

**AGENDA**

**SCHOOL DISTRICT OF NEW GLARUS  
FACILITIES, TRANSPORTATION & TECHNOLOGY COMMITTEE MEETING  
MONDAY, FEBRUARY 23, 2026  
HIGH SCHOOL LIBRARY/MEDIA CENTER, ROOM 183 JOIN ZOOM MEETING USING  
LINK  
HTTPS://US02WEB.ZOOM.US/J/84895807151?PWD=ITRBFVOLXGPD3RIKJBP8LIJ  
VQF4UDB.1 BY PHONE USING 1-646-568-7788 MEETING ID 848 9580 7151 &  
PASSWORD 443777  
1701 2ND STREET  
NEW GLARUS, WISCONSIN 53574  
6:45 PM**

- I. **Call to Order**
- II. **Maintenance Garage Improvements** **2**

# Zweifel Construction Company, Inc.

N2408 Bethel Road  
 Monroe, WI 53566-9626  
 Phone: (608)325-4298

# Estimate

Date	Estimate #
1/14/2026	5539

Name / Address
NEW GLARUS SCHOOLS

Qty	Description	Cost	Total
	Reskin 30 x 48 x 12 main building 26 x 48 x 8 addition add 26 x 16 x 8 open extension on addition Note: Gutters to be removed by Zweifel Construction. Replaced by others. Snow retention not included. No material or labor included for rot/damage that may be found.		
1	Skidloader/auger/teleboom rentals	475.00	475.00
5	Post pads	7.30	36.50
0.5	Yard of sand/gravel mix	60.00	30.00
3	Bags of portland	26.15	78.45
14	Feet of frost blocks	1.35	18.90
12	2 x 6 x 14 ground contact	18.42	221.04
8	2 x 6 x 16 ground contact	21.73	173.84
8	2 x 8 x 14 ground contact	23.25	186.00
4	1 3/4 x 11 7/8 x 16' lvl	128.80	515.20
8	MSTA24 hold down	2.33	18.64
1	2 x 12 x 16 CCA	39.52	39.52
1	2 x 12 x 18 CCA	84.21	84.21
1	2 x 12 x 12 CCA	25.55	25.55
4	2 x 6 x 16	15.00	60.00
1	2 x 12 x 16	45.06	45.06
2	2 x 10 x 8	12.93	25.86
4	2 x 6 x 18	25.09	100.36
1	2 x 6 x 10	9.19	9.19
		<b>Subtotal</b>	
		<b>Sales Tax (5.5%)</b>	
		<b>Total</b>	

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Qty	Description	Cost	Total
1	Truss package 2 regular 1 gable	2,107.00	2,107.00
2	Hurricane clips	1.38	2.76
1	1/2 x 7 bolt with 2 flat washers 1 nut	7.47	7.47
3	1/2" CDX	27.82	83.46
1	Carton of #10 x 4 acq torx	238.16	238.16
1	Carton of #10 x 3 acq torx	257.72	257.72
1	Paslode air nails	10.00	10.00
2	2 x 6 x 18	25.09	50.18
32	2 x 6 single purlin hangers	3.05	97.60
16	2 x 6 double purlin hangers	5.24	83.84
32	2 x 6 x 8	6.60	211.20
1	Truss nails	25.00	25.00
2	2 x 4 x 14	12.13	24.26
2	2 x 4 x 18	13.81	27.62
1	2 x 4 x 16	11.01	11.01
0.5	Sheet of 1/4" AC plywood	45.00	22.50
6	2 x 6 x 8	6.60	39.60
8	2 x 4 x 16	11.01	88.08
4	2 x 6 x 10	9.19	36.76
6	JUS26 joist hangers	1.50	9.00
4	2 x 4 x 8	5.09	20.36
	Redo divistion wall inside new addition		
3	Rat guard	9.08	27.24
5	J trim	9.07	45.35
9	8' panel lok plus 29 gauge lifetime panels	35.76	321.84
1	Bag of 1 1/2" screws	20.13	20.13
		<b>Subtotal</b>	
		<b>Sales Tax (5.5%)</b>	
		<b>Total</b>	

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Qty	Description	Cost	Total
	South		
6	2 x 10 x 10	15.98	95.88
3	2 x 10 x 10	15.98	47.94
4	Bags of concrete mix	8.55	34.20
1	Bag of portland	26.15	26.15
5	2 x 4 x 8	5.09	25.45
1	3/0 x 6/8 series 20 white door, commercial leverset with latch guard, deabolt, closure	1,310.12	1,310.12
3	3/4 x 3 1/2 x 18' white trim PVC	45.08	135.24
1	Roll of 4" tape	23.25	23.25
1	Roll of 6" tape	29.25	29.25
1	Flat sheet	82.63	82.63
2	S4S screws	25.00	50.00
19	1 1/2 x 8 1/2 post trim	32.48	617.12
16	J trim	9.07	145.12
2	12' rake and corner	32.07	64.14
10	Soffit F&J	22.70	227.00
11	Rat guard	9.08	99.88
1	Roofing nails	20.00	20.00
10	Pounds of 3" acq torx	10.65	106.50
18	Center vent soffit	45.08	811.44
10	1 1/2 x 3 1/2	13.32	133.20
1	Soffit staples	50.00	50.00
6	10' overhead door seals	22.50	135.00
3	9' overhead door seals	20.25	60.75
6	7' overhead door seals	15.75	94.50
		<b>Subtotal</b>	
		<b>Sales Tax (5.5%)</b>	
		<b>Total</b>	

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Qty	Description	Cost	Total
10	1' panel lok plus 29 gauge lifetime panels	5.50	55.00
202	Feet of panel lok plus 29 gauge lifetime panels	4.47	902.94
4	Bags of 1 1/2" screws	20.13	80.52
	East		
5	Rat guard	9.08	45.40
1	Inside corner	31.46	31.46
3	Soffit F&J	22.70	68.10
4	1 1/2 x 3 1/2	13.32	53.28
5	2' panel lok plus 29 gauge lifetime panels	9.94	49.70
207	Feet of panel lok plus 29 gauge lifetime panels	4.47	925.29
3	Bags of 1 1/2" screws	20.13	60.39
4	Center vent soffit	45.08	180.32
	North		
2	2 x 6 x 16 CCA CM	22.25	44.50
2	Rolls of grayflex	24.83	49.66
10	Rat guard	9.08	90.80
4	J trim	9.07	36.28
1	3/4 x 3 1/2 x 18' white PVC trim	45.08	45.08
4	1 1/2 x 3 1/2	13.32	53.28
4	Soffit F&J	22.70	90.80
1	10' rake and corner	26.94	26.94
2	12' rake and corner	32.07	64.14
328	Feet of panel lok plus 29 gauge lifetime panels	4.47	1,466.16
4	Bags of 1 1/2" screws	20.13	80.52
4	Center vent soffit	45.08	180.32
	West		
		<b>Subtotal</b>	
		<b>Sales Tax (5.5%)</b>	
		<b>Total</b>	

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5	Rat guard	9.08	45.40
16	11'8" panel lok plus 29 gauge lifetime panels	52.1649	834.64
2	Bags of 1 1/2" screws	20.13	40.26
	Roof		
1	High temp flashing 6"	71.21	71.21
1	2" zipper boot	27.24	27.24
7	Residential eave trim	13.47	94.29
18	Fascia	21.79	392.22
80	Inside foam	1.94	155.20
80	Profile ridge vent	10.50	840.00
2	16' sidewall	48.64	97.28
12	10' rake and corner	53.88	646.56
13	19" ridge cap	50.23	652.99
36	15'8" panel lok plus 29 gauge lifetime panels	70.0449	2,521.62
22	13'10" panel lok plus 29 gauge lifetime panels	61.8201	1,360.04
22	16'8" panel lok plus 29 gauge lifetime panels	74.5149	1,639.33
15	Bags of 1 1/2" screws	20.13	301.95
2	Bags of 2" screws	24.37	48.74
2	Tubes of sealant	12.92	25.84
1	Roll of butyl	15.50	15.50
1	Miscellaneous materials	250.00	250.00
1	Shipping & Handling	48.40	48.40
420	Hours of labor	80.00	33,600.00

**This is an estimate for time and materials.  
 PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
 If you would like to get put on our schedule please send a 20%  
 down payment.**

<b>Subtotal</b>	\$58,825.81
<b>Sales Tax (5.5%)</b>	\$0.00
<b>Total</b>	\$58,825.81



Luke Moris

Phone Number: (608) 845-9700

Email: LMoris@clearybuilding.com

2/10/2026

NEW GLARUS SCHOOL DISTRICT, JENNIFER THAYER, PH.D.

Doc ID: 5972720260210103228

## Cleary Buildings Project Estimate

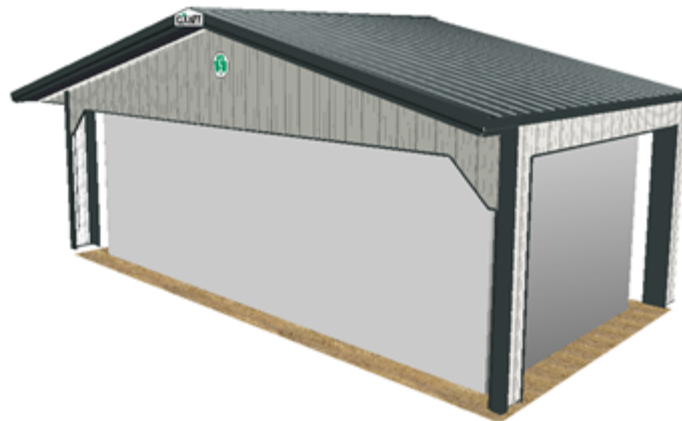
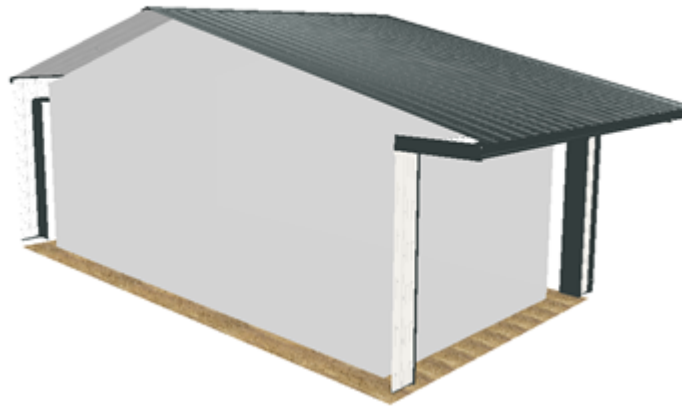
### Client Proposal - Erected

**Project Name:** NEW GLARUS SCHOOL DISTRICT, JENNIFER THAYER, PH.D.

**Site Address:** 1701 2ND STREET NEW GLARUS, WISCONSIN 53574

**Email:** jennifer.thayer@ngsd.k12.wi.us

**Work Phone:** (608) 527-2410





Luke Moris

Phone Number: (608) 845-9700

Email: LMoris@clearybuilding.com

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**Commercial 26' 0"x14' 0"x9' 4"** with 8' 0" truss clearance from 100'-0" mark. (2 Bays at 7' o.c.)

**Details:**

- Truss (Standard Lower Chord) with 3/12 roof pitch.
- Default Ceiling Design: Not Designed to Support a Ceiling
- Purlin Blocking: Both Endwalls are purlin blocked
- Type Foundation: In Ground
- Concrete Floor: No
- Open Endwall 1: Steel, trim, columns, girts, and treated plank are removed.
- Open Endwall 2: Steel to the bottom of the truss, columns, girts, and treated plank are removed.
- Roofline Wind Bracing
- 25 psf Ground Snow Load with 2"x4" Standard 2' 0" inch on center purlins.

**Exterior Finishes:**

- Roof/Siding: Premium Steel Panel
- Premium Steel Panel - Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

**Accessories:**

- 15' 6" of Standard Ridge Cap. Marco LP2 Weather-Tite Ridge Vent "Low Profile" (Add ventilation to ridge).
- Side Wall Overhang: None on S1
- Side Wall Overhang: 36" Aluminum soffit (Sidewall) with vented soffit on S2
- Bird Screening for the interior to prevent birds from nesting in overhang.
- End Wall Overhang: None on E1
- End Wall Overhang: 18" Aluminum soffit (Endwall) with vented soffit on E2

(2) - Overhead frame out. Size: 11' 9 1/2" Width x 7' 8" Height (Door not included unless shown in Additional Building Components or Clopay Building Products)

**Notes**

Includes the reskin of existing 26'x48'x9'4" building attached to 30'x48'x12'9"

Designed as non commercial attachment and reskinned existing structure.

**Custom Priced Items**

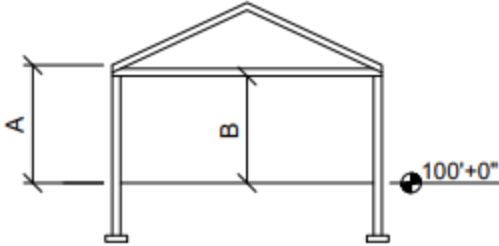
<b>Name</b>	<b>Note</b>
Reskin Existing Building	Reskin Existing Building



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**Interior Clearances and Exterior Heights:  
 Building 1**



<u>Interior Clearances:</u>	
"B"=Clearance from finished floor to bottom of truss: (Trusses not designed to support a ceiling)	<b>8' 0"</b>
<u>Exterior Heights:</u>	
"A" = Actual Eave Height:	<b>9' 4"</b>
Roof Peak Height:	<b>12' 7"</b>
Roof Pitch:	<b>3/12</b>

**Standard Lower Chord Truss (SLC)**

No Concrete Floor in Building - Gravel Floor at 100'+0"

**Responsibilities**

**Temporary Services:**

- Purchaser will provide electric power during construction.
- Seller will provide sanitary facilities.
- Seller to place scrap in dumpster and have dumpster removed from the site.

**Permit**

Purchaser shall timely obtain at Purchaser's cost all necessary and required permits and licenses for the construction contemplated by this Agreement.

**Site**

If Seller is unable to proceed with normal digging procedures (concrete, rocks, etc.), then the extra expense resulting from such condition(s) will be the obligation of the Purchaser and shall be paid to Seller upon request.

Access must be provided for unloading materials to the building material placement area which must be within 75 feet of the building pad – If greater than 75 feet, additional charges will be applied

**Total Building Proposal Investment: \$58,853**

- Includes material, labor, tax, delivery, warranties and builder's risk insurance.
- Please note this price is subject to change without notice.

1. Cleary Trained Crews
2. Workers Compensation and Builders Risk Insurance
3. Only National Builder debt free since 1985.
4. SteelWood University® - through our best-in-class in-house curriculum, we invest in our employees' education to have the premier team to provide you the best solution and the best service.
5. 99.0% Client Satisfaction
6. Fully staffed for concept, engineering and construction with just one point of contact for you.
7. Dedicated to your design with personal service specialized by our unique Shamrock Service Guarantee.
8. Best warranties in the industry with the financial strength to stand behind them.



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**Payment Terms**

**Payment Terms**

Amount	Type	Percent	Description
\$11,771	Down Payment	20%	Upon the signing of the contract with CLEARY BUILDING CORP.
\$23,541	Delivery Payment	40%	Payment due upon first load of building materials. In the event that multiple loads of materials are required, due to the size of the building, the remaining materials will be shipped to the site as needed while the building is under construction
\$17,656	Truss Payment	30%	When all trusses are installed on the building. In the event that there is more than one building on a contract, the truss in place payment is due upon installing the trusses in one of the buildings.
\$5,885	Final Payment	10%	Paid upon Completion and such payment to be delivered to the crew foreman of CLEARY BUILDING CORP.
\$58,853	Total Amount	100%	

TERMS OF PAYMENT: (1) If Contract Amount is \$50,000.00 or less, the terms of payment shall be as provided in the payment terms section above. (2) If Contract Amount is over \$50,000.00, the terms of payment shall be pursuant to the Bank Reference Form which is made a part of this Contract.

If the Purchaser fails to make a payment when due, Purchaser agrees to pay Cleary, upon demand, a delinquency charge equal to the lesser of three-quarter percent (.75%), or the highest rate allowed by law, of the delinquent amount per fifteen (15) days, from the date the delinquent amount is due, until the date it is paid.

Purchaser agrees not to send Seller payments marked "paid in full", "without recourse", or similar language. If Purchaser sends such a payment, Seller may accept it without losing any of Seller's rights under this Contract, and Purchaser will remain obligated to pay any further amount owed to Seller.

\*\*\*\*\*

License numbers by state: VA #2705 123094A, MI #2102150963, MN #BC076522, IL #104.002640, AZ # ROC212050 Limit \$250,000, NM #86107 Limit \$1,000,000, NV #0042464 Limit \$4,000,000, OR # CCB 115247, WA # CLEARBC044NE, PA120833, WV # WV034562

This contract has not been reviewed for energy code compliance. Conformance to the International Energy Conservation Code (IECC) may necessitate additional costs not included in this contract.

This proposal and similar work hereunder are predicated on non-union (non-prevailing wage) labor. If union (prevailing wage) is required, the additional costs will be covered by the purchaser.

Building Proposal Investment is based upon paying with cash or check. If credit card payment is requested (MasterCard, Visa, Discover, or American Express), the purchaser waives the 3% cash or check discount that would be applied to the contract amount.

**IMPORTANT: LIEN NOTICE**

ATCP 110.025 Lien waivers. (1) A seller shall provide notice to buyer that buyer may request written lien waivers from all contractors, subcontractors, and material suppliers at, or prior to, the time any payment is made on the home improvement



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contract. Notice shall be provided before the buyer and seller enter into a home improvement contract. The notice shall meet the following requirements:

(a) The notice shall be in writing and consist of the following, verbatim statement:

Notice of Consumer's Right to Receive Lien Waivers

If a consumer requests lien waivers, a seller of home improvement services must provide lien waivers from all contractors, subcontractors, and material suppliers. This Wisconsin law protects consumers from having liens filed against their property. Lien waivers prevent the filing of a lien on your home in the event that a contractor does not pay suppliers or subcontractors. For more information about home improvement law, contact the Wisconsin Consumer Protection Bureau at 1-800-422-7128 or [www.datcp.wi.gov](http://www.datcp.wi.gov).

(b) The notice shall be provided as a separate document, written in a clear and conspicuous font, in a format that the buyer can retain.

ATCP 110.05 Home improvement contract requirements.

Expected start date of the project to be within 60 days of the Tentative Erection date listed on this contract.

Expected completion date to be within 200 days of the start date.

Seller shall not be in default of this contract or be liable to Purchaser for any damages that Purchaser may incur as a result of delay(s) in Seller's performance of this contract which delay(s) are occasioned by strikes, riots, insurrection, acts of God, unavailability or late delivery of materials or other delays beyond Seller's control or any other cause which Seller could not have reasonably foreseen or avoided. Any delays or changes in this timeline to be documented with a change order.



## Solar Proposals

### Background Information:

- All companies were asked to price out a 100 KW system.
- Solar is difficult to bid outright because the direct-pay credits, rebates, and incentives are not guaranteed.
- Even if the district qualifies for credits, rebates, and/or incentives, we would need to pay the full amount up front and then apply for the credits, rebates and incentives afterwards. Each company said they have been successful in getting direct-pay credits, rebates and incentives, but they all reiterated that they aren't guaranteed.
- All of the companies have done their best to determine the layout, connections to our current electrical system, and other details and logistics, but there are still unknowns, which is why all of the proposals are estimates.

### Proposals:

- Nickels Electric - \$280,000-\$290,000 estimate, could qualify for 30% tax credit for schools and likely \$10,000-\$15,000 in rebates from Focus on Energy; total between \$175,000-\$200,000
- Schneider Electric - \$250,000 estimate before the 26% rebate; total approximately \$200,000
- Full Spectrum Solar - \$213,000 estimate, could qualify for 30-40% tax credit for schools and likely rebates from Focus on Energy (likely around \$5,000) and possibly Solar on Schools (up to \$20,000); total between \$100,000-\$150,000, with their best estimate being \$122,000.

### Administrative Recommendation:

- There are definite advantages of solar for energy savings. According to Full Spectrum Solar, the company with the low bid, the payback period is anticipated to be 8.5 years if we receive the credits, rebates and incentives and if energy costs rise at 3% per year.

On the other hand, there are risks. The more we've learned about the direct-pay credits, incentives, and rebates, it's become clear that although they are likely, they are not guaranteed. Additionally, if we get them, we will apply for them after the project is done and likely receive them in the following fiscal year. This creates some budgeting challenges. We would likely need to use Fund 46 funding on the front end for the full cost, and then when we get credits, incentives or rebates, we would put those funds back in Fund 46 the following year.

This is a difficult decision. As much as solar has cost advantages in the long term, the exact amount is uncertain for the district because we are a tax-exempt entity. This would be a much easier decision if there were guarantees like there are for individual

homeowners, but that's not the case. There are also many facility needs on the horizon so I'm hesitant to move forward with a solar project at this time.

#### **IV. Adjourn**

PURSUANT TO APPLICABLE LAW, NOTICE IS HEREBY GIVEN THAT A QUORUM OR A MAJORITY OF THE NEW GLARUS SCHOOL DISTRICT BOARD MEMBERS MAY ATTEND THIS MEETING. INFORMATION PRESENTED AT THIS MEETING MAY HELP FORM THE RATIONALE BEHIND FUTURE ACTIONS THAT MAY BE TAKEN BY THE NEW GLARUS SCHOOL DISTRICT BOARD.

UPON REQUEST TO THE DISTRICT OFFICE, SUBMITTED TWENTY-FOUR (24) HOURS IN ADVANCE, THE DISTRICT SHALL MAKE REASONABLE ACCOMMODATIONS INCLUDING THE PROVISION OF INFORMATIONAL MATERIAL IN AN ALTERNATIVE FORMAT FOR A DISABLED PERSON TO BE ABLE TO ATTEND THIS MEETING.