

June 10, 2009

Ms. Natalie Rew, Auditor
Wisconsin Department of Public Instruction
P.O. Box 7841
125 South Webster Street
Madison, WI 53707-7841

RE: Qualified School Construction Bond "QSCB" Allocation

Dear Ms. Rew:

The purpose of this letter is to make a formal application for an allocation of Qualified School Construction Bonds on behalf of the Watertown Unified School District. The District is making two requests for the Qualified School Construction Bonds; one to complete its financing of a referendum approved in November of 2008; and the other allocation toward a Fund 38 borrowing utilizing the District's "\$1,000,000 Exemption".

History:

In November of 2008, the voters of the Watertown Unified School District approved a \$22,385,000 referendum to address facility needs. The projects are focused primarily at the District's elementary buildings with some work at the middle and high school buildings. Some projects are underway while others will be completed over the next 12-18 months.

The District has taken the initial step with its financing by **issuing two \$10 million bond anticipation notes (total \$20 million)**; one dated in December of 2008 and the other dated in February of 2009. The bond anticipation notes are planned to be refinanced with long term debt and include the **remaining \$2.385 million of referendum approved borrowing authority** later in 2009.

At the time of the referendum some potential projects were not included in the ballot question and others had not been identified until the construction planning process began. These additional projects should be completed in conjunction with the referendum projects in order to provide the best result for the District and communities it serves. The District is seeking an additional Qualified School Construction Bond allocation in the amount of \$990,000 utilizing the District's "\$1,000,000 exemption".

Facility Projects:

Attached to this letter you will find a summary of the facility projects to be completed utilizing the referendum approved funds and the projects that will be completed utilizing the Fund 38 funds request. All projects referenced above are "shovel-ready" and included in the District master schedule.

Project(s) Summary:

Due to the wide array of projects involved, I have provided a few specifics required of the application. However, I would ask that you review the complete project listing provided for a better understanding of the true scope of our request.

- Window Replacements
- HVAC/Boiler Replacements
- Building Lighting Upgrades
- Fire Alarm Replacements
- Classroom Additions (To help decrease class size)
- Secure Entrance Construction
- Roof Replacement/Repair
- Masonry Repair
- Water Boiler Conversions/Replacements
- Air Conditioning Upgrades
- Pneumatic / Room Temperature Control Replacement
- Replace Air Handlers

The focus of the projects is on energy efficiency, safety, healthy schools, class size and extending the useful life of the facilities which meet the objectives DPI has listed. These projects will have a long term benefit to the students, staff and community members of the Watertown Unified School District.

Summary:

As mentioned, the District's projects are "shovel ready" and will fulfill the intended goal of the ARRA legislation by creating or maintaining jobs on and near the construction worksite. We strongly believe our projects meet the long-term goal of "reinvesting" in our local community by improving the public infrastructure that serves our citizens in an energy-efficient and sustainable manner.

The District is confident that these projects will adhere to the "*Prevailing Wage*" requirements of the Davis-Bacon Act. Every step will be taken by the District and our construction manager to ensure all reporting requirements are met.

On behalf the Watertown Unified School District Board of Education, I respectfully submit this application for your consideration. Please feel free to contact me with any questions you may have related to the information provided or if there are any further steps needed to complete the application process. I can be reached at (920) 262-1460 or via email at linsed@watertown.k12.wi.us.

Sincerely,

Doug Linse
Director of Business Services

**WATERTOWN SCHOOL DISTRICT
PHASE I RENOVATIONS
PROJECT COST SUMMARY
MAY 22nd 2009**

PROJECT COST SUMMARY	SD BUDGET Drawings (2-27-09)	DD BUDGET (W/BP#1) Drawings (5-01-09)	75% CD BUDGET (W/BP#1) Drawings (5-22-09)
Project Development Expenses			
- Interior Furnishings and equipment	\$692,500	\$188,500	\$188,500
- Utility Charges	\$40,000	\$40,000	\$40,000
- IS and telephone Network Needs	\$94,500	\$0	\$0
- Asbestos / Other Abatment	\$240,000	\$240,000	\$317,000
- Lawyers Fees	\$22,000	\$22,000	\$22,000
- Soil Testing - soil boarings	\$65,884	\$9,884	\$9,884
- Survey Costs - Sitework	\$15,950	\$15,950	\$15,950
- Builders Risk Insurance	\$12,000	\$12,000	\$12,000
- Owner Contingency	\$99,991	\$99,991	\$99,991
Sub-Total	\$ 1,282,825	\$ 628,325	\$ 705,325
Design Fees and Fixed Expenses			
Architectural fees @ 6.2%	\$1,212,924	\$1,253,460	\$1,253,460
Other	\$50,000	\$50,000	\$50,000
Architectural reimbursables expenses	\$75,000	\$75,000	\$75,000
Sub-Total	\$ 1,337,924	\$ 1,378,460	\$ 1,378,460
Construction Costs			
District Offices	\$ 257,365	\$ 262,993	\$ 262,993
Schurz Middle School	\$ 4,063,779	\$ 4,222,343	\$ 4,202,048
Watertown High School (includes BP #1)	\$ 401,490	\$ 415,823	\$ 415,823
Riverside	\$ 947,409	\$ 956,789	\$ 998,540
Lincoln Elementary (includes BP #1)	\$ 1,507,356	\$ 1,556,329	\$ 1,572,434
Webster	\$ 3,660,786	\$ 3,808,990	\$ 3,848,706
Douglas	\$ 7,088,537	\$ 7,287,393	\$ 7,250,348
Lebanon (includes BP #1)	\$ 398,633	\$ 420,150	\$ 420,150
JPC General Conditions	\$ 488,720	\$ 488,720	\$ 488,720
Construction Contingency	\$ 950,000	\$ 950,000	\$ 950,000
Sub-Total	\$ 19,764,075	\$ 20,369,530	\$ 20,409,762
TOTAL BUDGETED REFEREDUM COSTS	\$ 22,384,824	\$ 22,376,315	\$ 22,493,547
Items Funded by Other Sources			
Douglas Classroom/Storage Addition (includes all fee's)	\$ -	\$ 200,930	\$ 200,930
Webster Vestibule Addition (includes all fee's)	\$ -	\$ 49,650	\$ 49,650
Webster Art Room Addition (includes all fee's)	\$ -	\$ 221,342	\$ 221,342
Remainder of Painting at Douglas/Lincoln/Schurz/Webster/Lebanon (includes all fee's)	\$ -	\$ 268,541	\$ 268,541
Sub-Total	\$ -	\$ 740,463	\$ 740,463
TOTAL PROJECT COSTS	\$ 22,384,824	\$ 23,116,778	\$ 23,234,010

**WATERTOWN UNIFIED SCHOOL DISTRICT
 PHASE I RENOVATIONS
 PROJECT COST SUMMARY
 MAY 22nd 2009
 DISTRICT OFFICE**

PROJECT COST SUMMARY	Approved Budget 2-27-09	DD Budget 5-01-09	75% CD BUDGET (W/BP#1) Drawings (5-22-09)
Watertown Unified School District - District Office			
- Furnishings and Equipment - Flag Poles - <i>moved to construction</i>	\$6,000	\$0	\$0
Sub-Total	\$ 6,000	\$ 0	\$ 0
Design Fees and Fixed Expenses			
Architectural fees @ 6.2%	\$14,555	\$14,927	\$14,927
Architectural reimbursables expenses	\$1,000	\$1,000	\$1,000
Sub-Total	\$ 15,555	\$ 15,927	\$ 15,927
Construction Costs			
Construction Budget	\$257,365	\$262,993	\$262,993
Sub-Total	\$ 257,365	\$ 262,993	\$ 262,993
TOTAL BUDGETED REFERENDUM COSTS	\$ 278,920	\$ 278,920	\$ 278,920

**WATERTOWN UNIFIED SCHOOL DISTRICT
PHASE I RENOVATIONS
PROJECT COST SUMMARY
MAY 22nd 2009
DOUGLAS**

PROJECT COST SUMMARY	Approved Budget 2-27-09	DD Budget 5-01-09	75% CD BUDGET (W/BP#1) Drawings (5-22-09)
Watertown Unified School District - Douglas			
- IS Telephone Network - <i>moved to construction</i>	\$38,500	\$0	\$0
- Asbestos	\$100,000	\$100,000	\$122,000
- Survey	\$4,800	\$4,800	\$4,800
- Utility Service Charges	\$10,000	\$10,000	\$10,000
- Furnishings and Equipment - Classrooms	\$93,000	\$93,000	\$93,000
- Furnishings and Equipment - Kitchen - <i>moved to construction</i>	\$75,000	\$0	\$0
- Furnishings and Equipment - Flagpoles - <i>moved to construction</i>	\$7,000	\$0	\$0
- Furnishings and Equipment - Playground Equipment - <i>moved to construction</i>	\$25,000	\$0	\$0
- Furnishings and Equipment - Window Treatments - <i>moved to construction</i>	\$28,500	\$0	\$0
- Furnishings and Equipment - Signage (110 signs) - <i>moved to construction</i>	\$8,000	\$0	\$0
- Furnishings and Equipment - Exterior Signage - <i>moved to construction</i>	\$6,000	\$0	\$0
- Soil and Concrete Testing - <i>moved to construction</i>	\$24,000	\$0	\$0
Sub-Total	\$ 419,800	\$ 207,800	\$ 229,800
Design Fees and Fixed Expenses			
Architectural fees @ 6.2%	\$521,557	\$534,701	\$534,701
Architectural reimbursables expenses	\$33,000	\$33,000	\$33,000
Sub-Total	\$ 554,557	\$ 567,701	\$ 567,701
Construction Costs			
Construction Budget	\$7,088,537	\$7,287,393	\$7,250,348
Sub-Total	\$ 7,088,537	\$ 7,287,393	\$ 7,250,348
TOTAL BUDGETED REFERENDUM COSTS	\$ 8,062,894	\$ 8,062,894	\$ 8,047,849
Items Funded by Other Sources			
Douglas Classroom/Storage Addition (includes all fee's)	\$ -	\$ 200,930	\$ 200,930
Remainder of Painting at Douglas (includes all fee's)	\$ -	\$ 67,092	\$ 67,092
Sub-Total	\$ -	\$ 268,022	\$ 268,022
TOTAL DOUGLAS COSTS	\$ 8,062,894	\$ 8,330,916	\$ 8,315,871

**WATERTOWN UNIFIED SCHOOL DISTRICT
 PHASE I RENOVATIONS
 PROJECT COST SUMMARY
 MAY 22nd 2009
 LEBANON ELEMENTARY**

PROJECT COST SUMMARY	Approved Budget 2-27-09	DD Budget 5-01-09	75% CD BUDGET (W/BP#1) Drawings (5-22-09)
Watertown Unified School District - Lebanon Elementary			
- IS Telephone Network - <i>moved to construction</i>	\$5,000	\$0	\$0
- Asbestos	\$30,000	\$30,000	\$42,000
- Utility Service Charges	\$10,000	\$10,000	\$10,000
- Furnishings and Equipment - Cabinetry FFE Whole Wall - <i>moved to construction</i>	\$31,500	\$0	\$0
- Furnishings and Equipment - Window Treatments - <i>moved to construction</i>	\$8,000	\$0	\$0
- Furnishings and Equipment - Flagpoles - <i>moved to construction</i>	\$6,000	\$0	\$0
Sub-Total	\$ 90,500	\$ 40,000	\$ 52,000
Design Fees and Fixed Expenses			
Architectural fees @ 6.2%	\$13,342	\$16,473	\$16,473
Architectural reimbursables expenses	\$1,000	\$1,000	\$1,000
Sub-Total	\$ 14,342	\$ 17,473	\$ 17,473
Construction Costs			
Construction Budget	\$398,633	\$420,150	\$420,150
Sub-Total	\$ 398,633	\$ 420,150	\$ 420,150
TOTAL BUDGETED REFERENDUM COSTS	\$ 503,475	\$ 477,623	\$ 489,623
Items Funded by Other Sources			
Remainder of Painting at Lebanon (includes all fee's)	\$ -	\$ 15,000	\$ 15,000
Sub-Total	\$ -	\$ 15,000	\$ 15,000
TOTAL LEBANON COSTS	\$ 503,475	\$ 492,623	\$ 504,623

**WATERTOWN UNIFIED SCHOOL DISTRICT
 PHASE I RENOVATIONS
 PROJECT COST SUMMARY
 MAY 22nd 2009
 LINCOLN ELEMENTARY**

PROJECT COST SUMMARY	Approved Budget 2-27-09	DD Budget 5-01-09	75% CD BUDGET (W/BP#1) Drawings (5-22-09)
Watertown Unified School District - Lincoln Elementary			
- IS Telephone Network - <i>moved to construction</i>	\$4,000	\$0	\$0
- Asbestos	\$20,000	\$20,000	\$43,000
- Survey	\$0	\$0	\$0
- Utility Service Charges	\$0	\$0	\$0
- Furnishings and Equipment	\$10,000	\$10,000	\$10,000
- Furnishings and Equipment - Flagpoles - <i>moved to construction</i>	\$6,000	\$0	\$0
- Furnishings and Equipment - Window Treatments - <i>moved to construction</i>	\$20,000	\$0	\$0
- Soil and Concrete Testing - <i>moved to construction</i>	\$4,000	\$0	\$0
Sub-Total	\$ 64,000	\$ 30,000	\$ 53,000
Design Fees and Fixed Expenses			
Architectural fees @ 6.2%	\$84,904	\$87,012	\$87,012
Architectural reimbursables expenses	\$5,000	\$5,000	\$5,000
Sub-Total	\$ 89,904	\$ 92,012	\$ 92,012
Construction Costs			
Construction Budget	\$1,507,356	\$1,556,329	\$1,572,434
Sub-Total	\$ 1,507,356	\$ 1,556,329	\$ 1,572,434
TOTAL BUDGETED REFERENDUM COSTS	\$ 1,661,260	\$ 1,678,341	\$ 1,717,446
Items Funded by Other Sources			
Remainder of Painting at Lincoln (includes all fee's)(excluding gym)	\$ -	\$ 43,364	\$ 43,364
Sub-Total	\$ -	\$ 43,364	\$ 43,364
TOTAL LINCOLN COSTS	\$ 1,661,260	\$ 1,721,705	\$ 1,760,810

**WATERTOWN UNIFIED SCHOOL DISTRICT
 PHASE I RENOVATIONS
 PROJECT COST SUMMARY
 MAY 22nd 2009
 RIVERSIDE**

PROJECT COST SUMMARY	Approved Budget 2-27-09	DD Budget 5-01-09	75% CD BUDGET (W/BP#1) Drawings (5-22-09)
Watertown Unified School District - Riverside			
- IS Telephone Network - <i>moved to construction</i>	\$2,000	\$0	\$0
- Asbestos	\$10,000	\$10,000	\$7,000
- Survey	\$3,800	\$3,800	\$3,800
- Furnishings and Equipment	\$5,000	\$5,000	\$5,000
- Furnishings and Equipment - Flagpoles - <i>moved to construction</i>	\$6,000	\$0	\$0
- Soil and Concrete Testing - <i>moved to construction</i>	\$2,000	\$0	\$0
Sub-Total	\$ 28,800	\$ 18,800	\$ 15,800
Design Fees and Fixed Expenses			
Architectural fees @ 6.2%	\$69,137	\$69,757	\$69,757
Architectural reimbursables expenses	\$4,000	\$4,000	\$4,000
Sub-Total	\$ 73,137	\$ 73,757	\$ 73,757
Construction Costs			
Construction Budget	\$947,409	\$956,789	\$998,540
Sub-Total	\$ 947,409	\$ 956,789	\$ 998,540
TOTAL BUDGETED REFERENDUM COSTS	\$ 1,049,346	\$ 1,049,346	\$ 1,088,097

**WATERTOWN UNIFIED SCHOOL DISTRICT
 PHASE I RENOVATIONS
 PROJECT COST SUMMARY
 MAY 22nd 2009
 SCHURZ ELEMENTARY**

PROJECT COST SUMMARY	Approved Budget 2-27-09	DD Budget 5-01-09	75% CD BUDGET (W/BP#1) Drawings (5-22-09)
Watertown Unified School District - Schurz Elementary			
- IS Telephone Network - <i>moved to construction</i>	\$35,000	\$0	\$0
- Asbestos	\$40,000	\$40,000	\$48,000
- Survey	\$3,800	\$3,800	\$3,800
- Utility Service Charges	\$10,000	\$10,000	\$10,000
- Furnishings and Equipment - Classrooms	\$70,500	\$70,500	\$70,500
- Furnishings and Equipment - Playground Equipment - <i>moved to construction</i>	\$25,000	\$0	\$0
- Furnishings and Equipment - Kitchen Equipment - <i>moved to construction</i>	\$60,000	\$0	\$0
- Furnishings and Equipment - Window Treatments - <i>moved to construction</i>	\$25,000	\$0	\$0
- Furnishings and Equipment - Interior Signage (100 signs) - <i>moved to construction</i>	\$8,000	\$0	\$0
- Soil and Concrete Testing - <i>moved to construction</i>	\$16,000	\$0	\$0
Sub-Total	\$ 293,300	\$ 124,300	\$ 132,300
Design Fees and Fixed Expenses			
Architectural fees @ 6.2%	\$266,843	\$277,279	\$277,279
Architectural reimbursables expenses	\$16,500	\$16,500	\$16,500
Sub-Total	\$ 283,343	\$ 293,779	\$ 293,779
Construction Costs			
Construction Budget	\$4,063,779	\$4,222,343	\$4,202,048
Sub-Total	\$ 4,063,779	\$ 4,222,343	\$ 4,202,048
TOTAL BUDGETED REFERENDUM COSTS	\$ 4,640,422	\$ 4,640,422	\$ 4,628,127
Items Funded by Other Sources			
Remainder of Painting at Schurz (includes all fee's)	-	\$ 31,479	\$ 31,479
Sub-Total	-	\$ 31,479	\$ 31,479
TOTAL SCHURZ COSTS	\$ 4,640,422	\$ 4,671,901	\$ 4,659,606

**WATERTOWN UNIFIED SCHOOL DISTRICT
 PHASE I RENOVATIONS
 PROJECT COST SUMMARY
 MAY 22nd 2009
 WATERTOWN HIGH SCHOOL**

PROJECT COST SUMMARY	Approved Budget 2-27-09	DD Budget 5-01-09	75% CD BUDGET (W/BP#1) Drawings (5-22-09)
Watertown Unified School District - Watertown High School			
- Furnishings and Equipment - Window Treatments - <i>moved to construction</i>	\$15,000	\$0	\$0
- Asbestos / Other Abatement			\$1,000
Sub-Total	\$ 15,000	\$ -	\$ 1,000
Design Fees and Fixed Expenses			
Architectural fees @ 6.2%	\$36,388	\$37,318	\$37,318
Architectural reimbursables expenses	\$2,500	\$2,500	\$2,500
Sub-Total	\$ 38,888	\$ 39,818	\$ 39,818
Construction Costs			
5/01/09 Budget	0	\$415,823	\$415,823
Sub-Total	\$ 401,490	\$ 415,823	\$ 415,823
TOTAL BUDGETED REFEREDUM COSTS	\$ 455,378	\$ 455,641	\$ 456,641

**WATERTOWN UNIFIED SCHOOL DISTRICT
PHASE I RENOVATIONS
PROJECT COST SUMMARY
MAY 22nd 2009
WEBSTER**

PROJECT COST SUMMARY	Approved Budget 2-27-09	DD Budget 5-01-09	75% CD BUDGET (W/BP#1) Drawings (5-22-09)
Watertown Unified School District - Webster			
- IS Telephone Network - <i>moved to construction</i>	\$10,000	\$0	\$0
- Asbestos	\$40,000	\$40,000	\$54,000
- Survey	\$3,550	\$3,550	\$3,550
- Utility Service Charges	\$10,000	\$10,000	\$10,000
- Furnishings and Equipment - Phy. Ed.	\$10,000	\$10,000	\$10,000
- Furnishings and Equipment - Flagpoles - <i>moved to construction</i>	\$6,000	\$0	\$0
- Furnishings and Equipment - Window Treatments - <i>moved to construction</i>	\$20,000	\$0	\$0
- Furnishings and Equipment - Playground Equipment - <i>moved to construction</i>	\$27,000	\$0	\$0
- Furnishings and Equipment - Basketball Hoops w/ Padding - <i>moved to construction</i>	\$35,000	\$0	\$0
- Furnishings and Equipment - Volleyball Equipment - <i>moved to construction</i>	\$10,000	\$0	\$0
- Furnishings and Equipment - Bleachers - <i>moved to construction</i>	\$40,000	\$0	\$0
- Soil and Concrete Testing - <i>moved to construction</i>	\$10,000	\$0	\$0
Sub-Total	\$ 221,550	\$ 63,550	\$ 77,550
Design Fees and Fixed Expenses			
Architectural fees @ 6.2%	\$206,197	\$215,993	\$215,993
Architectural reimbursables expenses	\$12,000	\$12,000	\$12,000
Sub-Total	\$ 218,197	\$ 227,993	\$ 227,993
Construction Costs			
Construction Budget	\$3,660,786	\$3,808,990	\$3,848,706
Sub-Total	\$ 3,660,786	\$ 3,808,990	\$ 3,848,706
TOTAL BUDGETED REFEREDUM COSTS	\$ 4,100,533	\$ 4,100,533	\$ 4,154,249
Items Funded by Other Sources			
Webster Vestibule Addition (includes all fee's)	\$ -	\$ 49,650	\$ 49,650
Webster Art Room Addition (includes all fee's)	\$ -	\$ 221,342	\$ 221,342
Remainder of Painting at Webster (includes all fee's)	\$ -	\$ 111,606	\$ 111,606
Sub-Total	\$ -	\$ 382,598	\$ 382,598
TOTAL WEBSTER COSTS	\$ 4,100,533	\$ 4,483,131	\$ 4,536,847

Total Fund 38 Request for QSCBs

Estimated Cost for Riverside Renovations

Lighting

Location	Type	Quantity	Costs	Extended Costs
First Floor Hallway Lighting	Recessed Fixture	117	\$125.00	\$14,625.00
Lower Level Hallway Lighting	Recessed Fixture	20	\$125.00	\$2,500.00
Cafeteria Lighting	Pendent Fixture	70	\$190.00	\$13,300.00
Lobby Lighting	Pendent Fixture	3	\$190.00	\$570.00
Large Group Instruction Lighting	Recessed Fixture	25	\$125.00	\$3,125.00
Media Center Lighting	Pendent Fixture	44	\$190.00	\$8,360.00
Office Complex Lighting	Recessed Indirect/DirectFixt	42	\$150.00	\$6,300.00

Ceiling Installation and demolition of existing

38,000 square feet per square foot cost \$2.65 \$100,700.00

Locker Painting

Paint Exterior & Interior of Doors 1000 \$25.00 \$25,000.00

Painting

Hallways, Offices, Cafeteria, Large Group Instruction Room, Offices, Media Center \$75,000.00

Estimated Total Cost

\$249,480

Items Funded by Other Sources

Douglas Classroom/Storage Addition (includes all fee's) \$ 200,930

Webster Vestibule Addition (includes all fee's) \$ 49,650

Webster Art Room Addition (includes all fee's) \$ 221,342

Remainder of Painting at Douglas/Lincoln/Schurz/Webster/Lebanon (includes all fee's) \$ 268,541

Sub-Total

\$740,463

Fund 38	Total	\$989,943
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