

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

Friday, August 9, 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](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

**Starting June 24, 2024 - August 20, 2024 the parking lot at 905 Bethel Circle will be under construction.**

**Visitors may park in the indicated spaces at Benda Welding (900 Bethel Circle), or Humane Restraint Co. (912 Bethel Circle). There will be very limited parking along Bethel Circle for brief visits. Please follow the signage to enter the building. If anyone has handicapped accessibility needs, please contact the district office during business hours at (608)849-2000 and we will accommodate you.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVE AGENDA**

**IV. PUBLIC COMMENTS**

**V. BETHEL CIRCLE REMODELING**

**3**

The purpose of this agenda item is request facility committee consideration of a change order

for the Bethel Circle parking lot. The change order is in the \$50K - \$99K range which cannot be approved by district administration. Approval can be granted by the facility committee. Attached please find an email chain regarding the Bethel Circle parking lot. The first email from July identified the concern regarding the base of the parking lot. In July, we chose to pursue the lower cost option of undercutting at \$18,000 and testing the result in August. The test results showed that 85% of the parking lot did not meet the requirements. As a result, we are now requesting additional funds for the extra base needed to meet requirements. The estimate for the change order has increased from \$18,000 to \$65,000. We have also attached the contingency tracking report. Thanks for your willingness to meet on this topic.

VI. **FUTURE MEETINGS**

VII. **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.”



McDonough, Rebecca <rebeccamcdonough@waunakee.k12.wi.us>

**Fwd: FW: Waunakee District Office Proof-Roll 8.7.24**

1 message

**Summers, Steve** <stevesummers@waunakee.k12.wi.us>  
To: Rebecca McDonough <rebeccamcdonough@waunakee.k12.wi.us>

Wed, Aug 7, 2024 at 1:21 PM

Rebecca,

Can you please attach this email chain, and then also the attachment, to Friday's Facility Committee agenda. Thanks.

**Steve Summers**

Executive Director of Operations  
Waunakee Community School District

608-849-2000 ext 8012 | fax: 608-849-2354 | www.waunakee.k12.wi.us |  
905 Bethel Circle Waunakee, WI 53597 |

Business Services [Website](#)  
Business Services for Staff [WebSite](#)



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----- Forwarded message -----

From: **Adriana Martins** <amartins@vogelbldg.com>  
Date: Wed, Aug 7, 2024 at 12:50 PM  
Subject: FW: Waunakee District Office Proof-Roll 8.7.24  
To: Summers, Steve <stevesummers@waunakee.k12.wi.us>  
Cc: Jay Thomsen <jthomsen@vogelbldg.com>

Steve,

Below are the two reports from CGC from July 11<sup>th</sup> and from today. The existing parking lot did not pass the proof roll. The ROM to do this right per CGC's recommendations is \$65,000. We will track the cost on a time and material basis. Attached is the updated change log reflecting this. Please, let us know if you have any questions or need anything else on this.

Thank you,

Adriana Martins | Assistant Project Manager

**VOGEL BROS. BUILDING CO.**

better people = better builders

5460 Fen Oak Drive | Madison, WI 53718

PO Box 7696 | Madison, WI 53707

Office 608.241.5454 | Direct 608.663.8988 | Mobile 608.206.6829

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**From:** Alex Bina <[abina@cgcinc.net](mailto:abina@cgcinc.net)>  
**Sent:** Wednesday, August 7, 2024 9:16 AM  
**To:** Adriana Martins <[amartins@vogelbldg.com](mailto:amartins@vogelbldg.com)>; RJ Cole <[rcole@vogelbldg.com](mailto:rcole@vogelbldg.com)>  
**Subject:** Wauunakee District Office Proof-Roll 8.7.24

Adriana – This email serves as confirmation of the observations and recommendations conveyed to RJ, Scott with the District and on-site Parisi personnel.

As requested, I visited the site to observe subgrade conditions within the existing asphalt pavement area following removal of the asphalt pavement and recompaction of the exposed subgrade, which we understand is very near final subgrade elevations. The exposed subgrade generally consisted of aggregate base course fill, as well as apparent silty sand and clay soils where no remaining base course was present.

In general, unstable conditions including excessing rutting, cracking and pumping was observed within the recompacted subgrade under the rubber tires of a loaded dump truck used to proof-roll the area. Three isolated areas did exhibit firm conditions which would be considered suitable for pavement support. These three areas were marked in the field by CGC and then surveyed by Parisi using a GPS in the presence of CGC. The total area of these three areas measures approximately 4,200 sq. ft. The remainder of the reconstructed (not including the new part) pavement area should be considered unstable for pavement support and would not pass a final proof-roll prior to paving operations.

Based on the limited size of the 'good' areas, as well as limited thickness of existing base course discussed previously, our recommendation regarding complete reconstruction discussed in the email sent on July 11 holds. We recommend that the entire area be cut to subgrade elevations to allow for an entire new pavement section to be placed (e.g, 10 in. of aggregate 3.5 in. of asphalt as planned in the new part). Following cutting to subgrade over the entire area, we recommend that a proof-roll be conducted prior to placement of the aggregate to check for remaining soft areas. Some undercutting below the specified aggregate section will likely be required based on significant rutting in some areas.

Please reach out with any questions or if you would like to discuss further. Also, please forward on to appropriate parties as needed.

Alex

Alex Bina, P.E.

**CGC, Inc.**

2921 Perry St.

Madison, WI 53713

[abina@cgcinc.net](mailto:abina@cgcinc.net)

Office (608)288-4100

Cell (715)296-5858

Fax (608)288-7887

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**From:** Alex Bina  
**Sent:** Thursday, July 11, 2024 2:59 PM  
**To:** Adriana Martins <[amartins@vogelbldg.com](mailto:amartins@vogelbldg.com)>; [rcole@vogelbldg.com](mailto:rcole@vogelbldg.com)  
**Subject:** Wauunakee District Office Pavement Subgrades 7.11.24

Adriana – This email serves as confirmation of the observations and recommendations conveyed to RJ and Parisi personnel during two site visits earlier today.

As requested, the undersigned visited the site to observe soil subgrade conditions within new pavement areas located on the west and north side of the current asphalt area, as well as within the existing pavement area which has been recently pulverized in-place.

During my first visit, I observed soil subgrade conditions within the new asphalt areas following cutting to subgrade elevations and prior to base course placement. The approximate areas observed are shown on the attached sketch. The exposed subgrade consisted of apparent native silty sand and clay soils, which had been recompacted with a vibratory roller prior to arrival. A loaded quad-axle dump truck was used to proof-roll the subgrade. In general, stable conditions were observed within the central portion of the area, with minimal (if any) rutting or deflection observed in the recompacted silty sand soils. However, in the small sliver on the south end, as well as along the northern edge, rutting in excess of typically tolerable limits was observed in clay soils which were fairly moist to wet.

Where firm conditions were present, we expressed our opinion that the subgrade appeared suitable for placement of the specified 10-in. section of aggregate, which was to consist of 6 in. of 3-in. DGB and 4 in. of 1 ¼-in. DGB (10 in. total aggregate). Within the areas observed to be yielding, I recommended that the subgrade be undercut 6 in. to allow for placement of a total of 12 in. of 3-in. dense graded base course (DGB), topped with 4 in. of finer aggregate for grading purposes. I recommended that the DGB be placed in thin lifts and compacted with the vibratory roller until deflection was no longer observed.

Provided this occurs, I expressed the opinion that the subgrade should be suitable for fine grading and pavement placement, as well as subsequent traffic support. A final proof-roll should be conducted prior to paving to check that stable conditions have been developed and maintained.

During my second visit, subgrade conditions were observed within the existing pavement area. More specifically, existing base course thicknesses were observed within 3 shallow test pits excavated by Parisi across the lot. In general, based on approximate finished subgrade elevations provided by Parisi, less than 6 in. to about 10 in. of 1 ¼-in. DGB will be in-place following removal of the pulverized asphalt pavement and cutting to subgrade elevations for new pavement placement. The furthest west test pit indicated less than 6 in., the middle test pit about 6 in. and the far east test pit about 10 in. Based on a typical minimum aggregate section of 10 in. for parking lot of this size, the thicknesses at two of the test pits are quite a bit less than industry standards. The approximate test pit locations are shown on the attached sketch.

While we understand that the current plan is to cut the area to subgrade and then re-lay 3.5 in. of asphalt, based on observation of truck traffic over these areas during our visits, including localized areas of significant rutting through the pulverized asphalt and underlying base, it is our opinion that significant areas of instability will likely be observed during follow-up proof-rolling after grading has occurred. Further, it is our opinion that two alternatives can be considered:

1. Cut to subgrades and proof-roll, with undercutting/replacement completed where unstable conditions are observed. Under this alternative, yielding soils will be replaced/stabilized, but the owner must accept the risk that while some areas may be stable, the thickness of in-place base course below new pavement will be significantly less than current standards across portions of the lot. This could lead to premature pavement distress and additional maintenance requirements over the life of the pavement. Based on conditions observed during our visits today, if this alternative is considered widespread undercutting on the order to 12 in. below in-place base course layers may be required.
2. Completely reconstruct the pavement section, with subgrades cut to allow for placement of a minimum of 10 in. of new aggregate. This is the same section thickness as the new pavement areas west and north. Following cutting to subgrades, proof-rolling should occur. Some undercutting below this elevation may still be required, pending evaluation by proof-rolling.

I trust this email satisfies your present needs. Please reach out if you would like to discuss or have any questions.

Thank you

Alex

Alex Bina, P.E.

**CGC, Inc.**

2921 Perry St.

Madison, WI 53713

[abina@cgcinc.net](mailto:abina@cgcinc.net)

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**Change Management Track Log - 08.07.24.pdf**

76K

**WCSD - High School and District Office**  
**Contract Revision Log for Contingencies**  
August 07,2024

Date	PCO	Description	OCO	Pending	CM Contingency	Owner Contingency	Contract Amount	Notes
					\$ 281,487	\$ -	\$ 6,569,070	
001		Construction Bulletin 001	2	\$ -	\$ -	\$ -	\$ (119,720)	
002		Construction Bulletin 002	2	\$ -	\$ -	\$ -	\$ (667,940)	
003		Construction Bulletin 003 - Create Owner Contingency	3	\$ -	\$ -	\$ 101,655.00	\$ -	
		Construction Bulletin 004			No cost change	\$ -	\$ -	
004		Construction Bulletin 005			\$ (18,166.00)	\$ -	\$ -	
005		Construction Bulletin 006	3		\$ -	\$ 29,286.00	\$ -	
006		District Office Walls terminating above ceiling	3		\$ -	\$ 8,000.00	\$ -	
007		Salvaged Lockset at District Office vs. New	3		\$ -	\$ 2,706.00	\$ -	
008		District Office Existing Parking Lot Lighting	4		\$ -	\$ (39,040.00)	\$ -	
012		D.O. Dumpster Enclosure			\$ -	\$ (32,500.00)	\$ -	
012		D.O. Plan Review Updates			\$ -	\$ (23,991.00)	\$ -	
009		Rewire all fixtures in Cave to be dimmable	4		\$ -	\$ (3,047.00)	\$ -	
009		New 2x2 flat panels Servery (will not match existing as it is discontinued)	4		\$ -	\$ (5,466.00)	\$ -	
010		Ceiling track demo additional work - include new can lights			\$ (14,546.00)	\$ -	\$ -	
011		New diffusers and grilles in small auditorium	4		\$ -	\$ (4,581.00)	\$ -	
013		Construction Bulletin 007			\$ (11,410.00)			
014		Construction Bulletin 008			\$ (4,195.00)			
		D.O. Construction Bulletins 002-006			No cost change			
		<b>D.O. Undercutting at Soft Areas only - ROM</b>		\$ 65,000				
015		Duct Cleaning in Commons/Café and Small Aud				\$ (13,365.00)		
016		Construction Bulletin 009			\$ (8,131.00)			
017		D.O. New Railroad Ties			\$ (5,000.00)			
		<b>Additional Stage Lighting</b>		\$ 21,986				
		<b>Small Auditorium Carpet</b>			No cost change			
<b>Total</b>				\$ 86,986	\$ 220,039	\$ 19,657	\$ 5,781,410	

8