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\af2 \ltrch\fcs0 \insrsid3682047 Wednesday, July 11, 2018 7:30 PM \par Wausa School

Gymnasium

300 S. Bismark St.

PO Box 159

Wausa, NE 68786-0159\fcs1 \af2 \ltrch\fcs0 \insrsid13595428

Mark Dawson (Board Member): Absent

Mike Kumm (Board President): Present

Terry Nelson (Board Secretary): Absent

Dan Story: Present

Brian Wakeley (Board Vice-President): Present

Otto Woockman: Present

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## 1. Call to Order

### 1.1. Pledge of Allegiance

### 1.2. Excuse Absent Board Members

Motion to excuse Terry Nelson from the board meeting Passed with a motion by Brian Wakeley (Board Vice-President) and a second by Otto Woockman.

Mark Dawson (Board Member): Yea, Mike Kumm (Board President): Yea, Terry Nelson (Board Secretary): Yea, Dan Story: Yea, Brian Wakeley (Board Vice-President): Yea, Otto Woockman: Yea

Yea: 6, Nay: 0

## 2. Approval of Consent Agenda

### 2.1. Agenda

Motion to approve the agenda as presented Passed with a motion by Dan Story and a second by Brian Wakeley (Board Vice-President).

Mike Kumm (Board President): Yea, Dan Story: Yea, Brian Wakeley (Board Vice-President): Yea, Otto Woockman: Yea

Yea: 4, Nay: 0

3. Community Potential Bond Information

Presentations were made by Mr. Hoelsing, Mr. Cody Wickham, DA Davidson, and Mr. Bob Soukup, Carlson West Povondra, on updating the public on the building information, how to fund the project, and how it would affect them on their property taxes.

4. Adjourn

Motion to adjourn meeting Passed with a motion by Otto Woockman and a second by Brian Wakeley (Board Vice-President).

Mike Kumm (Board President): Yea, Dan Story: Yea, Brian Wakeley (Board Vice-President): Yea, Otto Woockman: Yea

Yea: 4, Nay: 0

# WAUSA PUBLIC SCHOOLS



## STRATEGIC PLAN CONSTRUCTION PROJECT

# AGENDA

- Call the meeting to order
- Pledge of Allegiance
- Introduce Guest Speakers
  - Brad Hoelsing-School Superintendent, Wausa Public Schools
  - Bob Soukup-Principal Architect, Carlson West Povondra
  - Cody Wickham-Financial bond consultant, D.A. Davidson
- Closure
- Tour of Old Building (if you are interested)

# THE JOURNEY TO THIS POINT

- On July 15<sup>th</sup>, 2016 The Wausa Public School Board, following the cancellation of the 5 school study, met to discuss next steps as a school district.
- It was agreed on that date that the Wausa School Board will work hard on behalf of the district to continue to provide and enhance a quality education that benefits not only the students, but the entire district. That includes providing an educational environment that will assist ALL students in fulfilling their needs, interests, and abilities so that they may develop to their maximum capabilities.
- From Aug. 2016-Oct. 2016 the board met and gathered information from stakeholder groups, including students, school staff, parents, ag. community, business leaders, and community leaders (Senior Citizens).
- Following the stakeholder meetings, two community input meetings were held to provide clarity to the board on which items mentioned in stakeholder meetings were to be given priority over others.

# THE JOURNEY TO THIS POINT

- In December of 2016, the school board, following their semiannual retreat, established the Wausa District Strategic Plan, which focused on 5 areas of improvement. Two of those area focused on academics, as well as building and grounds.
- Academic focused on Expanded on Dual Credit courses, Career pathway enhancements, expansion of Vocational technical programs (FCS, Business, Industrial Technology (shop) and agriculture.
- Reasoning: Those programs provide a much needed labor force to our community, and establish job opportunities for our students to come back to, enabling our community to grow and prosper.
- Building and Grounds Goal: Having a PK-12 building that is will meet the needs of our community for not only this generation, but the next generation as well. Also a building that is up to Fire Code, meets the Americans with Disabilities Act (ADA) and is free of vermin (bats.)

# THE JOURNEY TO THIS POINT

- In February of 2017, the board approved an engineering study done by Infrastructure LLC out of Omaha, NE.
- Summary of Engineering study:
  - North Wing (High School Library, Band, FCS, Business, Science rooms)
    - Building structurally is in good condition. Notice of settling in some areas, but foundationally solid
    - moderate amounts of asbestos on piping, but it is sealed in inspected annually.
    - Does not meet fire code.
  - South Wing (Elementary)
    - Building structurally is in good condition. Notice of settling in some areas, but foundationally solid
    - Large amounts of asbestos in elementary, but it is sealed in inspected annually.
    - Bottom Floor is not ADA compliant, top floor is ADA compliant. Does not meet fire code.
  - Gymnasium
    - Building structurally is in good condition. Settling is occurring in the southwest corner, but is minimal and will not deter from the structure.
    - Small amounts of asbestos in the tile in the lobby.
    - Bleachers do not meet ADA compliance (Replaced since then)

# 1913 BUILDING

- Foundation has vertical exterior cracks, increasing settling.
- Small amount of Asbestos in building (Floors, around piping)
- Noticeable cracks in bricks, mortar on the bottom 2/3rds of the building, will need re-sealed and tuck-pointing.
- Noticeable damage to the interior of the third floor due to damaged roof years ago.
- Moisture damage to interior hallways on third floor.
- Floor joists on 2<sup>nd</sup> and third floor are suffering from creep, creating issues in structural integrity of the floor.
- Many years of bat infestation creates a large hazard of histoplasmosis in the building.

**FOUNDATION HAS MULTIPLE VERTICAL EXTERIOR CRACKS.**



# BRICK CRACKS AND MORTAR DECAY ON LOWER 2/3RDS OF THE BUILDING.



**INTERIOR DAMAGE TO THE INTERIOR OF 3<sup>RD</sup>  
FLOOR FROM A FAULTY ROOF YEARS AGO.**











# THE POINT OF NO RETURN



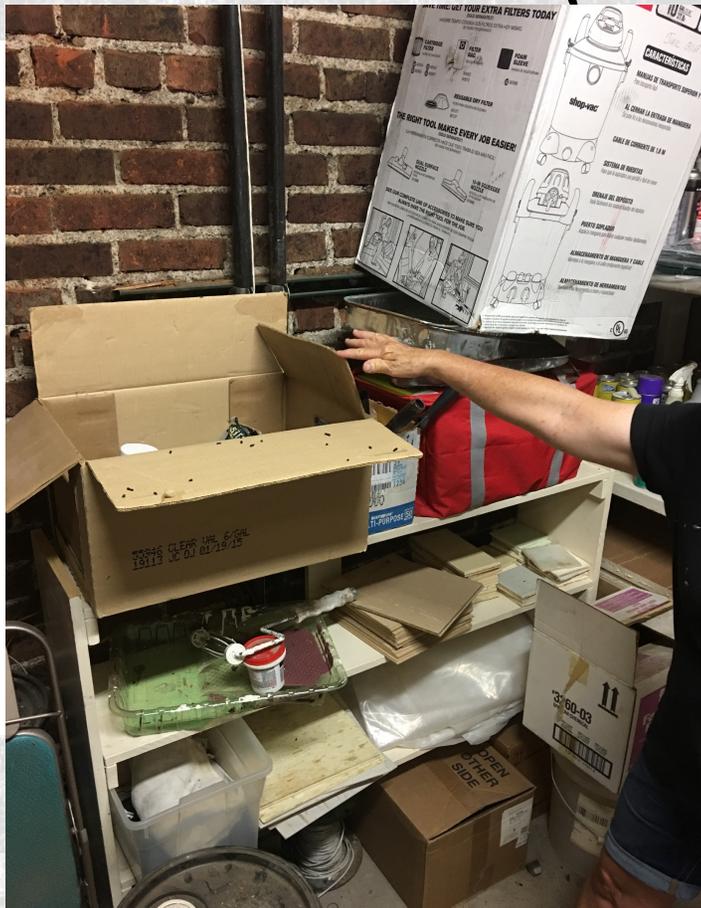
# 103YR OLD WOOD FLOOR JOISTS SAGGING, CAUSING "CREEP"



# **BAT INFESTATION AND GUANO (HISTOPLASMOSIS)**



# BAT INFESTATION AND GUANO (HISTOPLASMOSIS)



# TO BRING 1913 BUILDING UP TO CODE/RENOVATE

- 5 classrooms, 2 restrooms, superintendent office, book lockers.
- Dig, redo various weak points of existing foundation
- Tuck-point, seal and/or replace broken bricks and damaged mortar
- Remove and replace 2nd and third floor floors (including joists)
- Remove and replace all walls on 2<sup>nd</sup>, 3<sup>rd</sup> floor (all walls are weight bearing.)
- Remove all plaster and lathe, eradicate bats and remove bat guano.
- Replace all interior walls, Insulate walls and attic.
- Remove and replace all windows and rotting out wood.
- Put in an elevator for ADA compliance
- Build a secondary exit around the current building for secondary exit on 2<sup>nd</sup>, 3<sup>rd</sup> floor. (MUST BE AN INTERIOR BUILDING WRAPPED AROUND THE BUILDING, insulated/fire protected.)

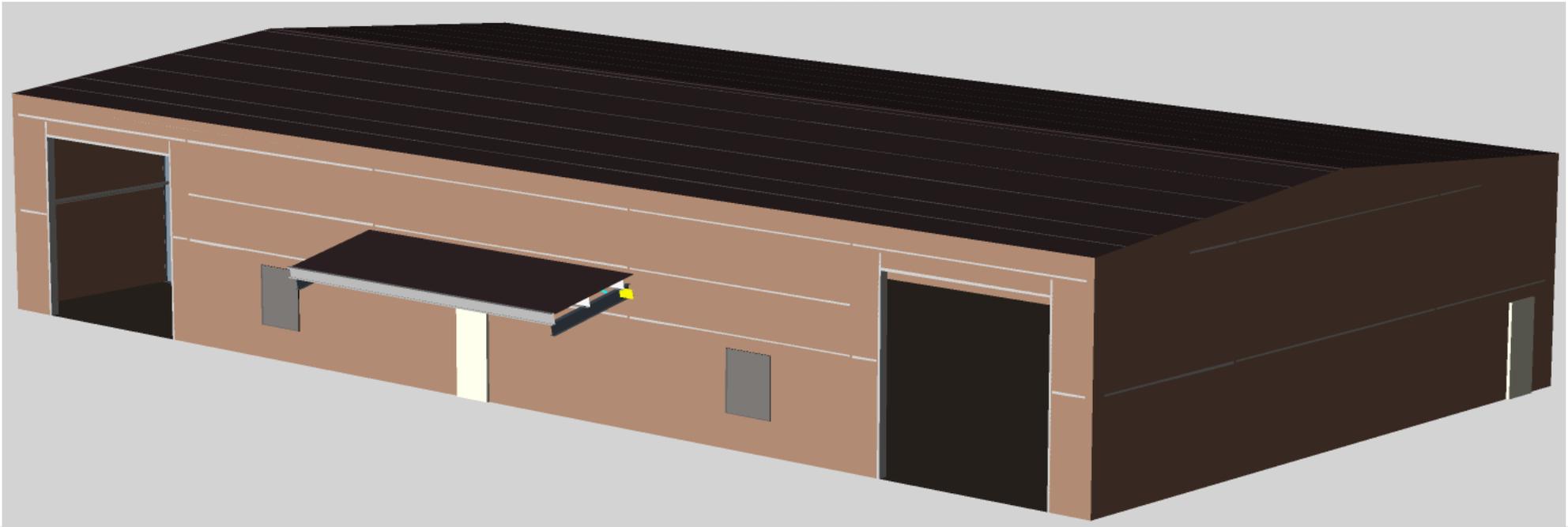
# RENOVATION COST PROJECTION (\$125.00 PER SQUARE FT.)

Cost of Remodeling/Tuck pointing/Floor demolition, replacement/ window replacement/Insulation/Bat & guano removal, etc.	\$2,686,250.00
Elevator	\$400,000.00
2nd Stairwell escape Interior Wrap around	\$100,000.00
Fire Suppression/Alarms	\$150,000.00
15% Contingency	\$504,187.50
Architect Fee	\$386,543.75
<b>TOTAL COST OF RENOVATION OF THE 1913 BUILDING, BRINGING THE ENTIRE PK-12 FACILITY TO CODE:</b>	<b>\$4,226,981.25</b>

# NEXT STEPS

- The Wausa Board of education decided that in order to meet the needs of the kids and community for the next 2 generations, that they needed to look at other options besides renovation.
- The Wausa Board of education took the next phase of input, seeking help from community stakeholders to look for further direction on what to do in building and grounds.
- An architectural firm, Carlson West Povondra, was hired to aid Wausa in looking for solutions.
- A series of community input meetings were held to finalize next steps, to ensure that the building process selected not only was cost efficient to the public, but was a good structure that met our students needs now and in the future.
- The Board Decided that in order to get the closest accurate cost analysis, and to leave nothing to chance, that a design/build process was the best way to go. The board selected BC Builders/Butler Buildings out of Battle Creek, NE as the Construction Manager for this project (BC Builders is also doing the fire hall addition downtown.)

# PROJECT 1: THE WAUSA FOUNDATION EUNICE AND LILLIAN ANDERSON INDUSTRIAL TECHNOLOGY AND AGRICULTURAL COMPLEX



# **PROJECT 1: THE WAUSA FOUNDATION EUNICE AND LILLIAN ANDERSON INDUSTRIAL TECHNOLOGY AND AGRICULTURAL COMPLEX**

- This steel framed, insulated panel facility, in addition to hiring an Industrial Technology/Agricultural Teacher, will enable our school to facilitate the needs of our students looking into these fields of study.
- This facility also will become key in our move to work with local businesses and contractors to provide our students with job experience and studies that will enable our businesses to hire local kids back to our community, while at the same time enticing our young people to return home, raise a family, and continue to grow and expand our community.

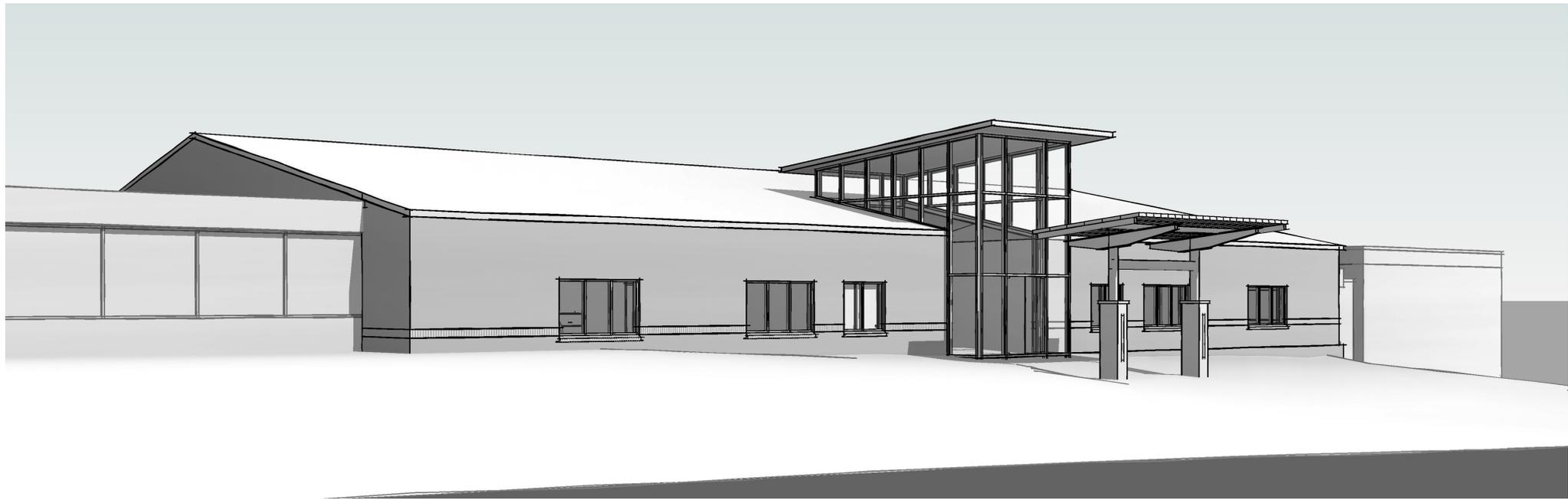
# **PROJECT 1: THE WAUSA FOUNDATION EUNICE AND LILLIAN ANDERSON INDUSTRIAL TECHNOLOGY AND AGRICULTURAL COMPLEX**

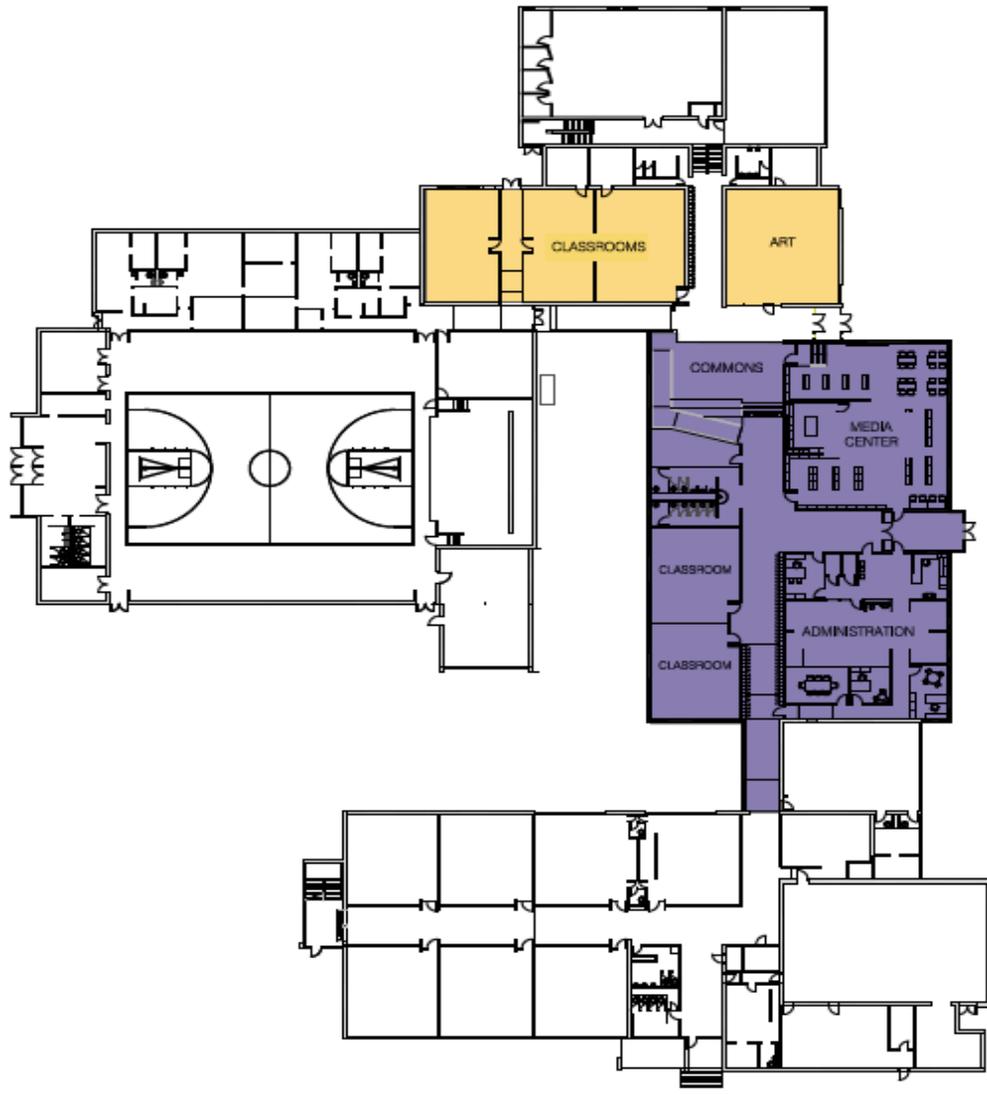
- Project is 105ft x 55ft dual chamber complex, to be built adjacent to the van barn down on the old tennis courts. Construction will be steel beam, insulated panel structure with a brick wainscoat that matches the current building. R-30 seamed roof insulation. R-19 insulated panel walls in shop areas. Classroom and bathroom batt insulation for additional comfort.
- Will feature two large bays, one for construction/woods/agriculture, the other for metals/manufacturing/automotive-diesel/ag mechanics.
- Complete with a finish room and a 20x20 classroom separating the two entities, single toilet bathroom and entryway.
- Total cost of the building (turn key) 492,000. The Wausa Education Foundation has approved the allocation of not more than 500,000 to the construction of this building with the passage of a successful bond referendum.

# PROJECT 2: RENOVATION, CONSTRUCTION OF NEW HIGH SCHOOL FACILITY

- This project will take place once the ITE/Ag building has finished construction and moved into.
- This project will consist of 3 phases:
  - PHASE 1: Remodeling of the existing shop space, library into 4 classrooms (History, Foreign Language, English, Mathematics)
  - PHASE 2: Tearing down of 1913 building, the front office area, and the breezeway, and replacing it with a new structure.
  - PHASE 3 (running concurrently with phase I & II): Bringing the rest of the building up to code, installing sprinkler systems, new fire alarm/bell system, and smoke doors/ADA compliant door systems to provide a good, safe learning environment for our students.
  - **Project completion goal date: Fall of 2022.**

# Bob Soukup, Carlson West-Povondra





NEW CONSTRUCTION  
RENOVATION

# POTENTIAL BOND ISSUE

**Voter Approved, Tax Exempt General Obligation Bonds, Sept. 11, 2018 VOTE DATE**

**20 Year Serial Bonds**

**Total amount to be bonded = \$3,000,000**

**Projected True Interest Cost = 3.329%**

**Projected Average Annual Debt Service = \$215,000**

**Projected Required Bond Levy = 5.64 cents**

# WAUSA TAX LEVY

- The School District has an existing Qualified Capital Bond levy in place for \$0.015073 for the boiler that will drop off.
- The School District is also currently levying \$0.0478 cents in the Special Building Fund. If this Bond Issue is successful the District plans to lower this levy down to \$0.02618 cents, or 100,000.
- NEW Bond Levy = \$0.05641 cents – \$0.02162 – \$0.015073 = \$0.02000
- Total NET tax levy increase = **2.0 cents**

## How will 2 cents impact me?

<b>Valuation</b>	<b>Annually</b>	<b>Monthly</b>	<b>Daily</b>
\$100,000	\$20.00	\$1.67	5.4 cents
\$150,000	\$30.00	\$2.50	8.2 cents
\$500,000	\$100.00	\$8.34	27.3 cents

**WAUSA** Public Schools

1 Quarter Section	Annually	Monthly	Daily
Irrigated 1A1 (\$929,600)	\$185.92	\$15.50	\$.51
Irrigated 2A (\$896,800)	\$179.36	\$14.95	\$.49
Irrigated 4A (\$861,600)	\$172.32	\$14.36	\$.47

1 Quarter Section	Annually	Monthly	Daily
Dry 1D1 (\$809,600)	\$161.92	\$13.49	\$.44
Dry 3D1 (\$725,600)	\$145.12	\$12.09	\$0.40
Dry 4D (\$635,200)	\$127.04	\$10.59	\$0.35

## AGRICULTURAL LAND

“Area 1”

(Quarter Section)

# AGRICULTURAL LAND

# “AREA 1” (PER ACRE)

Per Acre	Annually
Irrigated 1A1 (\$5,810)	\$1.16
Irrigated 2A (\$5,605)	\$1.12
Irrigated 4A (\$5,385)	\$1.08

Per Acre	Annually
Dry 1D1 (\$5,060)	\$1.01
Dry 3D1 (\$4,535)	\$.91
Dry 4D (\$3,970)	\$.79

# Tax Impact Continued

## ▪ Wausa's current tax breakdown

General Fund	\$0.714182
Special Building Fund	\$0.047996
<u>Qualified Capital Fund</u>	<u>\$0.015073</u>
Total	<b>\$0.777251</b>

## ▪ \$3,025,000 New Money bond issue

General Fund	\$0.714182
Special Building Fund	<b>\$0.026179</b>
Qualified Capital Fund	<b>\$0.000000</b>
<u>Bond Fund</u>	<u>\$0.056890</u>
Total	<b>\$0.797253</b>

**Total Tax Levy Increase = \$0.020005**

# FINAL THOUGHTS

- Wausa Public Schools is a special place, due to the fact that it has great kids along with a dedicated staff that works hard to meet the needs of their students.
- Wausa is a community that is defying the odds of shrinking. Our school enrollment is consistent and growing since 2006.
- The community of Wausa has always been a community filled with pride, and the school is one of those areas that our community can continue to be proud of.
- Your board of education, along with our WEA Leadership committee and staff, have worked very hard over the past two years to come up with a plan that not only meets the needs of our kids and community, but is cost efficient and of high quality.

# THANK YOU!!!

- If you would like to take a tour of the old building, be sure to head up there following the meeting. Our board members, along with hopefully some staff members, can head up there and discuss items with you.
- On the tennis courts, there are small cones outlining the exterior of the Anderson ITE/Ag building, to give you a basic perspective on the size of that building.
- This meeting is informational, so if you would like to ask questions, be sure to take a notecard and write these questions down and place them in the box provided. We will work to answer those questions and post it to our website as well as provide a copy at our next informational meeting. Please put your full name on the question in case we have discrepancies.
- Thank you for your time, your patience, and your dedication to the students and staff at the school!
- *Wausa Public Schools, Educating Today's Students for Tomorrow's Future!*

**WAUSA  
PUBLIC  
SCHOOLS**

