

**WAUNAKEE COMMUNITY SCHOOL DISTRICT
BOARD OF EDUCATION FACILITY COMMITTEE MEETING**

Tuesday, January 4, 2022

5:00 PM

Waunakee Community School District
905 Bethel Circle
Waunakee, WI 53597

members of the public may attend Board of Education meetings in-person, and will be asked to check in with District personnel when you arrive.

Public comments will be limited to 3 minutes. The Board will allow 30 Minutes for public comments.

Public comments may be sent to Rebecca McDonough

at district_administrator@waunakee.k12.wi.us up to one hour before the start of the Board meeting. All comments will be reviewed by the Board members. Emailed comments will be reviewed by the board but not read out loud. Emailed comments sent during any part of the board meeting (Board Development, Closed session, Open session) will be forwarded to the board but may or may not be reviewed by the board until after the board adjourns. Comments must include the commentator's name, address, and must identify their connection to the District (if any) and any group they are representing in order to be considered by the Board.

If you would like to address the Board in-person during the public comments section of the meeting, you will be greeted in the lobby of the building, asked to check in with District personnel when you arrive so that you can be recognized and address the Board when your name is called.

A recording of the meeting will be posted on the District webpage within 24 hours of the meeting time.

A quorum of the Board may be present

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE AGENDA

IV. PUBLIC COMMENTS

V. FACILITY PROJECT MANAGEMENT OPTIONS

3

Administration will review facility project management options. Attached please find a document that shares four different options for consideration. Our District has utilized three of the four options in the past. Administration is seeking feedback from the Facility Committee regarding the next steps in this planning process.

VI. NOVEMBER 2022 REFERENDUM PLANNING PROCESS

4

VII. FUTURE MEETINGS

VIII. ADJOURN

“Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires assistance with access or materials should contact the Waunakee Community School District Office at 849-2000, 905 Bethel Circle Drive Waunakee, WI 53597, at least twenty-four hours prior to the commencement of the meeting so that necessary arrangements can be made to accommodate the request.”

FACILITY PROJECT MANAGEMENT OPTIONS

The purpose of this document is to provide a high level overview of various facility project management options. Administration is seeking feedback from the Committee on a preferred option or options. The next steps could include a request for proposal process or a job posting, depending on the preference of the Committee. Administration is not recommending the current model for the November 2022 referendum planning process as additional support for facility project management is recommended (either internal or outsourced).

***Savings related to architectural/ construction management fees averaged at 3% as not every project would require both services**

OPTION	DESCRIPTION	PRIOR USE IN WAUNAKEE	ESTIMATED PROJECT MANAGEMENT CAPACITY	COST (additional cost of this option)	SAVINGS*
<ul style="list-style-type: none"> ● Director of Facilities (1.0 FTE) ● Admin. Assistant (1.0 FTE) 	Current model	Current model including November 2014 referendum	\$500,000 to \$1 million	\$0	\$15,000 - \$30,000
<ul style="list-style-type: none"> ● Director of Facilities (1.0 FTE) ● Wage increase for 6 FTE Evening Custodial Lead in each building ● Admin. Assistant (1.0 FTE) 	One existing custodial position in each school would be elevated to a supervisory lead position in the evening. The additional cost references the increased hourly wage for each lead custodian.	None	\$1 million to \$2.5 million	\$30,000	Additional \$30,000 - \$80,000 ³
<ul style="list-style-type: none"> ● Director of Facilities (1.0 FTE) ● Supervisor of Custodial Services (1.0 FTE) ● Admin. Assistant (1.0 FTE) 	Add a Supervisor of Custodial Services to manage daily operations while providing the Director of Facilities with increased ability to manage additional facility projects.	1997-2004 Please note: there was no administrative assistant at that time.	\$2.5 million to \$5 million	\$80,000 - \$90,000	Additional \$75,000 - \$150,000
<ul style="list-style-type: none"> ● Director of Facilities (1.0 FTE) ● Admin. Assistant (1.0 FTE) ● Outsourced Project Engineer/ Owner's Rep (.4-.6 FTE) 	The District would contract with a project engineer/owner's rep for a specified period of time. The project engineer/owner's rep manages facility projects as well as provides support towards the construction of new facilities.	2004 - 2013	Internal: \$500,000 to \$1 million Outsourced: \$2.5-5 million	\$125,000 (for 2-3 days per week)	\$90,000 - \$180,000

Waunakee Community School District

EXAMPLE NOVEMBER, 2022 REFERENDA FINANCING PLAN

LEVY YEAR	YEAR DUE	EXAMPLE			\$75,000,000 G.O. SCHOOL BUILDING BONDS Dated July 1, 2023 (First interest 4/1/24)			FUND 39 DEBT LEVY EXISTING PLUS NEW	RECURRING OPERATING OPERATING OVERRIDE	STATE AID IMPACT OVER BASE YEAR (FY 2021-22) (A)	FUND 39 COMBINED COST (Factoring Aid)	FUND 39 COMBINED MILL RATE (B)	YEAR DUE
		FUND 39 EXISTING DEBT SERVICE	FUND 39 IMPACT OF 2022, 2023 DEFEASANCE	FUND 39 EXISTING DEBT SERVICE	PRINCIPAL (4/1)	INTEREST (4/1 & 10/1) EST. AVG= 3.75%	TOTAL						
2021	2022	\$7,203,088	\$4,813,912	\$12,017,000				\$12,017,000			\$12,017,000	\$3.50	2022
2022	2023	\$7,281,020	\$6,305,234	\$13,586,254				\$13,586,254	\$1,200,000	(\$2,400,000)	\$12,386,254	\$3.50	2023
2023	2024	\$7,359,749	(\$1,156,800)	\$6,202,949	\$470,000	\$3,506,813	\$3,976,813	\$10,179,761	\$2,400,000	\$197,260	\$12,777,021	\$3.50	2024
2024	2025	\$7,359,653	(\$1,167,188)	\$6,192,465	\$625,000	\$2,783,156	\$3,408,156	\$9,600,621	\$3,600,000	(\$62,419)	\$13,138,202	\$3.50	2025
2025	2026	\$7,360,515	(\$1,949,813)	\$5,410,703	\$475,000	\$2,762,531	\$3,237,531	\$8,648,234	\$4,800,000	\$81,174	\$13,529,408	\$3.50	2026
2026	2027	\$7,488,365	(\$2,720,063)	\$4,768,303	\$325,000	\$2,747,531	\$3,072,531	\$7,840,834	\$6,000,000	\$97,836	\$13,938,670	\$3.50	2027
2027	2028	\$7,489,465	(\$2,644,313)	\$4,845,153	\$225,000	\$2,737,219	\$2,962,219	\$7,807,371	\$6,000,000	\$122,549	\$13,929,921	\$3.50	2028
2028	2029	\$5,036,067	(\$573,625)	\$4,462,442	\$625,000	\$2,721,281	\$3,346,281	\$7,808,723	\$6,000,000	\$120,282	\$13,929,005	\$3.50	2029
2029	2030	\$5,040,947	(\$557,688)	\$4,483,259	\$625,000	\$2,697,844	\$3,322,844	\$7,806,103	\$6,000,000	\$121,363	\$13,927,466	\$3.50	2030
2030	2031	\$2,599,463	(\$49,563)	\$2,549,900	\$2,620,000	\$2,637,000	\$5,257,000	\$7,806,900	\$6,000,000	\$121,523	\$13,928,423	\$3.50	2031
2031	2032	\$2,601,975	(\$49,563)	\$2,552,413	\$2,720,000	\$2,536,875	\$5,256,875	\$7,809,288	\$6,000,000	\$121,696	\$13,930,984	\$3.50	2032
2032	2033	\$2,598,406	(\$49,563)	\$2,548,844	\$2,825,000	\$2,432,906	\$5,257,906	\$7,806,750	\$6,000,000	\$121,986	\$13,928,736	\$3.50	2033
2033	2034	\$2,597,319	(\$910,344)	\$1,686,975	\$3,815,000	\$2,308,406	\$6,123,406	\$7,810,381	\$6,000,000	\$122,031	\$13,932,412	\$3.50	2034
2034	2035	\$660,563	(\$660,563)	\$0	\$5,680,000	\$2,130,375	\$7,810,375	\$7,810,375	\$6,000,000	\$122,681	\$13,933,056	\$3.50	2035
2035	2036				\$5,895,000	\$1,913,344	\$7,808,344	\$7,808,344	\$6,000,000	\$123,241	\$13,931,585	\$3.50	2036
2036	2037				\$6,120,000	\$1,688,063	\$7,808,063	\$7,808,063	\$6,000,000	\$123,381	\$13,931,444	\$3.50	2037
2037	2038				\$6,355,000	\$1,454,156	\$7,809,156	\$7,809,156	\$6,000,000	\$123,657	\$13,932,814	\$3.50	2038
2038	2039				\$6,595,000	\$1,211,344	\$7,806,344	\$7,806,344	\$6,000,000	\$124,043	\$13,930,387	\$3.50	2039
2039	2040				\$6,850,000	\$959,250	\$7,809,250	\$7,809,250	\$6,000,000	\$124,161	\$13,933,411	\$3.50	2040
2040	2041				\$7,110,000	\$697,500	\$7,807,500	\$7,807,500	\$6,000,000	\$124,700	\$13,932,200	\$3.50	2041
2041	2042				\$7,380,000	\$425,813	\$7,805,813	\$7,805,813	\$6,000,000	\$124,919	\$13,930,732	\$3.50	2042
2042	2043				\$7,665,000	\$143,719	\$7,808,719	\$7,808,719	\$6,000,000	\$125,156	\$13,933,875	\$3.50	2043
2043	2044									\$125,734	\$125,734		2044
		<u>\$72,676,594</u>	<u>(\$1,369,935)</u>	<u>\$71,306,659</u>	<u>\$75,000,000</u>	<u>\$40,495,125</u>	<u>\$115,495,125</u>	<u>\$186,801,784</u>		<u>\$6,957</u>	<u>\$300,808,741</u>	<u>\$0.00</u>	

- (A) State aid impact based on prior fiscal year incremental expenditure over base year (FY 2021-22) at the following aid levels (2021-22 October certification):
Tertiary Aid Percentage..... -7.01% NOTE: Estimated, one-time aid benefit of \$2.4 mil expected in 2022-23.
- (B) Mill rate based on 2021 Equalized Valuation (TID-OUT) of \$3,437,359,073 with annual growth as follows:
2022-26: 3.00%
2027 and thereafter: 0.00%

NOTES: Example financing scenarios could be impacted by other variables, such as significant market or statutory changes, which may necessitate adjustments to the financing plans.

Mill rate may remain unchanged or decline in upcoming years if referendum not approved.

Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.

