

## **Madison Board of Education, Madison District #1**

Community Information meeting  
Monday, January 29, 2018 7:00 PM  
Middle School/High School gym  
700 South Kent St.  
Madison, NE 68748-0450

*The sequence of items on the agenda is provided as a courtesy. The board reserves the right to consider items in any sequence deemed appropriate. Therefore, visitors are encouraged to attend the meeting from the beginning.*

1. Call Meeting to Order at 7:00 pm
  - 1.1. Roll Call
    - 1.1.1. Excuse absent Board members
  - 1.2. Pledge of Allegiance
  - 1.3. Declare the meeting to be open, legal, and properly advertised
  - 1.4. Reading of the Mission Statement.
2. Consent Agenda
  - 2.1. Accept the agenda as the official agenda
3. Opening comments from Board President Harlow Hanson.
4. Presentation of materials and Ideas
5. Public Forum - Questions and answer period with members of the Board of Education
6. Adjournment

*The board reserves the right to enter executive session if it deems it necessary to prevent needless injury to a staff member's reputation or for the protection of the public interest.*

**Grey Plan** New construction special building fund estimates & fees

Practice Gym & Locker rooms

Details:

Practice Gym 78 x 100	=	7,800 sq. feet
Locker Rooms 78 x 36	=	2,808 sq. feet
Estimated Total	=	10,608 x \$200.00 (Brick) = <b>2.12 Million</b>
	=	10,608 x \$185.00 (1/4 Brick) = <b>1.92 Million</b>

**Middle School Commons (Restrooms & Concessions)**

Details:

Middle School Commons 48 x 96	=	4,608 sq. feet
Restrooms	=	392 sq. feet
Estimated Total	=	5000 x \$250.00 = <b>\$1.25 Million</b>
Estimated Total	=	5000 x \$200.00 = <b>\$1.00 Million</b>

**Additional Costs:**

Michael F 3.5%	\$117,950
Ron G. 4%	\$116,800
CPMI 5%	\$146,000
Estimated Total	\$380,750
Total Gray plan non-brick project	\$3,300,750

**Additional Costs:**

Michael F 3.5%	\$117,950
Ron G. 4%	\$134,800
CPMI 5%	\$168,500
Estimated Total	\$421,250
Total Gray plan brick project	\$3,791,250

**Bus Barn**

Details:

80 x 100 = \$320,000

**Total with Bus Barn \$4,111,250**

**Depreciation Fund**

Stage/Main Gym

Upgrade lighting	\$15,000
Upgrade Sound system	\$20,000
Add Sound baffles or Panels	\$25,000
Refinish stage floor	\$10,000
<b>Estimated totals</b>	<b>\$70,000</b>
<u>Purchase 2 storage containers</u>	
Maintenance	\$7,500
Fine Arts	\$7,500
	<b>\$15,000</b>

# STRATEGIC PLAN GOAL #3 DEVELOP AND IMPLEMENT A FACILITIES PLAN

Madison Public Schools



January 22, 2018

Madison, Nebraska

# PHASE #1A

## SUMMER & FALL OF 2015

- Update controls in existing mechanical room
- Replace 4 existing heat pumps
- Replace cooling heat exchanger controls and pumps
- Update heating heat exchanger and controls
- Replace cooling tower
- Add heating to the tunnel
- Upper parking lot

# PHASE #1B

## SUMMER & FALL OF 2016

- Add separate exhaust for Home Ec. Room
- Upgrade temperature control system in north wing
- Provide low return air grilles in the north wing
- ERV for north wing
- Insulate exterior walls in the north wing

# ADDITIONAL PROJECTS SUMMER OF 2016 & 2017

- Pave lower parking lot
- Install stairs for upper parking lot
- Replace concrete on front entrance
- Refinish the gym floor
- Carpet in lower levels

# PHASE #2 & #3

## SUMMER 2018

- Upgrade and replace fire alarm system (MS/HS)
- Add air condition for the gym
- Add air condition for locker rooms
- Provide energy recovery unit for the locker room
- Remodel locker rooms
- Replace 4 more heat pumps

# FACILITY NEEDS BASED ON STUDENT AND STAFF ADVISORY TEAM FEEDBACK

- **Student Advisory Team Feedback**
- More space for physical education and sporting events
- Additional locker room space
- **Elementary Advisory Team Feedback**
- Additional space for art education & pk education (Wing)
- Additional parking and space to hold elementary programs.

# FACILITY NEEDS BASED ON STAFF ADVISORY TEAM FEEDBACK

- **Middle School Team Feedback**
- Bathrooms for middle school staff & students
- A general larger area where all middle school students could be comfortably
- **Maintenance Staff Feedback**
- Storage area
- Office area
- Indoor storage for vehicles

# FACILITY NEEDS BASED ON STAFF ADVISORY TEAM FEEDBACK

- **High School Team Feedback**
- Designed space for performances and speakers, designed for musical performances and concerts
- Upgrades to the science classroom space (New wing for science education)
- Additional space for activities such as the musical and student testing
- Limited bathroom space & concession space when holding events
- Storage space

# FACILITY NEEDS BASED ON STAFF ADVISORY TEAM FEEDBACK

- **Athletic Staff Feedback**
- No Space for certain activities academics (Getting kids out of the room for things like celebrations and science experiments)
- Hosting districts and conference events for any sport
- Quiet places for play matinee, dress rehearsals, music rehearsals, and large scale testing
- Better area for banquets, speakers or assemblies

# GENERAL FACILITY COMMON NEEDS SUMMARY

- Additional commons area with restrooms and concessions.
- Common area space for fine arts events
- Storage
- Additional space for physical education
- Additional locker room space

# NEXT STEPS

## PHASE 4 SUMMER 2018

- Move wall in the weight room to provide for better supervision and sound separation from gym
- Construct a green house
- Storage

# NEXT STEPS

## PHASE 5 SPRING & SUMMER 2019

- Board is considering three options at this time
- Red option
- White option
- Grey option
- The question the Board of Education is considering is what option would check off the most needs based on the potential funding.

# RED OPTION

## ESTIMATED COST 4.8 MILLION

- Construct a practice gym and locker room
- Construct a performing arts building
- Remodel stage with concessions and restrooms and athletic storage
- Sprinkler the HS/MS\*
- Storage\*

# WHITE OPTION

## ESTIMATED COST 5.5 MILLION

- Construct a competition gym & locker rooms
- Construct a MS commons with restrooms & concession area
- Remodel current gym and stage to allow for access of stage to host speakers events and concerts\*
- Sprinkle the MS/HS building\*
- Storage options\*

# GREY OPTION

## ESTIMATED COST 4.2 MILLION

- Construct a practice gym & locker rooms
- Construct a MS commons with restrooms & concession area
- Remodel current gym and stage to allow for access of stage to host speakers events and concerts\*
- Sprinkle the MS/HS building\*
- Storage options\*

# SCHOOL DISTRICT BUDGET FUNDS

- **General Fund:** Used to finance all facets of services rendered by the school district. The tax levy for this fund is restricted to \$1.05 along with a allowable growth rate. **Current levy is \$0.71**
- **Depreciation Fund:** Established by a school district in order to facilitate the eventual purchase of costly capital outlay by reserving money from the General Fund.
- **Bond Fund:** Used to record tax receipts, investment interest, payment of principal & interest. Levy from passed bond issue are used to finance. **Current levy is \$0.025 and will be fully paid off in 2031**

# SCHOOL DISTRICT BUDGET FUNDS #2

- **QCPUF Fund:** Established for the removal of environmental hazards, the reduction of elimination of accessibility barriers in school buildings, repayment of qualified zone academy bonds, qualified school construction bonds, build America bonds. Vote of the Board. **Current levy is \$0.012 restricted to no more than \$0.030 Fully paid off in 2031**
- **Special Building Fund:** Established when a school board decides to acquire or improve sites and/or to erect, alter or improve buildings. The tax levy for this fund is restricted to \$0.14 with local board approval or \$0.175 following a vote of the people not to exceed ten years. **Current Special Building Fund Levy is \$0.119**

# LB 778 SUMMARY

- LB 778 provides that, except as provided for issuance of bonds whenever it is deemed necessary (i) to erect a schoolhouse or school building or an addition or additions and improvements to any existing schoolhouse or (ii) to purchase equipment for a schoolhouse or school buildings, the school board may submit to the voters of the district at the next general election or at a special election a proposition to vote on a special annual tax of not to exceed 17.5 cents for a term of not to exceed 10 years.
- Special Building Fund: LB 778 provides that, upon the effective date of the bill, a school board may establish a special fund only for purposes of repairs and alterations of school buildings or teacherages that do not add space to the school building or teacherage and for purposes of equipping and furnishing school buildings or teacherages.
- The school board may continue the annual levy through school fiscal year 2020-21 for projects commenced prior to the effective date of the bill.

# HOW TO FUND PROJECT

- By the end of the 2017-2018 school year I estimate that we have between \$2.1 – 2.4 million in our Special Building Fund.
- I estimate we will have between \$650,000 – \$725,000 in our Deprecation fund by the end of the 2017-2018 school year.
- Our School Board is also considering a building lease purchase at this time for additional funds. This approach would give the Board the option to lower the levy by a couple of cents and show the patrons a small tax savings while moving forward to keep Madison competitive with sounding districts.
- Example: Reducing the levy by 2.0 cents would equal \$.20.00 based on \$100,000 of evaluation
- So a landowner with irrigated 80 worth \$500,000 would have a tax reduction of a \$100.00

# TAX SAVINGS EXAMPLE

Years	2017-18	2018-19	2019-20	2020-21
GF	0.711	69.1	69.1	69.1
BF	0.025	0.025	0.025	0.025
QP	0.012	0.012	0.012	0.012
SBF	0.119	0.119	0.119	0.119
TL	86.7	84.7	84.7	84.7

# LEASE FUND OPTIONS BASED ON OUTCOME OF LB 778

- **Option #1 (Lease)**

- Amount      Term      Estimated Payment      Est. Levy
- \$4,000,000      7 years      \$620,000      7.6  
cents (SBF)
- Building Fund cash \$2,100,000
- Estimated available for new construction total  
\$6,100,000 (**\$6.0**)

# LEASE FUND OPTIONS BASED ON OUTCOME OF LB 778

- **Option #2 (Lease)**

- Amount      Term      Estimated Payment      Est. Levy
- \$2,700,000      3 years      \$974,000      11.9 cents  
(SBF) 3 years
- Building Fund cash \$2,100,000
- Estimated available for new construction total  
\$4,840,000 (**\$4.8**)

# LEASE FUND OPTIONS BASED ON OUTCOME OF LB 778

- **Option #3 (Lease)**

- Amount      Term      Estimated Payment      Est. Levy
- \$2,300,000      3 years      \$805,000      10.0  
cents (SBF) 3 years
- Building Fund cash \$2,100,000
- Estimated available for new construction total  
\$4,400,000 (**\$4.3**)

# PAY AS YOU GO OPTION#1 BASED ON OUTCOME OF LB 778

- **Option #4 (No Lease)**
- Building Fund cash \$2,100,000
- 2018-19 SBF           \$ 805,000 10.0 cents on SBF
- 2019-20 SBF           \$ 805,000 10.0 cents on SBF
- 2020-21 SBF           \$ 805,000 10.0 cents on SBF
- Estimated available for new construction total  
\$4,500,000 (**\$4.5**)

# PAY AS YOU GO OPTION #2 BASED ON OUTCOME OF LB 778

- **Option #5 (No Lease)**
- Building Fund cash \$2,100,000
- 2018-19 SBF                 \$ 950,000 11.9 cents on SBF
- 2019-20 SBF                 \$ 950,000 11.9 cents on SBF
- 2020-21 SBF                 \$ 950,000 11.9 cents on SBF
- Estimated available for new construction total  
\$4,950,000 (**\$4.9**)

# ADVANTAGES OF LEASING

- A lease provides funds all at one time so construction costs can flow properly and work does not stop.
- The rate to lease funds most likely would be between 2.50%-2.75%
- Would be short term debit from 3 years to 7 years.
- Construction costs are known at the start of the project.
- Could be approved by a vote of the Board of Education which would save money compared to a Bond Issue. The Board has used this approach twice already in the past for improvements in the district.

# ADVANTAGES / DISADVANTAGES OF THE PAY AS YOU GO APPROACH

- No additional Long term debt.
- If something would change with LB 778 projects could be changed as needed.
- No additional votes of the Board of Education, same approach that has been used over the last four years.
- Construction costs would be higher.
- Would not have all funds on hand to complete the project, Might have to stop and finish the project at a later date.
- Most likely would not be able to generate enough funds to complete the “White Project”.

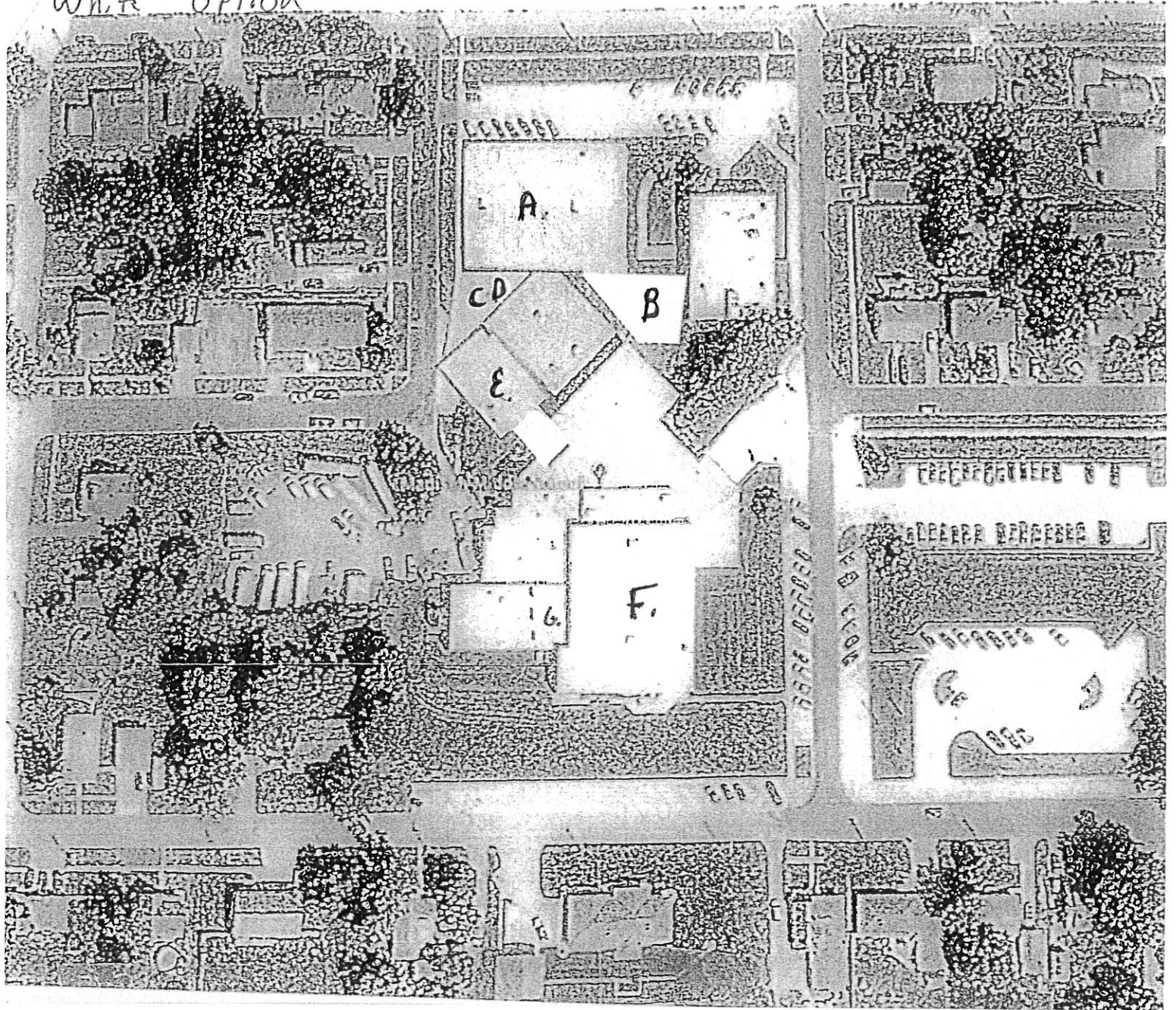
# STEPS TAKEN BY THE BOARD OF EDUCATION

- Contracted to have a site survey conducted
- Contracted with Michael Fakler to design preliminary drawings of the Red and White plans.
- Passed official motions during a January 15<sup>th</sup> Special Board Meeting that's shows intent to move forward with future projects.
- Testified against LB 778 at a hearing in Lincoln on January 16<sup>th</sup>.
- Hosting a community informational meeting on January 22<sup>nd</sup>.

# POSSIBLE NEXT STEPS

- Consider resolution to enter into a lease.
- Contract with Michael Fakler to finalize construction drawings
- Advertise for Bids
- Construction timeline January of 2019- September 2019

White Option



**Project White:**

A: Competition gym 100 x 140

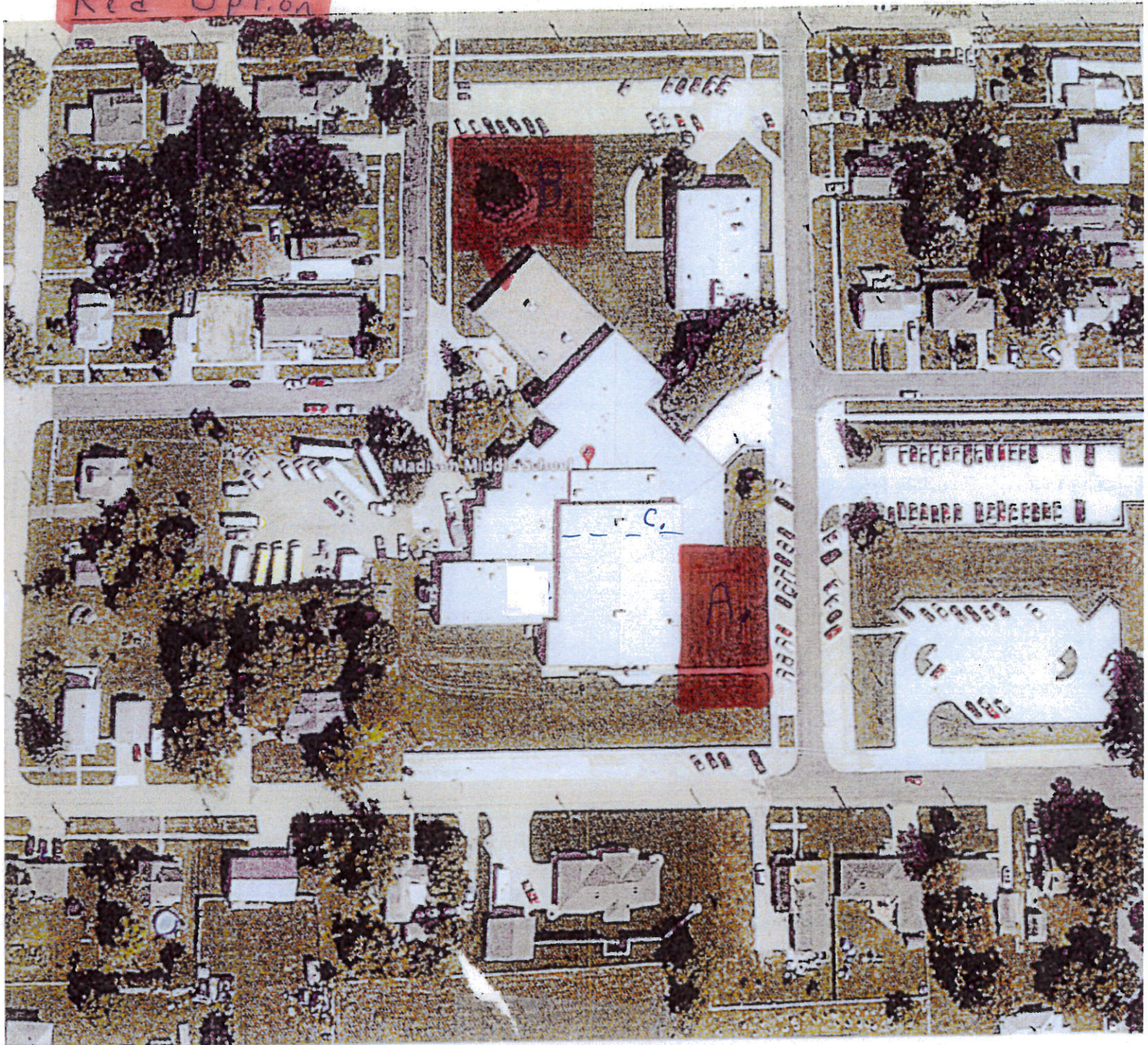
B: Locker rooms

CD: Concessions area

E: Middle school commons and restrooms

F: Existing gym remodel into activity center for multiple events

# Red Option



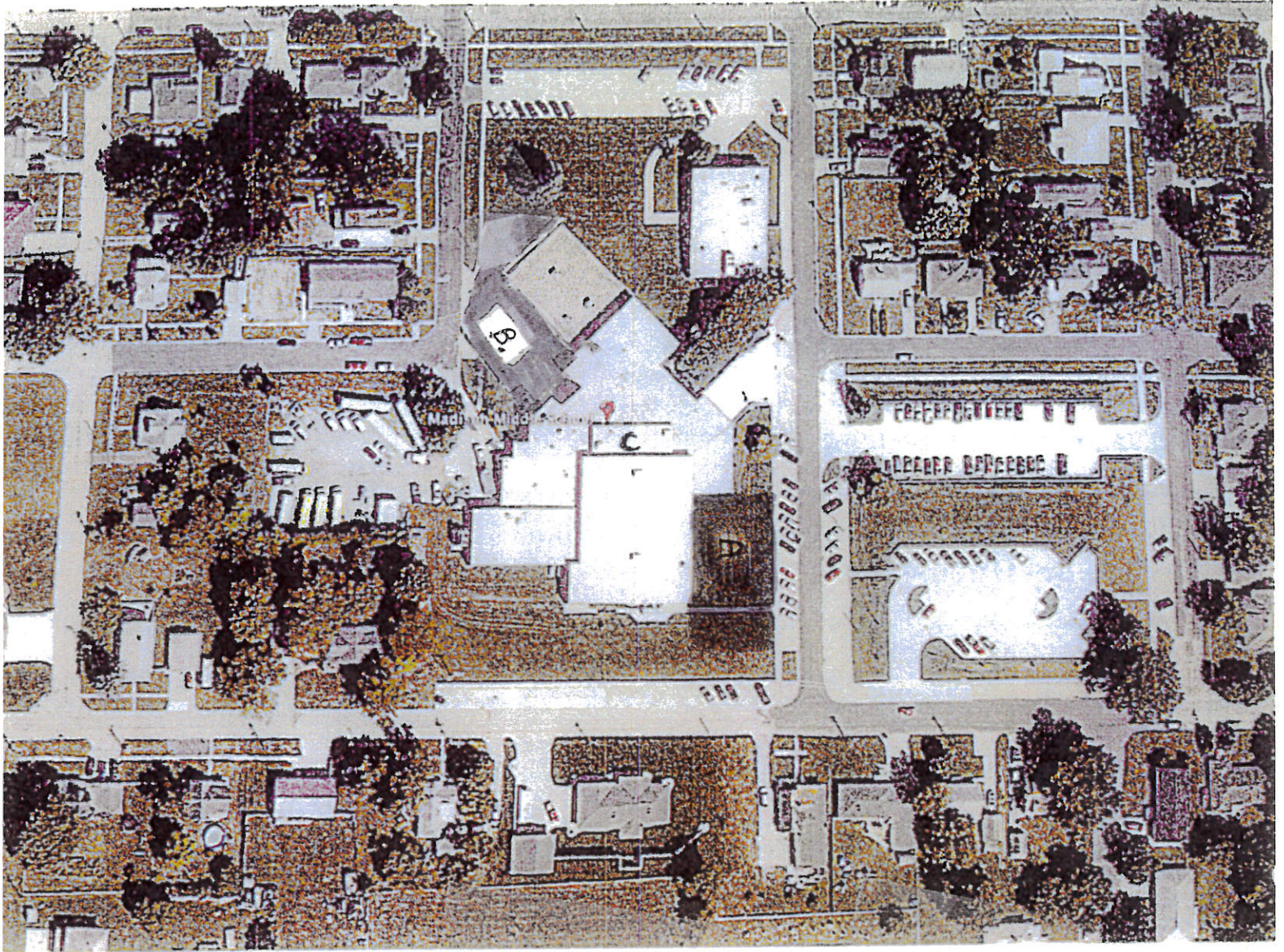
## Project Red:

A: Practice Gym & Locker Rooms 77x130

B: Performing Arts Building

C: Repurpose current stage with restrooms, concession stand and storage

# Grey Option



## Project Grey:

- A: Practice Gym & Locker Rooms 77x130
- B: Middle School commons and restrooms
- C: Remodel current stage to update to meet current needs

**Red Plan** New construction special building fund estimates & fees

Practice Gym & Locker rooms & Performing Arts Building

Details:

Practice Gym 78 x 100	= 7,800 sq. feet
Locker Rooms 78 x 36	= 2,808 sq. feet
Estimated Total	= 10,608 x \$200.00 (Brick) = <b>2.12 Million</b>
	= 10,608 x \$185.00 (1/4 Brick) = <b>1.92 Million</b>

**Performing Arts Building**

Details:

Performing Arts Building	= 8,400 sq. feet
Estimated Total	= 8,400 x \$250.00 = <b>\$2.1 Million</b>
Estimated Total	= 8,400 x \$200.00 = <b>\$1.68 Million</b>

**Additional Costs:**

Michael F 3.5%	\$126,000
Ron G. 4%	\$144,000
CPMI 5%	\$180,000
Estimated Total	\$450,000
Total <b>Red plan</b> non-brick project	\$4,050,000

**Additional Costs:**

Michael F 3.5%	\$147,700
Ron G. 4%	\$168,800
CPMI 5%	\$211,000
Estimated Total	\$527,500
Total <b>Red plan</b> brick project	\$4,747,500

**Depreciation Fund**

Remodel main gym stage with concessions and restrooms and athletic storage

	\$300,000
Estimated totals	<b>\$300,000</b>

Purchase 2 storage containers

Maintenance	\$7,500
Fine Arts	\$7,500
	<b>\$15,000</b>

**White Plan** New construction special building fund estimates & fees

Competition Gym & Locker rooms

Details:

Competition Gym	100 x 140	= 14,000 sq. feet
Locker Rooms	38 x 80	= 2,808 sq. feet
Storage	30 x 40	= 1,200 sq. feet
Estimated Total		= 18,008 x \$200.00 (Brick) = <b>3.6 Million</b>
		= 18,008 x \$185.00 (1/4 Brick) = <b>3.33 Million</b>

**Middle School Commons (Restrooms & Concessions)**

Details:

Middle School Commons	48 x 96	= 4,608 sq. feet
Restrooms		= 392 sq. feet
Estimated Total		= 5000 x \$250.00 = <b>\$1.25 Million</b>
Estimated Total		= 5000 x \$200.00 = <b>\$1.00 Million</b>

**Additional Costs:**

Michael F 3.5%	\$151,000
Ron G. 4%	\$173,000
CPMI 5%	\$216,500
Estimated Total	\$540,500
Total White plan non-brick project	\$4,870,500

**Additional Costs:**

Michael F 3.5%	\$169,750
Ron G. 4%	\$194,000
CPMI 5%	\$242,500
Estimated Total	\$606,250
Total White plan brick project	\$5,456,250

**Depreciation Fund**

Stage/Old Gym

Move Curtains	\$20,000
Upgrade lighting	\$15,000
Upgrade Sound system	\$20,000
Add Sound baffles or Panels	\$25,000
Refinish stage floor	\$10,000
<b>Estimated totals</b>	<b>\$90,000</b>

Purchase 2 storage containers

Maintenance	\$7,500
Fine Arts	\$7,500
	<b>\$15,000</b>