



WAUSAU SCHOOL DISTRICT

Department of Buildings & Grounds

650 South 7th Avenue • Wausau, Wisconsin 54401 • 715-261-0800 • www.wausauschools.org
Ryan Urmanski, Director of Buildings & Grounds

MEMO

To: Wausau School Board

From: Ryan Urmanski, Director of Buildings and Grounds

Date: June 17, 2026

Re: Accepting Bid Proposal and contracting Jackson & Associates for the EFIS wall replacement at South Mountain Elementary

During the late 1990s and early 2000s the WSD had various construction projects that incorporated the installation of EFIS wall systems as part of the envelop package. After taking wall cores of these areas and completing further investigation we have found that most of the systems may have been installed per plan but discovered that the plan details themselves were not correct. Add to that the necessary maintenance required on these systems has not been completed. These factors and more have resulted in a wall system that is not performing as needed causing multiple leaks, wall saturation, and potentially increasing the likelihood of structural damage and failure.

To repair these areas, we need to remove the existing EFIS assembly (EFIS Surfacing & Insulation Layers) down to the existing concrete block wall. Then the area needs to be thoroughly cleaned and primed. A new layer of self-adhering underlayment air barrier would then be added. Once installed, a layer of 2" mineral wool insulation will be installed. A new vented hat channel is then secured through the mineral wool insulation to the block wall. Then new 22-gauge steel panels, associated trims and closures are installed to complete the work.

The South Mountain Elementary School gym walls and two smaller areas at the main entrance and by the library are desperately in need of this work. We sent out RFPs to 8 qualified contractors, had a pre-bid meeting and received four (4) bids for this work on June 2nd. Jackson & Associates was the lowest responsible bidder with a price of \$420,000.00. We would like to move forward with this work this year and contract with Jackson & Associates. Therefore, we would like the Boards approval to contract with Jackson and Associates in the amount of \$420,000.00 to complete this work.

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