



**WISCONSIN RAPIDS  
PUBLIC SCHOOLS**

**BOARD OF EDUCATION MEETING MINUTES**

John A. Krings, President  
John Benbow, Jr.  
Troy Bier  
Larry Davis  
Sandra K. Hett  
Katie Medina  
Mary Rayome

March 22, 2021

**SPECIAL BOARD OF EDUCATION MEETING  
*Quadplex Project / Track & Football Field***

LOCATION: Thomas A. Lenk Educational Services Center, 510 Peach Street, Wisc. Rapids, WI 54494  
Conference Room A/B

TIME: 6:00 p.m.

BOARD MEMBERS PRESENT: John Benbow, Troy Bier, Larry Davis, Sandra Hett, John Krings, Katie Medina

BOARD MEMBER EXCUSED: Mary Rayome

ADMINISTRATION PRESENT: Craig Broeren, Ed Allison, Aaron Nelson, Ronald Rasmussen

OTHERS PRESENT: Scott Groholski, Point of Beginnings Owner/President; Lindsey Beaman, Point of Beginnings Project & Marketing Coordinator; Mark Grundman, District Substitute Maintenance

President John Krings called the meeting to order at 6:00 p.m.

Roll Call

Mr. Krings stated the purpose of the meeting is for the Board to consider an administrative recommendation concerning the quadplex project at Lincoln High School, as well as track replacement and potential football field upgrades.

Superintendent Broeren explained that the three topics on the agenda will be discussed collectively since the projects are intertwined to some degree, beginning with the quadplex project which the Board discussed and approved of at the regular Board meeting held on December 14, 2020. This approval included the proposed Legacy Foundation Grant and affiliated fundraising campaign to upgrade existing athletic facilities at Lincoln High School by constructing two baseball diamonds and two softball diamonds with synthetic turf infields and natural surface outfields, a concession/restroom building, stadium style seating, press boxes, and other infrastructure. Projected to cost around \$6.8 million, the Legacy Foundation committed to funding \$5.6 million toward the project. The remaining \$1.2 million outstanding was anticipated to be covered through approximately \$700,000 being raised through cost avoidance measures and in-kind donations, and \$500,000 the District would be responsible for, although fundraising dollars, individual contributions, naming rights and/or advertising/marketing opportunities were being undertaken to cover this portion. Mr. Broeren expressed confidence in December that the District's projected \$500,000 portion would be adequately raised and covered. The District has already budgeted dollars for the track replacement through Fund 46, which is also on the agenda to revise now that costs of replacement have been firmed up through the bidding process.

Mr. Broeren shared bid results from the quadplex project in detail, stating that in most cases the low bidder was selected for the project; however, there are unique cases such as with the press box and bleacher portions of the project where it made more sense to choose the best solution even if the cost was not the lowest. Additional cost saving measures may be realized through volunteer work by interested community members to perform tasks such as excavating, over seeding or assisting with landscaping, and dugout finishing work. Consideration of local contractors during the bid evaluation process occurred during the selection process. While the original discussions had the infields only receiving turf, bid options were also requested to install turf on both infields and outfields. Due to the size and scope of the project which also includes replacing the track and installing turf on the football field, contractors submitted aggressive bids to become involved. A comparison of the difference in cost to do partial turf installation versus full turf installation was reviewed. Following is a breakdown of the estimated funding sources and scenarios:

(WITH OUTFIELD TURF)	Turf for Quadplex / Football Turf (1/13/21) initial estimate				ALL-IN Turf Builds on Quadplex and Football Field (3/18/21) bid amounts			
	Quadplex	Track	Football Field	TOTAL	Quadplex	Track	Football Field	TOTAL
<b>Pledged Funds:</b>								
Legacy Foundation	\$5,600,000	-	-	\$5,600,000	\$6,200,000	-	-	\$6,200,000
WRPS (proposed)	\$63,829	\$646,469	\$757,222	\$1,467,520	\$546,262	\$607,868	\$272,309	\$1,426,439
Anonymous Donor	-	-	\$500,000	\$500,000	-	-	\$500,000	\$500,000
Additional Contingent from Anonymous Donor	-	-	-	-	-	-	\$250,000	\$250,000
<b>TOTAL Pledged Funds</b>	<b>\$5,663,829</b>	<b>\$646,469</b>	<b>\$1,257,222</b>	<b>\$7,567,520</b>	<b>\$6,746,262</b>	<b>\$607,868</b>	<b>\$1,022,309</b>	<b>\$8,376,439</b>
<b>Community Fundraising:</b>								
Donations (Corporate/Individuals, other Foundations)	\$500,000	-	-	\$500,000	\$500,000	-	-	\$500,000
In-Kind Work (Contractors)(Cost Avoidance)	\$700,000	-	-	\$700,000	\$305,500	-	\$1,000	\$306,500
<b>Total Community Fundraising</b>	<b>\$1,200,000</b>	<b>-</b>	<b>-</b>	<b>\$1,200,000</b>	<b>\$805,500</b>	<b>-</b>	<b>\$1,000</b>	<b>\$806,500</b>
<b>TOTAL FUNDING</b>	<b>\$6,863,829</b>	<b>\$646,469</b>	<b>\$1,257,222</b>	<b>\$8,767,520</b>	<b>\$7,551,762</b>	<b>\$607,868</b>	<b>\$1,023,309</b>	<b>\$9,182,939</b>

(WITHOUT OUTFIELD TURF)	Turf for Quadplex / Football Turf (1/13/21) initial estimate				ALL-IN Turf Builds on Quadplex and Football Field (3/18/21) bid amounts			
	Quadplex	Track	Football Field	TOTAL	Quadplex	Track	Football Field	TOTAL
<b>Pledged Funds:</b>								
Legacy Foundation	\$5,600,000	-	-	\$5,600,000	\$4,600,000	-	-	\$4,600,000
WRPS (proposed)	\$63,829	\$646,469	\$757,222	\$1,467,520	\$820,435	\$607,868	\$246,314	\$1,674,617
Anonymous Donor	-	-	\$500,000	\$500,000	-	-	\$500,000	\$500,000
Additional Contingent from Anonymous Donor	-	-	-	-	-	-	\$250,000	\$250,000
<b>TOTAL Pledged Funds</b>	<b>\$5,663,829</b>	<b>\$646,469</b>	<b>\$1,257,222</b>	<b>\$7,567,520</b>	<b>\$5,420,435</b>	<b>\$607,868</b>	<b>\$996,314</b>	<b>\$7,024,617</b>
<b>Community Fundraising:</b>								
Donations (Corporate/Individuals, other Foundations)	\$500,000	-	-	\$500,000	\$500,000	-	-	\$500,000
In-Kind Work (Contractors)(Cost Avoidance)	\$700,000	-	-	\$700,000	\$305,500	-	\$1,000	\$306,500
<b>Total Community Fundraising</b>	<b>\$1,200,000</b>	<b>-</b>	<b>-</b>	<b>\$1,200,000</b>	<b>\$805,500</b>	<b>-</b>	<b>\$1,000</b>	<b>\$806,500</b>
<b>TOTAL FUNDING</b>	<b>\$6,863,829</b>	<b>\$646,469</b>	<b>\$1,257,222</b>	<b>\$8,767,520</b>	<b>\$6,225,935</b>	<b>\$607,868</b>	<b>\$997,314</b>	<b>\$7,831,117</b>

With bids coming in at such an advantageous cost savings, Legacy Foundation expressed great interest in having the quadplex covered entirely in turf (infield and outfield) and is willing to increase their pledge by \$600,000 for a total of \$6,200,000 if this option is chosen. The anonymous donor willing to donate \$500,000 to have the football field outfitted in turf also pledged an additional contingent donation of \$250,000 if everything gets turfed. The District’s cost share of the project for all-turf would increase to \$546,262; however, Mr. Broeren has been in discussions with potential donors, and he feels confident that the District’s portion will be covered. Additionally, there is untapped potential for fundraising around the football turf project as this has yet to be explored. User groups will pay fees to occupy the space, and these proceeds would be set aside in a fund dedicated to sustaining the property’s upkeep. If the complex were completely turfed, additional opportunity for soccer events to occur on the fields expands potential use and offers flexibility to maximize space usability. A fee schedule similar to that developed in Board policy for other facility use would be implemented for this unique complex. A percentage of proceeds from concessions sales will also likely be garnered by the District to help offset maintenance and upkeep costs. Legacy Foundation is incentivizing the District and interested stakeholders with the opportunity to turf all areas of the complex by their generous increase in project funding commitment; should this option not be selected, they have indicated that they would reduce their contribution to \$4,600,000 as their general commitment was to contribute between 70-80% of the total cost.

The Board discussed the overall project and the pros and cons of finishing the quadplex fields fully turfed rather than just the infields. Consideration was given to the commitment proposed by Legacy Foundation based upon how much space ends up being turfed. Ms. Hett expressed concern over the change to turf over natural surface, and a great deal of discussion took place around injury potential, field usability during the extreme hot summer climate, field maintenance and upkeep, and future turf replacement. The turf comes with an 8-year warranty, and the administration projects a need for around \$110,000-120,000 to be budgeted annually to cover this anticipated cost after the life of the turf has expired in 10-12 years. While UV/sun exposure has a great deal to do with how long turf lasts, maintenance

of the turf is another key in expanding its longevity. Mr. Benbow made mention of the fact that all Valley Conference schools, except for Wausau, are moving to turf fields. The Wisconsin Interscholastic Athletic Association (WIAA) hosts its football competitions on turf only fields due to the playability factor.

Mr. Broeren explained that the low bids received encompass the entirety of the three projects being completed. The Board has the prerogative to scale back the project; however, rebidding may then be necessary, and costs could increase.

The Board gave final consideration to all aspects of the project's benefits, potential concerns, and commitment on the District's behalf.

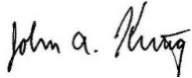
**Motion by John Benbow, seconded by Larry Davis to approve of the updated quadplex project with outfield turf at a cost of \$7,551,762 as outlined in the proposed bid awards, with the Legacy Foundation contributing \$6,200,000 toward the project and the District's portion being \$546,262 which will be paid using Fund 10 dollars and with fundraising efforts ongoing to cover more of the District's portion. Motion carried 5-1 on a roll call vote. Sandra Hett voted no.**

**Motion by John Benbow, seconded by Troy Bier to approve of the proposed updates to the 10-Year Facility Use Plan as presented. Motion carried unanimously.**

**Motion by John Benbow, seconded by Troy Bier to approve of replacing the Lincoln High School track at a cost of \$607,868 as outlined in the proposed bid awards using District Fund 46 dollars. Motion carried unanimously on a roll call vote.**

**Motion by John Benbow, seconded by Troy Bier to approve of upgrading the Lincoln High School football field turf at a cost of \$1,022,309 as outlined in the proposed bid awards with \$750,000 of the cost paid for through an anonymous donor and the currently unfunded balance of \$272,309 to be paid using District Fund 10 dollars with fundraising efforts ongoing to contribute toward the cost. Motion carried 5-1 on a roll call vote. Sandra Hett voted no.**

President Krings adjourned the meeting at 7:50 p.m.



John A. Krings – President

Maurine Hodgson – Secretary

Larry Davis – Clerk