

Public Meeting Notice

School District of West Salem

Notice is hereby given that a **Business Operations Committee Meeting** of the Board of Education of the School District of West Salem will be held on **Monday, October 27, 2025, at 5:00 p.m.**, in the Marie Heider Meeting Room, located at 405 East Hamlin Street, West Salem, Wisconsin.

—————SERVE WITH PASSION TO IGNITE CREATIVITY, INNOVATION, AND EXCELLENCE—————

I. Convene

- a. Meeting notice verification
- b. Roll Call – board members: Committee Chair Erik Peterson, Ben Garbers and Catherine Griffin
- c. Approval of the agenda

II. Discuss, Consider and Take Action, if Appropriate, regarding

- a. meeting minutes of September 22, 2025 [a]
- b. Review of bid pack #4 for high school project [b]
- c. Revenue limit worksheet [c]

III. Adjournment

****A quorum of the Board may be present, but no Board action will be taken.****

Upon request to the Superintendent, submitted twenty-four (24) hours in advance, the District shall make reasonable accommodation including the provision of informational material in an alternative format for a disabled person to be able to attend this meeting.

•Posted: October 23, 2025

Business Operations Committee Minutes
Heider Meeting Room
September 22, 2025, 6:00 p.m.

I. Convene

Erik Peterson called the meeting to order at 6:05 p.m.

- a. The meeting notice was posted on September 18, 2025.
- b. Roll Call: Members present: Erik Peterson and Ben Garbers. Others: Bob Minard, Shawn Handland, Jennifer Larson, and Ryan Rieber.
- c. B. Garbers moved, E. Peterson seconded to approve the agenda as presented. Motion carried.

II. Discuss, Consider and Take Action, if Appropriate, regarding

- a. B. Garbers moved, E. Peterson seconded to approve the Minutes of September 8, 2025. Motion carried.
- b. Shawn Handland presented the preliminary numbers for the DPI 2025-2026 Revenue Limit Worksheet. No action was taken.
- c. Shawn Handland presented the districts short term Borrowing history. E. Peterson moved, B. Garbers seconded to recommend to the full board the borrowing resolution in the amount of \$5,000,000 in short-term borrowing for the 2025-2026 school year. Motion carried.
- d. The next meeting will be October 22, 2025 at 5:30 p.m.

III. Adjournment

B. Garbers moved, E. Peterson seconded to adjourn at 6:57 p.m.
Motion carried.

Respectfully submitted,
Ryan G. Rieber, Superintendent

Work Scope Description	BIDS							
	Preliminary Qualified GMP Bidder Name	Bid Values	Work Scope Allowance Value Included	Alt 1 - Additional Locker Rooms	Alt 2 - Renovate Auto Lab Classrooms and Office	Alternate 3 - Building Trades Material Lift	Budget: Brick in Lieu of Metal Panel	Budget: Renovation of FACS - Solid Surface Tops
Temporary Fencing	Fence Bros	\$10,529			\$3,000			
Site Surveying	ISG	\$1,600						
Site Surveying	ISG	\$5,800						
Final Cleaning	Nice Clean	\$69,000	\$10,000	\$2,000	\$2,124			
Selective Demolition	Fowler & Hammer	\$163,380	\$20,000	\$5,760	\$10,900			
Concrete	Fowler & Hammer	\$358,000	\$20,000	\$4,500	\$3,500	\$6,500		
Concrete	Fowler & Hammer	\$537,000	\$20,000					
Masonry	Darold Berger Masonry	\$494,000	\$35,000	\$38,500	\$2,500			
Structural Steel Supply	Mannstedt	\$519,400	\$40,000					
Structural Steel Erection	Cary Specialized Services	\$173,000	\$20,000					
Miscellaneous Metals Supply	Mannstedt	\$234,400	\$15,000		\$4,828			
Miscellaneous Metals Erection	Cary Specialized Services	\$64,600	\$10,000					
Carpentry Rough & Finish	Fowler & Hammer	\$453,000	\$20,000	\$5,500	\$11,328			
Architectural Millwork	Beyer	\$307,200	\$18,000		\$17,925			
Weather Barrier	Zander Solutions	\$56,950	\$15,000		\$750			
Metal Panels	Muza Sheet Metal	\$524,800	\$15,000					
Roofing	Ledeger Roofing	\$483,897	\$20,000					
Firestopping	Allowance				\$2,414			
Sealants	Allowance				\$2,414			
Doors/Frames/Hardware Supply	Kendall	\$188,968	\$15,000		\$3,288			
Specialty Doors	Central Door Solutions	\$148,650	\$15,000					
Entrances/Storefronts	Glass Service Center	\$318,730	\$15,000		\$220			
Skylights	Ledeger Roofing	\$27,976	\$10,000					
Metal Framing & Drywall	Poellinger / Custom Hybrid	\$1,124,000	\$15,000	\$7,200	\$12,100			
Tile	Resch's Tile	\$114,895	\$5,000	\$11,205				
Ceilings and Acoustical Treatments	Performance Contracting	\$105,300	\$15,000	\$3,985	\$11,348			
Flooring	HJ Martin	\$195,905	\$35,000		\$1,295			
Wood Flooring	Allowance	\$137,050	\$0					
Fluid Applied Flooring	Keuco	\$37,671	\$10,000		\$25,068			
Painting	Rucker	\$166,348	\$10,000	\$2,400	\$3,900			
Specialties Supply	Spec 10	\$91,180	\$5,000	\$5,300	\$1,600			
Signage	Finishing Touch	\$20,009	\$5,000		\$1,200			
Folding Partitions	Skold	\$26,200	\$2,000					
Laboratory Equipment	Allowance / Wynn O Jones	\$38,000	\$0					
Athletic Equipment	H2I	\$134,424	\$2,000					
Greenhouse	Allowance	\$195,000	\$0					
Elevators	All Star		\$0			\$90,000		
Fire Protection	Summit Fire Protection	\$156,343	\$25,000	\$1,840	Included in Base			
Plumbing	Zimmerman Plumbing	\$605,345	\$30,000	\$43,000	\$1,000			
HVAC	Coulee Region							
Electrical, Communications, Fire Alarm	Mechanical/Winona Hybrid	\$2,612,000	\$40,000	\$2,944				
Excavation/Earthwork	Kish & Sons/Wehrs Hybrid	\$1,271,344	\$40,000	\$3,540	\$26,470			
Excavation/Earthwork/Site Utilities	Dirt Monkey	\$42,400	\$5,000					
Athletic Track	Dirt Monkey	\$352,000	\$45,000					
Concrete Paving	UMAC	\$36,364	\$5,000					
Concrete Paving	Fowler & Hammer	\$46,200	\$5,000					
Concrete Paving	Borton	\$167,676	\$15,000					
Site Fencing	Patriot Fence	\$15,798	\$2,000					
Addendum #3 - Auto Lab Roof Work & Dropping Foundation	Allowance	\$70,000						
Temp Heating/Winter Conditions/Temp Environmental Equipment	Allowance	\$250,000						
Additional Temp Fencing + 12 months	Allowance	\$2,000						
Additional Shoring	Allowance	\$10,000						
Asphalt Paving Repairs	Allowance	\$75,000						
Special Foundations	Allowance	\$200,000						
Landscaping	Allowance	\$80,000						
Temporary Access/Enclosures/Scaffolding	Allowance	\$50,000						
Temp Roads	Allowance	\$75,000						
TOTAL		\$13,624,122	\$649,000	\$137,674	\$149,172	\$96,500	\$64,548	\$226,975

		Base Bid	ALT 1	ALT 2	ALT 3			Total
Award Recommendation		\$13,624,122	\$137,674	\$149,172	\$96,500	\$64,548	\$226,975	\$14,934,991

Kraus Anderson Costs		
Construction Bids	Bids above	\$14,273,122
Project General Requirements	Dumpster, toilets, cleaning, temp barricades	\$211,700
Site Services (GC)	Full-time supt. PM's, Trailer, Reimb	\$862,000
Umbrella Liability Insurance (ULI)	1.05%	\$173,612
Subcontractor Default Insurance (SDI)	1.10%	\$152,537
Performance & Payment Bond	0.600%	\$99,207
Warranty Reserve/Administration	0.150%	\$21,738
Construction Contingency	3.0%	\$434,770
CM Fee 1.9%	1.90%	\$308,298
GMP		\$16,626,984

\$137,674	\$149,172	\$96,500	\$64,548	\$226,975	
\$0	\$0	\$0			
\$0	\$0	\$0			
\$1,662	\$1,658	\$1,096			
\$1,492	\$1,662	\$1,062			
\$892	\$947	\$626			
\$207	\$219	\$145			
\$4,130	\$4,386	\$2,896			
\$2,773	\$2,944	\$1,944			
\$148,730	\$167,877	\$104,267	\$64,548	\$226,975	GMP Total
					\$17,219,381.00



10/23/2025

Square Footage New or Remodel	GMP Estimate Elementary School	GMP Estimate High School	Alternate 1: Added Showers in Lockerooms	Alternate 2: Auto Shop Classroom Renovations	Alternate 3: Material Lift	Budget: Brick ILO Metal Panel	Budget: FACS Renovation	TOTALS	Remarks
Construction Costs Budget									
New Construction	\$4,915,672	\$10,164,764	\$137,674	\$146,172	\$96,500	\$54,548	\$226,975	\$15,742,305	
Renovations	\$0	\$3,073,813	\$0	\$0	\$0	\$0	\$0	\$3,073,813	
Site	\$0	\$1,034,545	\$0	\$0	\$0	\$0	\$0	\$1,034,545	
General Conditions & General Requirements	\$1,053,306	\$1,063,700	\$0	\$0	\$0	Included above	Include above	\$2,117,006	
Contingency	\$183,842	\$434,770	\$4,130	\$4,385	\$2,895	Included above	Include above	\$630,022	
Design Contingency	\$0	\$0	\$0	\$0	\$0	Included above	Include above	\$0	
Warranty	\$7,643	\$21,738	\$207	\$219	\$145	Included above	Include above	\$29,952	
Bonds and Insurance	\$151,435	\$425,356	\$3,946	\$4,157	\$2,783	Included above	Include above	\$587,677	
CM Fee	\$116,433	\$308,298	\$2,773	\$2,944	\$1,944	Included above	Include above	\$432,392	
Total Construction Budget	\$6,428,331	\$16,526,984	\$148,730	\$157,877	\$104,267	\$54,548	\$226,975	\$23,647,712	
Owner and Soft Cost Budget									
A/E Fees	\$402,500	\$1,102,500					\$15,000	\$1,520,000	
A/E Reimbursables	\$10,000	\$20,000						\$30,000	
Building Permit / plan review	\$13,000	\$17,042						\$30,042	
Construction Special Inspections & Soils Testing	\$22,545	\$65,000						\$87,545	Allowance
Final Site Survey	Included above	Included above						\$0	
Playground	\$270,000	\$0						\$270,000	
Furniture and Fixtures	\$70,500	\$962,000						\$1,032,500	
Refeed electrical for tennis court lighting	\$25,000	\$0						\$25,000	
Technology / Equipment	\$53,000	Included in FFE						\$53,000	
Misc. Owner Expenses (Builders Risk Ins.)	\$6,655	\$22,571						\$29,226	
Commissioning	\$30,000	\$50,000						\$80,000	
Electrical Utility Re-Work	\$0	\$14,022						\$14,022	
Total Owner Budget	\$903,200	\$2,253,135	\$0	\$0	\$0	\$0	\$15,000	\$3,171,335	
Total Project Costs	\$7,331,531	\$18,780,119	\$148,730	\$157,877	\$104,267	\$54,548	\$241,975	\$26,819,047	Constr. Cost + Soft Costs + Owner Cost
Variance / Owner Contingency	\$268,469	\$1,619,881	(\$148,730)	(\$157,877)	(\$104,267)	(\$54,548)	(\$241,975)	\$1,180,953	
	\$7,600,000	\$20,400,000	\$0	\$0	\$0	\$0	\$0	Referendum Amount	\$28,000,000

DEPARTMENT OF PUBLIC INSTRUCTION

2025-26 REVENUE LIMIT WORKSHEET

DISTRICT:	West Salem	6370	
DATA AS OF 10/23/25 8:45 AM			
Line 1 Amount May Not Exceed (Line 11 - (Line 7B+Line 10)) of Final 24-25 Revenue Limit			
2024-25 General Aid Certification (24-25 Line 12A, src 621)	+	14,226,829	
2024-25 Hi Pov Aid (24-25 Line 12B, Src 628)	+	0	
2024-25 Computer Aid Received (24-25 Line 12C, Src 691)	+	12,119	
2024-25 Aid for Exempt Personal Property (24-25 Line 12D, Src 691)	+	62,482	
2024-25 Fnd 10 Levy Cert (24-25 Line 14A, Levy 10 Src 211)	+	8,719,036	
2024-25 Fnd 38 Levy Cert (24-25 Line 14B, Levy 38 Src 211)	+	0	
2024-25 Fnd 41 Levy Cert (24-25 Line 14C, Levy 41 Src 211)	+	0	
2024-25 Aid Penalty for Over Levy (24-25 FINAL Rev Lim, June 2025)	-	0	
2024-25 Total Levy for All Levied Non-Recurring Exemptions*	-	3,620,741	
NET 2025-26 Base Revenue Built from 2024-25 Data (Line 1)	=	19,399,725	
*For the Non-Recurring Exemptions Levy Amount, enter actual amount for which district levied; (7B Hold Harmless, Non-Recurring Referenda, Declining Enrollment, Energy Efficiency Exemption, Refunded/Rescinded Taxes, Prior Year Open Enrollment Pupils, Reduction for Ineligible Fund 80 Expends, Other Adjustments, Private School Voucher Aid Deduction, Private School Special Needs Voucher Aid Deduction)			
<u>September & Summer FTE Membership Averages</u>			
Count Ch. 220 Inter-District Resident Transfer Pupils @ 75%.			
Line 2: Base Avg:((22+.4ss)+(23+.4ss)+(24+.4ss)) / 3 =			1,713
	2022	2023	2024
Summer FTE:	65	60	56
% (40,40,40)	26	24	22
Sept FTE:	1,715	1,681	1,672
New ICS - Independent	0.0	0.0	0.0
Charter Schools FTE			
Total FTE	1,741	1,705	1,694
Line 6: Curr Avg:((23+.4ss)+(24+.4ss)+(25+.4ss)) / 3 =			1,672
	2023	2024	2025
Summer FTE:	60	56	63
% (40,40,40)	24	22	25
Sept FTE:	1,681	1,672	1,591
New ICS - Independent	0.0	0.0	0.0
Charter Schools FTE			
Total FTE	1,705	1,694	1,616
The Line 6 "Current Average" shown above is used for Revenue Limits. The average used for Per Pupil Aid does not include "New ICS - Independent Charter Schools FTE." The PPA average appears below after data is entered for 2025:			
			1,672
Line 10B: Declining Enrollment Exemption =			477,650
Average FTE Loss (Line 2 - Line 6, if > 0)			41
X 1.00 =			41
X (Line 5, Maximum 2025-26 Revenue per Memb) =			11,650.00
Non-Recurring Exemption Amount:			477,650
<u>Fall 2025 Property Values</u>			
2025 TIF-Out Tax Apportionment Equalized Valuation			1,659,871,667
CELL COLOR KEY: Auto-Calc DPI Data District-Entered			
Worksheet is available at: http://dpi.wi.gov/sfs/limits/worksheets/revenue			

DEPARTMENT OF PUBLIC INSTRUCTION

2025-26 REVENUE LIMIT WORKSHEET

2025-26 Revenue Limit Worksheet		
1. 2025-26 Base Revenue (Funds 10, 38, 41)	(from left)	19,399,725
2. Base Sept Membership Avg (2022+.4ss, 2023+.4ss, 2024+.4ss)/3	(from left)	1,713
3. 2025-26 Base Revenue Per Member (Ln 1 / Ln2)	(with cents)	11,325.00
4. 2025-26 Per Member Change (A+B)		325.00
2025-26 Low Revenue Ceiling per s.121.905(1):		
A. Allowed Per Member Change for 2025-26	11,000.00	
B. Low Rev Incr ((Low Rev Ceiling-(3+4A))-4C) NOT<0	325.00	
C. Value of the CCDEB (2025-26 DPI Computed-CCDEB Dists only)	0.00	
5. 2025-26 Maximum Revenue Per Member (Ln 3 + Ln 4)		11,650.00
6. Current Membership Avg (2023+.4ss, 2024+.4ss, 2025+.4ss)/3	(from left)	1,672
7. 2025-26 Rev Limit, No Exemptions (Ln7A + Ln 7B)	(rounded)	19,478,800
A. Max Rev/Memb x Cur Memb Avg (Ln 5 x Ln 6)	19,478,800	
B. Hold Harmless Non-Recurring Exemption	0	
8. Total 2025-26 Recurring Exemptions (A+B+C+D+E)	(rounded)	3,500,000
A. Prior Year Carryover	0	
B. Transfer of Service	0	
C. Transfer of Territory/Other Reorg (if negative, include sign)	0	
D. Federal Impact Aid Loss (2023-24 to 2024-25)	0	
E. Recurring Referenda to Exceed (If 2025-26 is first year)	3,500,000	
9. 2025-26 Limit with Recurring Exemptions (Ln 7 + Ln 8)		22,978,800
10. Total 2025-26 Non-Recurring Exemptions (A+B+C+D+E+F+G+H+I)		1,199,281
A. Non-Recurring Referenda to Exceed 2025-26 Limit	0	
B. Declining Enrollment Exemption for 2025-26 (from left)	477,650	
C. Energy Efficiency Net Exemption for 2025-26 (see pg 4 for details)	0	
D. Adjustment for Refunded or Rescinded Taxes, 2025-26	425	
E. Prior Year Open Enrollment (uncounted pupil[s])	19,328	
F. Reduction for Ineligible Fund 80 Expenditures (enter as negative)	0	
G. Other Adjustments (Fund 39 Bal Transfer, enter as negative)	0	
H. WPCP and RPCP Private School Voucher Aid Deduction	520,349	
I. SNSP Private School Voucher Aid Deduction	181,529	
11. 2025-26 Revenue Limit With All Exemptions (Ln 9 + Ln 10)		24,178,081
12. Total Aid to be Used in Computation (12A + 12B + 12C + 12D)		14,956,140
A. 2025-26 OCTOBER 15 CERTIFICATION OF GENERAL AID	14,795,356	
B. State Aid to High Poverty Districts (\$0 per 2023 Act 19)	0	
C. State Aid for Exempt Computers (Source 691)	14,180	
D. State Aid for Exempt Personal Property (Source 691)	146,604	
DISTRICTS MUST USE THE OCT 15 AID CERT WHEN SETTING THE DISTRICT LEVY.		
13. Allowable Limited Revenue: (Line 11 - Line 12)		9,221,941
(10, 38, 41 Levies)		
14. Total Limited Revenue To Be Used (A+B+C)	Not >line 13	9,221,941
Entries Required Below: Enter amnts needed by purpose and fund:		
A. Gen Operations: Fnd 10 Src 211	9,221,941	(Proposed Fund 10)
B. Non-Referendum Debt (inside limit) Fund 38 Src 211	0	(to Budget Rpt)
C. Capital Exp, Annual Meeting Approved: Fund 41 Src 211	0	(to Budget Rpt)
15. Total Revenue from Other Levies (A+B+C+D)		3,620,000
A. Referendum Approved Debt (Fund 39 Debt-Src 211)	3,435,000	
B. Community Services (Fund 80 Src 211)	185,000	(to Budget Rpt)
C. Prior Year Levy Chargeback for Uncollectible Taxes (Src 212)	0	(to Budget Rpt)
D. Other Levy Revenue - Milwaukee & Kenosha Only	0	(to Budget Rpt)
16. Total Fall 2025 REPORTED All Fund Tax Levy (14A + 14B + 14C + 15)		12,841,941
Line 16 is the total levy to be apportioned in the PI-401.		Levy Rate = 0.00773671

Districts are responsible for the integrity of their revenue limit data & computation.
Data appearing here reflects information submitted to DPI and is unaudited.