

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

Friday, April 5, 2024

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

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The purpose of this agenda item is to provide an update on the schedule and finances for the Heritage Elementary School project. An updated financial report related to contingency funds and change orders has been attached. Administration will provide a verbal update on the project schedule. Rich Stoffels from Vogel will be in attendance at the meeting and will review a proposed change order that falls into the financial threshold that requires facility committee approval. An attachment has been provided that Rich will review with the committee.

VI. NEW MIDDLE SCHOOL

No bids are being presented for approval this month.

VII. WAUNAKEE HIGH SCHOOL

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At the March board meeting, the school board approved the contract extensions for both Vogel and EUA for the high school campus. As a result of that approval, the district is reviewing the planned summer 2024 maintenance projects. Attached please find a map of the high school building that includes some potential changes to the summer 2024 maintenance projects. Jay Thomsen from Vogel will review the attached document.

In addition, Vogel Bros. completed some additional scope review for the casework supply and would like approval to award to Hillcraft in lieu of Wynn Jones as previously approved.

VIII. BETHEL CIRCLE REMODEL

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The purpose of this agenda item is to review the budget and scope of work for the summer 2024 remodeling at Bethel Circle. Attached please find a document that includes the original scope for 2024, an additional 4 office spaces, and the parking lot plans.

The additional 4 office spaces cost \$270,000, which is above the scope of the Bethel Circle budget. We have numerous programs from Heritage Elementary that would be able to utilize this space immediately (WCCC, Dane County New Teacher Project, and Building Bridges). In the long term, these spaces would become available to district administrative positions. We are seeking facility committee feedback on this project.

IX. CONSIDERATION OF CAPITAL PROJECTS

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The purpose of this agenda item is to provide an update on capital projects, and request consideration of additional capital projects for HVAC and districtwide maintenance.

Attached please find our budget tracking document for capital projects. Please note that this document has been updated to reflect the March School Board meeting capital projects approvals, the GMP savings for Heritage Elementary School, and \$5 million of interest earnings. Administration will review this budget tracking document before reviewing the potential additional capital projects. Also attached please find a request for additional capital maintenance approvals. The requests fit within the remaining funds.

X. FUTURE MEETINGS

XI. ADJOURN

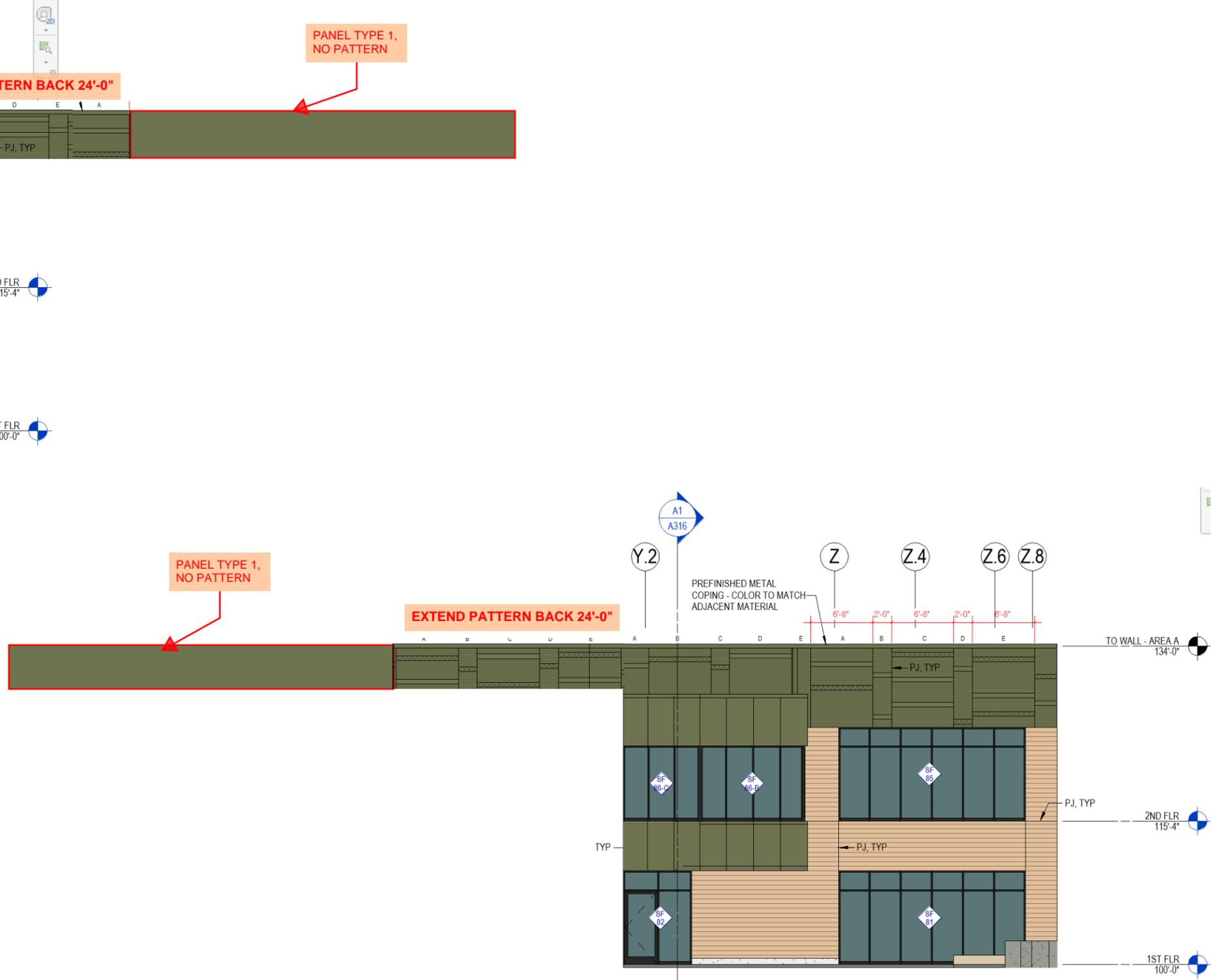
“Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires assistance with access or materials should contact the Waunakee Community School District Office at 849-2000, 905 Bethel Circle Drive Waunakee, WI 53597, at least twenty-four hours prior to the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

WCSD - New Heritage Elementary School
Contract Revision Log for Contingencies
April 1, 2024

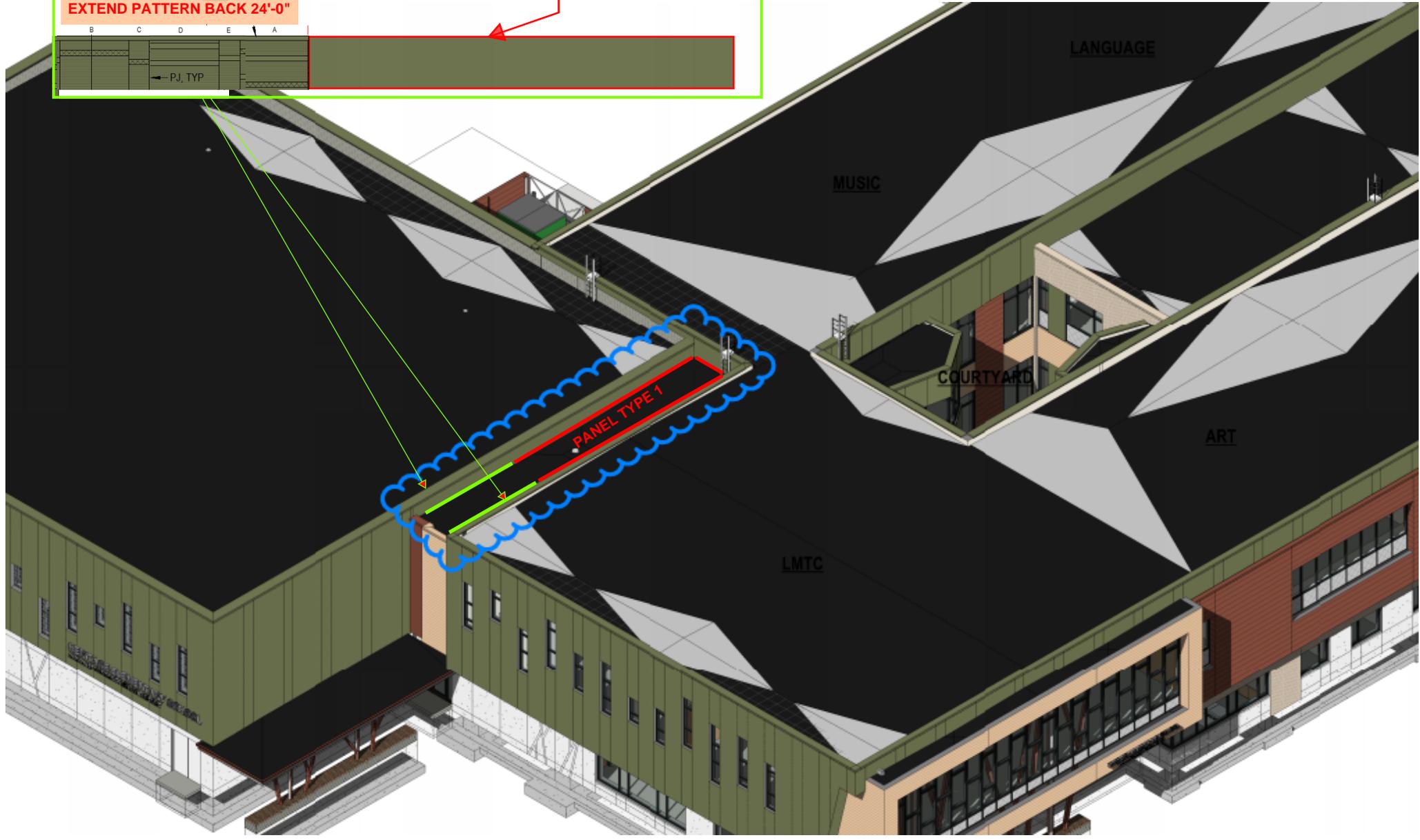
Date	PCO	Description	OCO	Pending	CM Contingency	Owner Contingency
3/27/2023	001	Construction Bulletin 001	1	\$ -	\$ -	\$ (3,232)
4/6/2023	005	Construction Bulletin 002	1	\$ -	\$ -	\$ (4,957)
4/19/2023	N/A	Construction Bulletin 003 - Zero Dollar Change	1	\$ -	\$ -	\$ -
4/20/2023	006	Construction Bulletin 004	1	\$ -	\$ -	\$ (7,984)
5/12/2023	N/A	Construction Bulletin 005 - Zero Dollar Change	1	\$ -	\$ -	\$ -
5/12/2023	017	Construction Bulletin 006	2	\$ -	\$ -	\$ (11,629)
6/1/2023	007	Construction Bulletin 007	1	\$ -	\$ -	\$ (3,371)
6/16/2023	010	Construction Bulletin 008	2	\$ -	\$ -	\$ 111,935
6/30/2023	014	Construction Bulletin 009	2	\$ -	\$ -	\$ (16,816)
7/14/2023	N/A	Construction Bulletin 010 - Zero Dollar Change		\$ -	\$ -	\$ -
10/20/2023	015	Construction Bulletin 011	2	\$ -	\$ -	\$ (43,151)
9/18/2023	003	Alternate Cast Stone Manufacturer (CREDIT TO DISTRICT)	1	\$ -	\$ -	\$ 394,289
9/13/2023	011	Added Tapered Insulation due to Roof Drain Locations	2	\$ -	\$ -	\$ (10,679)
9/15/2023	012	Roof Hatch Revision (CREDIT TO DISTRICT)	2	\$ -	\$ -	\$ 459
10/9/2023	009	Concrete Bike Rack Pad	2	\$ -	\$ -	\$ (10,495)
6/20/2023	002	Removal of Sunshades (CREDIT TO DISTRICT)	1	\$ -	\$ -	\$ 140,000
9/19/2023	004	CCTV Video Storage (CREDIT TO DISTRICT)	1	\$ -	\$ -	\$ 26,679
9/22/2023	008	Added Drain Tile at Play Surfaces	1	\$ -	\$ -	\$ (32,129)
10/9/2023	N/A	Quick Ship Hollow Metal Frames		\$ -	\$ 18,700.00	\$ -
10/17/2023	013	Spray Foam at Tube Columns	2	\$ -	\$ -	\$ (9,812)
11/1/2023	018	Electrical for CB-12	2	\$ -	\$ -	\$ (40,522)
11/1/2023	022	Construction Bulletin 012	2	\$ -	\$ -	\$ (34,023)
11/22/2023	N/A	Construction Bulletin 013 (Funded from DP Budget)		\$ -	\$ -	\$ -
10/24/2023	016	Site Lighting Revisions	2	\$ -	\$ -	\$ (6,905)

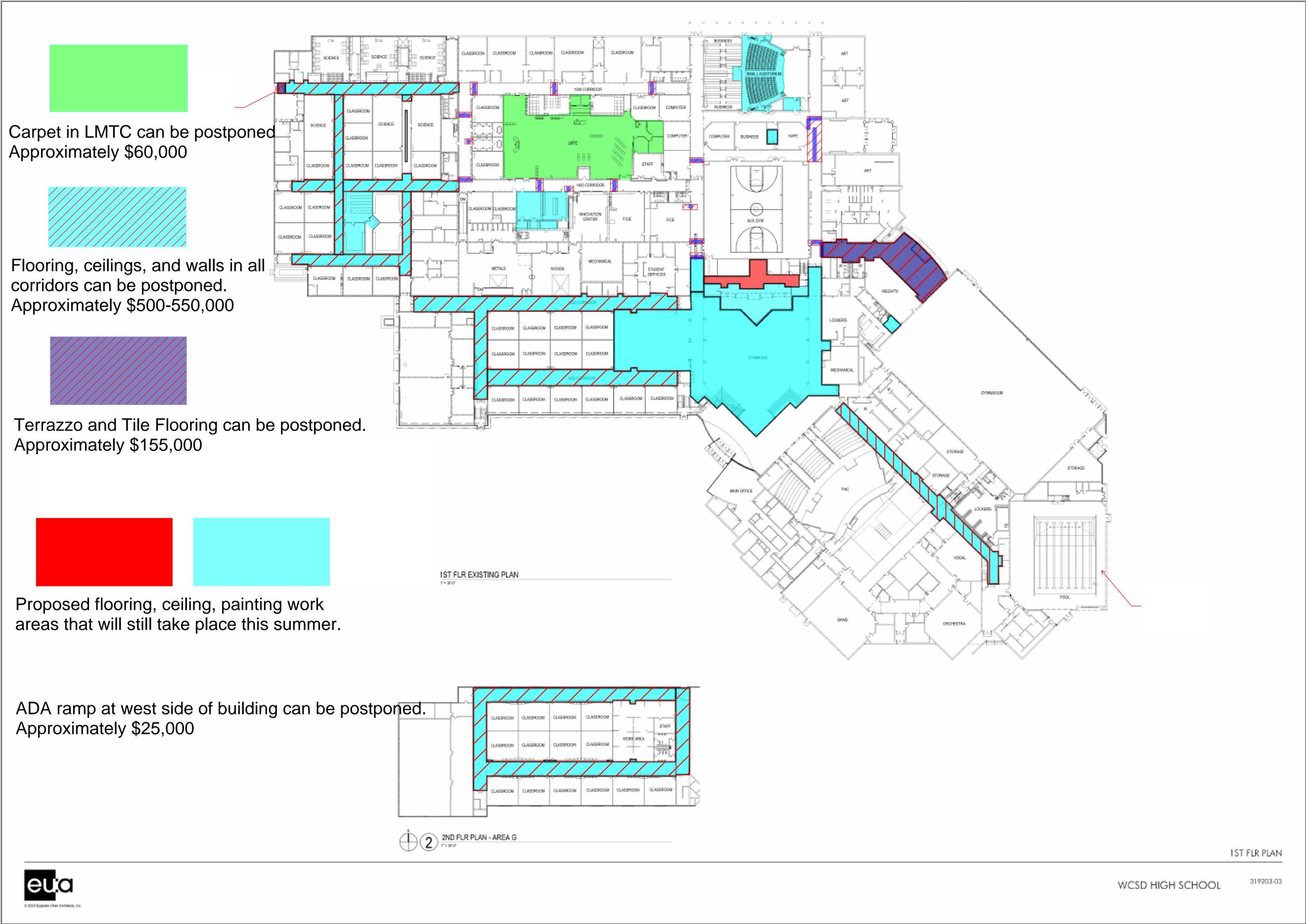


EAST ELEVATION



WEST ELEVATION





Carpet in LMTC can be postponed.
Approximately \$60,000

Flooring, ceilings, and walls in all
corridors can be postponed.
Approximately \$500-550,000

Terrazzo and Tile Flooring can be postponed.
Approximately \$155,000

Proposed flooring, ceiling, painting work
areas that will still take place this summer.

ADA ramp at west side of building can be postponed.
Approximately \$25,000

1ST FLR EXISTING PLAN
1" = 30' 0"

2 2ND FLR PLAN - AREA G
1" = 30' 0"

1ST FLR PLAN



Total project budget for additional office scope - \$850,000



PROJECT INFORMATION

WAUNAKEE COMMUNITY SCHOOL DISTRICT - DISTRICT OFFICE RENOVATION

**D 905 Bethel Circle
 Waunakee, WI 53597**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/15/2024	DESIGN DEVELOPMENT

KEY PLAN

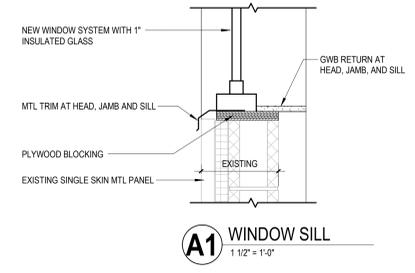
SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER
A PROJECT NUMBER 321398

1ST FLR PLAN & DOOR SCHEDULE

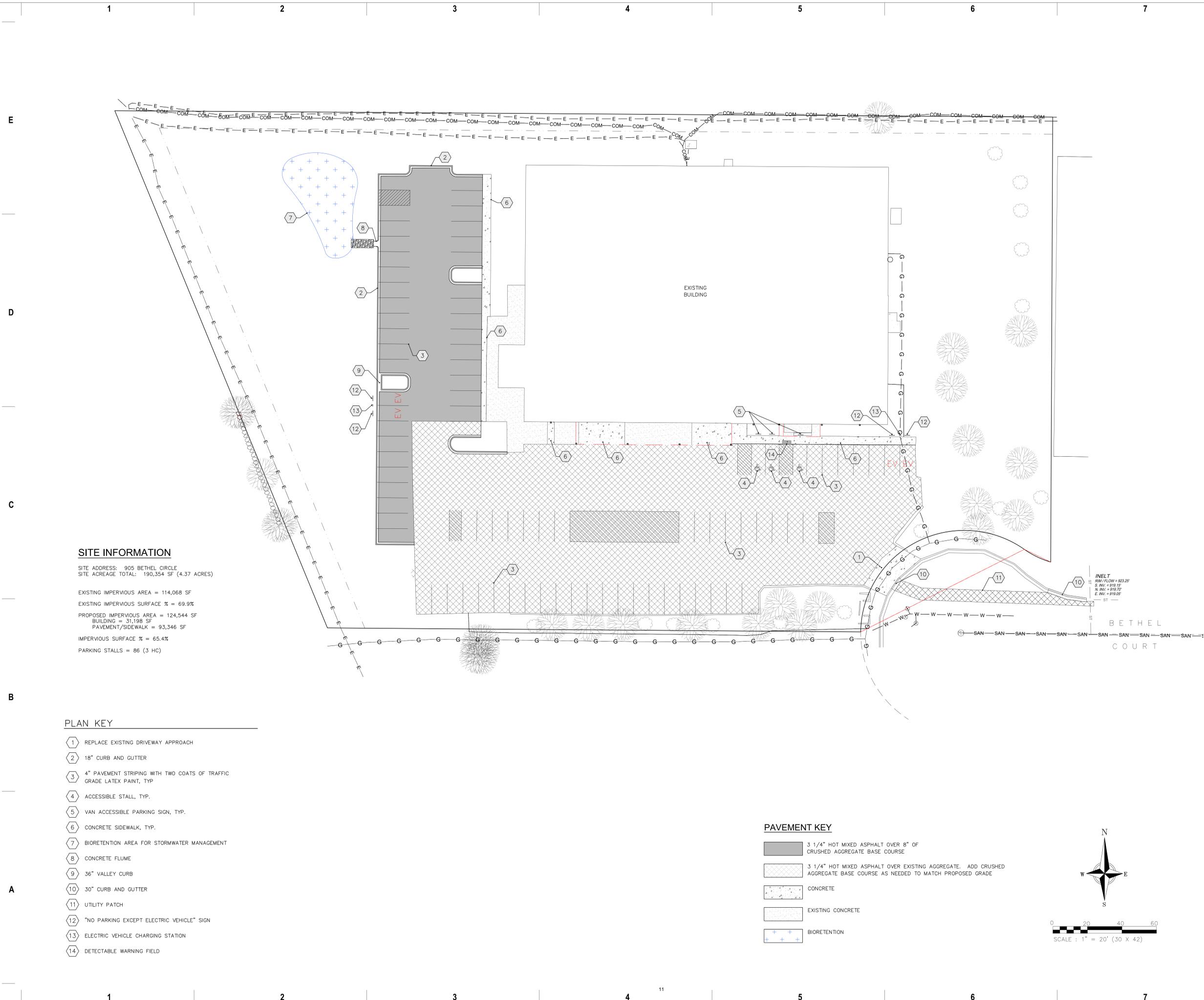
A100



A2 1ST FLR PLAN
 1/8" = 1'-0" | A100

1 | 2 | 3 | 4 | 5 | 6 | 7

DATE	DESCRIPTION
03-14-24	PRELIMINARY PLANS



SITE INFORMATION

SITE ADDRESS: 905 BETHEL CIRCLE
SITE ACREAGE TOTAL: 190,354 SF (4.37 ACRES)

EXISTING IMPERVIOUS AREA = 114,068 SF
EXISTING IMPERVIOUS SURFACE % = 69.9%

PROPOSED IMPERVIOUS AREA = 124,544 SF
BUILDING = 31,198 SF
PAVEMENT/SIDEWALK = 93,346 SF

IMPERVIOUS SURFACE % = 65.4%

PARKING STALLS = 86 (3 HC)

PLAN KEY

- 1 REPLACE EXISTING DRIVEWAY APPROACH
- 2 18" CURB AND GUTTER
- 3 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 4 ACCESSIBLE STALL, TYP.
- 5 VAN ACCESSIBLE PARKING SIGN, TYP.
- 6 CONCRETE SIDEWALK, TYP.
- 7 BIORETENTION AREA FOR STORMWATER MANAGEMENT
- 8 CONCRETE FLUME
- 9 36" VALLEY CURB
- 10 30" CURB AND GUTTER
- 11 UTILITY PATCH
- 12 "NO PARKING EXCEPT ELECTRIC VEHICLE" SIGN
- 13 ELECTRIC VEHICLE CHARGING STATION
- 14 DETECTABLE WARNING FIELD

PAVEMENT KEY

- 3 1/4" HOT MIXED ASPHALT OVER 8" OF CRUSHED AGGREGATE BASE COURSE
- 3 1/4" HOT MIXED ASPHALT OVER EXISTING AGGREGATE. ADD CRUSHED AGGREGATE BASE COURSE AS NEEDED TO MATCH PROPOSED GRADE
- CONCRETE
- EXISTING CONCRETE
- BIORETENTION





WCSD Maintenance Work Tracking Summary

3/21/2024

MAINTENANCE BUDGET

11/4/2022	Total amount budgeted in referendum	\$ 6,395,000
11/4/2022	Bleacher Extension Referendum Amount	\$ 500,000
1/8/2024	Approved projects amount to date	\$ (12,701,063)
12/22/2023	Funds allocated from contingency or interest	\$ 1,120,000
12/22/2023	Funds allocated from interest	\$ 5,000,000
	TOTAL FUNDS AVAILABLE	\$ 313,937

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
	APPROVED AT 4/10/2023 BOARD MEETING		\$ 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
	APPROVED AT 4/10/2023 BOARD MEETING		\$ 687,432
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
	APPROVED AT 5/1/2023 BOARD MEETING		\$ 1,476,365
6/12/2023	Middle School Fire Safety Project	Middle	\$ 36,859
6/12/2023	Prairie Elementary Remodeling Proposal	Prairie	\$ 82,832
	APPROVED AT 6/12/2023 BOARD MEETING		\$ 119,691
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
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	AES, PES, 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
APPROVED AT 7/10/2023 BOARD MEETING				
8/14/2023	Dishwasher Replacement	Middle	\$	29,430
8/14/2023	Softball Field Lights	High School	\$	175,000
APPROVED AT 8/14/2023 BOARD MEETING				
9/11/2023	High School Signage	High School	\$	21,500
APPROVED AT 9/11/2023 BOARD MEETING				
10/9/2023	Special Education Room Project	Middle	\$	29,036
APPROVED AT 10/9/2023 BOARD MEETING				
12/11/2023	Replace non working water softener (19 yrs old)	Arboretum	\$	5,588
12/11/2023	Bleacher repairs	Arboretum	\$	2,472
12/11/2023	Repair water heater 1	High	\$	6,050
12/11/2023	Old gym bleacher repairs	High	\$	2,459
12/11/2023	Main gym bleacher repairs	High	\$	4,780
12/11/2023	Discus throwing area concrete	High	\$	16,500
12/11/2023	Bleacher repairs	Intermediate	\$	2,950
12/11/2023	Bleacher repairs	Middle	\$	3,858
12/11/2023	Installation of closed loop filtration equipment	Middle	\$	3,169
12/11/2023	Bleacher repairs	Prairie	\$	2,472
12/11/2023	UPS circuit additions (to prevent power outage problems)	Prairie	\$	4,310
12/11/2023	Replace 5 radio system UPS systems	District	\$	8,635
12/11/2023	JOHN DEERE 60 Heavy-Duty Rotary Broom	District	\$	5,600
12/11/2023	Skid Loader Pallet forks	District	\$	1,100
12/11/2023	EcoStruxure Transition Over New Hardware (Front End Only)	Arboretum	\$	32,000
12/11/2023	EcoStruxure Transition Over New Hardware (Front End Only)	Prairie	\$	50,200
12/11/2023	EcoStruxure Transition Over New Hardware (Front End Only)	High School	\$	96,000
12/11/2023	EcoStruxure Transition Over New Hardware (Front End Only)	Intermediate	\$	32,000
12/11/2023	EcoStruxure Transition Over New Hardware (Front End Only)	Middle	\$	46,600
APPROVED AT 12/22/2023 BOARD MEETING				
1/8/2024	Bleacher Boss - Power Assist Unit	Athletics	\$	4,900
1/8/2024	Robotic Athletic Field Painter	Athletics	\$	29,700
1/8/2024	Water Reel with Booster	Grounds	\$	14,000
1/8/2024	Robotic Mowers	Grounds	\$	22,000
1/8/2024	John Deere 1575 tractor (includes snow blower and broom)	Grounds	\$	55,600
1/8/2024	Fork Lift	Maintenance	\$	50,000
APPROVED AT 1/8/2024 BOARD MEETING				
2/12/2024	Brush and snow blower attachments	District	\$	11,600
2/12/2024	Resurface all gym floors in district	District	\$	24,668
2/12/2024	Wood chips for school playgrounds	District	\$	14,500
2/12/2024	Signature Choral Risers - 4 Tier	District	\$	16,590
2/12/2024	Power outage monitoring electrical meter	District	\$	88,600
2/12/2024	SRP card for each classroom	District		
2/12/2024	Outside bollard lights need to be updated with LED (20 total)	Arboretum	\$	82,449
2/12/2024	Add card reader to rear entrance of front office	Arboretum	\$	4,000
2/12/2024	Front entrance - exterior stain	Arboretum	\$	2,569
2/12/2024	Carpet - remaining rooms 1st and 2nd floor	Arboretum	\$	87,000
2/12/2024	Doors 9 gym, door 11, door 12 (6 total doors)	Arboretum	\$	37,354
2/12/2024	Cracked tile replacement (various areas)	Arboretum	\$	5,000
2/12/2024	Landscaping around building	Arboretum	\$	70,000
2/12/2024	Playground sun shades	Arboretum	\$	18,288
2/12/2024	198 Boiler room (penthouse) roof walls	High	\$	73,000
2/12/2024	Bleachers, Portable	High	\$	47,500
2/12/2024	Furnish and install 2 new windows for baseball press box	High	\$	20,500
2/12/2024	Furnish and install 3 new windows for football press box	High	\$	10,280
2/12/2024	Furnish and install 2 new windows for soccer press box	High	\$	20,500
2/12/2024	Varsity SoGball Field batting cages/audio/backstop	High		
2/12/2024	Card readers in shipping/receiving area	High	\$	9,395
2/12/2024	Door 1 storefront	High	\$	33,000
2/12/2024	Door 18 security	High	\$	934
2/12/2024	John Deere tractor plus attachments	High	\$	52,200
2/12/2024	Fix joint bump in the floor	Intermediate	\$	1,843
2/12/2024	Wallpaper Graphics	Intermediate	\$	55,391
2/12/2024	Gymnasium electronic closers	Intermediate	\$	8,352

2/12/2024	Solar PV expansion	Intermediate	\$	498,982
2/12/2024	Slow gym curtain	Intermediate	\$	4,177
2/12/2024	Whiteboards from old HES	Intermediate	\$	21,900
2/12/2024	Classroom carpeting rooms 136, 110, 223, 239	Middle	\$	19,000
2/12/2024	Door 7 replace stairway treads	Middle	\$	26,300
2/12/2024	Carpet landings - doors 5, 6	Middle	\$	9,000
2/12/2024	Rider floor scrubber - 30" (Trident R30-HIL56009)	Prairie	\$	17,837
2/12/2024	Add card reader to rear entrance of front office	Prairie	\$	4,000
2/12/2024	Concrete work on Sidewalks	Prairie	\$	49,030
2/12/2024	Add privacy panels in restrooms	Prairie	\$	2,730
2/12/2024	Play ground shade canopy	Prairie	\$	1,600
2/12/2024	Acoustical panels for cafeteria	Prairie	\$	14,484
2/12/2024	Replace carpet	Prairie	\$	32,000
2/12/2024	Downspout sink hole	Prairie	\$	3,287
2/12/2024	Move old hoops at existing Heritage & install at Prairie	Prairie	\$	15,275
2/12/2024	Waunakee Softball Upgrades	District	\$	325,000
APPROVED AT 2/12/2024 BOARD MEETING			\$	1,840,115
3/5/2024	Items from Maintenance list in Vogel Bros. High School Scope of work	High	\$	3,503,800
3/5/2024	Concrete lip at door 2	Arboretum	\$	1,200
3/5/2024	District mechanic tools and tool box	District	\$	22,000
3/5/2024	Project management services for generator installation project	District	\$	5,400
3/5/2024	LED upgrades and lighting controls additions	High	\$	1,440,850
3/5/2024	Carpeting in (17) classrooms	High	\$	95,000
3/5/2024	Boiler closed loop filtration equipment	High	\$	3,186
3/5/2024	JV Softball press box wood stairs w/ composite deck board at treads, risers, and landings	High	\$	14,389
3/5/2024	Varsity baseball press box wood stairs w/ composite deck board at treads, risers, and landings	High	\$	17,314
3/5/2024	Varsity soccer press box wood stairs w/ composite deck board at treads, risers, and landings	High	\$	17,314
3/5/2024	Varsity football press wood stairs w/ composite deck board at treads, risers, and landings	High	\$	22,484
3/5/2024	Clock/Bell/PA (InformaCast Fusion IP Speaker Endpoint Add-On for WHS)	High	\$	826,011
3/5/2024	Video cameras	High	\$	115,000
3/5/2024	Fieldhouse projector and audio	High	\$	65,000
3/5/2024	Audio upgrade for the Commons and Cave	High	\$	15,000
3/5/2024	New basketball hoop controls (old gym)	High	\$	6,900
3/5/2024	Painting of field house and logos	High	\$	37,000
3/5/2024	Furnish & install new floor traction power operation for field house bleachers	High	\$	36,356
3/5/2024	Varsity baseball shed and press box	High	\$	10,000
3/5/2024	Replace fieldhouse backboard motors	High	\$	20,000
3/5/2024	Fieldhouse mid-court curtain and motor	High	\$	25,000
3/5/2024	Replace wall mounted basketball structure and hoops	Prairie	\$	66,500
3/5/2024	Boiler closed loop filtration equipment	Prairie	\$	3,186
3/5/2024	Energy efficiency audit	Prairie	\$	3,060
3/5/2024	Gymnasium audio system	Prairie	\$	30,000
APPROVED AT 3/11/2024 BOARD MEETING			\$	6,401,950
			Total Approved to Date	\$ 12,701,063

<u>APRIL FACILITIES COMMITTEE CONSIDERATION</u>					
Arboretum	Building	Rack-it drying & storage for art class	1	LS	\$2,738.71
High	Athletics	Reinforce Warrior stadium fencing with bigger posts plus vertical metal straps	1	LS	\$12,680.00
High	Athletics	Field house banners 27 Championship Signs + Logo	1	LS	\$22,533.00
Intermediate	Wall Finishes	Drywall cracking	1	LS	\$2,888.00
Intermediate	Site Development	Playground crushed granite walkways upgrade	1	LS	\$43,200.00
Prairie	Building	Rack-it drying & storage for art class	1	LS	\$2,738.71
District	Athletics	TurfTime 84 inch AR-24 series leveling roller	1	LS	\$8,445.00
					\$95,223.42