



West Bend Joint School District #1

Education Service Center
735 S. Main Street, West Bend, WI 53095
www.west-bend.k12.wi.us

June 15, 2009

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

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RE: Qualified School Construction Bond "QSCB" Allocation

Dear Ms. Rew:

This letter is to apply for a \$33,400,000 allocation of Qualified School Construction Bonds. The West Bend School District appreciates the federal legislation and the support of the Wisconsin Department of Public Instruction in making this interest free (or low interest) bond program available. The District seeks any part of the \$33,400,000 request that is available to our District.

- The District proposes to finance the following eligible projects:
 - \$27,400,000 for demolition work; constructing an addition to and remodeling and renovating the Badger Middle School including site improvements; and acquiring equipment and furnishings. See **Attachment A** for the proposed design of the new building.
 - \$6,000,000 for purpose of paying the cost of renovation, repair and improvement projects at various District buildings and acquiring related equipment. See **Attachment B** for a detailed listing of each project and its projected cost.

- The District's project plan for Badger Middle School will meet the following objectives:

Science, Technology, Engineering and Math

The new academic wing of the Badger Middle School will include rooms and spaces for the implementation of Project Lead the Way. Science, math, and computer classrooms are being designed to facilitate the teaching of this curriculum.

Green and Healthy Schools

The portion of the building that will be demolished was constructed in 1925. Therefore the heating, ventilation and cooling systems in that portion of the building are highly inefficient. The building still contains the original boilers that were installed in 1925. The new addition and remodel will maximize the use of energy efficient, recycled and sustainable design features throughout the building in an effort to minimize its carbon footprint and future demand for natural resources. In addition, wherever possible, the district will seek to utilize the services of local or regional providers of these materials to reduce transportation emissions and stimulate the economy. Please see **Attachment E** for specific details.

Safe and Healthful Schools

The current structure of Badger Middle School has been cited twice by the Office of Civil Rights for non-compliance with accessibility requirements (see **Attachment C**, pages 17-

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18 and **Attachment D**). Badger Middle has three main floors but with additions and classrooms on landings there are thirteen different levels with no elevator access. Portions of the building do not have adequate evacuation routes in the case of a fire. The 1925 section of the building contains several fire hazards due to the outdated construction techniques that were used in the original construction of the building.

- The District's project plan for the renovation, repair and improvement projects will meet the following objectives:

Green and Healthy Schools

The HVAC and lighting systems in McLane and Fair Park Elementary Schools will be replaced. These systems are outdated and inefficient. The new systems will be energy efficient. Sections of the roof at McLane Elementary will also be replaced. These sections have failed and have resulted in significant leakages during rain storms. By replacing these roof sections we will protect the building from the possibility of mold growth due to water infiltration. Additional insulation will also be installed in the attic spaces of McLane Elementary to reduce heat loss due to the insufficient R-value of the existing insulation.

Safe and Healthful Schools

Both McLane and Fair Park Elementary Schools will receive fire sprinkler systems. Currently neither building contains any type of fire suppression system. Asbestos abatement will occur in both buildings as each has a significant amount contained in aging ceiling tiles and floor tiles.

- The District has the Borrowing Authority via:
 - A Fund 38 Borrowing Resolution was approved on June 8, 2009 to advance the issuing of \$6,000,000 of bonds to proceed with the other capital maintenance projects. See **Attachment F**.
 - The District received approval for the \$27,400,000 Badger Middle School project through a referendum on April 7, 2009. See **Attachment G**.
- Estimated Construction start date: August 2009 site work will begin at Badger Middle School. The other capital projects will begin that month as well.
- The District is confident that these projects will adhere to the "Prevailing Wage" requirements of the Davis-Bacon Act. Every step will be taken with our construction manager and project staff to ensure all reporting requirements is met.

The District's project is "shovel ready" and will fulfill the intended goal of the American Recovery and Reinvestment Act "ARRA" Stimulus Bill by creating or maintaining jobs on and near the construction worksite. We also feel that our project meets the longer-term goal of "reinvesting" in our local community by improving the public infrastructure that serves our citizens in an energy-efficient and sustainable manner.

Discussions of program details are currently underway at committee and school board level and we are working closely with our financial advisor and bond counsel. We believe we have met the requirements for participation in the Qualified School Construction Bond program and your review of our request for an allocation is appreciated.

Please feel free to contact me at 262-335-5413 or Brian Dasher, Administrator of Finance at 262-335-5403 if additional clarification is needed.

Sincerely,



Dr. Patricia F. Herdrich
Superintendent

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