

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

Wednesday, October 7, 2026

7:30 AM

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.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE AGENDA

IV. PUBLIC COMMENTS

V. NEW MIDDLE SCHOOL

The purpose of this agenda item is to provide an update on the finances for the Middle School project.

A. Projected Project Balance

The purpose of this agenda item is to provide an update to the committee on the financial status of the Middle School project. Admin will share a high level estimate of the additional project savings.

1. Anticipated additional project savings: **\$5,235,000**
 - i. Current contract value: \$87,355,973
 - ii. Final contact value: \$82,120,000
1.
 - b. This is in addition to the \$1.5M pull from contingency to fund the summer work.
 - c. This includes the track resurfacing as savings since that cost is included in the 2027 track rebuild budget.
 - i. Breakdown of savings:
1. MEPF GMP savings: ~\$2.3M
 - c. Remaining contingency: ~\$1.6M
 - d. Misc Vogel and other trade savings: ~\$1.33M

There are no changes to report since last month.

B. Middle School Track

The purpose of this agenda item is to review options for the middle school track. The original project plan was to apply a high quality rubber coating to the top of the existing track. Upon evaluation, the selected vendor believes the rubber surface will have a limited lifespan due to the age of the original track base. Vogel has presented the following options:

Option 1: Patching, crack fill, seal coat and re-stripe

2. Cost: ~\$80,000
3. Expected life: 3-5 years
4. Due to uncertainty with the base rock layer beneath the track, they are not willing to offer a warranty

Option 2: Mill and overlay

2. Cost: \$110,000
3. Expected life: 5-7 years
4. Due to uncertainty with the base rock layer beneath the track, they are not willing to offer a warranty
5. Risks:
 - b. Heavy equipment involved with this work may damage the track even further and could damage the new pavement at the school and the path out to the track. An allowance is carried in this number for some pavement repair. Cracking will likely begin to show through the new pavement in 1-2 years but could be crack filled at the time to slow spreading

Option 3: Demolish Track, repair base rock, and rebuild

2. Cost: \$280,000+
3. Expected life: 15-20 years
4. Construction would take 3-4 weeks and based on scheduling couldn't start until next summer.

5. Risks:

- c. Heavy equipment involved with this work may damage the new pavement around the school and path out to the track. An allowance is carried in this number for pavement repair.

Add Option 4: Apply rubber track surface on top of new pavement

- Cost: ~\$150,000 (Fisher track is working on an updated proposal)

Notes:

- Options 1-3 are work completed by the paving contractor. You'd end up with a surface like the track now vs a rubber track surface.
 - We have ~\$140,000 currently awarded to Fischer track for rubber surface that could be reallocated for the options above.
Jeff Kenas has talked with Jen Grabarski and their recommendation is to go with the long-term solution and rebuild the base of the track prior to applying the rubber surface.
2. For the track demolish and rebuild option I'd like to update that cost to **\$310,000** which includes escalation for work next year, landscape patching, and Vogel time since this work would no longer overlap with the middle school wrap up this year. If the coach wants the track to also have rubber surface add \$150,000 for a total of **\$460,000**.
- a. This assumes the high jump and long jump would also have the rubber surface and stripping applied next summer

In September, the committee requested a review from Rettler. Rettler met onsite with Nina and Jen Grabarski to review the conditions at the field. A report is forthcoming.

VI. APPROVAL OF CAPITAL MAINTENANCE REQUESTS

The purpose of this agenda item is to review our standard agenda item for district-wide capital maintenance requests. The School Board has approved a 2026-27 budget of \$1.25 million.

A. McKinstry Proposal

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The purpose of this agenda item is to review the proposal from McKinstry that was previously reviewed with the facility committee. Administration will review this topic in conjunction with the conversation regarding the contract with North American Mechanical (NAMI). As a reminder, the NAMI HVAC contract was extended through the summer of 2027 to align the warranty period for the new middle school.

Administration is seeking a discussion regarding the proposal that is attached.

VII. FUTURE MEETINGS

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.”

October 7th, 2026



Waunakee Community School District

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About McKinstry

- ✓ Established 1960
- ✓ 25 offices nationwide
- ✓ 2,000+ employees
- ✓ \$1.5 billion revenue



Consulting



Construction
Projects



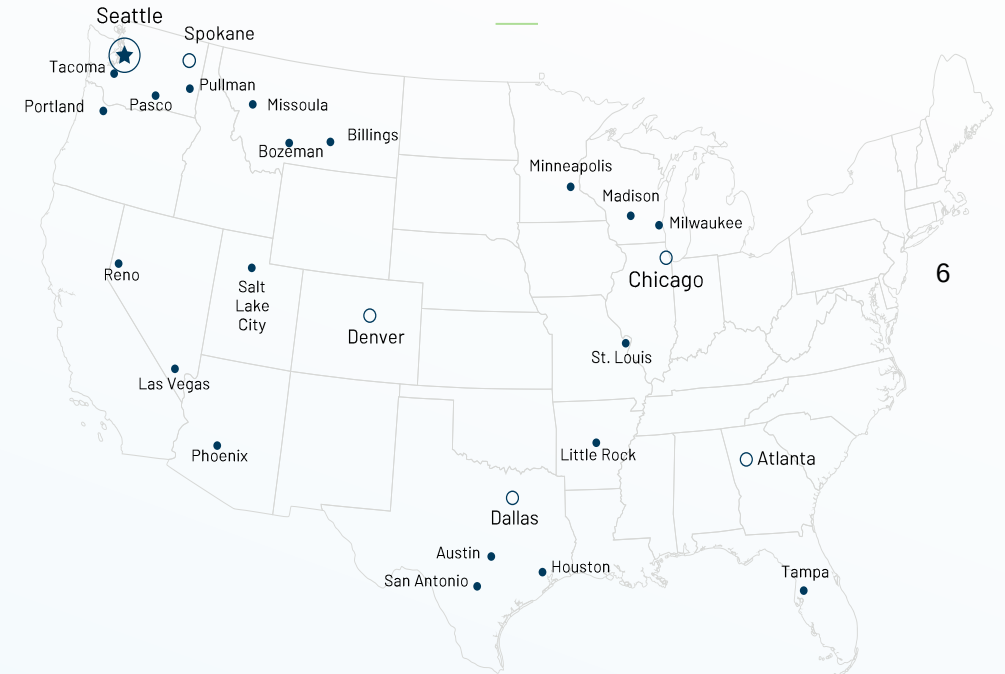
Energy
Projects



Facility
Services

McKinstry is a national leader in **designing, constructing, operating and maintaining** high-performing buildings.

OUR LOCATIONS



Corporate
Headquarters



Regional
Headquarters



Regional Offices

McKinstry K-12 SFP Partners

Wisconsin & Illinois

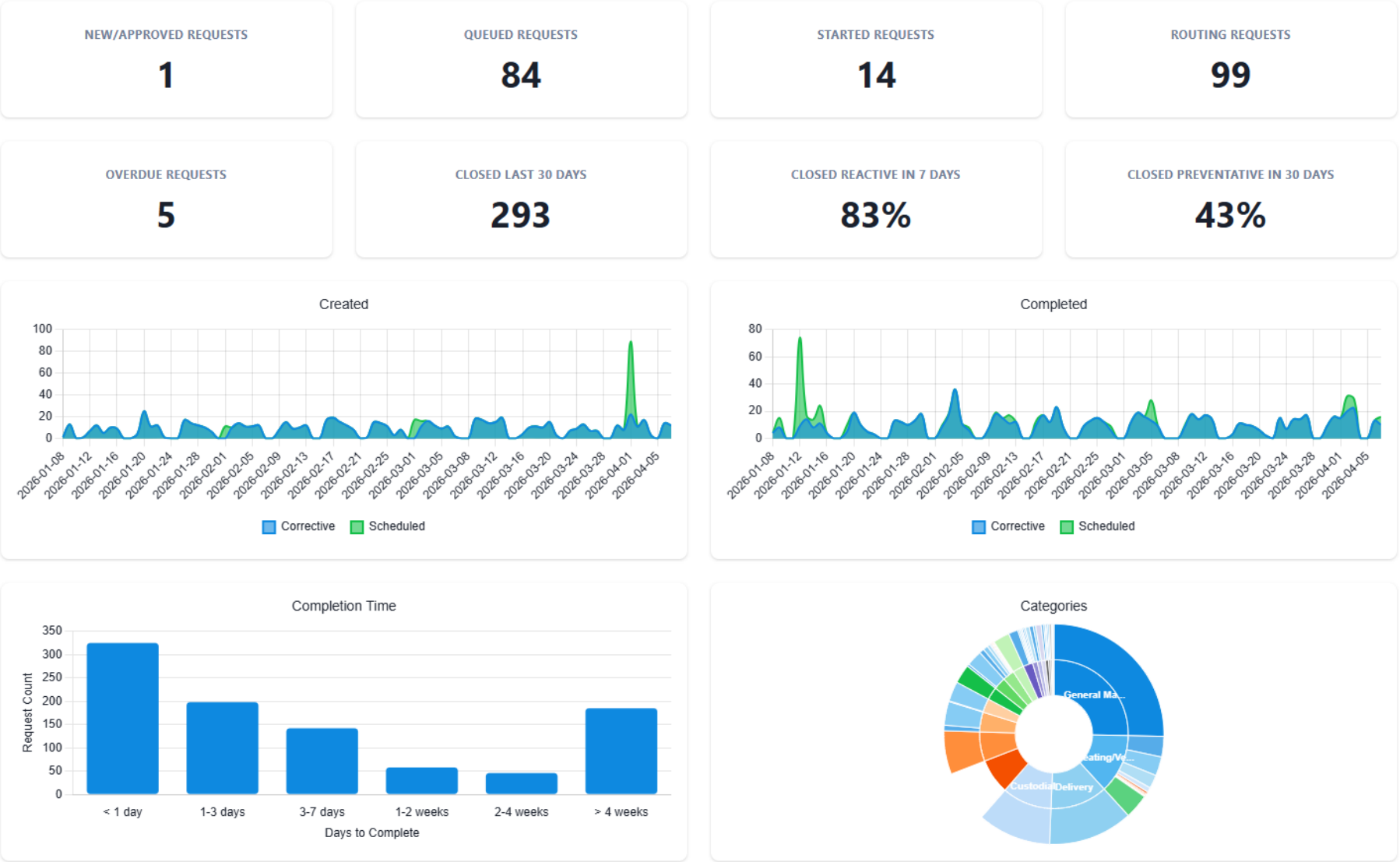




Agenda

1. Reveal Capital Planning Tool Demonstration
2. Preventative Maintenance Planning Overview
3. Sustainability and Energy Efficiency Overview
4. Investment Summary
5. Q&A

New Reality Operations Hero



Sustainability Resolution



“MCPASD will establish goals to meet 100% of all district operations energy needs with renewable energy by 2035”

Adopted by MCPASD School Board March 22, 2021



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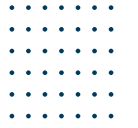
100% Renewable Goal - Phasing



FACILITY	EFFICIENCY/LOAD REDUCTION	BUILDING ELECTRIFICATION	FLEET ELECTRIFICATION	ON-SITE RENEWABLES	EFFICIENCY/LOAD REDUCTION	BUILDING ELECTRIFICATION	FLEET ELECTRIFICATION	ON-SITE RENEWABLES	EFFICIENCY/LOAD REDUCTION	BUILDING ELECTRIFICATION	FLEET ELECTRIFICATION	ON-SITE RENEWABLES	EFFICIENCY/LOAD REDUCTION	BUILDING ELECTRIFICATION	ON-SITE RENEWABLES	EFFICIENCY/LOAD REDUCTION	BUILDING ELECTRIFICATION	ON-SITE RENEWABLES	OFF-SITE RENEWABLES
	PHASE 1 (2025)				PHASE 2 (2027)				PHASE 3 (2029)				PHASE 4 (2031)				PHASE 5 (2031)		
Kromrey Middle School	X							X									X		X
Glacier Creek Middle School	X			X								X		X					X
Elm Lawn ES	X			X													X		X
Northside ES	X							X		X									X
Park ES	X							X		X		X							X
Pope Farm ES	X			X													X		X
Sauk Trail ES	X	X		X															X
Sunset Ridge ES	X							X						X					X
West Middleton ES	X					X		X							X				X
4K/Early Learning Center	X					X									X				X
District Services Center	X		X							X									X
District Operations Center	X									X	X				X				X
Transportation Office			X				X			X	X								X
Middleton High School	X			X		X						X					X		X

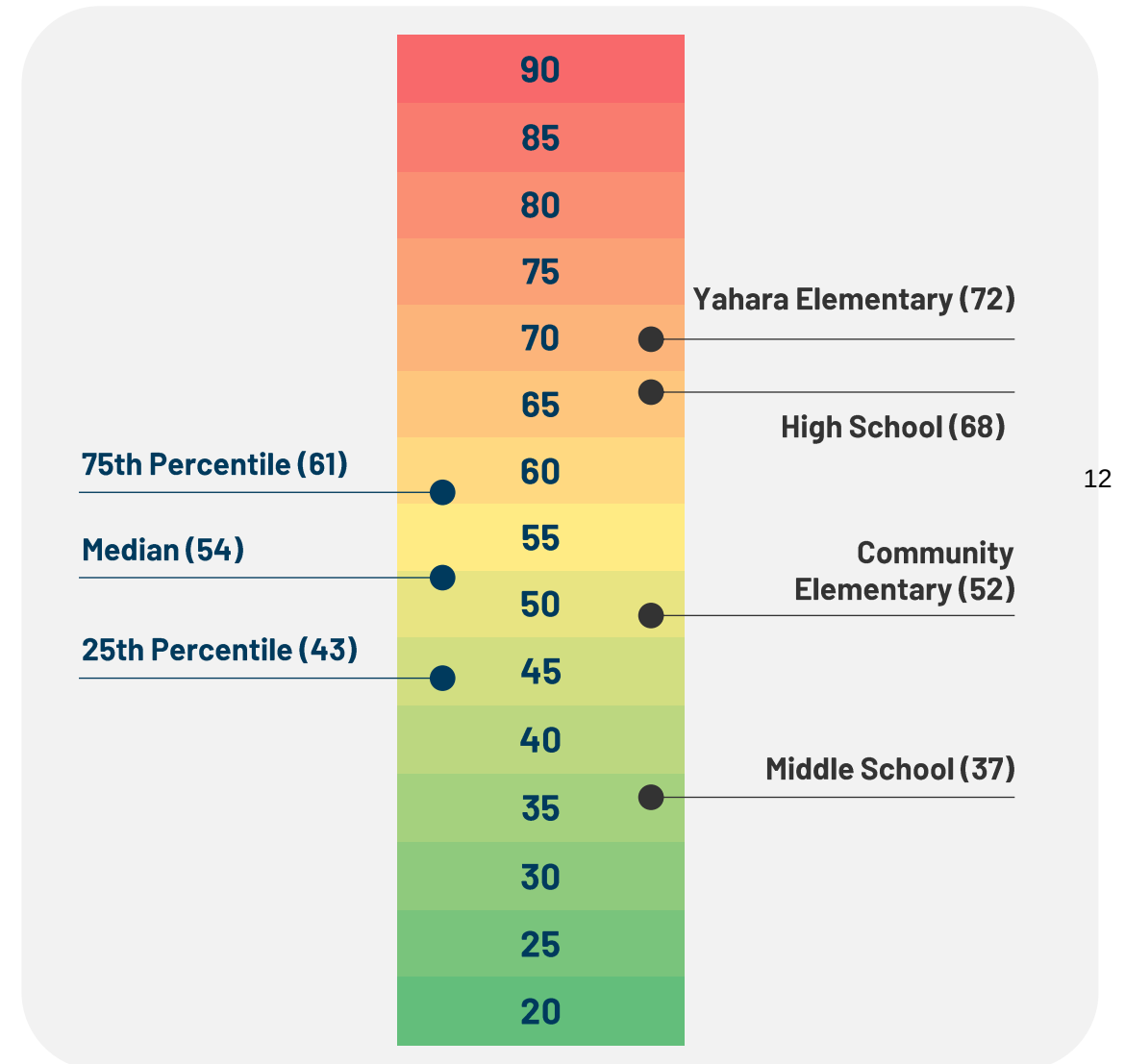
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Edgerton School District – Energy Efficiency

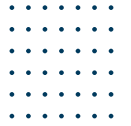


What can we improve?

- LED Lighting (High School, Yahara, Middle)
- HVAC control strategies, occupancy and demand control (High School, Middle School – gymnasiums, library)
- Constant volume to variable volume AHUs (High School – Tech Ed)
- Building Envelope Improvements (District Wide)
- Mechanical System Replacements (Yahara – unit ventilators)
- Pool area improvements - (refurbish and automate existing cover, add VFD to circ pump, Chloramine DCV)
- Pneumatic to DDC conversion (Yahara Elementary)
- Retro-Commissioning (High School, Middle School, Community Elementary)
- Solar PV (High School Fieldhouse)



3-Year Investment Summary

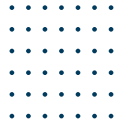


Waunakee Community School District		Asset Level DB Development + Preventative Maintenance Planning (HVAC)	Asset Level DB Development + Preventative Maintenance Planning (Non-HVAC)	Asset Level Strategic Facility Planning - All Asset Categories
Summary	Setup + 1 Year Service	\$142,500	\$115,000	\$116,000
	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

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Total Phased Investment - \$422,500

3-Year Investment Summary



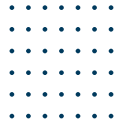
Waunakee Community School District		Asset Level DB Development + Preventative Maintenance Planning (HVAC)	Asset Level DB Development + Preventative Maintenance Planning (Non-HVAC)	Asset Level Strategic Facility Planning - All Asset Categories
Summary	Setup + 1 Year Service	\$142,500	\$115,000	\$116,000
	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

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Total Bundled Investment - \$344,000

\$78,500 Savings to WCSD by bundling Strategic Facility Planning and Preventative Maintenance Planning

Case Study – DeForest Area School District



DeForest Area School District

Strategic Facility Planning,
Transition to Sustainable Operations®



MAKING THE INVISIBLE, VISIBLE

The data collected during the FCA was entered into McKinstry's Reveal™ platform.

Reveal is a comprehensive asset management tool that features a capital planning module, which was used to provide DASD with detailed asset data.

This platform allowed DASD to have all asset data readily available, ensuring that capital funding was directed to the most needed assets and allowed DASD to make informed and efficient purchasing decisions, reducing costs over time.



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*“McKinstry has helped us seamlessly integrate our financial planning by ensuring that each facility investment is aligned with the **broader budgetary goals** and **long-term financial forecasts**. The data provided enables us to accurately project costs, assess risks and identify opportunities for **cost savings**. This holistic approach ensures that our facilities planning is a **forward-looking, sustainable endeavor** that **maximizes value** while **minimizing risks and costs**.”*

-Roz Craney, Director of Safety and Operations



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Thank You!!