be conducted

# 10-YEAR MODELS – UPDATED 2026

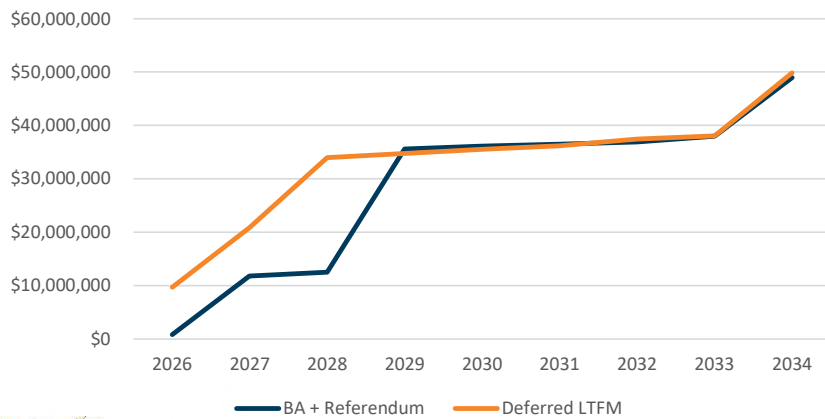
"Pay as you go"



Board Authority



BA + Referendum



- The models have been adjusted to bring forward a potential IAQ project to utilize remaining funds and push back a potential referendum.
- BA model - \$22 million gap
- BA + Referendum in 29/30 gets you ahead for the first time.

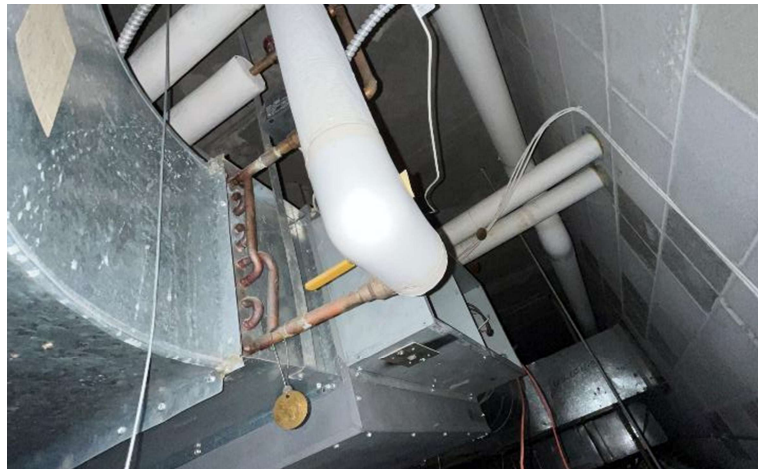
# AIR HANDLING UNITS AND TERMINAL EQUIPMENT

## Site

- Middle School

## Existing Conditions

- Air handling units at expected useful life
- Reviewing IAQ eligibility
- Worn coils and equipment with some signs of corrosion
- VAVs beyond expected useful life
- VAV controls updated as needed (80%)
- No need for immediate replacement, but should be included in long-term planning



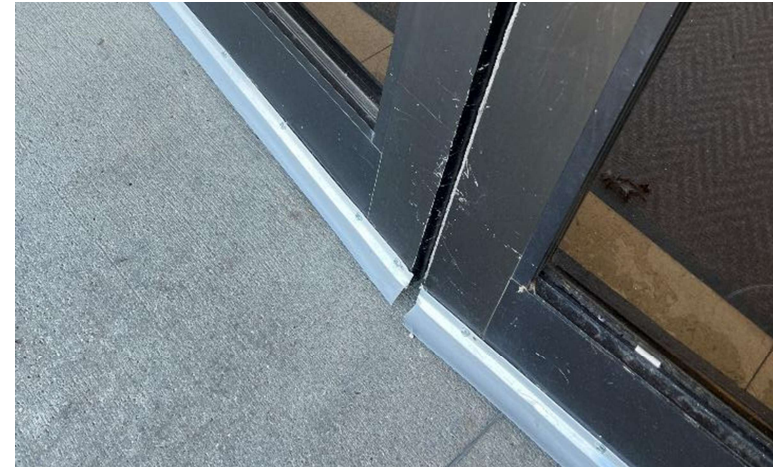
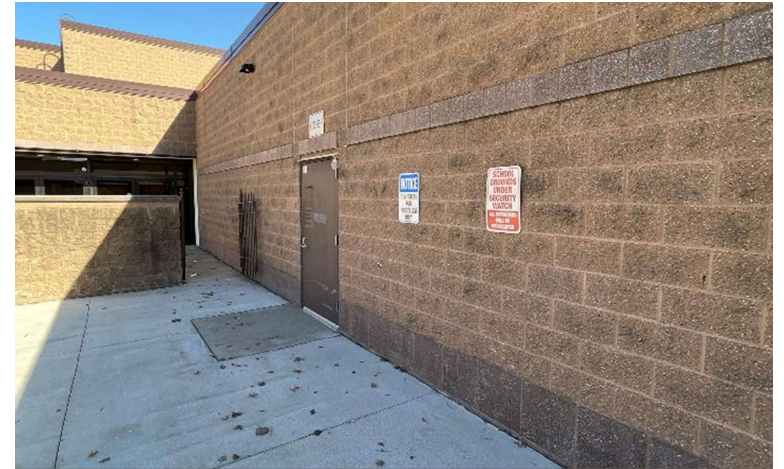
# EXTERIORS

## Site

- Middle School

## Existing Conditions

- Blistering on roof
- Failing seam at corner of skylight
- Large roof section with no expansion joints
- Exterior doors are heavily worn and damaged
- Stained façade near loading dock



# TALKING POINTS FROM THIS PRESENTATION

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- There are ongoing LTFM projects.
  - But LTFM isn't enough for larger projects
  - Just using LTFM will result in much larger needs for deferred maintenance and a larger referendum at some point
- Assessments are ongoing – prioritized by impact and life expectancy and risk
  - The major projects have not changed since 2023
- Larger projects have to be paid for through the community either through board authority or voter approved
  - You have authority over more of these assets than in previous years
  - All projects at this time will have some tax impact

3. **Superintendent Updates**

**Presenter:** Brian  
Gersich,  
Superintendent

3.A. Announce Student School Board Representatives  
for 2026-2027

3.B. Graduation Planning

4. **School Board Professional Development Survey  
Results**