



WAUSAU SCHOOL DISTRICT Referendum Updates - 95% Design

- John Marshall Elementary School
- Rib Mountain Elementary School
- Franklin Elementary School
- Lincoln School

January 26, 2026





Agenda

- 1 95% Review- John Marshall
- 2 95% Review - Rib Mountain
- 3 95% Review – Franklin
- 4 95% Review – Lincoln
- 5 Project Budget
- 6 Questions



95% Update Agenda/ Purpose of Presentation

Our Purpose Today:

- Summarize current design for (4) schools
- Identify changes from the Referendum Scope of Work
- Approve plans to be issued for bidding



➤ District Staff Involvement

District Involvement

- (5) Design Meetings – 4 schools
- District Leadership Team
 - District Maintenance Team
 - Principals
 - City of Wausau
 - Wausau Historical Society



1

John Marshall
Elementary
School



John Marshall

John Marshall Elementary School

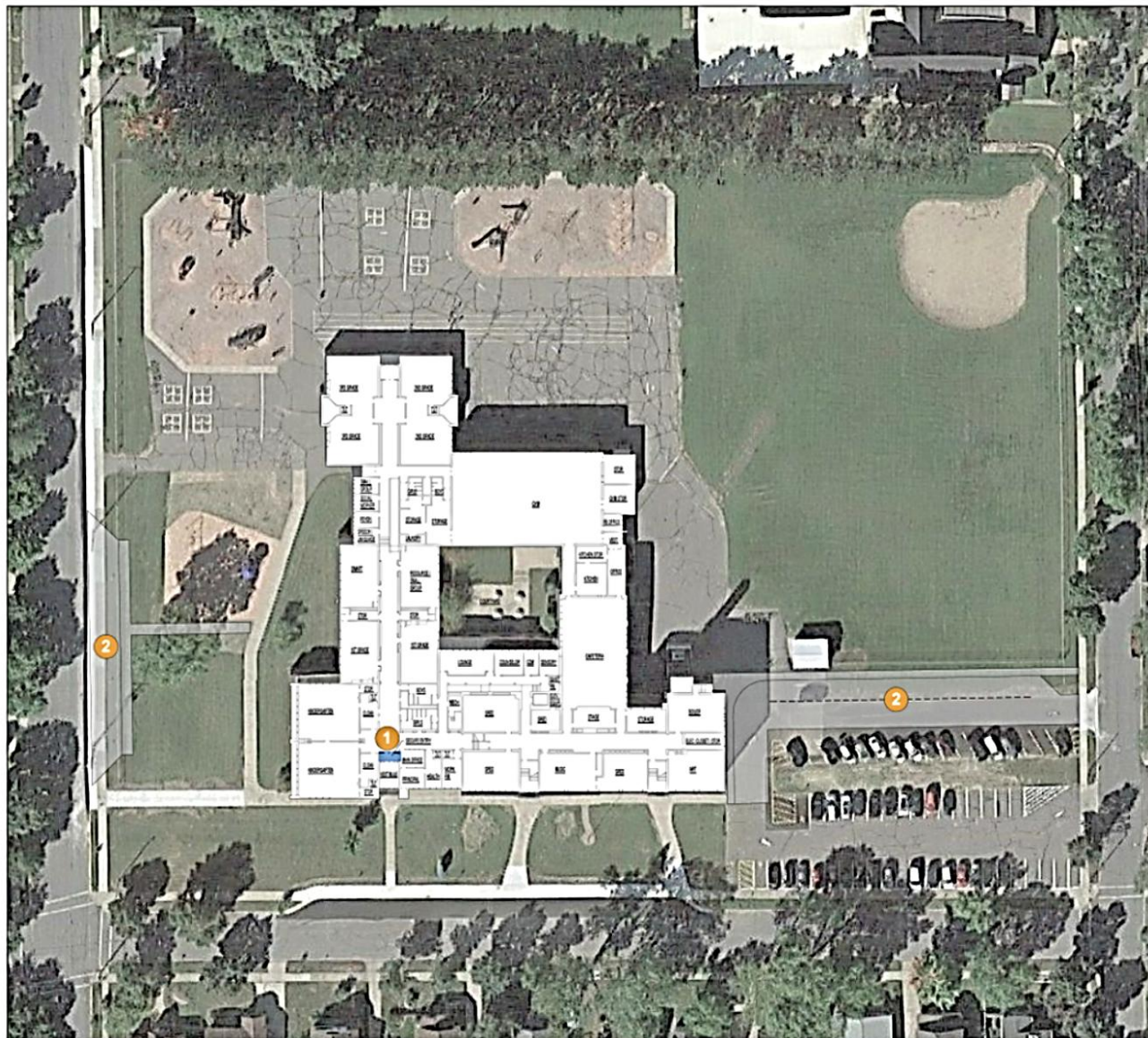
Wausau, Wisconsin

1 Secure Entry and Main Office

2 Revised Parent / Bus Patterns

DEFERRED MAINTENANCE

REMODELING



Referendum Scope of Work

- Secure entry
- Fire alarm system
- Video Surveillance
- Clock/ PA system
- Site: Pick up/ drop off
- Emergency Generator
- ADA Upgrades

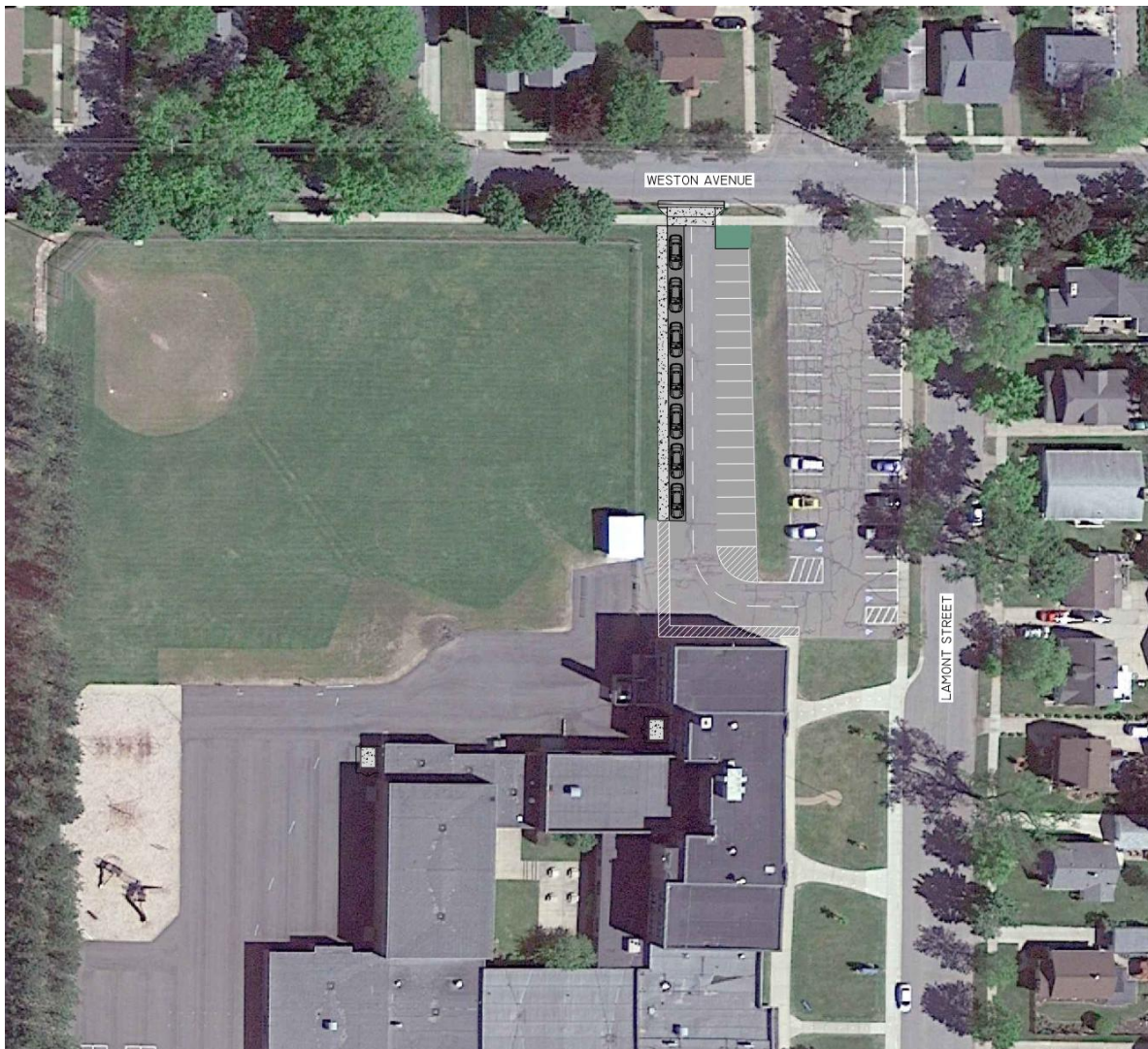


➤ John Marshall Additional Scope – September 8, 2025

Marshall Elementary
HVAC Upgrade, Boiler Replacement
Add A/C
Lighting Upgrade to LED
Ceiling Replacement to Accommodate HVAC Upgrades
Partial Roofing Replacement



John Marshall Site Plan

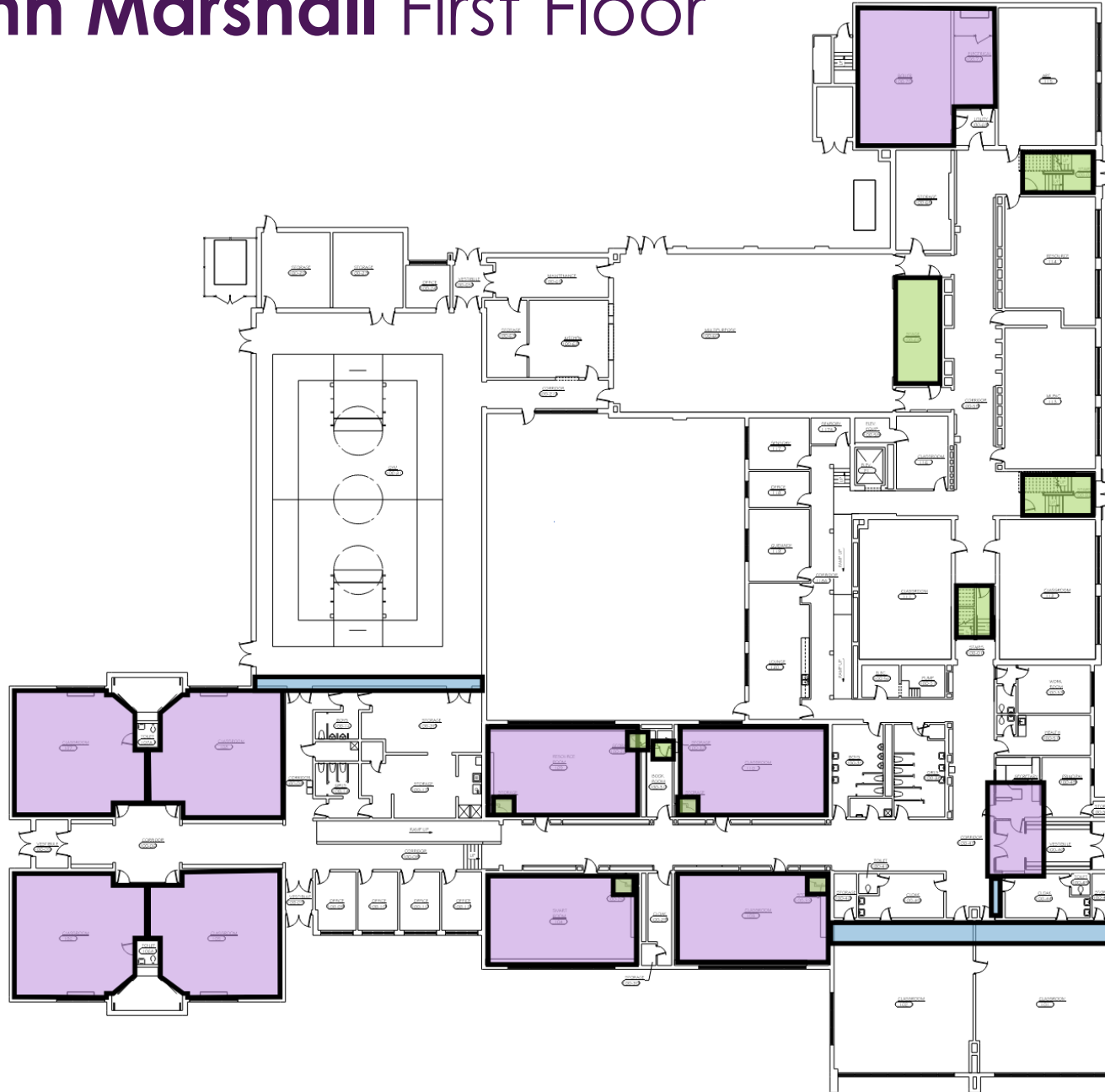


Noted Updates

- South drive
 - Removed from Scope
- North Parking lot
 - Updated bus loop and walking path
 - 58 Parking Stalls
 - Maintain east drive
 - New street access - Weston
 - Fits within existing fence/ shed
- Equipment
 - Condensing Unit
 - Generator
 - Transformer



John Marshall First Floor



Areas of Work

- Secure Front Entry
- ADA Upgrades
 - Handrails
 - Grab Bars
 - Cubbies
 - Pipewrap
 - Door Hardware
 - Stage Considerations
- Other Work
 - Casework/ Patching
 - Mechanical room equipment
 - Electrical Room equipment

Light Renovation

Ceiling/ Lights

Medium Renovation

ADA

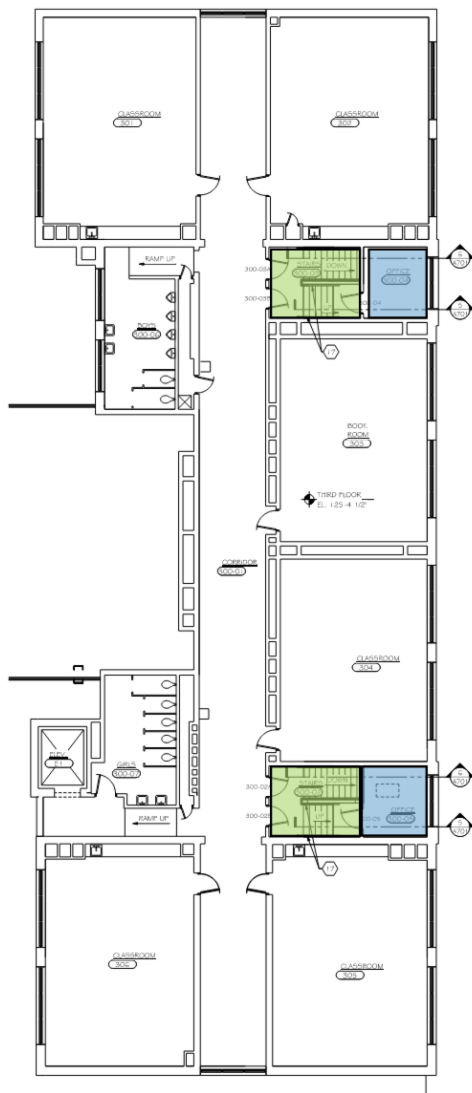
Roofing



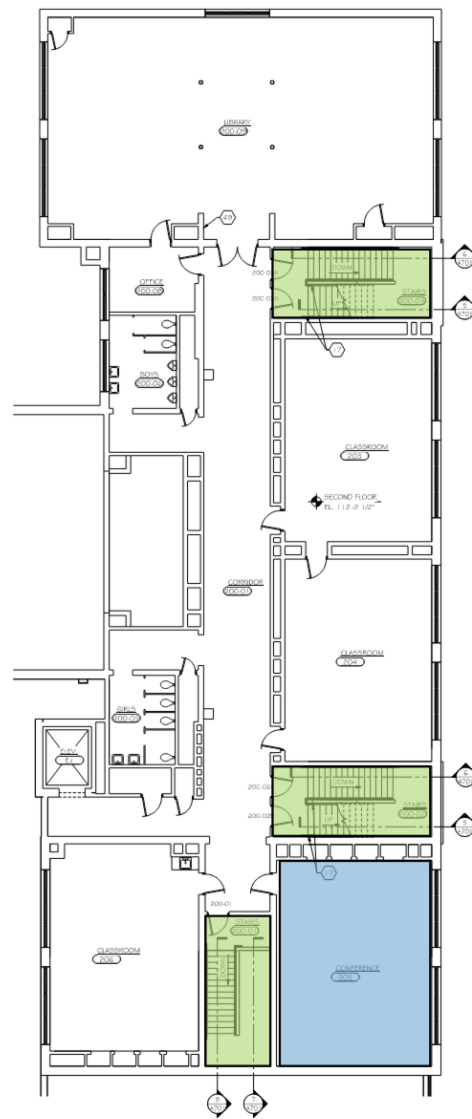
John Marshall Second & Third Floor

Areas of Work

- ADA Upgrades
 - Handrails
- Ventilation Changes
 - Add Ventilation to offices
 - Upgrade Ventilation in conference room



2 THIRD FLOOR PLAN - AREA A
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN - AREA A
SCALE: 1/8" = 1'-0"

Light Renovation

Ceiling/ Lights

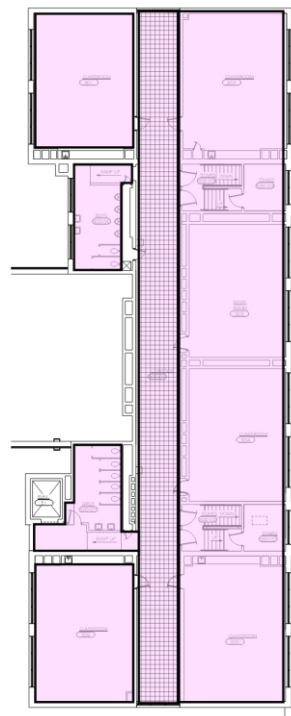
Medium Renovation

ADA

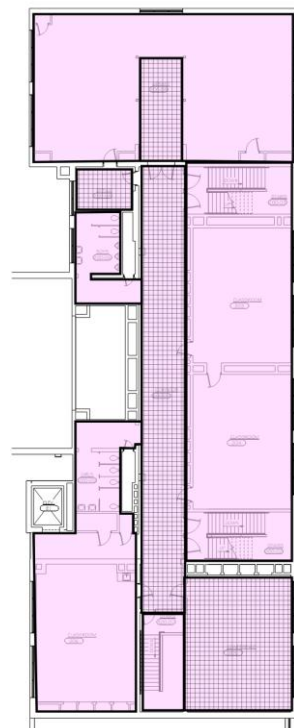
Roofing



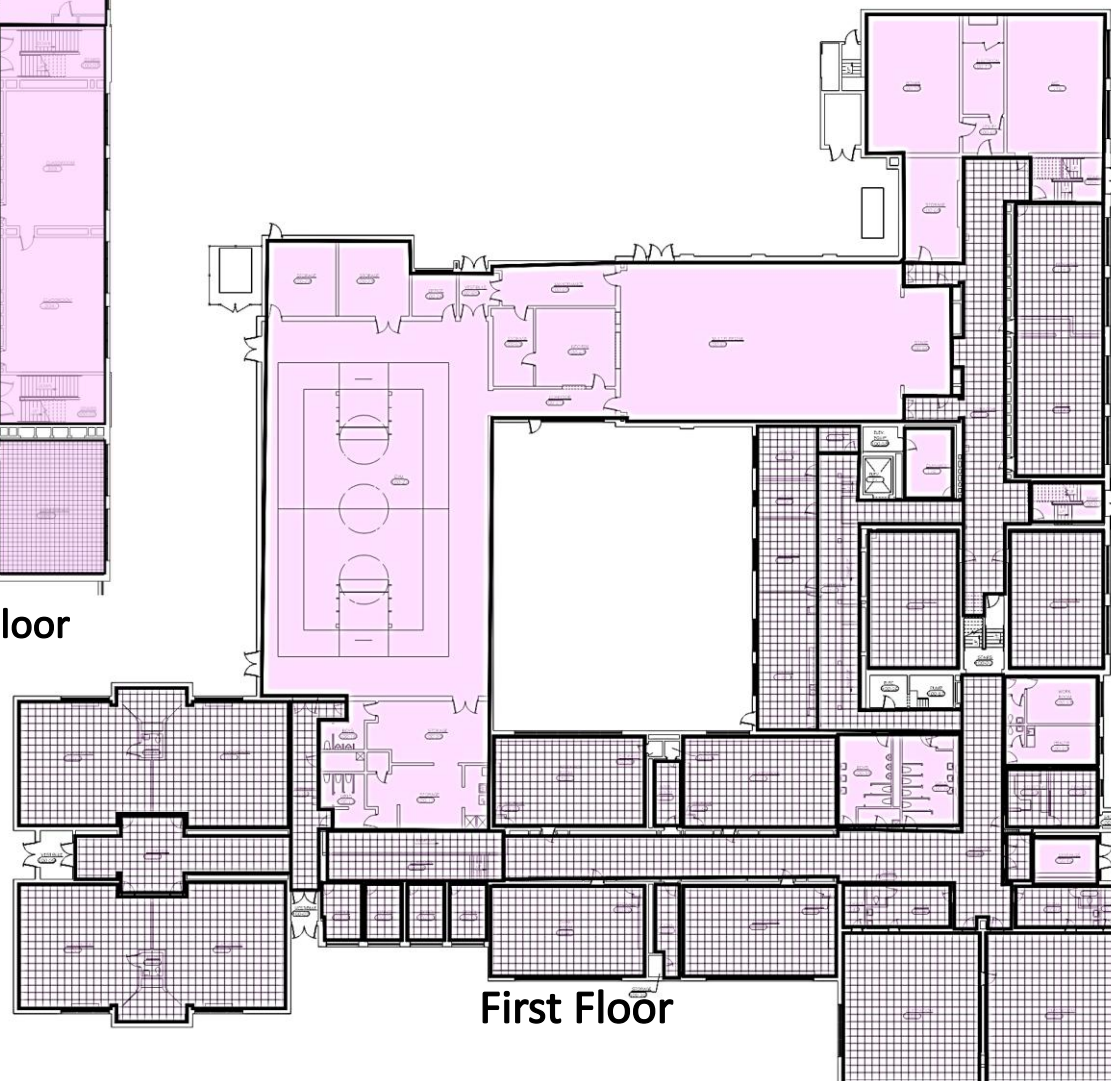
John Marshall Lighting, Ceilings



Third Floor



Second Floor



First Floor

Renovation
Ceiling/ Lights
Medium Renovation
ADA
Roofing

Areas of Work

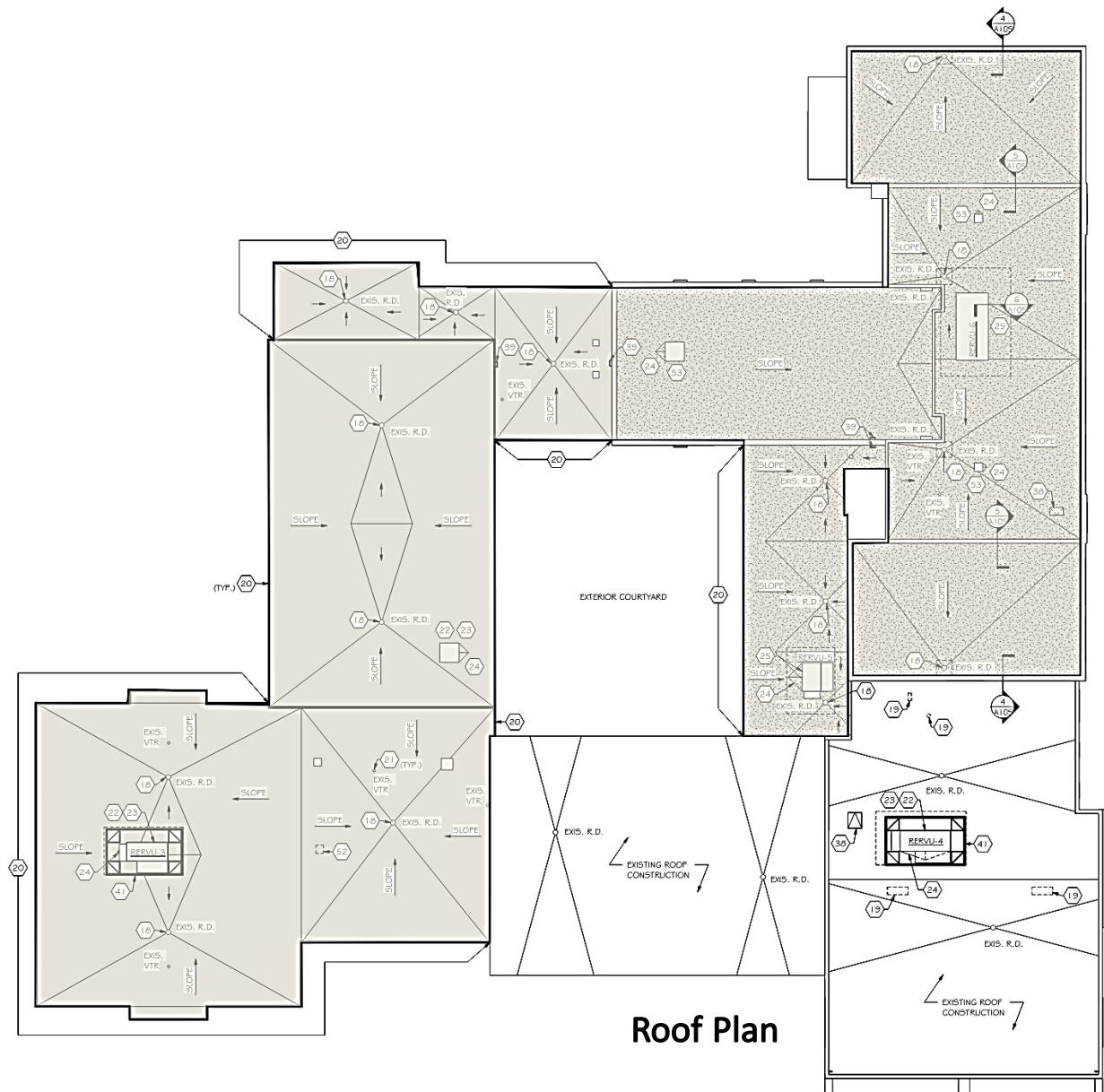
- Ceiling Replacement
 - (Hatched areas)
- Lighting Replacement



John Marshall Roofing

Areas of Work

- Partial Roofing Replacement



Renovation

Ceiling/ Lighting

Medium

ADA

Roofing



➤ John Marshall Mechanical Systems Summary

• Mechanical:

- Replace boilers and heating water pumps
- Replace domestic hot water heaters
- Add cooling to portions of building not already cooled
- Replace unit ventilators with an overhead central system
- Replace 1 indoor AHU, 2 RTUs, and add 2 new ERVUs all with hot water heating coils and DX cooling.
- Provide ADA compliant trap wraps on existing non-compliant lavatory fixtures



➤ John Marshall Electrical Systems Summary

Electrical

- Power distribution, lighting, telecom, fire alarm and security modifications for secure entry
- Replace older electrical panel in the library
- Existing emergency generator will be replaced and relocated to exterior near storage garage. New transfer switch will be located in north boiler room.
- Electrical service upgrade for new cooling system
- Lighting upgrade to LED
- Video surveillance system upgrade
- Mass Notification upgrade



2

Rib Mountain
Elementary
School



Rib Mountain

Rib Mountain Elementary School
Wausau, Wisconsin

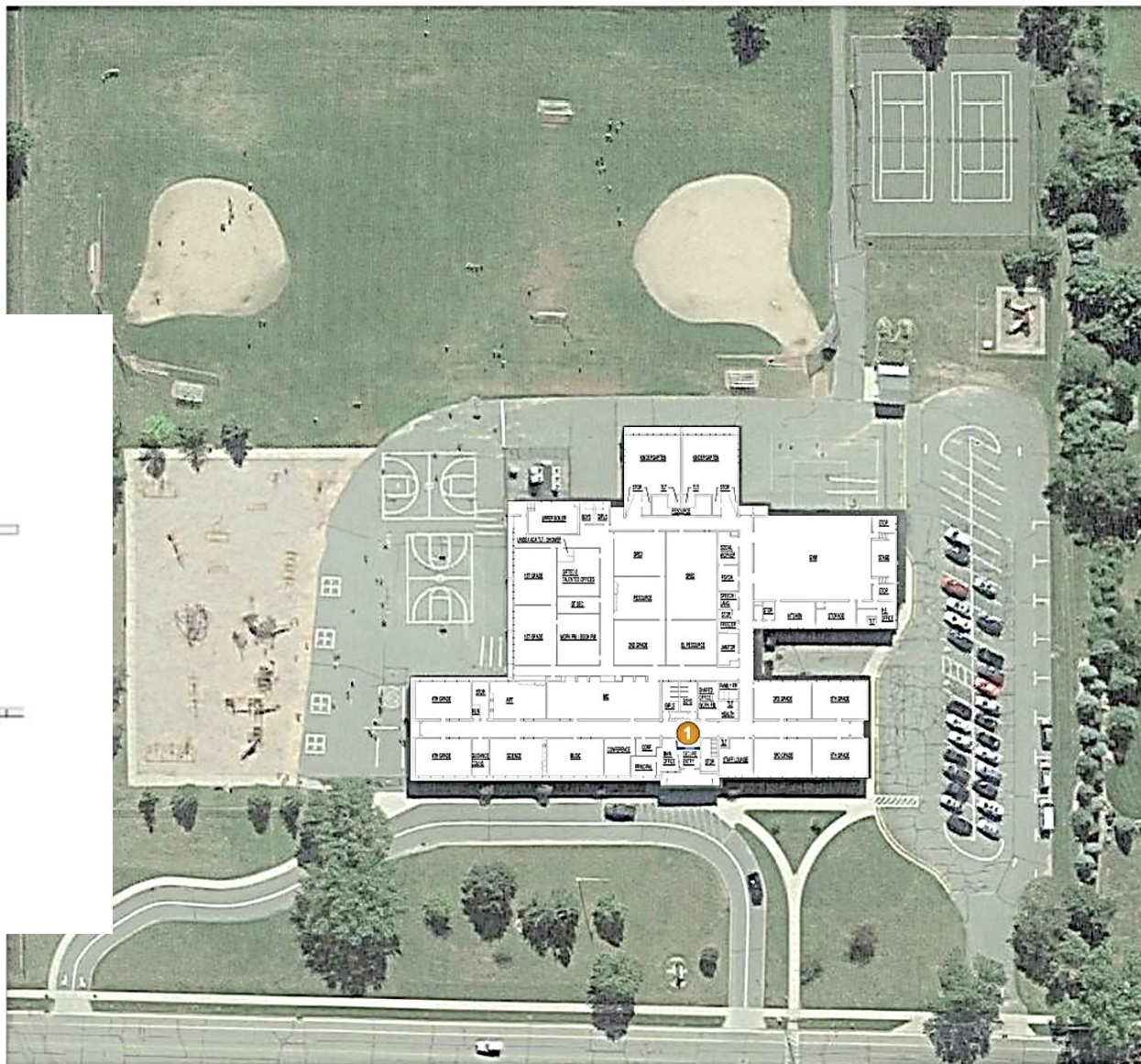
1 Secure Entry

DEFERRED MAINTENANCE
REMODELING



ENLARGED OFFICE AREA

0' 4' 8' 16' 24'



FIRST FLOOR
0' 7.5' 15' 30' 45'

Referendum Scope of Work

- Secure entry
- Fire alarm system panel
- Video Surveillance
- Clock/ PA system
- ADA Upgrades



Rib Mountain Overall Floor Plans

Areas of Work

- Secure Front Entry
- ADA Upgrades
 - Grab Bars
 - Pipe Wrap
 - Stage Railings
 - Doors and Frames
 - Replace drinking fountains/ add bottle filler
- Changes to Scope
 - Fire alarm work complete
 - Mass Notification



Light Renovation
Ceiling/ Lighting
Medium Renovation
ADA
Roofing



➤ Rib Mountain Mechanical Systems Summary

- **Mechanical/ Plumbing:**

- Upgrade drinking fountain to ADA/ Bottle filler
- Modify existing HVAC as required for new secure entry



➤ Rib Mountain Electrical Systems Summary

Electrical

- Power distribution, lighting, telecom, fire alarm and security modifications for to accommodate any changes for secure entry
- Add video surveillance updates where identified in the referendum scope
- Recircuit emergency power circuits



3

Franklin
Elementary
School



Franklin Elementary School

Franklin Elementary School

Wausau, Wisconsin

1 Parking Lot

DEFERRED MAINTENANCE

REMODELING



FIRST FLOOR PLAN

0 10 20 30

Referendum Scope of Work

- Video surveillance
- Clock/ PA system
- Elevator Repair/ Modernization
- ADA upgrades
- Parking Lot
- Floor Repair
- Sitework



Franklin Additional Scope – September 8, 2025

Franklin Elementary

HVAC Upgrade

Add A/C

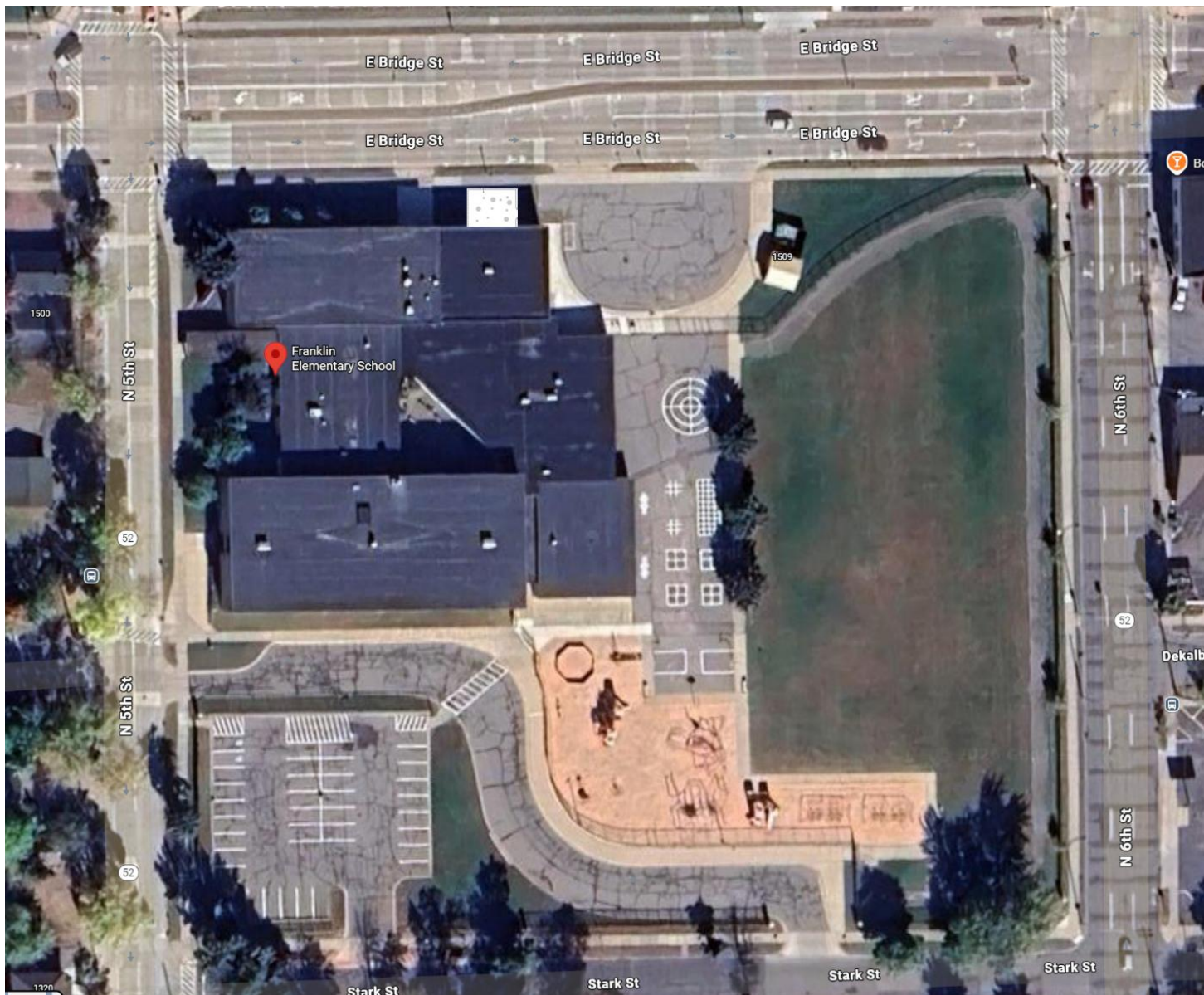
Partial Roofing Replacement

Lighting to LED

Ceiling Replacement to Accommodate HVAC Upgrades



Franklin Site Plan

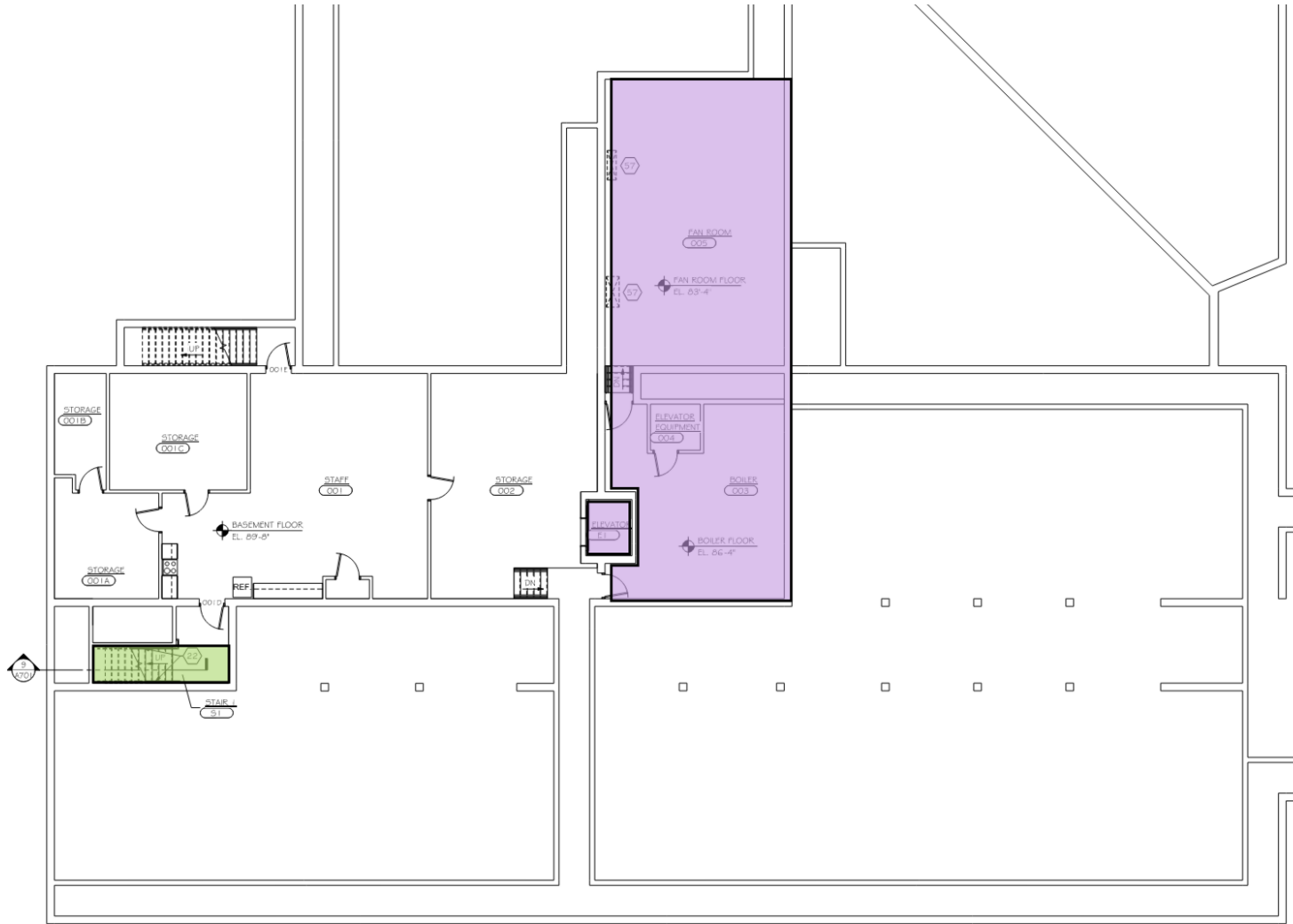


Noted Updates

- Removed from Scope
 - New parking lot
 - Concrete work
 - Curb and gutter
 - Sink Hole
 - Retaining wall
- Added Scope
 - New Chiller
 - New Transformer



Franklin Basement



Light Renovation

Ceiling/ Lights

Medium Renovation

ADA

Roofing

Areas of Work

- ADA Upgrades
 - Handrails
- Other
 - Elevator Modernization
 - Mechanical Room

1 PARTIAL BASEMENT FLOOR PLAN
 A101 SCALE: 1/8" = 1'-0" 



Franklin First Floor



Areas of Work

- Added Scope
 - Secure Front Entry
 - Remodel stage into sensory room
- ADA Upgrades
 - Handrails
 - Grab Bars
 - Cubbies
 - Pipewrap
 - Door Hardware
- Other
 - Elevator Modernization
 - Rebuild footing by special education room
 - Add toilet room to special education room
 - Closet modifications
 - Mechanical room modifications

Light Renovation

Ceiling/ Lights

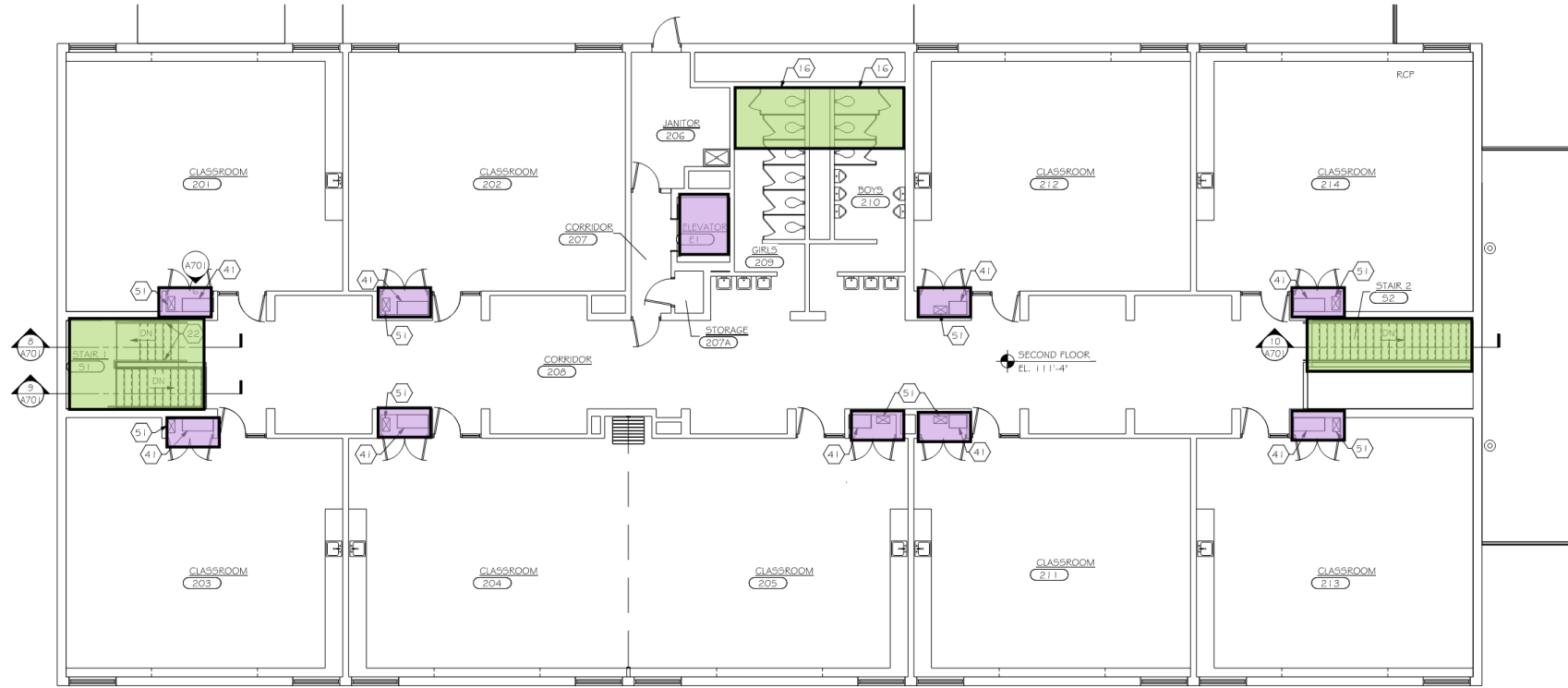
Medium Renovation

ADA

Roofing



Franklin Second Floor



1 SECOND FLOOR PLAN
A103 SCALE: 1/8" = 1'-0" N

Light Renovation

Ceiling/ Lights

Medium Renovation

ADA

Roofing

Areas of Work

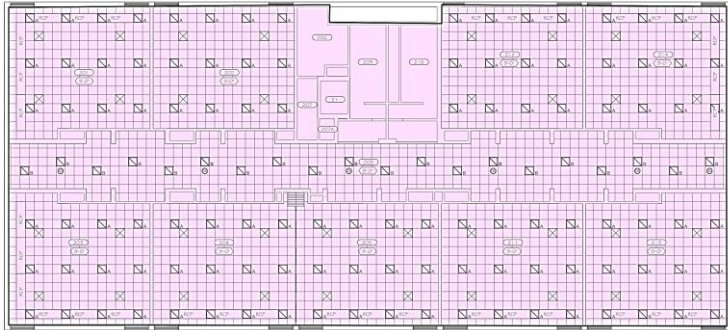
- ADA Upgrades
 - Handrails
 - Grab Bars
- Other
 - Closet Modifications
 - Elevator Modernization



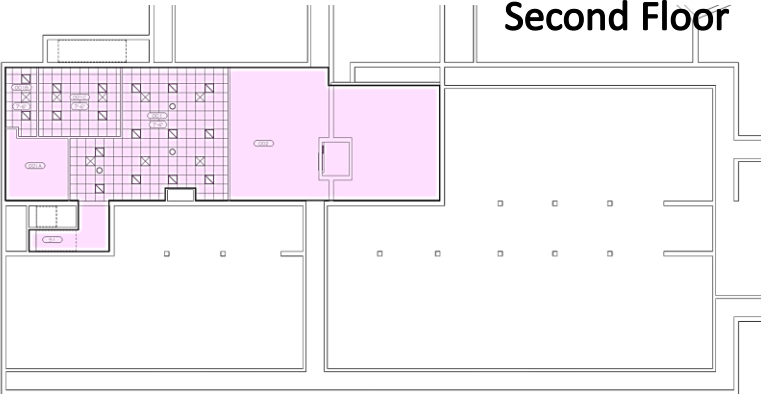
Franklin Lighting, Ceilings

Areas of Work

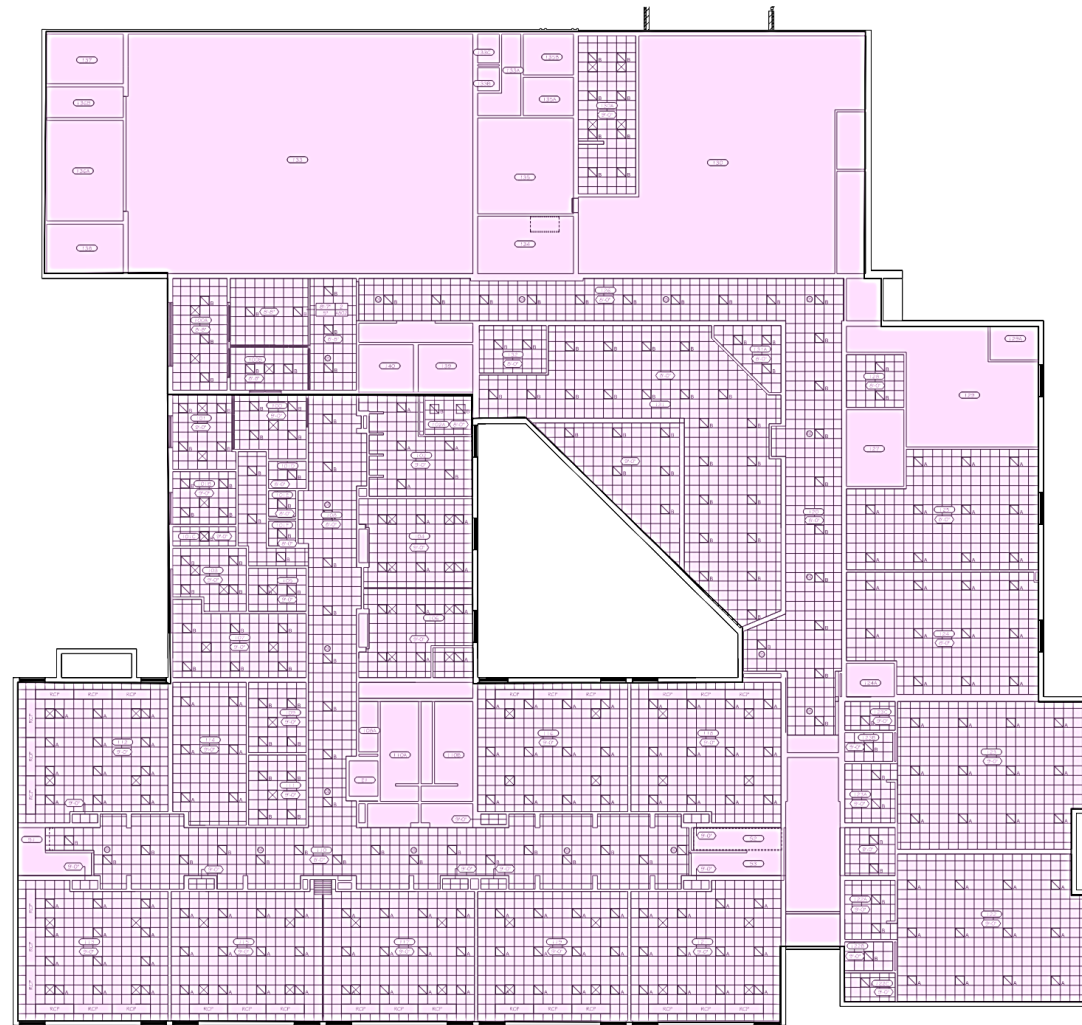
- Ceiling Replacement
 - (Hatched areas)
- Lighting Replacement



Second Floor



Basement



REFLECTED CEILING -
FIRST FLOOR PLAN
A602

First Floor

Renovation

Ceiling/ Lights

Medium Renovation

ADA

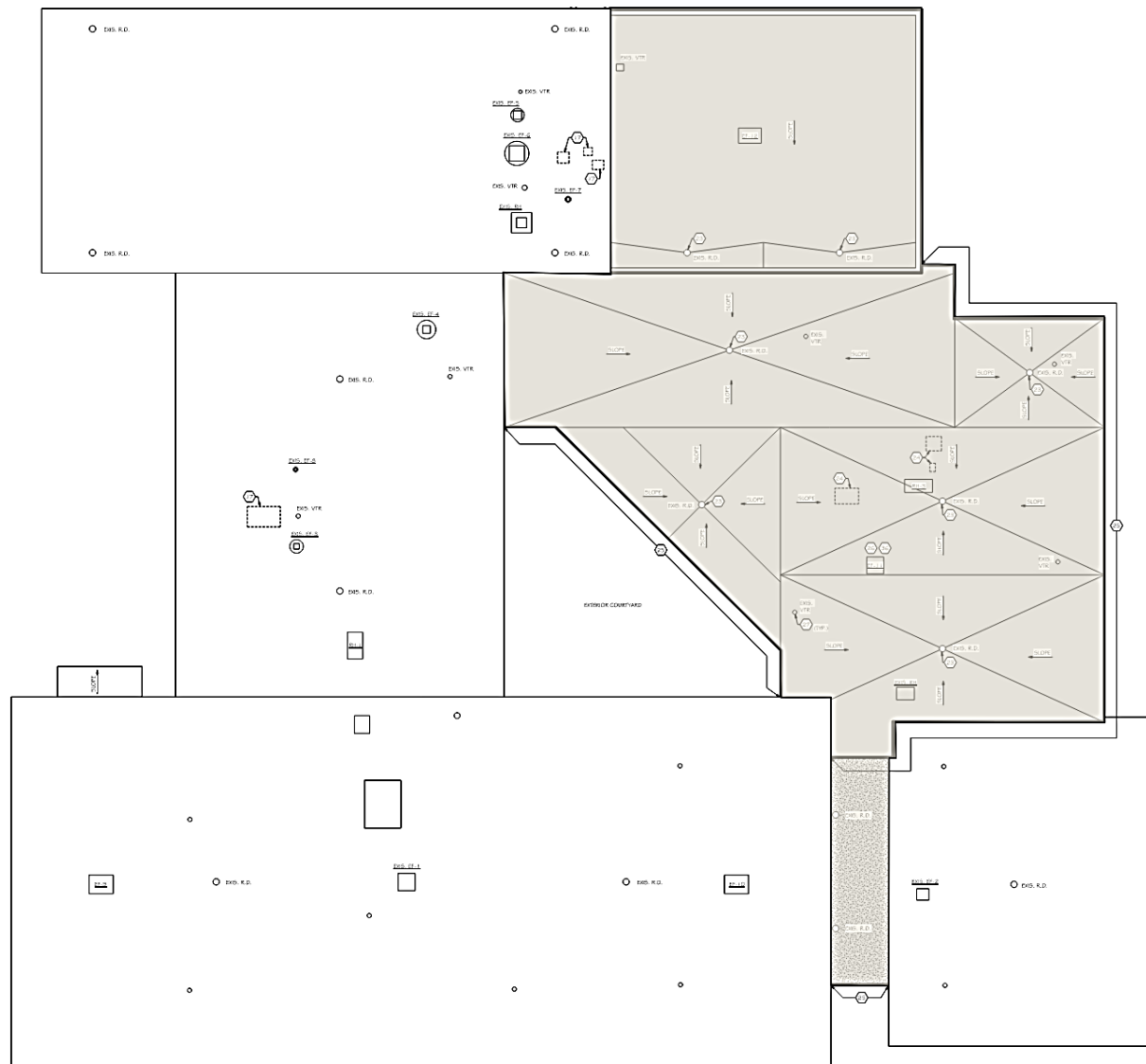
Roofing



Franklin Roofing

Areas of Work

- Partial Roofing Replacement



Roof Plan

Renovation
Ceiling/ Lighting
Medium
ADA
Roofing



➤ Franklin Mechanical Systems Summary

• Mechanical:

- Relocate HVAC grilles, diffusers, etc. for secure entry.
- Provide ADA compliant trap wraps on existing non-compliant lavatory fixtures.
- Replace boilers and heating water pumps
- Replace domestic hot water heaters
- Add cooling to building with new chilled water plant
- Replace 3 air handling units with units that have hot water heating coils and chilled-water cooling coils
- Add a chilled-water cooling coil to 1 existing AHU
- Add plumbing and fixtures to new special education toilet room



➤ Franklin Electrical Systems Summary

Electrical

- Power distribution, lighting, telecom, fire alarm and security modifications for secure entry
- Replace older electrical panel in the library
- Existing emergency generator will be replaced and relocated to exterior near storage garage. New transfer switch will be located in north boiler room.
- Electrical service upgrade for new cooling system
- Interior Lighting upgrade to LED
- Video surveillance system upgrade
- Mass Notification upgrade



4

Lincoln School



Lincoln School

Lincoln Elementary School

Wausau, Wisconsin

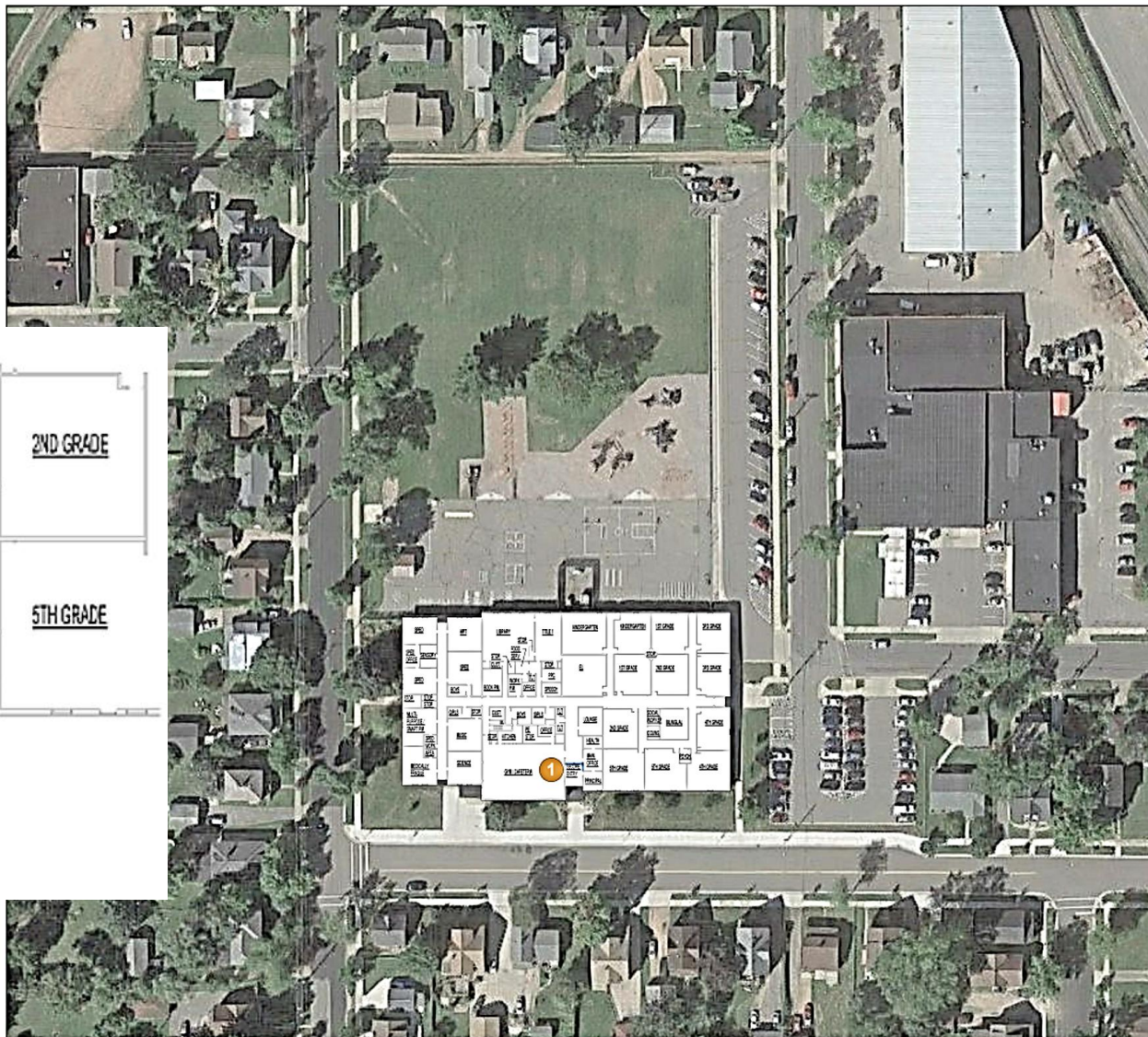
1 Secure Entry

DEFERRED MAINTENANCE
REMODELING



ENLARGED OFFICE AREA

0' 5' 10' 20' 30'



FIRST FLOOR PLAN

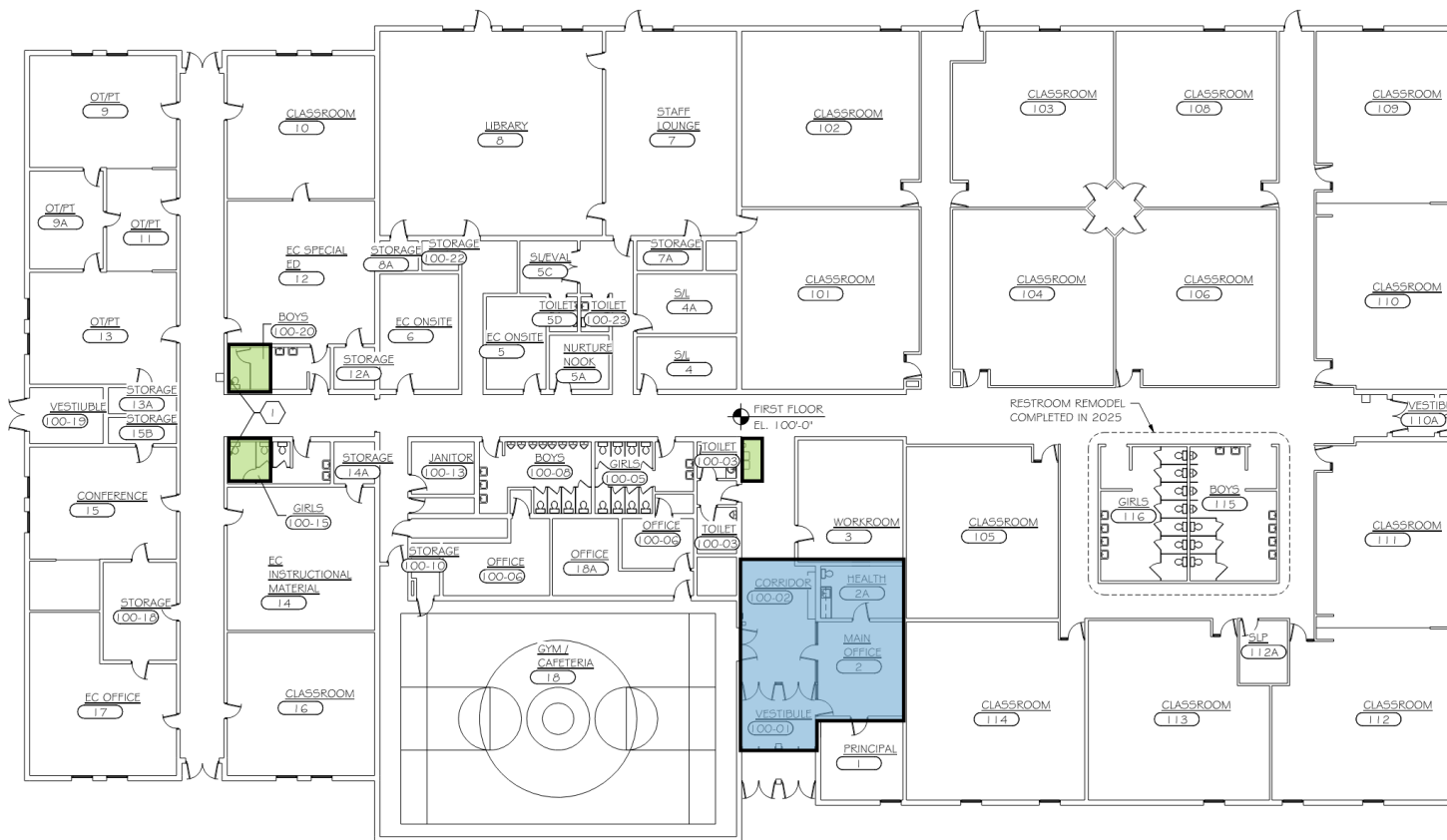
0' 10' 20' 40' 60'

Referendum Scope of Work

- Secure entry
- Fire alarm system
- Video Surveillance
- Clock/ PA system
- ADA Upgrades



Lincoln Overall Floor Plan



Areas of Work

- Secure Front Entry
- ADA Upgrades
 - Grab Bars
 - Pipe Wrap
 - Replace drinking fountains/ add bottle filler
- Changes to Scope
 - Mass Notification

Light Renovation

Ceiling/ Lighting

Medium Renovation

ADA

Roofing



Lincoln Mechanical Systems Summary

Mechanical/ Plumbing:

- Review impact of secure front entry
- Upgrade drinking fountain to ADA/ Bottle filler



Lincoln Electrical Systems Summary

Electrical

- Power distribution, lighting, telecom, fire alarm and security modifications for to accommodate any changes for secure entry
- Add video surveillance updates where identified in the referendum scope
- Replace Fire Alarm System



5

Project Budget
95% Project Budget



Project Budgets

<u>Site</u>	<u>Project Budgets (Oct 2025)</u>
John Marshall	\$ 6,832,600
Rib Mountain	\$ 198,000
Franklin	\$ 5,300,900
Lincoln	\$ 268,000
Total	\$12,599,500



Conclusion

Board Action

- Approve plan designs for John Marshall Elementary School, Rib Mountain Elementary School, Franklin Elementary School, and Lincoln School, as presented, to be issued for bidding



6

Questions