

# FACT SHEET

## WALWORTH JOINT DISTRICT 1

### ENERGY EFFICIENCY BUILDING PROJECT



#### WHAT IS THE MAIN PURPOSE FOR THE BUILDING PROJECT?

The main purpose for the \$6.8 M building project is to address building safety concerns and provide solutions for a safer and healthier learning environment for Walworth students. The project includes updates and repairs to the:

- Roof
- Building Envelope
- Plumbing
- HVAC
- Air Quality
- Lighting
- IT Power Management

#### WHAT STEPS DID THE DISTRICT USE IN DECIDING TO MOVE FORWARD ON THIS PROJECT?

September 2014, the Board received the roof inspection report. The inspection revealed that the entire roof system needed to be replaced. This project was estimated to cost 1.2 million dollars.

November 2014, the Board voted to proceed with an engineering audit. This initial audit revealed that the District could benefit from energy efficiency projects as well as addressing the roof, updating the rooftop HVAC units, and deferred maintenance projects including the internal heating system.

February 2015, the Board voted to proceed with a deeper analysis (investment grade audit) of the items identified in the engineering audit.

May 13, 2015, the Board held a work session to go through the final results of the investment grade audit.

May 18, 2015, the Board passed an initial resolution specifying the amount and purpose of the project.

June 2, 2015 an informational public hearing took place.

June 22, 2015 the Board voted unanimously to sign a performance contract with Schneider Electric after receiving 2 RFQ's (Requests for Quotes).

## **WHY HAVEN'T THE MAINTENANCE PROJECTS BEEN ADDRESSED AS PART OF THE DISTRICT'S REGULAR OPERATING BUDGET?**

Some maintenance projects have been addressed, however, reduction in state aid and funding has forced the District to defer maintenance in order to maintain a balanced budget and pay for other operational needs of the District.

The overall cost of the project will be reduced by state aid, federal aid, and rebates that would have not been available had the District chosen to do each of the projects individually and not lump them together into an energy efficiency project.

## **DID THE DISTRICT CONSIDER ALTERNATIVES TO THE BUILDING PROJECT INCLUDING BUILDING A NEW SCHOOL?**

Under Wisconsin State Statute, a school district may borrow up to \$1M without having to go to referendum. Since the cost of our roofing system alone was going to be more than that amount the District had 2 options:

Replace the roof and do maintenance updates over a number of years;

Replace the whole roof immediately and complete all necessary maintenance updates.

A new school, including the property, that could house 4 year olds to 8<sup>th</sup> grade, would cost the District more than the District's borrowing ability of \$17M per state statute.

## **WHAT ALLOWS THE WALWORTH SCHOOL DISTRICT TO EXERCISE ITS TAXING AUTHORITY TO EXCEED REVENUE LIMITS FOR THIS BUILDING PROJECT?**

Under current law, a district may adopt a resolution to increase its revenue limit to implement energy efficiency measures or to purchase energy efficiency projects, including the payment of debt service on bonds or notes issued to finance the project if:

1. The project results in the avoidance of, or reduction in, energy costs or operational costs;
2. The project is governed by a performance contract entered into under [s. 66.0133](#); and
3. The bonds or notes issued to finance the project, if any, are issued for periods not exceeding 20 years.

## **WHY WASN'T THE PROJECT PUT TO A REFERENDUM?**

The District's electors have 30 days after the public hearing to submit a petition requesting a referendum. No petition was presented to the Board. This allowed the Board to move forward with the issue of bonds.

## **DID THE DISTRICT GO OUT TO BID FOR THE CONTRACT?**

The District did go to bid for the performance contract, as required. Two companies provided a quote in response to the District's RFQ. The District awarded the contract to Schneider Electric after a thorough review of the quotes submitted.

## **WHAT DOES THE PROJECT INCLUDE? WHAT IS THE TIMELINE FOR THE PROJECT?**

### Roofing Solutions

Replace all roofing sections

Summer 2016

Design a new roof drainage system

- Direct storm water off the roof
- Direct storm water away from the school

### Courtyard Repairs

- Perform site grading in courtyard

Spring/Summer 2016

- Install proper drainage in the courtyard

### Building Envelope Solutions

Repair crumbling brick and failing mortar joints

Fall 2015

Improve weather stripping on doors

Seal roof vents and windows that aren't being replaced

Replace classroom windows in 1967 section

Summer 2016

Replace four wooden doors

New flooring in MPR and adjoining hallways

### Plumbing Solutions

111 plumbing retrofits-sinks and toilets

Winter/Spring 2016

Art room sink replaced

Swap paper towel dispensers with energy efficient hand dryers

13 drinking fountains replaced

Fall 2015/ Winter 2016

### HVAC Solutions

Install energy efficient rooftop units in 1967 wing (including air conditioning)

Replace existing rooftop units in 1998 wing

Install split furnace in 1902/1934 wing (including air conditioning)

Install new VAV boxes

Replace antiquated electrical panels and breakers

Summer 2016

Replace flex tubing with sheet metal ductwork

### Air Quality Solutions

Add access to outside ventilation in early childhood classrooms

Install 3 destratification fans in the gym

Summer 2016

Install a variable flow kitchen hood controller

Lighting Solutions

Replace interior lights with energy efficient lamps and ballasts  
Install lighting occupancy sensors  
Replace exterior lighting with high efficiency LED fixtures

Fall 2015/Winter 2016

IT Solutions

Replace 50 CRT monitors with LCD equivalents

Fall 2015

Install software that will control network and non-network devices

Install power-saving receptacles for PCs

Install power-saving software on 250 PCs and monitors

Install entire building automation system that includes smart metering of the building

Spring/Summer 2016

**WILL THE PROJECTS INTERRUPT LEARNING?**

The Walworth School District Administration is working closely with Schneider Electric to minimize the interruption to learning during the building project. We have made arrangements for most of the work to be completed during after school hours or during our winter and spring breaks. The bulk of the work will be completed during the summer months when students are not in session. There may be some schedule adjustments to our summer school program. Parents will be informed of these changes well in advance of the summer school session starting. It is anticipated that all work is completed by the beginning of the fall term of 2016.

**WHAT IS THE IMPACT ON LOCAL TAXES?**

ANTICIPATED SCHOOL TAX ON A HOUSE WITH AN EQUALIZED VALUE OF \$100,000

	<b>2014-2015</b>	<b>2015-2016</b>
General Fund	\$560.78	\$588.67
Debt Service Fund	\$0	\$115.37
Prior Year Chargeback	\$0.04	\$0.02
Total School Tax	\$560.82	\$740.06
		+ \$143.24