

WATERFORD UNION HIGH SCHOOL
BOARD OF EDUCATION MEETING MINUTES
Buildings and Grounds Committee Meeting – 1:00 PM
January 23, 2026

The Building and Grounds Committee meeting was called to order at 1:00 p.m. Present: Board members Gary Beck and Doug Schwartz, Superintendent Luke Francois, and Project Manager Kyle Robers-Nexus Solutions.

Mr. Robers shared that Ryan Fire Protection's current proposal totals \$850,378.52, which covers new fire systems and full protection for all areas east of the kitchen and storage rooms. However, coverage for areas to the west is currently limited to the corridors. Because these western spaces lack full coverage, the Wisconsin Department of Safety and Professional Services (DSPS) requires the District to sign a Letter of Intent. This letter commits the school to extending fire protection into the remaining uncovered spaces during future projects or as funding allows.

Nexus has received a bid of \$765,310 to provide fire protection for all remaining areas excluded from the original proposal. In addition to this bid, Mr. Robers suggests the District set aside allowances of \$17,000 for painting exposed piping and \$12,000 for potential ceiling repairs and replacements. The sprinkler contractor will install piping above existing ceilings in classrooms not scheduled for replacement. While the contractor is responsible for the standard removal and reinstallation of ceiling systems, these allowances act as a safety net for more extensive repairs. If needed, the ACT ceiling contractor would be hired for those specialized repairs; if the funds are not required, they will not be spent.

Mr. Robers noted that the total amount budgeted for fire protection is \$2,400,000, which was based on the original project proposal. An additional \$200,000 is being held for electrical contingencies should a fire pump be required. Nexus will confirm the necessity of a pump following a flow test to verify current water pressure data from the Waterford Village DPW.

There followed a breakdown of current bids compared to the existing budget amount being held.

Original fire protection bid	\$850,378.52
Phase 2 complete protection bid	\$765,310.00
Pipe Painting allowance	\$17,000.00
ACT Ceiling Repair allowance	\$12,000.00
Fire pump allowance from bid	\$50,000.00
Stand Pipe allowance from bid	<u>\$25,000.00</u>
	\$1,719,688.52

Current bids and allowances total \$1,719,688.52, representing a \$680,311.48 credit against the original budget (excluding the \$200,000 electrical allowance).

There was a motion by Schwartz, seconded by Beck to proceed with the proposal to provide fire suppression to the remaining coverage areas.

There was a motion by Schwartz, seconded by Beck, to adjourn the committee meeting. All ayes; motion carried. This was done at 2:13 p.m.

Respectfully submitted,

Douglas P. Schwartz, Board Clerk