

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

Monday, July 10, 2023

8:00 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](mailto: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. HERITAGE ELEMENTARY SCHOOL**

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The purpose of this agenda item is to request facility committee review of the next round of bids for Heritage Elementary. Attached please find a list of the recommended bidders, the bid amount, and a comparison to the budgeted amount. The attachment is presented in a different format this month due to the large number of bids. Please reach out to Steve Summers at [stevesummers@waunakee.k12.wi.us](mailto:stevesummers@waunakee.k12.wi.us) if you would like any additional information on these bids. Rich Stoffels from Vogel will be at the meeting to review the bids. The August board meeting should be the final round of bids for Heritage as well as the development of the guaranteed maximum price. We can also start the conversation at that

time on the topic of reallocating funds from Heritage Elementary to districtwide maintenance.

**VI. CONSIDERATION OF CAPITAL PROJECTS** **5**

The purpose of this agenda item is to request consideration of additional districtwide maintenance projects. Attached please find the project tracking document with the additional maintenance projects identified on page 2 of the document. John Cramer will be present to review these projects. Tiffany Loken will also be present to review the middle school restroom project. If approved, these projects will be funded through the districtwide maintenance projects portion of the referendum funds. This topic is on the agenda for the regular board meeting as well.

**VII. CONSIDERATION OF NAMI CONTRACT ADDENDUM** **7**

The purpose of this agenda item is to review the NAMI preventative maintenance addendum. Attached please find a draft addendum document. The district currently has a contract with NAMI for preventative maintenance on the HVAC system districtwide. The school board has hired NAMI for the HVAC work through the referendum process. District administration has requested NAMI to prepare a preventative maintenance addendum that aligns with the timing and scope of the referendum process. We are seeking feedback from the facility committee on this topic.

**VIII. CONSIDERATION OF ENERGY SERVICES PARTNER** **8**

The purpose of this agenda item is to consider the selection of an energy services partner for the referendum projects. Attached please find information on this topic from Westphal. Westphal has already been approved by the school board for the electrical subcontracting work for the referendum.

The selection of an energy services partner is critical for the following aspects of the referendum projects:

- 1) Solar energy project at the new Heritage and Middle School including connecting these projects opportunities for student learning
- 2) Evaluate solar energy system at Intermediate
- 3) Evaluate lighting system across the district for recommended return on investment projects
- 4) Assistance with any federal/state grants/initiatives writing processes
- 5) Electric vehicle charging stations at new schools and evaluation of existing sites
- 6) Any other energy related services as applicable

District administration has met with Westphal as well as two other firms who specialize in energy services. We are seeking feedback from the committee as to the board's preference for the process of selecting an energy services partner.

**IX. FUTURE MEETINGS**

**X. 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.”

Date: 07/05/23

WCSD New Heritage Elementary: 6271 Woodland Dr. Waunakee, WI 53597

Specification:	Description of Work:	Supplier/Subcontractor:	Low Bid	Budget	Over/Under
03 35 45	Polished Concrete	CMR/CMS	\$67,866	\$70,000	(\$2,134)
07 14 00	Fluid Applied Waterproofing	C.M. Morris	Incl in 07 25 10		\$0
07 25 10	Weather Barriers - Fluid Applied	C.M. Morris	\$315,500	\$336,581	(\$21,081)
07 53 00	EPDM Roofing	Northern Roofing and Sheet Metal	\$1,563,000	\$1,674,400	(\$111,400)
07 55 63	Vegetated Protected Membrane Roofing	Northern Roofing and Sheet Metal	Incl in 07 53 00		\$0
07 71 00	Roof Specialties	Northern Roofing and Sheet Metal	Incl in 07 53 00		\$0
07 72 00	Roof Accessories	Northern Roofing and Sheet Metal	Incl in 07 53 00		\$0
07 81 00	Applied Fire Protection	C.M. Morris	\$28,300	\$30,000	(\$1,700)
08 11 13	Hollow Metal Doors and Frames	LaForce	\$678,481	\$725,057	(\$46,576)
08 14 16	Flush Wood Doors	LaForce	Incl in 08 11 13		\$0
08 17 00	Integrated Door Opening Assemblies	LaForce	Incl in 08 11 13		\$0
08 34 73	Sound Control Door Assemblies	LaForce	Incl in 08 11 13		\$0
08 71 00	Door Hardware	LaForce	Incl in 08 11 13		\$0
09 64 29	Gym Flooring	Prostar Surfaces	\$182,500	\$217,600	(\$35,100)
09 67 00	Fluid Applied Flooring	CMR/CMS	\$46,042	\$42,475	\$3,567
09 67 10	Sealed Concrete Flooring	CMR/CMS	\$9,027	\$10,390	(\$1,363)
11 40 00	Foodservice Equipment	Kavanaugh Restaurant Supply	\$607,255	\$685,000	(\$77,745)
11 66 23	Gymnasium Equipment	Specialty Closures, Inc	\$123,863	\$135,000	(\$11,137)
12 66 13	Telescoping Bleachers	Goodson Furniture and Equipment	\$115,300	\$150,000	(\$34,700)

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## WCSD Maintenance Work Tracking Summary



6/12/2023

**MAINTENANCE BUDGET**

<b>11/4/2022</b>	<b>Total amount budgeted in referendum</b>	<b>\$</b>	<b>6,395,000</b>
<b>11/4/2022</b>	<b>Bleacher Extension Referendum Amount</b>	<b>\$</b>	<b>500,000</b>
<b>6/12/2023</b>	<b>Approved projects amount to date</b>	<b>\$</b>	<b>(3,583,488)</b>
<b>TBD</b>	<b>Funds allocated from contingency or interest</b>	<b>\$</b>	<b>-</b>
<b>TOTAL FUNDS AVAILABLE</b>		<b>\$</b>	<b>3,311,512</b>

**APPROVED (BY BOARD) PROJECTS**

Date	Description	Location	Bid Amount
3/13/2023	Warrior Stadium track replacement, bleacher expansion and related improvements	High	\$ 1,300,000
4/10/2023	Roof replacement - entire roof	Middle	\$ 631,000
4/10/2023	Redo TLC Roof*	High	\$ 46,300
4/10/2023	Freight Elevator Security *	High	\$ 10,132
5/1/2023	Emergency Roof Repairs (NORTHERN)	District	\$ 40,000
5/1/2023	Emergency HVAC Repairs (NAMI)	District	\$ 25,000
5/1/2023	Emergency Plumbing Repairs (HOOPER)	District	\$ 25,000
5/1/2023	Emergency Electrical Repairs (GLOBALCOM/WESTPHAL)	District	\$ 25,000
5/1/2023	Replace Walking Path near Century Avenue and Community Drive	District	\$ 33,453
5/1/2023	Safety Film on all doors	District	\$ 46,374
5/1/2023	Low Driveway Inlet * (SOUTH CENTRAL CONTRACTING)	Prairie	\$ 2,842
5/1/2023	(2) Card Readers	Prairie	\$ 13,099
5/1/2023	(4) Magnetic Door Holders	Prairie	\$ 13,270
5/1/2023	Asphalt Under Gaga Pits * (WOLF PAVING)	Arboretum	\$ 19,741
5/1/2023	Broken Curb Inlet Hole/Culvert * (SOUTH CENTRAL CONTRACTING)	Arboretum	\$ 7,000
5/1/2023	4 Card Readers & at Double Doors by Office * (GLOBALCOM)	Arboretum	\$ 13,099
5/1/2023	(8) Magnetic Door Holders to isolate sections of building during lockdown *	Arboretum	\$ 26,539
5/1/2023	8 Magnetic Door Holders for securing pods during lockdown *	Intermediate	\$ 26,539
5/1/2023	Classroom 131 Window *	Middle	\$ 10,940
5/1/2023	Door 1 Entrance Stair Treads *	Middle	\$ 21,900
5/1/2023	Door 1, 10 Walkway Concrete Replacement	Middle	\$ 29,860
5/1/2023	Sidewalk Repair * (Confirmed split cost with Village)	Middle	\$ 20,000
5/1/2023	High School Bus Loop Sidewalk Ramp Replacement	High	\$ 4,950
5/1/2023	16 Lockable Restrooms *	High	\$ 6,553
5/1/2023	Room 1433, 1411, 1501 Carpet	High	\$ 13,290
5/1/2023	4 Card Readers at front office, other locations	High	\$ 16,000
5/1/2023	Repair dust collector in Woodshop	High	\$ 4,711
5/1/2023	High School CO2 Tank Pad and Fencing	High	\$ 9,902
5/1/2023	Front Door Canopy	District Office	\$ 6,303
5/1/2023	Air Handling Unit 05 Replacement	High	\$ 300,000
5/1/2023	Replacement of Chiller CH002 - includes upgrade to 350-ton	High	\$ 515,000
5/1/2023	Replacement of Chiller CH001	High	\$ 200,000
6/12/2023	Middle School Fire Safety Project	Middle	\$ 36,859
6/12/2023	Prairie Elementary Remodeling Proposal	Prairie	\$ 82,832

		<b>Subtotal</b>	<b>\$</b>	<b>3,583,488</b>
<b>PENDING PROJECTS</b>				
3/13/2023 Softball Lights/Field Evaluation	High		\$	-
<b>PROPOSED (NOT APPROVED) PROJECTS</b>				
7/10/2023 parking lot landscaping repair	Intermediate		\$	9,970
7/10/2023 Trees and light-blocking material for fence @ Warrior Stadium	High		\$	17,200 (May be covered under \$1.3 million)
7/10/2023 Playground playmat chips	AES, PES, IS		\$	12,266
7/10/2023 Parking lot striping and minor repairs	all lots except HES, Bethel		\$	25,159
7/10/2023 Special education restroom remodel	Middle		\$	11,000
7/10/2023 Sentronic Closers	PES, AES, IS		\$	16,798
7/10/2023 WIS Security System Install	Intermediate		\$	1,020
7/10/2023 Eves, Troughs & Downspouts - North side	High		\$	19,728
7/10/2023 Pool bleacher repair	High		\$	1,050
7/10/2023 Flag pole repair	Intermediate		\$	3,410
		<b>Subtotal</b>	<b>\$</b>	<b>117,601</b>



June 30, 2023

Waunakee Community School District  
905 Bethel Circle  
Waunakee, WI 53597  
Attn: Steve Summers

**PM Contract Addendum for Waunakee Community School District**

Thank you for the opportunity to continue our preventive maintenance contract with Waunakee Schools. NAMI values our long time partnership and looks forward to continuing to work with the district for the foreseeable future to help extend the life of your HVAC systems, continue to save energy, and keep your facilities comfortable and working for the staff and students that use them daily. With the changes coming to the district, we have outlined below the pricing structure for the maintenance contract for the next 5 years – through the construction and warranty period of both the new Heritage and new Middle Schools as approved by the most recent referendum.

<b><u>Contract Term</u></b>	<b><u>Contract Price</u></b>	<b><u>Scope Changes / Pricing Adjustments</u></b>
9/1/23 – 8/31/24	\$289,900	Same as current, remove controllers (obsolete), age/risk escalator
9/1/24 – 8/31/25	\$275,400	Remove old Heritage, add new Heritage PM (repair under warranty)
9/1/25 – 8/31/26	\$299,000	Add full coverage for new Heritage, age/risk escalator
9/1/26 – 8/31/27	\$339,100	Add new Middle School PM (repair under warranty)
9/1/27 – 8/31/28	\$366,600	Add full coverage for new Middle School, age/risk escalator

\*Pricing also reflects addition of PM only (repairs excluded) on 18 additional hot water heaters in the district.

Should you have any questions, please feel free to contact me by phone at (608) 842-3932 or by email at [prothering@naminc.com](mailto:prothering@naminc.com). Thank you again for your continued business.

Sincerely,

Pete Rothering  
North American Mechanical, Inc.

**Approval:**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**Westphal & Company, Inc.**  
**Energy Approach**  
For

**Waunakee Community School District**



**Overview**

Westphal & Company has created a comprehensive plan for Waunakee Community School District (WCSD). This energy plan will enable WCSD to realize its goal of shifting energy spend into educational resources. Westphal’s approach is based on three priorities outlined below. We look forward to helping WCSD realize their energy saving, solar electric generation and vehicle charging goals.

**Photovoltaics (PV) – Solar Electric Power for Heritage Elementary School**

Westphal will provide a complete design/build, turnkey solar installation. Based on architectural roof plans, adequate space exists for a roof top system of at least 550 kW (DC), 480 kW (AC). Benefits and system design criteria are outlined below. While producing electricity that will offset Heritage School’s monthly and annual usage, a roof top solar array is a active, relatable teaching tool for students. System details and items for discussion:

- Ballasted roof array – concrete blocks hold trays supporting modules in place
- Installation time – a 500 kW system requires six to eight months for design, procurement, engineering, permitting and installation
- Electrical system integration – PV generated electricity offsets power supplied by Waunakee Utilities – power generated will match phase/voltage of electrical service
- Structural Engineering – a stamped report verifying roof-loading capabilities is provided
- Incentives – Westphal & Company will facilitate applications for any available incentives
- Direct Pay Investment Tax Credit – Westphal has provided information about possible Inflation Reduction Act “Direct Pay” tax credits
- Monitoring – real-time and historical production data can be viewed online or displayed on a smart screen in the school

Questions:

- Systems size? Optimal system size is reliant on estimated monthly and annual kilowatt hour usage and expected peak kilowatt demand by Heritage Elementary. Waunakee

Utilities net metering cap is 20 kW, therefore it is critical that solar power export is minimized

- System layout? Final as-built roof drawings, with all mechanical obstructions accounted for, will minimize or eliminate need for redesign

## District Lighting Upgrades

WCSD has expressed a desire to lower electrical consumption through lighting upgrades. Westphal & Company will conduct a walk-through of all six district schools. From these site visits, a prioritized list of replacement fixtures will be generated. A financial comparison will be provided to outline energy savings based on current WCSD utility rates. Factors to be considered for lighting:

- Age, type and efficiency of existing fixtures
- Cost-effective solutions for upgrades
- Lighting control integration – eliminating unnecessary run-time and zone lighting based on occupancy and traffic patterns and time schedules
- Utilization of day light sensors and dimming light fixtures to reduce energy in day lit areas
- Pricing for fixture upgrades vs. long-term savings – a direct style match for an LED fixture can create costly replacement options
- Both WPPI and Focus on Energy offer incentives for lighting upgrades

## EV Charging

WCSD aspires to a pro-active approach to EV charging. As district vehicle electrification increases, charging availability must expand. Westphal has researched and selected reliant, solvent, long-term charging partners. We will provide charging options that serve current needs, with built-in infrastructure for future expansion. Westphal will assist with any EV charger incentives or credits. EV Charging considerations:

- Existing electrical service and potential upgrade requirements
- Number and location of new charging stations
- Future charging expansion needs – infrastructure
- Charger access – key cards or fobs to control users
- Charging speed – Level II base

Questions:



14 Marsh Court • Madison, WI 53718-8805 • Phone 608-222-0105



P.O. Box 7428 • Madison, WI 53707-7428 • Fax 608-222-0230

**electrical construction**

- Can existing electrical service support additional chargers? – This can be evaluated during lighting site visits
- Prioritized locations for charging?
- Other features desired by WCSD