

## **Board of Education Special Meeting**

Tuesday, May 17, 2022 6:00 PM

Bennet Elementary Commons

50 Dogwood

Bennet, NE 68317

### **District Mission:**

**“Together we prepare our students to successfully meet the challenges of the future.”**

**Strategic Goal 1:** District OR-1 Public Schools will provide the facilities needed to be competitive with other area schools in athletics and fine arts programs.

**Strategic Goal 2:** District OR-1 Public Schools will foster a unified community.

**Strategic Goal 3:** District OR-1 Public Schools will continuously implement (academic) programs and the curriculum needed to remain competitive with other area schools.

Attendance Taken at 6:00 PM.

Dean Busch: Present

Jaimi Calfee: Present

Brandon Desh: Present

Clayton Maahs: Absent

Josh Penterman: Present

Lisa Wilen: Present

Attendance Update Taken at 7:37 PM.

Clayton Maahs: Present

### 1. Call to Order and Pledge of Allegiance

- This is an information-sharing meeting.
- Patrons had an opportunity to provide feedback on the information presented regarding possible facility expansion options and a future possible bond resolution.
- Board President Desh brought the meeting to order at 6:00 p.m.

### 2. Announcement of the Open Meetings Act Posting

- Board President Desh identified the location of the Open Meetings Act Poster located in the room.

### 3. Discussion Item: Facility Planning Ideas and Community Engagement

- Information was presented on current strategic and facility planning focused on addressing increased student growth across the district. Representatives from Clark Enersen architects also provided information regarding specific details about each building and possible expansion options at each site.
- Highlights of the community discussion included questions about optimal square footage for classrooms, options for building "up" as well as "out" at Bennet, questions about future eastward expansion into the Bennet area, questions about

future economic infrastructure and water availability in certain areas, the impact of the south beltway, ideas for longer range (20+ year) planning, current bond interest rates and terms, and the timeline for a possible bond resolution.

- Additional information was shared regarding a special bond election, future staffing needs, and options for addressing increased student enrollment if a bond doesn't pass.
- More discussion about facilities will be shared at the June 13th regular board meeting.

#### 4. Next Regular Meeting

- A "board retreat" (working session) special meeting is scheduled for **Tuesday, May 31st, 2022** at Transformation Marketing in Panama, NE, beginning at **7:00 p.m.** **Public notice of this meeting will be posted in the Voice News prior to the meeting.**
- The next regular board meeting is **Monday, June 13th, 2022**, beginning at 7:00 p.m. at Palmyra High School in the Media Center. **Public notice of this meeting will be posted in the Voice News prior to the meeting.**

#### 5. Adjournment

- The meeting was adjourned at 7:36 p.m.

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Chairperson

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Superintendent

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# Community Engagement Meeting

Palmyra High School and Bennet Elementary School



**Facilities Discussion: May 2nd and May 17th, 2022**

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# **District OR-1**

## **Board of Education**

- Dean Busch: Board Member
  - Jaimi Calfee: Board Vice-President
  - Brandon Desh: Board President
  - Clayton Maahs: Board Member
  - Josh Penterman: Board Member
  - Lisa Wilen: Board Member
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## **Meeting Purpose:**

The focus for tonight's meeting is how to best collaboratively and proactively address (and discuss) student enrollment increases, community growth, and future facility needs.

## **Focus Questions:**

Community feedback is welcomed.

- Strengths of Proposed Options
  - Concerns / Questions related to Proposed Options
  - What information is still needed?
  - What projects (at what cost) should be included in a future bond proposal?
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## District Vision Statement

District OR-1 commits to a course of action providing continued academic growth through a curriculum that recognizes limitless potential and inspires faith in a positive future for every student. With a sense of community ownership and responsibility, we will remain fiscally accountable and attentive to current and future high-tech facility and staffing needs.

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## What is our story?

- **District OR-1 Bond and Facilities Construction/ Renovation History:**
  - **1980:** Original Bennet Elementary School Built / Major High School Expansion
  - **1999:** Northwest addition to Bennet Elementary School/ North addition to the High School
  - **2016:** Bennet Elementary Renovation and South Addition and High School Renovation and Southwest Addition
  - **2018:** Olson Complex Completed





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## What is our story?

- Growing district
- Strong community support
- Outstanding students and staff
- Two communities engaged in increasing a collective unity
- Pride in our history and community identities
- High educational and extracurricular expectations
- Outstanding evidence of student achievement
- Strong core values
- Fiscally responsible, yet progressive in our thinking



**Question: How do we: Honor the past, maximize the present, and embrace the future?**

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# Current Reality



- Current independent data predicts increased student enrollment and future community district growth
  - Dealing with limited resources
  - Current and future expansion of local / nearby infrastructure (South beltway project)
  - Proximity to Lincoln
  - Increased diversity of student needs (SPED, poverty, gender, mental health issues)
  - Increased cost of inflation, labor, and materials
  - Increasing interest rates and overall costs
  - Current eligible employee labor shortage (drivers, teachers, etc.)
  - Diversity of interests and opinions (conservative and progressive)
  - Current facilities are exceeding or nearing capacity at both buildings
  - Local vs. government control / property tax concerns
  - Questions about the future (valuation fluctuation and uncertainty)
  - Focused on similar goals
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# Rationale for Projected Timeline

- Current strategic and facility planning has been in process for quite some time.
- Interest and bond rates continue to climb
- Labor, materials, and other costs continue to rise
- Student needs are here now





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# Facility Planning Summary: Updated April 25, 2022



## Facilities Planning Summary

- **August 2019:**
  - Initiated Facility Audit with Clark & Enersen
- **June 2020:**
  - Facility Audit complete
- **July 2020 through October 2020:**
  - Review of Facility Audit by administration and board
- **October 2020:**
  - Began facility planning meetings to address growth both now and in the future
- **November 2020 through May 2022:**
  - 34 total meetings where facilities planning was either sole focus or an item discussed
    - 7 facility committee meetings
    - 8 special board meetings for facilities planning
    - 13 regular meetings with facilities planning discussed
    - 6 community engagement meetings gathering input on facilities planning





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# What are our NEEDS?

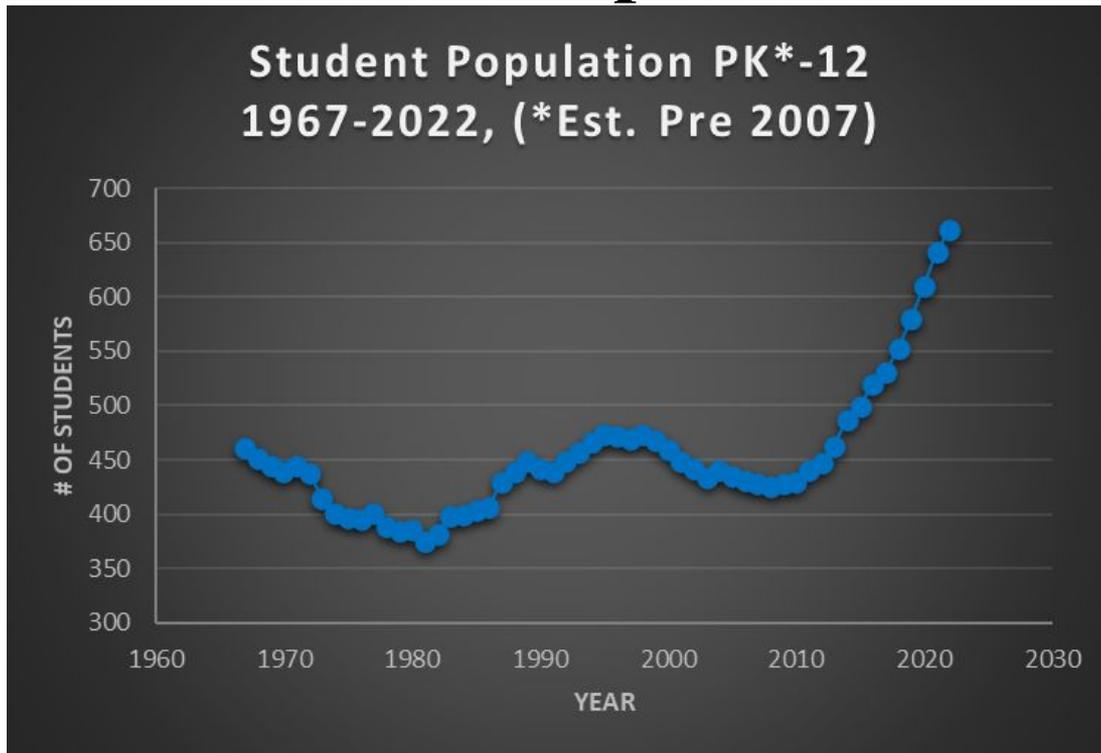
- Increase current classroom and multi-use activity area space
  - Effectively meet the increased capacity needs of our buildings.
  - Meet increased student needs (special education, poverty, academic and behavioral interventions, other special programs.
  - Provide academic support, relevant job skills, and educational programming that best benefits our local communities and families.
  - Maximize functionality of existing spaces
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# Historic Student Population Growth



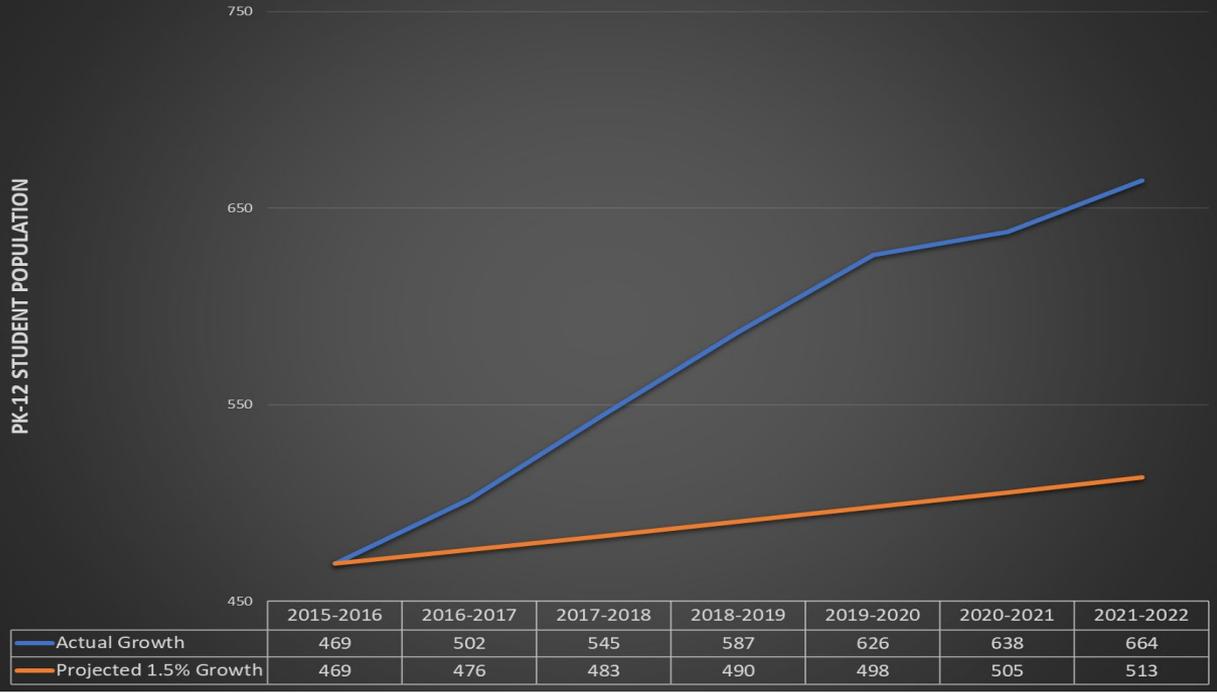


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# Recent Student Population Growth

Projected vs Actual Growth 2015-2016 to 2021-2022

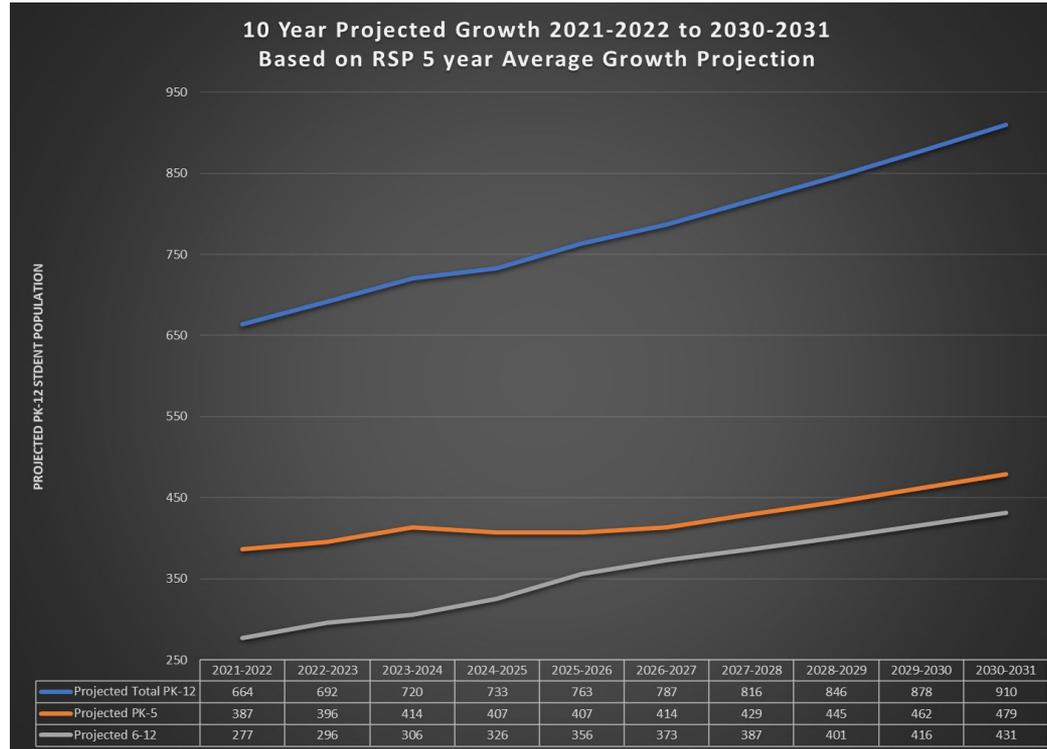




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# 10 Year Student Population Growth Projection

What factors contribute to this rapid change?





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Projected District Student Enrollment for 2022-2023:

Pre-K - 12th grade



### Bennet Elementary: Pre-K- 5

- Pre-school: 60
- Kindergarten: 58
- 1st Grade: 60
- 2nd Grade: 57
- 3rd Grade: 63
- 4th Grade: 56
- 5th Grade: 49

**Bennet Elementary Projected Total: 403**

### Palmyra High School: 6-12

- 6th Grade: 47
- 7th grade: 44
- 8th grade: 49
- 9th grade: 46
- 10th grade: 35
- 11th grade: 42
- 12th grade: 39
- Palmyra High School Projected Total: 302

**2022-2023 Projected District Total (Pre-K- 12): 705**



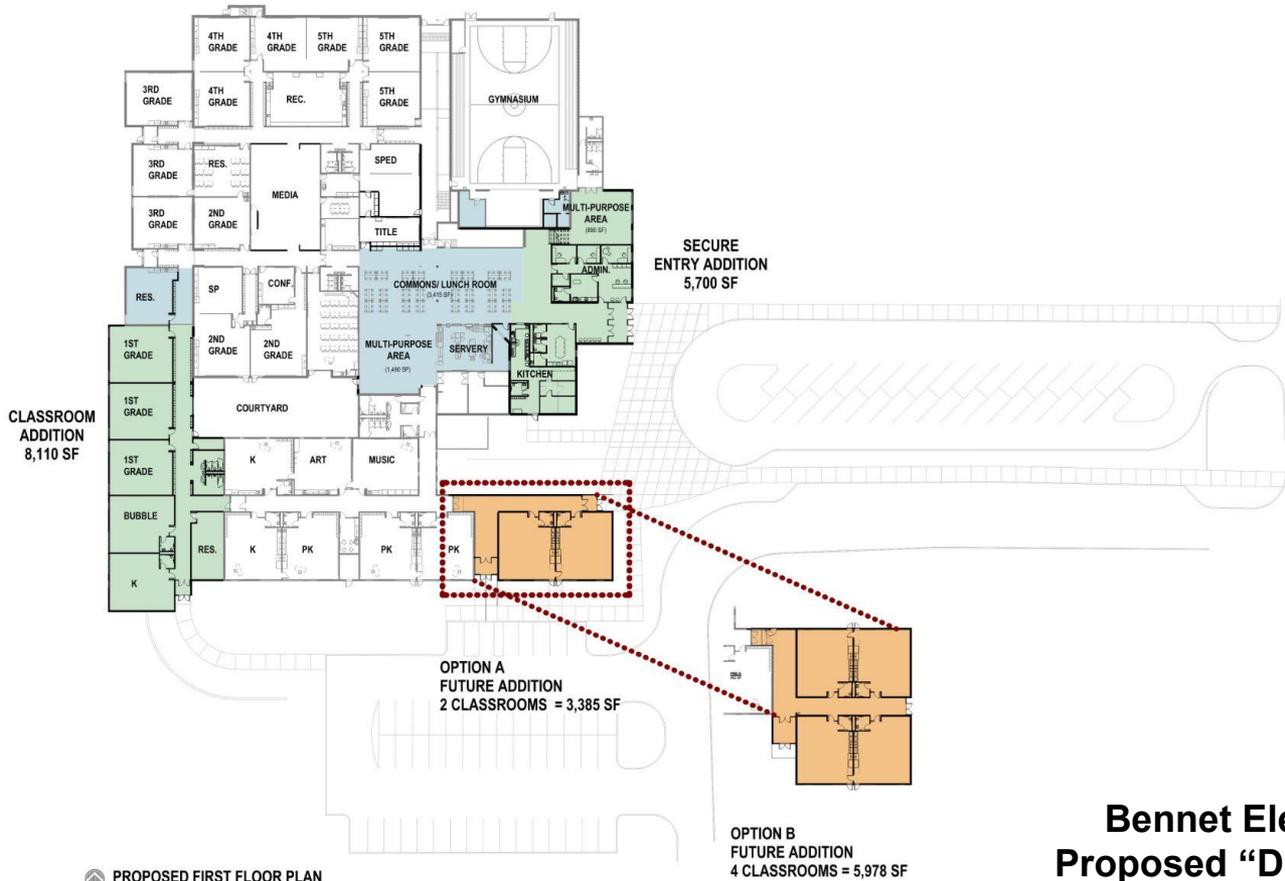
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# Current Building Expansion Options to Consider

## Bennet Elementary School:





 **PROPOSED FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"

## Bennet Elementary Proposed "Draft" Option



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# Highlights of the Bennet “Draft” Option

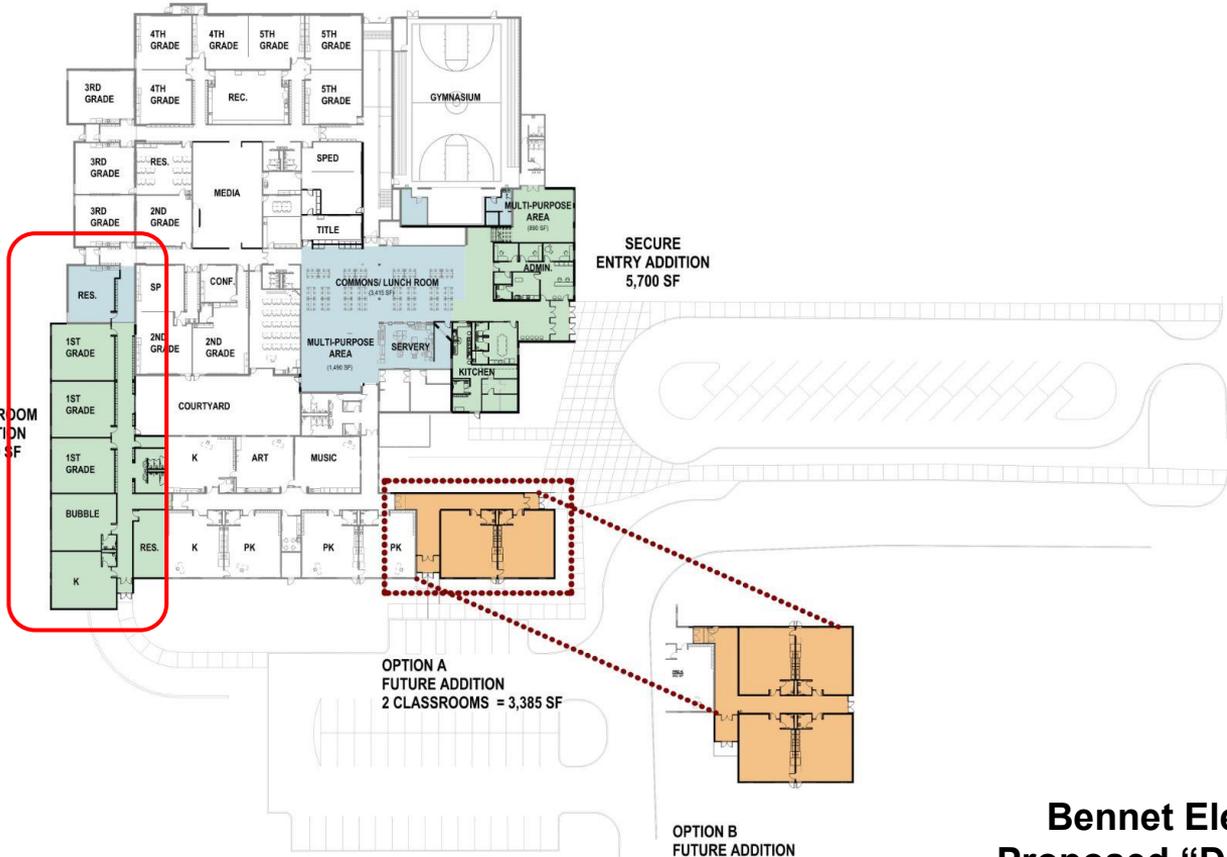
- Five New / One Renovated Classrooms: These rooms will be utilized to add additional grade level sections (eventually three sections of Pre-K-5) and provide additional space for special purpose teachers and programs like (Title 1, Special Education, OT/PT, Speech, and Before, Behavior Intervention, and After School Rec programs).
- Expanded kitchen area and student multi-purpose activity area
- Expanded office area to include a conference room, expanded nurse’s office, etc.
- Expanded multi-purpose activity area near the southeast edge of the gym
- Remodel and enhance the current gymnasium and stage area (add baskets, expand flooring, repurpose stage area for storage, etc.)
- Possibility of upgrading the playground
- \*Future possibilities include adding additional classrooms to the southeast part of the building.





**Five New  
Classrooms & One  
Renovated  
Classrooms**

**CLASSROOM  
ADDITION  
8,110 SF**



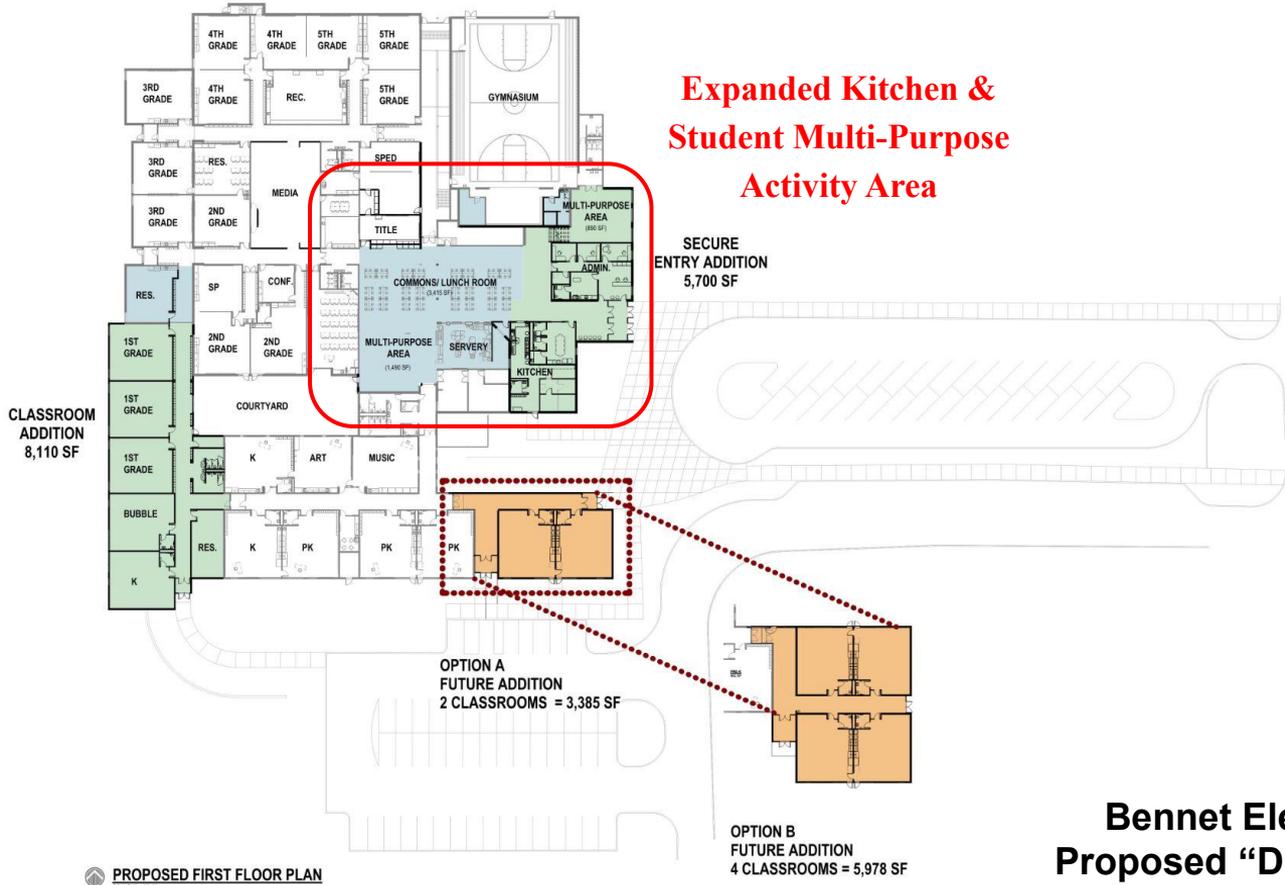
**PROPOSED FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"

**OPTION B  
FUTURE ADDITION  
4 CLASSROOMS = 5,978 SF**

**Bennet Elementary  
Proposed "Draft" Option**



## Expanded Kitchen & Student Multi-Purpose Activity Area



 **PROPOSED FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"

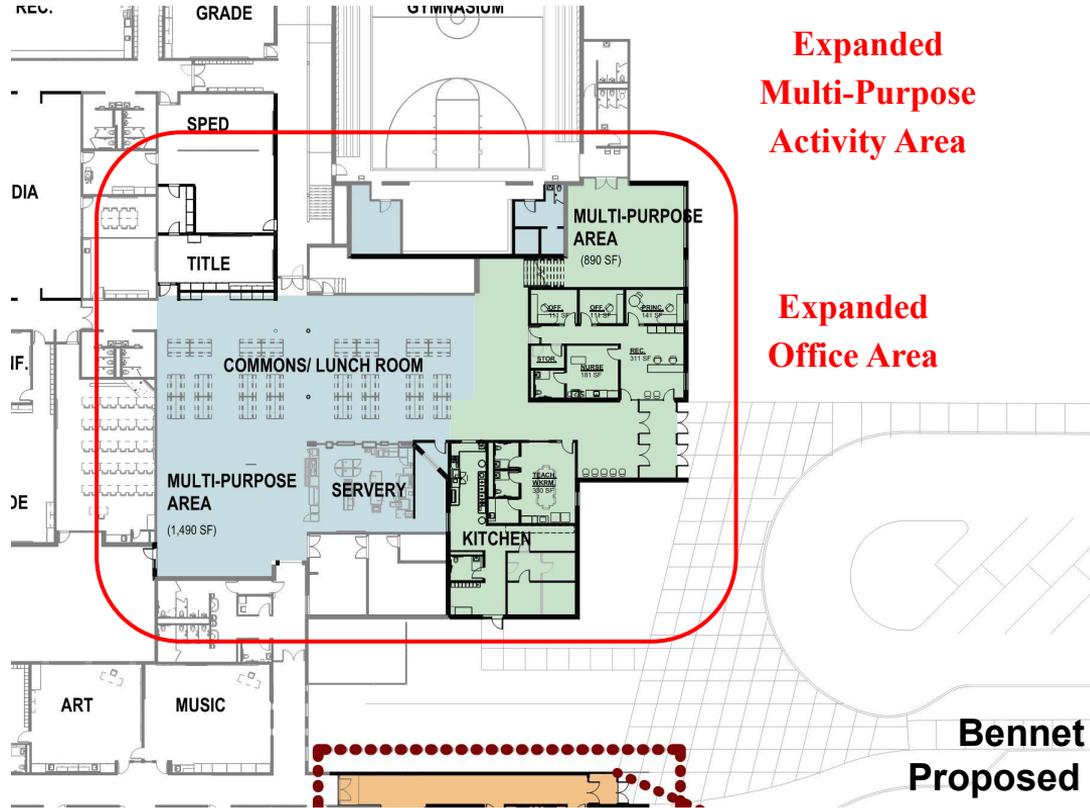
## Bennet Elementary Proposed "Draft" Option



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**Expanded Kitchen &  
Student Multi-Purpose  
Activity Area**



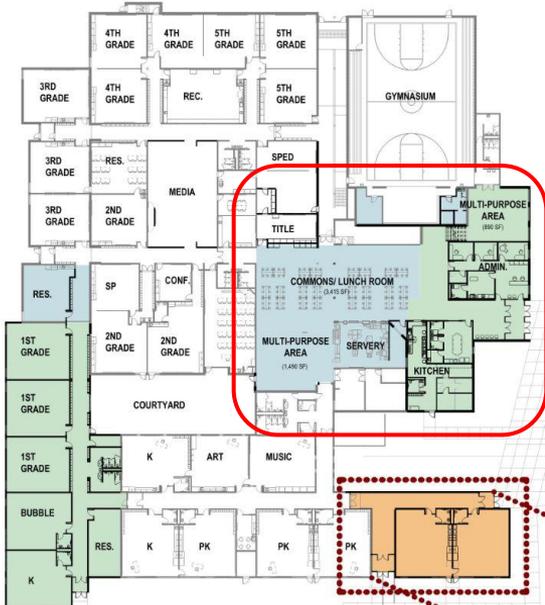
**Expanded  
Multi-Purpose  
Activity Area**

**Expanded  
Office Area**

**Bennet Elementary  
Proposed "Draft" Option**



**Expanded Kitchen &  
Student Multi-Purpose  
Activity Area**



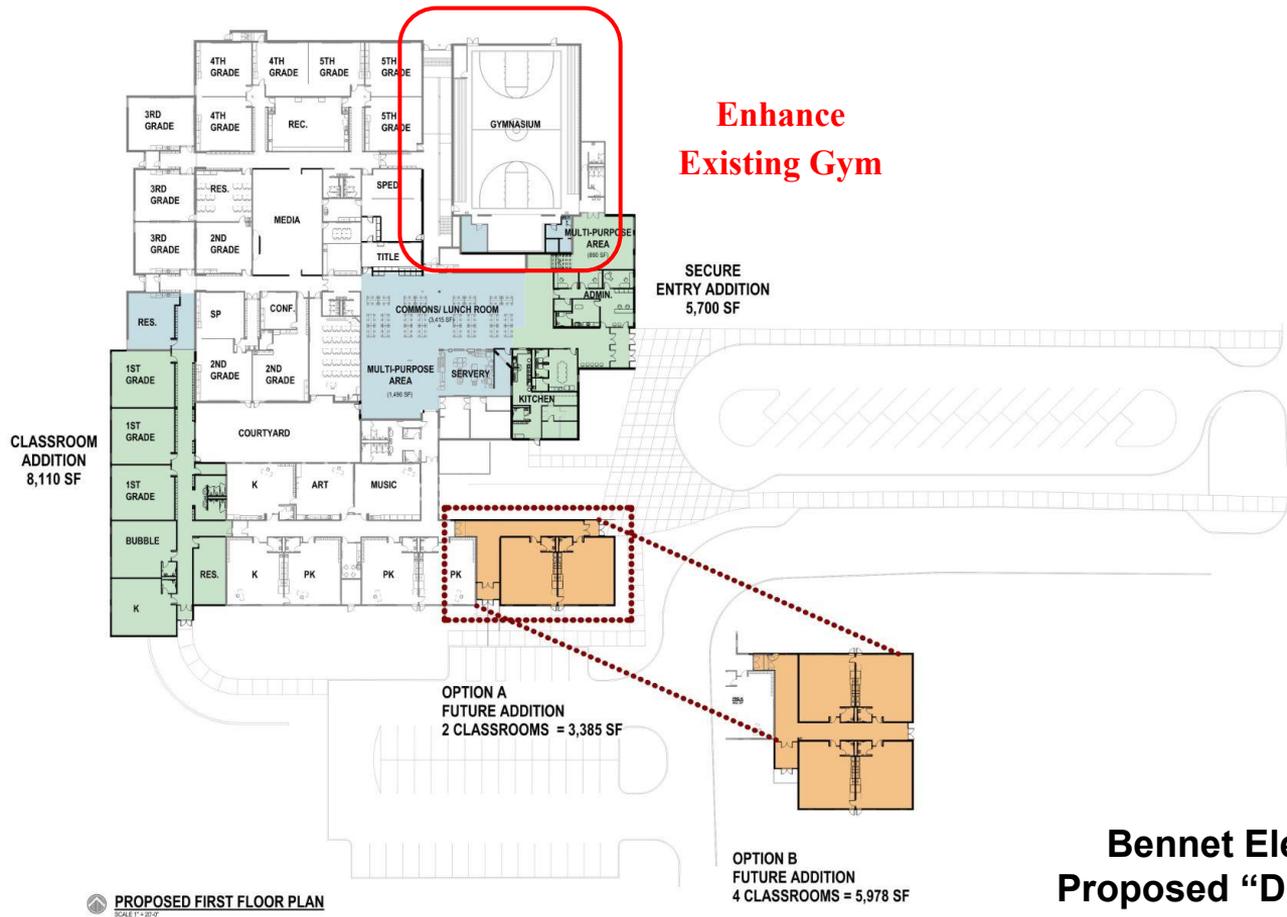
**Expanded  
Multi-Purpose  
Activity Area**

**Expanded  
Office Area**

**OPTION A  
FUTURE ADDITION  
2 CLASSROOMS = 3,385 SF**

**OPTION B  
FUTURE ADDITION  
4 CLASSROOMS = 5,978 SF**

**Bennet Elementary  
Proposed "Draft" Option**

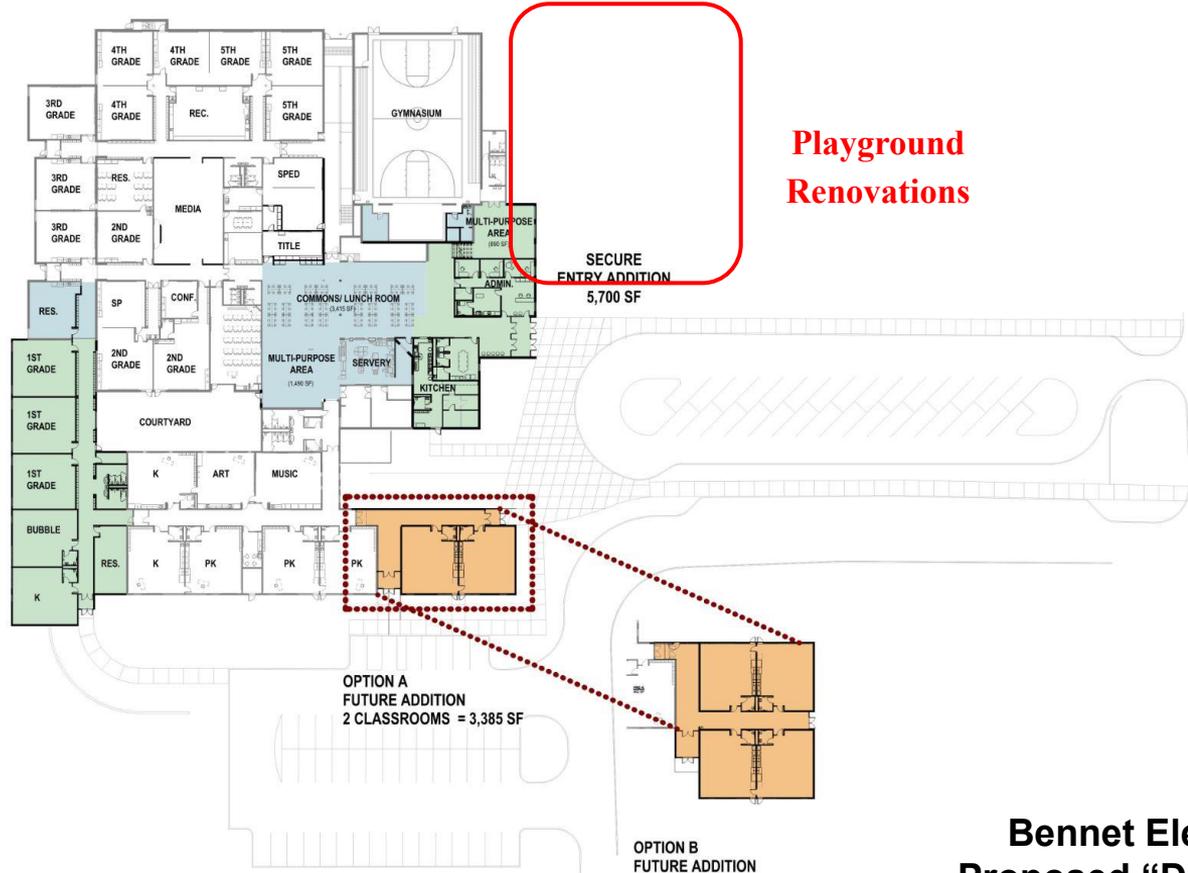


PROPOSED FIRST FLOOR PLAN  
SCALE 1" = 20'-0"

## Bennet Elementary Proposed "Draft" Option



CLASSROOM  
ADDITION  
8,110 SF



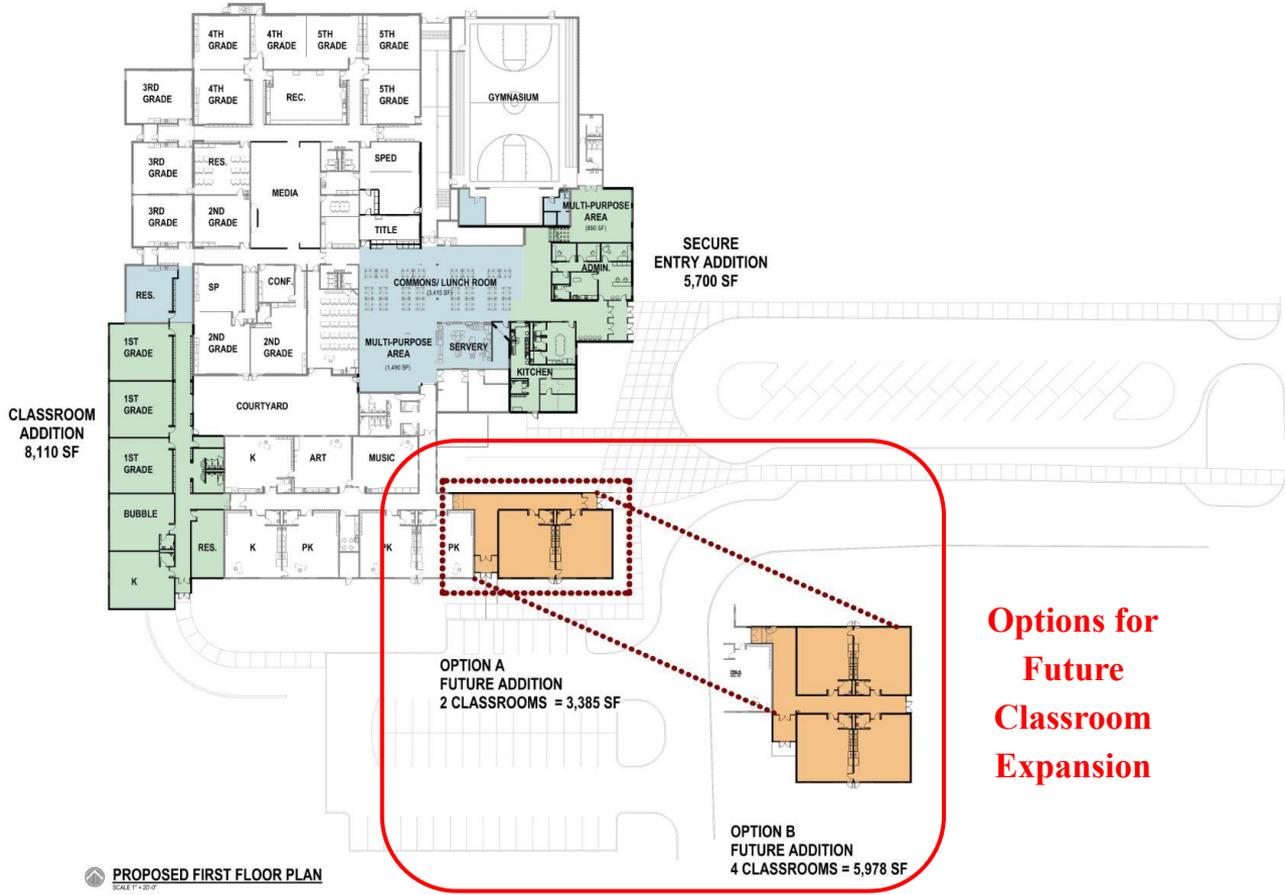
**Playground  
Renovations**

SECURE  
ENTRY ADDITION  
5,700 SF

OPTION A  
FUTURE ADDITION  
2 CLASSROOMS = 3,385 SF

OPTION B  
FUTURE ADDITION  
4 CLASSROOMS = 5,978 SF

**Bennet Elementary  
Proposed "Draft" Option**



**Options for  
Future  
Classroom  
Expansion**

 **PROPOSED FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"



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## Cost Projections

**Current Estimated Cost Projection for Bennet Elementary School is:**

*Please note that this can change according to current market factors.*

- **Bennet New Classroom/Commons/Multipurpose - 13,810 sf x \$350/sf = \$4,833,500**
  - **Bennet Renovate Commons - 5,895 sf x \$200/sf = \$1,179,000**
  - **Soft Costs/ Fees = \$1,322,750**
  - **Bennet Total = \$7,335,250**
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# Building Expansion Options to Consider

## Palmyra High School





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# Highlights of the High School Option #7

Additional room configurations: With the addition of the sixth grade for the 2022-2023 school year, the building will be increasing in numbers.

- **Possible Room Allocations**

- 3 sections of Sixth Grade
- 4 Content Area Classrooms: (Math, Science, History, English)
- 2 Special Education Room/ Student Success Center
- 1 student intervention room for classroom / behavioral interventions
- 1 classroom/ conference / community room (located on the first floor). This could be utilized as a classroom as student enrollment increases.
- Extra elevator space and extra restrooms
- “Shell space” for future expansion at the “garden” level
- Expanded commons area and main office area - to include counselor, admin, and conference room in the same space

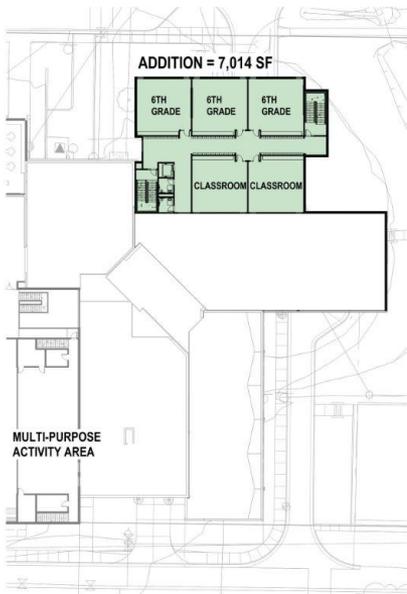
- **Career Technical Education (CTE) Expansion**

- Repurpose Current IT “shop area” into a community based fitness center/weight room with a secure entry with access 24/7.
- Repurpose the current weight deck to a wrestling/ fitness room / multi purpose activity center
- Add an enhanced CTE Area with a metal, wood, and ag locations
  - [The importance of CTE jobs](#)

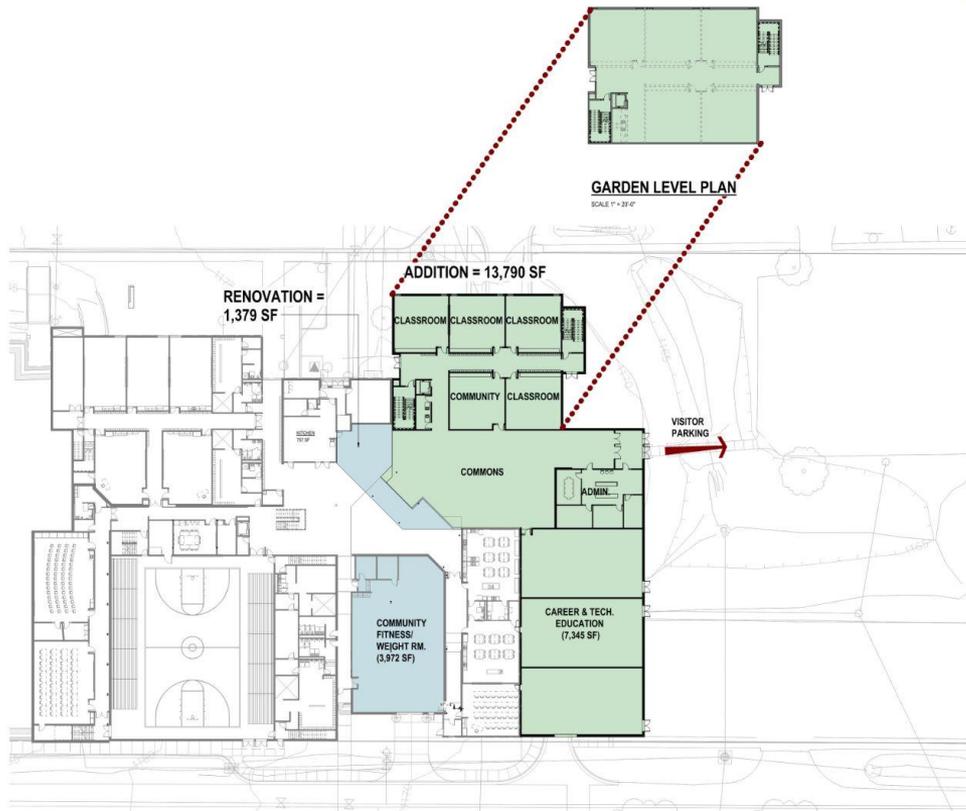




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**SECOND FLOOR PLAN**  
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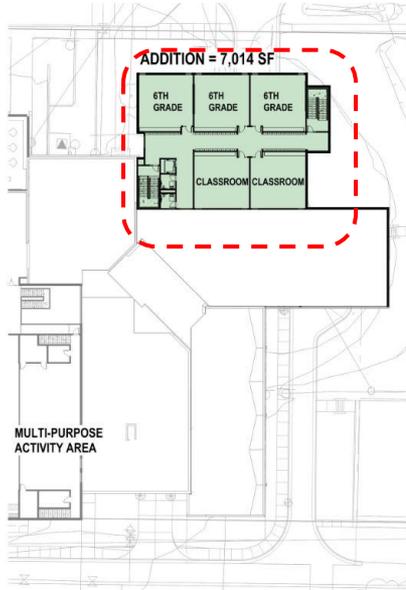
**FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"

**GARDEN LEVEL PLAN**

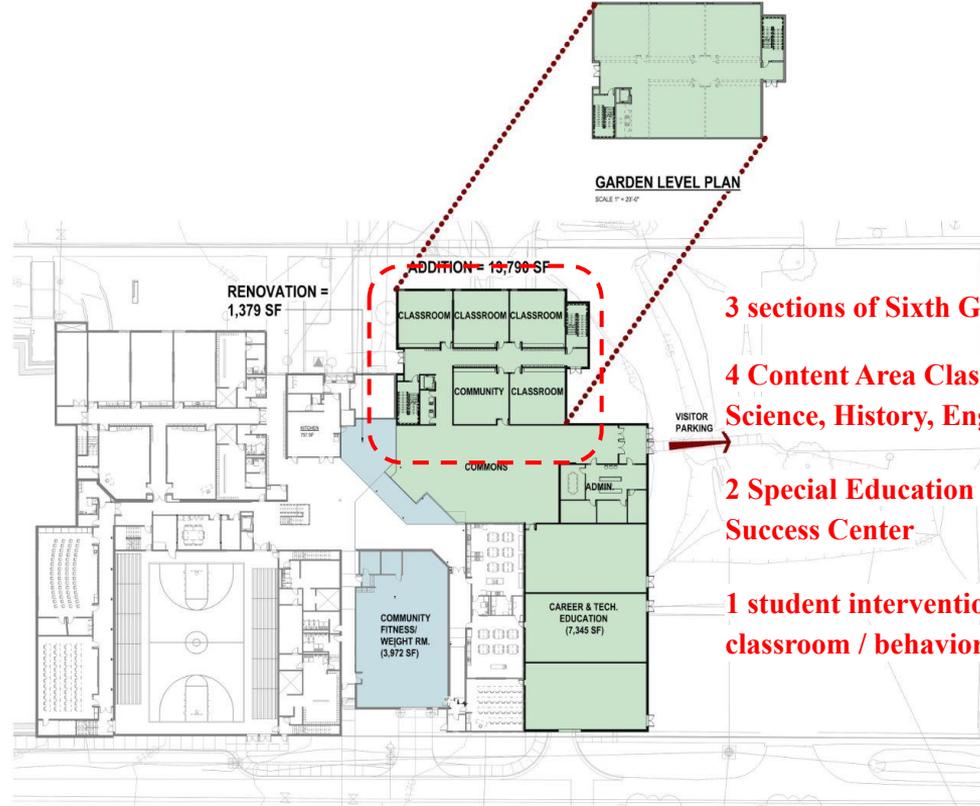
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**SECOND FLOOR PLAN**  
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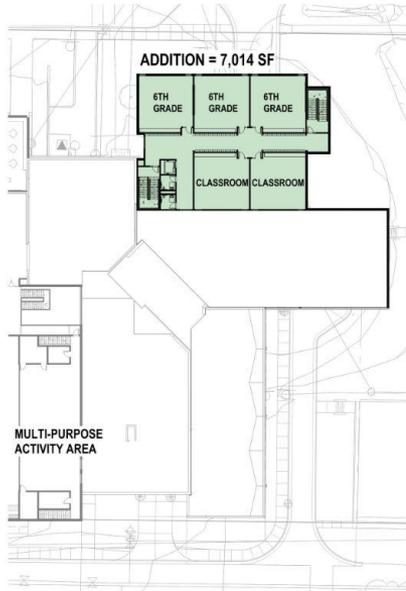
**FIRST FLOOR PLAN**  
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**GARDEN LEVEL PLAN**  
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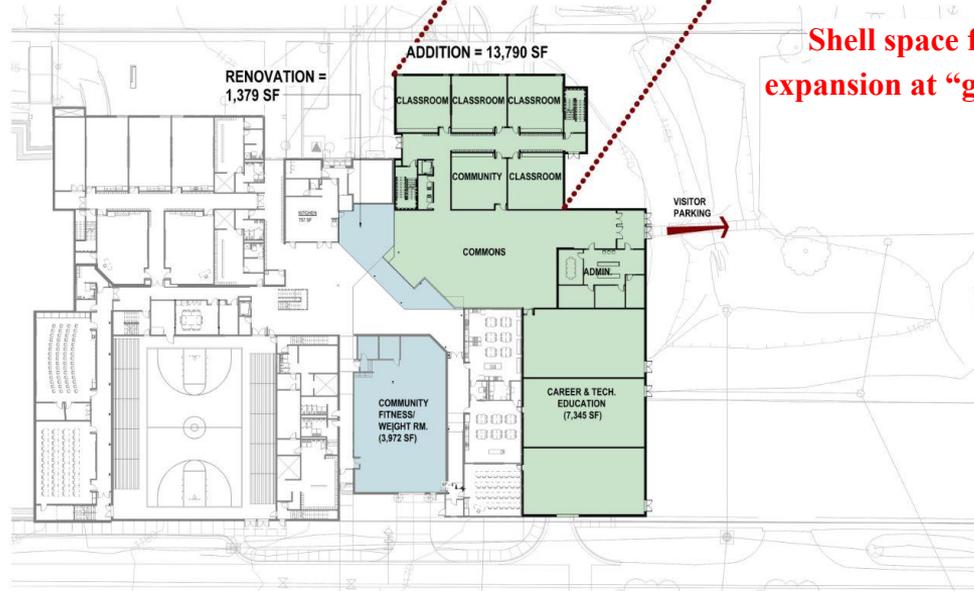
- 3 sections of Sixth Grade**
- 4 Content Area Classrooms: (Math, Science, History, English)**
- 2 Special Education Room/ Student Success Center**
- 1 student intervention room for classroom / behavioral interventions**



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**SECOND FLOOR PLAN**  
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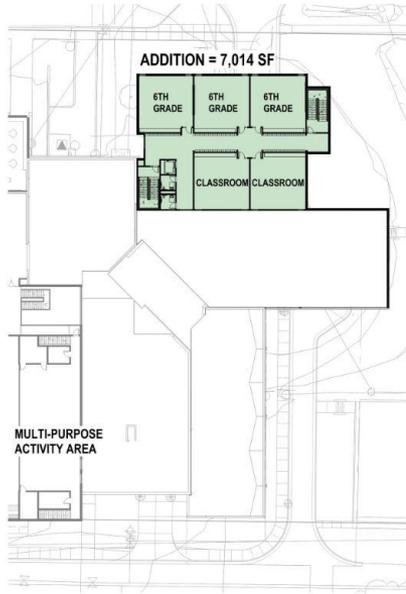
**FIRST FLOOR PLAN**  
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**GARDEN LEVEL PLAN**  
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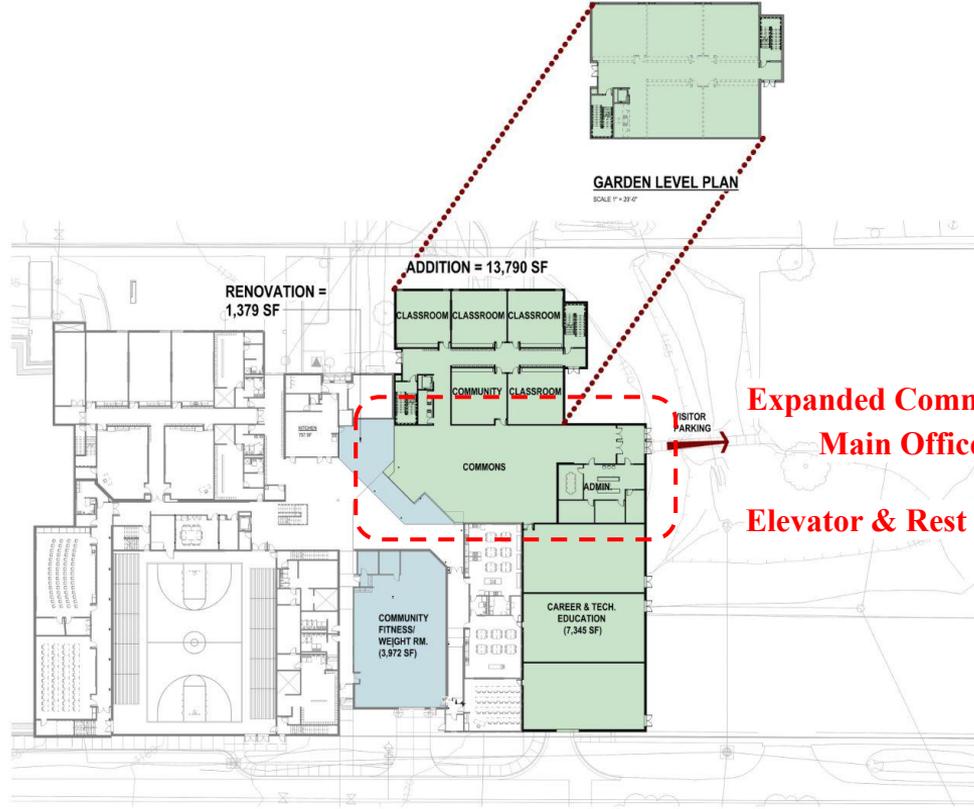
Shell space for future expansion at "garden" level



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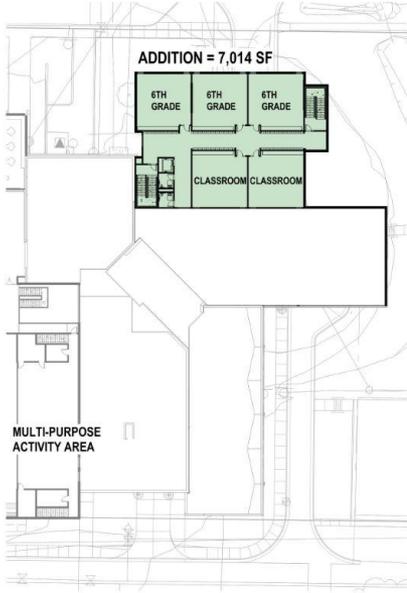
**SECOND FLOOR PLAN**  
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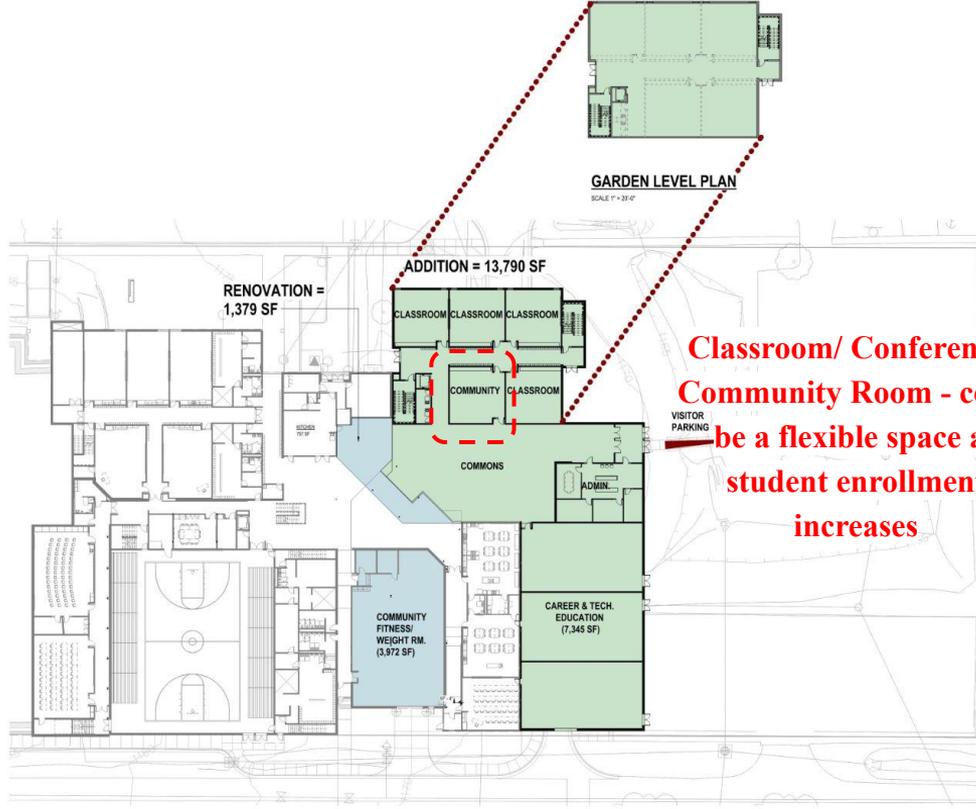
**FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"



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SECOND FLOOR PLAN  
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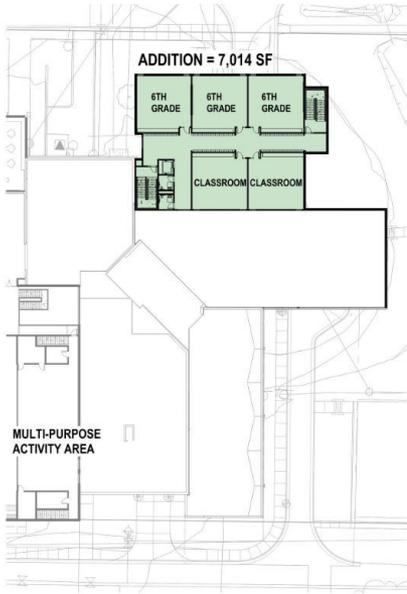
FIRST FLOOR PLAN  
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GARDEN LEVEL PLAN  
SCALE 1" = 20'-0"

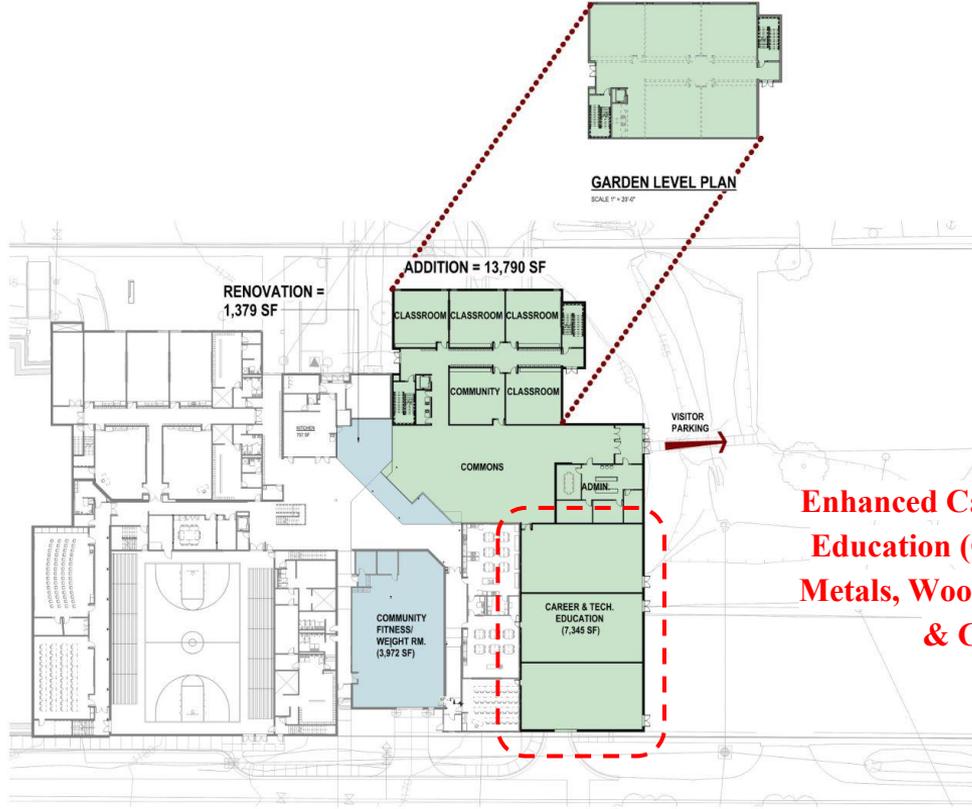
**Classroom/ Conference /  
Community Room - could  
be a flexible space as  
student enrollment  
increases**



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SECOND FLOOR PLAN  
SCALE 1" = 20'-0"



FIRST FLOOR PLAN  
SCALE 1" = 20'-0"

**Enhanced Career Technical Education (CTE) Area for Metals, Woods, & Ag Shops & Classes**



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## Example Photos of a Possible CTE Expansion





## District OR-1: Home of the Panthers!



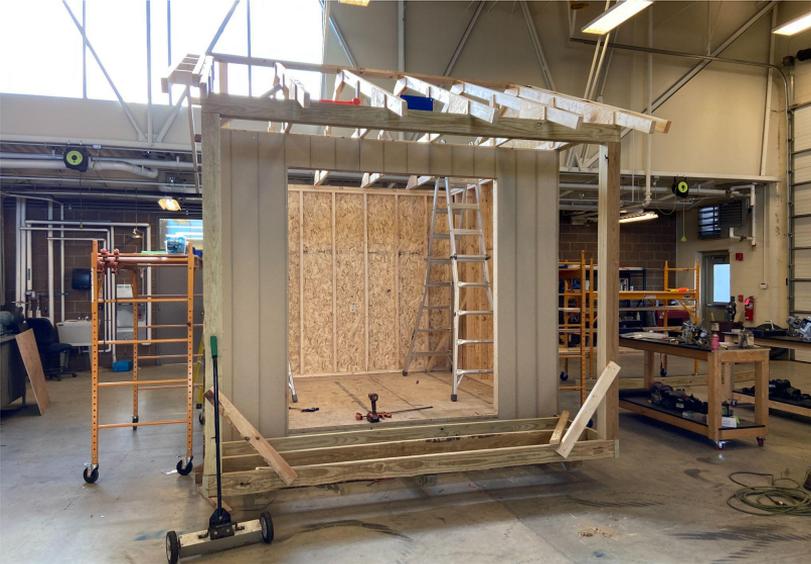
## Example Photos of CTE Expansion





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### Example Photos of CTE Area





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### Example Photos of CTE Area Expansion

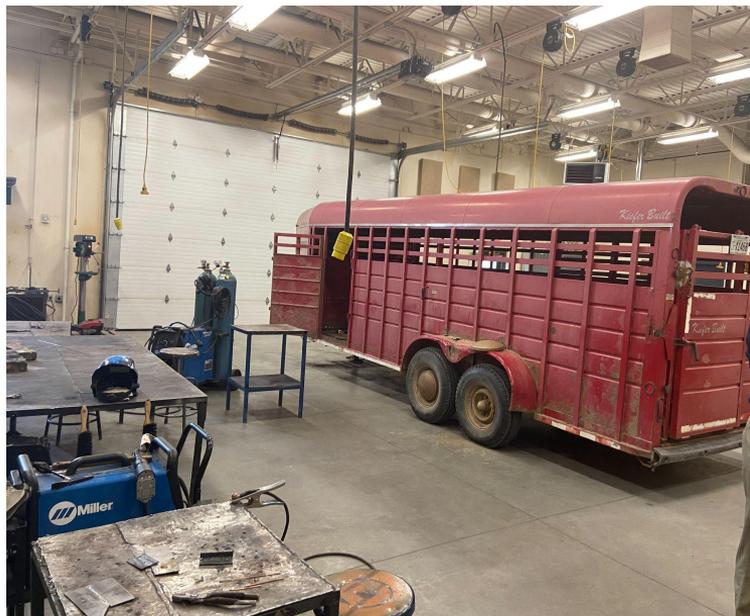




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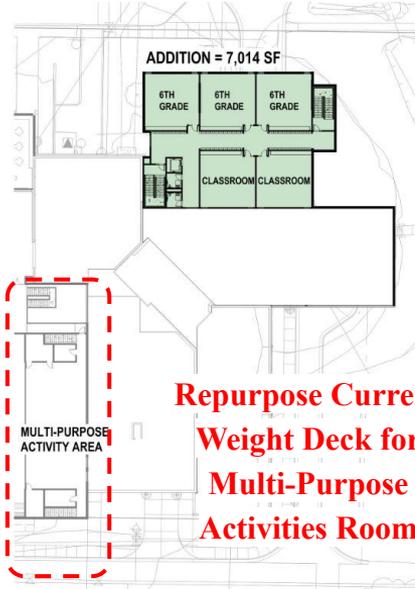


### Example Photos of Agricultural Inside Area

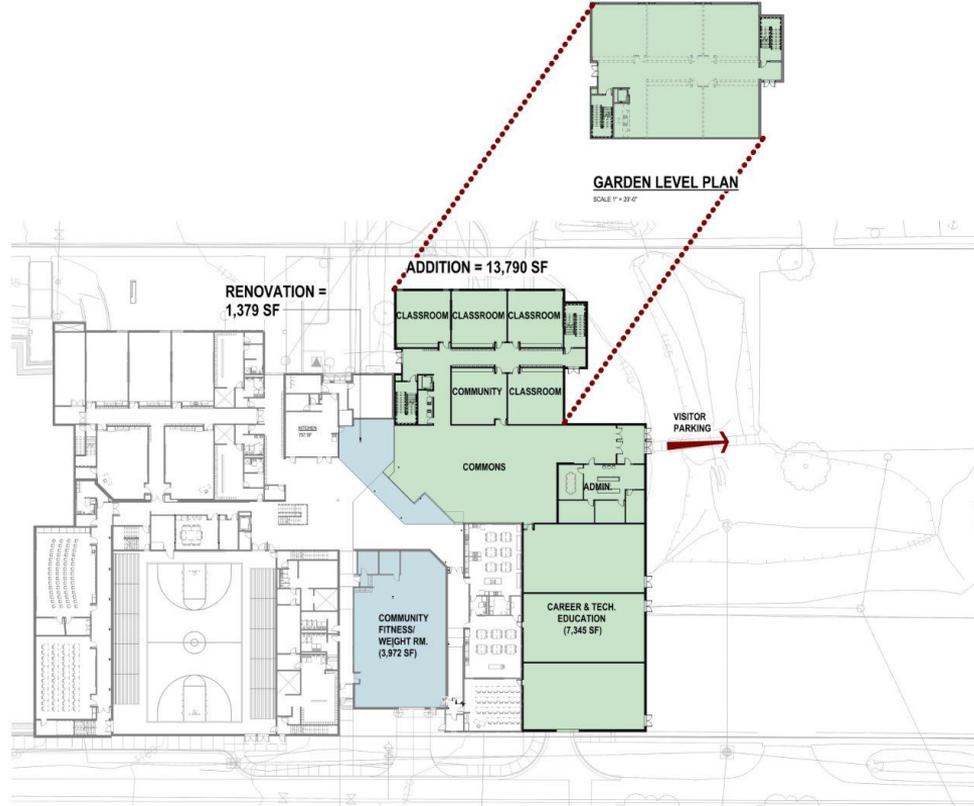




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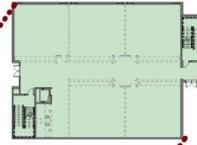


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FIRST FLOOR PLAN  
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GARDEN LEVEL PLAN  
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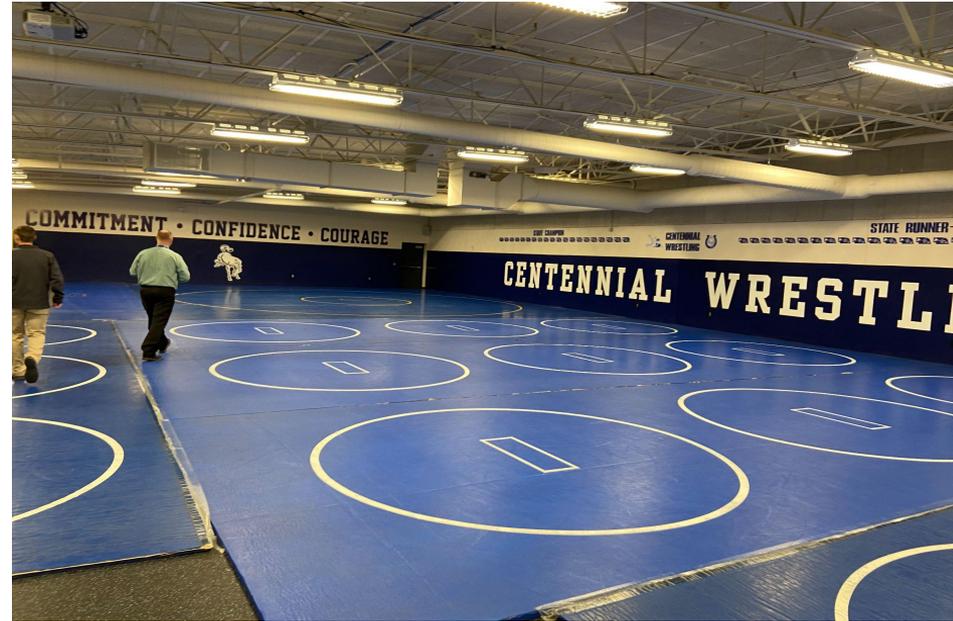




## District OR-1: Home of the Panthers!



### Example Photos of Renovated Multi-Purpose Space





## District OR-1: Home of the Panthers!

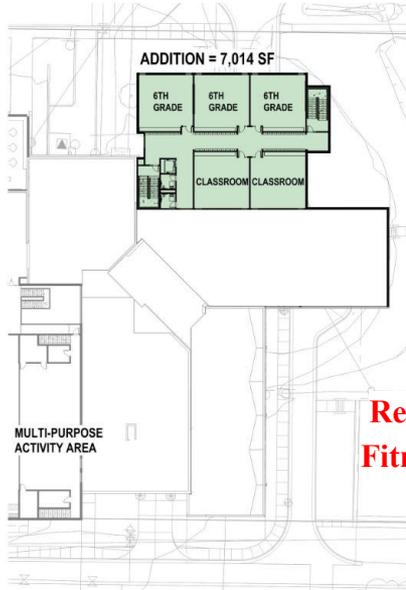


## Example Photos of Renovated Multi-Purpose Space

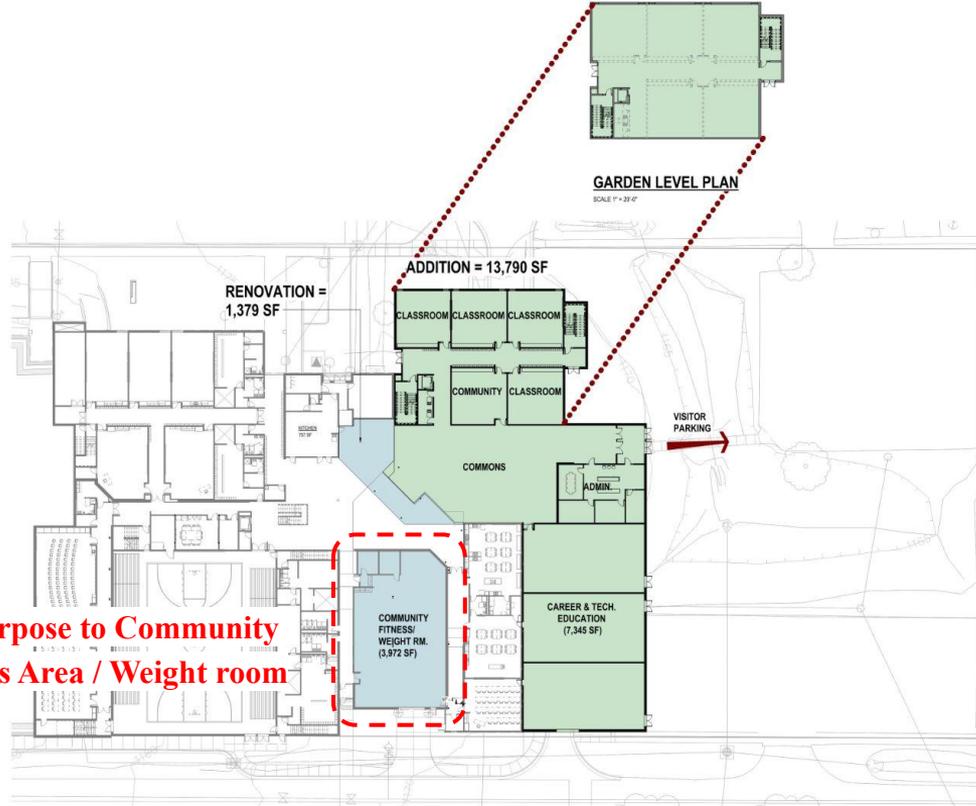




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SECOND FLOOR PLAN  
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FIRST FLOOR PLAN  
SCALE 1" = 20'-0"

**Repurpose to Community  
Fitness Area / Weight room**

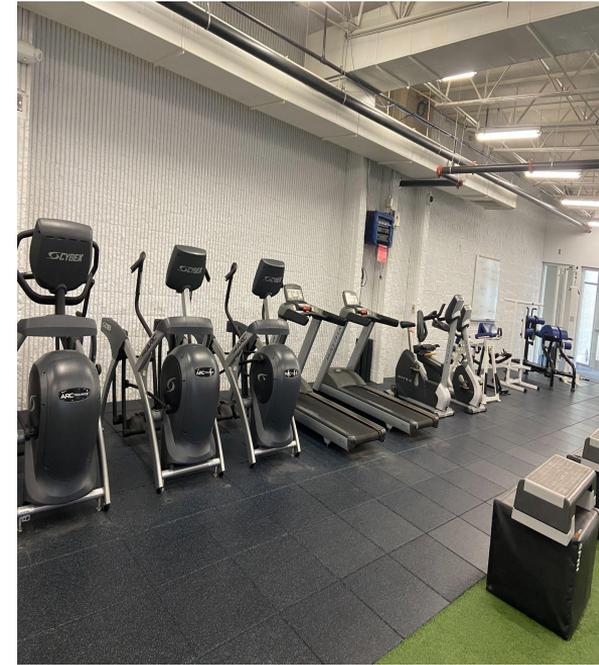
GARDEN LEVEL PLAN  
SCALE 1" = 20'-0"



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## **Example Photos of a Possible “Community Usage” Fitness Area**





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## Career Technical Education (CTE) Strategies to Develop

- Build local business partnerships
  - Contact local businesses to verify job and career skill priorities
  - Business Leader Survey
  - Analyze community impact of having enhanced facilities in close proximity.
  - Consider adult education possibilities.
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## Cost Projections



**Current Estimated Cost Projection for Palmyra High School is:**

*Please note that this can change according to current market factors.*

- **Palmyra New Classroom/Commons and CTE Expansion- 28,149 sf x \$350/sf = \$9,852,150**
  - **Palmyra Renovation / Shell Cost/ - 8,393 sf x \$200/sf = \$1,678,600**
  - **Palmyra Shop to Fitness Center Renovation: 3,972 sf x100sf= \$397,200**
  - **Soft Costs/ Fees = \$2,624,149**
  - **Palmyra Total = \$14,552,099**
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# Cost Projections

## Current Estimated Overall Cost of the Project:

- Overall construction total estimate = \$17,940,450
  - Bennet Elementary: \$6,012,500
  - Palmyra: \$11,927,950
- Design/Soft Costs: \$3,946,899
  - Bennet Soft Costs/ Fees = \$1,322,750
  - Palmyra Soft Costs/ Fees = \$2,624,149
- Estimated Total Cost: **\$21,887,349** for possible bond resolution

*Please note: These are current projected costs. Due to the current construction climate, this total could be higher.*

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## District OR-1: Home of the Panthers!

# What will this cost me as a taxpayer of the district? How does this impact me financially?

FYI: This information is based on the 2020-2021 District OR-1 Taxable Valuation of **\$651,257,260** and **\$580,358,281** District Taxable Valuation for new bonds voted on after January 2, 2022. This information is calculated using a **3.75% (20 year)** and a **4.0% (25 year)** APR Bond Rate.

| Project Scope       | Term                    | \$ Increase        | Levy Increase      | Taxes per Residential \$100,000 per year at market value (100%) | Taxes for Agricultural \$100,000 per year @72%LB 2: \$69,444 @ 50% |
|---------------------|-------------------------|--------------------|--------------------|---|--|
| <b>\$18,000,000</b> | <i>20 years (3.75%)</i> | <i>\$1,160,000</i> | <i>20.0 cents</i>  | <i>\$200.00</i>   | <i>\$138.89</i>  |
|                     | <i>25 years (4.0%)</i>  | <i>\$950,000</i>   | <i>16.37 cents</i> | <i>\$164.00</i>   | <i>\$113.89</i>  |
| <b>\$20,000,000</b> | <i>20 years (3.75%)</i> | <i>\$1,305,000</i> | <i>22.5 cents</i>  | <i>\$225.00</i>   | <i>\$156.25</i>  |
|                     | <i>25 years (4.0%)</i>  | <i>\$1,080,000</i> | <i>18.6 cents</i>  | <i>\$186.00</i>   | <i>\$129.17</i>  |
| <b>\$22,000,000</b> | <i>20 years (3.75%)</i> | <i>\$1,450,000</i> | <i>25.0 cents</i>  | <i>\$250.00</i>   | <i>\$173.61</i>  |
|                     | <i>25 years (4.0%)</i>  | <i>\$1,210,000</i> | <i>20.8 cents</i>  | <i>\$208.00</i>   | <i>\$144.44</i>  |
| <b>\$24,000,000</b> | <i>20 years (3.75%)</i> | <i>\$1,600,000</i> | <i>27.6 cents</i>  | <i>\$276.00</i>   | <i>\$191.67</i>  |
|                     | <i>25 years (4.0%)</i>  | <i>\$1,340,000</i> | <i>23.1 cents</i>  | <i>\$231.00</i>   | <i>\$160.42</i>  |



## District OR-1: Home of the Panthers!



### Proposed Future Timeline

- **May 2, 2022** - Community Engagement Meeting at 6 pm at Palmyra High School
  - **May 9, 2022** - School Board Meeting with Public Comment at 7 pm at Palmyra High School
  - **May 17, 2022** - Community Engagement Meeting - May 17, 2022 at 6pm at Bennet Elementary
  - **June 13, 2022** - Consideration and potential approval of Bond Resolution by Board for August 9, 2022 special election
  - **August 9, 2022** - Special election (if bond resolution approved by board)
  - **August 2022 through Early 2023** - Final Design by Clark & Enersen (if bond passes)
  - **Early 2023** - Receive construction bids and begin construction
  - **Early 2023 through August 2024** - Projects under construction
  - **August 2024** - Project complete for beginning of school year 2024-25
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District OR-1: Home of the Panthers!



# What are the next steps?

- Continued Community Engagement:
  - [District OR-1.Upcoming Community Meetings.](#)  
April / May 2022





District OR-1: Home of the Panthers!



# Community Engagement Feedback Questionnaire.April 2022

This information is also posted on our  
school website.

Questions!

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District OR-1: Home of the Panthers!

Thank you again for coming tonight!

Your support and active engagement is  
greatly appreciated!

Go Panthers!





**District OR-1: Home of the Panthers!  
Community Engagement Meeting Questionnaire  
Spring Updated May 2, 2022**

Name (optional): \_\_\_\_\_ Date: \_\_\_\_\_

Do you believe a potential bond amount in the range of \$18-22 million would gain the support of the community if it provided the current and future needed space and programming needs of the district?

Yes \_\_\_ No \_\_\_ Unsure \_\_\_

If no or unsure, what approximate amount do you believe would gain the support of the community?

What do you consider the highest priorities for this project?

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What are the best techniques/places/groups to get future information about the potential facilities expansion and improvement project out to the community? Check option(s) below.

*Social Media (Twitter and Facebook)*

*Website*

*District Mailer/ Newsletter/ Visual Flyers*

*Email*

*Community Meetings*

*Word of mouth*

*Other* \_\_\_\_\_

What are the things you liked about the possible options presented for both buildings?

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What things do you have questions or concerns about regarding the possible building options that were shown?

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**Thank you for your input! Your feedback is important.**

## **Board of Education Special Meeting**

Monday, May 2, 2022 6:00 PM

Media Center at the Palmyra District OR-1 Public Schools

425 F Street

Palmyra, NE 68418

### **District Mission:**

**“Together we prepare our students to successfully meet the challenges of the future.”**

**Strategic Goal 1:** District OR-1 Public Schools will provide the facilities needed to be competitive with other area schools in athletics and fine arts programs.

**Strategic Goal 2:** District OR-1 Public Schools will foster a unified community.

**Strategic Goal 3:** District OR-1 Public Schools will continuously implement (academic) programs and the curriculum needed to remain competitive with other area schools.

Attendance Taken at 6:00 PM.

Dean Busch: Present

Jaimi Calfee: Absent

Brandon Desh: Present

Clayton Maahs: Present

Josh Penterman: Present

Lisa Wilen: Present

### 1. Call to Order and Pledge of Allegiance

- This is an information-sharing meeting.
- Patrons will have an opportunity to provide feedback on the information presented regarding possible facility expansion options and a future possible bond resolution.
- Board President Desh brought the meeting to order at 6:00 p.m.

2. Announcement of the Open Meetings Act Posting Board President Desh identified the location of the Open Meetings Act Poster located in the room.

### 3. Discussion Item: Facility Planning Ideas and Community Engagement

- Information was presented on current strategic and facility planning focused on addressing increased student growth across the district. Representatives from Clark Enersen architects also provided information regarding specific details about each building and possible expansion options at each site.
- Highlights of the community discussion included questions about option enrollment, student retention relative to the transition from elementary school to high school, future ideas for longer range (20+ year) planning, bond interest rates and terms, and the timeline for a possible bond resolution. Additional information was shared regarding the process for a special election,

increased accessibility of information regarding public meetings on facility planning, planning for increased costs in the future, and options for addressing increased student enrollment if a bond doesn't pass.

- Suggestions to consider included providing additional digital and hard copies of the upcoming meeting schedule and questionnaire at local establishments, providing more specific imagery about capacity issues (like pictures of students learning in the hallways and multiple teachers working in the same room at Bennet), and including more specific agenda information in public notices for special meetings

#### 4. Next Regular Meeting

5. Adjournment The meeting was adjourned at: 8:24 p.m.

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Chairperson

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Superintendent



**District OR-1: Home of the Panthers!**



**Spring 2022 Community Engagement and Board Meetings:**

**Updated April 21, 2022**

- **Monday, May 2nd: beginning at 6:00 p.m.**
  - District OR-1 will be hosting a Community Engagement Meeting to review the strategic planning process, provide updates on possible facility expansion options, and gather patron input on the possibility of an upcoming bond resolution. *The meeting will be held at Palmyra High School in the media center. Please note that details and notice of this public meeting will be published in the Lincoln Journal Star*
- **Monday, May 9th beginning at 7:00 p.m.**
  - District OR-1 Regular Meeting of the Board of Education. The meeting will be held at **Palmyra High School** in the media center. *Please note that details and notice of this public meeting will be published in the Voice News.*
- **Tuesday, May 17th beginning at 6:00 p.m.**
  - District OR-1 will be hosting a Community Engagement Meeting to review the strategic planning process, provide updates on possible facility expansion options, and gather patron input on the possibility of an upcoming bond resolution. *The meeting will be held at Bennet Elementary School in the media center. Please note that details and notice of this public meeting will be published in the Voice News.*
- **Monday, June 13th beginning @ 7:00 p.m.**
  - District OR-1 Regular Meeting of the Board of Education. The meeting will be held at **Palmyra High School** in the media center. *Please note that details and notice of this public meeting will be published in the Voice News.*
- **Additional Community Meeting Dates, Times, and Locations:**
  - Additional meetings will be scheduled and posted in the future according to feedback from the meetings listed above.

**We thank you in advance for your support of our district and we look forward to seeing you at these meetings!**