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2022 Bond - Project Update

February 1, 2023



Agenda



Bond Overview

Proposed Construction Schedule

Work to Be Performed

Financial Summary

Inflation

Questions and Answers



Bond Overview – General Info



On May 3, 2022 voters approved a **\$150M School Bond** to address capital needs across the 26 buildings within the District. Bond work is planned to be completed over the course of **7 years from 2022-2028**.

The funds will be used to address the following areas across the District:

- 1) Heating, Ventilating and Air Conditioning and Electrical Infrastructure Improvements
- 2) Temperature Controls Replacement
- 3) Safety and Security Enhancements
- 4) Technology and Equipment
- 5) Athletics
- 6) Site Improvements
- 7) Buses, Classroom and Staff Furniture and Equipment Replacement
- 8) Playground enhancements

These areas were identified during a 2020 Facility Needs Assessment but may change over the course of the bond based on the needs of the District.



WCS's 7 Year Capital Funding Needs

Critical Needs

\$85 M

- HVAC equipment replacement and upgrades
- Temperature controls replacement
- Electrical power upgrades for new HVAC
- Technology enhancements

Infrastructure Upgrades

\$35 M

- Lighting upgrades in all facilities.
- Roof Replacement
- Paving, curb & sidewalk replacement

Property Enhancement

\$30M

- Baseball/softball field Dugouts
- Football Field Concessions w/Team Rooms
- Scoreboard upgrades

Overall identified needs

\$150M



Proposed Schedule - Construction



2022 Bond Funds were planned for updates and improvements to 12 elementary schools, 4 middle schools, 3 high schools and 4 special facilities across the District. A breakdown of the buildings where the majority of the work will be completed by year can be found in the table below.

2022	2023	2024	2025	2026	2027	2028
<ul style="list-style-type: none"> • Planning, Design, & Procurement Work 	<ul style="list-style-type: none"> • HVAC Replacement at all High Schools • Pool Filter Replacement at all High Schools 	<ul style="list-style-type: none"> • Green Acres • Harwood • Lean • Siersma • Beer • Mott – Interior (first half) 	<ul style="list-style-type: none"> • Black • Willow Woods • Carleton • Mott – Interior (second half) • Mott – Site Work • SHHS – Site Work 	<ul style="list-style-type: none"> • Holden • Jefferson • Susick • Grissom • SHHS – Interior • Cousino – Interior 	<ul style="list-style-type: none"> • Cromie • Wilde • Wilkerson • Carter • Cousino – Site Work 	<ul style="list-style-type: none"> • Butcher • CPC • Community HS • Educational Service Center • Administration



Proposed Schedule - Technology



2022 Bond Funds were utilized for updates and improvements to 12 elementary schools, 4 middle schools, 3 high schools and 4 special facilities across the District. A breakdown of the when the majority of the work will be done can be seen below.

2023	2024	2025	2026	2027	2028
<ul style="list-style-type: none"> • Security Camera Upgrades • Security Card Access • District Laptops • District Firewall 	<ul style="list-style-type: none"> • Classroom A/V Upgrades • Security Camera Upgrades • Security Card Access • Building Paging Upgrades • District Laptops 	<ul style="list-style-type: none"> • Network Infrastructure Upgrades • Security Camera Upgrades • Classroom A/V Upgrades • District Laptops 	<ul style="list-style-type: none"> • Large Format A/V Upgrades • Wireless Network Upgrades • District Laptops 	<ul style="list-style-type: none"> • District Phone System Upgrades • Large Format A/V Upgrades • District Laptops 	<ul style="list-style-type: none"> • District Phone System Upgrades • District Laptops



Work to Be Performed - Elementary Schools



Item	Description of Work Performed
Site Work	<ul style="list-style-type: none">• Replace service doors and hardware – where needed• Repair masonry• Asphalt and concrete repairs and replacement work where needed• Traffic Flow modifications – where needed• Playground upgrades
Building Interior	<ul style="list-style-type: none">• Replace doors and hardware on doors not replaced in the last Bond.• Replace flooring where needed• Replace ceilings where needed• Upgrade window treatments – where needed• Replace front office casework where needed
Classrooms	<ul style="list-style-type: none">• Replace Unit Ventilators• Replace classroom casework – where needed• Replace classroom flooring with luxury vinyl tile – where not completed in the last bond• Replace doors and hardware at doors not replaced in the last bond.
HVAC	<ul style="list-style-type: none">• Replace HVAC roof top units• Upgrade temperature controls
Electrical Systems	<ul style="list-style-type: none">• Install power outlets and raceways for technology• Upgrade electrical panels where necessary for HVAC upgrades
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade building security cameras and add additional card access.• Upgrade A/V Systems



Work to Be Performed - Middle Schools



Item	Description of Work Performed
Site Work	<ul style="list-style-type: none">• Replace concrete approaches, sidewalks, steps, and stoops• Install concrete collar around catch basins• Repair/replace asphalt where needed
Building Exterior	<ul style="list-style-type: none">• Roofing upgrades where needed• Replace service doors and hardware
Building Interior	<ul style="list-style-type: none">• Replace Unit Ventilators• Replace select doors and hardware• Replace flooring Renovate home economics room and shop area• Upgrade window treatments• Replace Cafeteria/Kitchen ceilings• Replace front office casework where needed
Plumbing & HVAC	<ul style="list-style-type: none">• Add water bottle filling station – where needed• Replace HVAC roof top units• Upgrade temperature controls
Electrical Systems	<ul style="list-style-type: none">• Install power and raceways for technology• Upgrade electrical panels where necessary for HVAC upgrade
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade building security cameras and add additional card access.• Upgrade A/V Systems



Work to Be Performed - High Schools



Item	Description of Work Performed	
Site Work	<ul style="list-style-type: none"> • Replace concrete approaches, sidewalks, steps, and stoops • Repair/replace asphalt where needed • Baseball/Softball field dugouts 	<ul style="list-style-type: none"> • Replace football field turf • Ticket booth/Concessions building • Baseball/Softball scoreboards • Soccer scoreboards
Building Exterior	<ul style="list-style-type: none"> • Roofing upgrades where needed • Replace service doors and hardware 	
Building Interior	<ul style="list-style-type: none"> • Replace select doors and hardware • Replace Classroom Unit Ventilators – except SHHS • Replace front office casework where needed • Replace locker room flooring • Replace select classroom ceilings • Replace select classroom flooring 	<ul style="list-style-type: none"> • Replace laboratory casework • Replace select markerboards • Replace Auditorium seating • Replace gym/pool lockers • Replace food lab equipment • Replace display cases
Plumbing & HVAC	<ul style="list-style-type: none"> • Add water bottle filling station – where needed • Replace HVAC roof top units • Upgrade temperature controls 	<ul style="list-style-type: none"> • Replace pool filtration system • Electrical upgrades for HVAC equipment • Replace cabinet unit heaters
Electrical Systems	<ul style="list-style-type: none"> • Install power and raceways for technology • Upgrade electrical panels where necessary for HVAC upgrade 	
Technology	<ul style="list-style-type: none"> • Upgrade classroom instructional technology • Replace computers 	<ul style="list-style-type: none"> • Upgrade building security cameras and add additional card access. • Upgrade A/V Systems



Work to Be Performed - Support Buildings



Butcher Center

- Upgrade asphalt paving
- Building exterior upgrades
- Roofing
- Restroom upgrades
- Kitchen equipment upgrades
- Upgrade temperature controls
- Upgrade electrical system
- Technology upgrades

CPC

- Upgrade asphalt paving
- Roofing & select exterior doors and hardware
- Replace select interior doors and hardware
- Replace select ceilings
- Replace hot water heater
- Replace cabinet unit heaters and upgrade temperature controls
- Upgrade electrical systems
- Technology upgrades

Community High School

- Upgrade asphalt paving & select sidewalk replacement
- Select roofing replacement
- Select door & hardware replacement
- Replace kitchen, media center casework
- Replace hot water heater
- Replace unit ventilators & upgrade temperature controls
- Upgrade lighting and electrical systems
- Technology upgrades

Education Service Center

- Upgrade asphalt paving & select sidewalk replacement
- Select roofing replacement
- Select door & hardware replacement
- Replace select toilets
- Upgrade temperature controls
- Lighting & electrical system upgrades

Administration Building

- Select roofing replacement
- Technology network infrastructure upgrades



Financial Summary

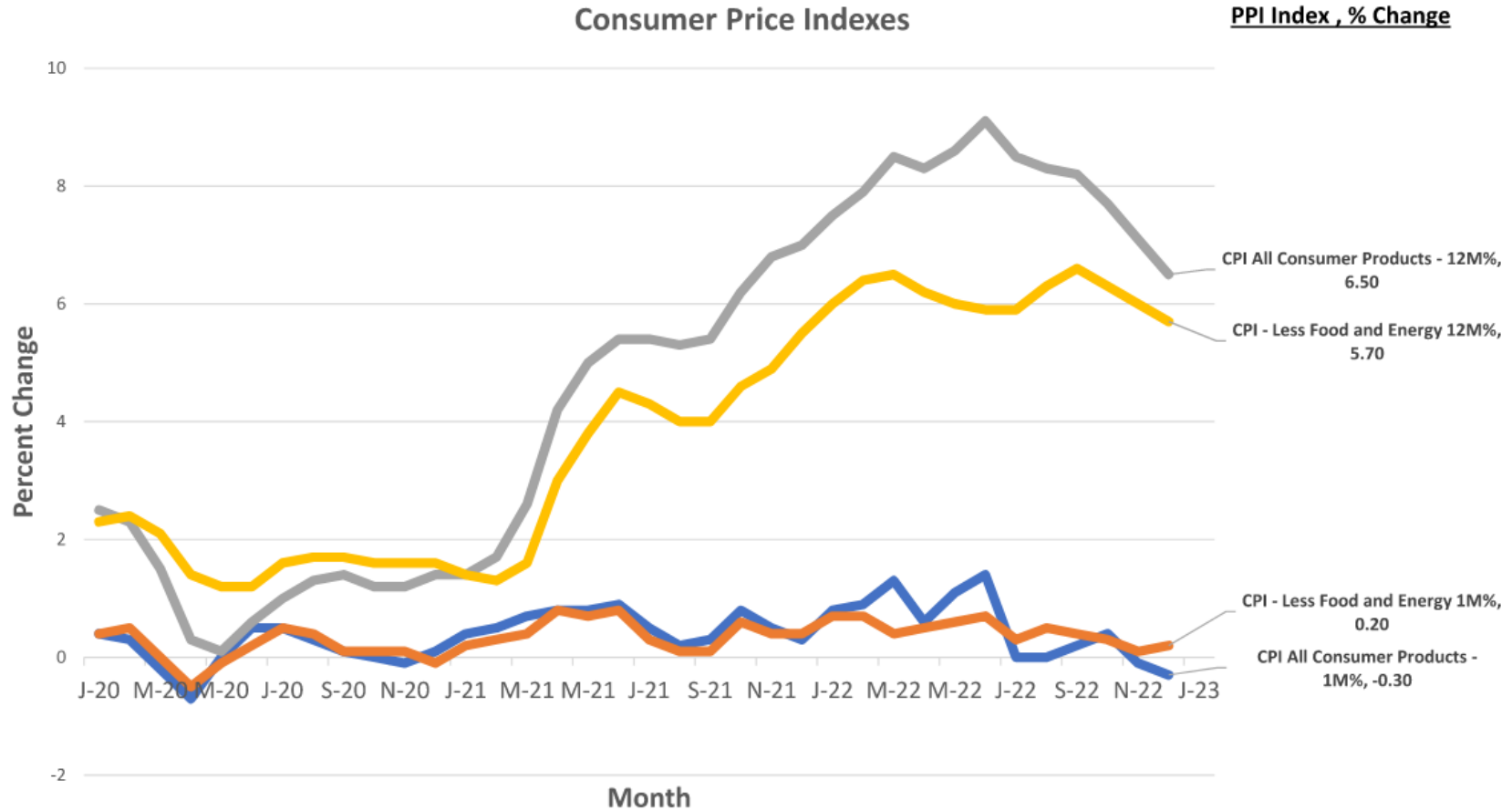


This Financial summary does not include any interest on investments, eRate funds or other potential added funding sources.

Total Sources Available (does not include bond issuance, interest, rebates)	\$150,000,000
Spent - through December 31, 2022	\$931,401
Cost to Complete	\$149,068,599
Commitments to Date	\$17,503,984
Forecasted Commitments	\$126,587,883
Owner Contingency	\$5,908,133



Inflation – Consumers Price Index



Source: Bureau of Labor Statistics
Producer Price Indexes
www.bls.gov/ppi

— CPI All Consumer Products - 1M%
— CPI - Less Food and Energy 1M%

— CPI All Consumer Products - 12M%
— CPI - Less Food and Energy 12M%



There are several factors that are affecting the budget and schedule on the WCS 2022 Bond projects. These are some of the major factors we are seeing:

Marketplace

- Uncertainty in the design/construction marketplace continues unabated.
- Manufacturing delays and long lead times continue to disrupt the normal design and bidding cycles.
- Skilled labor shortages compound the impact by driving labor costs up as well.
- Construction pricing increases of 25-30% over the last 18-20 months, along with multiple interest rate increases from the Federal Reserve, are combining to delay and/or cancel projects across the industry. This should eventually help slow the construction market down and bring costs down but we have only seen the first indications of this to date.

Lead Times

- Electrical and mechanical equipment lead times continue to jeopardize completion dates. The K-12 Team is focusing on continued clear and timely communication with clients on what will and what will not be completed. Lead time issues are also affecting next years summer construction schedules and will be the main focus in September/October.

Impacts

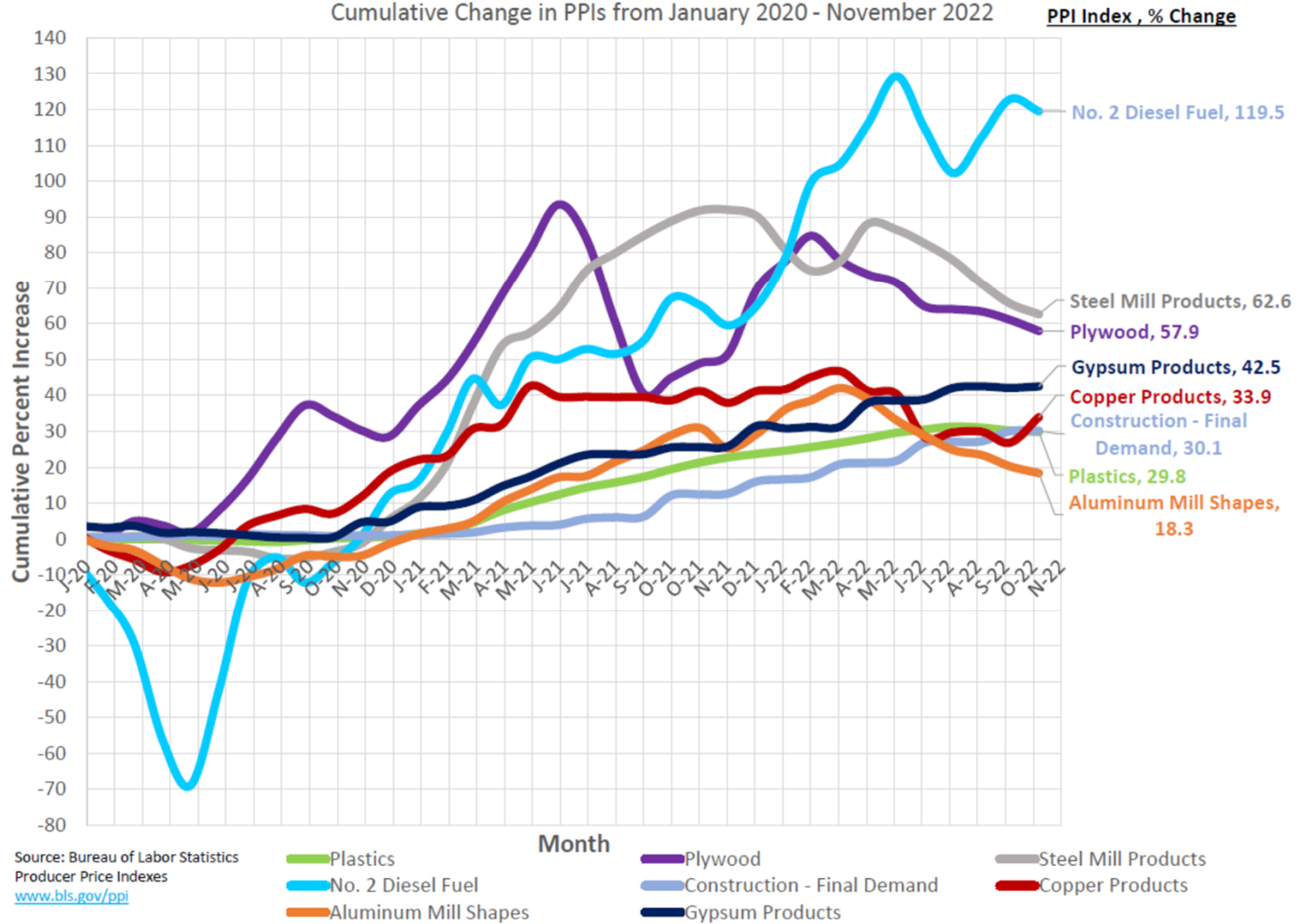
- Higher interest rates means higher cost of capital which can be a barrier to financing projects.
- Rising construction costs are having a significant impact as budgets set even 1-2 years ago are challenging and are forcing clients to raise additional capital or refine/reduce scope.
- On the positive side as Taxable Values have stayed high, K-12 Clients are seeing shortened future bond cycles and increased earned interest income.



Inflation - Construction Materials



PPIs for Construction Inputs & Bid Prices
Cumulative Change in PPIs from January 2020 - November 2022





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Questions and Discussions