

## Use of District Resources

Goals Funding Sources

Partnership Framework Communication

Cooperation

Tradition

Fundraising

Learning Environment

# BEATRICE FACILITY AUDIT & MASTER PLAN STUDY

Citizens' Committee Meeting # 4 – April 29<sup>th</sup>, 2015

High Student Achievement  
Student Centered Learning

# Approach | Future Meeting Dates

FACILITY AUDIT & MASTER PLAN STUDY

## Tentative Planning Meeting Overview

Meeting # 1 – April 9<sup>th</sup> - 6:30 – 8:00 (Paddock Lane Elementary School)

Master Plan Process Overview & Physical Plant & Educational Program Assessment Review  
Building Tour

Meeting # 2 – April 14<sup>th</sup> – 6:30 – 8:00 (Stoddard Elementary School)

Review of Building Solution Options  
Building Tour

Meeting # 3 – April 20<sup>th</sup> - 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 29<sup>th</sup> - 6:30 – 8:00 (Lincoln Elementary School)

Review Options – Questions - Discussion  
Open Small & Large Group Discussion / Straw Poll  
Develop Consensus for Recommendation  
Building Tour

**Need 2-3 volunteers to present a recommendation to the School Board and to continue promoting the process**



# Questions From Our Previous Meeting

## FACILITY AUDIT & MASTER PLAN STUDY

**Q: When is the HS bond done?**

**A: The High School Bond will be paid off on 12/15/16**

**Q: Do we currently have a credit rating, and if so what is it?**

**A: Currently, the District does not have a credit rating. The District applied for Bond Insurance in 1996, 2001, 2008 instead of getting a stand alone rating. The AAA rating on those issues was a reflection of the Bond Insurance Company. In 2012 the District issued refunding bonds without a credit rating or bond insurance due to the size of the issue.**

**Q: How will this bond impact our credit rating?**

**A: The District currently does not have a credit rating.**

**Q: Is there a calculation of for bond capacity? Is it high, low, or manageable? Can we handle this as a city/district?**

**A: The voters of the District ultimately make the decision for these questions. The bond capacity is limited only by the amount the voters will approve.**

**Q: Have traffic patterns been thought through? How are you going to control traffic flow?**

**A: A traffic study is in the process of being requested. It will be completed prior to any potential referendum vote.**

**Q: What would our overall / total levy be?**

**A: It will depend upon the final decision on the building options, project scope and timing.**

**Q: Does the facility have capacity for growth?**

**A: Yes all options have accommodations for some modest growth. The school board has recommended that the project include two additional classrooms so as to provide at least 7 classrooms per grade level and a total of 51 PK – 5 classrooms for all proposed options.**

# Questions From Our Previous Meeting

## FACILITY AUDIT & MASTER PLAN STUDY

**Q: Are the current buildings figures exact numbers / fixed amounts?**

**A: The numbers that have been provided to date are all conceptual cost estimates. The final proposed costs will be determined before a referendum is called for by the school board.**

**Q: Are the current plans final?**

**A: No, there will be many hours of design workshops and meetings with the district staff, administration and school board before any final plans are issued for bidding and construction.**

**Q: In the last 10 years, where did your projects come in at compared to your bond projection?**

**A: Typically, our projects fall within a 3% - 5%+ / - range of the anticipated total project cost. This is why we typically include a minimum of 3% contingency for the design and construction phase of the project. For renovation / remodeling projects the contingency is typically increased to a minimum of 8%.**

**Q: What percent is the escalation factor?**

**A: For estimating purposes, we have used an average inflation rate of 3% per year. Depending on the option there may be more than one year of inflation included in the cost projections.**

**Q: Do you know what the high school cost?**

**A: The original total project cost for the new high school, which was built in 1996, was \$12.5M. When adjusted for inflation, the total project cost for the new High School in 2017 would be \$34.5M.**

**Q: In other districts in our similar situation how many have chosen to renovate vs. build new?**

**A: Since every situation and school districts are different, it is often difficult to compare what one school district has determined what is best for their situation, compared to another. There are many example of districts similar to Beatrice that have moved to a central elementary school site configuration, but there are also examples, (i.e. Lincoln Public Schools) that have determined it best to remodel existing schools in certain situations where a replacement building just was not practical.**

# 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                   |                 |
| <b>Total Construction Cost</b>           | <b>\$8,331,682</b>           | <b>\$8,726,760</b>      | <b>\$12,366,689</b>              | <b>\$8,233,621</b>        | <b>\$7,504,821</b>        | <b>\$12,520,153</b>      | <b>\$12,063,118</b>        |                 |
| <b>SF cost adjusted for inflation</b>    | <b>\$156.91</b>              | <b>\$175.36</b>         | <b>\$150.60</b>                  | <b>\$158.94</b>           | <b>\$146.74</b>           | <b>\$202.68</b>          | <b>\$161.72</b>            | <b>\$163.93</b> |
| <b>Total Cost adjusted for inflation</b> | <b>\$10,054,875</b>          | <b>\$11,047,717</b>     | <b>\$14,924,420</b>              | <b>\$9,936,533</b>        | <b>\$8,767,667</b>        | <b>\$13,627,979</b>      | <b>\$12,748,062</b>        |                 |

**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% |  |  |  |  |  |  |  |

# Elementary School Construction Cost Data

- Recent New Elementary School Bids Received April 23, 2015
- Bids are inclusive of site improvement costs
  - 62,895 SF new elementary school
  - Three bids received
    - Bid Range Cost / SF - \$165 - \$182 / SF
    - Average Cost / SF - \$172 / SF

## PROPOSED BEATRICE ELEMENTARY SCHOOL CONSTRUCTION COST

|  |                   |               |                     |
|--|-------------------|---------------|---------------------|
| <b>Additions and New Construction Cost</b>                               | <b>151,355 SF</b> |               | <b>\$26,154,051</b> |
| On-Site Development  |                   | \$1,891,943   | \$1,891,943         |
| Off-Site Development   |                   | \$0           | \$0                 |
| Elementary School  | 151,355 SF        | \$140 SF      | \$21,189,767        |
| Equipment  |                   |               |                     |
| Fixed Equipment  |                   |               | \$500,000           |
| Furniture, Furnishings & Equipment (Movable)                             |                   |               | \$0                 |
| Technology and Technology Equipment                                      |                   |               | \$575,151           |
| Geothermal Well Field (included in Construction cost)                    | 151,355 SF        | \$ 605,422    | \$605,422           |
| Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...) | SF                | \$0           | \$0                 |
| Storm Shelter Construction Premium                                       |                   | 1000 # people | \$630,000           |
| Construction Management Fees   |                   | \$ 761,768 LS | \$761,768           |
| <b>COST OF THE WORK</b>  |                   |               | <b>\$26,154,051</b> |

- **\$26,154,051 / 151,355 SF = 173 / SF**

# 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 – Total Project Cost Summary - **REVISED**

|                                | 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                    | \$3,462,642                        | \$8,020,594         | \$710,017                      | \$113,076             | \$110,455                           | \$8,954,142                   | \$9,595,790                          | \$10,267,495                   | \$10,801,405                   |
| Paddock Lane Elementary School | \$4,407,662                    | \$4,915,135                        | \$9,322,797         | \$811,939                      | \$109,917             | \$126,603                           | \$10,371,255                  | \$11,117,079                         | \$11,561,762                   | \$12,162,974                   |
| Stoddard Elementary School     | \$3,441,044                    | \$3,246,632                        | \$6,687,676         | \$586,630                      | \$105,284             | \$93,927                            | \$7,473,517                   | \$8,008,531                          | \$8,809,384                    | \$9,267,472                    |
| Cedar Elementary School        | \$2,745,108                    | \$3,183,536                        | \$5,928,644         | \$515,468                      | \$86,622              | \$84,515                            | \$6,615,250                   | \$7,089,541                          | \$7,798,496                    | \$8,204,017                    |
| <b>All Project Total</b>       | <b>\$15,151,765</b>            | <b>\$14,807,945</b>                | <b>\$29,959,710</b> | <b>\$2,624,053</b>             | <b>\$414,900</b>      | <b>\$415,500</b>                    | <b>\$33,414,164</b>           | <b>\$35,810,941</b>                  | <b>\$38,437,136</b>            | <b>\$40,435,868</b>            |

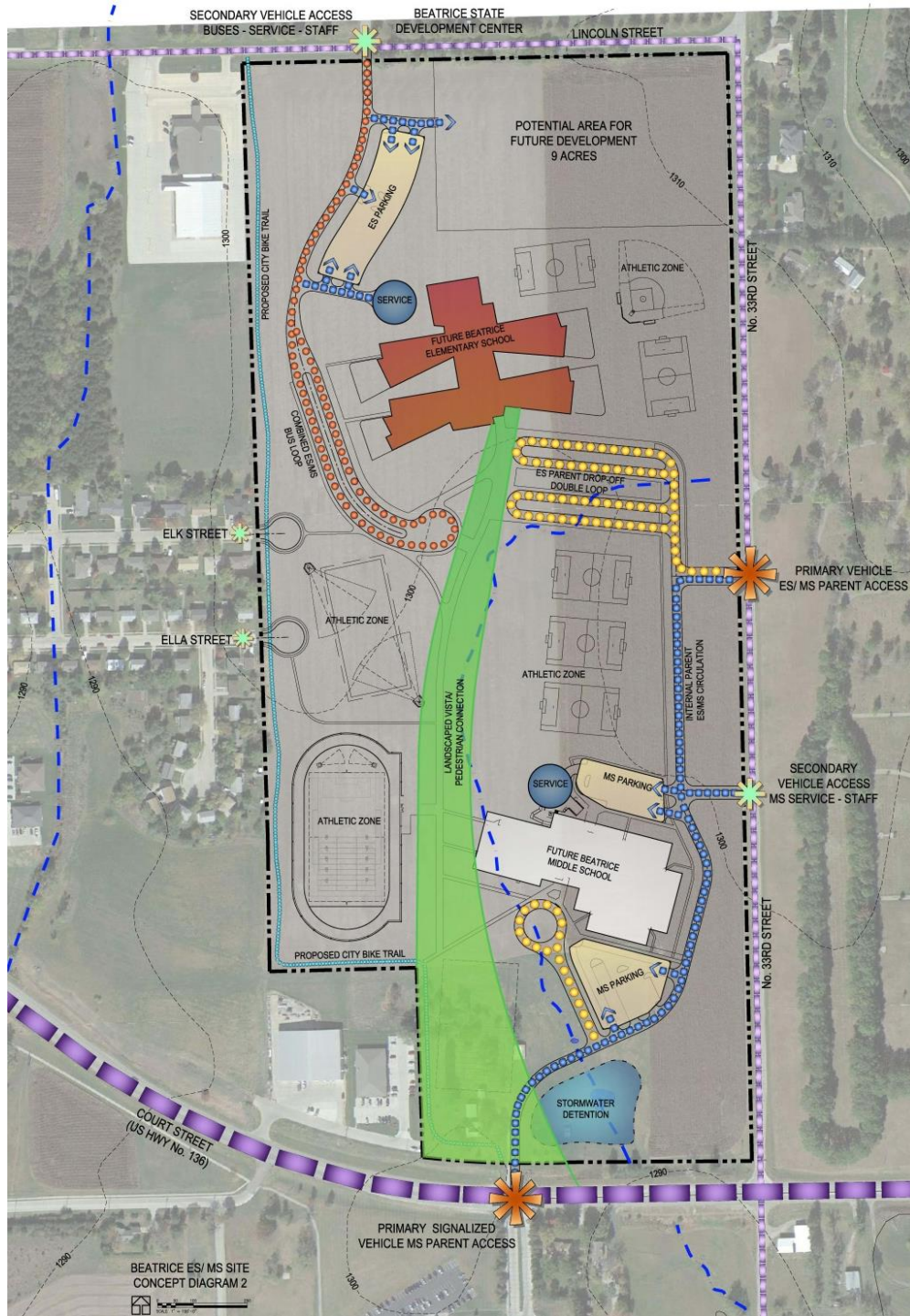


# Option # 2 – Total Project Cost Summary - REVISED

|                                | 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                      | \$113,076             | \$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                            | \$23,554,413                       | \$23,554,413        | \$1,589,923                    | \$1,906,800           | \$337,075                           | \$27,388,211                 | \$28,094,844                         | \$29,218,637                   | \$30,738,006                   |
| <b>All Project Total</b>       | <b>\$4,917,951</b>             | <b>\$23,554,413</b>                | <b>\$28,239,158</b> | <b>\$2,033,072</b>             | <b>\$2,019,877</b>    | <b>\$406,166</b>                    | <b>\$32,585,195</b>          | <b>\$33,666,607</b>                  | <b>\$35,013,271</b>            | <b>\$37,193,961</b>            |

# • Option # 3 – Total Project Cost Summary - REVISED

|                                | 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 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              | \$26,154,051                       | \$26,154,051        | \$1,765,398                    | \$1,967,621           | \$369,310                           | \$30,256,381                 | \$31,041,003                         | \$32,282,643                   | \$33,961,340                   |
| <b>All Project Total</b>       | <b>\$480,000</b> | <b>\$26,154,051</b>                | <b>\$26,154,051</b> | <b>\$1,765,398</b>             | <b>\$1,967,621</b>    | <b>\$369,310</b>                    | <b>\$30,256,381</b>          | <b>\$31,041,003</b>                  | <b>\$32,282,643</b>            | <b>\$34,441,340</b>            |



BEATRICE ES/ MS SITE  
 CONCEPT DIAGRAM 2



Option 9



Robert Taylor Memorial Hwy

# Key Issues – Financial Impact Options - Revised

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 -----\$40,400,000 | \$ 0.1909                    | \$ 0.1598 |
| Option # 2-----\$37,200,000  | \$ 0.1697                    | \$ 0.1410 |
| Option # 3-----\$34,400,000  | \$ 0.1514                    | \$ 0.1253 |

**EXAMPLE**

For a \$34.4M Bond Scope for 25 years, an owner of a property assessed at \$100,000, would pay an additional \$125 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.

# Straw Poll Survey

FACILITY AUDIT & MASTER PLAN STUDY

- **This is a non-scientific polling process**
- **Everyone will be able to weigh in on the proposed questions**
- **Voting will anonymous**
- **One vote per clicker**
- **Results will be seen tonight**
- **Same questions will be available for on-line voting**

# Straw Poll Community Survey

FACILITY AUDIT & MASTER PLAN STUDY

## To Participate in the Beatrice Public Schools Community Survey

1. Go to <https://mysidewalk.com/organizations/199992/beatrice-public-schools>.
2. Sign in with Facebook, LinkedIn, Google+ or create a new mySidewalk account.
3. Click on "*initiatives*" on the left hand side of our School District's page.
4. Start participating in our survey.

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QUESTIONS?