

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

Monday, August 29, 2022

8:30 AM

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.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE AGENDA

IV. PUBLIC COMMENTS

V. CLOSED SESSION - ADJOURN TO CLOSED SESSION - PER WISCONSIN STATUTES 19.85 (1)(c)(e) and (f)

- A. Update on future land options/future negotiations with a land owner
Administration will provide an update on the request for proposal process for land. Attached please find a proposal from local civil engineer Roxanne Johnson for an evaluation of the proposals received from the community. Administration is seeking feedback from the Facility Committee on this proposal and the next steps in this process.

VI. NOVEMBER 2022 REFERENDUM PLANNING PROCESS

The purpose of this agenda item is to begin the partnership process that was approved by the school board for the November 2022 referendum. Vogel Brothers and EUA have been working together to

coordinate the work that will take place prior to the referendum. We would like to discuss the following topics with the Facility Committee.

Scopes of work necessary for early procurement (due to lead times and/or resource commitment):

1. HVAC
2. Electrical
3. Structural Steel
4. Precast Panels
5. Plumbing
6. Fire Protection

Preliminary Schedule:

8/29 - Review procurement process

9/12 - Issue RFP

9/23 - RFP responses due

10/3 - Review responses with Facility Committee and shortlist

10/10 - Interviews and selection with Facility Committee

List of potential partners for each scope:

1. HVAC
 - a. NAMI
 - b. 1901
 - c. Hooper
 - d. JF Ahern
2. Electrical
 - a. Westphal
 - b. Faith
 - c. Electric Construction
 - d. Nickles
 - e. 1901
3. Structural Steel
 - a. Endres
 - b. Skyline
 - c. McFarlane's
 - d. Steel Structures
 - e. Others if necessary
4. Precast Panels
 - a. Mid-States
 - b. Wells (Formerly Spancrete)
 - c. Doyle Contractors (precast/tilt-up)
5. Plumbing
 - a. Hooper

- b. NAMI
 - c. 1901
 - d. JF Ahern
 - e. Others
6. Fire Protection
- a. Hooper
 - b. 1901
 - c. JF Ahern
 - d. Design-Build
 - e. Others

We are seeking feedback from the Facility Committee on the process moving forward for the referendum in November. Administration would also like to discuss the topic of the management of the maintenance projects that are included in the referendum budget.

VII. REVIEW 2022-2023 CAPITAL MAINTENANCE PROJECTS 4

The purpose of this agenda item is to provide an update on the 2022-2023 Capital Projects that were approved by the school board. In addition, administration would like to discuss some additional possible projects for 2022-2023. Attached please find a report on the capital projects that were approved by the school board and a report that includes additional possible projects.

Also, please find attached supporting information on the Middle School Science Proposal and the High School Track.

VIII. FUTURE MEETINGS

Administration will be requesting several meetings over the next several months to continue the various steps with the November referendum planning process.

IX. 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.”

WAUNAKEE COMMUNITY SCHOOL DISTRICT

2022 ANNUAL MEETING, OCTOBER 17, 2022

TREASURER'S REPORT

<u>FUND</u>	<u>DESCRIPTION</u>	<u>BEGINNING FUND BALANCE</u>	<u>2021-2022 REVENUES</u>	<u>2021-2022 EXPENSES</u>	<u>ENDING FUND BALANCE</u>	<u>CHANGE IN FUND BALANCE</u>	
10	General Fund	7,494,823.14	56,513,085.94	55,312,385.57	8,695,515.45	1,200,692.31	
20	Special Projects Funds	1,029,443.28	10,422,516.23	10,322,026.30	1,129,933.21	100,489.93	
30	Debt Service Funds	2,265,023.39	12,286,853.45	12,212,796.15	2,339,080.69	74,057.30	
40	Capital Projects Funds	1,173,399.37	85.00	366,037.35	807,447.02	-365,952.35	
50	Food Service Fund	0.00	2,815,501.09	2,677,084.81	138,416.28	138,416.28	4
73	Employee Benefit Trust Fund	7,634,984.40	935,036.39	601,581.48	7,968,439.31	333,454.91	
80	Community Service Fund	473,121.95	656,195.02	611,722.47	517,594.50	44,472.55	
90	Package and Cooperative Programs	0.00	167,612.37	167,612.37	0.00	0.00	
	TOTAL ALL FUNDS	20,070,795.53	83,796,885.49	82,271,246.50	21,596,426.46	1,525,630.93	

The above numbers have been audited by the district's financial auditor, the firm WIPFLI.

The ending fund balance for Fund 10 is equal to 15.1% of the Fund 10 2022-23 expenditure budget.

The Fund 73 employee benefit trust fund is managed by American United Life at a X.X% guaranteed rate of return through December 31st, 2022.

2022/2023 Capital Projects												
Status	Item No.	Location	Description	Original Funds Requested	Funds Adjustments	Revised Funds Requested	Estimated Project Cost	Year-to-Date Actual	Funds Balance	Status	Questions	Notes
	1	Bethel	2 additional offices	\$35,000.00	\$20,000	\$55,000	\$55,000	\$0	\$55,000	WIP		furniture not included
	2	District-wide	Playground PlayMat	\$10,000.00	\$6,000	\$16,000		\$15,503	\$498	Done		If Using Playmat - I want it Blown in from now on (Lee Rec)
	3	District-wide	fields irrigation systems maintenance/repair	\$5,000.00		\$5,000	\$5,000	\$4,432	\$568	WIP	Full project est. \$20,000 - plan \$5000/year for 4 years	annual request per Ben Sleeper
	4	Arboretum	3rd & 4th Grade Classroom's Carpet & Stairs	\$34,000.00		\$34,000		\$33,700	\$300	Done		Coyle
	5	Arboretum	door 2 card access badge reader (2nd & 4th grade door)	\$3,650.00		\$3,650		\$3,650	\$0	Done		GlobalCom
	6	HES	remodel 2 new classrooms for 4th grade (Dan Carter verifying)	\$9,184.00		\$9,184	\$9,184	\$0	\$9,184	On Hold		WCSD H&R (\$6000.00) Central Ceiling (\$3184.00)
	7	HES	add locking capability for north gym	\$19,970.20		\$19,970	\$19,970	\$0	\$19,970	On Hold		
	8	HES	add 4th grade lockers (20)	\$7,000.00		\$7,000		\$750	\$6,250	WIP	May need to pay for installation	
	9	PES	library carpet, paint, book packing/moving	\$36,000.00		\$36,000		\$7,368	\$28,633	WIP	Done, Waiting on carpet invoice	H&R, B&W, & (Gorilla \$4700.00) (H&R \$21,300) (B&W Barring paint adhesion test to wall panels \$40,000)
	10	PES	library lighting	\$12,000.00		\$12,000		\$27,173	-\$15,173	WIP	Done need invoice	Westphal (FOE Rebate \$535.00)
	11	PES	Boiler	\$0.00	\$55,000	\$55,000		\$62,600	-\$7,600	WIP		Scope of Project revisited, need larger based on review
	12	MS	replace anti-slip material at (2) cafeteria ramps	\$7,900.00		\$7,900		\$6,013	\$1,887	WIP	August	Nonn's
	13	MS	Replace windows by door 1, 7	\$15,000.00		\$15,000		\$9,855	\$5,145	WIP	Door #7 only - August	Lake City Glass 11-5-21 quote
	14	MS	Carpet rooms 116,128,133,238,241	\$18,250.00		\$18,250		\$14,000	\$4,250	Done	238 questionable - business lab	H&R
	15	HS	Old gym east bleacher railings add, and resurfacing, or replacement of in	\$25,000.00		\$25,000		\$19,450	\$5,550	WIP	Done	\$15,000 is 42 boards not including labor
	16	HS	Door #19 bathroom countertops (boys and girls)	\$7,500.00		\$7,500		\$7,637	-\$137	WIP	On order with Vogel	Vogel
	17	HS	North Water Main Meter Valves	\$2,890.00		\$2,890		\$2,890	\$0	Done		Hooper Plumbing Quote 10-27-21 - John Farrell
	18	HS-Ath	Metering faucets - Warrior Stadium - women's restroom	\$1,623.95		\$1,624		\$1,780	-\$156	Done		Best Plumbing Quote 11-24-21 - John Farrell
	19	POOL	Pool Vacuum - Automatic/Robot (Need Now)	\$0.00	\$10,000	\$10,000		\$11,391	-\$1,391		ordered	PO given to Kristy
	20	POOL	-LaneLines	\$0.00	\$7,500	\$7,500	\$7,500	\$5,721	\$1,779		ordered	PO Given to Kristy
	21	MS	Replace hot water heaters	\$0.00	\$26,000	\$26,000		\$28,821	-\$2,821	done	Hooper & Westphal	
ADD	22	District	Maint Truck and Plow	\$0.00	\$47,000	\$47,000	\$47,000		\$47,000		Unable to get a quote from Ford	
ADD	23	District	Emergency Repairs (HVAC, plumbing, Electrical, roofing)		\$103,532	\$103,532		\$103,532	\$0			Water fountains for Arbo
				\$249,968.15	\$275,032.00	\$525,000.15		\$366,265.12				

2022/2023 Capital Projects				
Status	Item No.	Location	Description	Original Funds
added by JJC 8/23/2022		Bethel	replace RTU001 (no heat right now)	\$29,000
added by JJC 8/23/2022		HS	security system to card access interface	\$1,500
added by JJC 8/23/2022		Bethel	security system to card access interface	\$1500 + \$1500 annual
added by JJC 8/23/2022		HS	HVAC unit AC01 replace	est. \$225,000
added by JJC 8/23/2022		HS	HVAC unit AC-5 replace	est. \$225,000
added by JJC 8/23/2022		Bethel	replace furnace F003	\$6,000
added by JJC 8/23/2022		Bethel	replace furnace F004	\$6,000
added by JJC 8/23/2022		Bethel	replace HVAC unit 003	\$6,000
added by JJC 8/23/2022		Bethel	replace HVAC unit 004	\$6,000
added by JJC 8/23/2022		soccer stadium	scoreboard	
added by JJC 8/23/2022		MS	science room #221 remodel	\$25,102
added by JJC 8/23/2022		Warrior stadium	track replacement	
added by JJC 8/23/2022		JV baseball	netting posts replacement	est \$20,000
added by JJC 8/23/2022		WIS	gymnasium window protector	no quote
added by JJC 8/23/2022		MS	fire alarm device upgrade	\$35,425
added by JJC 8/23/2022		PES	2nd boiler	\$65,000
added by JJC 8/23/2022		District	HVAC controls front-end upgrade	\$787,700
HOLD	x	Arboretum	LED hallway lighting throughout	no quote
HOLD	x	Arboretum	LED kitchen lights	\$2,839
703 Budget	x	PES	replace exterior light at door #1	\$980
HOLD	x	PES	LED hallway lighting throughout	no quote
HOLD	x	MS	Install Carpet tile on landing by door 7 entrances	\$1,925
HOLD	x	WMS	Carpet Tile Door 5 (\$1850) & 6 (\$2500) Landings	\$4,350
		POOL	-Pool Bleachers	
		POOL	-Scoreboard	\$0.00
		HS	replace portable bleachers	
		District-wide	7' - 24" Drum Earth Roller	\$6,650.00
		MS	Replace stair treads with no wax vinyl by door 1 & 7	\$35,400.00
		Arboretum	storage garage - replace shed with additional sq footage	\$275,000.00
		Arboretum	Gymnasium East Doors	\$3,100.00
		Arboretum	Receiving Door 12	\$3,600.00
		Arboretum	kitchen floor replacement	\$20,000.00
		Bethel	Parking lot resurface	\$160,000.00
		District-wide	Recoat Gym floors	\$21,025.00
		District-wide	Raptor Drill and Reunification software	\$10,800.00
		District-wide	iPads for custodians - qty 36	\$14,400.00
		District-wide	replace single-man lift (non-certifiable lift)	\$8,910.00
		District-wide	Waterwheel	\$17,399.00
		District-wide	replace 2011 maintenance truck	\$43,166.07
		HS	replace 1991 International tractor (new John Deere to HS. HS Boomer g	\$50,000.00
		HS-Ath	ADA path to south (G) visitor bleacher, Warrior Stadium	\$77,200.00

2022/2023 Capital Projects				
Status	Item No.	Location	Description	Original Funds
		HES	Playground Drainage at HES	\$16,000.00
		HS	replace fieldhouse doors 20 (6)	\$33,000.00
		HS	replace fieldhouse doors 21 (8)	\$35,000.00
		HS	Commons ceiling tiles replace	\$3,000.00
		HS	Fieldhouse "projection wall" painting, east wall	\$973.00
		PES	Office Carpeting	\$17,200.00
		PES	Cafeteria Retime	\$25,500.00
		PES	S. playground drainage	\$16,000.00
		PES	Enlarge Cafeteria - Seating	
		PES	Collaboration Space For Learning (Location ?)	
		PES	Retractable Walls between classrooms - 8	\$84,360.00
		WIS	Front Island/HC Parking Drainage	\$30,000.00
		WIS	Marmoleum In Cafeteria is coming up at Seams	\$0.00
		WIS	More Bike Rack Area (gravel) (75'X20') \$90/Ton/\$45 del.	\$1,200.00
		District-wide	replace 1998 forklift (electric)	\$40,000.00
		District-wide	replace 1995 Toro cart - Maintenance	\$21,000.00
		HS	replace portable bleachers	
		HS-Ath	athletic fields security cameras	\$71,340.00
		HS-Ath	add 500 bleacher seats Warrior Stadium	\$275,000.00
		MS	Replace 1992 roof	\$235,000.00
		PES	Hallways Retime	\$330,000.00
		PES	Replace Classroom Windows	\$159,975.00
		PES	Poured In Place Playground Surface	\$144,000.00
		POOL	-Suit Spinner	\$2,125.00
		POOL	-Sound System	\$8,645.00
		POOL	-LaneLines	\$7,200.00
		POOL	-Filtration Pump	\$4,000.00
		POOL	-Filter Sand Media	\$4,418.00
		POOL	-Pulsar Booster Pump (Need Soon)	\$987.00
		POOL	-VFD	\$6,156.00
		POOL	-Chlorine Feeder	\$5,260.00
		POOL	CO2 Feeder	\$668.00
		POOL	-Stenner Pump	\$354.00
		POOL	-Family/Gender Non-Specific Locker Room	\$0.00
		POOL	-Guard Room	\$0.00
		POOL	-POS System	\$0.00
		POOL	-Computer	\$0.00
		POOL	-New Piping and supports	\$0.00
		POOL	Manual Pool Vacuum	\$6,000.00
		WHS	Take Out Arbovitae Trees?	B. Steeger
		WHS	Larger Commons/Kitchen	
		WHS	Larger Football Locker Room	
		WHS	Larger Weight Room	
		WHS	ADA Parking For Warrior Stadium	

2022/2023 Capital Projects				
Status	Item No.	Location	Description	Original Funds
		WHS	Face Rooms (Residential/Commercial)	
		WHS	Varsity Softball Lights	
		WHS	Fence In the Practice Football Fields (1500' fnc @ 40'/ft)	\$60,000.00
		WHS	Stucco on North Side Of High School	Krome
		WHS	Eve Troughs and Downspouts on North Side (12)	\$19,728.00
		WHS	Ag Area - Rock, Asph and Fence (\$1,500)	
		WIS	east playground addition	\$42,000.00
		WIS	Replace all Whiteboards	\$185,000.00
		WIS	More Lighting Around Dumpsters	\$700.00
		WIS	Granite Gravel - Resurface (\$45 delivery under 9 Ton)	\$90/Ton
		WIS	AV Tech Issue-Gym	-
		WIS	Wall Paper/Graphics - Elevator and Social Stairs	asked
		WIS	Cardio & Music Room HVAC	asked
		WIS	Hood Fan in Face Room Spec Ed. cost	-
		WIS	Cardio Room Equipment Upgrade - District/Bldg	emailed Steve Summers
		WIS	contract out Whiteboard Resurfacing	
		WIS	Exhaust Fan in Cardio Room Bathroom	asked
		WIS	Sidewalk Expansion Joints	-
		WIS	Flagpole	\$680/Year
		WIS	Another GaGa Pit	-
		WMS	Painting - Outside Doors and Bathroom	wait
		WMS	Cafeteria Lighting (2019 Quote)	\$30,340.00
		WMS	LED Lighting Throughout	wait

August 22, 2022



Aaron May, WSD Activities Director
Waunakee Community School District
301 Community Drive
Waunakee, WI 53597

Aaron,

Thank you again for taking time out of your day to meet at your track. Your facility's current rubberized track system is a synthetic latex track installed approximately five years ago. The following is a list of identified concerns during the site visit.

1. The latex glue is deteriorating, and the rubber strands are lying loose.
2. The surface is cracking at the interior concrete curb/asphalt joint. Unfortunately, the first stripe falls on the curb in the southwest radius, and the crack is in the performance area of lane 1.
3. As noted on the track, the first seven lanes are the same width. However, the eighth lane is wider. This is a rule violation as all lanes must be the same width.
4. The existing asphalt appears to be in good condition. According to the Asphalt Institute, the average life cycle of asphalt is between 18-20 years.

Our industry has moved almost exclusively to polyurethane tracks. The latexes of years ago, such as your installation, were about half the price of polyurethane, yet they lasted about half as long. What our industry has found, unfortunately, is that latexes are not maintaining their bond with the asphalt base. When a track delaminates from the asphalt, this is track failure from the bottom up. If a track maintains its grip with the asphalt base, you can consistently simply re-top. Everyone is afraid of re-topping a latex track because the maintenance spray tends to choke the mat off, making it impermeable. The result is that you can spend a considerable amount of money and in one year have it unusable by large bubbles and areas of delamination that are sheeting off the asphalt base. We have seen a significant amount of tracks the age of yours that had no signs of problems until maintenance was done to them, and then the problems began. This is an industry-wide problem happening across the country and is an ongoing topic of discussion at the American Sports Builder Association meetings.

Removing the existing surface isn't going to correct the lane issues or change the stripe location in the southwest radius. Restriping the current track is expensive and wouldn't last long because of the delaminating rubber. Also, the existing asphalt base probably wouldn't support the life cycle of a new polyurethane surface.

At this point, we would recommend continuing to run on your existing surface. There weren't any safety issues to be addressed. A long-term site plan should be discussed and budgeted so that a new track can be constructed when the existing track can no longer be used.



Fisher Tracks, Inc.
1192 235th Street • Boone, IA 50036
800-432-3191 • 515-432-3191 • FAX 515-432-3193
www.fishertracks.com



Please let me know if you have any questions or concerns. Thanks again for taking time out of your day to meet on the track.

Cordially,



Darin Olofson

Track Consultant

Fisher Tracks, Inc.

515-432-3191 ext. 16

515-451-5419 cell

dolofson@fishertracks.com



WMS Science Classroom Remodel - Phase 2

Reasoning / Justification

- Current building structure has 6 science classrooms, although we now have 7 'teams'
- Would like to turn last year's health room (between two other 8th grade science rooms) into a room similar to what we created last year.
- It would make sense to move the science classroom into the larger space, and use the current 7th classroom for a class that has less need for a larger space (math, ELA, etc.).
- This remodel would also more closely align the size of the 7th science classroom with that of the other science classrooms.
- We have a larger 8th grade class, have almost 700 students currently planned for this fall, and we will continue to be growing as a district
- As the use of this building evolves due to growth and potential construction of a new middle school, this room will have the flexibility to be used for a variety of STEAM related courses across the entire 7-12 continuum.
- We have an opportunity to also begin to reimagine not only how science instruction could and should evolve, but how all instruction could look like with flexible spacing, electrical service, and movable furniture
- What we learn from this classroom may provide insight into classroom design for future building projects, and lead to potential efficiencies in how allocate resources

Costs (known):

- Plumbing bid (Hooper): \$7,177.00
- H&R Flooring:: \$1,225.00
- Cabinetry & Countertop (Vogel): 16,700.00

**none of these cost are recurring

To: Facilities Committee

From: Tim Schell and Jeff Kenas

Date: August 23, 2022

Subject: Proposed Partial Room Remodel (Examples)

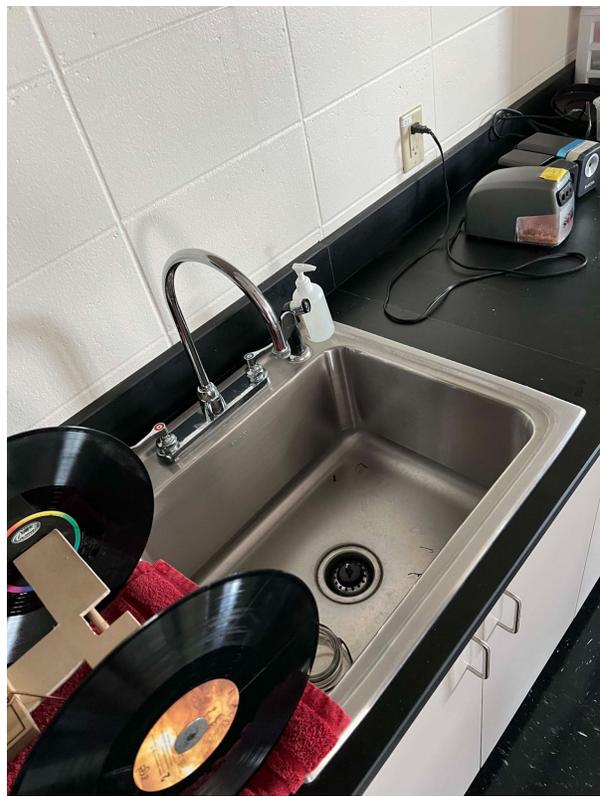
We are requesting consideration of some remodeling for Room 221 at the Middle School similar to what has been previously done to Room 223. Tim Schell will be available at your meeting to discuss in more detail and we are providing some photos of Room 221 as it currently is and Room 223 as it is after the remodel. Our goal is to provide greater functionality for science instruction and other STEM activities. These upgrades will include the following:

1. Cabinetry
2. Sink
3. Flooring strip along cabinetry.
4. Ceiling mounted extension cord reels.

Room 223 showing cabinetry upgrades.



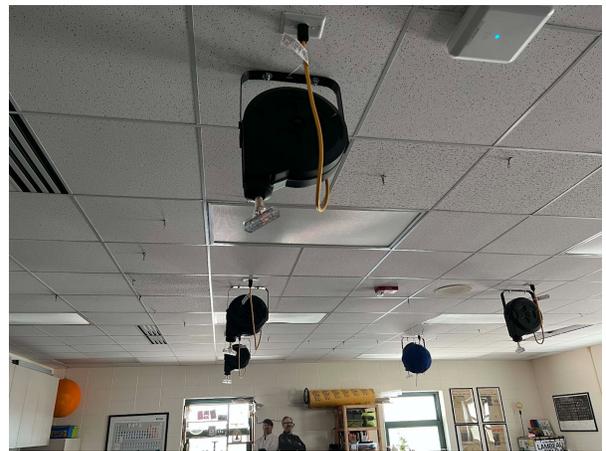
Room 223 showing sink installation. These two classrooms share the same wall and due to the earlier Room 223 remodel, there is now plumbing at this wall location for Room 221.



Room 223 showing floor installation. This provides water protection in proximity to the sink as well as greater durability along the countertop area.



Room 223 showing ceiling extension cord reels installation. We do not run gas to these rooms, so the extension cords allow us to use electric heating pads for experiments. They also support the use of other power equipment as needed.



Current Room 221 wall to be remodeled. We would install cabinetry, a sink, and the flooring similar to what has been installed in Room 223.



Current Room 221 ceiling. We would install mounted extension cord reels similar to what has been installed in Room 223.

