

Use of District Resources

Goals Funding Sources

Partnership Framework Communication

Cooperation

Tradition

Fundraising

Learning Environment

BEATRICE FACILITY AUDIT & MASTER PLAN STUDY

Citizens' Committee Meeting # 3—April 20th, 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: Is it fair to say that the cost of renovating the existing buildings is approximately 70% of the cost of new construction?

A: The cost of renovating the existing school buildings is actually approximately 77% of the cost of new construction, but please keep in mind the cost is a direct reflection of the scope of renovation that was identified in the facility audit process.

Q: If renovation is the selected option, where would the students be housed while their building is being renovated?

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: Have soil conditions on the proposed site been tested for suitability of constructing a new elementary school?

A: At this time the district has not authorized soils investigation, but if a new school option is recommended, there will be consideration given to proceeding with a geotechnical investigation to confirm the existing soil conditions. Because of the long term agricultural use of the site, there are no historical indicators that would raise a concern.

Q: How will safety and security be addressed in the new building options?

A: The new school options will be constructed to provide a storm shelter in each of the four classroom neighborhoods. The proximity of the storm shelter areas to the students and staff are important for quick and easy access. The building will also be designed to have a secure main entrance that will require all visitors to enter the building only after permission has been granted by the school office staff.

Questions From Our Previous Meeting

FACILITY AUDIT & MASTER PLAN STUDY

Q: If the bond issue does not pass, what projects at the existing buildings would be of the highest priority?

A: If the bond issue does not pass, there will still be significant facility issues that will need to be addressed in all four elementary schools. The challenge for the school district is funding these sizable projects within the State levy lid requirements. The most pressing concerns would be regarding HVAC and indoor air quality issues, electrical upgrades and traffic flow related issues. The other concern would be finding adequate classroom space for expanding the PreK programs in the future.

Q: Are we reducing classroom size or numbers in any of the options and was there any consideration of having one grade level per classroom neighborhood?

A: Generally speaking, all new classrooms would be equal to the existing classroom sizes and in some cases they will be larger. The proposed kindergarten classrooms are slightly smaller than the current classrooms. Because of the efficiency of having all grade level classrooms together in one building and the two grade level teams per classroom neighborhood, the new school proposal would allow for a flex classroom in the upper elementary grades, that would be assigned as needed according to student enrollment size and target classroom size. There was a consideration of having single grade classroom neighborhoods, but the loss of the flexible classroom sharing and sheer number of classroom pods caused the building plan to become too spread out.

Q: Will there be seating provided in the gymnasium?

A: Yes, there will be approximately 300 bleacher seating provided in the gymnasium for school and activity use.

Program Options

- **Status Quo (Not A Viable Option)**
- **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**

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		133,631	30,775
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

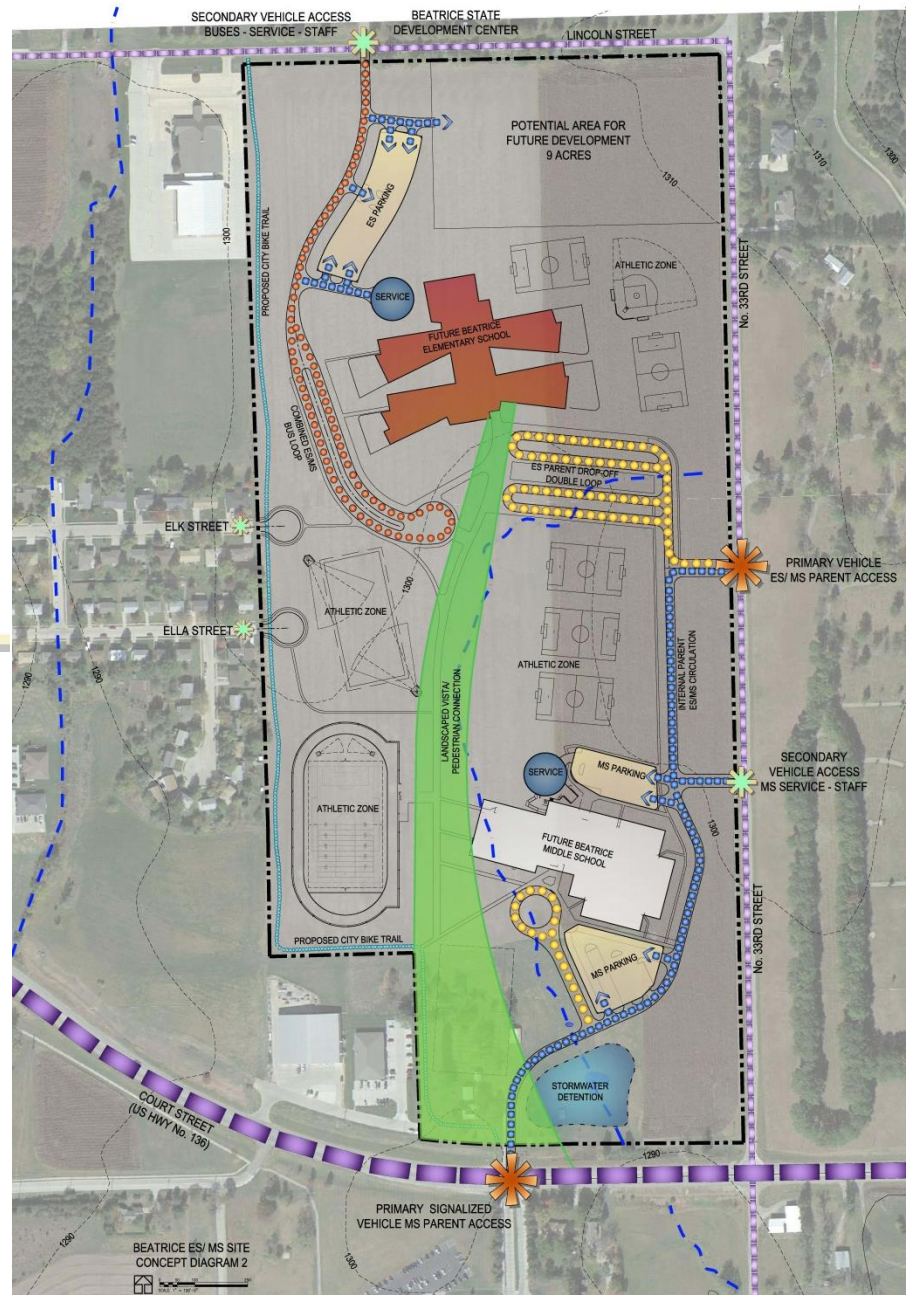
GROSS PROGRAM AREA COMPARISONS

DEPARTMENT / SPACE

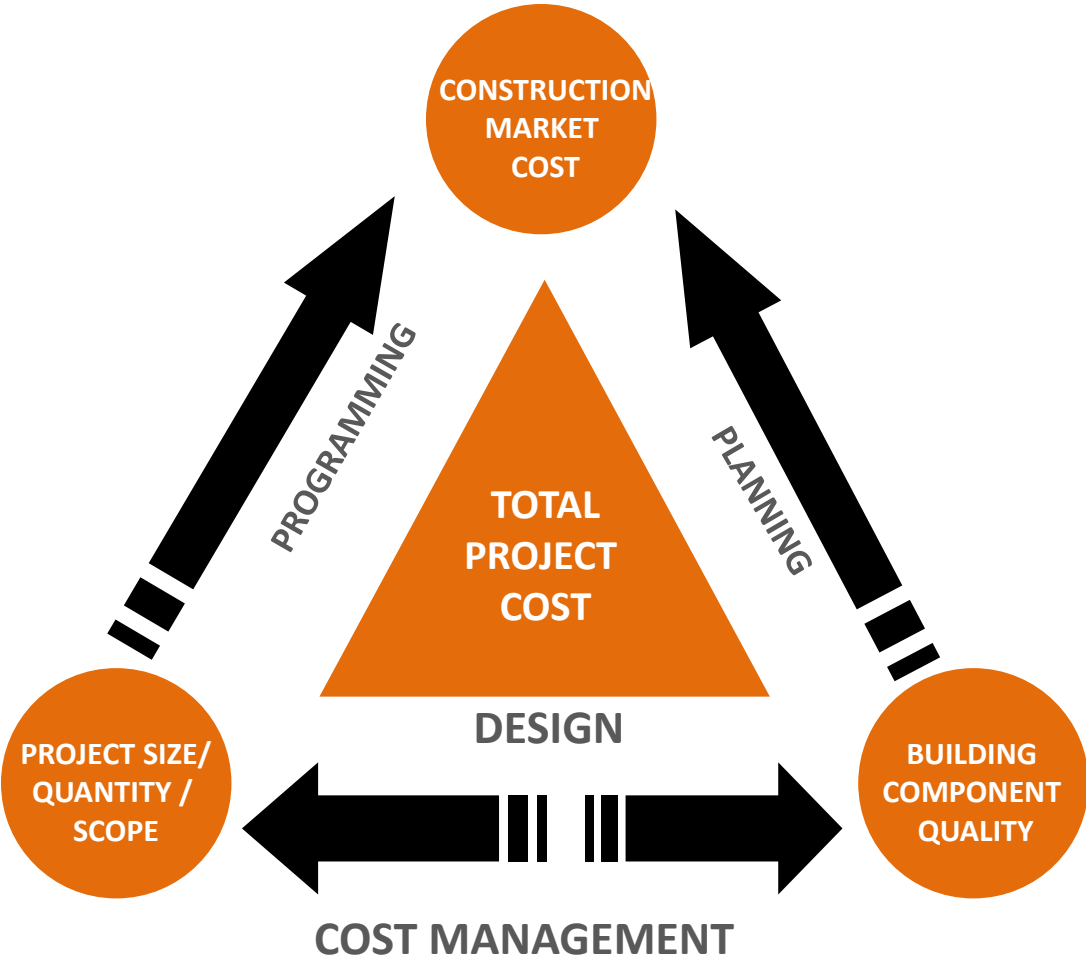
	Existing Cedar Elementary	Existing Lincoln Elementary	Existing Paddock Lane Elementary	Existing Stoddard Elementary	EXISTING TOTAL	PROPOSED ADDITIONAL PROGRAM SPACE	Proposed New Central Elementary School
GROSS BUILDING AREA	24,655	30,775	41,656	30,945	128,031		148,808
GRADE LEVELS SERVED	PK-5	K-5	PK-5	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

Option 9



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 Renovation Cost Summary

Paddock Lane Elementary

Division Of Work	Description of Recommended Work	Quantity of Scope	Cost / SF	Division Total	% of Total
General Requirements			\$8.75 / sf	\$294,665	9.52%
General Conditions	As required	33,676	\$2.00 sf	\$67,352	
Construction Facilities	As required	33,676	\$1.00 sf	\$33,676	
Mobilization	As required	33,676	\$0.25 sf	\$8,419	
CM Effort Schedule	As required	33,676	\$4.00 sf	\$134,704	
Construction Phasing	As required	33,676	\$0.75 sf	\$25,257	
Builders Risk	By Owner	0	\$0.00 sf	\$0	
Allowances	As required	33,676	\$0.25 sf	\$8,419	
Performance Bond	As required	33,676	\$0.50 sf	\$16,838	
Sitework			\$4.82 / sf	\$162,400	5.25%
Demolition	Remove existing asphalt paving and portion of play area	1	\$10,000 ls	\$10,000	
Site Clearing	Remove existing shrubs and trees as required	1	\$5,000 ls	\$5,000	
Site Excavation and Grading	Grading for new student drop off and bus lane	650	\$6.00 cy	\$3,900	
Termite Control	No work	0	\$0.25 sf	\$0	
Site Utilities	As required	0	\$20,000 ls	\$0	
Concrete Paving	New student drop off lane and bus drop lane	700	\$65.00 sy	\$45,500	
Asphalt Paving	New staff parking lots	1,000	\$30.00 sy	\$30,000	
Site Lighting	As required	6	\$3,000 ea	\$18,000	
Concrete Sidewalks	As required	100	\$45.00 sy	\$4,500	
Play Equipment	New soft surface play area and relocate play equipment	300	\$145.00 sy	\$43,500	
Play Area Surfacing	No work	0	\$50.00 sy	\$0	
Sod & Seed	As required	5,000	\$0.40 sf	\$2,000	
Irrigation	No work	0	\$18,000 ls	\$0	
Fence	No work	0	\$15.00 lf	\$0	
Concrete			\$0.00 / sf	\$0	0.00%
Footings	No work	0	\$220.00 cy	\$0	
Slab on Grade	No work	0	\$12.00 sf	\$0	
Stairs & Ramps	No work	0	\$400 lf	\$0	
Concrete Roof Structure	No work	0	\$65.00 sf	\$0	

Example of Renovation Cost Summary

Paddock Lane Elementary

Division Of Work	Description of Recommended Work	Quantity of Scope	Cost / SF	Division Total	% of Total
Masonry			\$0.00 / sf	\$0	0.00%
Concrete Block	No work	0	\$10.00 sf	\$0	
Cavity Wall w/ Face Brick	No work	0	\$26.00 sf	\$0	
Tuckpointing & Repair	No work	0	\$4.00 sf	\$0	
Steel			\$8.36 / sf	\$281,394	9.10%
Structural Steel	As required for new mechanical penthouse structure	25,000	\$2.50 lb	\$62,500	
Steel Joists	As required for new mechanical penthouse structure	33,676	\$4.00 sf	\$134,704	
Metal Deck	As required for new mechanical penthouse structure	33,676	\$2.50 sf	\$84,190	
Metal Fabrications	No work	0	\$400.00 ea	\$0	
Expansion Joints	No work	0	\$1.50 lf	\$0	
Wood & Plastic			\$0.00 / sf	\$0	0.00%
Rough Carpentry	No work	0	\$0.10 sf	\$0	
Interior Woodwork	No work	0	\$0.50 sf	\$0	
Thermal & Moisture Protection			\$13.25 / sf	\$446,207	14.42%
Selective Demolition	No work	0	\$0.25 sf	\$0	
Building Insulation	As required	33,676	\$2.00 sf	\$67,352	
Spandrel Panels	No work	0	\$15.00 sf	\$0	
Firestopping	No work	0	\$0.15 sf	\$0	
Roofing	New sloped metal roof	33,676	\$11.00 sf	\$370,436	
Skylights	No work	0	\$4,000 ea	\$0	
Soffits & Fascia	No work	0	\$15.00 sf	\$0	
Joint Sealants	No work	33,676	\$0.25 sf	\$8,419	
Doors & Windows			\$0.93 / sf	\$31,200	1.01%
Selective Demolition	Remove existing entry doors and frames	12	\$100 ea	\$1,200	
Doors & Frames	No work	0	\$1,200 ea	\$0	
Overhead Doors	No work	0	\$4,000 ea	\$0	
Aluminum Entrances & Storefront	New entry doors	12	\$2,000 ea	\$24,000	
Aluminum Windows	No work	0	\$2,500 ea	\$0	
Door Hardware	As required	12	\$500 ea	\$6,000	
Glazing	No work	0	\$450 ea	\$0	

Example of Renovation Cost Summary

Paddock Lane Elementary

Division Of Work	Description of Recommended Work	Quantity of Scope	Cost / SF	Division Total	% of Total
Finishes			\$7.62 / sf	\$256,633	8.29%
Selective Demolition	As required	600	\$3.00 sf	\$1,800	
Metal Studs & Drywall	No work	0	\$4.75 sf	\$0	
Tile	Remove and replace wall and floor tile	1,400	\$15.00 sf	\$21,000	
Acoustical Panel Ceilings	No work	0	\$2.00 sf	\$0	
Wood Athletic Flooring	No work	0	\$8.50 sf	\$0	
Sheet Vinyl Athletic Flooring	No work	0	\$7.00 sf	\$0	
VAT Abatement	Remove as required throughout existing building	29,800	\$2.00 sf	\$59,600	
Stage Flooring	No work	0	\$15.00 sf	\$0	
Resilient Tile Flooring	New to replace abated VAT	12,000	\$4.00 sf	\$48,000	
Resilient Wall Base	As required	2,000	\$2.50 lf	\$5,000	
Carpet	As required	17,800	\$3.50 sf	\$62,300	
Painting	As required	33,676	\$1.75 sf	\$58,933	
Specialties			\$2.04 / sf	\$68,750	2.22%
Visual Display Boards	No work	0	\$600 ea	\$0	
Toilet Compartments	No work	0	\$500 ea	\$0	
Wall Protection	No work	0	\$5.00 lf	\$0	
Flagpoles	No work	0	\$5,000 ea	\$0	
Metal Academic Lockers	New student lockers	250	\$275 ea	\$68,750	
Metal Athletic Lockers	No work	0	\$180 ea	\$0	
Operable Panel Partitions	No work	0	\$60 sf	\$0	
Toilet Accessories	No work	0	\$150 ea	\$0	
Equipment			\$0.00 / sf	\$0	0.00%
Projection Screens	No work	0	\$200 ea	\$0	
Food Service Equipment	Included in new construction budget	0	\$75,000 ls	\$0	
Gymnasium Equipment	No work	0	\$500 ea	\$0	
Auditorium Equipment	No work	0	\$0 ls	\$0	
Elevator Equipment	No work	0	\$0 ls	\$0	
Furnishings			\$2.00 / sf	\$67,352	2.18%
Educational Casework	No work	0	\$250 lf	\$0	
Re-finish existing Casework	Refurbish existing casework throughout existing building	33,676	\$2.00 sf	\$67,352	
Floor Mats	No work	0	\$3.00 sf	\$0	
Bleachers	No work	0	\$85 ea	\$0	

Example of Renovation Cost Summary

Paddock Lane Elementary

Division Of Work	Description of Recommended Work	Quantity of Scope	Cost / SF	Division Total	% of Total
Mechanical			\$34.15 / sf	\$1,150,035	37.17%
Plumbing Demolition	As required	33,676	\$0.50 sf	\$16,838	
Plumbing Underground	No work	0	\$1.80 sf	\$0	
Plumbing Above slab	Replace piping where accessible	33,676	\$1.40 sf	\$47,146	
Plumb Insul	No work	0	\$7,500 ls	\$0	
Water Softening	No work	0	\$10,000 ls	\$0	
Plumbing Fixtures	No work	0	\$1,000 ea	\$0	
Fire Sprinkler	No work	0	\$1.50 sf	\$0	
HVAC Demolition	Remove existing equipment	33,676	\$1.25 sf	\$42,095	
Geo-Thermal Wellfield	No work	0	\$7.00 sf	\$0	
HVAC - Central Equipment	New heat pump system throughout	33,676	\$24.00 sf	\$808,224	
HVAC - Ductwork	As required	33,676	\$4.50 sf	\$151,542	
Controls, Test & Balance	As required	33,676	\$2.50 sf	\$84,190	
Electrical			\$7.41 / sf	\$249,380	8.06%
Selective Demolition	Misc demo	33,676	\$0.40 sf	\$13,470	
Excavation	No work	0	\$0.07 sf	\$0	
Rough Feeders - Underground	No work	0	\$0.10 sf	\$0	
Rough Branch - Underground	No work	0	\$0.15 sf	\$0	
Rough Feeder	No work	0	\$0.85 sf	\$0	
Rough Branch	No work	0	\$1.50 sf	\$0	
Feeder Wire	Replace feeders throughout building	33,676	\$3.00 sf	\$101,028	
Branch Wire	No work	0	\$1.50 sf	\$0	
Switchgear	Replace main distribution panel	1	\$35,000 ea	\$35,000	
Panelboards	Replace all panelboards	5	\$5,000 ea	\$25,000	
Fixtures	No work	0	\$3.50 sf	\$0	
Lighting Controls	Recommend adding current energy code compliant controls	33,676	\$1.00 sf	\$33,676	
Emergency Lighting	Add emergency lighting to meet current codes	33,676	\$0.60 sf	\$20,206	
Wiring Devices	No work	0	\$0.12 sf	\$0	
Parking Lot Lighting	Add area lighting for parking lot	6	\$3,500 ls	\$21,000	
Field Lighting	No work	0	\$0 ls	\$0	
Emergency Generator	No work	0	\$0 ls	\$0	
Motor Controls	No work	0	\$0.25 sf	\$0	

Example of Renovation Cost Summary

Paddock Lane Elementary

Division Of Work	Description of Recommended Work	Quantity of Scope	Cost / SF	Division Total	% of Total
Special Systems			\$2.55 / sf	\$85,874	2.78%
Fire Alarm	Replace fire alarm system	33,676	\$2.00 sf	\$67,352	
Intercom	Replace intercom system	33,676	\$0.35 sf	\$11,787	
Telephone	No work	0	\$0.50 sf	\$0	
PA / Sound Systems	No work	0	\$10,000 ls	\$0	
Clock Systems	Replace with intercom system	33,676	\$0.20 ls	\$6,735	
Data Network Cabling	No work	0	\$2.00 sf	\$0	
Data Network Equipment	No work	0	\$0.50 sf	\$0	
Wide Area Network Cabling	No work	0	\$10,000 ls	\$0	
Security Systems	No work	0	\$0.30 sf	\$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

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%							

Option # 1 – Total Project Cost Summary

	Renovation and remodeling Cost	Addition and New Construction Cost	COST OF THE WOK	Architect and Engineering Fees	Site Development Cost	General and Jurisdictional Expenses	PROJECT EXPENDITURES SUBTOTAL	PROJECT BUDGET including contingency	TOTAL PROJECT ESCALATED BUDGET	TOTAL ESTIMATED PROJECT BUDGET
Lincoln Elementary School	\$4,557,951	\$3,255,487	\$7,813,439	\$693,444	\$105,627	\$107,887	\$8,720,397	\$9,345,472	\$9,999,655	\$10,519,637
Paddock Lane Elementary School	\$4,407,662	\$4,701,137	\$9,108,799	\$794,819	\$104,787	\$123,949	\$10,132,354	\$10,861,058	\$11,295,500	\$11,882,866
Stoddard Elementary School	\$3,441,044	\$3,039,477	\$6,480,521	\$570,057	\$97,835	\$91,358	\$7,239,772	\$7,758,213	\$8,534,035	\$8,977,805
Cedar Elementary School	\$2,745,108	\$3,397,834	\$6,142,942	\$532,612	\$93,044	\$87,172	\$6,855,771	\$7,347,206	\$8,081,927	\$8,502,187
All Project Total	\$15,151,765	\$14,393,935	\$29,545,701	\$2,590,933	\$401,294	\$410,367	\$32,948,293	\$35,311,949	\$37,911,117	\$39,882,495

Option # 1 – Lincoln Project Cost Summary

Renovation and Remodeling Cost	42,775 SF		\$4,557,951
On-Site Development		\$0	\$0
Off-Site Development		\$0	\$0
Elementary School Equipment	30,775 SF		\$3,465,196
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field			\$0
Support Buildings (Temporary / Portable Classrooms)	12,000 SF	\$80	\$960,000
Construction Management Fees		\$132,756 LS	\$132,756
Additions and New Construction Cost	65,984 SF		\$3,255,487
On-Site Development		\$140,837	\$140,837
Off-Site Development		\$0	\$0
Elementary School Equipment	17,605 SF	\$150 SF	\$2,640,687
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field	48,380	\$193,518 LS	\$193,518
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)		\$0	\$0
Storm Shelter Construction Premium		275 # people	\$185,625
Construction Management Fees		\$ 94,820 LS	\$94,820
COST OF THE WORK			\$7,813,439
Architect / Engineering Fees			\$693,444
Renovation and Remodeling Cost		9.50%	\$433,005
Additions and New Construction Cost		8.00%	\$260,439
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			\$105,627
Site Acquisition		\$0 LS	\$0
Platting Cost		\$0 LS	\$0
Traffic Impact Study		\$0 LS	\$0
Off-Site Street and Utilities Development		\$105,627 SF	\$105,627
General and Jurisdictional Expenses			\$107,887
Printing (Allowance)		0.4%	\$31,254
Reimbursable Expenses (Allowance)		0.12%	\$8,985
Topographic Survey (3rd Party)		0.05%	\$3,907
Pre-Construction Geo-Technical Soils Testing (3rd Party)		0.05%	\$3,907
Geothermal Test Well (Ground Source Conductivity Test)		\$0 LS	\$0
Special Inspections (3rd Party)		0.50%	\$39,067
Construction Soils Testing (3rd Party)		0.13%	\$9,767
NPDES Permit Preparation and Coordination		\$1,500 LS	\$1,500
Storm Water Pollution Prevention Plan (SWPPP)		\$1,500 LS	\$1,500
Erosion Control Monitoring (SWPPP) (3rd Party)		\$3,000	\$3,000
Wetland Delineation			
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		\$5,000 LS	\$5,000
LEED Registration Fee		LS	\$0
LEED Documentation Fee		0.0%	\$0
Building Commissioning Fee		0.00%	\$0
Mechanical Life Cycle Cost Analysis		LS	\$0
PROJECT EXPENDITURE SUBTOTAL			\$8,720,397
Design Contingency		4.00%	\$312,538
Construction Contingency		4.00%	\$312,538
PROJECT BUDGET including contingency			\$9,345,472
Project Escalation Factor		7.00%	\$654,183
TOTAL PROJECT ESCALATED BUDGET			\$9,999,655
Fiscal Consultant Fees		1.3%	\$129,996
Capitalized Interest		3.9%	\$389,987
TOTAL ESTIMATED PROJECT BUDGET			\$10,519,637

Option # 1 – Paddock Lane Project Cost Summary

Renovation and Remodeling Cost	45,676 SF		\$4,407,662
On-Site Development		\$0	\$0
Off-Site Development		\$0	\$0
Elementary School	33,676 SF		\$3,319,283
Equipment			
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field		LS	\$0
Support Buildings (Temporary / Portable Classrooms)	12,000 SF	\$80	\$960,000
Construction Management Fees		\$128,378 LS	\$128,378
Additions and New Construction Cost	86,070 SF		\$4,701,137
On-Site Development		\$209,574	\$209,574
Off-Site Development		\$0	\$0
Elementary School	26,197 SF	\$150 SF	\$3,929,520
Equipment			
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field	59,873	\$239,491 LS	\$239,491
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)	SF	\$0	\$0
Storm Shelter Construction Premium		275 # people	\$185,625
Construction Management Fees		\$136,926 LS	\$136,926
COST OF THE WORK			\$9,108,799
Architect / Engineering Fees			\$794,819
Renovation and Remodeling Cost		9.50%	\$418,728
Additions and New Construction Cost		8.00%	\$376,091
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			\$104,787
Site Acquisition		\$0 LS	\$0
Platting Cost		\$0 LS	\$0
Traffic Impact Study		\$0 LS	\$0
Off-Site Street and Utilities Development		\$104,787 SF	\$104,787
General and Jurisdictional Expenses			\$123,949
Printing (Allowance)		0.4%	\$36,435
Reimbursable Expenses (Allowance)		0.12%	\$10,475
Topographic Survey (3rd Party)		0.05%	\$4,554
Pre-Construction Geo-Technical Soils Testing (3rd Party)		0.05%	\$4,554
Geothermal Test Well (Ground Source Conductivity Test)		\$0 LS	\$0
Special Inspections (3rd Party)		0.50%	\$45,544
Construction Soils Testing (3rd Party)		0.13%	\$11,386
NPDES Permit Preparation and Coordination		\$1,500 LS	\$1,500
Storm Water Pollution Prevention Plan (SWPPP)		\$1,500 LS	\$1,500
Erosion Control Monitoring (SWPPP) (3rd Party)		\$3,000	\$3,000
Wetland Delineation			
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		\$5,000 LS	\$5,000
LEED Registration Fee		LS	\$0
LEED Documentation Fee		0.0%	\$0
Building Commissioning Fee		0.00%	\$0
Mechanical Life Cycle Cost Analysis		LS	\$0
PROJECT EXPENDITURE SUBTOTAL			\$10,132,354
Design Contingency		4.00%	\$364,352
Construction Contingency		4.00%	\$364,352
PROJECT BUDGET including contingency			\$10,861,058
Project Escalation Factor		4.00%	\$434,442
TOTAL PROJECT ESCALATED BUDGET			\$11,295,500
Fiscal Consultant Fees		1.3%	\$146,841
Capitalized Interest		3.9%	\$440,524
TOTAL ESTIMATED PROJECT BUDGET			\$11,882,866

Option # 1 – Stoddard Project Cost Summary

Renovation and Remodeling Cost	40,945 SF		\$3,441,044
On-Site Development		\$0	\$0
Off-Site Development		\$0	\$0
Elementary School	30,945 SF		\$3,140,820
Equipment			
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field		LS	\$0
Support Buildings (Temporary / Portable Classrooms)	10,000 SF	\$20	\$200,000
Construction Management Fees		\$100,225 LS	\$100,225
Additions and New Construction Cost	63,557 SF		\$3,039,477
On-Site Development		\$130,447	\$130,447
Off-Site Development		\$0	\$0
Elementary School	16,306 SF	\$150 SF	\$2,445,874
Equipment			
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field	47,251 SF	\$189,003 LS	\$189,003
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)		\$0	\$0
Storm Shelter Construction Premium		275 # people	\$185,625
Construction Management Fees		\$ 88,528 LS	\$88,528
COST OF THE WORK			\$6,480,521
Architect / Engineering Fees			\$570,057
Renovation and Remodeling Cost		9.50%	\$326,899
Additions and New Construction Cost		8.00%	\$243,158
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			\$97,835
Site Acquisition		\$0 LS	\$0
Platting Cost		\$0 LS	\$0
Traffic Impact Study		\$0 LS	\$0
Off-Site Street and Utilities Development		\$97,835 SF	\$97,835
General and Jurisdictional Expenses			\$91,358
Printing (Allowance)		0.4%	\$25,922
Reimbursable Expenses (Allowance)		0.12%	\$7,453
Topographic Survey (3rd Party)		0.05%	\$3,240
Pre-Construction Geo-Technical Soils Testing (3rd Party)		0.05%	\$3,240
Geothermal Test Well (Ground Source Conductivity Test)		\$0 LS	\$0
Special Inspections (3rd Party)		0.50%	\$32,403
Construction Soils Testing (3rd Party)		0.13%	\$8,101
NPDES Permit Preparation and Coordination		\$1,500 LS	\$1,500
Storm Water Pollution Prevention Plan (SWPPP)		\$1,500 LS	\$1,500
Erosion Control Monitoring (SWPPP) (3rd Party)		\$3,000	\$3,000
Wetland Delineation			
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		\$5,000 LS	\$5,000
LEED Registration Fee		LS	\$0
LEED Documentation Fee		0.0%	\$0
Building Commissioning Fee		0.00%	\$0
Mechanical Life Cycle Cost Analysis		LS	\$0
PROJECT EXPENDITURE SUBTOTAL			\$7,239,772
Design Contingency		4.00%	\$259,221
Construction Contingency		4.00%	\$259,221
PROJECT BUDGET including contingency			\$7,758,213
Project Escalation Factor		10.00%	\$775,821
TOTAL PROJECT ESCALATED BUDGET			\$8,534,035
Fiscal Consultant Fees		1.3%	\$110,942
Capitalized Interest		3.9%	\$332,827
TOTAL ESTIMATED PROJECT BUDGET			\$8,977,805

Option # 1 – Cedar Project Cost Summary

Renovation and Remodeling Cost	32,155 SF		\$2,745,108
On-Site Development		\$0	\$0
Off-Site Development		\$0	\$0
Elementary School Equipment	24,655 SF		\$2,515,154
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field			\$0
Support Buildings (Temporary / Portable Classrooms)	7,500 SF	\$20	\$150,000
Construction Management Fees		\$ 79,955 LS	\$79,955
Additions and New Construction Cost	61,873 SF		\$3,397,834
On-Site Development		\$148,870	\$148,870
Off-Site Development		\$0	\$0
Elementary School Equipment	18,609 SF	\$150 SF	\$2,791,318
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field	43,264	\$ 173,055 LS	\$173,055
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)		\$0	\$0
Storm Shelter Construction Premium		275 # people	\$185,625
Construction Management Fees		\$ 98,966 LS	\$98,966
COST OF THE WORK			\$6,142,942
Architect / Engineering Fees			\$532,612
Renovation and Remodeling Cost		9.50%	\$260,785
Additions and New Construction Cost		8.00%	\$271,827
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			\$93,044
Site Acquisition		\$0 LS	\$0
Platting Cost		\$0 LS	\$0
Traffic Impact Study		\$0 LS	\$0
Off-Site Street and Utilities Development		\$93,044 SF	\$93,044
General and Jurisdictional Expenses			\$87,172
Printing (Allowance)		0.4%	\$24,572
Reimbursable Expenses (Allowance)		0.12%	\$7,064
Topographic Survey (3rd Party)		0.05%	\$3,071
Pre-Construction Geo-Technical Soils Testing (3rd Party)		0.05%	\$3,071
Geothermal Test Well (Ground Source Conductivity Test)		\$0 LS	\$0
Special Inspections (3rd Party)		0.50%	\$30,715
Construction Soils Testing (3rd Party)		0.13%	\$7,679
NPDES Permit Preparation and Coordination		\$1,500 LS	\$1,500
Storm Water Pollution Prevention Plan (SWPPP)		\$1,500 LS	\$1,500
Erosion Control Monitoring (SWPPP) (3rd Party)		\$3,000	\$3,000
Wetland Delineation			\$0
Builders Risk Insurance		0.0%	\$0
Contractor Proposal Evaluations (Allowance)		LS	\$0
Utility Company Fees			\$0
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		\$5,000 LS	\$5,000
LEED Registration Fee		LS	\$0
LEED Documentation Fee		0.0%	\$0
Building Commissioning Fee		0.00%	\$0
Mechanical Life Cycle Cost Analysis		LS	\$0
PROJECT EXPENDITURE SUBTOTAL			\$6,855,771
Design Contingency		4.00%	\$245,718
Construction Contingency		4.00%	\$245,718
PROJECT BUDGET including contingency			\$7,347,206
Project Escalation Factor		10.00%	\$734,721
TOTAL PROJECT ESCALATED BUDGET			\$8,081,927
Fiscal Consultant Fees		1.3%	\$105,065
Capitalized Interest		3.9%	\$315,195
TOTAL ESTIMATED PROJECT BUDGET			\$8,502,187

Option # 2 – Total Project Cost Summary

	Renovation and Demolition Cost	Addition and New Construction Cost	COST OF THE WOK	Architect and Engineering Fees	Site Development Cost	General and Jurisdictional Expenses	PROJECT EXPENDITURES SUBTOAL	PROJECT BUDGET including contingency	TOTAL PROJECT ESCALATED BUDGET	TOTAL ESTIMATED PROJECT BUDGET
Lincoln PK School	\$4,557,951	\$0	\$4,684,744	\$443,149	\$105,627	\$69,091	\$5,196,984	\$5,571,764	\$5,794,634	\$6,095,955
Paddock Lane Elementary School	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000
Stoddard Elementary School	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000
Cedar Elementary School	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000
New 850 Student K-5 School	\$0	\$23,130,314	\$23,130,314	\$1,561,296	\$1,870,840	\$331,816	\$26,894,266	\$27,588,176	\$28,691,703	\$30,183,671
All Project Total	\$4,917,951	\$23,130,314	\$27,815,059	\$2,004,445	\$1,976,467	\$400,907	\$32,091,250	\$33,159,939	\$34,486,337	\$36,639,626

Option # 2 – Lincoln PreK Project Cost Summary

Renovation and Remodeling Cost	42,775 SF		\$4,557,951
On-Site Development		\$0	\$0
Off-Site Development		\$0	\$0
Elementary School	30,775 SF		\$3,465,196
Equipment			
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field		LS	\$0
Support Buildings (Temporary / Portable Classrooms)	12,000 SF	\$80	\$960,000
Construction Management Fees		\$132,756 LS	\$132,756
Additions and New Construction Cost	30,775 SF		\$126,793
On-Site Development		\$0	\$0
Off-Site Development		\$0	\$0
Elementary School	0 SF	\$150 SF	\$0
Equipment			
Fixed Equipment			\$0
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$0
Geothermal Well Field	30,775	\$123,100 LS	\$123,100
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)	SF	\$0	\$0
Storm Shelter Construction Premium		0 # people	\$0
Construction Management Fees		\$ 3,693 LS	\$3,693
COST OF THE WORK			\$4,684,744
Architect / Engineering Fees			\$443,149
Renovation and Remodeling Cost		9.50%	\$433,005
Additions and New Construction Cost		8.00%	\$10,143
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			\$69,091
Printing (Allowance)		0.4%	\$18,739
Reimbursable Expenses (Allowance)		0.12%	\$5,387
Topographic Survey (3rd Party)		0.05%	\$2,342
Pre-Construction Geo-Technical Soils Testing (3rd Party)		0.05%	\$2,342
Geothermal Test Well (Ground Source Conductivity Test)		\$0 LS	\$0
Special Inspections (3rd Party)		0.50%	\$23,424
Construction Soils Testing (3rd Party)		0.13%	\$5,856
NPDES Permit Preparation and Coordination		\$1,500 LS	\$1,500
Storm Water Pollution Prevention Plan (SWPPP)		\$1,500 LS	\$1,500
Erosion Control Monitoring (SWPPP) (3rd Party)		\$3,000	\$3,000
Wetland Delineation			
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		\$5,000 LS	\$5,000
LEED Registration Fee		LS	\$0
LEED Documentation Fee		0.0%	\$0
Building Commissioning Fee		0.00%	\$0
Mechanical Life Cycle Cost Analysis		LS	\$0
PROJECT EXPENDITURE SUBTOTAL			\$5,196,984
Design Contingency		4.00%	\$187,390
Construction Contingency		4.00%	\$187,390
PROJECT BUDGET including contingency			\$5,571,764
Project Escalation Factor		4.00%	\$222,871
TOTAL PROJECT ESCALATED BUDGET			\$5,794,634
Fiscal Consultant Fees		1.3%	\$75,330
Capitalized Interest		3.9%	\$225,991
TOTAL ESTIMATED PROJECT BUDGET			\$6,095,955

Option # 2 – New K-5 Project Cost Summary

Renovation and Remodeling Cost	0 SF		\$0
On-Site Development			\$0
Off-Site Development			\$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
Construction Management Fees			\$0
Additions and New Construction Cost	133,631 SF		\$23,130,314
On-Site Development			\$1,670,393
Off-Site Development			\$0
Elementary School	133,631 SF	\$140 SF	\$18,708,398
Equipment			
Fixed Equipment			\$500,000
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$507,799
Geothermal Well Field (included in Construction cost)	133,631 SF	\$ 534,526	\$534,526
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)			\$0
Storm Shelter Construction Premium		850 # people	\$535,500
Construction Management Fees		\$ 673,698 LS	\$673,698
COST OF THE WORK			\$23,130,314
Architect / Engineering Fees			\$1,561,296
Renovation and Remodeling Cost			\$0
Additions and New Construction Cost		6.25%	\$1,445,645
Specialty Consultants (i.e. Food Service, Acoustical, Theatrical, Etc.)		0.25%	\$57,826
Multiple Bid Packages Additional Services		0.25%	\$57,826
Enhanced Construction Phase Services		0.00%	\$0
Site Acquisition & Development Cost			\$1,870,840
Site Acquisition		\$0 LS	\$0
Platting Cost		\$0 LS	\$0
Traffic Impact Study		\$0 LS	\$0
Off-Site Street and Utilities Development		\$1,870,840 SF	\$1,870,840
General and Jurisdictional Expenses			\$331,816
Printing (Allowance)		0.4%	\$92,521
Reimbursable Expenses (Allowance)		0.12%	\$26,600
Topographic Survey (3rd Party)		0.05%	\$11,565
Pre-Construction Geo-Technical Soils Testing (3rd Party)		0.05%	\$11,565
Geothermal Test Well (Ground Source Conductivity Test)		\$0 LS	\$0
Special Inspections (3rd Party)		0.50%	\$115,652
Construction Soils Testing (3rd Party)		0.13%	\$28,913
NPDES Permit Preparation and Coordination		\$4,000 LS	\$4,000
Storm Water Pollution Prevention Plan (SWPPP)		\$4,000 LS	\$4,000
Erosion Control Monitoring (SWPPP) (3rd Party)		\$12,000 LS	\$12,000
Wetland Delineation			\$0
Builders Risk Insurance		0.0%	\$0
Contractor Proposal Evaluations (Allowance)			\$0
Utility Company Fees			
Sewer			\$0
City Interceptor Sewer Fee			\$0
Water Pioneer Main			\$0
Gas			\$0
Electric			\$0
Estimated Electric Utility Company Rebate			\$0
Building Permit Fee		\$25,000 LS	\$25,000
LEED Registration Fee			\$0
LEED Documentation Fee		0.0%	\$0
Building Commissioning Fee		0.00%	\$0
Mechanical Life Cycle Cost Analysis			\$0
PROJECT EXPENDITURE SUBTOTAL			\$26,894,266
Design Contingency		1.00%	\$231,303
Construction Contingency		2.00%	\$462,606
PROJECT BUDGET including contingency			\$27,588,176
Project Escalation Factor		4.00%	\$1,103,527
TOTAL PROJECT ESCALATED BUDGET			\$28,691,703
Fiscal Consultant Fees		1.3%	\$372,992
Capitalized Interest		3.9%	\$1,118,976
TOTAL ESTIMATED PROJECT BUDGET			\$30,183,671

Option # 3 – Total Project Cost Summary

	Demolition Cost	Addition and New Construction Cost	COST OF THE WOK	Architect and Engineering Fees	Site Development Cost	General and Jurisdictional Expenses	PROJECT EXPENDITURES SUBTOTAL	PROJECT BUDGET including contingency	TOTAL PROJECT ESCALATED BUDGET	TOTAL ESTIMATED PROJECT BUDGET
Lincoln Elementary School	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000
Paddock Lane Elementary School	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000
Stoddard Elementary School	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000
Cedar Elementary School	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000
New 1,000 Student PK-5 School	\$0	\$25,733,518	\$25,733,518	\$1,737,012	\$1,934,510	\$364,096	\$29,769,137	\$30,541,142	\$31,762,788	\$33,414,453
All Project Total	\$480,000	\$25,733,518	\$25,733,518	\$1,737,012	\$1,934,510	\$364,096	\$29,769,137	\$30,541,142	\$31,762,788	\$33,894,453

Option # 3 – New PK-5 Project Cost Summary

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			LS \$0
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)		\$0	\$0
Construction Management Fees			LS \$0
Additions and New Construction Cost	148,808 SF		\$25,733,518
On-Site Development		\$1,860,106	\$1,860,106
Off-Site Development		\$0	\$0
Elementary School	148,808 SF	\$140 SF	\$20,833,187
Equipment			
Fixed Equipment			\$500,000
Furniture, Furnishings & Equipment (Movable)			\$0
Technology and Technology Equipment			\$565,472
Geothermal Well Field (included in Construction cost)	148,808 SF	\$ 595,234	\$595,234
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)		\$0	\$0
Storm Shelter Construction Premium		1000 # people	\$630,000
Construction Management Fees		\$ 749,520	LS \$749,520
COST OF THE WORK			\$25,733,518
Architect / Engineering Fees			\$1,737,012
Renovation and Remodeling Cost			\$0
Additions and New Construction Cost		6.25%	\$1,608,345
Specialty Consultants (i.e. Food Service, Acoustical, Theatrical, Etc.)		0.25%	\$64,334
Multiple Bid Packages Additional Services		0.25%	\$64,334
Enhanced Construction Phase Services		0.00%	\$0
Site Acquisition & Development Cost			\$1,934,510
Site Acquisition		\$0	LS \$0
Platting Cost		\$0	LS \$0
Traffic Impact Study		\$0	LS \$0
Off-Site Street and Utilities Development		\$1,934,510	SF \$1,934,510
General and Jurisdictional Expenses			\$364,096
Printing (Allowance)		0.4%	\$102,934
Reimbursable Expenses (Allowance)		0.12%	\$29,594
Topographic Survey (3rd Party)		0.05%	\$12,867
Pre-Construction Geo-Technical Soils Testing (3rd Party)		0.05%	\$12,867
Geothermal Test Well (Ground Source Conductivity Test)		\$0	LS \$0
Special Inspections (3rd Party)		0.50%	\$128,668
Construction Soils Testing (3rd Party)		0.13%	\$32,167
NPDES Permit Preparation and Coordination		\$4,000	LS \$4,000
Storm Water Pollution Prevention Plan (SWPPP)		\$4,000	LS \$4,000
Erosion Control Monitoring (SWPPP) (3rd Party)		\$12,000	LS \$12,000
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		\$25,000	LS \$25,000
LEED Registration Fee			LS \$0
LEED Documentation Fee		0.0%	\$0
Building Commissioning Fee		0.00%	\$0
Mechanical Life Cycle Cost Analysis			LS \$0
PROJECT EXPENDITURE SUBTOTAL			\$29,769,137
Design Contingency		1.00%	\$257,335
Construction Contingency		2.00%	\$514,670
PROJECT BUDGET including contingency			\$30,541,142
Project Escalation Factor		4.00%	\$1,221,646
TOTAL PROJECT ESCALATED BUDGET			\$31,762,788
Fiscal Consultant Fees		1.3%	\$412,916
Capitalized Interest		3.9%	\$1,238,749
TOTAL ESTIMATED PROJECT BUDGET			\$33,414,453

Operational Costs Savings

FACILITY AUDIT & MASTER PLAN STUDY

General Operation Cost Savings

- **Updated Lighting & HVAC Systems will operate more efficiently than current systems**
- **More efficient space utilization of a single school site compared to multiple school sites will reduce annual operating costs**
- **More efficient staff utilization and limiting the need for traveling staff will reduce annual operating costs**

Once a specific facility option is determined there we will be able to establish specific cost savings relative to the general operational budget for the proposed facility(s), but based upon the three line items listed above, it is estimated that the Beatrice School District would realize an annual operational cost savings of approximately \$375,000 per year.

When this savings is extended over a 20 year time frame and escalated for inflation, could result in a total cost savings of over \$9,500,000.

Key Issues – District Financial Status

FACILITY AUDIT & MASTER PLAN STUDY

General Fund

- Limited by State Law to no more than \$1.05
- Current District General Fund Levy - \$1.030280
- Building Fund Levy - \$0.019634

Bond Fund

- High School bond levy approved by a vote of the district patrons – \$0.17094
- Current levy - \$0.073627(Reduction due to valuation increase and refinancing)

Qualified Capital Purpose Undertaking Fund (QCPUF)

- Approved by a vote of the School Board for specifically limited scope of capital improvement projects - \$0.027487

Technology Bond

- Approved by a vote of the School Board for specifically limited scope of technology improvement projects - \$0.009816

CURRENT TOTAL LEVY - \$1.160844

Key Issues – Financial Impact of Proposed Improvements

FACILITY AUDIT & MASTER PLAN STUDY

- **District Property Valuation**
 - Total Valuation in 1996 - \$443,712,430
 - Current Total Valuation - \$1,028,944,945 (Approx. 30% is Ag land value)
 - Total Growth Since 1996 – 132%
 - Average Annual Growth – 6.9 %
- **Credit Rating**
- **Interest Rates**
 - Long Term
 - Short Term
- **Length of Term**
- **Existing Debt**
 - Existing High School Bond is scheduled to be paid off in 2016

Key Issues – Financial Impact Options

FACILITY AUDIT & MASTER PLAN STUDY

Beatrice Public Schools

Elementary Facility Improvement Estimated Tax Levy Options

Length of Bond	20 Year	25 Year
Bond Option & Cost	Cents Per \$100 of Valuation	
Option # 1 -----\$39,895,000	\$ 0.1743	\$ 0.1453
Option # 2-----\$36,635,000	\$ 0.1540	\$ 0.1274
Option # 3-----\$33,900,000	\$ 0.1370	\$ 0.1124

EXAMPLE

For a \$33.9M Bond Scope for 25 years, an owner of a property assessed at \$100,000, would pay an additional \$112 in property tax per year, when compared to the current school tax levy rate.

NOTE: Homestead Exemption is available to resident property owners that meet residency and income requirements.

Key Issues – District Financial Status

FACILITY AUDIT & MASTER PLAN STUDY

Total Levy Comparison – FY 2014-15

Seward	1.0173
Beatrice	1.1608
Blair	1.1616
Norris	1.1728
Waverly	1.2021
York	1.2455
Plattsmouth	1.2569
Crete	1.2900
Kearney	1.2902
Grand Island	1.3036
Elkhorn	1.3150
Fort Calhoun	1.3345
Hastings	1.3420
Weeping Water	1.3586
Gretna	1.4182 (Assumes proposed referendum passes on May 12 th)
Bennington	1.4700 (Assumes proposed referendum passes on May 12 th)



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

