



CELEBRATE CWC

2022 ANNUAL REPORT

WHERE CHRIST IS CENTRAL

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Central Wisconsin Christian

Annual Meeting Agenda

CWC Commons

Tuesday, April 19, 2022 – 6:30 PM

- I. Welcome and Opening Devotions—Annie Syens, Board President
- II. Parents In Action Reports—Sara Westra, PIA President
- III. Review results of 2021 Annual Meeting
- IV. Diamond Legacy Project Presentation—Pete Vander Werff, Legacy Chair
- V. Time of Prayer
- VI. Vote on Diamond Legacy Proposal
 - ❖ Motion to approve the Master Campus Plan, step-phasing, and fundraising contingency plan to meet the programmatic and enrollment needs for Central Wisconsin Christian.
- VII. Election of new Board Members
 - Tina Gough, Jeff Navis, Steve Perry, John Wellach (3 year terms)
 - Mike Vander Berg (1 year term)
- VIII. Head of School Report - Mark Buteyn
- IX. Director of Advancement Report—Gregg Zonnefeld
- X. 2022.23 Budget/Tuition Schedule—Jared Oosterhouse, Treasurer
- XI. Recognition of Retiring Board Members—Mike Vander Berg
 - Lisa Hull, Jared Oosterhouse, Curt Vlietstra
- XII. Closing Comments and Prayer—Mike Vander Berg, Vice President



Central Wisconsin Christian School Proposed General Fund Budget Overview

	Approved Budget 2021/22		Proposed Budget 2022/23	
Income				
Tuition Income	\$ 2,450,701	76.34%	\$ 2,702,830	75.96%
Development Income	528,400	16.47%	571,400	16.07%
Miscellaneous	230,920	7.19%	260,691	7.32%
Fund Balance Applied	-	-0%	<u>23,000</u>	<u>0.65%</u>
Total Income	<u>\$ 3,210,021</u>	100.00%	<u>\$ 3,557,921</u>	100.00%
Operating Expenses				
Salaries & Benefits	\$ 2,666,221	83.06%	\$ 2,995,421	84.19%
Facility	243,600	7.59%	248,500	6.98%
Transportation	55,000	1.71%	58,000	1.63%
Administration	123,450	3.85%	128,500	3.61%
Curricular Funding	83,500	2.60%	82,000	2.30%
Teaching Staff Expense	18,800	0.59%	24,000	0.67%
Public Relations	10,000	0.31%	10,000	0.28%
Membership Dues	9,450	0.29%	11,500	0.28%
Operating Expenses	<u>\$ 3,210,021</u>	100.00%	<u>\$3,557,921</u>	100.00%
INCOME (LOSS)	<u>\$ -</u>		<u>\$ -</u>	
FROM OPERATION	<u>-</u>		<u>-</u>	



2022.23 Proposed Tuition Schedule

3.75% Increase

Left to Right	9-12	6-8	1-5	K
1 st Child	\$8,962	\$7,918	\$7,565	\$5,675
2 nd Child	\$5,377	\$4,751	\$4,540	\$3,405
3 rd Child	\$4,667	\$2,124	\$2,029	\$1,522
4 th Child	\$4,261	\$1,190	\$1,136	\$852
5 th Child	\$3,895	\$855	\$816	\$612

Proposed Tuition Schedule for RCS/FCS Parents Cost per child enrolled at CWC

Left to Right	1st Child	2nd Child	3rd Child
1 child at RCS/FCS	\$7,234	\$2,218	\$1,049
2 children at RCS/FCS	\$6,467	\$1,150	\$966
3 children at RCS/FCS	\$4,987	\$966	\$903
4 children at RCS/FCS	\$4,150	\$881	\$824
5 children at RCS/FCS	\$4,150	\$803	\$754

Notes:

*Early Childhood Program: 2-day 3/4K \$950; 3-day 4K is \$1,375

*\$14,888 Maximum tuition per family

*Welcome Discounts available for new families

Board Nominee Profiles



Tina Gough

Tina and Tim live in Ripon with their daughter Makayla (6th). The Goughs are active members of River Shores Church in Berlin. Tina is a Senior Financial Analyst for Alliance Laundry Systems and serves as Speed Queen Finance Brand Manager over

North America. Tina is a Sunday school teacher, women's bible study leader, and was previously a member of both the Rotary Club and Zonta Club of Kankakee.

"I'm looking forward to being part of the decision making process, while expanding CWC and making choices for the school that grow God's kingdom and glorify him. I appreciate that the CWC staff is unified in making it a top priority to prepare students to serve God and his kingdom. God has called us to train our children up in the way that they should go, and when they are old they will not depart from it. CWC provides a Christian education in an environment that is edifying, planting the seeds in our children along with watering so God can give the increase. It is a foundation that I desire for my children knowing that God's word never returns void and will be fruitful. That is his promise to his people."



Jeff Navis

Jeff ('02) grew up in Waupun. He and his wife, Jen ('02), have three children - Avery (7th), Owen (6th), and Emme (2nd). Jeff works for W&D Navis as their Natural Stone Manager, and has served as the CWC Building and

Grounds Committee Chair for three years. Jeff has also been on multiple building project committees and was a member of the board from 2015-2018. Jeff and Jen are active at Edgewood Church in Waupun.

"Being a CWC graduate and now having kids in the school, I look forward to once again being involved in the guidance and vision of the school as it moves forward and continues to grow. These are exciting times for our school community and I am glad to be a part of it.

I appreciate that we can send our kids to school everyday knowing that they will be loved and cared for in a Christ-like manner, and gain the knowledge needed through a Biblical perspective of the world. Christian education has always been an important part of our family. As our kids grow, we continue to see the lasting impression that integrated biblical teaching has on them. I believe that giving children a solid foundation to grow on will benefit them for an eternity."



Steve Perry

Steve and Kim live on an acreage outside of Waupun. Steve is a grain farmer, owning and operating 900 area acres.. Steve has been an active CWC supporter, serving on the board a number of times while holding

the Clerk, Vice President, and President positions. Outside of CWC, Steve has served as an elder and deacon, has been part of the Reformed Church Classis, and Foundation for Christian Education. He is currently on the Board of Directors for Ergo Bank. The Perrys attend First Reformed Waupun.

"I would like to give back some of my experience to a school that has been such a blessing to my children and grandchildren. I appreciate the fact that Christ is the center of all that is taught here. It is so important to have staff that loves the Lord and models that to the children. Our purpose in life is to honor God. Now as a parent and grandparent I have been blessed to see the fruits of Christian education in my kids and grandkids. CWC supports the home, developing daily how to live a Christ-centered life in this world, while getting a great education. Here they learn how to give back. Upperclassmen model life to younger kids.

The CWC staff are an amazing group, as they work together to ensure Christ is glorified in every classroom. CWC has an evermore important role in today's world to stay true to God's word and be available to those who seek it. It is an honor to be considered to serve CWC again."

Board Nominee Profiles



Mike Vander Berg

Mike Vander Berg and his wife, Bonnie ('89) have lived in Waupun for the past two decades and attend First CRC.

Mike grew up in Sioux Center, Iowa, graduating from Unity Christian in

1989 and Dordt College in 1993, while also receiving his masters' degree from St. Cloud State. After teaching math at Central Minnesota Christian in Prinsburg, MN, and at CWC, he moved into the technology business world, holding leadership positions in several companies before starting his own company in 2003. Mike has served a term as a deacon and two as an elder at First CRC, and previously served on the CWC Board, including two years as President. He is currently serving on the board of trustees for Dordt University. All three of their children - Lucas ('14), Dylan ('16), and Miranda ('20) graduated from CWC. Mike & Bonnie have one grandson.

"The opportunity to create vision for the future of CWC and help make that vision a reality excites me about serving on the Board. First and foremost we see having our children learn about the world from a Christian worldview as an imperative. Beyond that we really appreciate the rigorous academics and the family atmosphere of the society. The staff is passionate about the school's vision, and we are blessed by how children are taught to see how faith affects every aspect of life."



John Wellach

John grew up in Oconomowoc until his middle school years when he moved to Juneau where he graduated from Dodgeland in 2001. He and his wife, Bethany, live near

Friesland along with their children Liam (8th), Camden (4th) and Avarie (3rd). John is a Waupun Area Cadets counselor, a board member for the Beaverland Must-skis Waterski Show Team, and is a member of the Transportation Committee, Auction Leadership Team, and Diamond Legacy Team.

"I'm looking forward to learning about CWC on a deeper level, and having a meaningful impact on CWC's history. I very much appreciate the Christ-centered learning here. I'm happy that all students from 3K-12th are in the same building, interacting and learning together, and that everyone here feels like family.

We chose CWC because everything taught here lines up with the values we're trying to instill in our children at home. We know that when they're at school, they're not only receiving an excellent education, they're also developing moral and spiritual character."



*Preparing students
to glorify God and
serve in His world!*

*#WeAreCWC
#WhereChristIsCentral
#ChooseJoy*



2022/23 Budget Narrative

The 2022-2023 school year is projected to be a year of growth and investment for years to come. The school will complete an addition to its middle school wing adding three classrooms to accommodate growing enrollment. The proposed budget is prepared on an enrollment of 418 students compared to 377 students for the 2021-2022 budget year, an 11% increase. The increase in students requires splitting classes and adding three and a half teaching positions. The positions added include elementary, middle school, high school, and a part time art position. The budget also adds a part time counselor to support the growth in students and includes the newly created part time positions Director of Learning and Director of Student Life.

With inflation hitting 7.9% in February, the highest in 40 years, the Finance Committee and Board weighed and balanced the investment in new staff and staff wage increases with tuition increase, development income, and surplus fund balance. The 2022-2023 budget contains a 2.75% wage increase for contracted staff along with a 3.75% tuition increase.

Beyond tuition and wages, the budget reflects an increase in building maintenance costs due to rising costs and additional costs expected with the new bus garage. Small increases in spending in transportation, teaching staff expense, and membership dues are the result of the increase in the number of students and rising costs.

Supporters of CWC have generously supported the annual Harvest Auction, Giving Tuesday and end of the year giving. That generosity has allowed cumulative tuition increases to remain below 7% over the past five years. We are grateful for the outstanding support and give thanks to God for His faithfulness.

Jared Oosterhouse - Board Treasurer



President's Report

I don't know about you, but I've found our Choose Joy theme to be quite an exercise in self-discipline this year! From the pandemic to the election to a war happening across the world, not to mention life's sorrows and storms, choosing joy has not always been my natural attitude. We have never been promised a life of certainty, but these past few years have seemed less certain than most of us have ever experienced. It is interesting that

in this highly uncertain time, that God has laid on the hearts of our donors, our Administration and our Board to seek ways to expand Christian education to more kids. Because of that nudging and prodding of the Holy Spirit, the Board brings before you the largest potential building expansion in the history of CWC. We ask that as you prepare for the society meeting you're praying for God to reveal Himself and His plan for our school to you. We know God will reveal His plan if we ask and He is the same yesterday, today and tomorrow.

CWC has made a few changes this past year. We have increased staffing in counseling, due to the recommendation of the CSI accreditation team this past fall. With 393 students in the building and 420+ projected at this point already for next school year, we felt this addition was urgent. With the rising insight to the effect of the pandemic, along with increased social media issues, we wanted to provide adequate services for our students. We have also put an increased effort into the implementation of TfT (Teaching for Transformation). If you are unsure what TfT is, there are a few videos posted on the school's Facebook page. Each teacher also has a Deep Hope posted in their classroom as part of the TfT process. I urge you to check those out. AgProTech has also developed further this past year. This program has complemented what we can offer high school students well. Check out what Mr. Russ Smies is up to with his classes on his CWC Ag Pro Tech Facebook page! He posts often.

With the increase in split classes, and the need for increased staffing for the smaller split classes, the Finance Committee worked meticulously to balance the budget for the 2022-23 school year. The board approved a 3.75% tuition increase for next school year. This comes after a 1.5% increase last year. You can find more details on the budget in the Society Meeting materials.

I would like to thank Lisa Hull, Jared Oosterhouse and Curt Vlietstra as they finish their terms on the school board. Their combined efforts on Finance Committee, Ed Committee, Bargains Galore and Technology were of great value. I would also like to thank Tina Gough, Jeff Navis, Steve Perry, and John Wellach for your willingness to give your time serving on the board the next 3 years.

Our school is not without its faults. It is, after all, made up of sinners. But our hope as well as our mission is that while your child attends CWC, that they are pointed to the cross over and over again. Everything we do, everything we are hinges on Jesus. Our very worth is in Him. And that Biblical power, with healing capabilities, is the amazing difference that CWC offers!

Annie Syens - CWC Board President



Bargains continues to be well-loved and treasured by our countless loyal customers. Total Sales over the last 20 years have now exceeded \$8,000,000 with contributions to CWC exceeding \$4,800,000. Current YTD Sales = \$466,000 (compared to last year = \$415,000). March was another Record-setting month = \$56,000! We anticipate a strong finish to our fiscal year as well. Over the course of this past year, the store continued to experience a very high level of activity, both via customer traffic and donation volume.

Donations

So thankful for the continuous flow of donations throughout the year! Our volume has remained very consistent & high. Always in need of Good, Quality Furniture! We have recently been able to clear out our excess donation trailer just in time for spring – so, if you're starting to do some spring cleaning of your own, please consider Bargains for your no-longer loved items!

Staffing / Volunteers

Grateful for our AMAZING team of staff & volunteers – currently, 145 members contributing to the efforts at Bargains! We are always in need of additional Volunteers . . . maybe you're wondering how you could be a part of this outstanding team / help out the kids of CWC / make a difference in God's Kingdom? Give me a call – let's talk! I'd love to visit with you about the current opportunities!

Brenda Hofman - Bargains Galore Manager

**Thankful to continue impacting those around us for
nearly 21 years! God's Goodness Galore!**



More than thirty years ago, a group of supporters of CWC and Randolph Christian established a Foundation to provide for the ongoing needs and long term stability of our Christian schools. Through estate gifts, planned giving, life insurance policies, memorials, and direct donations, these funds are managed by the Foundation Board and through the efforts of the Barnabas Foundation. A percentage of these funds are returned to the schools each year in their budgets, while the remainder continue to grow through investments.

The Foundation is very pleased to be able to report that we have reached a milestone of \$1,000,000 in the fund accounts. In celebration of reaching this milestone and to raise awareness we are having a "Celebration Event" at The Rock Golf Course on Friday, April 22nd. We will be having a nice meal, a short presentation, and a talented comedian for entertainment.

We feel that we are still in the "building block" stages of what the Foundation can achieve. One of our main goals is to raise awareness of the Foundation to the Society Members of CWC and RCS. The Foundation offers scholarships, helps lower tuition costs, and helps with needs of both CWC and RCS.

Please join us on April 22nd for an enjoyable evening!!

Mark Homan - FCECW Chair

Parents in Action

Spring Meeting Agenda/Report
April 19, 2022

Review of PIA Spring Minutes—Sara Westra, President

Treasurer's Report—Erin Wierenga, Treasurer

New Business / Special Requests

1. Spring Teacher Requests —Sara Westra, President
2. Change to PIA Constitution—Sara Westra, Vice President

Committee Reports

1. TRIP—Sara Westra, President
2. Special Events—Sara Westra, President
3. New Family Night—Sara Westra, President
4. Golf Outing—Sara Westra, President

PIA Points—Sign up Genius

1. Sign up genius changes
2. Volunteer hours are a great way to build community among parents of the school.
3. Adding more visibility of PIA on social media.
4. Increasing our presence at Back to School Night
5. Please seek out opportunities in which you can serve.
6. A minimum of 3 points is required but feel free to serve more
7. Please reach out to cwc pia@gmail.com if you have any questions about upcoming serving opportunities

Nominations

1. Vice President—Tessa Oosterhouse
2. Treasurer—Sabrina Hoefft

Recognition of Senior Parents with last child graduating: Seth Aylesworth, Jason & Cara Schmitt, Kevin & Sue Beske, Paul & Vanessa Buteyn, Phil & Pam De Vreis, Rob & Karen Ford, Jim & Elizabeth VanderGalien.

Erin Wierenga will be stepping down as PIA treasurer

PIA Treasurer Report

Beginning Cash Balance 7/1/2021

\$19,295.66

Income:

CWC Refund	\$29.53
Box Tops	\$35.80
Cookbook Sales	\$30.00
Teacher Christmas - TRIP Gifts	\$3,350.00
TRIP Payout - Fall	\$8,000.00
TRIP Payout - Spring	\$5,000.00

Total Income \$16,445.33

Expenses/Cash Disbursements:

1 st Semester (Fall) Stipends	\$3,325.00
2 nd Semester (Spring) Stipends	\$825.00
Convocation Expenses	\$543.03
2020 Inservice Reimbursement	\$175.00
2021 Inservice Reimbursements	\$232.31
New Parent Night	\$36.98
Christmas TRIP for Teachers	\$3,350.00
Christmas Party Reimbursements	\$50.00
Elementary Christmas Concert	\$190.12
Grandparents Day supplies	\$178.12
Spring Teacher Requests	\$7,027.41

Total Disbursed \$15,932.97

Current Cash Balance 4/8/2022

\$19,808.02

Estimated Upcoming Expenses:

Teacher Appreciation	\$600.00
8 th Grade Celebration	\$400.00
Ice Cream Coupons	\$400.00
YMCA Night Out	\$100.00
Parenting in the Digital Age	\$750.00
Teacher Requests	\$7,103.00

Total: \$9,353.00

Estimated Remaining Balance

\$10,455.02

CWC Parents In Action Constitution Proposed Constitutional Changes (in bold)

ARTICLE I: The name of the organization shall be "Parents in Action (PIA)"

ARTICLE II: The purpose of the Parent Association is to:

- a) Give financial assistance to purchase items, support programs, and provide for special needs of CWC
- b) Assist CWC in service projects
- c) Fostering community amongst parents, families and friends of CWC

ARTICLE III: Membership shall be composed of parents/guardians having a child enrolled in CWC and all others interested in Christian education.

ARTICLE IV: Meetings are to be held during the months of October and April. Special meetings may be called by the officers.

ARTICLE V: The officers of the Parents Association shall be composed of a President, Vice President, Secretary, Treasurer, **Past President**, and at least two Members at Large. Members at Large would represent one of each of the levels of school (elementary, middle, and high school). The Executive Committee will attempt to find a ~~minimum of two~~ candidates for each office and shall get personal consent from all nominees prior to **their nomination voting**.

ARTICLE VI: Terms of office will be for two **or three** years, officers being elected at the spring meeting. The vice president will be elected every year and will automatically advance to president the following year **and Past President the third year**. The election of secretary and treasurer will be on alternate years so there will always be two veteran members who remain on the executive committee. **The Past President will serve as an advisor to the committee.**

The regular duties of the officers will be:

- a) The president will preside at all meetings and supervise the general work of the society, and have the right to appoint committees.
- b) The vice-president will preside when the president is absent and will assist in furthering the interest of the society.
- c) The secretary will keep an accurate record of all meetings.
- d) The treasurer will acknowledge all money received, pay all financial obligations of the society, and give a report at each meeting.

The executive committee has the authority to approve financial expenditures as special needs arise.

ARTICLE VII: All committees will be appointed by the officers, taking into consideration the preferences submitted by the society members. The duties of these will be listed separately and will be made available to each member in the school's handbook or by accessing the school web-site.

ARTICLE VIII: The constitution may be revised by a 2/3 vote of the members present.

Amendments submitted for approval at PIA meeting April 19, 2022



**Board of Directors &
Diamond Legacy Team
Night of Vision Report to Association
13-April-2022**

RECOMMENDATION

Having completed the tasks and reporting the Board of Directors of Central Wisconsin Christian *unanimously* endorses the report of the Diamond Legacy Team and recommends the following to the CWC Association:

- Approval of the Master Campus Plan and schematic designs as prepared by Excel Engineering
- Approval of the phasing steps to accomplish the Master Campus Plan, with a 70% threshold of pledges for moving forward with each step.
- Present the Master Campus Plan, step-phasing, and fundraising contingency plan to the Association at the Annual Meeting in April. This allows a continued momentum to meet the programmatic and enrollment needs for Central Wisconsin Christian.
- Continual evaluation of the Master Campus Plan and phasing to fulfill the mission of CWC to *prepare students to glorify God and serve in His world.*

To be voted on at 2022 Annual Meeting (4.19.2022)



PROJECT RATIONALE



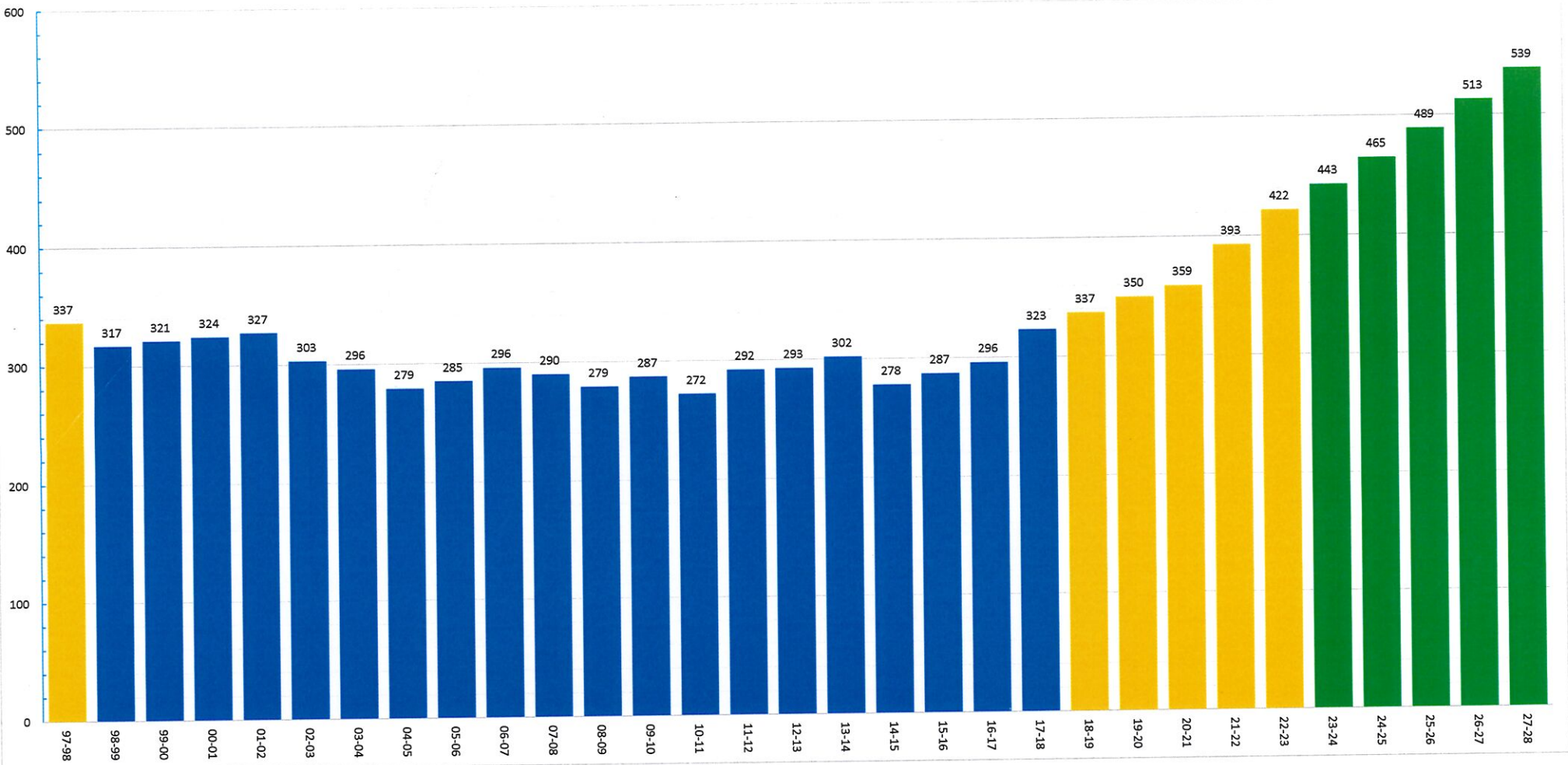
■ *Enrollment Growth*

- Our campus unification in 2009/10 brought all grades (PK-12) onto our Fox Lake Road Campus. The first school year in the combined building (2010/11) saw our lowest enrollment at 272 students. Over the past four years, we have seen a sharp growth curve in enrollment, moving from 337 students in 2018/19 to 393 at the start of the current school year. The Advancement Office has experienced record numbers of inquiries this year even though we haven't reached the busiest months of our typical enrollment cycle.
- As of today, we have enrolled 421 students for next year, with 71 more students at some phase of our enrollment process. This creates significant enrollment pressure on class sizes. The Board has made clear that caps on class sizes are not an avenue of pursuit, so the need for additional classrooms to meet the demands of enrollment is the only other alternative.

■ *Program Growth*

- The *Building Community* campaign included initiatives to establish and grow programs in Educational Student Services (ESS) and AgProTech (APT).
 - Our ESS program now includes two full-time leaders and six paraprofessional aides and two school counselors that meet the needs of students all across the academic and socio-emotional spectrum. Defining spaces more specifically for our contracted service specialists (OT, PT, Speech) and creating some small-group instruction (SGI) spaces will enhance the quality of our program and provide students with seamless access to learning spaces.
 - The AgProTech program has flourished as it has expanded in broadening our curriculum. Russ Smies has stepped in as the lead for our program, fulfilling the key *Building Community* goal of hiring a qualified instructor. At present all of our sophomores take a required Intro to AgProTech course, and our welding course has been accepted for dual credits with area technical colleges. The 2017 Vision Team had concluded that program development needed to precede constructing the learning space; now in 2022 for the program to continue the next steps of development, a multifunctional learning space needs to be constructed so it can thrive and gain momentum.

Enrollment History





REFINED CAMPUS MASTER PLAN

Our on-going partnership with Excel Engineering and WDS Construction continues to pay dividends in streamlining our creation of the Master Plan for Central Wisconsin Christian and specific footprints, floor plans, and initial exterior elevations. Dean Schulz (Excel) is once again our architect for the expansion, while Adam Kidd (WDS) serves as our project manager.

Master Site Plan

- Specifically, the Diamond Legacy Team presents a four-fold plan to address current and future growth in students and programming at CWC:
 - Additional space needed for growth in Elementary
 - Two classrooms per grade level (3K-5)
 - Additional classroom space including classrooms, learning center, student support space, nurse's office, restrooms, courtyard, and staff workroom.
 - Additional space needed for growth in High School
 - AgProTech lab space, including tech center, agriculture and tech classrooms, greenhouse, and collaboration center
 - Additional general classroom and administrative office space to accommodate additional positions as school grows
 - Additional locker rooms and renovated weight room space
 - Additional space needed for Fine Arts programming and performances
 - New instrumental classroom, choral classroom, and K-5 music classroom, including storage space for instruments and music library
 - Conversion of Crusader Centre into a space more conducive to fine arts performances
 - Maintain athletic space
 - Add performance stage
 - Modifications to Centre walls and ceiling to improve feel, appearance and acoustics
 - Provide theatre-style seating for attendees
 - Modifications, additions and improvements to outdoor athletic space
 - Significant storm water work required including retention pond and swales
 - Relocation of practice soccer field since expansion will use current space
 - Required maintenance to Mulder Field
 - Addition of a baseball field complex, additional parking, plaza and concessions stand
 - Addition of a competition track and field, bleachers and press box to Mulder Field
 - Addition of a middle school baseball/softball field



CONCEPT SITE PLAN
SCALE: 1"=40'

SITE PLAN

CS1.0	
SHEET NUMBER	2132120
JOB NUMBER	
PRELIMINARY DATES	
MAY 12, 2021	
MAY 20, 2021	
JUNE 25, 2021	
JULY 15, 2021	
JULY 20, 2021	
DEC. 17, 2021	
JAN. 28, 2022	
FEB. 04, 2022	
FEB. 7, 2022	
FEB. 14, 2022	
FEB. 17, 2022	
FEB. 23, 2022	
APR 5, 2022	
NOT FOR CONSTRUCTION	

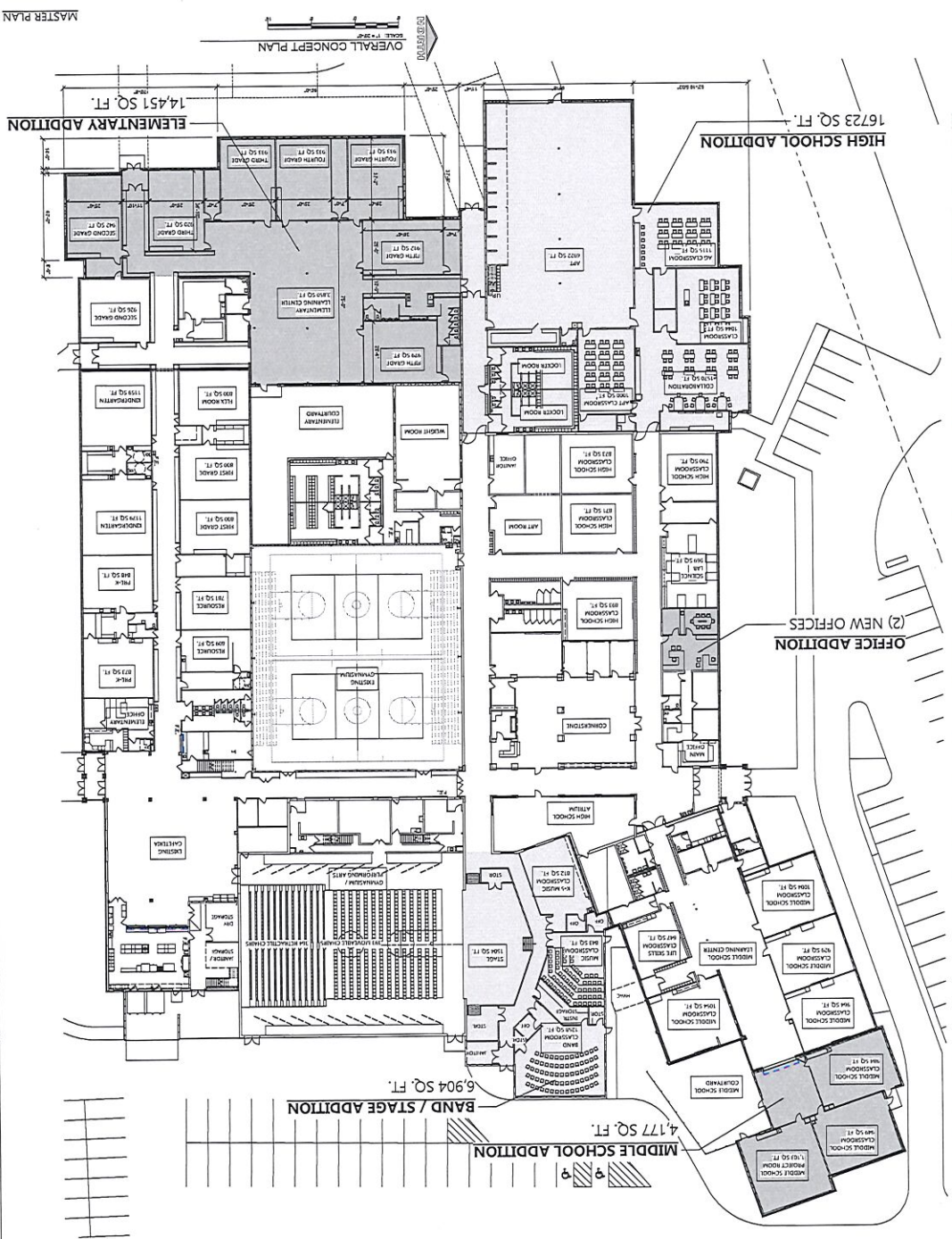
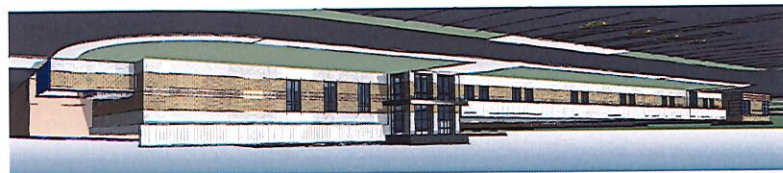
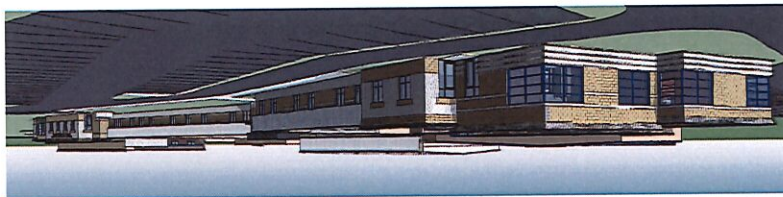
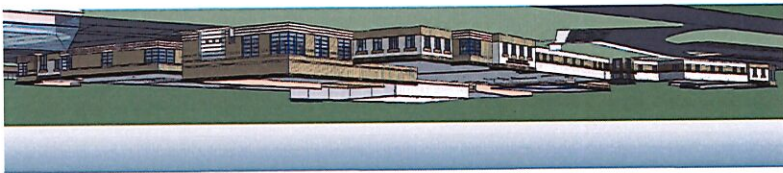
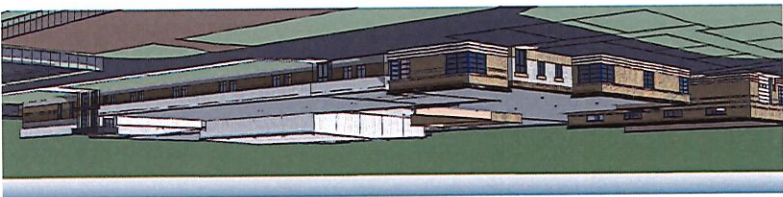
PROPOSED MASTER PLAN FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
 301 FOX LAKE ROAD • WAUPUN, WI 53963

PROJECT INFORMATION

WDS
 CONSULTING

Always a Better Plan
 ARCHITECTS • ENGINEERS • SURVEYORS

EXCEL



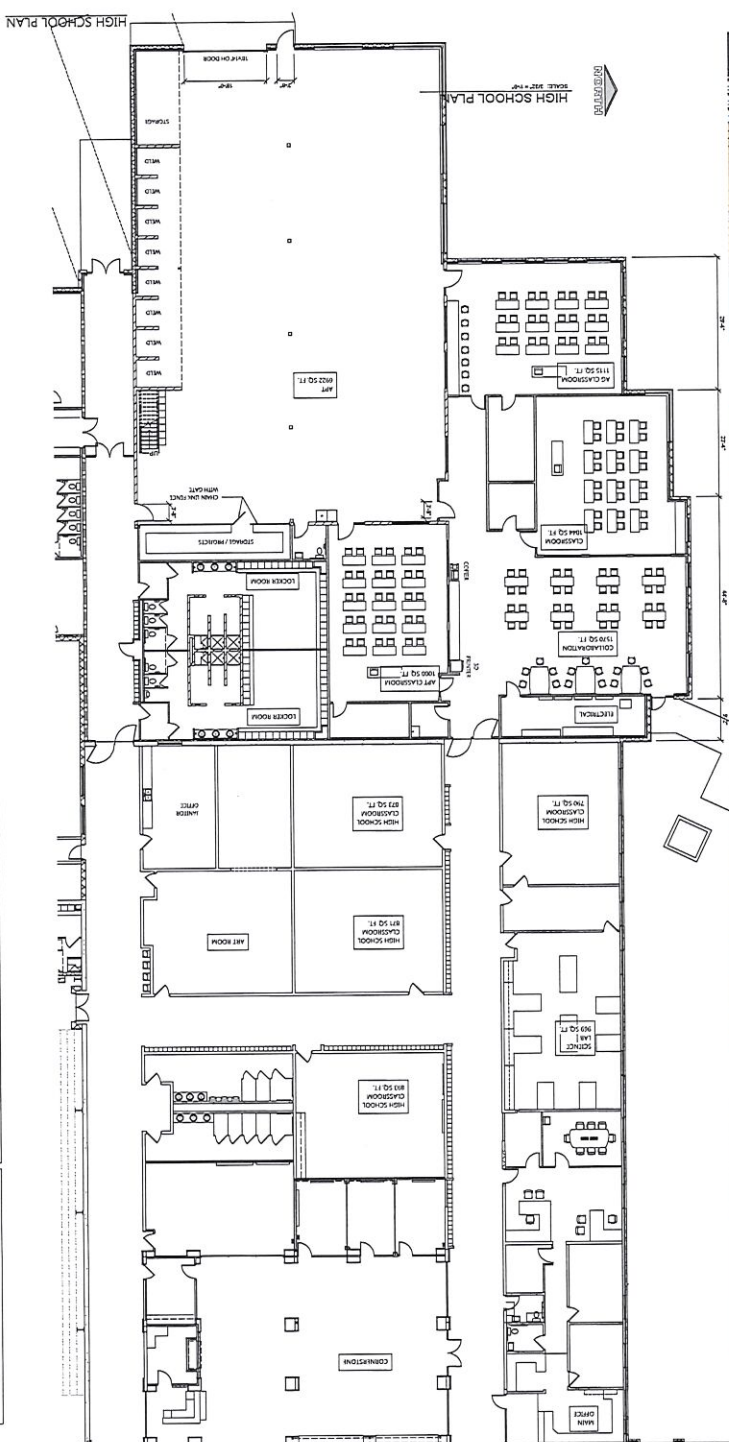
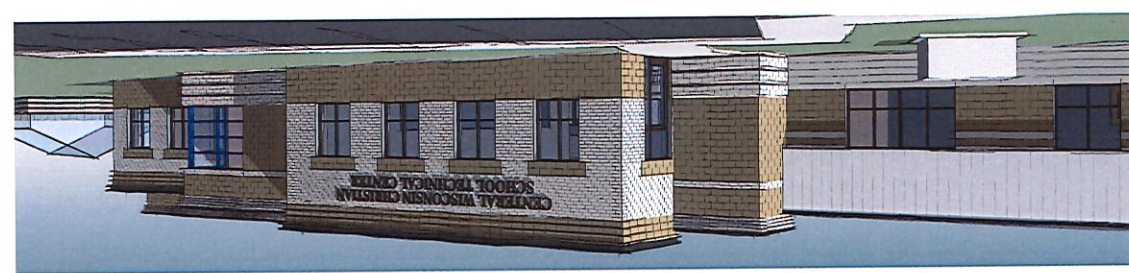
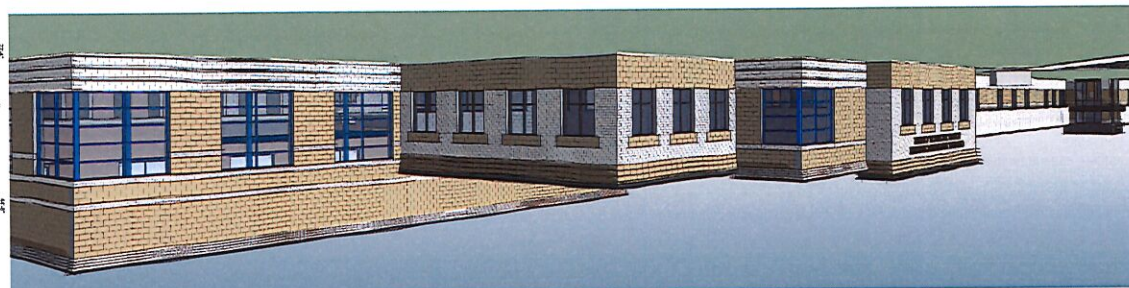
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2132120
JOB NUMBER
APR 5, 2022
FEB 28, 2022
FEB 22, 2022
FEB 17, 2022
FEB 14, 2022
FEB 7, 2022
AUG 2, 2022
DEC 17, 2021
DEC 3, 2021
NOV 30, 2021
OCT 28, 2021
PRELIMINARY DATES

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

PROPOSED MASTER PLAN FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PROJECT INFORMATION





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2132120
JOB NUMBER

NOT FOR CONSTRUCTION

PRELIMINARY DATES

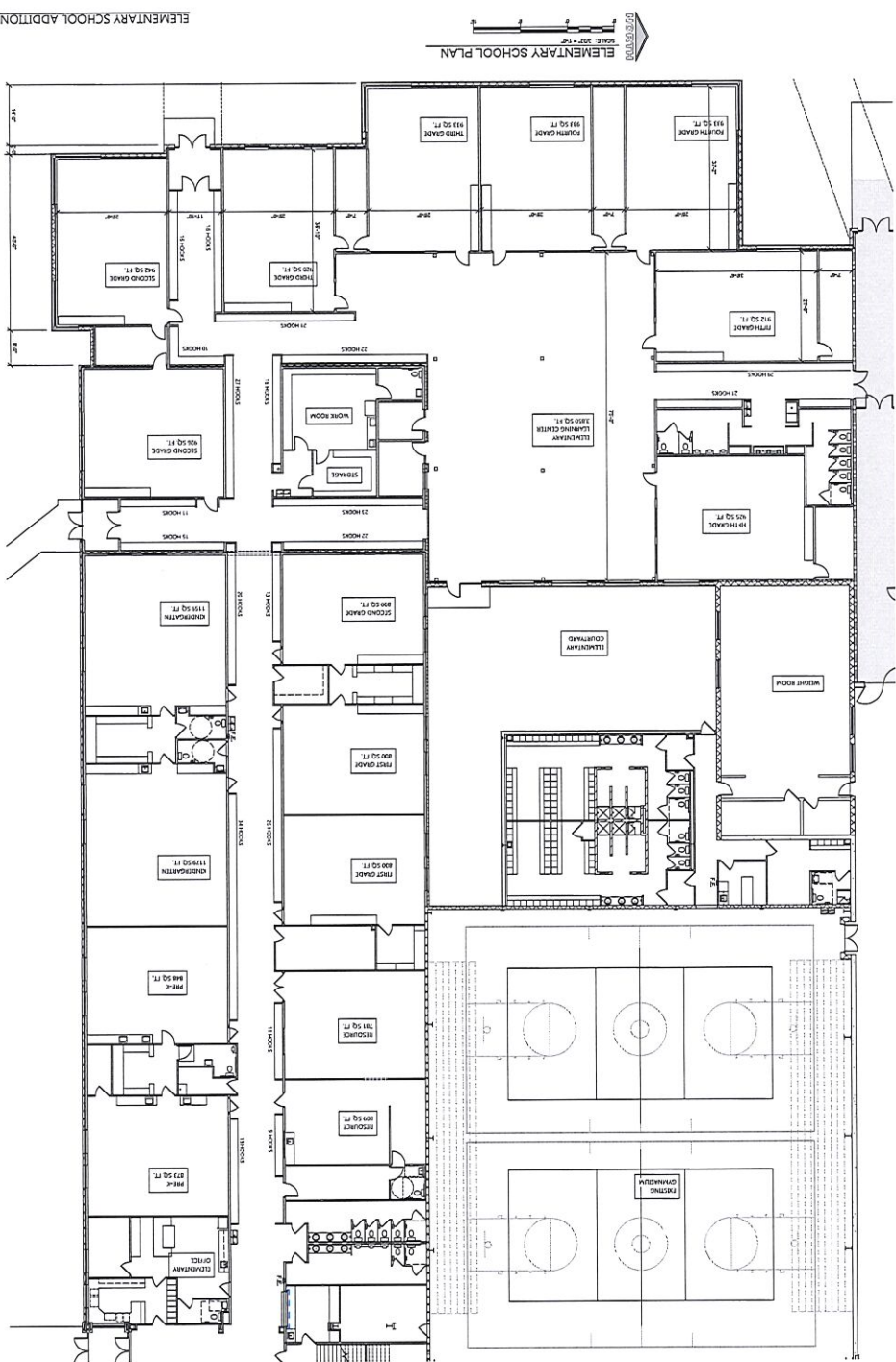
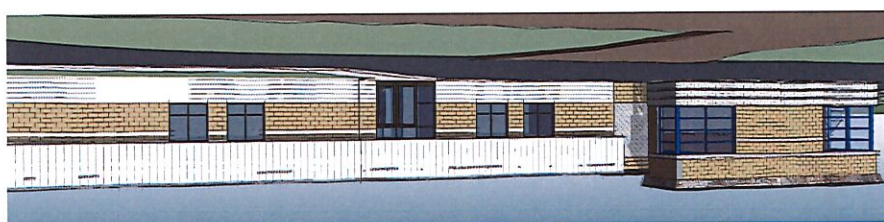
OCT. 28, 2021
FEB. 4, 2022
FEB. 9, 2022
FEB. 14, 2022
FEB. 22, 2022
FEB. 28, 2022
APR. 5, 2022

PROFESSIONAL SEAL

PROPOSED MASTER PLAN FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PROJECT INFORMATION



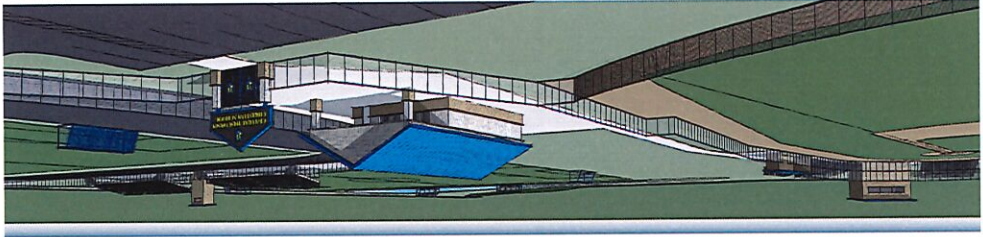
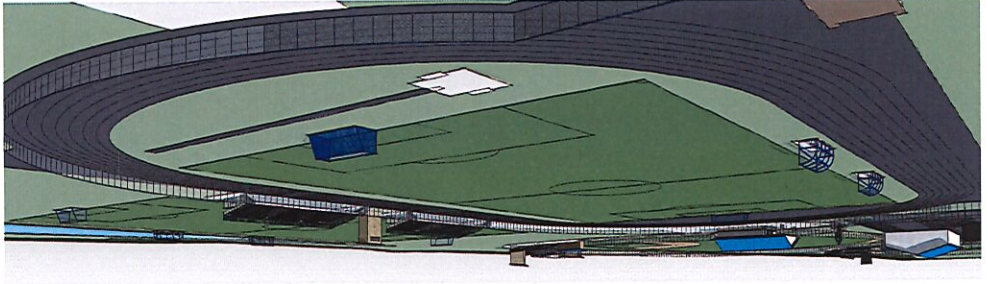
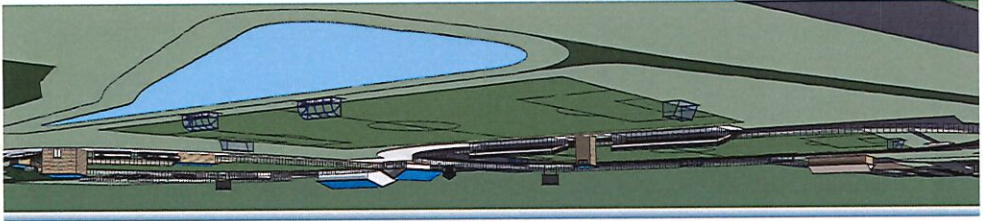
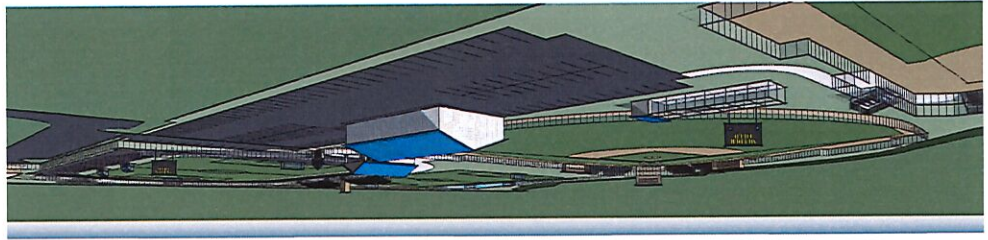
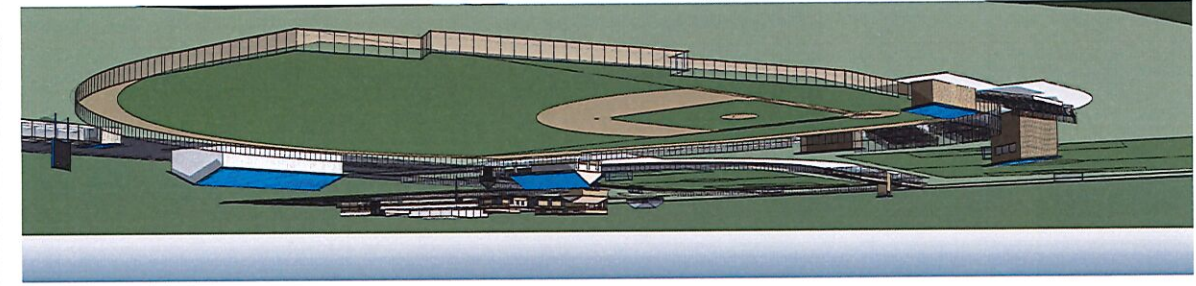


A1.1E
SHEET NUMBER
2132120
JOB NUMBER
NOT FOR CONSTRUCTION

PRELIMINARY DATES
OCT. 28, 2021
JAN. 28, 2022
FEB. 4, 2022
FEB. 17, 2022
APR. 5, 2022

PROPOSED MASTER PLAN FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PROJECT INFORMATION
WSP CONSTRUCTION
WSP CONSTRUCTION
Always a Better Plan
ARCHITECTS • ENGINEERS • LANDSCAPERS
EXCEL



EXTERIOR VIEWS

A2.0a

SHEET NUMBER

2132120

JOB NUMBER

PRELIMINARY DATES

OCT. 28, 2021
NOV. 30, 2021
DEC. 17, 2021
FEB. 9, 2022
FEB. 7, 2022
FEB. 14, 2022
FEB. 17, 2022
APR. 5, 2022

NOT FOR CONSTRUCTION

PROPOSED PLAN

PROPOSED MASTER PLAN FOR:

CENTRAL WISCONSIN CHRISTIAN SCHOOL

301 FOX LAKE ROAD • WAUPUN, WI 53963

PROJECT INFORMATION

WDS CONSTRUCTION

COLLINSVILLE, IL

From the Lake and Forest
Phone: (815) 225-2000
www.wdsconstruction.com

300 Lakeside Pointe
Always a Better Plan

ARCHITECTS + ENGINEERS + INTERIORS

EXCEL

PROJECT COSTS / TIMELINE



Project Costs by Phase

- Land purchase is complete and engineering is underway with significant discussions with City, Excel Engineering and W&D Navis on stormwater requirements
- Middle School Project
 - Included in the costs since financing of that part of the project will be included in the full project
 - Project is underway - groundbreaking was April 4th, with an early August completion date so we can occupy at the beginning of the 2022-23 school year
- The Board authorized final design of the Elementary and High School additions.
- We propose the project move forward with the following phasing as required pledge and financing levels are reached:
 - The Team's prayer is that pledges are raised to fund the full scope of the project. However, if that does not happen, or it takes time for that to happen we recommend the following phasing.
 - The Diamond Legacy Team recommends that when 70% of anticipated costs are pledged for a portion of the project, that step can move forward. Once secured these portions would begin:
 - Complete excavation and other work to relocate practice soccer field and address other stormwater requirements, including retention pond
 - This would include all necessary grading in the space that the bus garage, parking lot and future baseball fields etc.
 - Necessary to get practice field completed and seeded by this fall so that it would be playable in Fall 2023
 - Construction of the Elementary and High School additions
 - Anticipated ground breaking in October of 2022 with the expectation that those spaces would be available for use at the beginning of the 2023-24 school year
 - Complete required maintenance and improvements to Mulder Field, including re-excavation to facilitate a future track, re-crowning, new lights and sound
 - This can take place once it is assured that the Practice Field will be playable - projected to be Fall 2023
 - Work would take place in Summer/Fall or 2023 so that the field would be playable in Fall 2024

- As additional pledges are secured the project would move forward in the following phases:
 - Construction of the Fine Arts addition
 - If construction could begin in Spring 2024 the projection is that it would be available for use beginning with the 2024-25 school year
 - The Team feels that this is a very important and necessary phase in the overall plan. However, due to space limitations, the additional Elementary and High School classrooms would be needed to conduct the music classes during the construction of this phase. For that reason, this phase is slotted by the Team after the Elementary and High School phases.
 - The team is hesitant to put the athletic related improvements at the end of the project with the fear that after doing everything else, can the additional funds be raised "just" for Athletics. However, we feel there is a priority in what the other phases add to CWC. We would see adding the athletic facilities in the following order:
 - Completion of the Varsity Baseball Complex - there is a big push for this facility at some level.
 - Completion of the Plaza and Concessions Stand
 - Completion of the Track, additional of bleachers and press box
 - Completion of JV Baseball/Softball field
- Discussion on construction lead times, when approval and ordering would need to take place to allow for presented completion dates.
 - This would allow the steel to be ordered immediately if the plan is approved by the Association in April. That amount of lead time is necessary to meet the October start timeline.

CWC Building Expansion Budget

Costs by Phase

Pledges
Required
to Start

Project Segment	Est. Start Date	Estimated Costs	Engineering Fees	FFE (7.5% of cost)	Contingency	Segment Total	Running Project Total	At 70%
Land Purchase	Complete	\$200,000				\$200,000	\$200,000	\$140,000
Middle School	Apr-22	\$1,000,000	\$99,800	\$75,000	\$100,000	\$1,274,800	\$1,474,800	\$1,032,360
Excavation, Storm Water Work, Retention Pond	Apr-22	\$650,000	\$21,000			\$671,000	\$2,145,800	\$1,502,060
Practice Soccer field (with irrigation)	Jun-22	\$104,000				\$104,000	\$2,249,800	\$1,574,860
Crown Mulder Field, New Lights & Sound	Apr-23	\$125,000				\$125,000	\$2,374,800	\$1,662,360
AgProTech, High School and Office Renovation	Sep-22	\$3,200,000	\$145,000	\$240,000	\$320,000	\$3,905,000	\$6,279,800	\$4,395,860
Elementary	Sep-22	\$2,425,000	\$113,275	\$181,875	\$242,500	\$2,962,650	\$9,242,450	\$6,469,715
Sharing the Promise (\$140,000/yr for 5 years)		\$700,000				\$700,000	\$9,942,450	\$6,959,715
Add Interest (on First \$8.5MM for 5 years) Estimate		\$800,000				\$800,000	\$10,742,450	\$7,519,715
PHASE 1 TOTAL							\$10,742,450	\$7,519,715
Fine Arts addition (with seating and wall panels)	Mar-24	\$2,275,000	\$106,675	\$170,625	\$227,500	\$2,779,800	\$13,522,250	\$9,465,575
Baseball Field (with turf and lights)	TBD	\$553,000			\$55,300	\$608,300	\$14,130,550	\$9,891,385
Parking Lot & Concessions Stand & Plaza	TBD	\$575,000			\$57,500	\$632,500	\$14,763,050	\$10,334,135
Track & Related (including Bleachers / Press Box)	TBD	\$875,000			\$87,500	\$962,500	\$15,725,550	\$11,007,885
JV baseball / softball field	TBD	\$225,000			\$22,500	\$247,500	\$15,973,050	\$11,181,135
Add Interest (on Remaining \$5.0MM for 5 years) Estimate		\$1,000,000				\$1,000,000	\$16,973,050	\$11,881,135
Total Project		\$14,707,000	\$485,750	\$667,500	\$1,112,800	\$16,973,050	\$16,973,050	\$11,881,135



PROJECT FUNDING / FINANCING

- Over the past couple of months, the Advancement Office has completed donor visits /solicitations from:
 - Historic Lead Donors
 - Legacy Vision Team
 - Board
 - Faculty/Staff (in progress)
- Pending approval and recommendation to move the plan forward to the Association the next steps would be:
 - Association Approval
 - Roll out to public phase of the Campaign to Association
 - Visits with larger “unrelated” corporate donors
- Our completed donor visits have shown complete support of the vision for the project, with encouragement for the school to embrace all aspects of the scope as presented.
- Financial commitments to date have been received from nearly a dozen of our lead donors, including the three largest pledged contributions in the history of the school.
 - For the initial phase, we have received \$6,006,975 in cash & non-cash pledges (56%).
 - Based on our historical giving data from the previous four campaigns, we are projecting an additional \$2 million of pledged gifts from the broader constituency that either hasn't yet confirmed their commitment or haven't been solicited.
- Our scaled step-phasing as approved by the Board maintains our historical past practice of a 70% threshold to launch phases of the project.
 - To launch Phase 1 an additional \$1,512,740 needs to be committed.
 - The target to launch the complete project is an additional \$5,874,160 of commitments.
- Contacts have been initiated with lending institutions regarding financing for construction loans and long-term debt service. Conservative estimates on interest rates and pledge schedules have been utilized to create these models.

Central Wisconsin Christian Board of Directors

Randall Greenfield ('90), Secretary

Bob Jors

Mike Perry ('99)

Annie Syens ('95), President

Curt Vlietstra

Mark Buteyn ('78), Head of School

Lisa Hull ('97)

Jared Oosterhouse ('00), Treasurer

Josh Schaalma

Mike Vander Berg, Vice President

Erin Wierenga

Gregg Zonnefeld, Dir. of Advancement

Diamond Legacy Vision Team

Scott De Young ('83)

Tyler Jansen ('11)

Peter ('91) & Tabbie ('91) Vander Werff (chair)

Gregg & Kristi Zonnefeld

Randall ('90) & Kim Greenfield

Jeff ('02) & Jen ('02) Navis

John & Bethany Wellach

CENTRAL WISCONSIN CHRISTIAN 2022 ANNUAL MEETING BALLOT

By CONSTITUTION, AN ELIGIBLE VOTER IS SOMEONE WHO HAS A CHILD ENROLLED AT CWC OR HAS DONATED A MINIMUM OF \$50 DURING THE CURRENT FISCAL YEAR.

ALL PROXY BALLOTS MUST BE IN A SIGNED ENVELOPE TO VALIDATE



PARENTS IN ACTION
VOTE YES OR NO FOR EACH OFFICE

VICE-PRESIDENT (TESSA OOSTERHOUSE) YES NO

TREASURER (SABRINA HOEFT) YES NO



BOARD OF DIRECTORS

PLEASE VOTE "YES" OR "NO" FOR EACH NOMINEE

YES NO **TINA GOUGH (3-YR TERM)**

YES NO **JEFF NAVIS (3-YR TERM)**

YES NO **STEVE PERRY (3-YR TERM)**

YES NO **MIKE VANDER BERG (1-YR TERM)**

YES NO **JOHN WELLACH (3-YR TERM)**

DIAMOND LEGACY PROJECT

MOTION TO APPROVE THE MASTER CAMPUS PLAN, STEP-PHASING,
AND FUNDRAISING CONTINGENCY PLAN TO MEET THE PROGRAMMATIC AND
ENROLLMENT NEEDS FOR CENTRAL WISCONSIN CHRISTIAN.

YES

NO