



**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



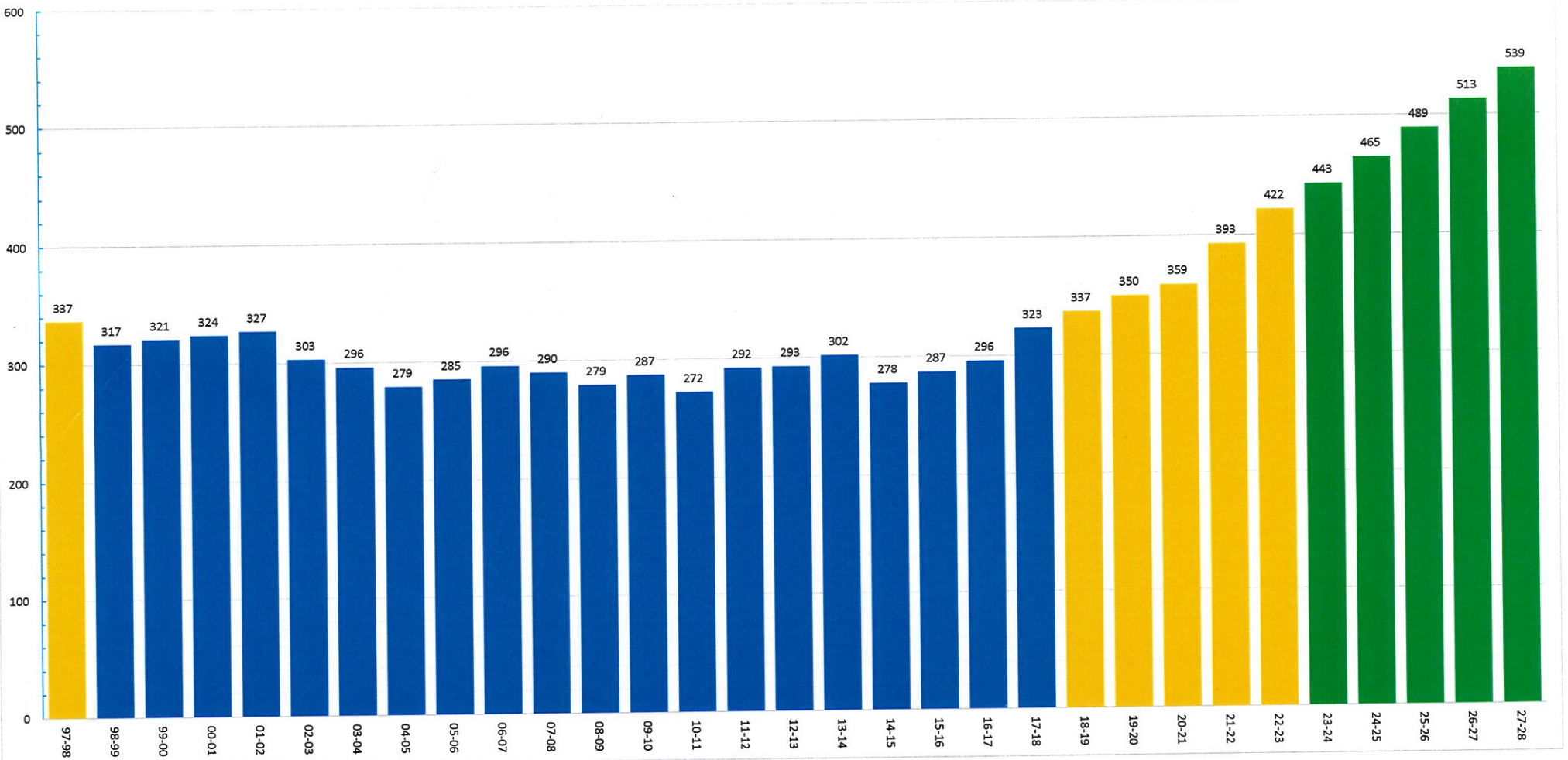
■ *Enrollment Growth*

- 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



SITE PLAN

CONCEPT SITE PLAN
SCALE: 1" = 100'

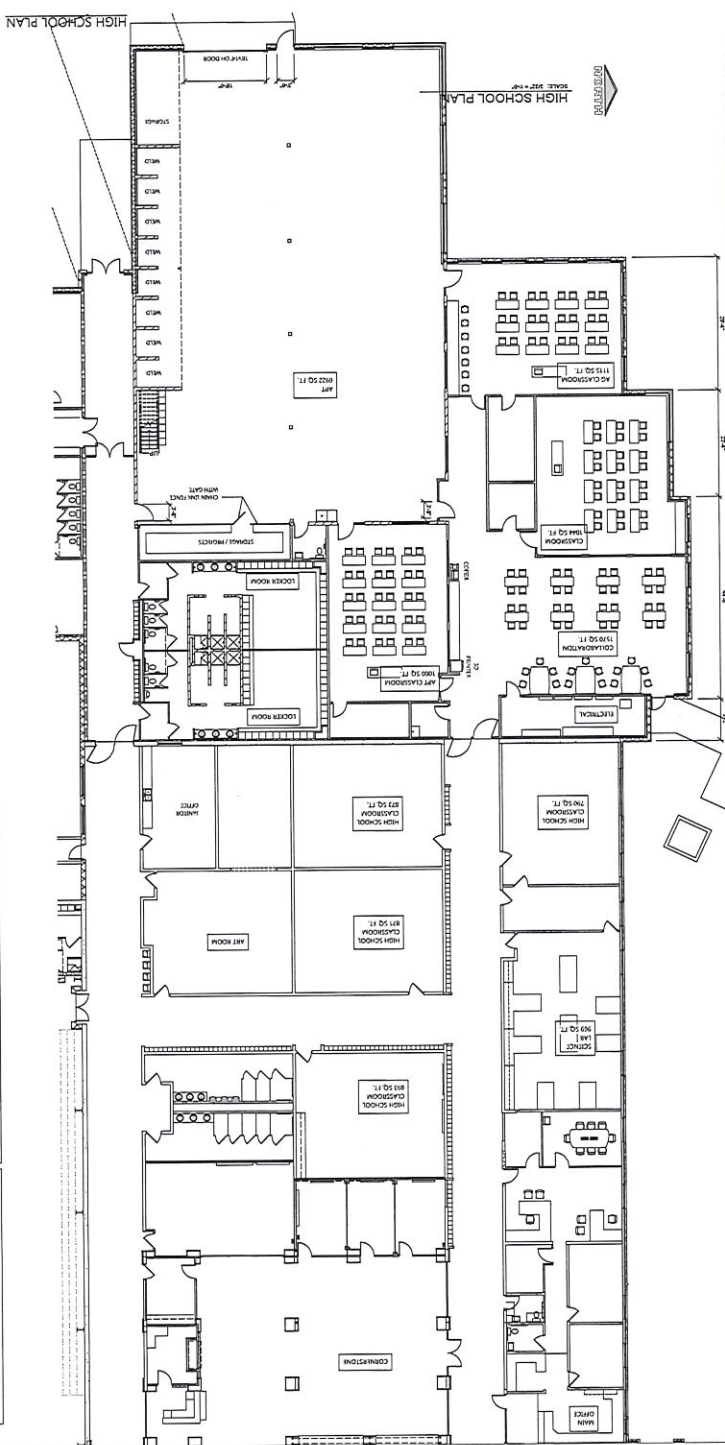
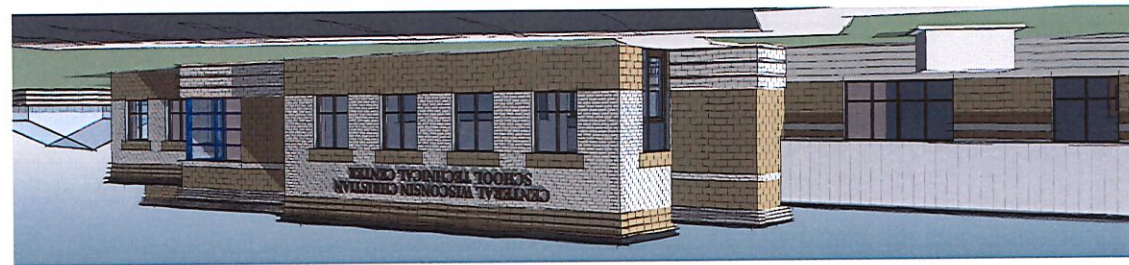
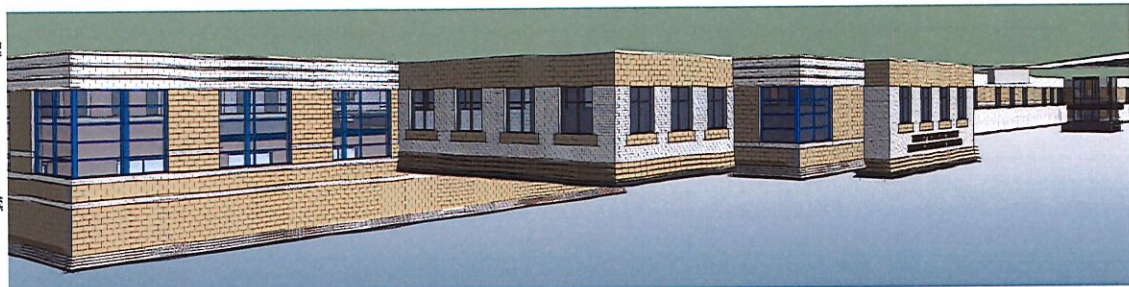
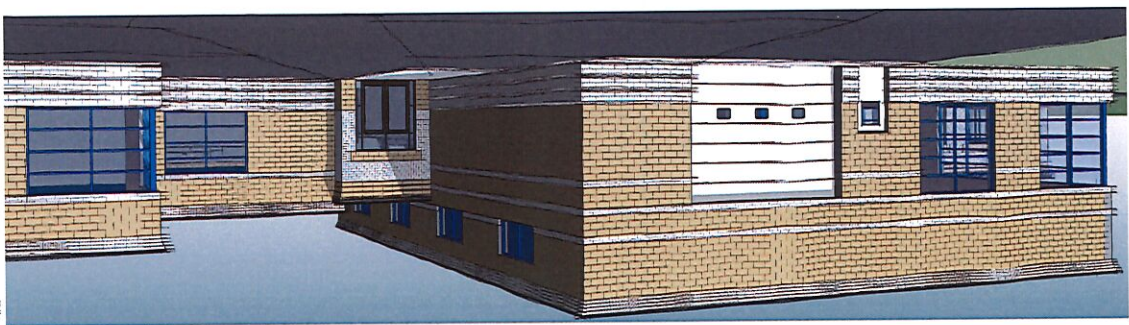
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JOB NUMBER	
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JULY 15, 2021	
AUG 20, 2021	
SEP 15, 2021	
OCT 17, 2021	
NOV 20, 2021	
DEC 20, 2021	
JAN 20, 2022	
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PROPOSED MASTER PLAN FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PROJECT INFORMATION

EXCEL
ARCHITECTS + ENGINEERS + LANDSCAPERS
Always a Better Plan
300 N. Main Street, Suite 200
P.O. Box 1000
Waupun, WI 53983
www.excelarchitects.com
715.833.1000
WDS CONSULTING, INC.
715.833.1000





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SHEET NUMBER

2132120

JOB NUMBER

NOT FOR CONSTRUCTION

PRELIMINARY DATES

OCT. 28, 2021

FEB. 4, 2022

FEB. 14, 2022

FEB. 22, 2022

FEB. 28, 2022

APR. 5, 2022

PROPOSED MASTER PLAN FOR:

CENTRAL WISCONSIN CHRISTIAN SCHOOL

301 FOX LAKE ROAD • WAUPUN, WI 53983

PROJECT INFORMATION

WDS

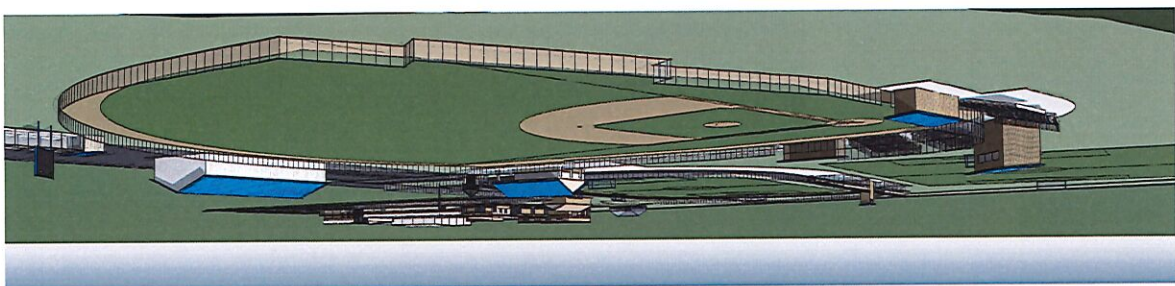
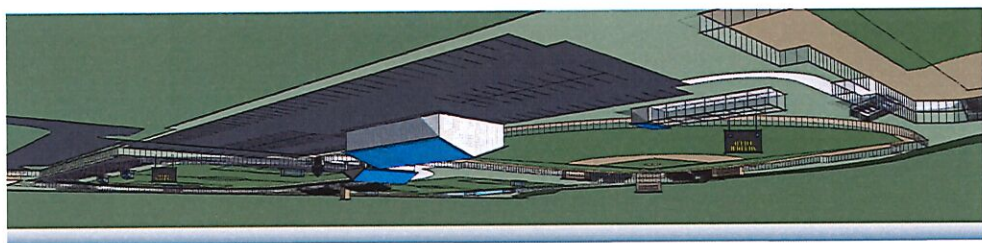
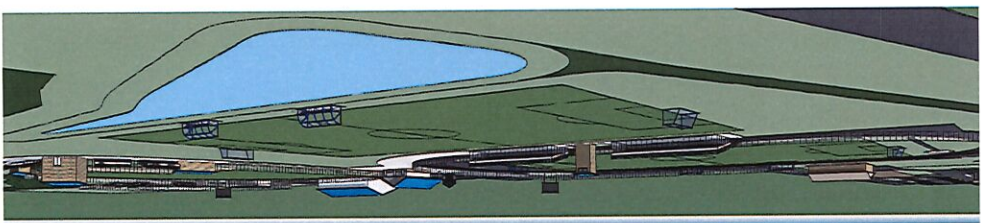
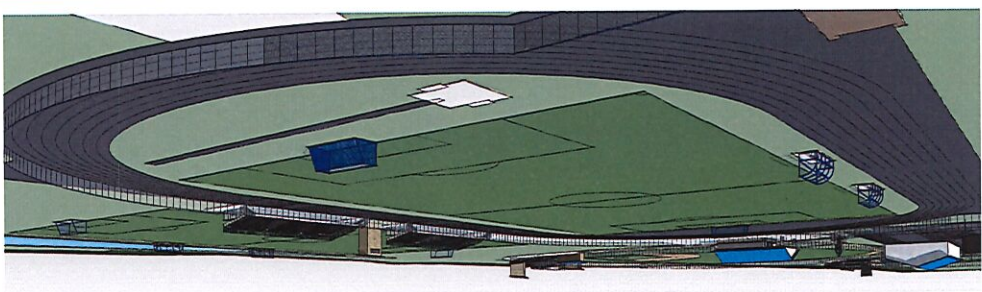
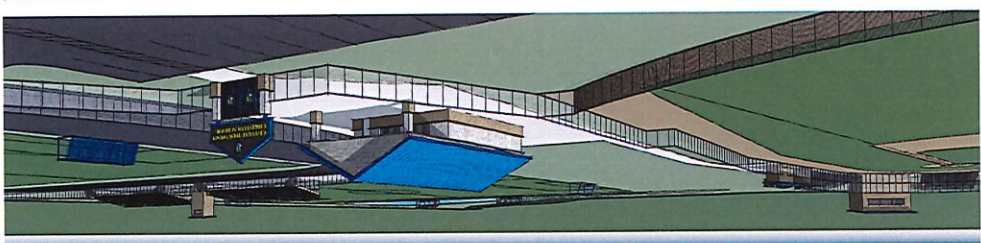
CONSTRUCTION

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EXTERIOR VIEWS



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SHEET NUMBER

2132120

JOB NUMBER

NOT FOR CONSTRUCTION

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

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

PROJECT INFORMATION

WCS

WISCONSIN CHRISTIAN SCHOOL

301 Fox Lake Road
Waupun, WI 53963
Phone: (608) 785-0000
Fax: (608) 785-0001
www.wiscnschools.org

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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