

Use of District Resources

Goals Funding Sources

Partnership Framework Communication

Cooperation

Tradition

Fundraising

Learning Environment

BEATRICE FACILITY AUDIT & MASTER PLAN STUDY

Citizens' Committee Meeting # 2 – April 14th, 2015

High Student Achievement
Student-Centered Learning

Overview of Facility Audit & Master Planning Process

FACILITY AUDIT & MASTER PLAN STUDY

Overview of Facility Audit Process

- Staff Interviews / Program Assessment
- Facility Tours & Physical Plant Assessment
- Documentation & Evaluation

Overview of Existing Elementary Facility Audit Findings

- Enrollment / Building Capacity
- Physical Plant Needs
- Program Needs

Option Development

- Confirm Criteria for Evaluation of Options
- Review Options – Pros & Cons
- New Facility Concept Plan & Site Master Plan

Project Cost & Financial Impact Assessment

- Review Construction Cost Historical Data
- Review Total Project Cost Format
- Review District Financial Status & Tax Impact Example

Develop Final Recommendation for School Board

- Call for Citizens' Committee
- Share information with Community
- Determine Final Recommendation to Board

Approach | Future Meeting Dates

FACILITY AUDIT & MASTER PLAN STUDY

Tentative Planning Meeting Overview

Meeting # 1 – April 9th - 6:30 – 8:00 (Paddock Lane Elementary School)
Master Plan Process Overview & Physical Plant & Educational Program Assessment Review
Building Tour

Meeting # 2 – April 14th – 6:30 – 8:00 (Stoddard Elementary School)
Review of Building Solution Options
Building Tour

Meeting # 3 – April 20th - 6:30 - 8:00 (Cedar Elementary School)
Review Building Option Total Project Costs
Review of Tax Impact & Operational Cost Savings
Building Tour

Meeting # 4 – April 29th - 6:30 – 8:00 (Lincoln Elementary School)
Review Options – Questions - Discussion
Open Small & Large Group Discussion / Straw Poll
Develop Consensus for Recommendation
Building Tour

Additional / Future meetings as required TBD



Questions From Our Previous Meeting

FACILITY AUDIT & MASTER PLAN STUDY

Q: If the bond issue passes what will happen to the existing buildings?

A: The existing buildings would be either sold for an appropriate reuse that would be compatible with the neighborhoods that they are located in or the building would be demolished and the property sold for redevelopment for use compatible with the existing neighborhoods.

Q: If renovation is chosen how long will it take to complete construction?

A: Because of the scope of renovation and additions required at all four buildings, it would be required that students be relocated to other buildings or temporary classroom space, for the duration of the construction. This would allow only one building to be worked on at any given time, so construction would have to be phased out over a 3 – 4 year timeframe.

Q: How does extra children or space in a classroom affect student performance?

A: Research does show that class size does have a direct effect on student performance, however it is difficult to specifically quantify the exact impact. Planning for appropriately sized classrooms is just good educational decision making.

Q: If renovation is chosen what will happen to the 93 acre site?

A: The 93 acre site was purchased with the plan for long term school facility purposes. If the existing elementary schools were to be renovated, there is still a long term master plan to locate the middle school program on the site. That decision would be made at the appropriate time.

Questions From Our Previous Meeting

FACILITY AUDIT & MASTER PLAN STUDY

Q: What other school districts have you helped in consolidating multiple schools?

A: Most recently, Holdrege has consolidated three existing elementary schools, Ogallala has consolidated three elementary schools and their middle school and several years ago, York consolidated several elementary schools. Also the two school that were visited in Eudora, KS and Oskaloosa, IA, were schools that were the result of consolidation of several existing schools.

Q: What was the intended life span of the existing buildings?

A: The life span of the existing buildings is relative to the program requirements and the degree of maintenance and repair that are performed over the life of the building. The existing Beatrice elementary schools have been well maintained over the years, but building systems like heating, ventilation and air conditioning need to be updated every 25 – 30 years. Also, changes in educational program offerings required more and different space than what was required 60 years ago. A 60 year life span is a reasonable expectation, before major improvements are required for any building.

Review of Elementary School Program Requirements

FACILITY AUDIT & MASTER PLAN STUDY

- **Grade Levels – Pre-School thru 5th Grade**
- **Average Students / Grade – 143 Students**
- **Enrollment Capacity – 1,000 Students**
 - 18 - PK & K students per classroom
 - 21 – Grades 1 & 2 students per classroom
 - 22 – Grades 3-5 students per classroom
- **Includes Alternative Curriculum & Other High Need programs currently housed at Paddock Lane Elementary need to be appropriately accommodated**
- **Dedicated cafeteria space separate from gymnasium**
- **Capable of expansion in the future**

Program Options

- **Option # 1**

- **Renovation & Additions to Cedar Elementary PK-5 School**
- **Renovation & Additions to Lincoln Elementary PK-5 School**
- **Renovation & Additions to Paddock Lane Elementary PK-5 School**
- **Renovation & Additions to Stoddard Elementary PK-5 School**

- **Option # 2**

- **Renovation of Lincoln School for use as Pre-School Center**
- **New Central K-5 Elementary School**

- **Option # 3**

- **New Central PK-5 Elementary School**

Review of Elementary School Tours

FACILITY AUDIT & MASTER PLAN STUDY

The Facility Assessment Team toured two existing schools of similar size and program to the Proposed Beatrice Central Elementary School:

Eudora, Kansas

- **Grade Level Classroom “Neighborhood”**
- **All classrooms have natural daylight**
- **Did not like gymnasium in the middle of the building**
- **Activity areas within each “Neighborhood” allowed space for collaboration activities**
- **Did not like parent drop off loop drives and playground in middle of bus loop**

Oskaloosa, Iowa

- **Double parent drop off / pick up drive loops separate from bus drop off / pick up drive**
- **Activity areas are able to be zoned off from academic classroom areas**
- **Did not like narrow corridors and lack of identity of grade level neighborhoods**

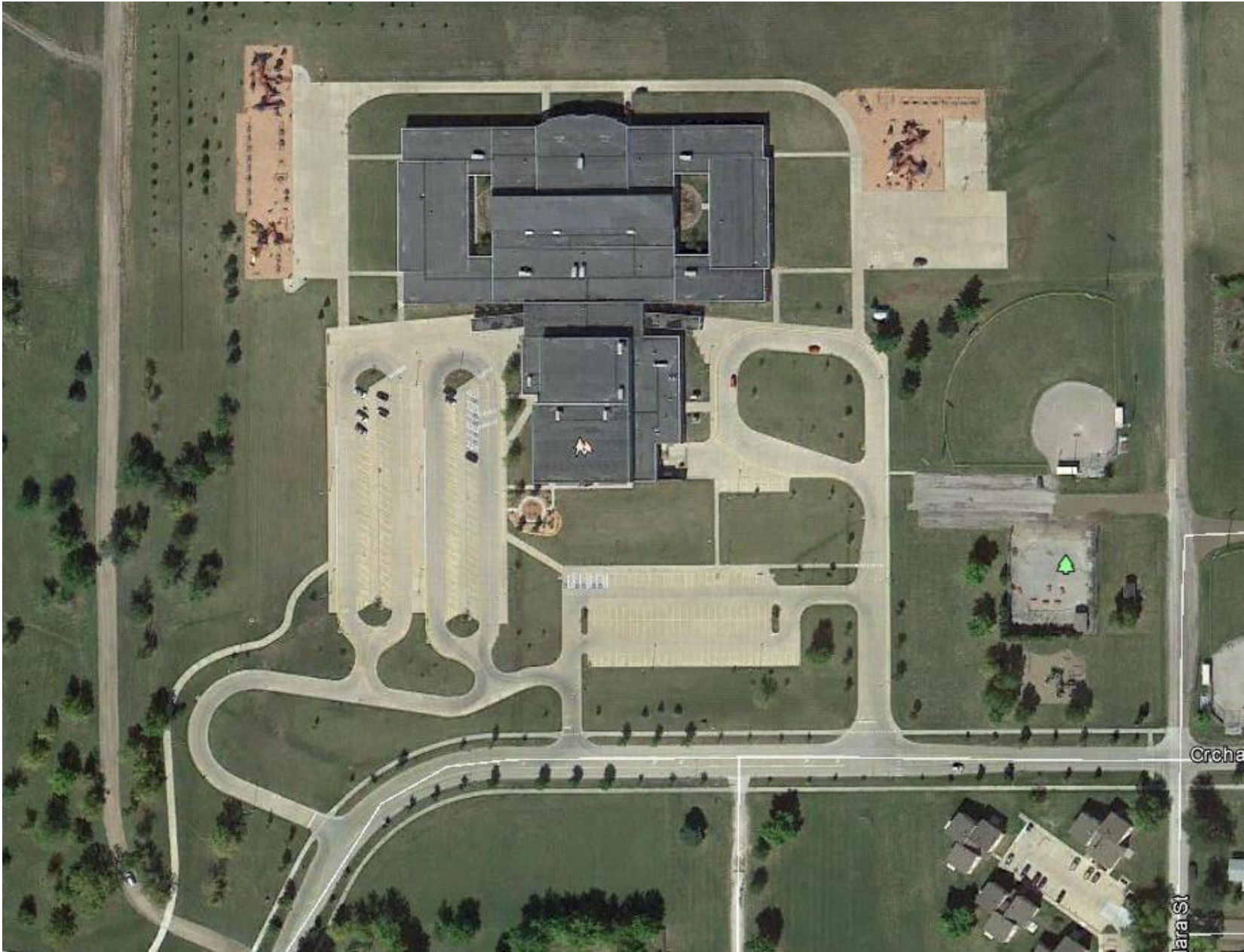
Elementary School Tour – Eudora, KS - Site Plan



Elementary School Tour – Eudora, KS - Floor Plan

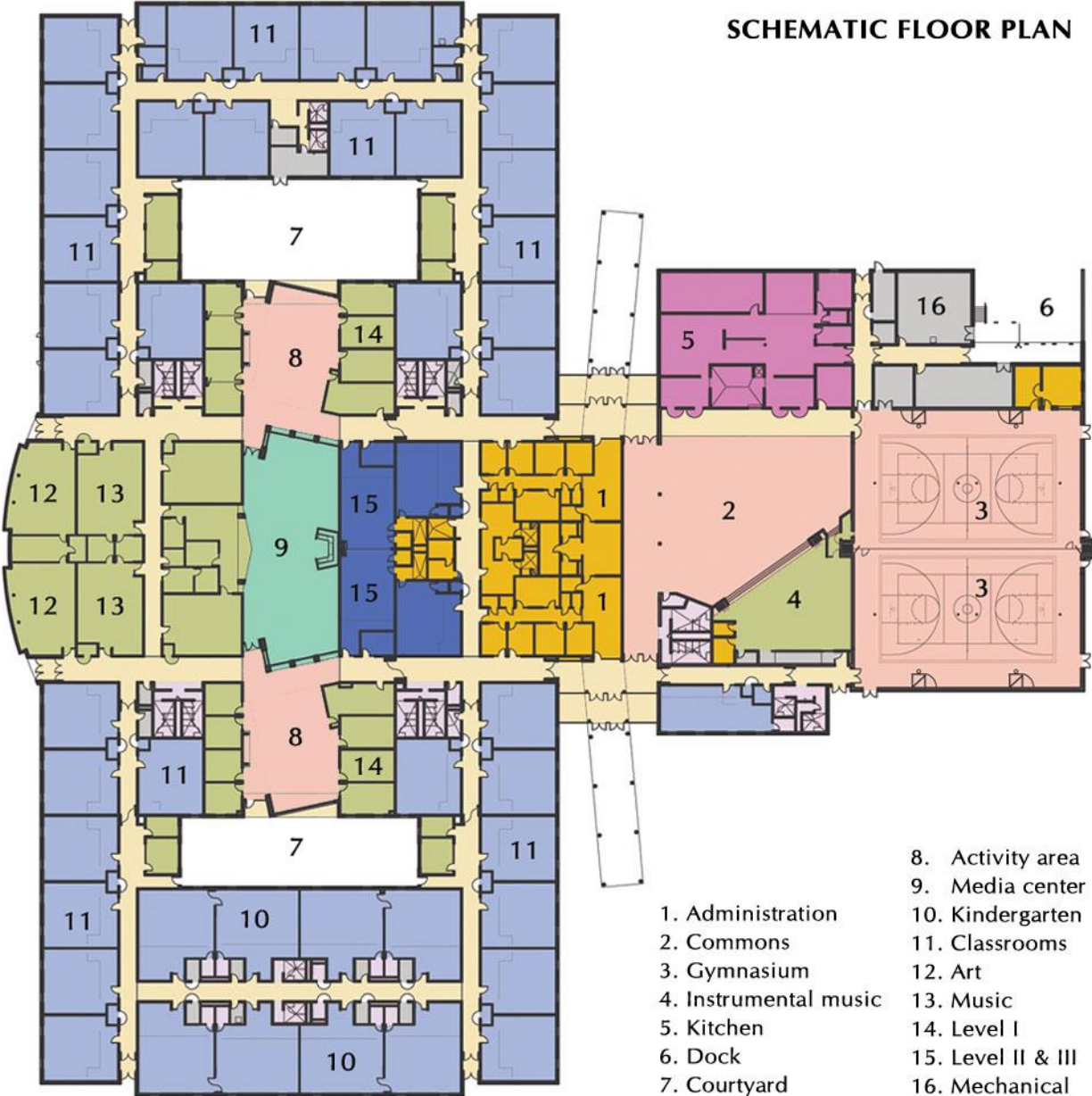


Elementary School Tour – Oskaloosa, IA - Site Plan



Elementary School Tour – Oskaloosa, IA - Floor Plan

SCHEMATIC FLOOR PLAN



Review of Elementary School Design Guiding Principles (Tentative List)

FACILITY AUDIT & MASTER PLAN STUDY

The Guiding Design Principles for the Proposed Beatrice Central Elementary School are as follows:

- Create “small school” feel within the context of a large school
- Grade Level Classroom “Neighborhoods”
- All classrooms have natural daylight
- Activity areas within each “Neighborhood” allowed space for collaboration activities
- Student & staff safety & security
- Main entrance visible from Highway
- Parent drop off / pick up drive loops separate from bus drop off / pick up drive
- Activity areas are able to be zoned off from academic classroom areas
- Good value for taxpayers – Balance between quality and quantity of space
- Program & Energy Efficiency & Sustainability
- Technology Rich Educational Environment
- Flexibility for future curricular changes
- Expandable for future growth
- Site layout and traffic flow to consider and incorporate future middle school complex
- Visibility of Media Center at main entrance

Review of Elementary School Design Process

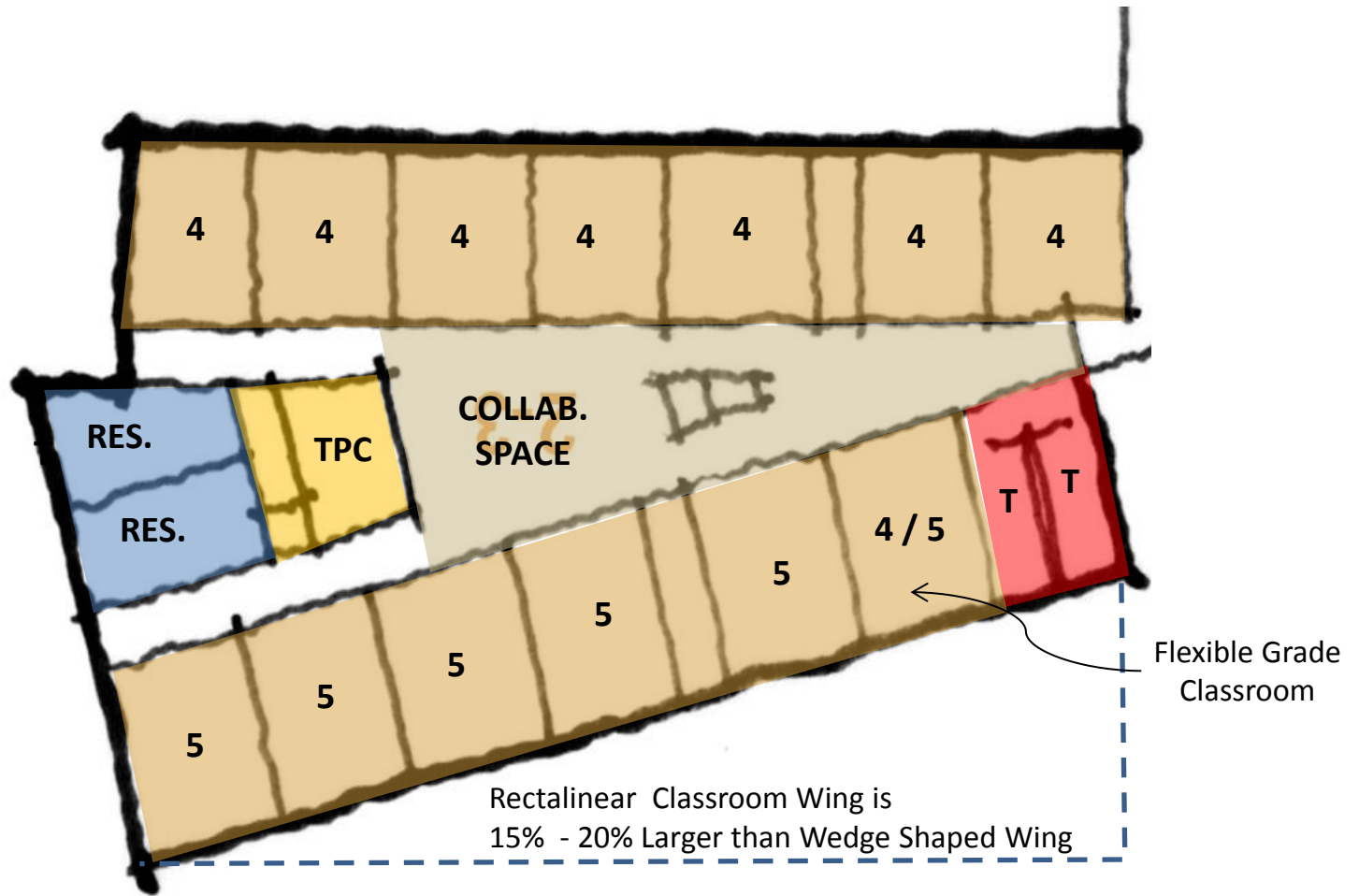
FACILITY AUDIT & MASTER PLAN STUDY

Concept Design Intent (Prior to Referendum)

- **Graphic Representation of the Program Space Requirements as determined through the Programming Process**
- **Classroom Configuration & Relationship to Support Spaces**
- **General Relationship of Core Facility Spaces (Cafeteria, Media Center, Gymnasium) to General Classroom Spaces**
- **General Relationship of Building to Site Access Points and Outdoor Activity Areas**
- **General Agreement on Building Systems / Components & Quality**

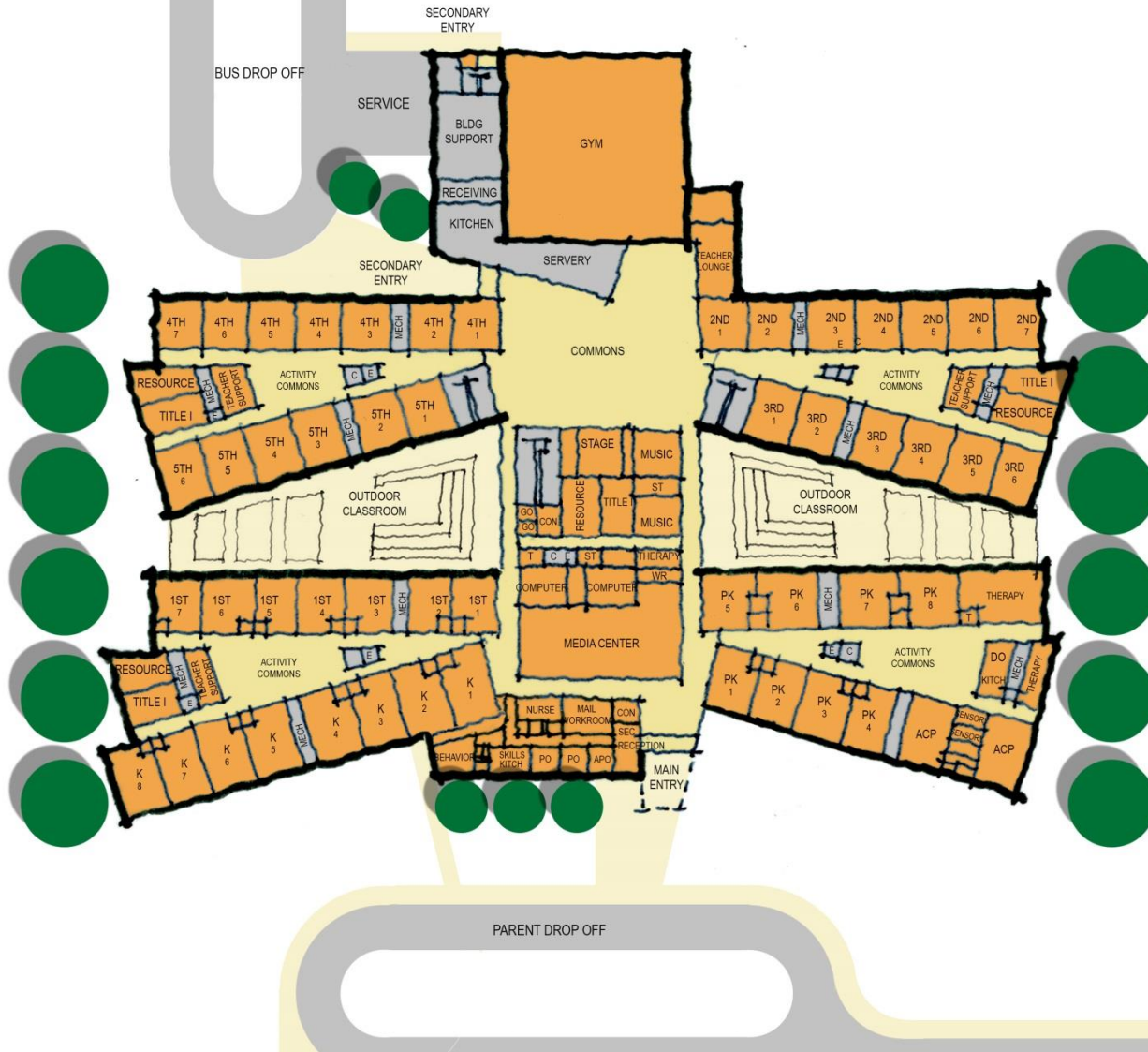
Final Design Process (After Referendum Approval)

- **Schematic Design – Program Confirmation & Program Space Adjacency Review & Finalize Building System Selections**
- **Design Development – Specific Space Planning & Layout (Casework, Doors, Windows, Utility Access)**
- **Contract Documents – Final Documentation Prior to Bidding**
- **Bidding & Construction – Any Changes at this point would require a change order to the construction contract**



**Two Grade Neighborhood
Classroom Configuration Concept**

Lincoln Street



33rd Street

NORTH

DLR Group

Propose New Elementary School Concept Plan

Option # 1 - Program Summary

GROSS PROGRAM AREA COMPARISONS

DEPARTMENT / SPACE

	Existing Cedar Elementary	Existing Lincoln Elementary	Existing Paddock Lane Elementary	Existing Stoddard Elementary	EXISTING TOTAL	PROPOSED ADDITIONAL PROGRAM SPACE	PROPOSED TOTAL	Proposed Cedar Elementary	Proposed Lincoln Elementary	Proposed Paddock Lane Elementary	Proposed Stoddard Elementary
GROSS BUILDING AREA	24,655	30,775	41,656	30,945	128,031		198,767	43,264	48,380	59,873	47,251
GRADE LEVELS SERVED	PK-5	K-5	PK-5	K-5	PK-5		PK-5	PK-5	PK-5	PK-5	PK-5
# PK-5 CLASSROOMS	8	12	14	12	46		49	10	13	13	13
# ALTERNATIVE CURRICULUM CLASSROOMS	0	0	6	0	6		8	0	0	8	0
AVERAGE CLASS	20	21	18	21	20		21	21	21	21	21
STUDENT ENROLLMENT CAPACITY	160	250	250	250	910		1,029	210	273	273	273
GROSS SF/STUDENT	154	123	167	124	141		193	206	177	219	173
General Classrooms	4,116	9,680	5,626	9,140	28,562	4,052	32,614	5,242	8,810	10,292	8,270
Pre-School Classrooms	2,546	0	5,046	0	7,592	7,700	15,292	3,346	3,450	5,046	3,450
Kindergarten Classrooms	2,333	3,263	3,374	3,012	11,982	1,017	12,999	3,350	3,263	3,374	3,012
TOTAL CLASSROOM SF	8,995	12,943	14,046	12,152	48,136	12,769	60,905	11,938	15,523	18,712	14,732
Administration	805	1,008	850	1,135	3,798	2,602	6,400	1,600	1,600	1,600	1,600
Food Service	114	114	114	114	456	15,144	15,600	3,900	3,900	3,900	3,900
Media Center / Library	1,692	1,410	1,350	1,625	6,077	6,683	12,760	3,190	3,190	3,190	3,190
Alternative Curriculum SPED	0	0	2,886	0	2,886	4,064	6,950	0	0	6,950	0
Physical Education	2,560	2,514	2,514	2,514	10,102	6,698	16,800	4,200	4,200	4,200	4,200
Special Learning / Resource	1,532	1,000	1,195	1,033	4,760	1,480	6,240	1,560	1,560	1,560	1,560
Art	0	0	0	0	0	0	0	0	0	0	0
Custodial / Maintenance	660	710	140	674	2,184	936	3,120	780	780	780	780
Faculty / Staff Support	846	469	225	0	1,540	2,160	3,700	925	925	925	925
Music	846	780	870	550	3,046	1,454	4,500	1,125	1,125	1,125	1,125
Student Services / Support	720	540	520	600	2,380	2,320	4,700	1,100	1,100	1,400	1,100
Building Infrastructure	5,885	9,287	16,946	10,548	42,666	14,426	57,092	12,946	14,477	15,531	14,139
	24,655	30,775	41,656	30,945	128,031	70,736	198,767	43,264	48,380	59,873	47,251

Option # 2 – Program Summary

GROSS PROGRAM AREA COMPARISONS

DEPARTMENT / SPACE	Existing Cedar Elementary	Existing Lincoln Elementary	Existing Paddock Lane Elementary	Existing Stoddard Elementary	EXISTING TOTAL	PROPOSED ADDITIONAL PROGRAM SPACE	Proposed New K-5 Elementary School	Existing Lincoln Pre-School Building
	GROSS BUILDING AREA	24,655	30,775	41,656	30,945		128,031	
GRADE LEVELS SERVED	PK-5	K-5	PK-5	K-5	PK-5		K-5	PK
# PK-5 CLASSROOMS	8	12	14	12	46		41	12
# ALTERNATIVE CURRICULUM CLASSROOMS	0	0	6	0	6		8	0
AVERAGE CLASS	20	21	18	21	20		21	21
STUDENT ENROLLMENT CAPACITY	160	250	250	250	910		861	250
GROSS SF/STUDENT	154	123	167	124	141		155	123
General Classrooms	4,116	9,680	5,626	9,140	28,562	1,138	29,700	0
Pre-School Classrooms	2,546	0	5,046	0	7,592	5,351	0	12,943
Kindergarten Classrooms	2,333	3,263	3,374	3,012	11,982	-1,862	10,120	0
TOTAL CLASSROOM SF	8,995	12,943	14,046	12,152	48,136	4,627	39,820	12,943
Administration	805	1,008	850	1,135	3,798	570	3,360	1,008
Food Service	114	114	114	114	456	8,188	8,530	114
Media Center / Library	1,692	1,410	1,350	1,625	6,077	1,313	5,980	1,410
Alternative Curriculum SPED	0	0	2,886	0	2,886	4,064	6,950	0
Physical Education	2,560	2,514	2,514	2,514	10,102	4,632	12,220	2,514
Special Learning / Resource	1,532	1,000	1,195	1,033	4,760	1,040	4,800	1,000
Art	0	0	0	0	0	0	0	0
Custodial / Maintenance	660	710	140	674	2,184	-294	1,180	710
Faculty / Staff Support	846	469	225	0	1,540	1,689	2,760	469
Music	846	780	870	550	3,046	399	2,665	780
Student Services / Support	720	540	520	600	2,380	3,540	5,380	540
Building Infrastructure	5,885	9,287	16,946	10,548	42,666	6,607	39,986	9,287
	24,655	30,775	41,656	30,945	128,031	36,375	133,631	30,775

Option # 3 - Program Summary

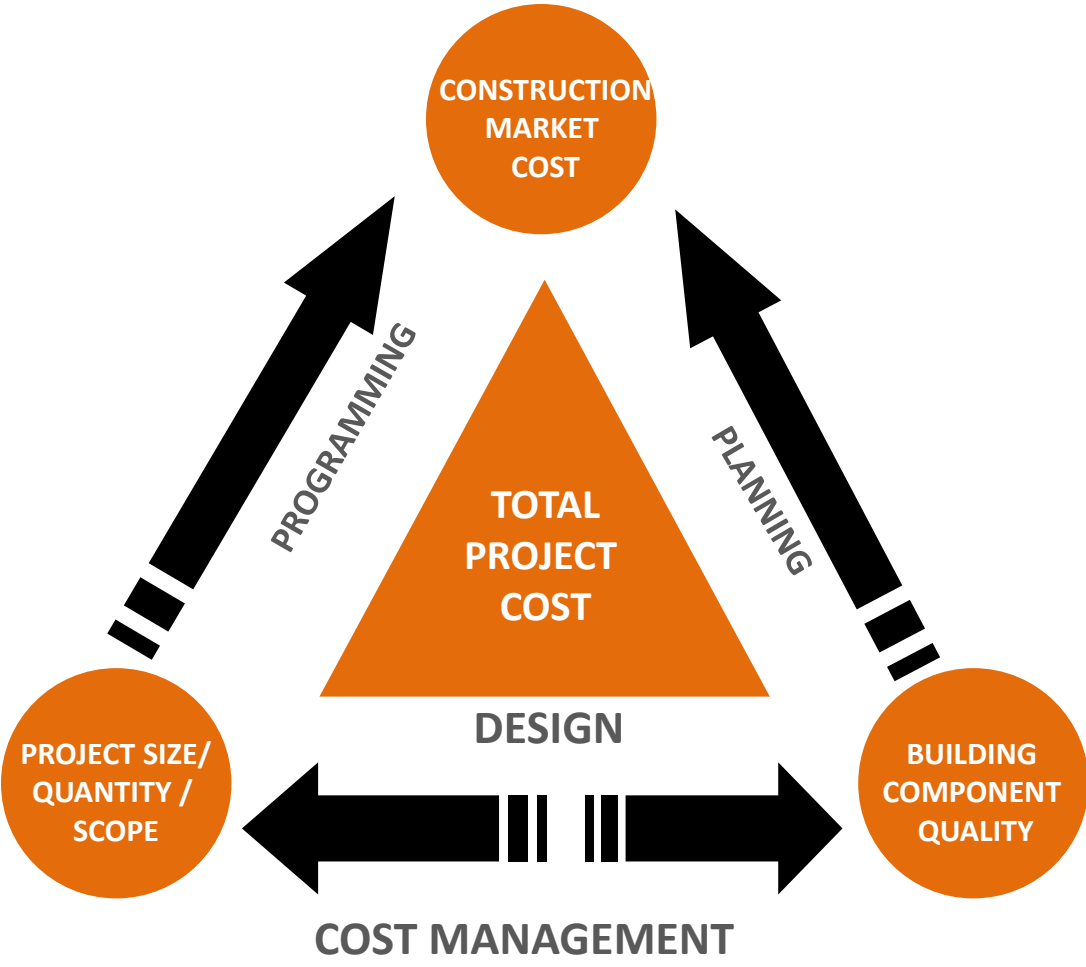
GROSS PROGRAM AREA COMPARISONS

DEPARTMENT / SPACE

	Existing Cedar Elementary	Existing Lincoln Elementary	Existing Paddock Lane Elementary	Existing Stoddard Elementary	EXISTING TOTAL	PROPOSED ADDITIONAL PROGRAM SPACE	Proposed New Central Elementary School
GROSS BUILDING AREA	24,655	30,775	41,656	30,945	128,031		148,808
GRADE LEVELS SERVED	PK-5	K-5	PK-5	K-5	PK-5		PK-5
# PK-5 CLASSROOMS	8	12	14	12	46		49
# ALTERNATIVE CURRICULUM CLASSROOMS	0	0	6	0	6		8
AVERAGE CLASS	20	21	18	21	20		21
STUDENT ENROLLMENT CAPACITY	160	250	250	250	910		1,197
GROSS SF/STUDENT	154	123	167	124	141		124

General Classrooms	4,116	9,680	5,626	9,140	28,562	1,138	29,700
Pre-School Classrooms	2,546	0	5,046	0	7,592	3,928	11,520
Kindergarten Classrooms	2,333	3,263	3,374	3,012	11,982	-1,862	10,120
TOTAL CLASSROOM SF	8,995	12,943	14,046	12,152	48,136	3,204	51,340
Administration	805	1,008	850	1,135	3,798	-438	3,360
Food Service	114	114	114	114	456	8,074	8,530
Media Center / Library	1,692	1,410	1,350	1,625	6,077	-97	5,980
Alternative Curriculum SPED	0	0	2,886	0	2,886	4,064	6,950
Physical Education	2,560	2,514	2,514	2,514	10,102	2,118	12,220
Special Learning / Resource	1,532	1,000	1,195	1,033	4,760	40	4,800
Art	0	0	0	0	0	0	0
Custodial / Maintenance	660	710	140	674	2,184	-1,004	1,180
Faculty / Staff Support	846	469	225	0	1,540	1,220	2,760
Music	846	780	870	550	3,046	-381	2,665
Student Services / Support	720	540	520	600	2,380	3,000	5,380
Building Infrastructure	5,885	9,287	16,946	10,548	42,666	977	43,643
	24,655	30,775	41,656	30,945	128,031	20,777	148,808

Cost Development Methodology



Cost Development Methodology

Conceptual Cost Consideration Issues

- **Cost of renovation is based upon our due diligence to evaluate condition of existing facilities, along with input from district facility staff.**
- **Site Development is based upon due diligence of costs for project of similar size and scope. Will be confirmed upon further development of the site master plan.**
- **New construction costs are based upon historical construction cost data, with appropriate market escalation and inflation factors applied.**
- **Cost are assumed to be open, competitive public bids and would include required bid, material and performance bonding for the work as required by state statute.**
- **A/E fees are appropriately scaled according to project size and scope.**
- **Costs include Construction Management Fees / Costs**
- **Costs do not include cost for moveable furniture, computer hardware or software.**
- **Costs are presented as Total Project Cost and includes site develop allowances, renovation costs, new construction costs, A/E fees, appropriate contingencies, cost of financing and other misc. expenses.**



Example of Total Project Cost Budget

Renovation and Remodeling Cost		0 SF		\$0
On-Site Development			\$0	\$0
Off-Site Development			\$0	\$0
Elementary School	0 SF			\$0
Equipment				
Fixed Equipment				\$0
Furniture, Furnishings & Equipment (Movable)				\$0
Technology and Technology Equipment				\$0
Geothermal Well Field				\$0
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)			\$0	\$0
Construction Management Fees				\$0
Additions and New Construction Cost		0 SF		\$0
On-Site Development			\$0	\$0
Off-Site Development			\$0	\$0
Elementary School	0 SF		\$0	\$0
Equipment				
Fixed Equipment				\$0
Furniture, Furnishings & Equipment (Movable)				\$0
Technology and Technology Equipment				\$0
Geothermal Well Field (included in Construction cost)	0 SF		\$ -	\$0
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)			\$0	\$0
Storm Shelter Construction Premium			0 # people	\$0
Construction Management Fees			\$ -	\$0
COST OF THE WORK				\$0

Example of Total Project Cost Budget

Architect / Engineering Fees			\$0
Renovation and Remodeling Cost			\$0
Additions and New Construction Cost	0.00%		\$0
Specialty Consultants (i.e. Food Service, Acoustical, Theatrical, Etc.)	0.00%		\$0
Multiple Bid Packages Additional Services	0.00%		\$0
Enhanced Construction Phase Services	0.00%		\$0
Site Acquisition & Development Cost			\$0
Site Acquisition	\$0	LS	\$0
Platting Cost	\$0	LS	\$0
Traffic Impact Study	\$0	LS	\$0
Off-Site Street and Utilities Development	\$0	SF	\$0
General and Jurisdictional Expenses			\$0
Printing (Allowance)	0.4%		\$0
Reimbursable Expenses (Allowance)	0.12%		\$0
Topographic Survey (3rd Party)	0.05%		\$0
Pre-Construction Geo-Technical Soils Testing (3rd Party)	0.05%		\$0
Geothermal Test Well (Ground Source Conductivity Test)	\$0	LS	\$0
Special Inspections (3rd Party)	0.50%		\$0
Construction Soils Testing (3rd Party)	0.13%		\$0
NPDES Permit Preparation and Coordination	\$0	LS	\$0
Storm Water Pollution Prevention Plan (SWPPP)	\$0	LS	\$0
Erosion Control Monitoring (SWPPP) (3rd Party)	\$0	LS	\$0
Wetland Delineation			\$0
Builders Risk Insurance	0.0%		\$0
Contractor Proposal Evaluations (Allowance)		LS	\$0
Utility Company Fees			
Sewer		LS	\$0
City Interceptor Sewer Fee		LS	\$0
Water Pioneer Main		LS	\$0
Gas		LS	\$0
Electric		LS	\$0
Estimated Electric Utility Company Rebate		LS	\$0
Building Permit Fee	\$0	LS	\$0
LEED Registration Fee		LS	\$0
LEED Documentation Fee	0.0%		\$0
Building Commissioning Fee	0.25%		\$0
Mechanical Life Cycle Cost Analysis		LS	\$0
PROJECT EXPENDITURE SUBTOTAL			\$0
Design Contingency	2.00%		\$0
Construction Contingency	2.00%		\$0
PROJECT BUDGET including contingency			\$0
Project Escalation Factor	0.00%		\$0
TOTAL PROJECT ESCALATED BUDGET			\$0
Fiscal Consultant Fees	1.3%		\$0
TOTAL ESTIMATED PROJECT BUDGET			\$0

Review of Kearney Project Costs

FACILITY AUDIT & MASTER PLAN STUDY

Bryant Elementary School Addition & Remodel

- Existing Building – 25,526 sf
- Original Building Constructed 1950
- Minor Renovations – 1978, 1996 & 2002
- Enrollment Capacity – 300 (Assuming 25 students per classroom)
- 2010 Project Scope & Cost
 - Addition – 5,189 sf
 - Renovation – HVAC, Electrical, Roof, Windows & Finishes
 - Construction Cost - \$3,099,357 (\$101 / SF)

New Kenwood Elementary School

- Building – 59,750 sf
- Construction complete fall 2011
- Enrollment Capacity – 450 (Assuming 25 students per classroom)
- 2010 Project Cost
 - Cost of site acquisition & infrastructure development not included
 - Construction Cost - \$8,327,921 (\$139 / SF)

Key Issues

FACILITY AUDIT & MASTER PLAN STUDY

Project name	Location	Year bid	Total project area (SF)	Renovation area (SF)	Renovation % of total SF	Addition area (SF)	Addition % of total SF	Project Cost (\$/SF) in 2015
Irving Indoor Air Quality	Lincoln, NE	2015	225,000	224,620	100%	380	0%	\$ 77.00
Shoemaker Elementary	Grand Island, NE	2014	43,000	17,000	40%	26,000	60%	\$ 150.00
Watson Elementary	Hastings, NE	2014	28,000	3,000	11%	25,000	89%	\$ 155.00
McPhee Indoor Air Quality	Lincoln, NE	2011	55,000	50,000	91%	5,000	9%	\$ 104.00
Hartley Indoor Air Quality	Lincoln, NE	2011	55,000	40,000	73%	15,000	27%	\$ 104.00
Roper Elementary	Lincoln, NE	2011	48,000	-	0%	48,000	100%	\$ 178.00
Emerson Elementary	Kearney, NE	2011	20,000	17,000	85%	3,000	15%	\$ 167.00
Park Elementary	Kearney, NE	2011	28,000	24,000	86%	4,000	14%	\$ 119.00
Hawthorne Indoor Air Quality	Lincoln, NE	2010	55,000	55,000	100%	-	0%	\$ 113.00
Lakeview Indoor Air Quality	Lincoln, NE	2010	62,000	50,000	81%	12,000	19%	\$ 108.00
Kahoa Indoor Air Quality	Lincoln, NE	2010	60,000	48,000	80%	12,000	20%	\$ 105.00
Ruth Hill Indoor Air Quality	Lincoln, NE	2009	70,000	55,000	79%	15,000	21%	\$ 87.00
Rousseau Indoor Air Quality	Lincoln, NE	2009	73,000	64,000	88%	9,000	12%	\$ 90.00
Pyrtle Indoor Air Quality	Lincoln, NE	2009	45,000	45,000	100%	-	0%	\$ 111.00
Morley Indoor Air Quality	Lincoln, NE	2009	60,000	49,000	82%	11,000	18%	\$ 101.00

New Elementary School Construction Cost Historical Data

ELEMENTARY SCHOOL CONSTRUCTION COST SUMMARY

School Facility	Bennington Elementary School	Blair Elementary School	Lincoln Arnold Elementary School	Elkhorn Elementary School	Kearney Elementary School	Norris Elementary School	Holdrege Elementary School	Average
Date of Construction Start	Jun-08	Mar-07	Apr-08	Jan-09	Apr-10	Mar-12	Oct-13	
Square Footage	64,080	63,000	99,100	62,518	59,750	67,239	78,826	70,645
General Construction	\$77.46	\$92.42	\$80.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mechanical Construction	\$33.57	\$30.16	\$26.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electrical Construction	\$13.18	\$11.70	\$11.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total G/M/E	\$124.21	\$134.28	\$118.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Geo Thermal	\$5.81	\$4.24	\$6.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bleachers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Flooring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SF Cost	\$130.02	\$138.52	\$124.79	\$131.70	\$125.60	\$186.20	\$153.03	
Total Construction Cost	\$8,331,682	\$8,726,760	\$12,366,689	\$8,233,621	\$7,504,821	\$12,520,153	\$12,063,118	
SF cost adjusted for inflation	\$156.91	\$175.36	\$150.60	\$158.94	\$146.74	\$202.68	\$161.72	\$163.93
Total Cost adjusted for inflation	\$10,054,875	\$11,047,717	\$14,924,420	\$9,936,533	\$8,767,667	\$13,627,979	\$12,748,062	

NOTE: These cost do not include the cost of site acquisition, site grading, utility infrastructure, street extensions, contingency and A/E fees

Inflation 2002	105.9%							
Inflation 2003	106.4%							
Inflation 2004	107.6%							
Inflation 2005	106.8%							
Inflation 2006	107.0%							
Inflation 2007	107.5%							
Inflation 2008	104.9%							
Inflation 2009	103.3%							
Inflation 2010	101.3%							
Inflation 2011	104.8%							
Inflation 2012	101.1%							
Inflation 2013	103.0%							
Inflation 2014	102.6%							
Inflation 2015	103.0%							

High School Construction Cost Historical Data

HIGH SCHOOL CONSTRUCTION COST SUMMARY

School Facility	Papillion South High School	Lincoln Northstar / Southwest High Schools	North Platte High School	Bennington High School	Laramie County High School	Glenwood High School	Elkhorn South High School	Sidney High School	Gibbon Public Schools	Ankeny High School	Average	Beatrice High School
Date of Construction Start	Mar-01	Jun-01	Mar-01	Mar-04	Jun-06	May-07	Feb-08	May-08	May-07	Nov-08		1996
Square Footage	270,000	2 @ 375,000 750,000	270,000	110,000	228,210	144,010	251,310	106,580	119,000	275,000	252,411	147,622
Student Capacity	1,600	4,000	1,500	500	1,200	750	1,200	600	750	1,600	1,370	800
SF / Student	169	188	180	220	190	192	209	178	159	172	184	185
General Construction	\$0.00	\$0.00	\$0.00	\$46.49	\$96.98	\$79.50	\$80.58	\$77.68	\$91.76	\$80.60	\$92.27	\$0.00
Mechanical Construction	\$0.00	\$0.00	\$0.00	\$22.16	\$27.00	\$28.60	\$31.48	\$29.57	\$28.77	\$32.75	\$28.62	\$0.00
Electrical Construction	\$0.00	\$0.00	\$0.00	\$9.04	\$13.24	\$12.24	\$19.82	\$16.26	\$15.42	\$17.55	\$14.80	\$0.00
Total G/M/E	\$0.00	\$0.00	\$0.00	\$77.69	\$137.22	\$120.34	\$131.88	\$123.51	\$135.95	\$130.90	\$122.50	\$0.00
Geo Thermal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.42	\$0.00	\$0.00	\$5.70	\$5.56	\$0.00
Bleachers	\$0.00	\$0.00	\$0.00	\$0.80	\$0.00	\$0.90	\$0.95	\$0.00	\$1.17	\$1.31	\$1.03	\$0.00
Flooring	\$0.00	\$0.00	\$0.00	\$0.74	\$0.00	\$0.00	\$3.01	\$4.03	Included in GC	\$3.37	\$2.79	\$0.00
SF cost	\$88.64	\$109.30	\$112.00	\$79.23	\$137.22	\$121.24	\$141.26	\$127.54	\$137.12	\$141.28	\$119.48	\$71.13
Total Construction Cost	\$23,932,800	\$81,975,000	\$30,240,000	\$8,715,300	\$31,314,976	\$17,459,772	\$35,500,051	\$13,593,213	\$16,317,280	\$38,852,000	\$29,790,039	\$10,500,000
SF cost adjusted for inflation	\$167.13	\$206.09	\$211.18	\$123.22	\$186.74	\$153.48	\$170.48	\$153.92	\$173.59	\$170.50	\$171.63	\$171.63
Total Cost adjusted for inflation	\$45,125,951	\$154,566,112	\$57,018,350	\$13,553,933	\$42,616,723	\$22,103,349	\$42,842,321	\$16,404,619	\$20,657,001	\$46,887,534		\$25,336,791

The costs list are construction costs only and do not include the cost of site acquisition, site development, A/E fees, moveable furniture or contingency

Inflation 2002	105.9%
Inflation 2003	106.4%
Inflation 2004	107.6%
Inflation 2005	106.8%
Inflation 2006	107.0%
Inflation 2007	107.5%
Inflation 2008	104.9%
Inflation 2009	103.3%
Inflation 2010	101.3%
Inflation 2011	104.8%
Inflation 2012	101.1%
Inflation 2013	103.0%
Inflation 2014	102.6%
Inflation 2015	103.0%



QUESTIONS?

Approach | Future Meeting Dates

FACILITY AUDIT & MASTER PLAN STUDY

Tentative Planning Meeting Overview

Meeting # 1 – April 9th - 6:30 – 8:00 (Paddock Lane Elementary School)
Master Plan Process Overview & Physical Plant & Educational Program
Assessment Review
Building Tour

Meeting # 2 – April 14th – 6:30 – 8:00 (Stoddard Elementary School)
Review of Building Solution Options
Building Tour

Meeting # 3 – April 20th - 6:30 - 8:00 (Cedar Elementary School)
Review Building Option Total Project Costs
Review of Tax Impact & Operational Cost Savings
Building Tour

Meeting # 4 – April 29th - 6:30 – 8:00 (Lincoln Elementary School)
Review Options – Questions - Discussion
Open Small & Large Group Discussion / Straw Poll
Develop Consensus for Recommendation
Building Tour

Additional / Future meetings as required TBD

