

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

Monday, February 28, 2022

6:30 PM

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 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.

A quorum of the Board may be present

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE AGENDA

IV. PUBLIC COMMENTS

V. NOVEMBER 2022 REFERENDUM PLANNING PROCESS

A. Community Survey

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Administration is in the process of drafting a community survey regarding the November 2022 referendum planning process. The draft was presented to the school board at the regular February board meeting. We have attached the same document that was provided to the school board at the February board meeting (Referendum Packet1). We have also attached a revised version of the survey for your consideration (Draft#20). The revised version includes a question regarding communication preferences and changes the operational referendum page from four questions to three questions. Please note that the final survey will be reviewed for any spelling/grammatical issues prior to publication.

Administration will be requesting feedback on the draft and then will be bringing a final

version of the survey to the March board meeting for approval. The goal is to have community feedback ready for school board review in May.

B. Request for Proposal for a Land Purchase 26

The community survey is seeking input into the topic of the location of a new Middle School. The location of a new Middle School could either be the existing Heritage Elementary School site or a new location that would require a land purchase by the district. The current Intermediate School site was originally identified as a potential location for a Middle School. However, this site is no longer viewed as a good fit for a new middle school. The school board has approved a request for proposal process for vacant land. Attached please find a draft of a request for proposal. Administration is seeking feedback from the committee regarding the draft request for proposal.

VI. REVIEW 2022-2023 CAPITAL MAINTENANCE PROJECTS **30**

Administration is planning to present a first draft of the 2022-2023 capital maintenance projects list. As a reminder, the school board has approved a change in funding for capital maintenance projects. We will be utilizing Fund 41 for capital maintenance projects during 2021-2022, 2022-2023, and 2023-2024 until the funds are exhausted in Fund 41. Future capital maintenance project funds will be reserved within Fund 10, which accomplishes the goal of increasing our Fund 10 fund balance.

Administration will be seeking input into the project list. Please keep in mind that we are prioritizing projects that are unrelated to potential November 2022 referendum projects. Projects may be forwarded for approval to the March board meeting or held until a future meeting after review by the Facility Committee. Attached is the first draft of the project list for review.

VII. FUTURE MEETINGS

Administration will be requesting a meeting after Spring Break to continue the discussion on referendum planning and to review potential 2022-23 capital projects.

VIII. 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.”



Memorandum

To: School Board Members
From: Steve Summers, Executive Director of Operations
Date: February 9th, 2022
Re: November 2022 Referendum Planning Process

The November 2022 referendum planning process continues during the regular School Board meeting on February 14th. The purpose of this memo is to continue the conversations on this topic.

Fall 2022 Referendum Projects and Projected Costs – The referendum planning team (district administration, EUA, Vogel Brothers) previously developed high level cost estimates for the options under consideration by the School Board, prior to our pause in the referendum planning process. The community survey draft does include some high level cost information that is being shared with the public. In order to provide this information, the plans and costs that existed pre-covid required a review process so that the numbers could be updated to reflect current market conditions. Attached you will find a document prepared by Vogel Brothers that provides the basis for the cost information that has been incorporated in the draft of the community survey. Please know that cost information will continue to be reviewed/updated when the referendum planning process continues, after the results of the community survey have been received.

Consideration of Draft School Perceptions Survey – The referendum planning team (district administration, EUA, Vogel Brothers) has been working through the process of developing a draft of a community survey with School Perceptions. School Perceptions is the statewide leader on the topic of community surveying by school districts. The intent of this process is to request School Board approval of the final version of the community survey at the March School Board meeting, and then distribute the community survey after the school district spring break. School Perceptions will provide the survey results back to the district during the month of May, after all of the results have been tabulated. The School Board will then have the opportunity to spend the months of May – August finalizing any potential referendum plan/questions while taking into account the feedback received by the community.

Given the importance of the community survey, School Board member feedback is welcome and appreciated. We have already incorporated into the survey feedback that has been received from School Board members through committee work or other meetings. Attached you will find a draft of the community survey, and we look forward to this discussion on the 14th.

Please feel free to call me, email, or schedule a meeting if you have any questions or concerns on the above information or if you would like additional information. Thanks for your time.

All,

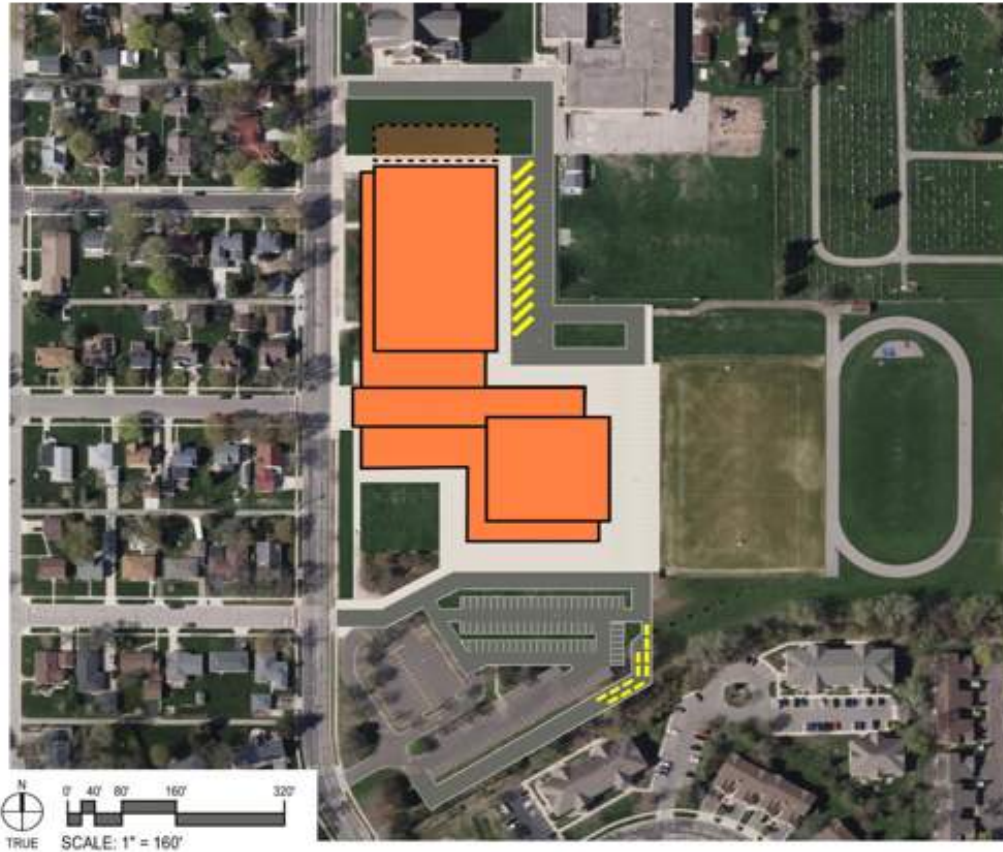
Based on our discussion yesterday, I've attached the budget summary updates for each facility. Below I've summarized the total project budgets and outlined a few things we should discuss on the back end of the survey meeting on Tuesday. Feel free to reach out to me if you have any questions. Thanks.

Middle School -Heritage Site (233,000sf/900 students)	\$ 88,704,169
Middle School - New Site (233,000sf/900 students)	\$ 99,136,325
Elementary School -Intermediate Site (147,000sf/614 students)	\$ 57,066,981
Elementary School -Heritage Site (147,000sf/614 students)	\$ 57,087,555

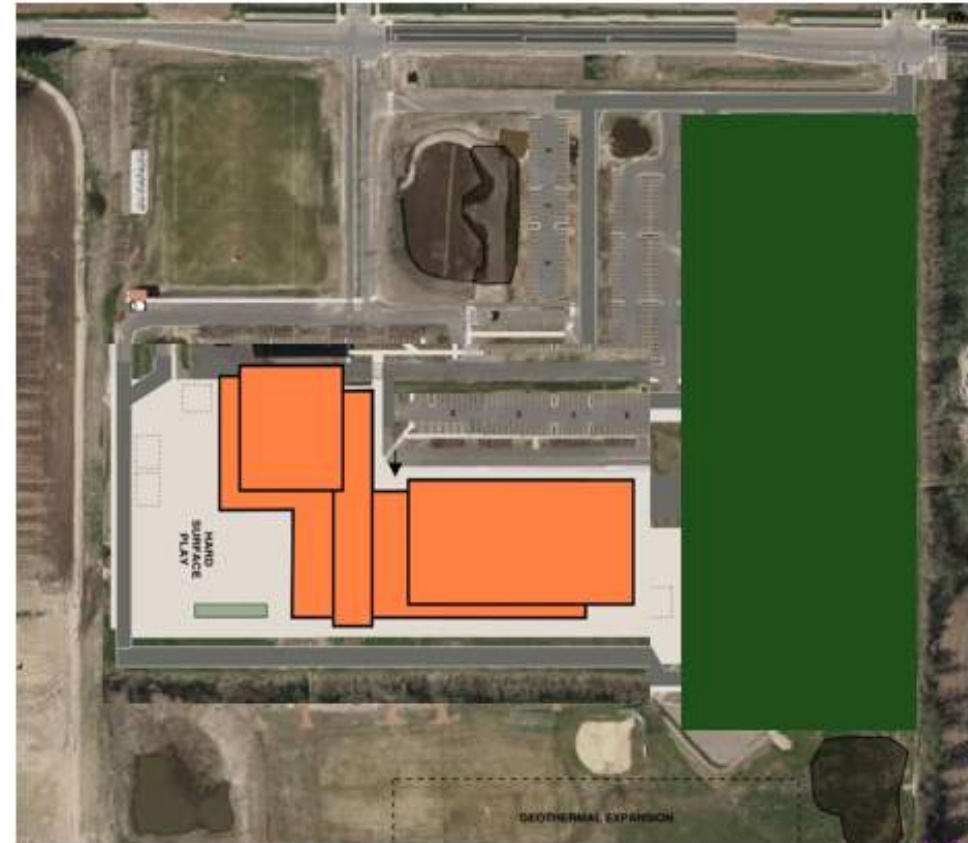
1. I based the budgets on the attached PDF (WCSD – Elementary-Middle School Options) and included the same design parameters as last time (i.e. match Intermediate and geothermal HVAC system). I used the Intermediate site as the “New Site” baseline for budgeting purposes since it was a 40A site.
2. These numbers are total project numbers including soft costs. Please review the Design, FF&E and “New Site” costs I’ve assumed.
3. I did not include any money yet for the performance/cafeterium space we discussed yesterday.
4. Escalation amounts – I’ve included a contingency of 15% for each project similar to what we carried last time. The typical year to year escalation has been 2-4%, however it was 13% between January 2021-January 2022. If we used 3% it would be a little over \$2M additional for the MS and \$1.3M for the ES.

MIDDLE SCHOOL OPTIONS:

NEW MIDDLE SCHOOL AT HERITAGE

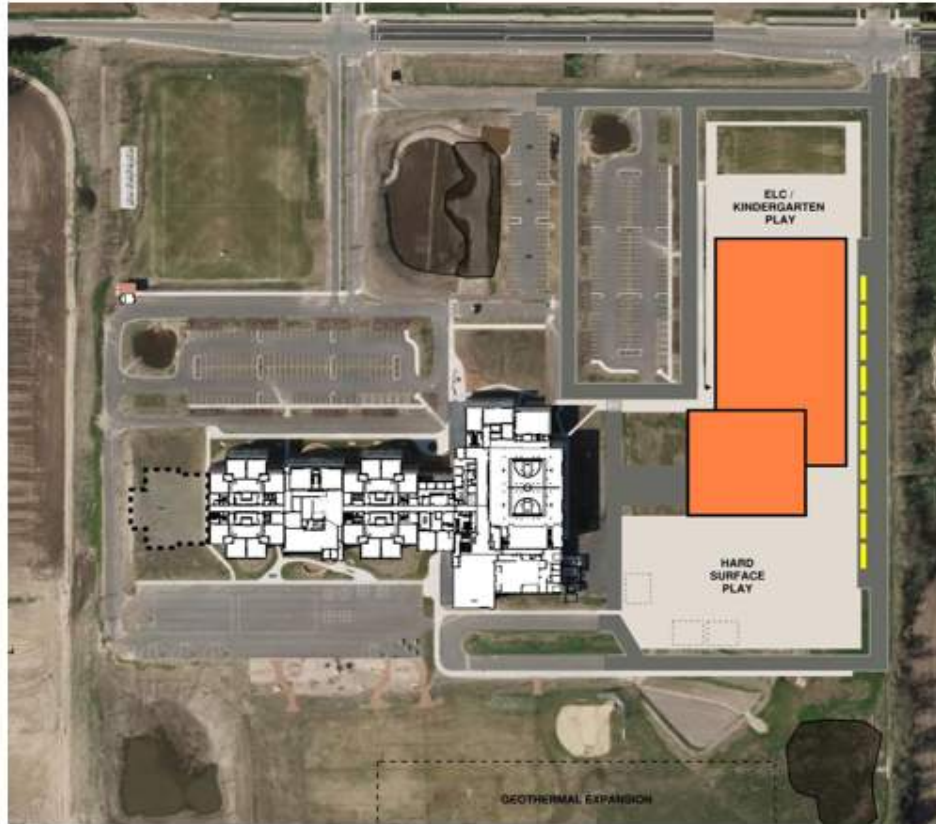


NEW MIDDLE SCHOOL NEW SITE - TBD

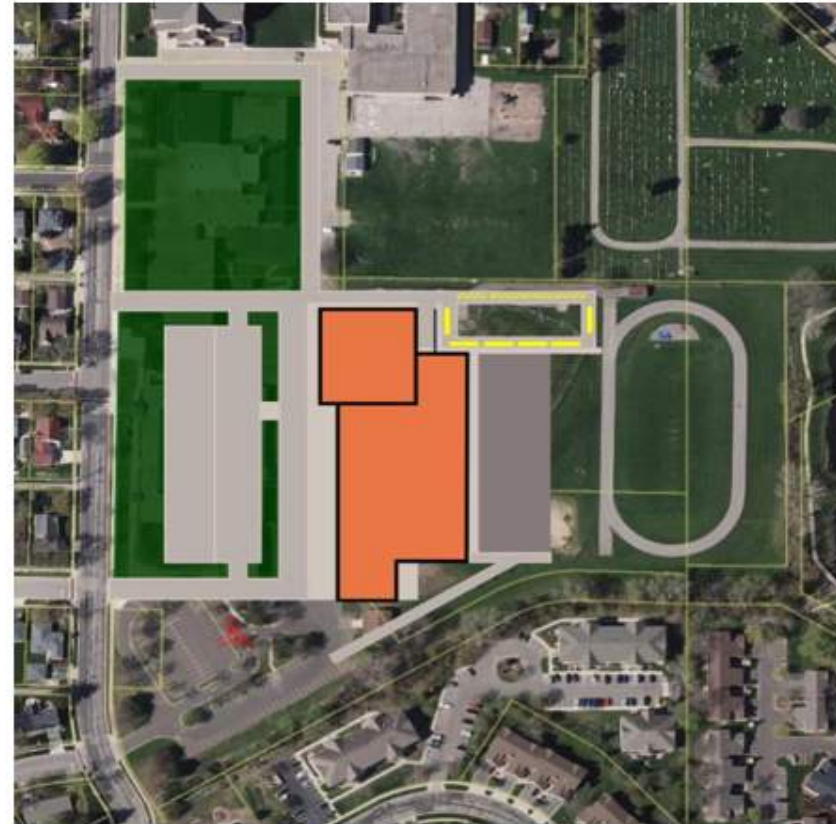


ELEMENTARY OPTIONS:

NEW ELEMENTARY AT INTERMEDIATE



NEW ELEMENTARY AT HERITAGE SITE



Waunakee Community School District - Heritage Elementary Budget

February 3, 2022

DESCRIPTION OF WORK	OPTION 1 - At Intermediate	OPTION 2 - At Heritage	COMMENTS
Student Capacity	614	614	
New Square Feet	147,139	147,139	
Renovated Square Feet	-	-	
Total Square Feet	147,139	147,139	
TOTAL PROJECT BUDGET			
Construction Budget	\$ 44,412,448	\$ 44,429,003	
Bond and Fee	\$ 750,550	\$ 750,830	
Contingency	\$ 6,661,867	\$ 6,664,350	
Soft Costs	\$ 5,242,116	\$ 5,243,372	
TOTAL	\$ 57,066,981	\$ 57,087,555	
Construction Budget			
Division 02 - Existing Site Conditions	\$ -	\$ 513,555	
Division 03 - Concrete	\$ 3,977,008	\$ 3,977,008	
Division 04 - Masonry	\$ 3,198,250	\$ 3,198,250	
Division 05 - Metals	\$ 3,902,045	\$ 3,902,045	
Division 06 - Carpentry	\$ 680,396	\$ 680,396	
Division 07 - Thermal & Moisture Protection	\$ 2,932,731	\$ 2,932,731	
Division 08 - Doors & Openings	\$ 2,444,729	\$ 2,444,729	
Division 09 - Finishes	\$ 5,162,209	\$ 5,162,209	
Division 10 - Specialties	\$ 1,086,750	\$ 1,086,750	
Division 11 - Equipment	\$ 454,000	\$ 454,000	
Division 12 - Furnishings	\$ 1,268,699	\$ 1,268,699	
Division 14 - Conveying Equipment	\$ 120,000	\$ 120,000	
Division 21 - Fire Suppression	\$ 588,556	\$ 588,556	
Division 22 - Plumbing	\$ 1,496,390	\$ 1,496,390	
Division 23 - HVAC	\$ 6,329,838	\$ 6,329,838	
Division 26 - Electrical	\$ 5,259,865	\$ 5,259,865	
Division 31 - Earthwork	\$ 1,054,190	\$ 763,190	
Division 32 - Exterior Improvements	\$ 2,026,778	\$ 2,026,778	
Division 33 - Utilities	\$ 706,000	\$ 500,000	
Division 01 - General Requirements	\$ 1,724,014	\$ 1,724,014	
Subtotal Construction Budget	\$ 44,412,448	\$ 44,429,003	
Performance and Payment Bond	\$ 270,900	\$ 271,000	
Construction Management Fee	\$ 479,650	\$ 479,830	
Subtotal Bond and Fee	\$ 750,550	\$ 750,830	
Contingency and Escalation			
Design Contingency (5%)	\$ 2,220,622	\$ 2,221,450	
Construction & Estimating Contingency (5%)	\$ 2,220,622	\$ 2,221,450	
Owner Contingency (5%)	\$ 2,220,622	\$ 2,221,450	
Escalation	\$ -	\$ -	3% would be \$1.3M
Subtotal Contingency and Escalation	\$ 6,661,867	\$ 6,664,350	
Soft Costs			
Design Services	\$ 3,368,616	\$ 3,369,872	
Preconstruction/Pre-referendum Fees	\$ 60,000	\$ 60,000	
Reimbursable Expenses	\$ 25,000	\$ 25,000	
Site Survey/Soil Boring/Material Testing	\$ 100,000	\$ 100,000	
Furniture, Fixtures and Equipment	\$ 1,535,000	\$ 1,535,000	
FF&E Design Fee	\$ 153,500	\$ 153,500	
Builder's Risk Insurance	\$ -	\$ -	
Environmental Testing/Abatement	\$ -	\$ -	
Utility Impact Fee/Accounting/Legal Fees	\$ -	\$ -	
Subtotal Soft Costs	\$ 5,242,116	\$ 5,243,372	

Waunakee Community School District - Middle School Budget Summary

February 3, 2022

DESCRIPTION OF WORK	OPTION 1 - At Heritage	OPTION 2 - At New Site TBD	COMMENTS
Student Capacity	900	900	
New Square Feet	233,996	233,996	
Renovated Square Feet	-	-	
Total Square Feet	233,996	233,996	
TOTAL PROJECT BUDGET			
Construction Budget	\$ 69,568,897	\$ 70,935,377	
Bond and Fee	\$ 1,175,740	\$ 1,198,800	
Contingency	\$ 10,435,335	\$ 10,640,307	
Soft Costs	\$ 7,524,198	\$ 16,361,841	
TOTAL	\$ 88,704,169	\$ 99,136,325	
Construction Budget			
Division 02 - Existing Site Conditions	\$ 525,000	\$ -	
Division 03 - Concrete	\$ 6,373,228	\$ 6,373,228	
Division 04 - Masonry	\$ 4,566,687	\$ 4,566,687	
Division 05 - Metals	\$ 6,385,459	\$ 6,385,459	
Division 06 - Carpentry	\$ 1,157,491	\$ 1,157,491	
Division 07 - Thermal & Moisture Protection	\$ 5,271,264	\$ 5,271,264	
Division 08 - Doors & Openings	\$ 3,631,686	\$ 3,631,686	
Division 09 - Finishes	\$ 7,983,041	\$ 7,983,041	
Division 10 - Specialties	\$ 1,921,463	\$ 1,921,463	
Division 11 - Equipment	\$ 587,000	\$ 587,000	
Division 12 - Furnishings	\$ 2,602,848	\$ 2,602,848	
Division 14 - Conveying Equipment	\$ 120,000	\$ 120,000	
Division 21 - Fire Suppression	\$ 935,984	\$ 935,984	
Division 22 - Plumbing	\$ 2,598,956	\$ 2,598,956	
Division 23 - HVAC	\$ 9,843,836	\$ 9,843,836	
Division 26 - Electrical	\$ 8,603,856	\$ 8,603,856	
Division 31 - Earthwork	\$ 1,637,434	\$ 2,807,414	
Division 32 - Exterior Improvements	\$ 2,154,328	\$ 2,519,328	
Division 33 - Utilities	\$ 723,500	\$ 1,080,000	
Division 01 - General Requirements	\$ 1,945,834	\$ 1,945,834	
Subtotal Construction Budget	\$ 69,568,897	\$ 70,935,377	
Performance and Payment Bond	\$ 424,400	\$ 432,700	
Construction Management Fee	\$ 751,340	\$ 766,100	
Subtotal Bond and Fee	\$ 1,175,740	\$ 1,198,800	
Contingency and Escalation			
Design Contingency (5%)	\$ 3,478,445	\$ 3,546,769	
Construction & Estimating Contingency (5%)	\$ 3,478,445	\$ 3,546,769	
Owner Contingency (5%)	\$ 3,478,445	\$ 3,546,769	
Escalation	\$ -	\$ -	3% would be \$2M
Subtotal Contingency and Escalation	\$ 10,435,335	\$ 10,640,307	
Soft Costs			
Design Services	\$ 5,276,698	\$ 5,380,341	
Preconstruction/Pre-referendum Fees	\$ 60,000	\$ 60,000	
Reimbursable Expenses	\$ 25,000	\$ 25,000	
Site Survey/Soil Boring/Material Testing	\$ 100,000	\$ 100,000	
Furniture, Fixtures and Equipment	\$ 1,875,000	\$ 1,875,000	
FF&E Design Fee	\$ 187,500	\$ 187,500	
Builder's Risk Insurance	\$ -	\$ -	
Environmental Testing/Abatement	\$ -	\$ -	
Utility Impact Fee/Accounting/Legal Fees	\$ -	\$ 250,000	
Land Cost	\$ -	\$ 6,984,000	
Infrastructure	\$ -	\$ 1,500,000	
Subtotal Soft Costs	\$ 7,524,198	\$ 16,361,841	



Dear Community Members:

In 2014, our voters supported the first phase of a long-range facility master plan to:

- ✓ Build the intermediate school
- ✓ Update and expand Prairie Elementary
- ✓ Address our most critical maintenance issues

In 2019, we began identifying facility projects to include in the next phase of the plan. These efforts were put on hold to work through COVID-19 issues.

In 2021, we restarted the planning process. The middle school is already utilizing two portable classroom trailers. In January, we received an enrollment study that predicts **we will experience significant growth in the foreseeable future.**

We need your input to design the next phase of this plan. **As always, we are committed to finalizing a plan that reflects the priorities of our taxpayers.**

All survey data is returned to School Perceptions to ensure your feedback is kept confidential. Please take 5 to 10 minutes to complete this survey.

TAKE THE SURVEY IN ONE OF TWO WAYS

Option 1: To reduce mailing expenses, please go online –

Go to the survey website:

www.Feedback2000.com

Enter your survey code:

Option 2: By paper – If you do not have internet access, please return the survey to any school office, or mail it to School Perceptions, PO Box 607, Slinger, WI 53086.

Additional Surveys: The survey code can be used only once. To obtain additional surveys for other adults in your household, please call the district office at 608.849.2000.

Para pedir una copia traducida de esta encuesta en español, favor de llamar 608.219.6542.

Please complete the survey before DATE.

If you would like the survey in a different language or have a disability that makes it difficult to read and/or take the survey, please contact the district office.

Final survey results will be reported at a School Board meeting and will also be available on the District website. Your input is very important to us. Thank you for taking the time to complete this survey.

Sincerely,

Joan Ensign
Board President

Randy Guttenberg
Superintendent

Respondent Information Please mark your response.

What is your age? 18-24 25-34 35-44 45-54 55-64 65+

In which municipality do you reside?

- Village of Waunakee Town of Dane Town of Springfield
 Town of Vienna Town of Westport City of Madison
 City of Middleton Other

Do you live in the Waunakee Community School District? Yes No Not sure

Are you an employee in the District? Yes No

Do you have children attending a school in the District? Yes No

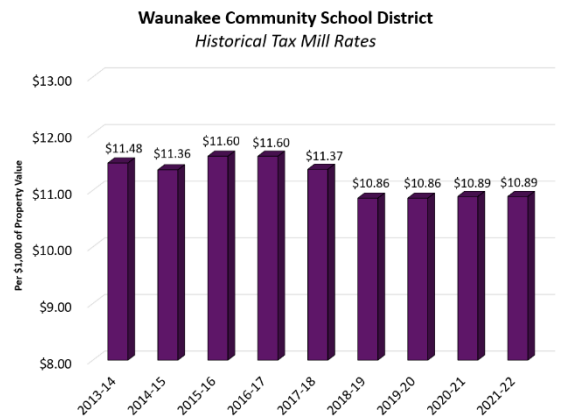
Planning Background

There are two types of referenda school districts use to request additional funding.

An **operational referendum** is used to maintain/improve current programs, services, and class sizes. The Waunakee community supported this type of referendum in 2014 and 2020. This type of referendum can also be used to pay for building operating expenses when new space is added.

A **capital referendum** allows a district to issue debt (take out a loan) to pay for major facility projects. Much like a home mortgage, a capital referendum is typically financed over an extended period of time, often 20 years. The Waunakee community supported this type of referendum in 2014 to fund the first phase of the facility master plan.

The District works very hard to control expenses and make decisions that improve our finances. As seen in the chart to the right, **our goal has been to maintain a consistent mill rate.** (The mill rate is used to calculate the school district’s share of local property taxes).



In 2013, the District developed a master plan to guide future facility investments. Given the scope of the investment needed, the plan is being implemented in phases. In 2014, voters approved the first phased which was completed on time and within budget.

Phase	Project	Status
I	Built the intermediate school, partially remodeled Heritage Elementary, updated/expanded Prairie Elementary, and addressed the most critical maintenance issues	Completed fall of 2016
II	Renovate or rebuild Heritage, build a new middle school, make minor renovations at the high school, and address the most critical maintenance issues	In development/ next referendum
Future phase(s)	Expand the intermediate school, build a fourth elementary school, and create a high school campus with the current middle school	Timing to be determined

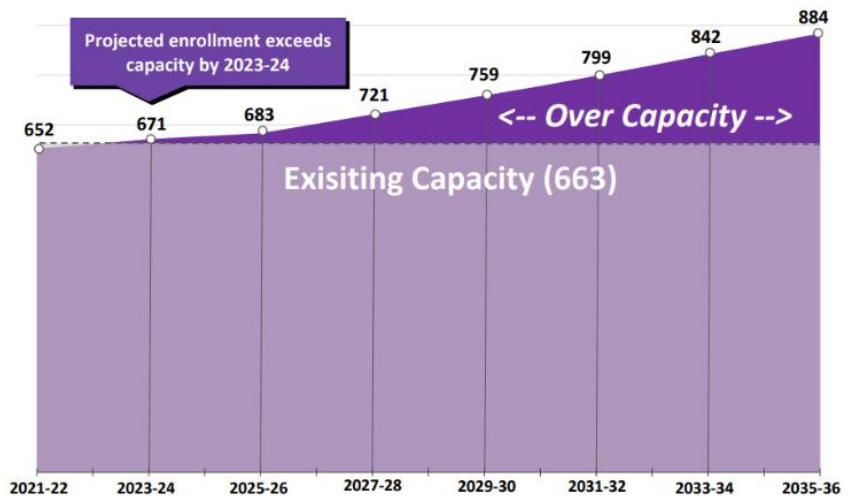
Current Challenges

1) Enrollment Growth

Based on a recent enrollment study conducted by MD Roffers, the District is projected to grow by more than 1,300 students by 2035. It is important to note that it will take two to three years after a referendum is approved before school construction is completed and spaces are available. While the enrollment increases will eventually affect all schools, the most immediate impact is at the middle school level.

2) Middle School Capacity

The middle school has capacity for 663 students. (This does not include the portable classrooms.) Our projected enrollment will exceed the school's capacity beginning in 2023. By 2035, total middle school enrollment is expected to grow to nearly 900 students.



3) Critical Maintenance Issues

Regular maintenance helps us extend and sometimes exceed the expected lifespan of our schools. Our older schools are more expensive to maintain, heat, and clean. Some building systems throughout the District (such as heating, electrical, plumbing, roofs, windows, etc.) have reached or exceeded their service life.

4) Heritage Elementary

A section of Heritage Elementary was built more than 70 years ago as the District's high school. Since that time, the building has had 11 additions. Consequently, classrooms are not designed to support today's learning models. Based on a recent facility audit, the following issues were identified:

- Due to the size of the building, the patchwork of the multiple additions, and the number of load-bearing walls, remodeling options are limited.
- An investment of \$6 million will be needed soon to replace the roof and replace plumbing, electrical, and heating/ventilation system components.
- The kitchen and cafeteria are too small.
- Renovations are needed to address Americans with Disabilities Act (ADA) compliance issues.
- Due to its age, the building is more expensive to heat and operate.
- The school lacks flexible learning and collaboration spaces.

New Middle School Location

Based on projected enrollment growth, a new middle school will be needed in the near future. Two pathways have been developed for community feedback that vary depending on where the new middle school is built. The District explored building the new middle school at the intermediate school location, but this site is no longer being considered because it was found to be too small. Voters would need to approve a **capital referendum** to fund either pathway.

Pathway 1: Build the new middle school on the Heritage Elementary School site



New Middle School

Built on the current Heritage Elementary site

Estimated cost: \$88.7 million



Heritage Elementary School

Rebuild
(location to be determined)

Estimated cost: \$57 million



Current Middle School

Becomes part of the high school campus to address future growth

With this approach, middle school students could walk to the high school and access athletics and performance spaces.

Pathway 2: Build the new middle school on the outer edges of Waunakee



New Middle School

Built on the outer edges of the Village of Waunakee

Estimated cost: \$99.7 million



Heritage Elementary School

Replace or remodel
(location to be determined)

To replace: \$57 million
To remodel: up to \$53 million



Current Middle School

Becomes part of the high school campus to address future growth

This option would require purchasing land. Because this site will not be within walking distance of the high school, we would need to build athletics and performance spaces for the new school.

<p>What advice would you give in terms of the best location to build a new <u>middle school</u>?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Build on the Heritage site (pathway 1) <input type="checkbox"/> Build on the outer edge of town (pathway 2) <input type="checkbox"/> I would support either pathway <input type="checkbox"/> I would <u>not</u> support either pathway <input type="checkbox"/> I'm not sure/need more information
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Comments/suggestions:

Heritage Elementary Planning

If the community supports building a middle school on the outer edges of the Village, we need to decide how the Heritage school would be remodeled or replaced.

It is possible to address many of the issues with Heritage by updating and reconstructing parts of the school. However, even with this investment, the school will still have some limitations due to the current facility design, the number of additions over time, and a large number of load-bearing walls.

<p>If the community supports building a middle school on the outer edges of the Village (pathway 2), what advice would you give regarding whether to remodel or replace the Heritage school?</p>	<p><input type="checkbox"/> Remodel the current Heritage building</p> <p><input type="checkbox"/> Rebuild/replace Heritage Elementary</p> <p><input type="checkbox"/> I would support either option</p> <p><input type="checkbox"/> I would not support either option</p> <p><input type="checkbox"/> Not sure/need more information</p>
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If the community supports rebuilding/replacing the Heritage school, there are three potential locations.

1. **Build the new Heritage Elementary School on the current site behind the existing school.**
Upon completion, the existing building would be demolished, and that area would be reconfigured for parking, playground, and greenspace.
2. **Build the new Heritage Elementary School next to the intermediate school on Woodland Drive.**
3. **Build the new Heritage Elementary School at the South Woodland site** (near the Southbridge and Carriage Ridge neighborhoods on the corner of Peaceful Valley Parkway and Woodland Dr.)

If the new school is built at either #2 or #3, the existing site would be maintained for a future school.

<p>If the community supports building a middle school on the outer edges of the Village (pathway 2), what advice would you give regarding rebuilding/replacing the Heritage school?</p>	<p><input type="checkbox"/> Build at the current Heritage site</p> <p><input type="checkbox"/> Build next to the Intermediate School</p> <p><input type="checkbox"/> Build on the South Woodland site</p> <p><input type="checkbox"/> I would support building <u>at any location</u></p> <p><input type="checkbox"/> I would <u>not support</u> any location</p> <p><input type="checkbox"/> I'm not sure/need more information</p>
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Comments/suggestions:

Operational Funding Support

In addition, the District could pursue an **operational referendum** to fund the following:

Retain Staff: Recruiting and retaining quality staff is a top priority. This has become a significant challenge due to the statewide teacher and support staff shortages, as well as the fact that our staff salaries are average to below average as compared to our neighboring districts depending on the position.

Would you support referendum funding to retain high-quality staff?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undecided
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Operating New Space: Depending on what new construction projects are approved, additional funding would be needed to heat, clean, and operate the additional space.

Would you support referendum funding to operate new spaces and/or buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undecided
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Maintaining Academic and Support Services: Federal ESSER funding (COVID-19 relief) has allowed us to maintain academic and support services and staff. In 2023, this funding will no longer be available.

Would you support referendum funding to maintain the current level of academic and support services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undecided
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Maintaining Programs and Services: In November of 2020 Waunakee voters approved a \$2.1 million referendum to maintain current programs and services during the COVID pandemic. In 2025, this funding will expire.

Would you support referendum funding to replace the \$2.1 million to maintain current programs and services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undecided
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Comments/suggestions:

Funding Support

The Waunakee Community School District continues to be in a strong financial position. The School Board has maintained a consistent property tax rate over time. This practice has allowed us to pay debt early to reduce interest costs. This has also positioned the District well for future investments.

Based on the pathways described earlier in this survey, the District would ask voters to approve both an operational referendum and a capital referendum. The specific projects to operate and increase enrollment capacity will be determined based on the results of this survey. The School Board’s goal would be to finalize a plan that maintains the current property tax mill rate.

Waunakee Community School District
Projected Tax Mill Rate



The School Board could propose a plan funded by an operational and capital referendums that would not increase the mill rate over the current level.

<p>Assuming the projects included were acceptable to you, would you support both operational and capital (building) referendums that would keep the property tax mill rate at the current level (\$10.89)?</p>	<input type="checkbox"/> Definitely yes <input type="checkbox"/> Probably yes <input type="checkbox"/> Undecided <input type="checkbox"/> Probably no <input type="checkbox"/> Definitely no
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Comments/suggestions:

Thank you for your participation. We sincerely value your time and feedback!

**Waunakee Community School District
905 Bethel Circle
Waunakee, WI 53597**

Non-Profit Organization
U.S. Postage
PAID
Waunakee, WI 53597
Permit No. 30

***Please complete the survey by **DATE**
We need your input!***

**If you have questions, please email
wcsd_fall2022referendum@waunakee.k12.wi.us
or visit www.waunakee.k12.wi.us/district/referendum-2022.cfm**

“Committed to Children ... Committed to Community ... Committed to Excellence”

*This publication was produced for the residents of the **Waunakee Community School District**. Due to the overlap of postal routes, residents from neighboring school districts may receive this publication. Given the limitations of bulk mailing, this overlap was difficult to eliminate without significant cost. Thank you for your understanding.*



Dear Community Members:

In 2014, our voters supported the first phase of a long-range facility master plan to:

- ✓ Build the intermediate school
- ✓ Update and expand Prairie Elementary
- ✓ Address our most critical maintenance issues

In 2019, we began identifying facility projects to include in the next phase of the plan. These efforts were put on hold to work through COVID-19 issues.

In 2021, we restarted the planning process. The middle school is already utilizing two portable classroom trailers. In January, we received an enrollment study that predicts **we will experience significant growth in the foreseeable future.**

We need your input to design the next phase of this plan. **As always, we are committed to finalizing a plan that reflects the priorities of our taxpayers.**

All survey data is returned to School Perceptions to ensure your feedback is kept confidential. Please take 5 to 10 minutes to complete this survey.

TAKE THE SURVEY IN ONE OF TWO WAYS

Option 1: To reduce mailing expenses, please go online –

Go to the survey website:

www.Feedback2000.com

Enter your survey code:

Option 2: By paper – If you do not have internet access, please return the survey to any school office, or mail it to School Perceptions, PO Box 607, Slinger, WI 53086.

Additional Surveys: The survey code can be used only once. To obtain additional surveys for other adults in your household, please call the district office at 608.849.2000.

Para pedir una copia traducida de esta encuesta en español, favor de llamar 608.219.6542.

Please complete the survey before DATE.

If you would like the survey in a different language or have a disability that makes it difficult to read and/or take the survey, please contact the district office.

Final survey results will be reported at a School Board meeting and will also be available on the District website. Your input is very important to us. Thank you for taking the time to complete this survey.

Sincerely,

Joan Ensign
Board President

Randy Guttenberg
Superintendent

Respondent Information Please mark your response.

What is your age? 18-24 25-34 35-44 45-54 55-64 65+

In which municipality do you reside?

- Village of Waunakee Town of Dane Town of Springfield
 Town of Vienna Town of Westport City of Madison
 City of Middleton Other

Do you live in the Waunakee Community School District? Yes No Not sure

Are you an employee in the District? Yes No

Do you have children attending a school in the District? Yes No

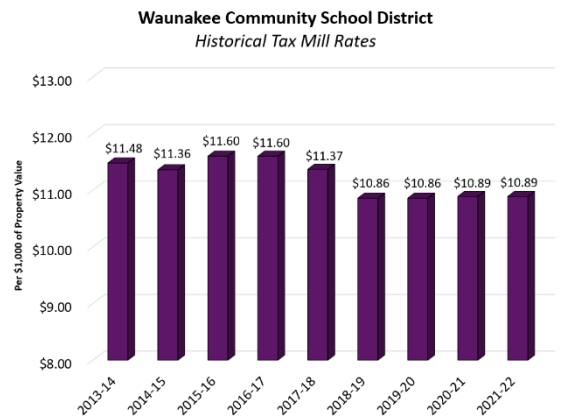
Planning Background

There are two types of referenda school districts use to request additional funding.

An **operational referendum** is used to maintain/improve current programs, services, and class sizes. The Waunakee community supported this type of referendum in 2014 and 2020. This type of referendum can also be used to pay for building operating expenses when new space is added.

A **capital referendum** allows a district to issue debt (take out a loan) to pay for major facility projects. Much like a home mortgage, a capital referendum is typically financed over an extended period of time, often 20 years. The Waunakee community supported this type of referendum in 2014 to fund the first phase of the facility master plan.

The District works very hard to control expenses and make decisions that improve our finances. As seen in the chart to the right, **our goal has been to maintain a consistent mill rate.** (The mill rate is used to calculate the school district’s share of local property taxes).



In 2013, the District developed a master plan to guide future facility investments. Given the scope of the investment needed, the plan is being implemented in phases. In 2014, voters approved the first phase which was completed on time and within budget.

Phase	Project	Status
I	Built the intermediate school, partially remodeled Heritage Elementary, updated/expanded Prairie Elementary, and addressed the most critical maintenance issues	Completed fall of 2016
II	Renovate or rebuild Heritage, build a new middle school, make minor renovations at the high school, and address the most critical maintenance issues	In development/ next referendum
Future phase(s)	Expand the intermediate school, build a fourth elementary school, and create a high school campus with the current middle school	Timing to be determined

Respondent Information *Please mark your response.*

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In which municipality do you reside?

- Village of Waunakee Town of Dane Town of Springfield
 Town of Vienna Town of Westport City of Madison
 City of Middleton Other

Do you live in the Waunakee Community School District? Yes No Not sure

Are you an employee in the District? Yes No

Do you have children attending a school in the District? Yes No

How would you like to receive school/District information? (Mark all that apply)

- School/District mailings School/District websites Emails
 School board meetings Attend meetings at schools *Waunakee Tribune*
 Automated phone notification Instant/Text Messaging Facebook

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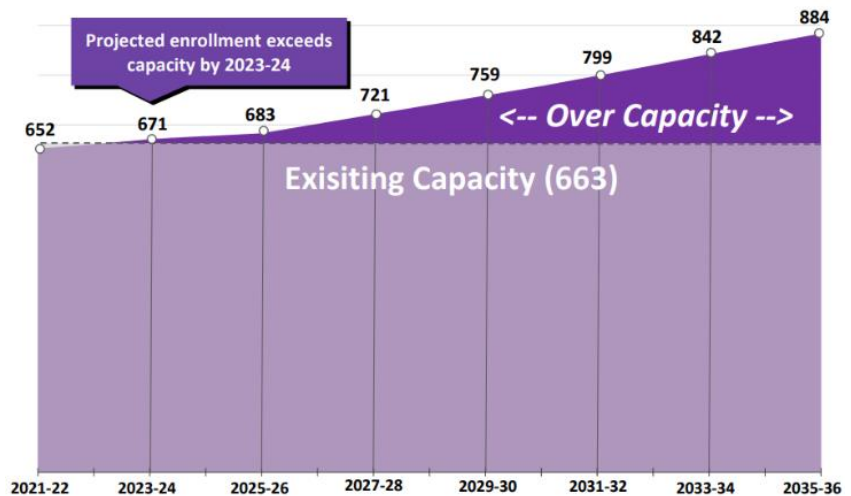
Current Challenges

1) Enrollment Growth

Based on a recent enrollment study conducted by MD Roffers, the District is projected to grow by more than 1,300 students by 2035. It is important to note that it will take two to three years after a referendum is approved before school construction is completed and spaces are available. While the enrollment increases will eventually affect all schools, the most immediate impact is at the middle school level.

2) Middle School Capacity

The middle school has a capacity of 663 students. (This does not include the portable classrooms.) Our projected enrollment will exceed the school's capacity beginning in 2023. By 2035, total middle school enrollment is expected to grow to nearly 900 students.



3) Critical Maintenance Issues

Regular maintenance helps us extend and sometimes exceed the expected lifespan of our schools. Our older schools are more expensive to maintain, heat, and clean. Some building systems throughout the District (such as heating, electrical, plumbing, roofs, windows, etc.) have reached or exceeded their service life.

4) Heritage Elementary

A section of Heritage Elementary was built more than 70 years ago as the District's high school. Since that time, the building has had 11 additions. Consequently, classrooms are not designed to support today's learning models. Based on a recent facility audit, the following issues were identified:

- Due to the size of the building, the patchwork of the multiple additions, and the number of load-bearing walls, remodeling options are limited.
- An investment of \$6 million will be needed soon to replace the roof and replace plumbing, electrical, and heating/ventilation system components.
- The kitchen and cafeteria are too small.
- Renovations are needed to address Americans with Disabilities Act (ADA) compliance issues.
- Due to its age, the building is more expensive to heat and operate.
- The school lacks flexible learning and collaboration spaces.

New Middle School Location

Based on projected enrollment growth, a new middle school will be needed in the near future. Two pathways have been developed for community feedback that vary depending on where the new middle school is built. The District explored building the new middle school at the intermediate school location, but this site is no longer being considered because it was found to be too small. Voters would need to approve a **capital referendum** to fund either pathway.

Pathway 1: Build the new middle school on the Heritage Elementary School site



New Middle School

Built on the current Heritage Elementary site

Estimated cost: \$88.7 million



Heritage Elementary School

Rebuild
(location to be determined)

Estimated cost: \$57 million



Current Middle School

Becomes part of the high school campus to address future growth

With this approach, middle school students could walk to the high school and access athletics and performance spaces.

Pathway 2: Build the new middle school on the outer edges of Waunakee



New Middle School

Built on the outer edges of the Village of Waunakee

Estimated cost: \$99.7 million



Heritage Elementary School

Replace or remodel
(location to be determined)

To replace: \$57 million
To remodel: up to \$53 million



Current Middle School

Becomes part of the high school campus to address future growth

This option would require purchasing land. Because this site will not be within walking distance of the high school, we would need to build athletics and performance spaces for the new school.

<p>What advice would you give in terms of the best location to build a new <u>middle school</u>?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Build on the Heritage site (pathway 1) <input type="checkbox"/> Build on the outer edge of town (pathway 2) <input type="checkbox"/> I would support either pathway <input type="checkbox"/> I would <u>not</u> support either pathway <input type="checkbox"/> I'm not sure/need more information
---	---

Comments/suggestions:

Heritage Elementary Planning

If the community supports building a middle school on the outer edges of the Village, we need to decide how the Heritage school would be remodeled or replaced.

It is possible to address many of the issues with Heritage by updating and reconstructing parts of the school. However, even with this investment, the school will still have some limitations due to the current facility design, the number of additions over time, and a large number of load-bearing walls.

<p>If the community supports building a middle school on the outer edges of the Village (pathway 2), what advice would you give regarding whether to remodel or replace the Heritage school?</p>	<p><input type="checkbox"/> Remodel the current Heritage building</p> <p><input type="checkbox"/> Rebuild/replace Heritage Elementary</p> <p><input type="checkbox"/> I would support either option</p> <p><input type="checkbox"/> I would not support either option</p> <p><input type="checkbox"/> Not sure/need more information</p>
---	--

If the community supports rebuilding/replacing the Heritage school, there are three potential locations.

1. **Build the new Heritage Elementary School on the current site behind the existing school.**
Upon completion, the existing building would be demolished, and that area would be reconfigured for parking, playground, and greenspace.
2. **Build the new Heritage Elementary School next to the intermediate school on Woodland Drive.**
3. **Build the new Heritage Elementary School at the South Woodland site** (near the Southbridge and Carriage Ridge neighborhoods on the corner of Peaceful Valley Parkway and Woodland Dr.)

If the new school is built at either #2 or #3, the existing site would be maintained for a future school.

<p>If the community supports building a middle school on the outer edges of the Village (pathway 2), what advice would you give regarding rebuilding/replacing the Heritage school?</p>	<p><input type="checkbox"/> Build at the current Heritage site</p> <p><input type="checkbox"/> Build next to the Intermediate School</p> <p><input type="checkbox"/> Build on the South Woodland site</p> <p><input type="checkbox"/> I would support building <u>at any location</u></p> <p><input type="checkbox"/> I would <u>not support</u> any location</p> <p><input type="checkbox"/> I'm not sure/need more information</p>
--	--

Comments/suggestions:

Operational Funding Support

In addition, the District could pursue an **operational referendum** to fund the following:

Retain Staff: Recruiting and retaining quality staff is a top priority. This has become a significant challenge due to the statewide teacher and support staff shortages, as well as the fact that our staff salaries are average to below average as compared to our neighboring districts depending on the position.

Would you support referendum funding to retain high-quality staff?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undecided
---	---

Operating New Space: Depending on what new construction projects are approved, additional funding would be needed to heat, clean, and operate the additional space.

Would you support referendum funding to operate new spaces and/or buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undecided
---	---

Maintaining Programs and Services: In November of 2020, Waunakee voters approved a referendum to maintain current programs and services. In addition, we received Federal ESSER funding (COVID-19 relief) that helped us provide academic and support services. In 2025, both funding sources will no longer be available.

Would you support referendum funding to replace these funding sources to maintain current programs and services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undecided
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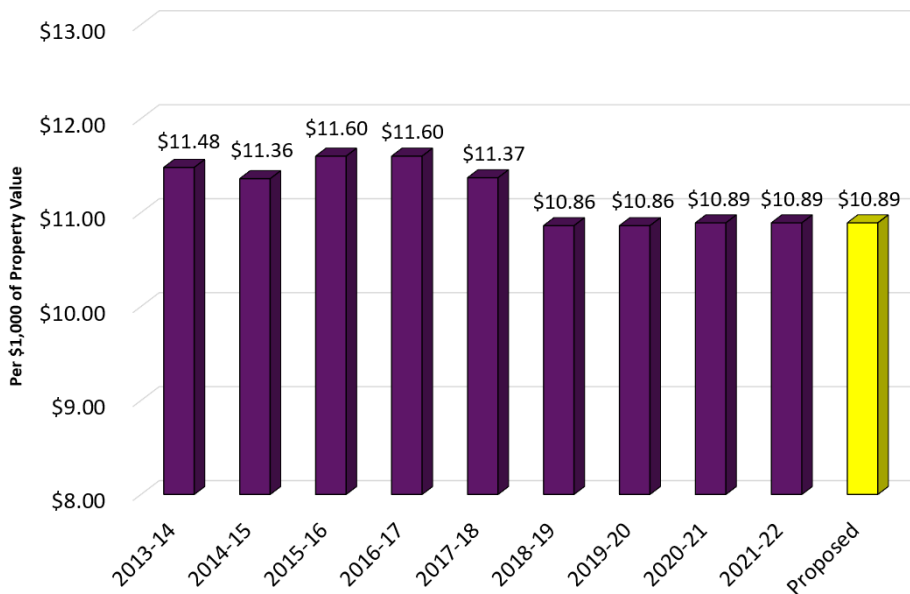
Comments/suggestions:

Funding Support

The Waunakee Community School District continues to be in a strong financial position. The School Board has maintained a consistent property tax rate over time. This practice has allowed us to pay debt early to reduce interest costs. This has also positioned the District well for future investments.

Based on the pathways described earlier in this survey, the District would ask voters to approve both an operational referendum and a capital referendum. The specific projects to operate and increase enrollment capacity will be determined based on the results of this survey. The School Board’s goal would be to finalize a plan that maintains the current property tax mill rate.

Waunakee Community School District
Projected Tax Mill Rate



The School Board could propose a plan funded by operational and capital referendums that would not increase the mill rate over the current level.

<p>Assuming the projects included were acceptable to you, would you support both operational and capital (building) referendums that would keep the property tax mill rate at the current level (\$10.89)?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Definitely yes <input type="checkbox"/> Probably yes <input type="checkbox"/> Undecided <input type="checkbox"/> Probably no <input type="checkbox"/> Definitely no
---	--

Comments/suggestions:

Thank you for your participation. We sincerely value your time and feedback!

**Waunakee Community School District
905 Bethel Circle
Waunakee, WI 53597**

Non-Profit Organization
U.S. Postage
PAID
Waunakee, WI 53597
Permit No. 30

***Please complete the survey by **DATE**
We need your input!***

**If you have questions, please email
wcsd_fall2022referendum@waunakee.k12.wi.us
or visit www.waunakee.k12.wi.us/district/referendum-2022.cfm**

“Committed to Children ... Committed to Community ... Committed to Excellence”

*This publication was produced for the residents of the **Waunakee Community School District**. Due to the overlap of postal routes, residents from neighboring school districts may receive this publication. Given the limitations of bulk mailing, this overlap was difficult to eliminate without significant cost. Thank you for your understanding.*



Request for Proposal

Vacant Land

Issue Date: March 7th, 2022

Due Date: April 15, 2022, 4:00 pm

Submittal Location

Waunakee Community School District
Mr. Steve Summers, Executive Director of Operations
905 Bethel Circle
Waunakee, WI 53597
stevesummers@waunakee.k12.wi.us

This document consists of 4 pages, including this page.



Request for Proposal Vacant Land

Description

The Waunakee Community School District (the WCSD) is seeking proposals for vacant land located within the boundaries of the Waunakee Community School District. The WCSD currently operates six (6) school buildings; three elementary schools, one intermediate school, one middle school and one high school. We educate over 4,400 students from pre-kindergarten through grade 12.

Objectives

The WCSD is currently in the process of implementing a long-range facilities plan that will include the construction of a new building(s) and renovation of existing buildings. The WCSD's goal is to design and sustain a facility planning process that will proactively meet the needs of students while delivering quality and long-term value to the communities it serves.

Scope

The RFP responses will assist the WCSD in working through the details in implementing the long range facility plan including:

- A site capable of constructing a new Middle School, with a minimum acreage of 20 acres plus one additional acre for each 100 students, or 30 acres minimum
- A site capable of constructing a new Elementary School, with a minimum acreage of 10 acres plus one additional acre for each 100 students, or 15 acres minimum

Information to be Submitted

Proposals should include the following information:

1. Owner(s) of the vacant land
2. Description of the vacant land including parcel number, municipality name, the primary address, and any other descriptive information regarding the vacant land
3. Identify any recorded documents against said property including liens, easements, etc. which may exist
4. Current zoning regulations of the vacant land
5. Asking price for the vacant land, or indication of an estimated range per acre
6. Any further information regarding the vacant land that would assist the WCSD in the evaluation process

Special Notes

All submitted proposals and information shall become the property of the WCSD and are not considered a public record upon their delivery. The proposal will be considered a closed session negotiations of the School Board, **PER WISCONSIN STATUTES 19.85 (1) (e)**

A public discussion will only take place if the property owner and the School Board negotiate an agreement to purchase a vacant site. Said agreement will require public approval through the Annual Meeting process and funding approval through a public referendum.



Prices quoted should not include Federal Excise or Transportation taxes, nor State or sales tax as the WCSD is exempt from such taxes. An exemption certificate will be furnished if required.

Timeline

Please see the potential timeline for a referendum on November 8, 2022.

Release of community survey on the long range facility planning process	April
Vacant Land Proposals due	April 15
Report on the results of the community survey	May
Development of options for a referendum on November 8 th , 2022	June – August
Approval of Referendum Question(s)	August
Communication with the public regarding referendum question(s)	September - October
Referendum Vote	November



General Terms and Conditions

Reservation of Rights – The WCSD Board of Education reserves the right to reject any or all proposals, to accept any proposal that it deems, in its sole discretion, to be advantageous to WCSD, and to negotiate separately in any manner it deems appropriate. The WCSD Board of Education further reserves the right, in its sole discretion, to waive any and all proposal irregularities, technicalities or procedures or standards set forth in this request for proposal without recourse for any owner or other interested party. All proposals must arrive by the due date in order to be considered.

Offer to Contract – A response to this RFP is an offer to contract with WCSD based upon the specifications contained in this request. An accepted proposal does not constitute a contract until the parties negotiate an agreement that is accepted by the Board.

Contract Negotiations – The Board reserves the right, in its sole discretion, to engage in negotiations for a final purchase with multiple property owners.

Revision of RFP – If it becomes necessary to revise any part of this Request for Proposals, an addendum will be provided.

Withdrawal/Revision of Proposals – Prior to the deadline for submitting proposals, owners may withdraw and/or revise submitted proposals. Revised proposals must be received prior to the deadline for submission of proposals specified in this RFP. Proposals may not be withdrawn or modified after the deadline for submitting proposals.

Ownership of Proposals - All proposals shall become the property of the WCSD.

Submittal Deadline

All proposals and information requested must be received by the Waunakee Community School District no later than 4:00 pm on Friday, April 15, 2022. Each firm submitting a proposal must submit one (1) original copy, or may provide a PDF version via email. Proposals shall be clearly marked “Proposal for Vacant Land” and shall clearly identify the Owner(s) submitting the proposal.

Please address proposals to the following:

Waunakee Community School District
Mr. Steve Summers, Executive Director of Operations
905 Bethel Circle
Waunakee, WI 53597

or: stevesummers@waunakee.k12.wi.us

Questions Concerning this Request For Proposal

All questions concerning this RFP should be directed to Mr. Steve Summers, Executive Director of Operations, Waunakee Community School District, 905 Bethel Circle, Waunakee, WI 53597, phone 608-849-2000 or e-mail at stevesummers@waunakee.k12.wi.us

2022/2023 Capital Projects												
priority (1 high, 3 low)	Could be Referendum	22-23 Cap Proj (41)	Energy	Operating Budget (10)	Create WO	Safety & Security	Item No.	Location	Description	Documented on FMP	Remaining Life (years)	Original Funds Requested
1		x						Bethel	2 additional offices	no		\$35,000
1		x						District-wide	Playground PlayMat	no		\$10,000
1		x						District-wide	fields irrigation systems maintenance/repair	no		\$5,000
2		x						Arboretum	3rd & 4th Grade Classroom's Carpet & Stairs	yes	-6	\$34,000
2		x						Arboretum	door 2 card access badge reader (2nd & 4th grade door)	no		\$3,650
2		x						Arboretum	Paint, 25%	yes	-6	\$5,000
2		x	x					Arboretum	LED hallway lighting throughout	no		no quote
2		x	x					Arboretum	LED kitchen lights	no		\$2,839
2		x						Heritage	remodel 2 new classrooms for 4th grade (Dan Carter verifying)	no		\$9,184
1		x				x		HES	add locking capability for north gym	no		\$19,970
1		x				x		HES	shatter-resitant film for classroom door glass	no		\$2,670
2		x						Heritage	add 4th grade lockers (20)	no		\$7,000
2		x						Prairie	library carpet, paint, book packing/moving	yes	-16	\$36,000
2		x	x					Prairie	library lighting	yes	-6	\$12,000
1		x	x					Prairie	replace exterior light at door #1	yes	-6	\$980
2		x	x					Prairie	LED hallway lighting throughout	no		no quote
2		x						Prairie	Boilers	yes	-6	no quote
1		x						MS	replace anti-slip material at (2) cafeteria ramps	no		\$7,900
2		x						MS	Replace windows by door 1, 7	yes	-5	\$15,000
2		x						MS	Install Carpet tile on landing by door 7 entrances	no		\$1,925
2		x						MS	Carpet rooms 116,128,133,238,241	yes	-20	\$18,250
2		x						MS	Carpet Tile Door 5 (\$1850) & 6 (\$2500) Landings	no		\$4,350
2		x				x		HS	Old gym east bleacher railings add, and resurfacing, or replacement of individ	no		\$25,000
2		x						HS	Door #19 bathroom countertops (boys and girls)	no		\$7,500
1		x						HS	North Water Main Meter Valves	yes	-21	\$2,890
1		x						HS	Fieldhouse HVAC unit to remove humidity	yes	-5	\$250,000
2		x	x					HS	LED Lighting In The Commons	no		no quote
2		x						HS-Ath	Metering faucets - Warrior Stadium - women's restroom	no		\$1,624
												\$517,732