

May 8th, 2026



Waunakee Community School District – Strategic Facility and Preventative Maintenance Planning





Scope Summary Phase 1A

ASSET-LEVEL DATABASE DEVELOPMENT – HVAC ONLY

- HS, MS, IS, Heritage, Prairie, Arboretum, District Office, New MS
- Asset Inventory Collection – Site Visits
- Apply Asset Tags to Level-A Assets

PREVENTATIVE MAINTENANCE PLANNING

- Import Asset List to Asset Essentials
- Provide recommended PM Tasks and Schedules for upload to Asset Essentials
- Project total FTE hours
- Gap Analysis of current facility operations
- Vendor Contract Review and Re-negotiation Support (RFP support + scope development)
- Provide analysis of In-house capabilities vs 3rd party FTE requirements



Scope Summary Phase 1B

ASSET-LEVEL DATABASE DEVELOPMENT – NON-HVAC

- HS, MS, IS, Heritage, Prairie, Arboretum, District Office, New MS
- Asset Inventory Collection – Site Visits
- Apply Asset Tags to Level-A Assets

PREVENTATIVE MAINTENANCE PLANNING

- Import Asset List to Asset Essentials
- Provide recommended PM Tasks and Schedules for upload to Asset Essentials
- Project total FTE hours
- Gap Analysis of current facility operations
- Vendor Contract Review



Scope Summary Phase 3

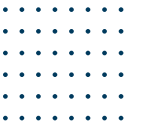
ASSET-LEVEL STRATEGIC FACILITIES PLANNING – ALL ASSET CATEGORIES

- Complete asset database buildout (priority scoring, pricing, condition, observed remaining life)
- Integrate Asset DB into Reveal Capital Planning Module
- Develop Long-Term Capital Plan (includes Board presentation)
- Train staff on Reveal
- Provide 3 Years of Ongoing Support

PREVENTATIVE MAINTENANCE PLANNING

- Provide 3 Years of Ongoing Support

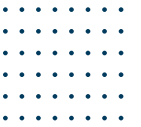
3-Year Investment Summary



Waunakee Community School District

		<u>Phase 1</u>		<u>Phase 2</u>	
		Asset Inventory + Preventative Maintenance Planning		Strategic Facility Planning Reveal + Cap Planning - Preventative Maintenance Support	
EXPENSES	Setup + 1 Year Service	\$181,000	\$112,700		
	Year 2 Service	\$0	\$25,150		
	Year 3 Service	\$0	\$25,150		
	Total Cost (3 Years)	N/A	\$344,000		

3-Year Investment Summary



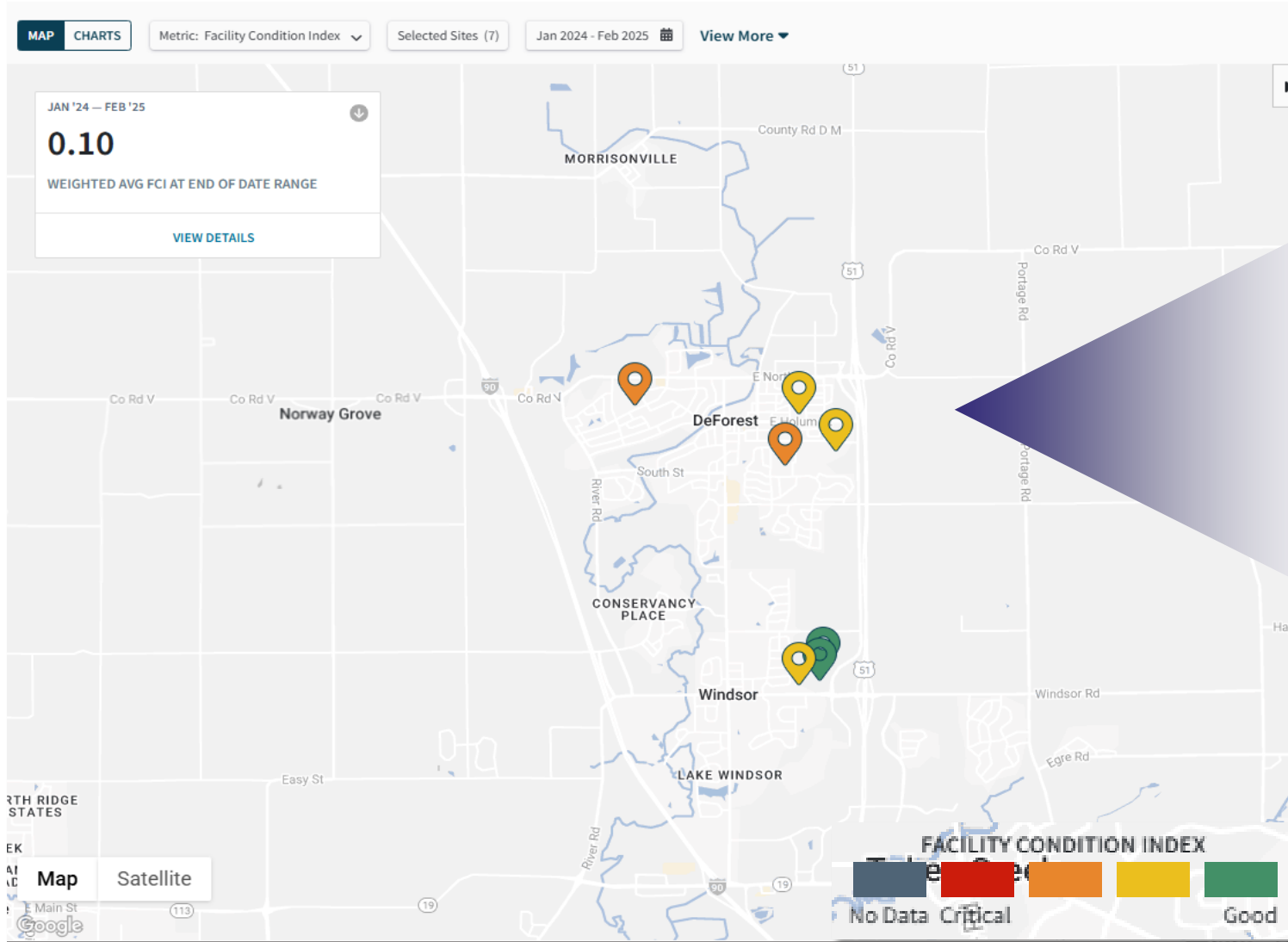
Waunakee Community School District		Asset Level DB Development + Preventative Maintenance Planning (HVAC)	Asset Level DB Development + Preventative Maintenance Planning (Non-HVAC)	Asset Level Strategic Facility Planning - All Asset Categories
Summary	Setup + 1 Year Service	\$142,500	\$115,000	\$116,000
	Year 2 Service	N/A	N/A	\$24,500
	Year 3 Service	N/A	N/A	\$24,500
	Total (3 Years)	N/A	N/A	\$165,000

Total Phased Investment - \$422,500

New Reality Reveal Overview



Overview - DeForest Area School District

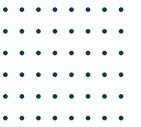


Sort By: Alphabetical

	BUILDING & GROUNDS 6777 North Towne Rd - DeForest, WI Facility Condition Index 0.05 GOOD	0 Jan '24 — Feb '25
	DEFOREST AREA MIDDLE SCHOOL 404 Yorktown Rd - DeForest, WI Facility Condition Index 0.17 POOR	0 Jan '24 — Feb '25
	DEFOREST AREA HIGH SCHOOL 815 Jefferson St - DeForest, WI Facility Condition Index 0.09 FAIR	0 Jan '24 — Feb '25
	EAGLE POINT ELEMENTARY SCHOOL 206 N Johnson St - DeForest, WI Facility Condition Index 0.07 FAIR	0 Jan '24 — Feb '25
	HARVEST INTERMEDIATE SCHOOL 6781 N Towne Rd - DeForest, WI Facility Condition Index 0.03 GOOD	0 Jan '24 — Feb '25
	WINDSOR ELEMENTARY SCHOOL 4352 Windsor Rd - Windsor, WI Facility Condition Index 0.10 FAIR	0 Jan '24 — Feb '25
	YAHARA ELEMENTARY SCHOOL 234 N Lexington Pkwy - DeForest, WI Facility Condition Index 0.17 POOR	0 Jan '24 — Feb '25

McKinstry K-12 SFP Partners

Wisconsin & Illinois





Thank You!!