

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

Monday, August 7, 2023

7:30 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. HERITAGE ELEMENTARY SCHOOL

A. Approval of Subcontractor Bids

5

The purpose of this agenda item is to request Facility Committee review of the next list of subcontractors for the Heritage Elementary School Project. Vogel Brothers staff will be in attendance at the meeting to review this list with the committee. Administration is requesting a committee recommendation for the August 14th School Board meeting.

B. Update on Budget/Guaranteed Maximum Price

6

The purpose of this agenda item is to request Facility Committee review of a budget update/guaranteed maximum price for the Heritage Elementary School Project. Vogel

Brothers staff will be in attendance at the meeting to review the attached presentation with the committee. No action is requested on this agenda item.

C. Approval of Easement 14

The purpose of this agenda item is to request Facility Committee review of an easement for the Heritage Elementary School Project. Vogel Brothers and the EUA team have been working with the district and our utility partners to provide utility access to the school site and the surrounding community through the eastern portion of the district property where the new Heritage Elementary School is being constructed. Attached please find the easement document that has been drafted as a result of process. Administration is requesting a committee recommendation for the August 14th School Board meeting.

VI. CONSIDERATION OF CAPITAL PROJECTS

A. Middle School Dishwasher Project 23

The purpose of this agenda item is to request Facility Committee review of a dishwasher replacement installation at the Waunakee Middle School. The dishwasher at the Middle School was no longer operating at the end of the school year and the district purchased a replacement dishwasher this summer. The original dishwasher did not include a grease trap which has now become a requirement of state building codes. The installation of a new dishwasher (with the grease trap) would require School Board approval as the cost exceeds \$25,000. The cost estimate has been attached. The facility department and the food service department have been working with the Village of Waunakee to determine if the grease trap is required for this dishwasher replacement or if a variance would be provided. Administration is requesting a committee recommendation for the August 14th School Board meeting. We are requesting approval of the attached cost estimate in case the grease trap is required or is determined to be the better long-term investment.

B. Softball Field Report 30

The purpose of this agenda item is to review a report from Rettler on the varsity softball field. As background information, Rettler was previously hired to work with the Village of Waunakee on the design of varsity softball field lighting and the airport ordinance. The design of softball field lights was finalized after the completion of the district's Title 9 audit. However, before proceeding with the lighting project, the softball booster group and coaching staff asked for consideration of moving the softball varsity field from the current location to the junior varsity location. The School Board then approved Rettler to draft a report reviewing the viability of this option. The report is attached for your review.

In addition to this report, Nick Conrad has had discussions with the softball stakeholders on this potential change of the varsity softball field location.

Administration is requesting approval of the varsity softball field location change, as

well as approval to proceed with the lighting project and related improvements. The lighting project estimate last fall was \$175,000 and there is no estimate on the related improvements at this time. Administration is requesting approval of the lighting project so the work can take place this fall and be ready for the spring softball season.

VII. CONSIDERATION OF NAMI CONTRACT ADDENDUM **39**

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. The Facility Committee requested that the addendum document line up with the referendum projects. As a result, NAMI revised the attached document to align with the warranty period for the new Middle School.

Administration is requesting consideration of approval of the revised document.

VIII. CONSIDERATION OF ENERGY SERVICES PARTNER **40**

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

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 with opportunities for student learning
- 2) Evaluate solar energy system at Intermediate
- 3) Evaluate systems 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.”

8/4/2023

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

Specification:	Description of Work:	Supplier/Subcontractor:	Low Bid	Budget	Over/Under
07 42 13	Metal Panels	Nations Roof	\$2,136,650	\$1,911,283	\$225,367
08 33 13	Coiling Grills	Garage Door Express	\$53,446	\$52,000	\$1,446
08 71 13	Power Door Operators	Entrance Technologies 1, LLC	\$19,567	\$81,400	(\$61,833)
09 30 00	Tiling	Maly Ceramic Tile Company, Inc.	\$349,657	\$446,400	(\$96,743)
09 51 00	Acoustical Ceiling	Central Ceiling Systems, Inc.	\$953,916	\$1,100,000	(\$146,084)
09 65 00	Resilient Flooring and Carpet	Sergenians	\$781,400	\$982,500	(\$201,100)
09 91 23	Painting and Wall Coverings	Schmelzer Paint Co., Inc.	\$589,122	\$666,357	(\$77,235)
10 11 00	Visual Display Units	LaForce	\$107,212	\$170,700	(\$63,488)
10 14 00	Signage	Creative Sign Company, Inc.	\$65,585	\$90,000	(\$24,415)
10 21 13.19	Plastic Toilet Compartments	LaForce	\$32,754	\$26,740	\$6,014
10 22 39.16	Folding Panel Partitions	JWC Building Specialties, Inc.	\$53,256	\$50,000	\$3,256
10 26 01	Corner Guards	Construction Specialties, Inc.	\$47,429	\$39,958	\$7,471
10 28 00	Toilet Accessories/FEC's/Cubicle Track	LaForce	\$39,543	\$53,154	(\$13,611)
12 24 00	Window Shades	LB Blinds and Shades	\$138,227	\$158,221	(\$19,994)
12 32 00	Manufactured Casework	Wisconsin Built, Inc.	\$714,501	\$987,508	(\$273,007)
32 92 00	Landscaping	Bruce Company	\$364,615	\$400,000	(\$35,385)
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0

5



WAUNAKEE
COMMUNITY SCHOOL DISTRICT

**NEW HERITAGE ELEMENTARY –
BUDGET UPDATE**

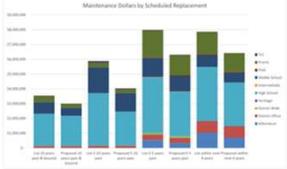
AUGUST 7, 2023

AGENDA

- HERITAGE ELEMENTARY GUARANTEED MAXIMUM PRICE (GMP)
- HERITAGE SUBCONTRACTOR AWARDS



BUDGET BREAKDOWN - \$175 MILLION

ELEMENTARY	MIDDLE SCHOOL	HS/TLC/DISTRICT	MAINTENANCE
			
<p>\$ 63,660,000</p>	<p>\$ 99,920,000</p>	<p>\$ 5,025,000</p>	<p>\$ 6,395,000</p>



BUDGET PROCESS

- BID PACKAGE 1 – MARCH 2023
- BID PACKAGE 2 – APRIL 2023
- BID PACKAGE 3 – JUNE 2023



BUDGET REVIEW

DESCRIPTION	JUNE 2022	JANUARY 2023	AUGUST 2023
CONSTRUCTION	\$ 48,870,000	\$ 52,530,000	\$ 52,580,000
CONTINGENCY	\$ 9,240,000	\$ 5,580,000	\$ 2,630,000
SOFT COSTS	\$ 5,550,000	\$ 5,550,000	\$ 7,330,000
TOTAL	\$ 63,660,000	\$ 63,660,000	\$ 62,540,000

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OVERALL PROJECT BUDGET SAVINGS OF \$1,120,000

VOGEL BROS. GUARANTEED MAXIMUM PRICE (GMP) - \$ 55,210,000 (does not include soft costs)



ADDITIONAL SAVINGS OPPORTUNITIES

- VOGEL/EUA/ADMINISTRATION
- EXAMPLES:
 - CAST STONE
 - SUN SHADES
 - PREFABRICATION OPPORTUNITIES
 - LIGHTING
 - FA ALARM



VENDOR SELECTIONS

- CURRENT APPROVALS
 - SEE BID AWARD LIST
- UPCOMING AWARDS – FINALIZED IN SEPTEMBER
 - CURB & GUTTERS
 - ASPHALT PAVING
 - FENCING
 - RUBBERIZED PLAY SURFACE





WAUNAKEE
COMMUNITY SCHOOL DISTRICT

Document No.

**UTILITY EASEMENT
AGREEMENT**

Return to:
Attorney Jenna E. Rousseau
205 Doty Street, Suite 201
Green Bay, WI 54301

191/0809-182-8001-1
Parcel Numbers

THIS UTILITY EASEMENT AGREEMENT (*Agreement*) is granted by Waunakee Community School District (the *Owner*) to Waunakee Utilities (the *Utility*).

RECITALS :

A. The Owner is the fee holder of certain real property in the Village of Waunakee, Dane County, State of Wisconsin, as more particularly described on the attached and incorporated Exhibit A (the *Property*).

B. The Utility has requested that the Owner grant a permanent easement (the *Easement*) and temporary construction easement (the *Temporary Construction Easement*) over certain portions of the Property as such portions are described on the attached and incorporated Exhibit B (the *Utility Easement Area*) and as shown on Exhibit C.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Grant of Easement. The Owner grants to the Utility, and its successors, a perpetual easement and right-of-way to construct, install, operate, maintain, repair, replace and extend

underground utility facilities, conduit and cables, together with all necessary and appurtenant equipment under and above ground to transmit electric energy, including the customary growth and replacement thereof, with the right of ingress and egress for the purpose of this grant, over the Utility Easement Area. The Utility shall not assign use of the Utility Easement Area to other utilities or service providers without the prior written consent of the Owner, which shall not be unreasonably withheld.

2. Temporary Construction Easement. During the period of construction or installation of improvements within the Property, the Utility shall have a Temporary Construction Easement over those portions of the Property located within 10 feet of the Utility Easement Area for the purpose of transporting equipment and materials in connection with the construction or installation of improvements within the Property. The Temporary Construction Easement shall expire on the completion of installation as contemplated in Section 1.

3. Indemnification. The Utility shall indemnify the Owner from and against all loss, costs (including reasonable attorney fees), injury, death, or damage to persons or property that at any time during the term of this Agreement are suffered or sustained by any person or entity in connection with the Utility's activities conducted on the Property, regardless of the cause of the injury, except to the extent caused by the gross negligence or misconduct of the Owner or its agents or employees.

4. Consistent Uses Allowed. The Owner reserves the right to use the Easement and the Temporary Construction Easement for purposes that will not interfere with the Utility's full enjoyment of the Easement rights granted in this Agreement.

5. Restoration of Surface. The Utility shall restore the surface disturbed by any construction or maintenance of any equipment located within the Easement or the Temporary Construction Easement to its condition before the disturbance.

6. Covenants Run with Land. All terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Owner and the Utility and their respective successors and assigns. The party named as Owner in this Agreement and any successor or assign to the Owner as fee simple owner of the Property shall cease to have any liability under this Agreement with respect to facts or circumstances arising after the party has transferred its fee simple interest in the Property.

7. Non-Use. Non-use or limited use of the Easement or Temporary Construction Easement rights granted in this Agreement shall not prevent the benefiting party from later use of the Easement or Temporary Construction Easement rights to the fullest extent authorized in this Agreement.

8. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

9. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all

parties to this Agreement and duly recorded in the office of the Register of Deeds of Dane County, Wisconsin.

10. Notices. All notices to either party to this Agreement must be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last-known address. Either party may change its address for notice by providing written notice to the other party.

11. Invalidity. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, is deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, will not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

12. Waiver. Any delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall not be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

13. Enforcement. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the nonprevailing party.

14. No Public Dedication. Nothing in this Agreement shall be deemed a gift or dedication of any portion of the easements granted under this Agreement to the general public or for any public purpose whatsoever.

Dated: July __, 2023

WAUNAKEE COMMUNITY SCHOOL DISTRICT

By: _____

Name: Joan Ensign

Title: Board President

By: _____

Name: Judith Engebretson

Title: Board Clerk

Dated: July __, 2023

WAUNAKEE UTILITIES

By:

Name:

Title:

This instrument was drafted by:

Attorney Jenna E. Rousseau
Renning, Lewis & Lacy, s.c.
205 Doty Street, Suite 201
Green Bay, WI 54301

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF DANE

This instrument was acknowledged before me on July ____, 2023, by Joan Ensign, Board President of the Waunakee Community School District.

(Name of notary public)
Notary Public, State of Wisconsin
My commission expires: _____

STATE OF WISCONSIN
COUNTY OF DANE

This instrument was acknowledged before me on July ____, 2023, by Judith Engebretson, Board Clerk of the Waunakee Community School District.

(Name of notary public)
Notary Public, State of Wisconsin
My commission expires: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF DANE

This instrument was acknowledged before me on July ____, 2023, by _____ of Waunakee Utilities.

(Name of notary public)
Notary Public, State of Wisconsin
My commission expires: _____

EXHIBIT A

(Legal description of Property)

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 18, Town 8 North, Range 9 East, in the Village of Waunakee, Dane County, Wisconsin.

EXHIBIT B

(Legal description of Utility Easement Area)

A Utility Easement located in part of the Northeast 1/4 of the Northwest 1/4 of Section 18, T8N, R9E, Village of Waunakee, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 18; thence S 00°41'53" W along the east line of the said Northwest 1/4, 33.00 feet to the southerly right of way of Woodland Drive and to the point of beginning.

Thence continue S 00°41'53" W along said east line, 40.00 feet; thence N 89°37'55" W, 17.00 feet; thence S 00°41'53" W, 1,261.01 feet to the south line of the said Northeast 1/4 of the Northwest 1/4 of Section 18; thence N 89°37'32" W along said south line, 10.00 feet; thence N 00°41'53" E, 392.74 feet; thence West, 330.40 feet; thence N 22°26'19" W, 184.60 feet; thence N 67°33'41" E, 10.00 feet, thence S 22°26'19" E, 177.91 feet; thence East, 323.83 feet; thence N 00°41'53" E along said easement, 898.27 feet to the said southerly right of way of Woodland Drive; thence S 89°37'55" E along said southerly right of way, 27.00 feet to the point of beginning. This Utility Easement contains 18,773 sq. ft. or 0.43 acres.

EXHIBIT C

(Exhibit of Utility Easement Area)



WILLIAMSON SURVEYING & ASSOCIATES, LLC

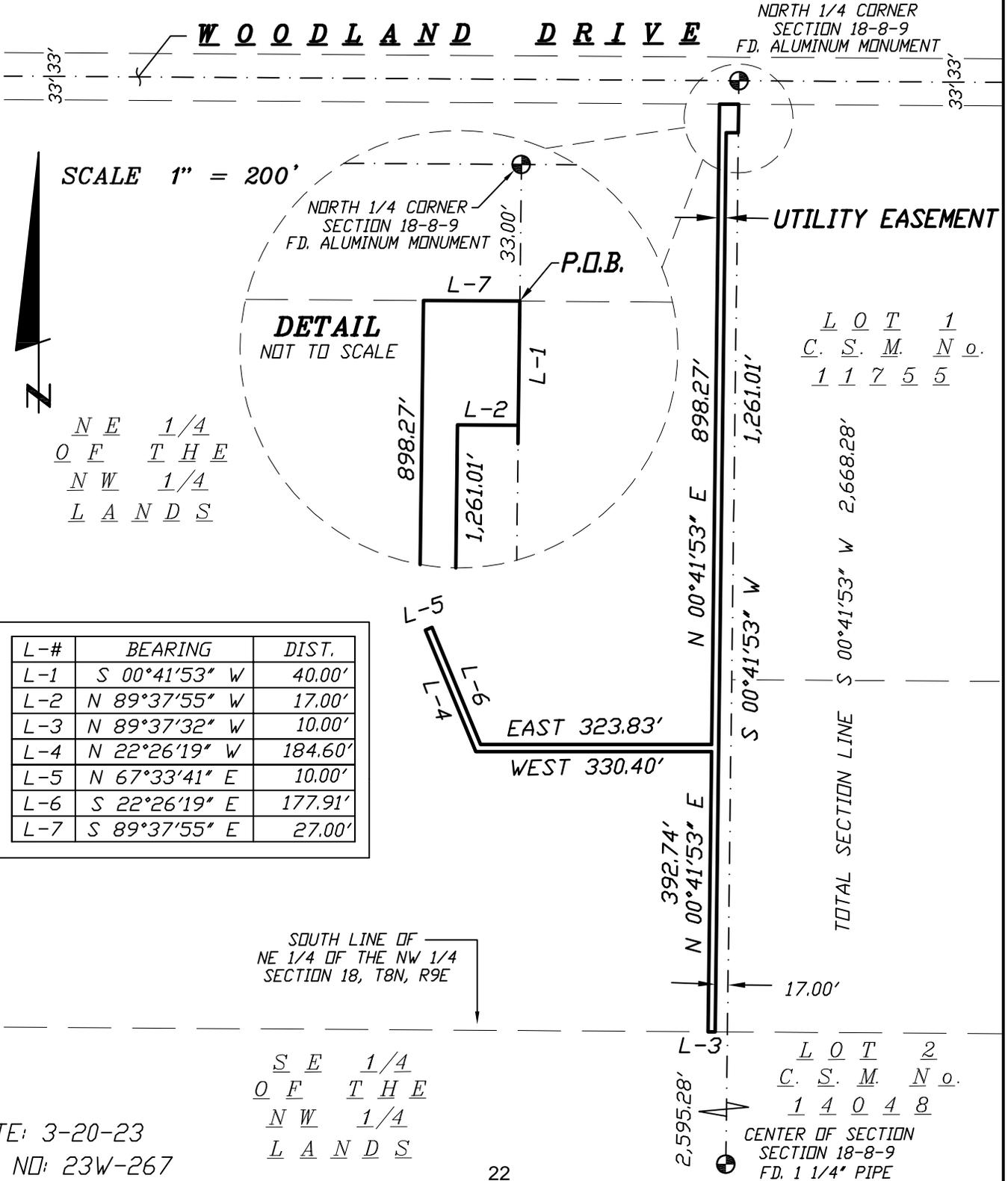
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

EXHIBIT MAP



DATE: 3-20-23
JOB NO: 23W-267



To:
 Waunakee Community School
 District
 Thomas Marks
 905 Bethel Circle
 Waunakee, WI 53597
 608-849-2000 (Contact)

Project:
 Waunakee Community School
 District - Hobart AM16-BASX-2 -
 INSTALLATION
 Waunakee High School
 301 Community Drive
 Waunakee, WI 53597

From:
 Kessenich's Ltd
 Ron Zeh
 3226 Progress Road
 Madison, WI 53716
 608-249-5391

Job Reference Number: 23084

Item	Qty	Description	Sell	Sell Total
1	1 ea	INSTALLATION Hobart Service Model No. AM16-BASX-2 Statement of Work: THIS QUOTE COVERS THE INSTALLATION OF AM16BASX-2 DISHWASHER WITH BUILT IN BOOSTER, 208V/1PH, LEG EXTENSION KIT AND WS40 WATER SOFTENER. Included: <ul style="list-style-type: none"> • Installations completed during normal business hours. Monday – Friday; 8:00am – 5:00pm. • Receipt of equipment at local installer’s office. • Uncrate and deliver on agreed date and time. • Disconnect existing dish table to accommodate existing dishwasher removal. • Remove and dispose of the existing dishwasher and booster heater. • Set new AM16BASX-2 dishwasher in place. • Reconnect existing dish table to new dishwasher. • Removal of packaging materials and rubbish. • Perform Startup Note:1 <ul style="list-style-type: none"> • The removal of any chemical equipment attached to the dishwasher is to be remove by customer prior to any of the list work stated above. Hobart will not be responsible for damage to any chemical equipment that has not been removed. Excludes to all work: <ul style="list-style-type: none"> • Premium time • Abatement • Line voltage wiring • Added cost to repair or replace piping or equipment that is non code compliant. 	\$2,597.00	\$2,597.00

Item	Qty	Description	Sell	Sell Total
		<ul style="list-style-type: none"> • Insulation • Quartz floor repair (unless alternate is taken) 		
			ITEM TOTAL:	\$2,597.00
2	1 ea	PLUMBING HOBART SERVICE - PEWAUKEE Model No. AM16 Plumbing <ul style="list-style-type: none"> • Provide demolition of the existing plumbing systems as required. • Modify the existing drain piping to accommodate the new dishwasher. • Connect dishwasher drain piping to the hub drain. • Disconnect and reconnect the sprayer faucet and disposal unit. • Move piping as required for an internal booster heater. • Install one tempering kit provided by Hobart. • Provide plumbing permits as required. 	\$9,352.00	\$9,352.00
			ITEM TOTAL:	\$9,352.00
3	1 ea	GREASE TRAP HOBART SERVICE - PEWAUKEE Model No. AM16 Grease Trap <ul style="list-style-type: none"> • Furnish and install one grease interceptor. Unit to be set on the floor near the dishwasher. • Modify the existing drain and waste piping for the new interceptor. • Furnish and install one new vent line exposed near the machine for the new .interceptor connect the vent line back to the existing system. • Furnish and install new drain piping from the interceptor to the existing plumbing waste piping. • Provide scanning of the floor before cutting. • Remove flooring as needed to remove the existing P trap and Hub drain. • Remove flooring as needed to relocate the hub drain near the interceptor. • Furnish and install new concrete at the floor penetration. • Cut out stainless table legs and cross members to fit the interceptor. • Modify table shelf as needed to fit the interceptor. • Fabricate and install stainless brackets and bracing to hold table up. • Fabricate brackets and bracing as required. • Provide plumbing plan approval and permits as required. 	\$27,335.50	\$27,335.50
			ITEM TOTAL:	\$27,335.50
4	1 ea	FLOOR REPAIR HOBART SERVICE - PEWAUKEE Model No. AM16 Floor Repair <ul style="list-style-type: none"> • This is the added cost to repair quartz flooring. Repaired area may not be an exact color match to existing. 	\$4,650.00	\$4,650.00
			ITEM TOTAL:	\$4,650.00

Item	Qty	Description	Sell	Sell Total
5	1 ea	WATER SOFTENER HOBART SERVICE - PEWAUKEE Model No. AM16 Water Softener • Install a water softener provided by Hobart	\$1,447.50	\$1,447.50
			ITEM TOTAL:	\$1,447.50
6	1 ea	COPPER WATER LINE HOBART SERVICE - PEWAUKEE Model No. AM16 Copper Water Line • This is the added cost to run a 3/4" copper line from the existing water softener over to the dishwasher. • Pipe to be installed along the wall roughly the same height as the gas piping	\$3,718.00	\$3,718.00
			ITEM TOTAL:	\$3,718.00
7	1 ea	ELECTRICAL HOBART SERVICE - PEWAUKEE Model No. AM16 Electrical • Disconnect existing dish machine and booster heater for removal. • Rework/relocate (2) existing single phase 208-volt circuits and connect same to new dish machine. (Two Point) • Furnish and install (2) new 60 amp NEMA 4X disconnect switches and (1) 50 amp circuit breaker. • Secure permit.	\$6,900.00	\$6,900.00
			ITEM TOTAL:	\$6,900.00

Total

~~\$56,000.00~~

50,834.50

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*Terms and financing rates are subject to change and should be verified when applying for financing.

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Prices Good Until: 08/17/2023

CONDITIONS OF SALE:

By signing this order, you are indicating that you are an authorized signatory and able to execute this agreement.

W-9 form as well as a Sales Tax Exemption or Resale Certificate must be provided with sale if not already on file with Great Lakes Ventures.

Credit can be established with Great Lakes Ventures upon receipt of completed credit application. Terms are established by Great Lakes Ventures' Accounting Team only and will be communicated upon completed review.

Warehousing includes receiving equipment and storing product until jobsite is ready. Warehousing exceeding 30 days beyond initial delivery date will be subject to storage charges.

Changes or cancellations made to this quotation by the Equipment Owner after equipment is ordered from the manufacturer will result in change, cancellation, crating, restocking, credit card fees/bank fees, and/or freight charges. These charges are the responsibility of the Equipment Owner.

Returns of new, unused equipment is contingent upon manufacturer's approval and their returns/restocking policy. Returns will result in crating, 20% restocking, freight charges, and cleaning charges, if necessary. Requests for return must be made within three days of delivery of equipment to site and prior to equipment being hooked to utilities or used.

Credit will be given only after manufacturer's credit is received by Great Lakes Ventures.

Special or custom-ordered equipment is non-returnable and includes, but is not limited to, ventilation & rooftop equipment, walk-ins, counters, cooking suites, etc. Equipment hooked up to utilities or used is not returnable. Custom equipment requires 50% down payment regardless of terms established with Great Lakes Ventures.

Great Lakes Ventures reserves a purchase-money security interest in each unit of equipment or item of property listed herein in the amount of its purchase price. These interests will be satisfied by payment in full. A copy of this agreement may be filed with the appropriate State authorities at any time after signature of the Equipment Owner as a financing statement to perfect Great Lakes Ventures' security interest.

When receiving drop-shipped equipment, inspect product and packaging prior to signing for it. Once accepted, Equipment Owner accepts responsibility and conditions of the product. Great Lakes Ventures assumes no responsibility for drop-shipped equipment with visible or concealed damage once product is accepted. Great Lakes Ventures may assist with your freight claim as a courtesy if notified within 48 hours of receipt of damaged product. Such assistance does not imply successful resolution of claim.

All new equipment shall have standard manufacturer's warranties unless otherwise specified.

No salesperson or agent of Great Lakes Ventures is permitted to make any verbal contract or promise that in any way conflicts with the verbiage in these Terms & Conditions. Any modifications of these Terms & Conditions must be approved in writing by either the Sales Manager or Vice President of Great Lakes Ventures.

Pricing contained in this document is confidential. You agree that pricing provided shall not be

disclosed to unauthorized or competitive parties.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$56,000.00



HOOPER SERVICE

Plumbing
Heating & Cooling
Fire Protection

QUOTED PRICE FOR PLUMBING SERVICES | Thursday, August 3, 2023

Attention	John Farrell
Email	Johnfarrell@waunakee.k12.wi.us
Address	1001 South St. Waunakee
Phone	(608) 225-6920

From:	Shaun Opsahl
Phone #	(608) 268-2151
Email	sopsahl@hoopercorp.com
Fax #	(608) 249.7360

Number of pages (including this cover page):2

Hard Copy to Follow: No

RE: Waunakee Middle School – Commercial Dishwasher and Grease Interceptor Install

Hooper Service Division is pleased to provide labor, material, and equipment to complete the following:

Base Bid – Plumbing

- Supply and install new Schier GB2 grease interceptor. Will install on floor where booster heater used to be.
- Disconnect and remove existing dishwasher.
- Install new owner provided dishwasher.
- Update all plumbing involved to accommodate new dishwasher and grease interceptor.
- Concrete scanning included for modifying drain in floor.
- Concrete and epoxy floor from drain modification.
- All electrical updates needed are covered in bid.
- Above scope covers everything needed for complete installation.

Total Plumbing Base Bid.....\$29,430.00

We have not included the following items that may be required to be furnished by others:

- EXCAVATION AND BACKFILLING
- UNFORSEEN CONDITIONS NOT REFLECTED IN THE ABOVE SCOPE
- QUOTE ASSUMES UNRESTRICTED ACCESS TO THE ABOVE SCOPE OF WORK – DELAYS DUE TO CONDITIONS NOT SPELLED OUT IN THE ABOVE SCOPE IS EXCLUDED FROM PRICING.

- Bond
- Parking fees
- Temporary utilities
- Infection control barriers, fans, mats, etc.
- Off-hour labor costs.
- Ceiling removal or replacement for the installation of new plumbing.
- Electrical work for plumbing equipment
- Warranty on any owner supplied fixtures/equipment/materials.
- Roof openings and or patching.
- Quote assumes existing valves are operational.

Please feel free to contact me with any questions or concerns at (608) 268-2151 or SOpsahl@hoopercorp.com

Sincerely,

Shaun Opsahl

Shaun Opsahl
Service Plumbing Manager
Service Division – Credential # 230897



**HOOPER
SERVICE**

Plumbing
Heating & Cooling
Fire Protection



Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the quote.

ACCEPTANCE OF QUOTED PRICE

Please sign and return

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. I agree that payment will be made in full net 30 days from invoice date. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the quote.

Date: _____ Signature: _____ P.O. number: _____

***QUOTED PRICE VALID FOR 30 DAYS**



Waunakee Community School District
Softball Facilities Assessment
Site Selection and Improvement Report

Project Number: 23.030
August 2, 2023

Site Selection and Improvement Report

Waunakee Community School District
Waunakee High School
301 Community Dr.
Waunakee, WI 53597

August 2, 2023

High School Athletic Facilities
Varsity and JV Softball – Site Improvements
Waunakee, Wisconsin

Project Number: 23.030

For the: Waunakee Community School District

**Civil Engineer/
Landscape Architect:** Rettler Corporation
Stevens Point, Wisconsin
(715) 341-2633

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- 1) Varsity Softball field
- 2) Junior Varsity Softball Field
- 3) Site Selection and Improvement Recommendations

Photos

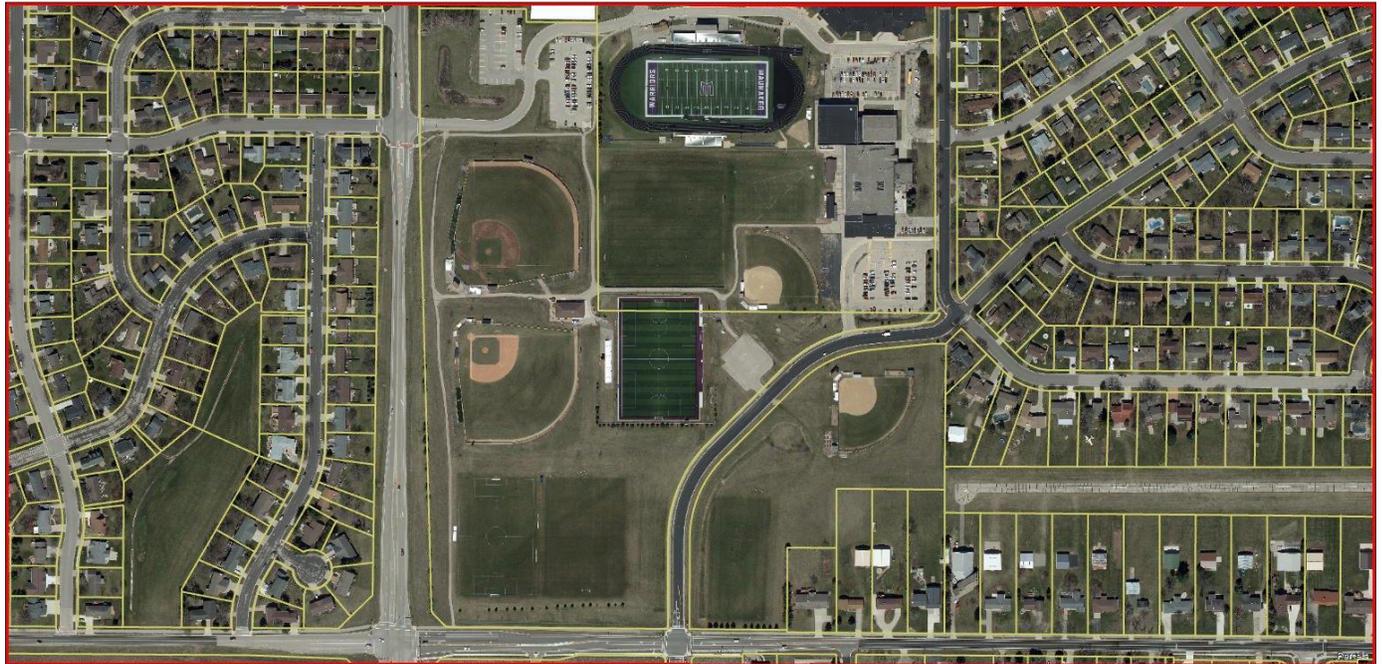
Design & Planning Considerations

1) Site Conditions –

The existing Waunakee High School varsity and junior varsity softball field sites are situated on two parcels of land, approximately 38.2 and 40.5 acres respectively. The site address for the High School is 301 Community Dr., Waunakee, WI 53597. County Highway 'Q' is located immediately west of the athletic facilities. Simon Crestway separates the varsity and JV softball fields with varsity to the south and JV to the north contiguous with the main athletics area of campus.

The athletics area is located south of the high school and immediately south of the track, and football field stadium. This area consists of varsity and JV softball, varsity and JV baseball, a synthetic turf soccer field, and multiple natural grass practice fields. It is connected by a network of walking paths and maintenance drives; however, the existing varsity field is stand alone south of Simon Crestway and is not connected by hard surface to the main campus. There is a parking lot east of the soccer stadium and south of the existing JV softball field. A seasonal support building with restrooms, utilities, and storage is located east of the baseball fields and west of the soccer stadium.

Dane County Map



August 2, 2023

Parcels

0 165 330 660 Feet



Geotechnical borings and report have been completed to date for the soccer field immediately west of the existing JV softball field and can be utilized for general soil conditions. Site specific borings and report should be prepared for any site improvements. Mapped wetlands and wetland indicator soils are not present at the current athletic facilities site. There is a significant stormwater pond west of the existing Varsity field and south of the existing JV field.

2) Zoning –

The existing land use for both sites are classified by the Village of Waunakee as G-1 Institutional district. Discussions with the City will be necessary to identify any zoning related permitting requirements.

An airport overlay height limitation district, AO-H impacts the area south of Simon Crestway, including the south portion of the existing varsity softball field. This district limits the location of any vertical structures, including outdoor athletic lighting.

3) Utility Service –

Utility Service is available from Municipal sources at the project site, including water, sanitary, storm, electrical, and data.

4) Environmental Impact –

The entire athletic field complex development is occurring on existing developed land that is currently recreation field and athletic field space.

5) Other Legal/Regulatory Issues –

Erosion control, stormwater, and utility permitting will be required for the State of Wisconsin, DNR, DSPS, Village of Waunakee, and Dane County.

Softball Facility Comparison

1) Existing Varsity Softball Field:

The existing varsity softball field is oriented southeast. Distance from home plate to the fence at center field and down each foul line is 200', and home plate to the backstop is 25'. Field drainage is a domed configuration with the infield at the highest point and sloping away from the infield at approximately 1.5%. The field is enclosed by 8' galvanized chain link line fencing, and include a 24' backstop. The fencing is in moderate condition. A 10' x 20' multi-level storage building and scorers booth is behind home plate. Batting cages and a storage shed are located north of the field. Three stand-alone bleacher sets are located behind the backstop. Each dugout has a concrete pad and is covered by a prefabricated metal structure which is enclosed with stick-built wall structures. Furnishings include helmet and bat storage and a team bench. There are no hard surface walkway connections to the spectator or athlete areas. Parking is located across Simon Crestway.

2) Existing Junior Varsity Softball Field:

The existing varsity softball field is oriented northeast, which is the best orientation for softball. Distance from home plate to the fence at center field and down each foul line is 200', and home plate to the backstop is 25'. Field drainage is a domed configuration with the infield at the

highest point and sloping away from the infield at approximately 1.5%. The field is enclosed by 8' galvanized chain link line fencing, and include a 24' backstop. The fencing is in moderate condition. A storage shed is located west of the field. Three stand-alone bleacher sets are located behind the backstop. Each dugout has a concrete pad and is covered by a prefabricated metal structure which is enclosed with stick-built wall structures. Furnishings include helmet and bat storage and a team bench. Hard surface walkway connections are located immediately east and north of the field and can easily connect to the spectator and athlete areas. Parking is located immediately south of the field and provides ADA access to the field.

3) Site Selection and Improvement Recommendations:

Essentially both the varsity and junior varsity softball fields are equal in size, playability, and amenities. The following is a comparison of pros and cons for each field:

Amenity	Varsity Softball Field	JV Softball Field
size	x	x
orientation		x
fencing	x	x
dugouts	x	x
foul poles	x	x
bleachers	x	x
scorers booth	x	
storage shed	x	x
batting cage	x	
parking		x
walk access		x



Being that both fields have the size and amenities to function as a varsity competition field, there are several fine details that need to be considered. Athletic field lighting is planned to be installed on one of the fields soon as a priority improvement.

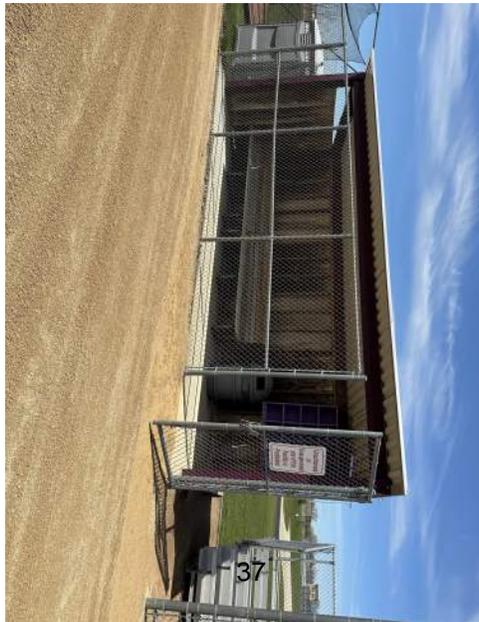
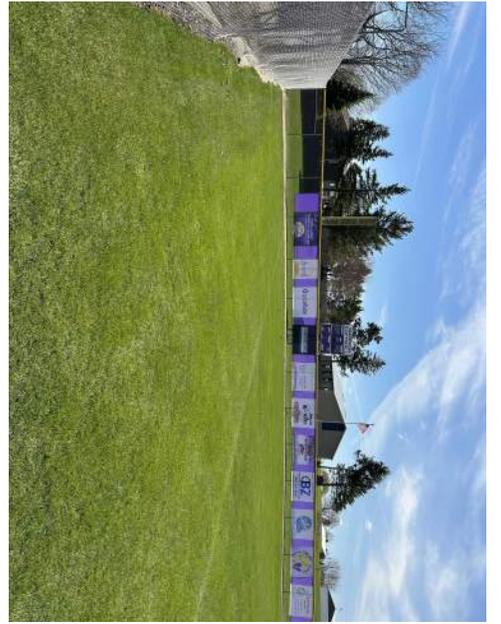
It is our recommendation to install the lights and make improvements on the **existing JV field**, and utilize it as the new varsity field. The top three reasons for the selection are:

1. Best orientation hitting northeast.
2. Direct access to parking, walkways, and restrooms.
3. Outside of the AO-H airport overlay height limitation district.

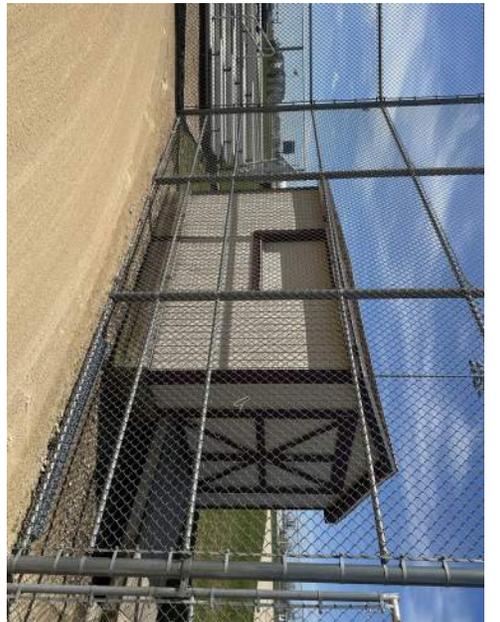
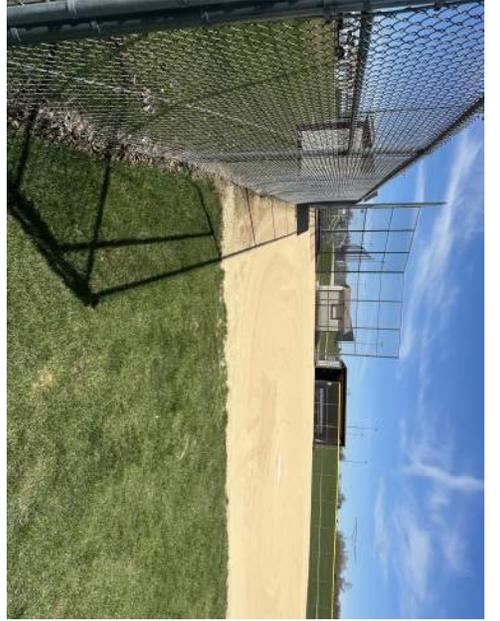
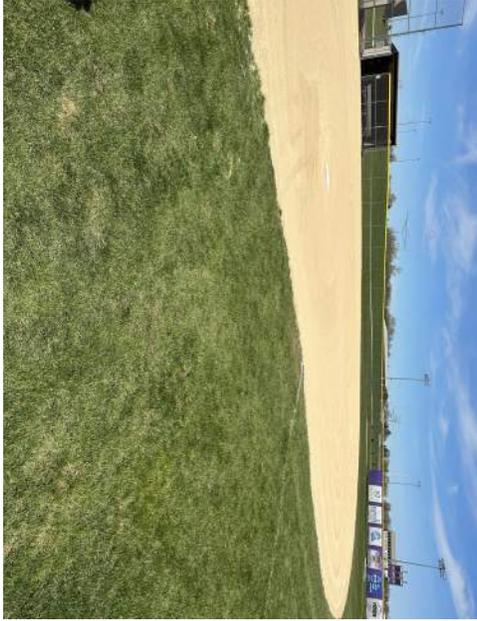
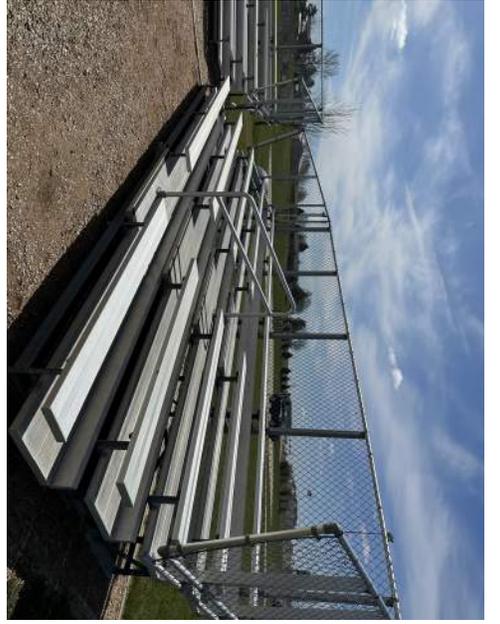
It is also recommended an equal storage and scorers booth building be either constructed, or, that the current scorers booth structure be moved to the new varsity field location. The fencing fabric, and possibly the entire fencing system should be reviewed for replacement within the next 3-5 years. A batting cage and bull pen areas should be added to the field. Dugout improvements, although not necessary, could consist removing the stick-built wall and replacement with masonry enclosures. A paved plaza for the bleachers connecting the parking lot should be added for direct ADA access.



Varsity Softball



Varsity Softball



JV Softball

July 13, 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 4 years – through the construction and warranty period of both the new Heritage and new Middle Schools as approved by the most recent referendum.

<u>Contract Term</u>	<u>Contract Price</u>	<u>Scope Changes / Pricing Adjustments</u>
10/1/23 – 9/30/24	\$289,900	Same as current, remove controllers (obsolete), age/risk escalator
10/1/24 – 9/30/25	\$275,400	Remove old Heritage, add new Heritage PM (repair under warranty)
10/1/25 – 9/30/26	\$299,000	Add full coverage for new Heritage, age/risk escalator
10/1/26 – 9/30/27	\$339,100	Add new Middle School PM (repair under warranty)

*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. Thank you again for your continued business.

Sincerely,



Pete Rothering
 North American Mechanical, Inc.

Approval:

Signature: _____

Date: _____

Westphal & Company

School Installations



Monona Grove, High School

- 7 Roof Areas
- 1,410 Panels
- Largest Public School Solar Project in Wisconsin



Sun Prairie West High School

- New Construction
- 284 kW
- Ballasted Roof System





Madison West High School

- 124.3 kW
- SolarEdge Optimization

Baraboo High School

- 199.4 kW
- East/West Racking
- SolarEdge Optimization



Baraboo Middle School

- 149.5 kW
- External Roof Mounted Inverters
- Interior Monitor for Student Viewing





14 Marsh Court • Madison, WI 53718-8805 • Phone 608-222-0105
P.O. Box 7428 • Madison, WI 53707-7428 • Fax 608-222-0230



Westphal & Company, Inc.
Energy Approach
For
Waunakee Community School District



Solar Approach with Westphal & Company

Per our conversation with Waunakee School District on July 13, we are providing information on efficiencies gained by working directly with Westphal for solar, EV charging and efficiency upgrades. Our goal is to provide the most amount of service in the most cost-effective and straightforward manner possible.

We have contacted WPPI regarding sizing of a solar array. As the Board meets on 8/7, if estimated consumption is not available in a reasonable time period, Westphal will provide pricing for a 200 kW solar array.

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

Direct contract efficiencies

- Material purchase – depending on the size of the array, a back feed breaker for the 2500 amp service may have a lead time of up to 1 year – purchase of this breaker can be included in the procurement of our main electrical package
- Electrical raceways for solar can be added to existing drawings by Westphal’s in-house design team
- Sleeves for external disconnect can be placed during masonry work, eliminating the need for coring at a later date
- With Westphal as the solar contractor, a single source is in place for regular electrical, controls and solar. A single O&M manual can be provided and will be saved on Westphal’s servers
- Should an issue arise with the solar array – depending on severity – Westphal can combine a truck dispatch with regular electrical service needs, reducing travel costs
- Solar will use the same labor rates as electrical contracting. However, a separate, specialized installation crew will be utilized for specific portions of the solar work

EV Charging

Westphal can provide additional EV charging infrastructure. This is dependent on number of potential future EV chargers.

- Existing contract at Heritage calls for three (3) dual charges, six chargers total
- Westphal can communicate with ChargePoint on potential electrical service needs for additional chargers

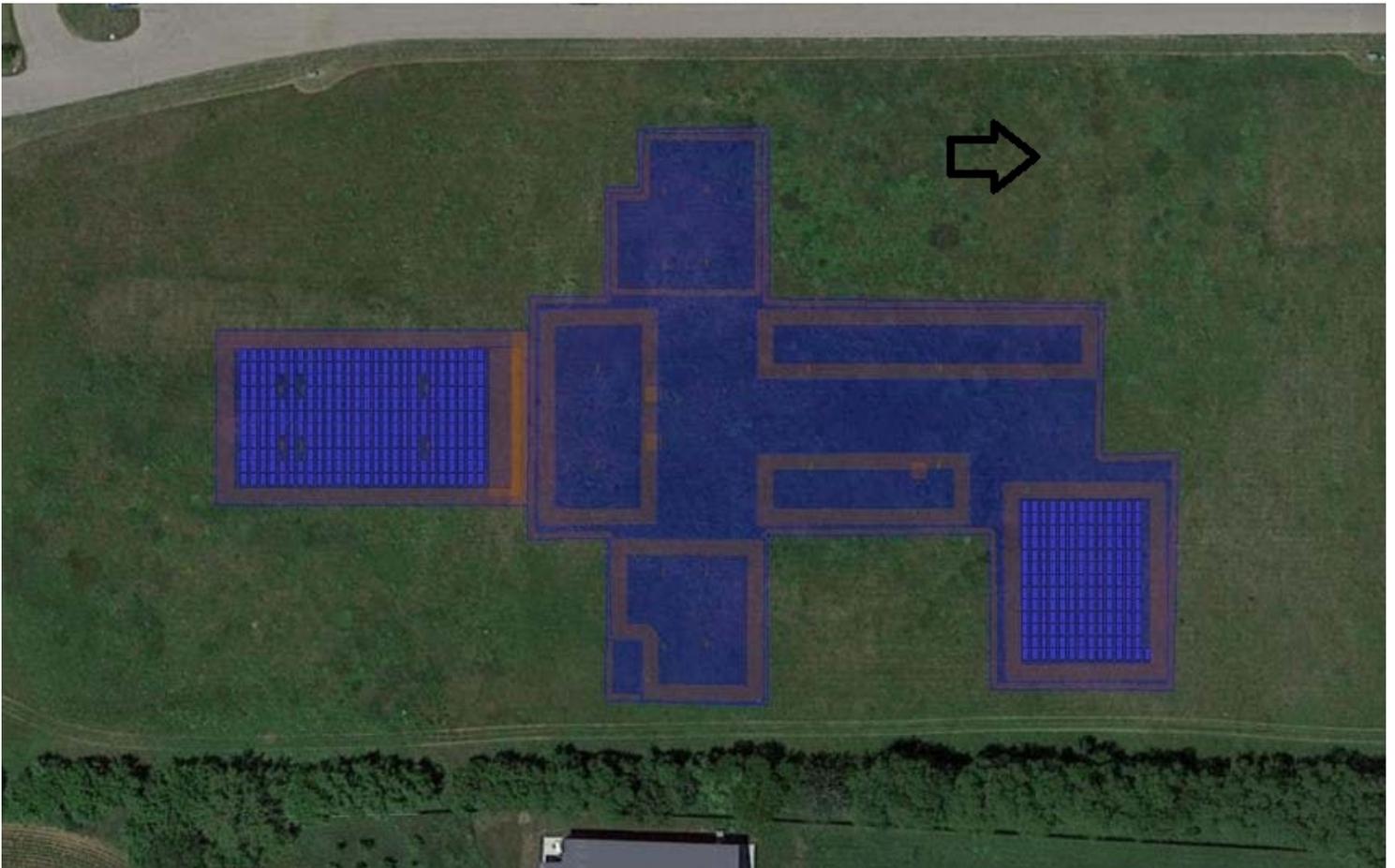
Efficiency Audit

Westphal will await direction on which buildings/school should be investigated first in regards to energy audits.

SOLAR PV PROPOSAL

Prepared for:

Heritage Elementary - Waunakee
6273 Woodland Drive Waunakee, WI
53597



Date: 8/1/2023

Prepared by: Chris Collins



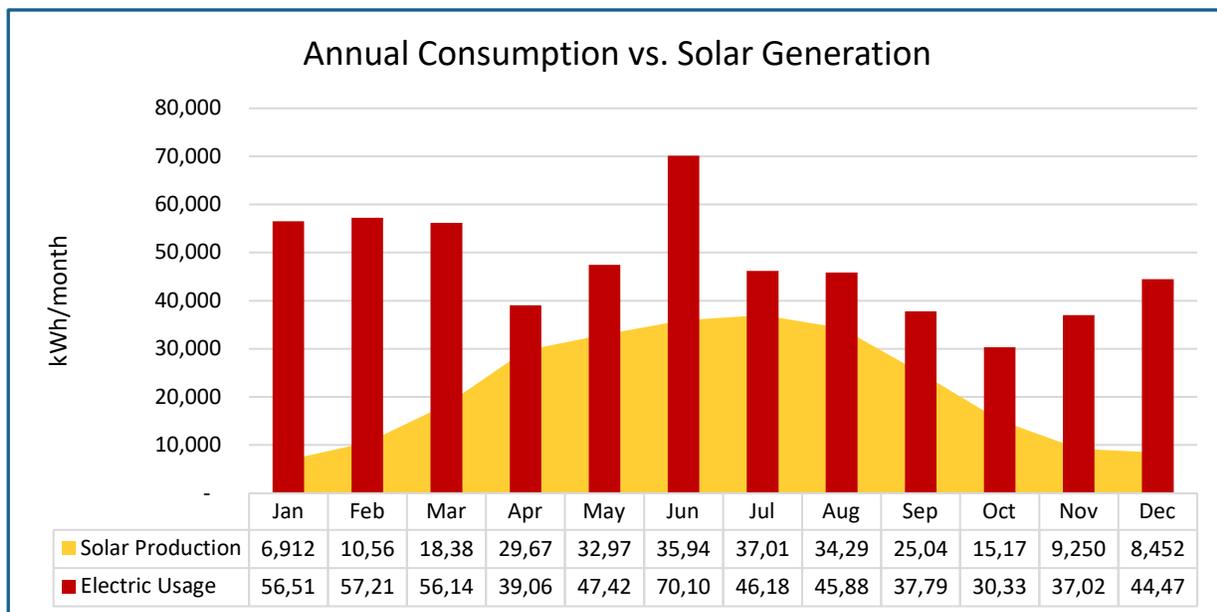
14 Marsh Court • Madison, WI 53718-8805 • Phone 608-222-0105
 P.O. Box 7428 • Madison, WI 53707-7428 • Fax 608-222-0230

Solar Proposal

for
 Heritage Elementary - Waunakee
 Steve Summers
 Waunakee, WI

Solar Electrical System Details	
KW Size	222.00 kW
Solar Modules	(444) Hanwha Q Cell Tier 1 500W
Racking	Ballasted
Inverter	DC Optimized String
Monitoring	SolarEdge Integrated
Miscellaneous	

Cost Breakdown & Estimated Production	
Total System Price	\$ 563,880.00
Federal Investment Tax Credit (ITC)	\$ 161,604.00
Depreciation Value (Yrs. 1-6)	\$ -
Focus on Energy Incentive	\$ 25,200.00
Tax on Grants	\$ -
Year 1 Net System Costs	\$ 377,076.00
Year 1 Estimated Production	263,679 kWh/ 1,188 kWh / kW
Return on Investment	19.09 Years





14 Marsh Court • Madison, WI 53718-8805 • Phone 608-222-0105
 P.O. Box 7428 • Madison, WI 53707-7428 • Fax 608-222-0230

Base Economics			
Return on Investment	19.09	System Size:	222.00 kW-DC
Timeline	IRR	Solar kWh Hour Value:	\$ 0.068 /kWh
10 Year	-10%	Utility Rate (Blended):	\$ 0.068 /kWh
20 Year	0%	Customer Tax Rate:	30%
30 Year	3%	Utility Rate Escalator:	2%
30-Yr Cashflow	\$ 235,074	Annual Panel Degradation:	0.7%

30 Year Financials

Year	Net Price (After FOE)	Investment Tax Credit	Depreciation Value	Value of Solar	Annual Cashflow	Cumulative Cashflow
1	\$ (563,880)	\$ 161,604	\$ -	\$ 17,949	\$ (384,327)	\$ (384,327)
2			\$ -	\$ 17,758	\$ 17,758	\$ (366,569)
3			\$ -	\$ 17,987	\$ 17,987	\$ (348,582)
4			\$ -	\$ 18,218	\$ 18,218	\$ (330,364)
5			\$ -	\$ 18,452	\$ 18,452	\$ (311,912)
6			\$ -	\$ 18,690	\$ 18,690	\$ (293,222)
7				\$ 18,930	\$ 18,930	\$ (274,292)
8				\$ 19,173	\$ 19,173	\$ (255,119)
9				\$ 19,420	\$ 19,420	\$ (235,699)
10				\$ 19,670	\$ 19,670	\$ (216,029)
11				\$ 19,923	\$ 19,923	\$ (196,106)
12				\$ 20,179	\$ 20,179	\$ (175,927)
13				\$ 20,438	\$ 20,438	\$ (155,489)
14				\$ 20,701	\$ 20,701	\$ (134,788)
15				\$ 20,967	\$ 20,967	\$ (113,820)
16				\$ 21,237	\$ 21,237	\$ (92,583)
17				\$ 21,510	\$ 21,510	\$ (71,073)
18				\$ 21,787	\$ 21,787	\$ (49,286)
19				\$ 22,067	\$ 22,067	\$ (27,219)
20				\$ 22,351	\$ 22,351	\$ (4,868)
21				\$ 22,638	\$ 22,638	\$ 17,770
22				\$ 22,929	\$ 22,929	\$ 40,699
23				\$ 23,224	\$ 23,224	\$ 63,923
24				\$ 23,523	\$ 23,523	\$ 87,446
25				\$ 23,825	\$ 23,825	\$ 111,272
26				\$ 24,132	\$ 24,132	\$ 135,403
27				\$ 24,442	\$ 24,442	\$ 159,845
28				\$ 24,756	\$ 24,756	\$ 184,602
29				\$ 25,075	\$ 25,075	\$ 209,677
30				\$ 25,397	\$ 25,397	\$ 235,074
			\$ -	\$ 637,350		\$ (2,791,566)