

Board of Education Meeting
Wednesday, July 30, 2025 5:30 PM Central

Elementary School Conference Room
550 7th Street
Syracuse, NE 68446-0520

Barry Janssen: Present
Tyler Kreifels: Present
Justin Stark: Present
Amy Wemhoff: Absent
Brienne Wilhelm: Present
Ed Zastera: Present

{{Name: Agenda Item Name}}

1. Call to Order and Roll Call
2. Notice of Opens Meeting Act- Posted
3. Publication of Meeting
4. Communications from the Public
5. Work Session with BHV The Board of Education reviewed the BVH facilities report and held a work session to begin prioritizing future facility needs. The highest priority identified was planning for a new elementary school, with discussions on location, size, programming (PK-3 vs. PK-5). A high school project was also prioritized, focusing on CTE spaces. The Board used criteria such as safety, security, functionality, educational value, and community use to guide the discussion.
6. Adjourn Adjourn. This motion, made by Ed Zastera and seconded by Justin Stark, Carried. Barry Janssen: Yea, Tyler Kreifels: Yea, Justin Stark: Yea, Amy Wemhoff: Absent, Brienne Wilhelm: Yea, Ed Zastera: Yea Yea: 5, Nay: 0, Absent: 1

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Ankit Sachdeva, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Syracuse Journal Democrat, a publication that is a "legal newspaper" as that phrase is defined for the city of Nebraska City, for the County of Otoe, in the state of Nebraska, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

Publication Dates:

- Jul 18, 2025

Notice ID: K19oWytFt6UDT8Yhzjs7

Notice Name: Working Meeting Notice 07_30_25

Publication Fee: \$6.45

Ankit Sachdeva

Agent

VERIFICATION

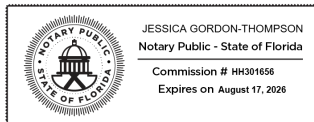
State of Florida
County of Orange

Signed or attested before me on this: 07/22/2025



Notary Public

Notarized remotely online using communication technology via Proof.



MEETING NOTICE

School District #27 Board of Education will hold a Working Session on Wednesday, July 30, 2025 at 5:30 pm in the Elementary School Conference Room. A continually current agenda is available for public inspection at the Superintendent's office.

Published in the Syracuse Journal Democrat on July 18, 2025.

3646250 ZNEZ



SDA

Public Schools

MASTER PLAN:

- **Existing Conditions**
- **Master Plan Options**
- **Program Analysis**
- **Cost Summary**
- **Next Steps**

SYRACUSE DUNBAR AVOCA PS

Composite Results

<u>Site</u>	<u>Educational Alignment</u>	<u>Facility Audit</u>	<u>Composite Score</u>
Elementary School	34.30	53.80	44.05
Middle School	79.20	87.88	83.54
High School	65.80	74.98	70.39

Scale:

Good = 90-100

Fair = 70-89

Poor = 50-69

Critical = 0-49

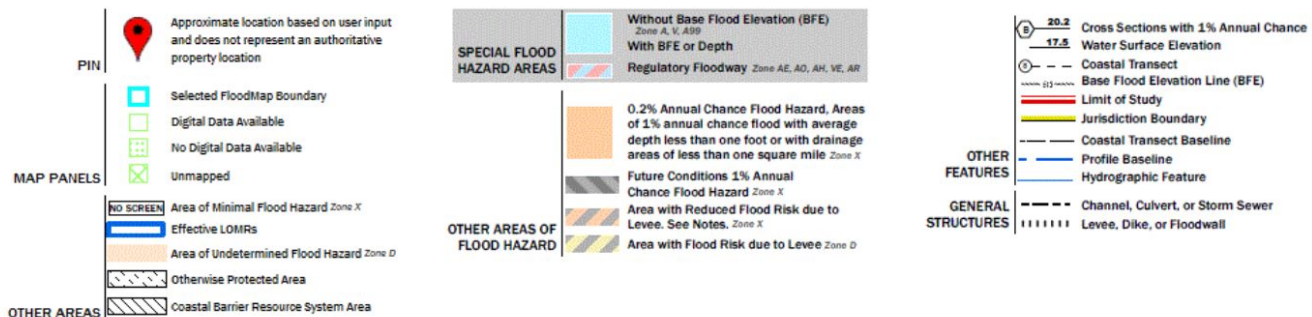
Syracuse





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



Syracuse

Elementary

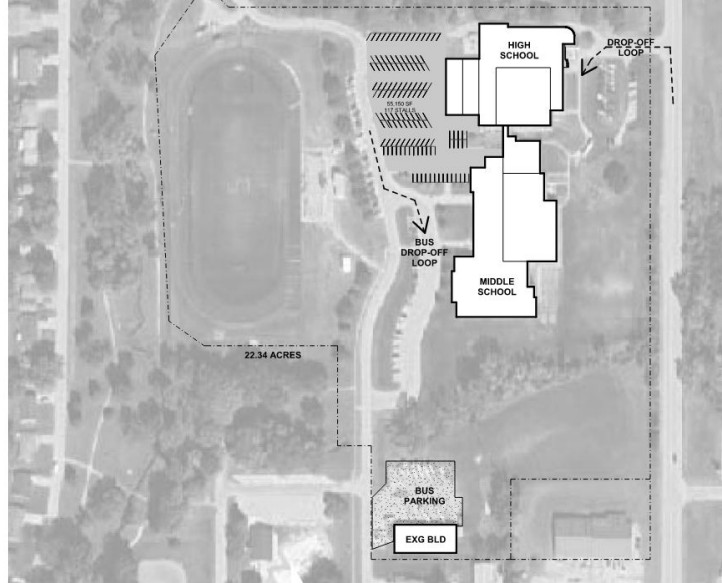


Middle & High School

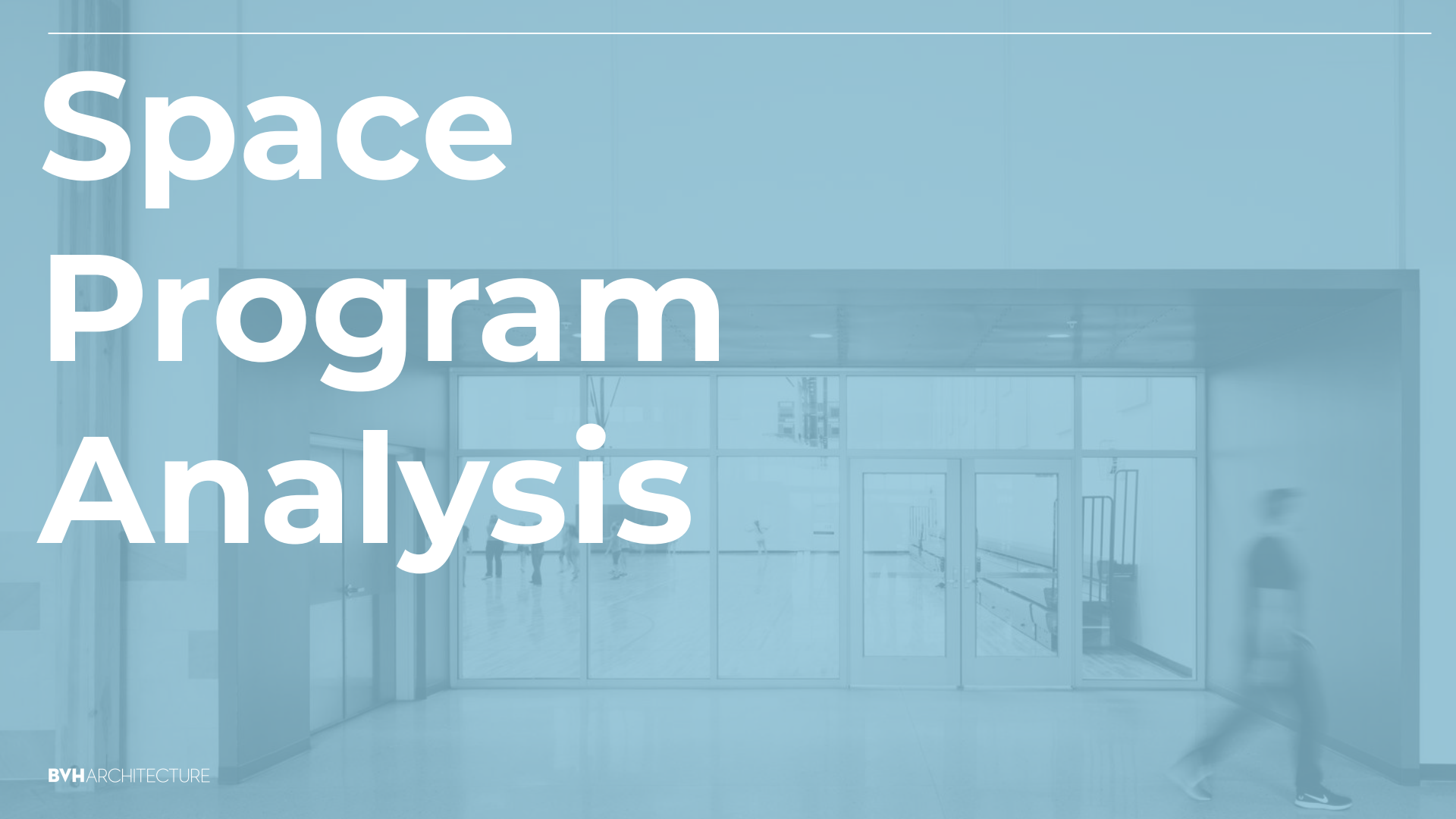


EXISTING SCHOOLS

200,000 SF
800 STUDENTS



Space Program Analysis



SDA Existing Building Utilization Analysis

Comparison:

<u>Existing Campus</u>	<u>Grades</u>	<u># Students</u>	<u>SF</u>	<u>SF/Student</u>	<u># Classrms</u>	<u>Average Students/Classroom</u>	<u>Notes:</u>
ES	PK-3	228	46,700	205	15	15	Includes Pre-School
MS	4-8	282	84,383	299	20	14	
HS	9-12	230	68,650	298	20	12	

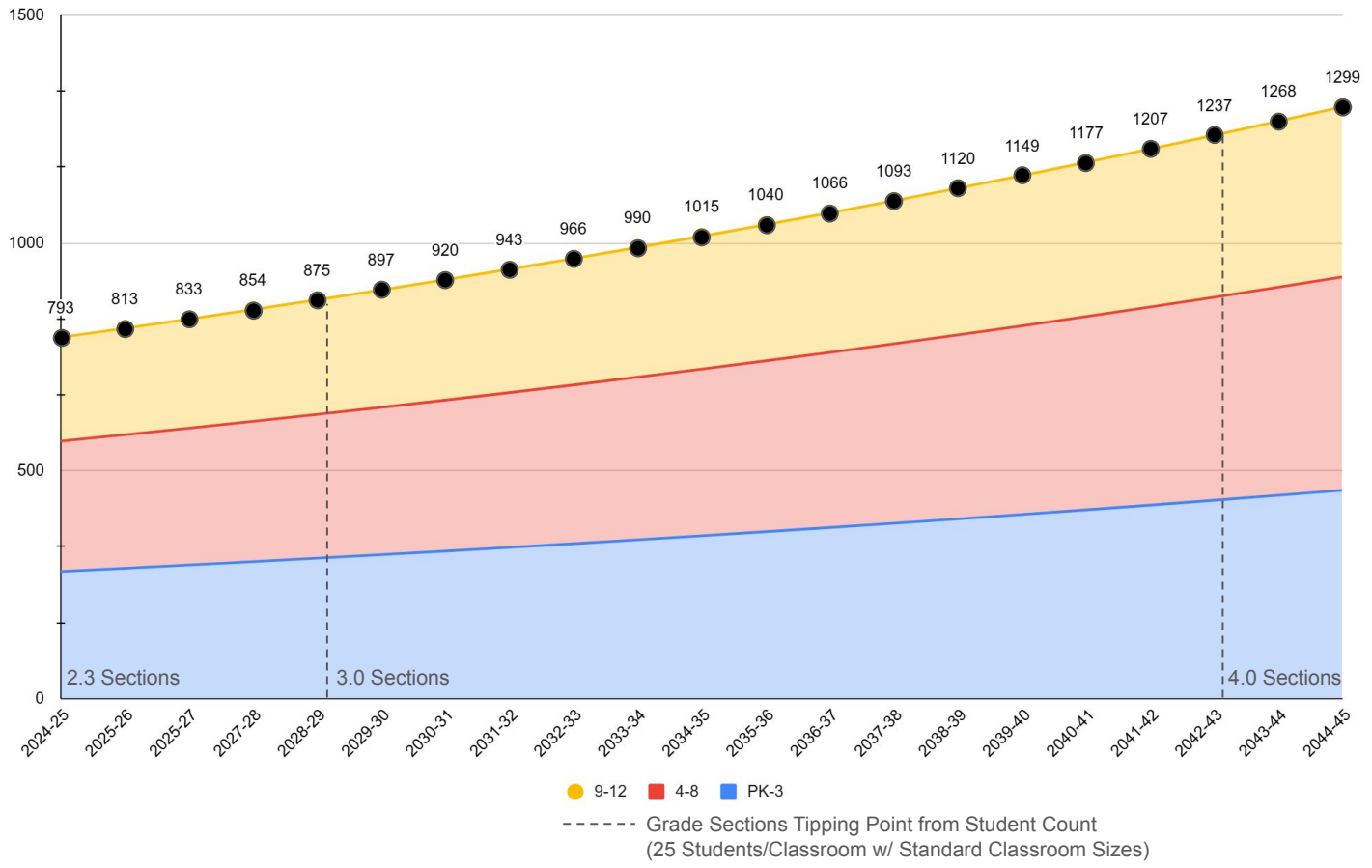
Existing Classroom Analysis

<u>Config</u>	<u>ClassRm Count</u>	<u>Existing ClassRm Ave Size</u>	<u>Typical ClassRm Size</u>	<u>% Fulfilled</u>	<u>Ideal SF</u>	<u>Existing SF</u>	<u>Difference</u>
PK-3	15	724	900	80.44%	13,500	10,860	-2,640
4-8	20	990	950	104.17%	19,000	19,793	+793
9-12	20	799	1000	79.94%	20,000	15,988	-4,012

- + ES and HS Classroom SF below average limiting class sizes

Growth Projection

2.5% Growth 20 Years



ES = 2.8, MS = 2.3 Currently

Building SF

Comparison:

Existing SDA Facilities Space Programs:

<u>Site:</u>	<u>Grades</u>	<u># Core ClssRms</u>	<u># Students (2024-25)</u>	<u>Building SF</u>	<u>SF/ Student</u>	<u>Ave Classroom Size NSF</u>
Elementary School	PK - 3	15	271	46,700	172	724
Middle School	4-8	20	282	84,383	299	990
High School	9-12	20	<u>230</u>	<u>68,650</u>	298	799
			783	199,733		

New SDA Facilities Space Programs:

<u>Site:</u>	<u>Grades</u>	<u># Core ClssRms</u>	<u>25 Students/ Classroom</u>	<u>Building SF</u>	<u>SF/ Student</u>	<u>Ave Classroom Size GSF</u>
Elementary School	PK-5	18	534	69,470	119	1200/900
Middle School	6-8	21	383	62,101	148	900
High School	9-12	22	<u>383</u>	<u>128,952</u>	307	900
			1,300	260,523		

GRADE

Comparison:

Site	EXIST GRADE	NEW GRADE
Elementary School	PK-3	PK-5
Middle School	4-8	6-8
High School	9-12	9-12

SF

New School Program Comparison:

	EXIST SF	NEW SF	SF DIFF
Elementary School	46,700	69,470	+22,770
Middle School	84,383	62,101	-22,282
High School	68,650	128,952	+60,302

SHARED PROGRAM

High School &
Middle School

Current

Shared Programs

Shared SF

Food Service

9,800

Library/Media

6,300

Competition Gym

18,000

Optional

Performing Arts

4,800

Auditorium

Not Included

CTE

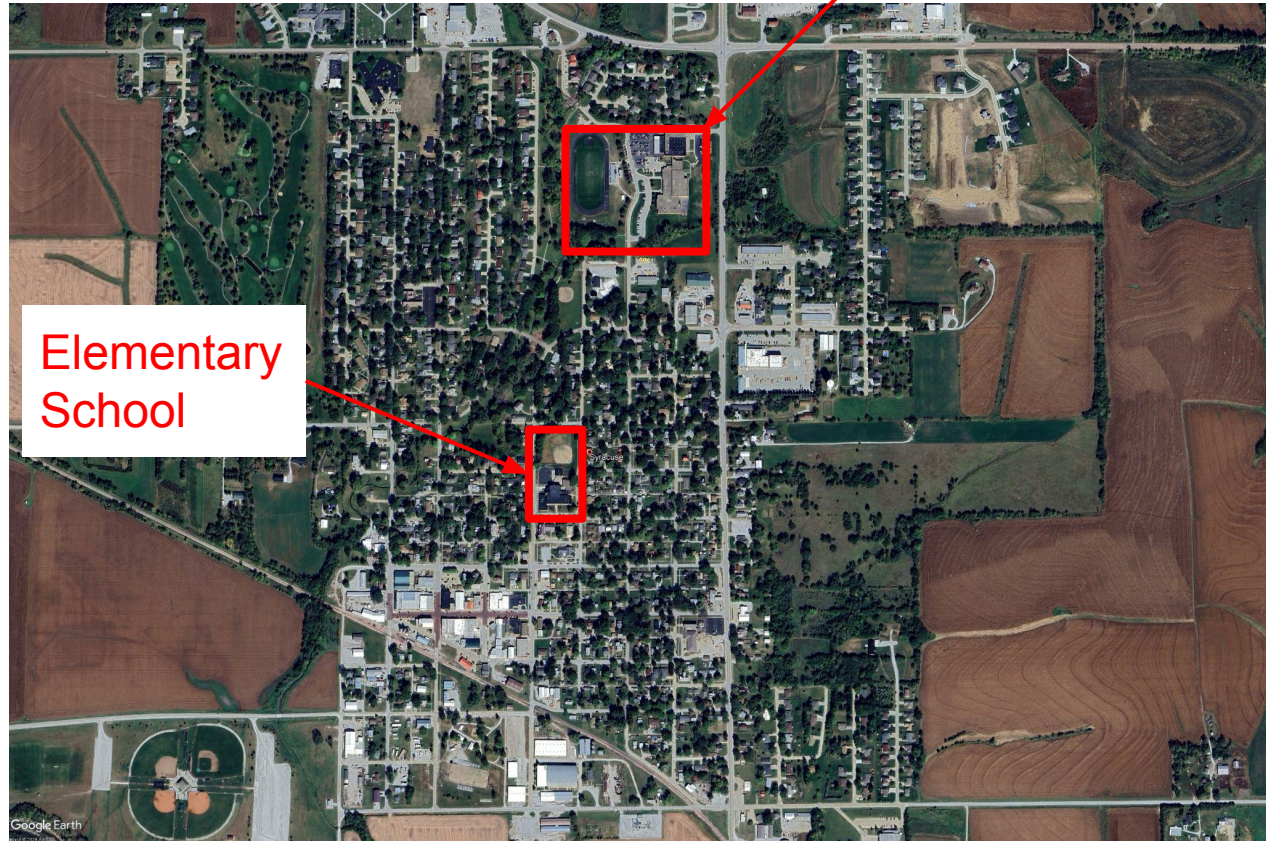
12,600

Master Plan



EXISTING SCHOOLS

200,000 SF
800 STUDENTS

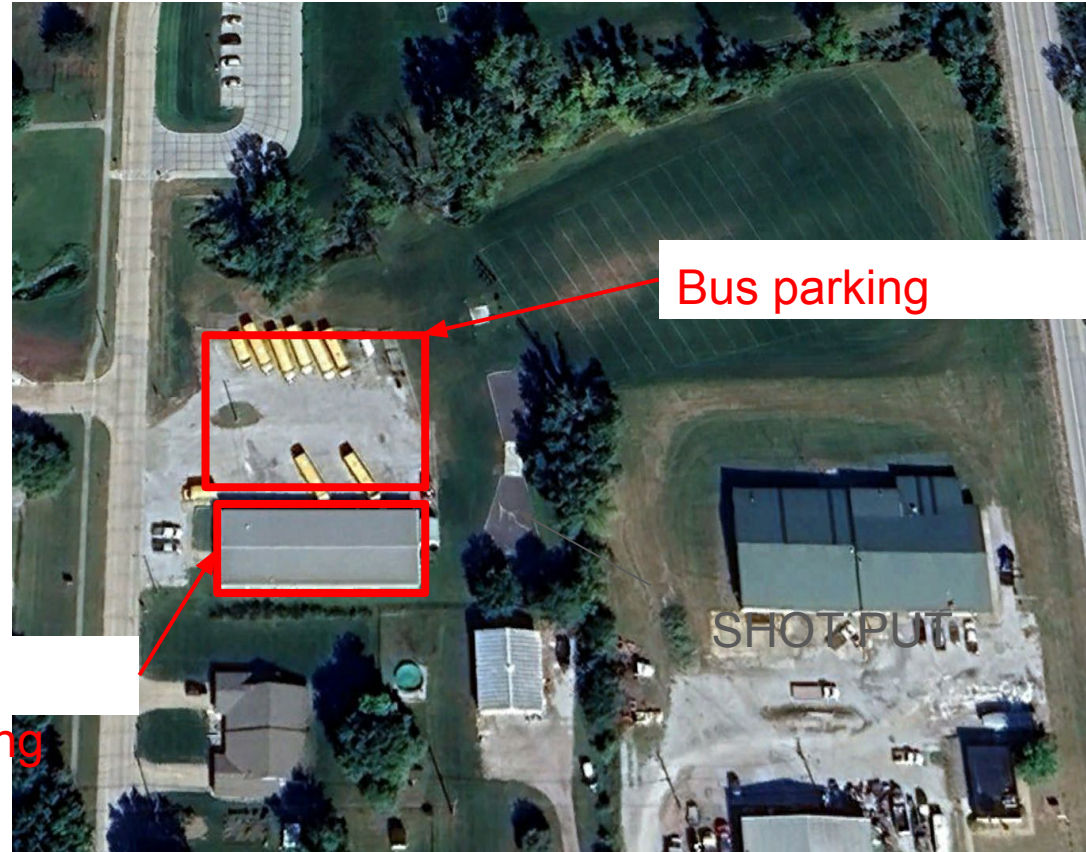


High School/Middle School

Elementary School

Bus Barn

20,000 SF
12 BUSES



Bus parking

Exg
Building

Master Plan

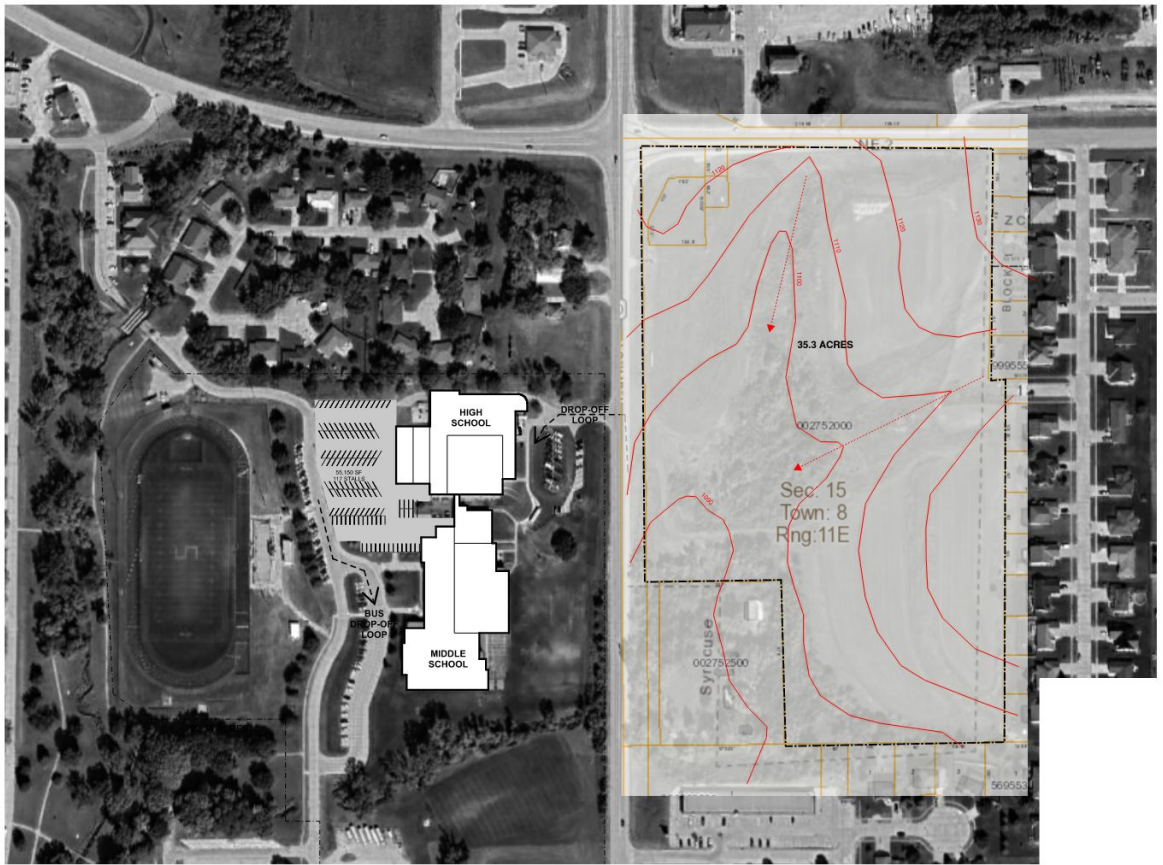
20 year growth for 1,300 students - 250,000 for Pre-K thru 12 on 60-70 acres

Options

1. New Campus
 - a. NEW MS/ES on adjacent property, Major Renovation of MS for HS
 - b. Demo all buildings with New Schools
2. Elementary School
 - a. New ES Option
 - b. Remodel/Addition to existing ES
 - c. Renovate HS for ES
3. High School Option
 - a. New HS Option
 - b. Remodel HS with Addition
 - c. Renovate MS for HS
4. Middle School
 - a. New MS Option
 - b. Remodel MS with Addition
 - c. Remodel HS for MS
4. New Bus Barn
5. Renovate or New Track and Field

NEW CAMPUS PROPERTY

35.3 ACRES



NEW CAMPUS OPTIONS



SDA PUBLIC SCHOOLS

CAMPUS MASTER PLAN - NEW CAMPUS

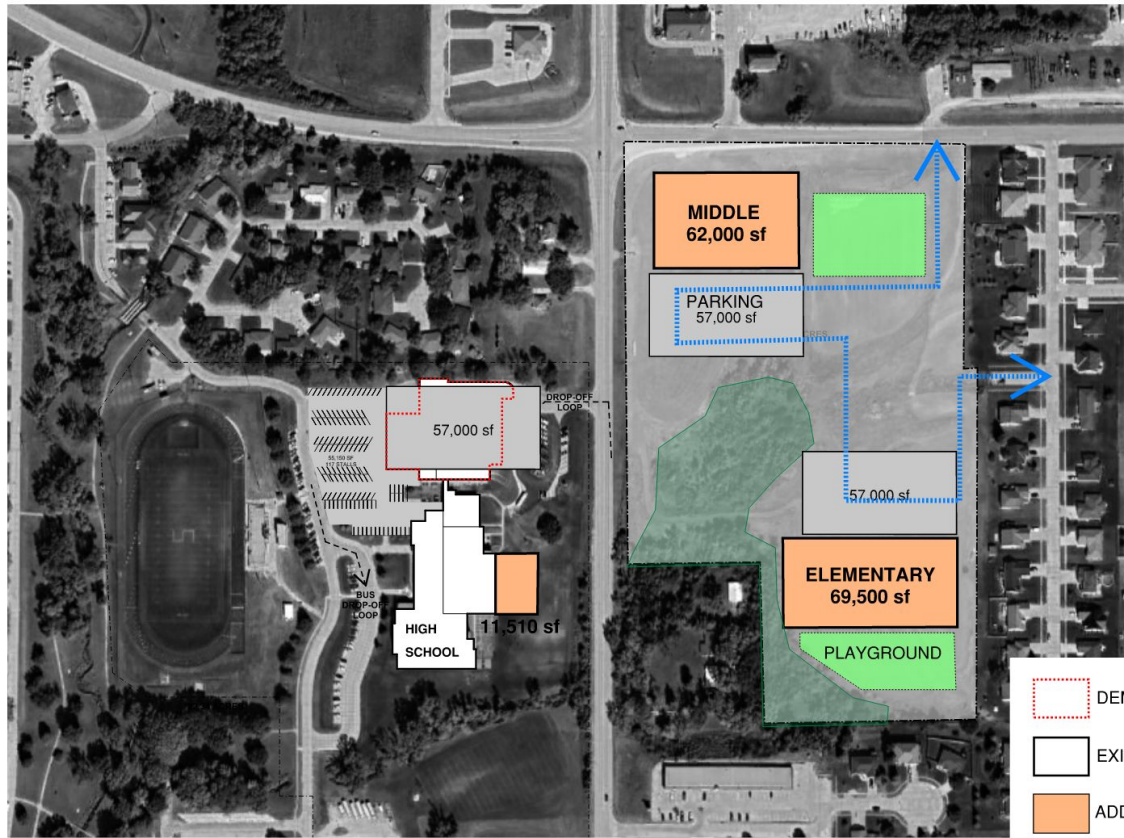


NOT TO SCALE

NEW CAMPUS PROPERTY

250,000 SF
1300 STUDENTS
60 ACRES

NEW CAMPUS



NEW ELEMENTARY/MIDDLE SCHOOL CAMPUS



SDA PUBLIC SCHOOLS

CAMPUS MASTER PLAN - NEW CAMPUS

04/16/21 NOT TO SCALE



- DEMOLISHED
- EXISTING
- ADDITION
- MAJOR RENOVATION
- PARKING
- TRAFFIC FLOW

PROPOSAL

Elementary School Options



ELEMENTARY SCHOOL OPTIONS

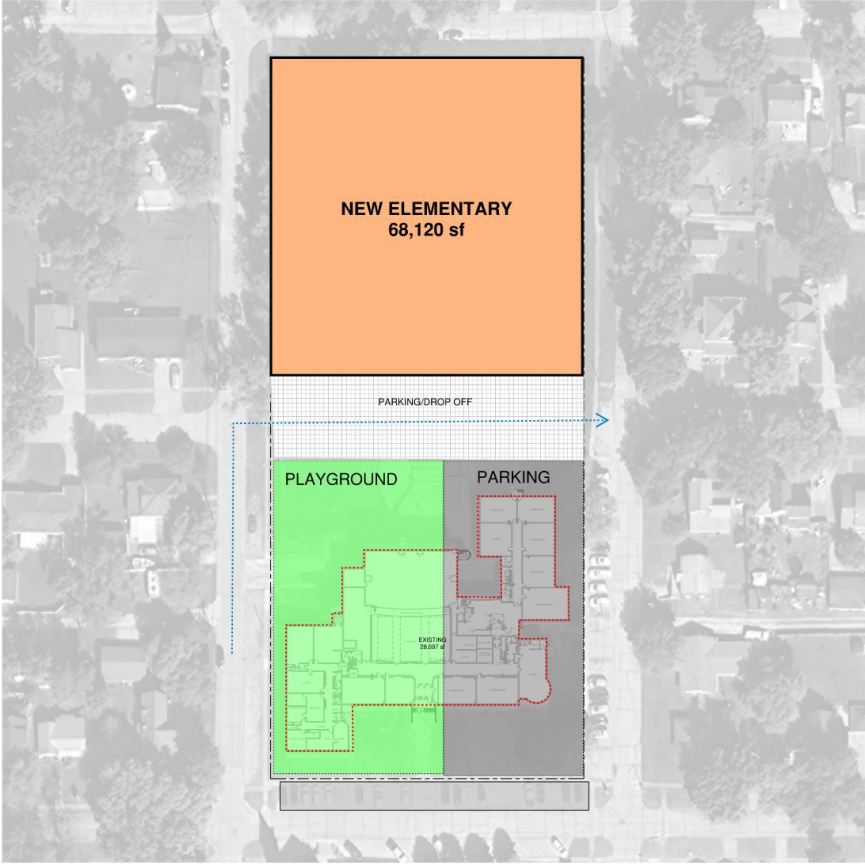


SDA PUBLIC SCHOOLS
ELEMENTARY SCHOOL
ARCHITECTURAL SITE PLAN



PROPOSAL

New ES on site



-  DEMOLISHED
-  EXISTING
-  ADDITION
-  MAJOR RENOVATION
-  PARKING
-  TRAFFIC FLOW

OPTION 1A SINGLE STORY ELEMENTARY



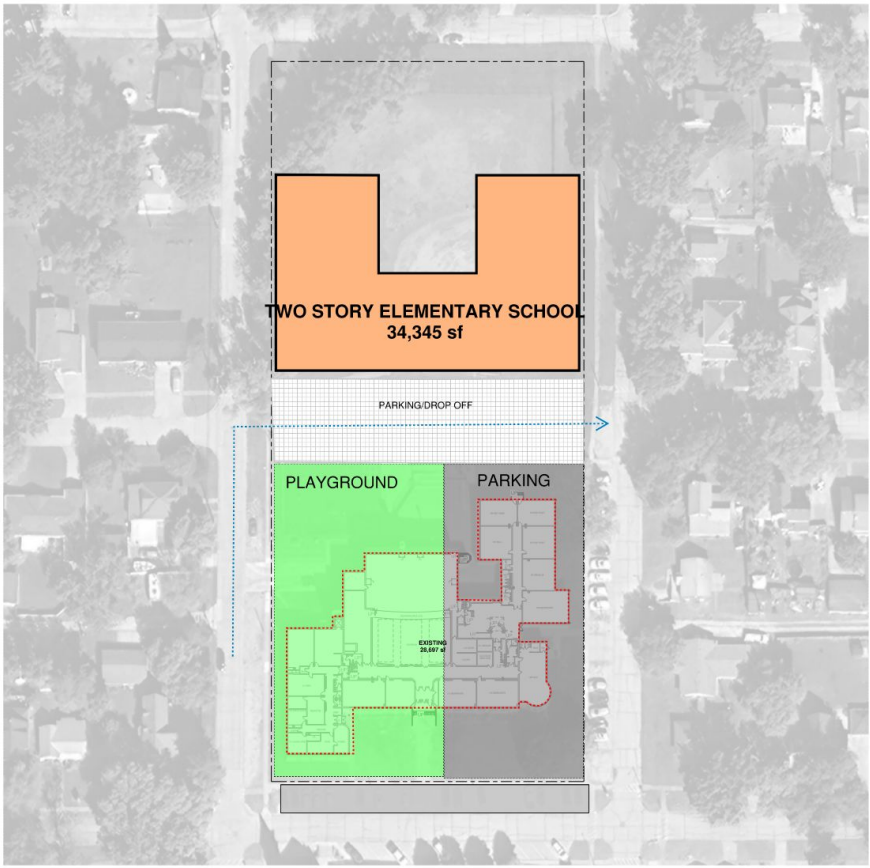
SDA PUBLIC SCHOOLS
ELEMENTARY SCHOOL
ARCHITECTURAL SITE PLAN



SCALE 1" = 30' 0"
FEET

PROPOSAL

New ES on site



- DEMOLISHED
- EXISTING
- ADDITION
- MAJOR RENOVATION
- PARKING
- TRAFFIC FLOW

OPTION 1A TWO STORY ELEMENTARY

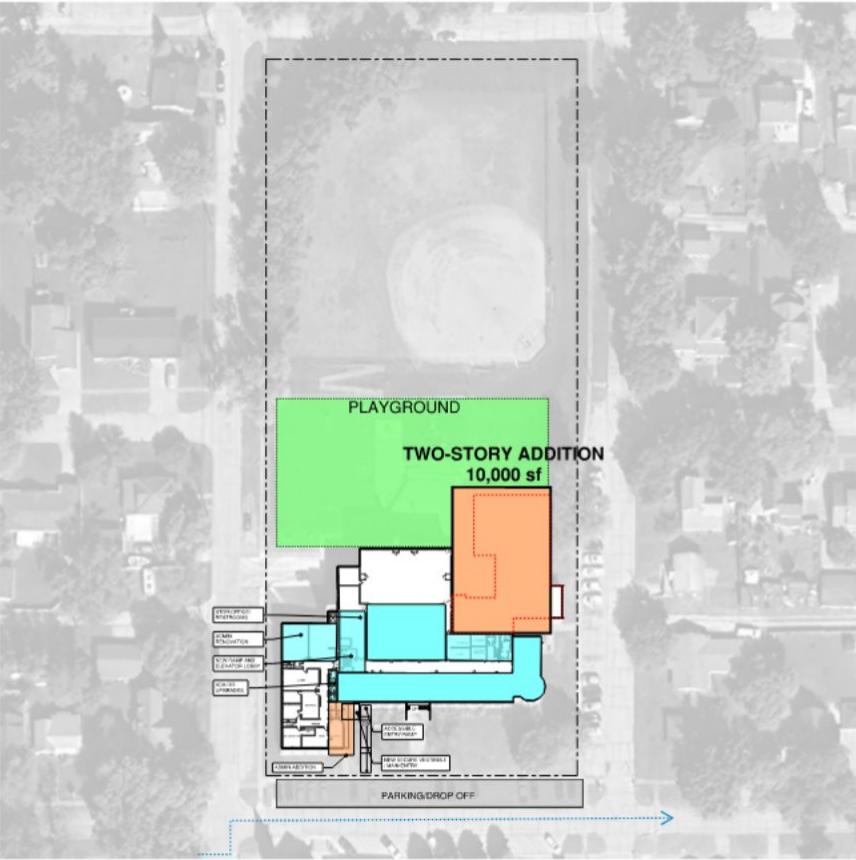


SDA PUBLIC SCHOOLS
ELEMENTARY SCHOOL
ARCHITECTURAL SITE PLAN



PROPOSAL

Renovate ES



OPTION 1B MEDIUM ADDITION+RENOVATION

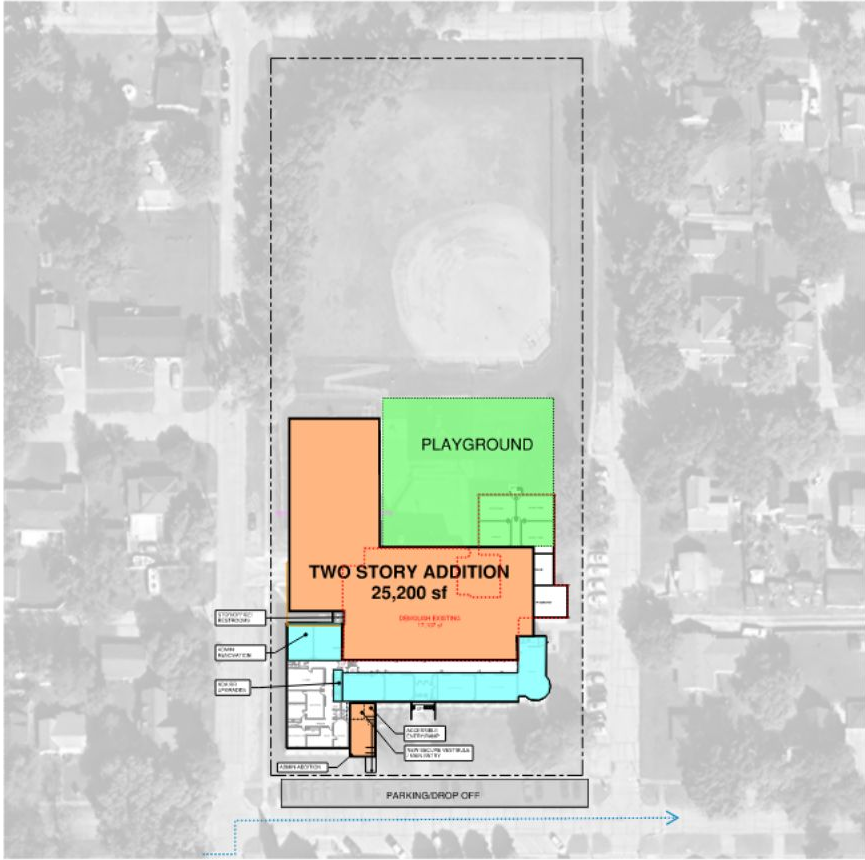


SDA PUBLIC SCHOOLS
ELEMENTARY SCHOOL
ARCHITECTURAL SITE PLAN



PROPOSAL

Renovate ES



- DEMOLISHED
- EXISTING
- ADDITION
- MAJOR RENOVATION
- PARKING
- TRAFFIC FLOW

OPTION 1B LARGE ADDITION+RENOVATION

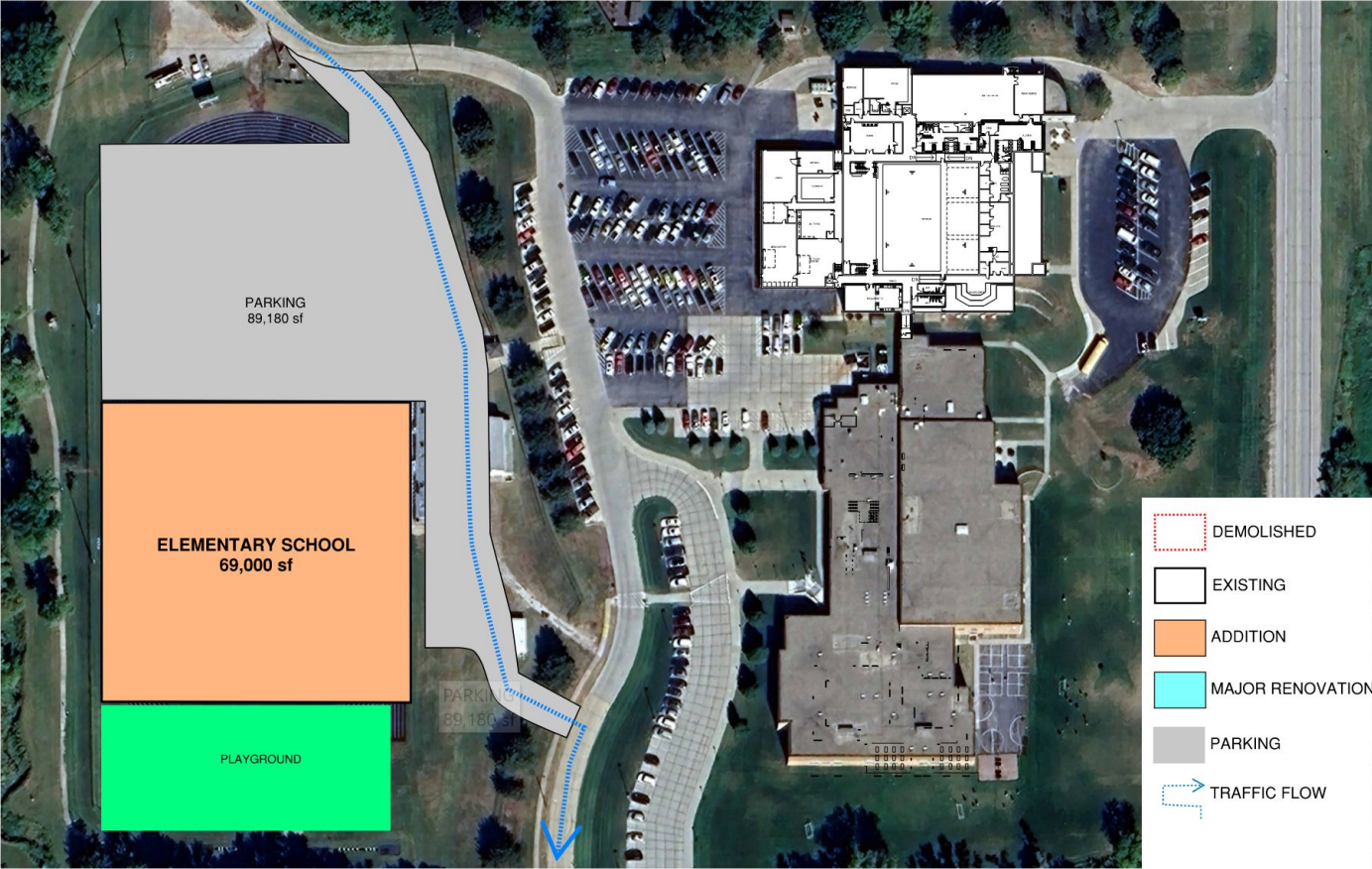


SDA PUBLIC SCHOOLS
ELEMENTARY SCHOOL
ARCHITECTURAL SITE PLAN



PROPOSAL

New ES on site



OPTION 1A
SINGLE STORY ELEMENTARY ON TRACK

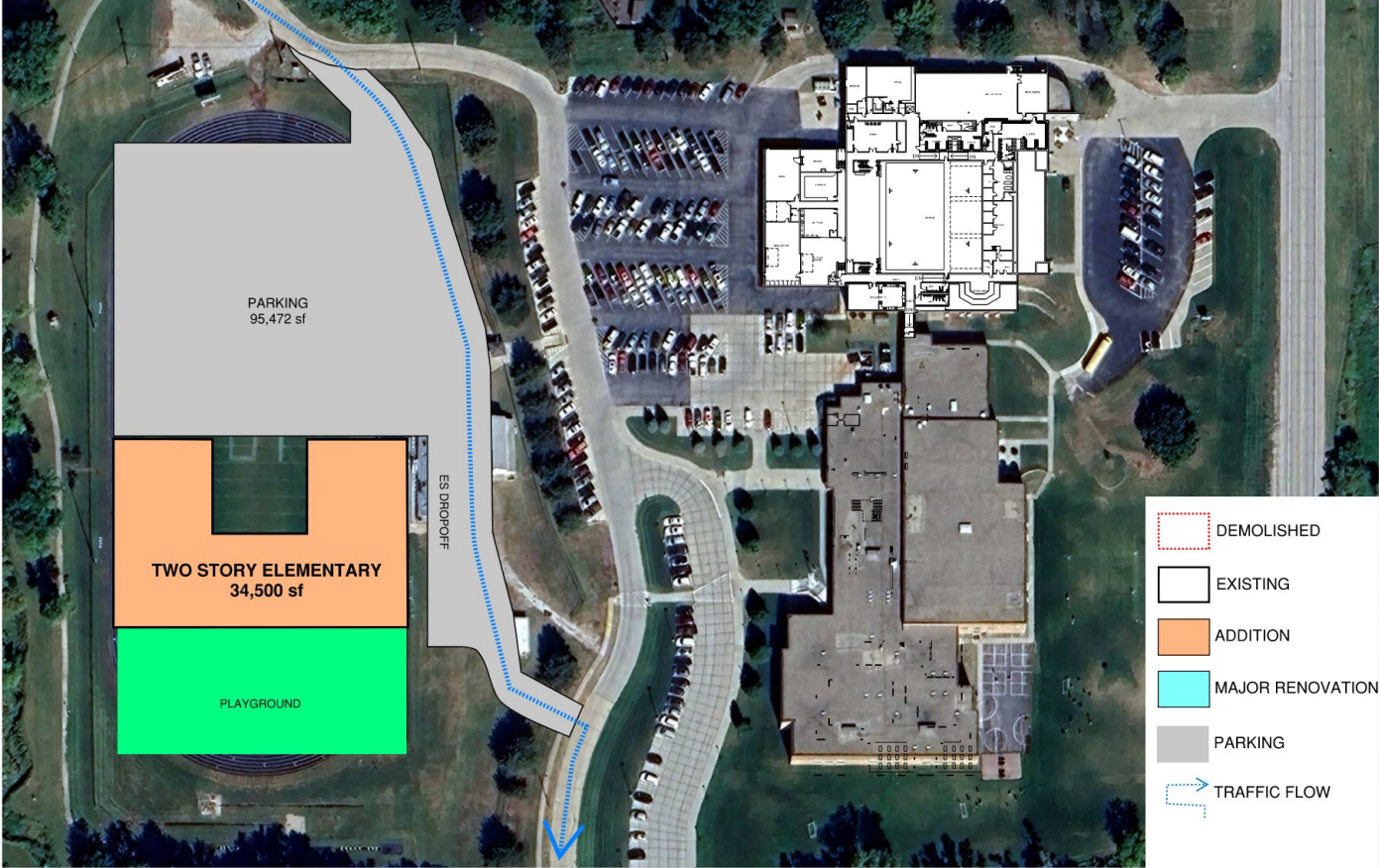


SDA PUBLIC SCHOOLS
HIGH SCHOOL
ARCHITECTURAL SITE PLAN



PROPOSAL

New ES on site



OPTION 1A
TWO STORY ELEMENTARY ON TRACK



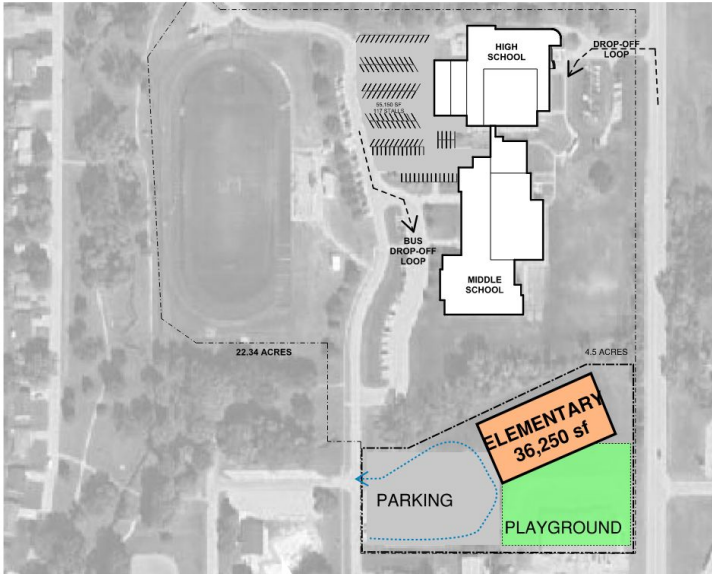
SDA PUBLIC SCHOOLS
HIGH SCHOOL
ARCHITECTURAL SITE PLAN



04/17/24

PROPOSAL

New ES on site



OPTION 1D
ELEMENTARY SOUTH OF MS

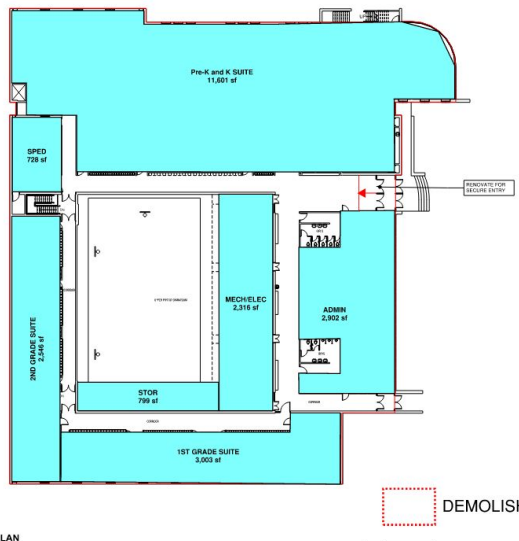
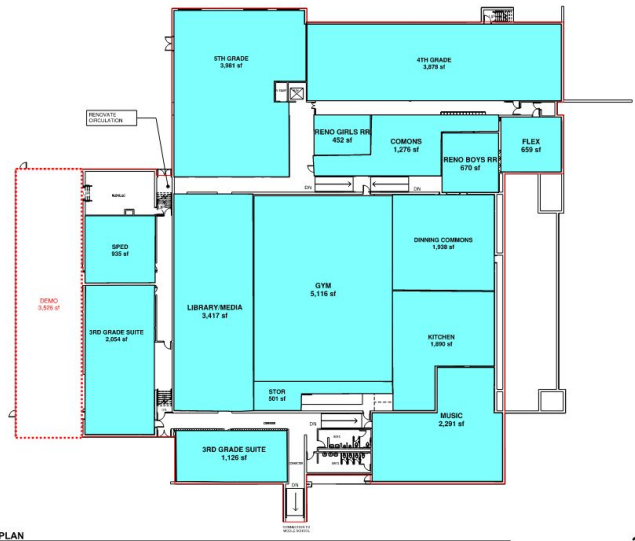


SDA PUBLIC SCHOOLS
CAMPUS MASTER PLAN Copy 1
08/15/24 NOT TO SCALE



PROPOSAL

Renovate HS



- DEMOLISHED
- EXISTING
- ADDITION
- MAJOR RENOVATION
- PARKING
- TRAFFIC FLOW

OPTION 1C RENOVATE HS FOR ELEMENTARY SCHOOL

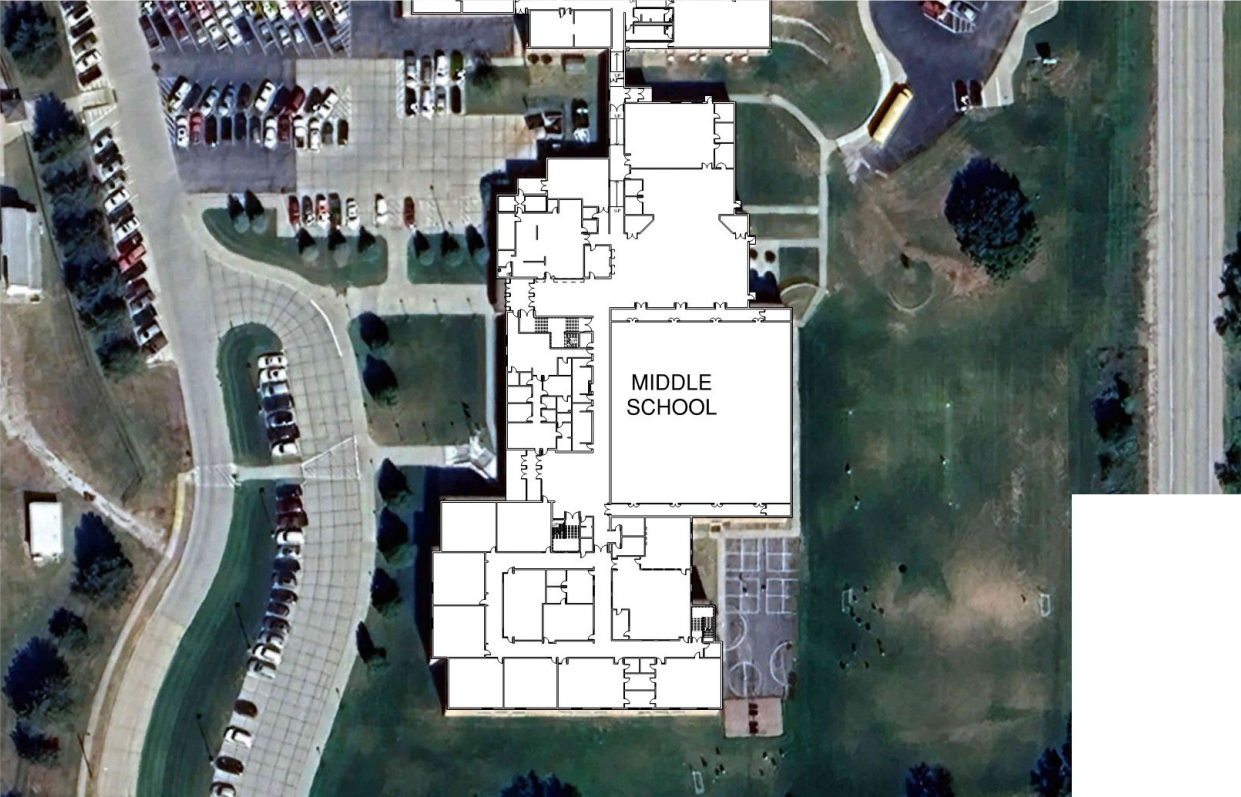
BVH SDA PUBLIC SCHOOLS
HIGH SCHOOL
FIRST & SECOND FLOOR PLANS



9/17/24

PROPOSAL

MIDDLE SCHOOL OPTIONS



MIDDLE SCHOOL OPTIONS



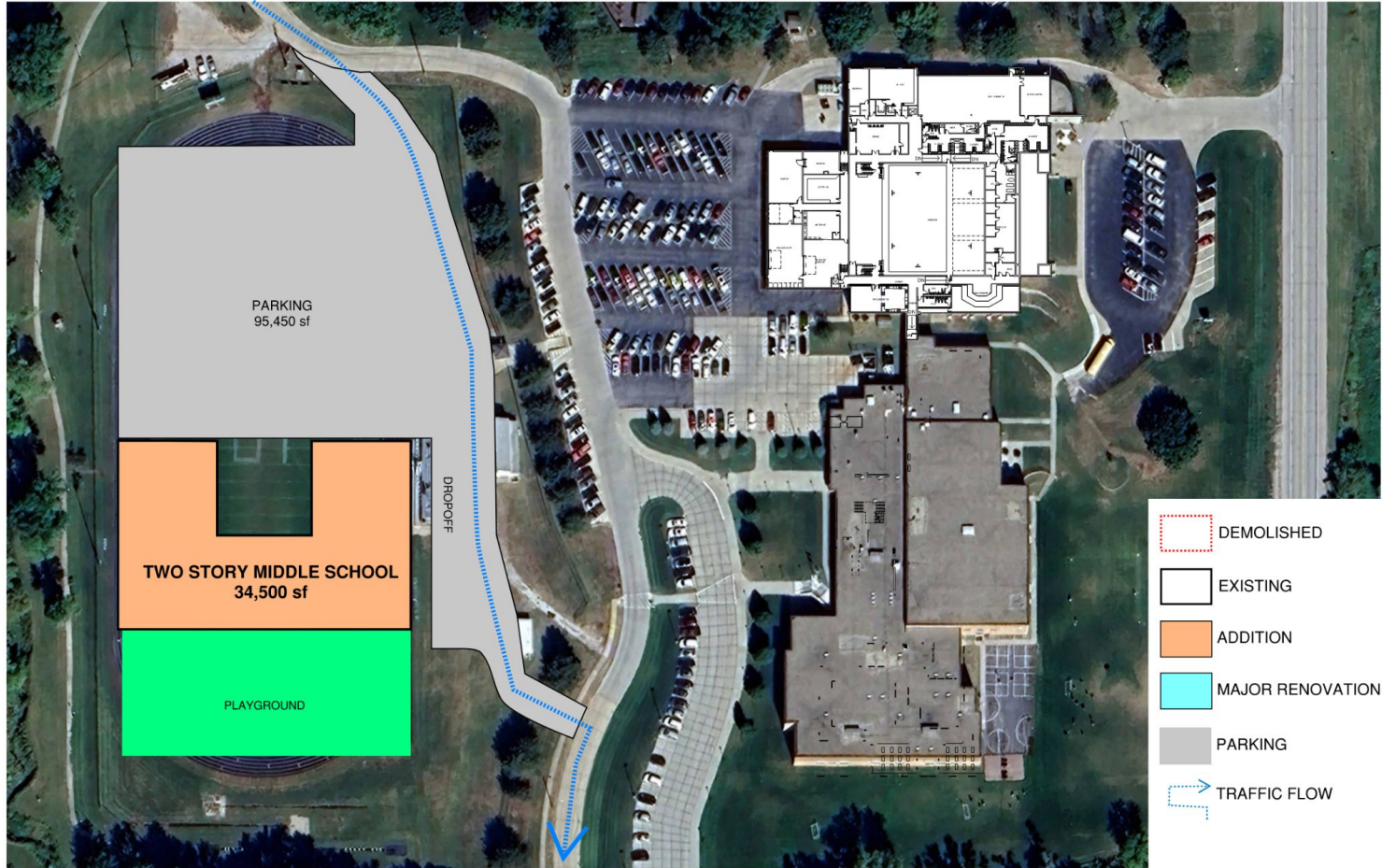
SDA PUBLIC SCHOOLS
HIGH SCHOOL
SECOND FLOOR PLAN WITH SITE



DATE: 01/20/21 NOT TO SCALE

PROPOSAL

New MS



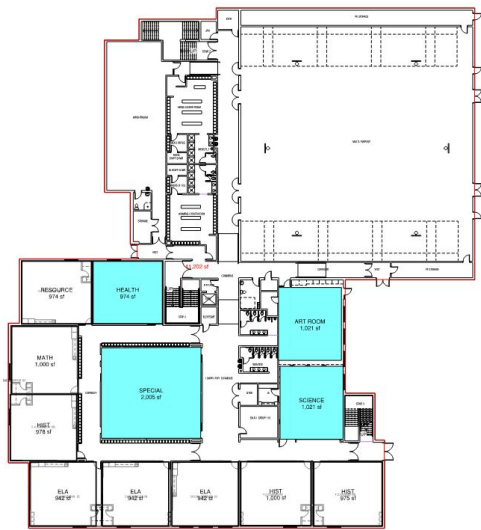
OPTION 3A
TWO STORY MIDDLE SCHOOL ON TRACK



PROPOSAL

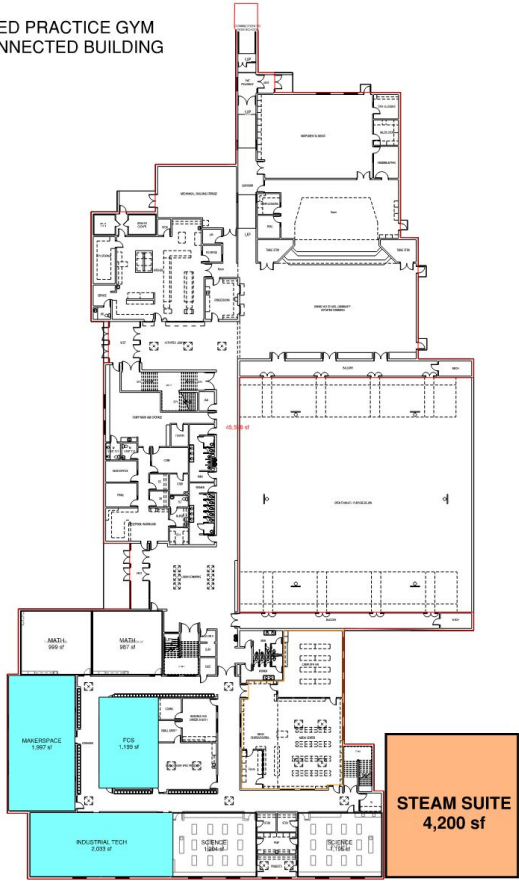
Renovate MIDDLE SCHOOL

- DEMOLISHED
- EXISTING
- ADDITION
- MAJOR RENOVATION
- PARKING
- TRAFFIC FLOW



**OPTION 3B
RENOVATE + ADDITION TO MS**

SHARED PRACTICE GYM IN CONNECTED BUILDING

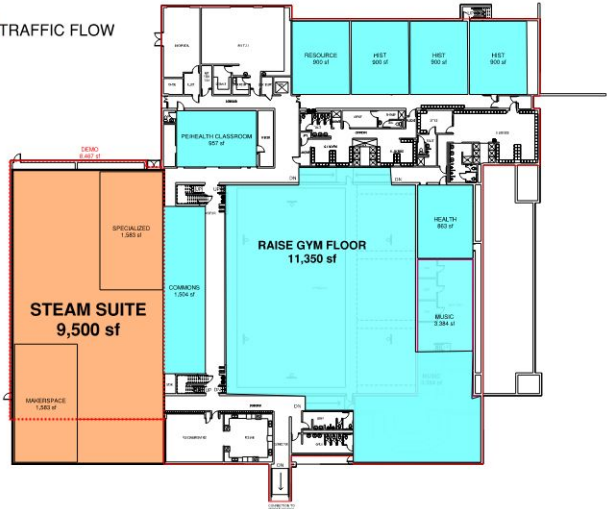


SECOND FLOOR PLAN

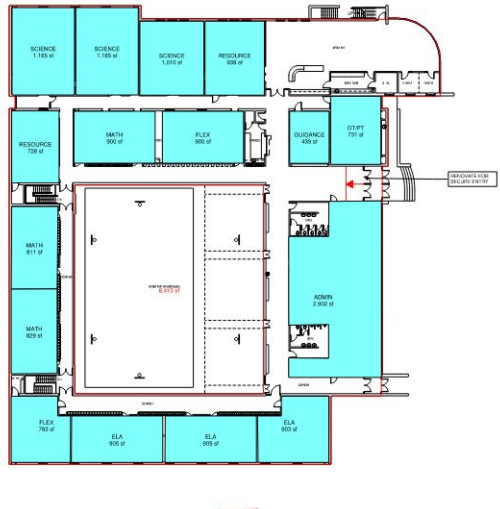
PROPOSAL

RENOVATE HIGH SCHOOL FOR MIDDLE SCHOOL

- DEMOLISHED
- EXISTING
- ADDITION
- MAJOR RENOVATION
- PARKING
- ➔ TRAFFIC FLOW



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

OPTION 3C REMODEL HIGH SCHOOL FOR MS

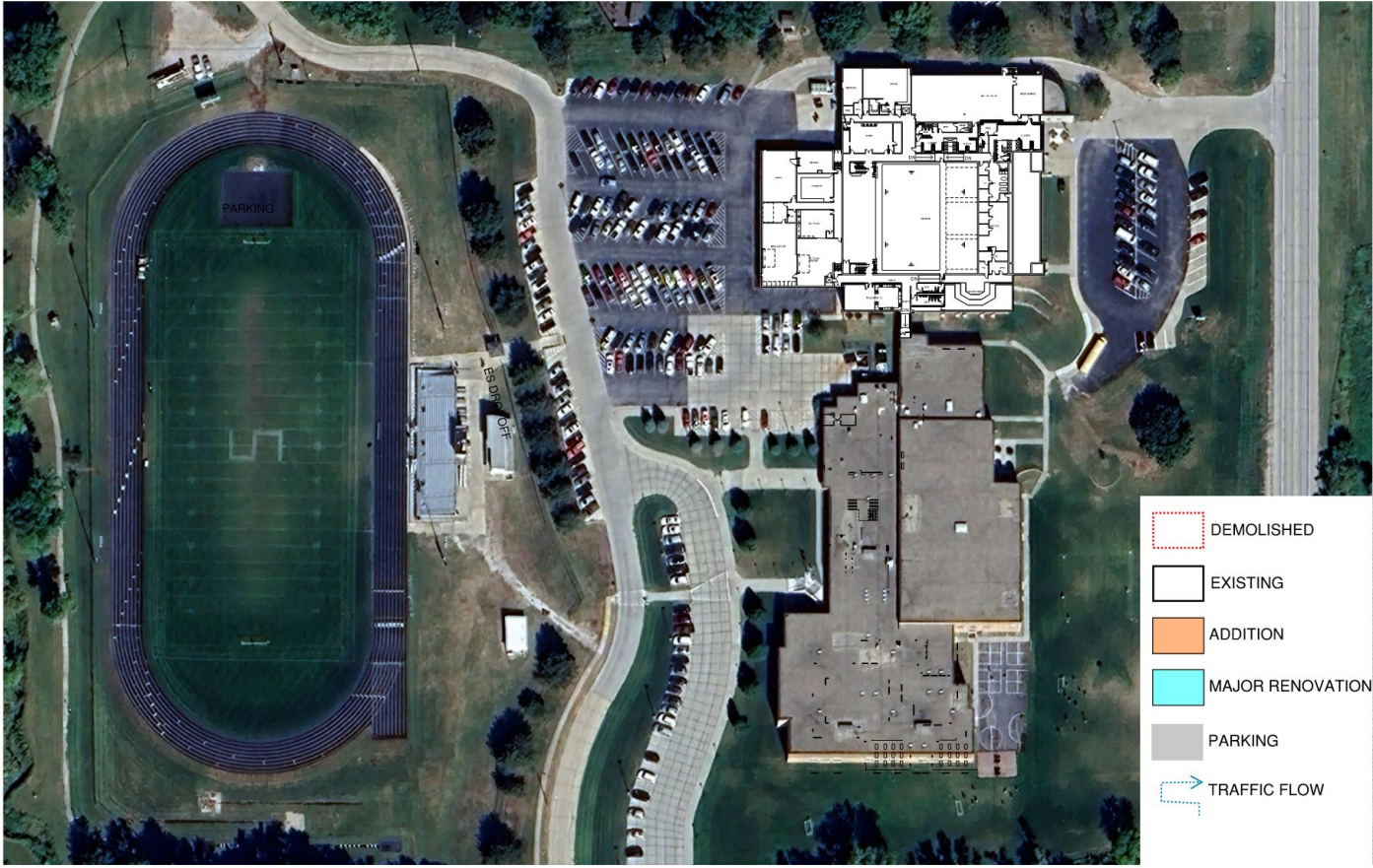
BVH SDA PUBLIC SCHOOLS
HIGH SCHOOL
FIRST & SECOND FLOOR PLANS



SCALE: 1/8" = 1'-0"

PROPOSAL

HIGH SCHOOL OPTIONS



HIGH SCHOOL OPTIONS



SDA PUBLIC SCHOOLS
HIGH SCHOOL
ARCHITECTURAL SITE PLAN

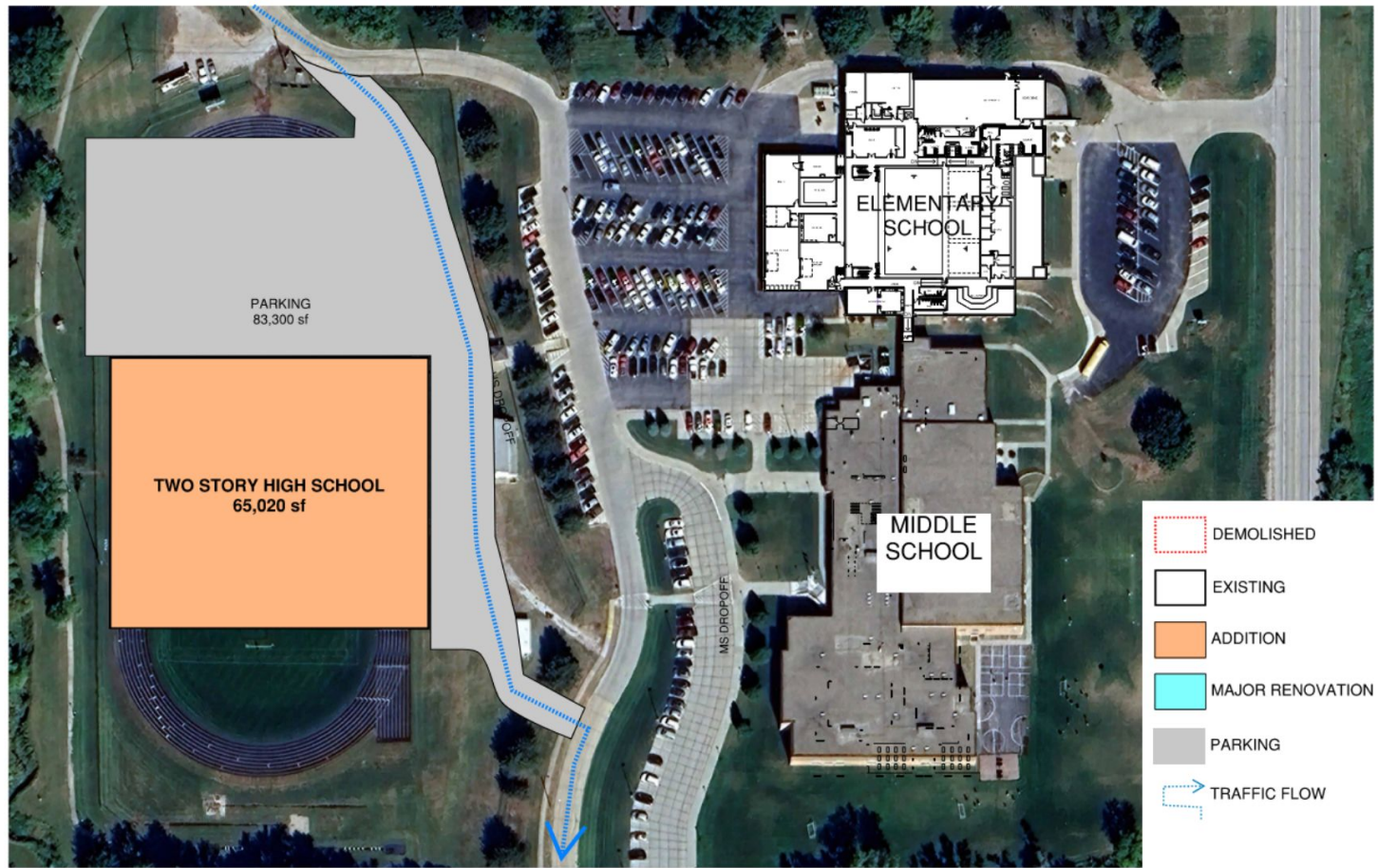


SCALE 1/4" = 1'-0"

PROPOSAL

NEW HIGH SCHOOL

New offsite athletic complex



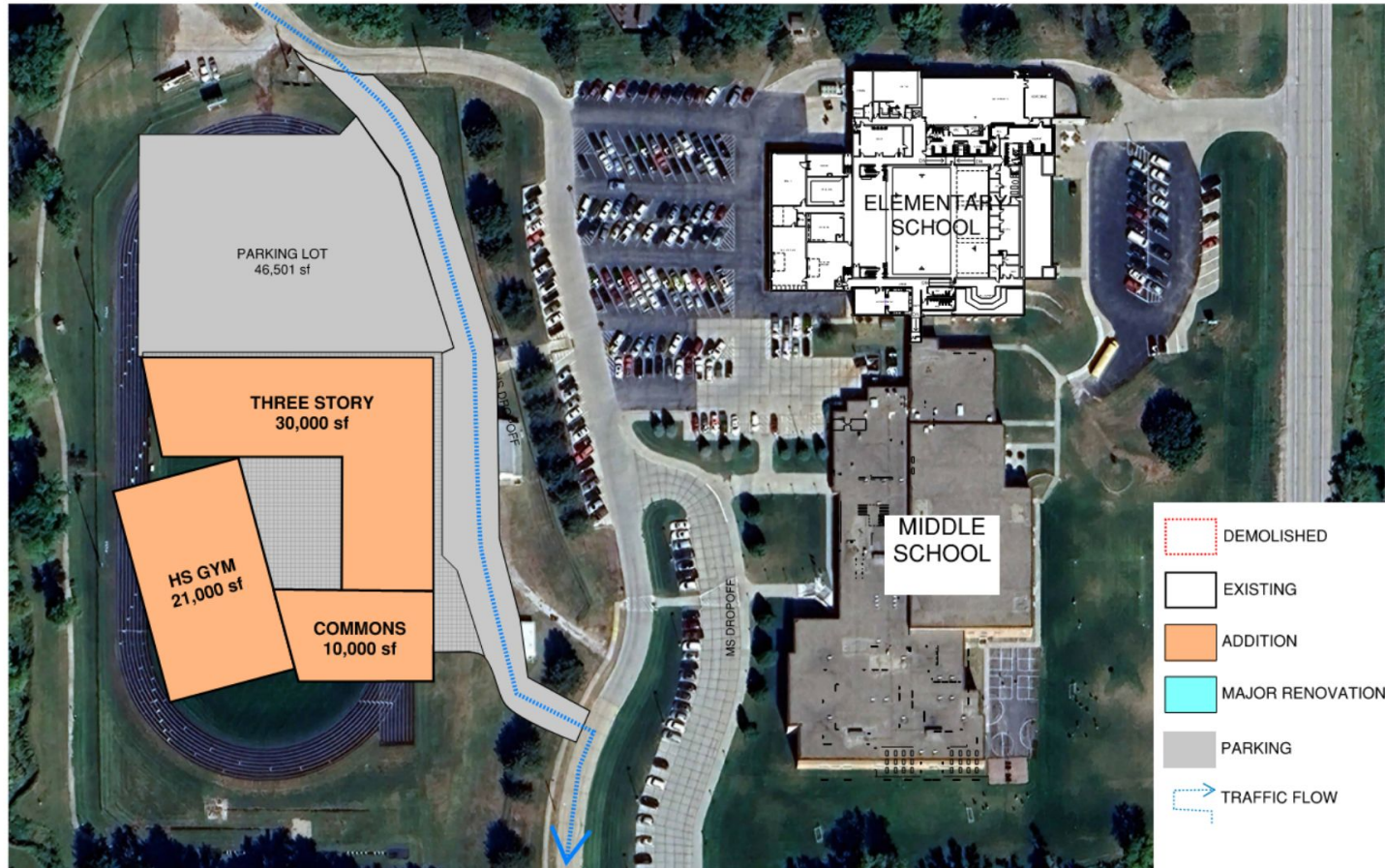
OPTION 2A
TWO STORY HIGH SCHOOL



PROPOSAL

NEW HIGH SCHOOL

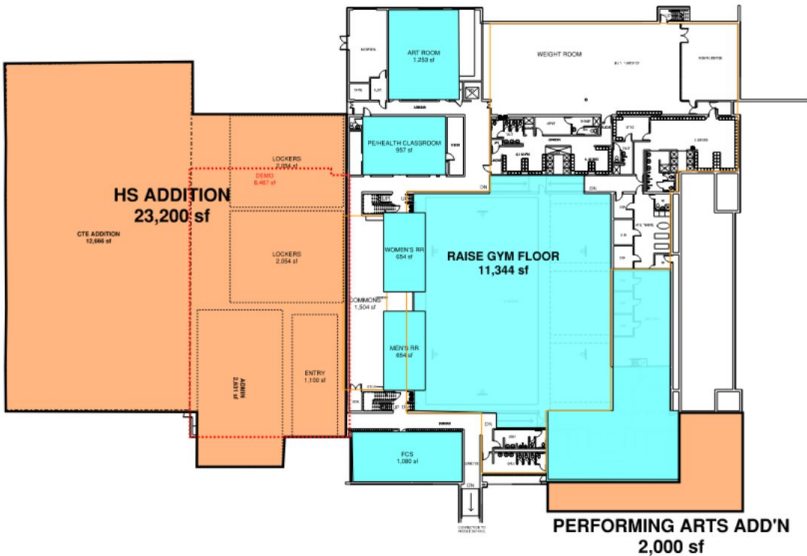
New offsite athletic complex



OPTION 2A
2.5 STORY HIGH SCHOOL

PROPOSAL

RENOVATE HIGH SCHOOL WITH ADDITION



SHARED KITCHEN/DINING AND COMPETITION GYM IN CONNECTED BUILDING

1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

OPTION 2B RENOVATE HS FOR ELEMENTARY SCHOOL



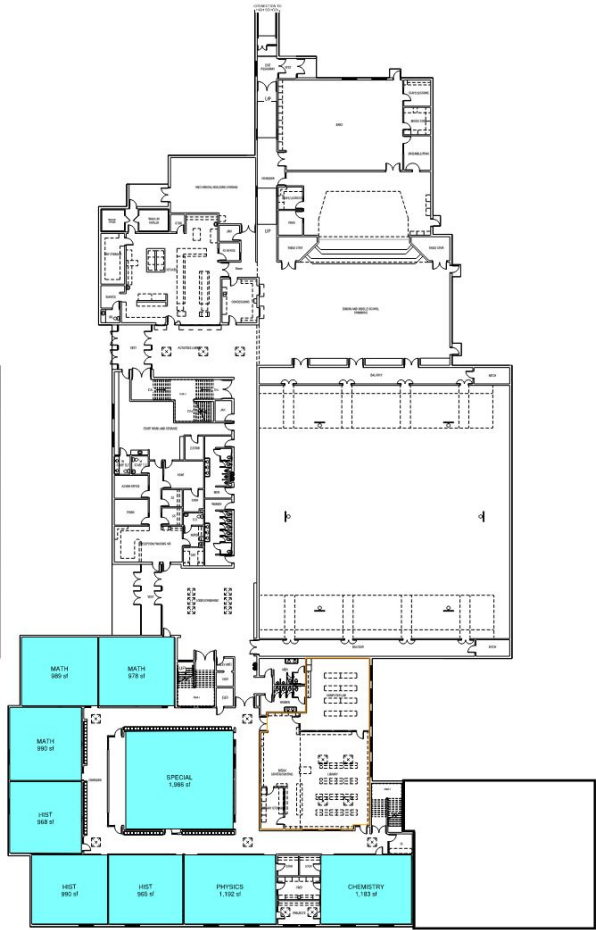
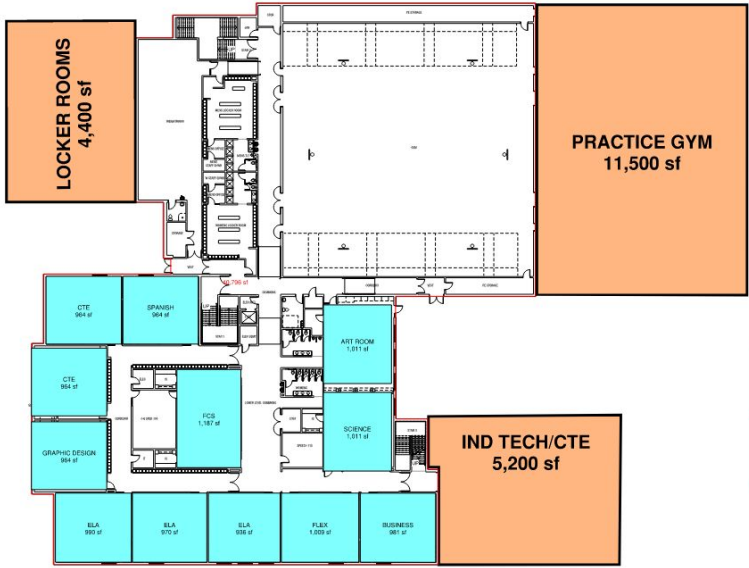
SDA PUBLIC SCHOOLS
HIGH SCHOOL
FIRST & SECOND FLOOR PLANS



PROPOSAL

RENOVATE MIDDLE SCHOOL WITH ADDITION

- DEMOLISHED
- EXISTING
- ADDITION
- MAJOR RENOVATION
- PARKING
- ↪ TRAFFIC FLOW



OPTION 2C - HIGH SCHOOL RENOVATE + ADDITION TO MS



SECOND FLOOR PLAN

BUS BARN

20,000 SF

12 BUSES

Maintenance
Offices

Restrooms

Break/Training

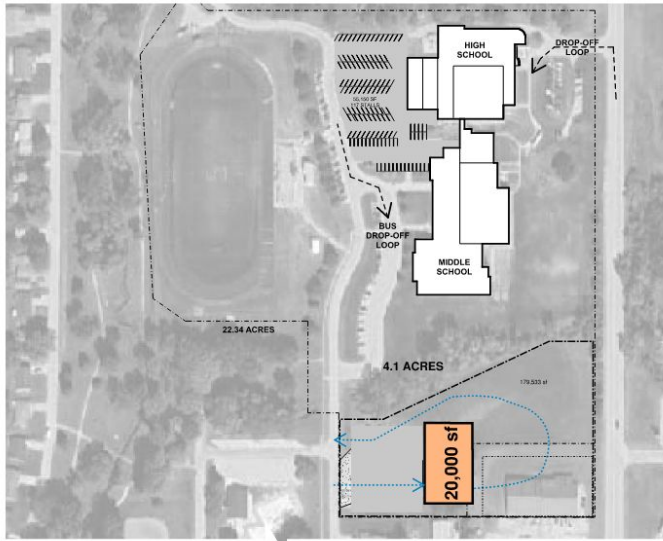
Room

Storage



BUS BARN

- 20,000 SF
- 12 BUSES
- Maintenance
- Offices
- Restrooms
- Break/Training
- Room
- Storage



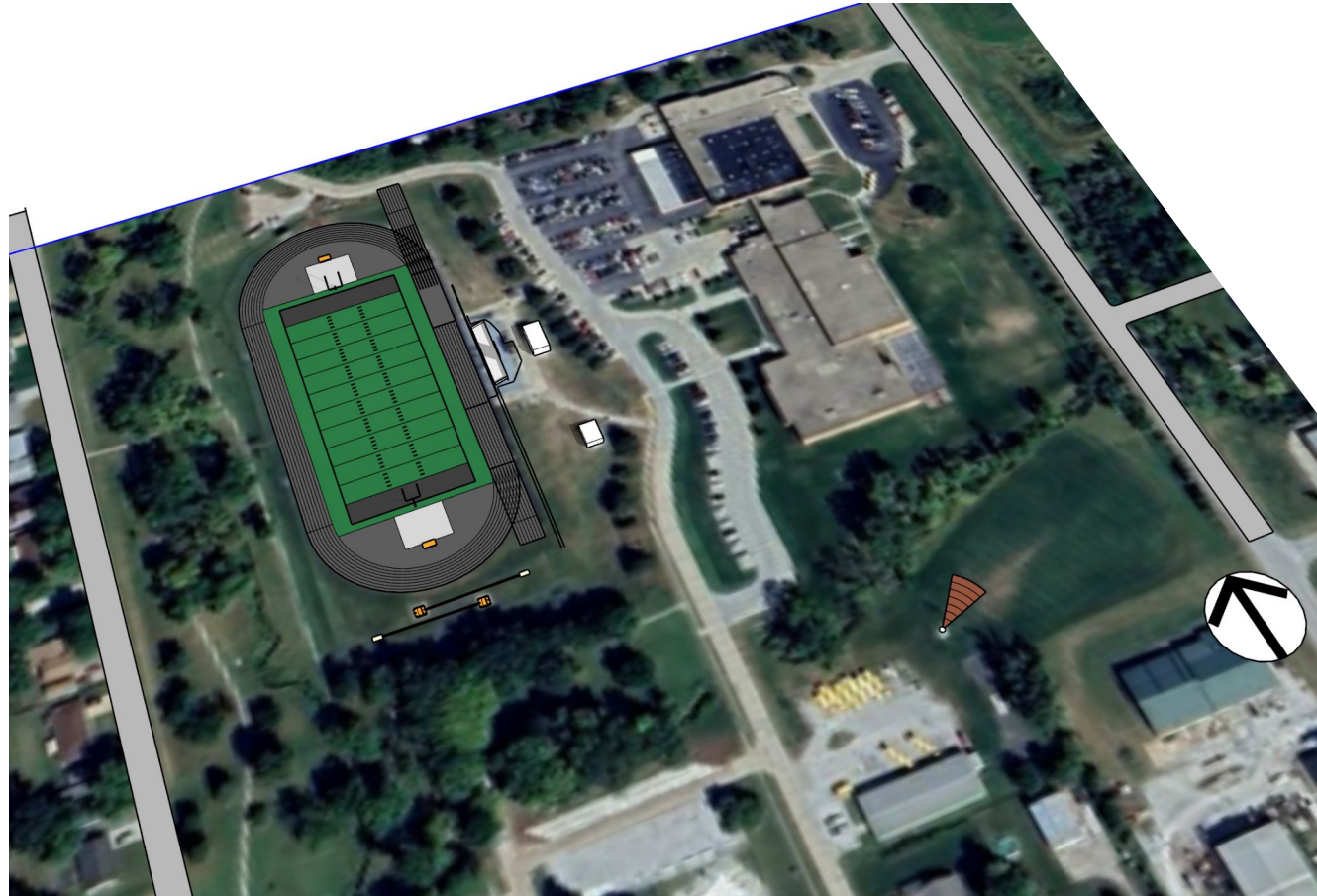
NEW BUS BARN



TRACK AND FIELD COMPLEX

REDO Existing

- + Misc. Site Upgrades
- + Replace Existing Track and Field-incl synthetic turf
- + Lighting at Field - lighting w/ track timing system
- + Bleachers/Support (2000 Seats)
- + Concessions / Restrooms for field
- + Press Box



TRACK AND FIELD COMPLEX

REDO Existing

Today's Costs (left)

5 yr 3.5% escalated costs (right)

Track & Field	\$6,169,000	\$7,330,000
Misc. Site Upgrades	\$500,000	\$590,000
Replace Existing Track and Field-incl synthetic turf	\$2,775,000	\$3,300,000
Lighting at Field - lighting w/ track timing system	\$769,000	\$910,000
Bleachers/Support (2000 Seats)	\$500,000	\$590,000
Concessions / Restrooms for field	\$1,350,000	\$1,600,000
Press Box	\$275,000	\$330,000

Excludes contingency, site acquisition, FFE, legal, bond and professional fees

TRACK AND FIELD COMPLEX

NEW Track and Field

Today's Costs (left)

5 yr 3.5% escalated costs (right)

Track & Field	\$7,744,000	\$9,200,000
Misc. Site Upgrades	\$250,000	\$300,000
New Track and Field incl synthetic turf	\$2,775,000	\$3,300,000
Lighting at Field lighting w/ track timing system	\$769,000	\$910,000
Bleachers/Support (2000 Seats)	\$500,000	\$590,000
Concessions / Restrooms for field	\$1,350,000	\$1,600,000
Press Box	\$275,000	\$330,000
Earthwork	\$250,000	\$300,000
Utilities	\$300,000	\$360,000
Site Paving (500 paved stalls)	\$975,000	\$1,160,000
Site Paving (500 stalls crushed concrete)	\$300,000	\$360,000

Excludes contingency, site acquisition, FFE, legal, bond and professional fees

Cost Estimate

Cost Estimate

New Campus:

Includes demolition of existing buildings

			Today	Five Year
			\$121,468,86	\$121,470,00
	Complete new Campus		0	0
			\$28,360,00	\$140,240,000
New	Elementary	\$28,358,089	0	\$32,210,000
			\$25,840,00	
New	Middle	\$25,842,130	0	\$29,500,000
			\$52,400,00	
New	High	\$52,398,522	0	\$61,260,000
		7,744,000.0		
New	T&F	0	\$7,740,000	\$9,200,000
New	Bus Barn	\$7,126,118	\$7,130,000	\$8,060,000

Excludes contingency, site acquisition, P&E, legal, bond and professional fees

Cost Estimate

Elementary Options:

Elementary Options		Today	Five Year
1A New		\$27,790,000	\$32,210,000
1B Reno/Addn	Elementary	\$29,480,000	\$35,010,000
1C Renovate	High School	\$25,750,000	\$30,580,000

Excludes contingency, site acquisition, FFE, legal, bond and professional fees

Cost Estimate

Middle School Options:

Middle School Options	Today	Five Year
3A New	\$24,840,000	\$29,500,000
3B Reno/Addn Middle School	\$15,530,000	\$18,440,000
3C Renovate High School	\$25,520,000	\$30,300,000

Excludes contingency, site acquisition, FFE, legal, bond and professional fees

Cost Estimate

High School Options:

High School Options		Today	Five Year
2A New		\$51,580,000	\$61,260,000
2B Reno/Addn	High School	\$31,770,000	\$37,730,000
2C Renovate	Middle School	\$28,990,000	\$34,430,000

Excludes contingency, site acquisition, FFE, legal, bond and professional fees

Next Steps?



Suggested Next Steps:

- Establish Overall Priorities
- Set Priorities for Each Site
- Discuss Overall and Site Project Budgets
- Refine Master Plan Designs & Budgets

Planning Process Components



FACILITIES ASSESSMENT

- Building/site investigations and documentation of building and systems
- Analysis of findings
- *Report:* Requirements & recommendations for existing facility improvements & priorities



EDUCATIONAL ALIGNMENT

- *Work Sessions:* Listen and facilitate discussion of current and proposed curriculum, programming, review of issues and priorities, brainstorming



MASTER PLANNING DESIGN

- Develop master plan diagram options for site and buildings
- Look for opportunities to implement repairs and/or new programs
- Develop approach to cost and construction phasing



COMMUNITY ENGAGEMENT

- Large group informational presentations
- Small group engagement exercise or activity
- Student engagement
- Social media



FUNDING SECURED, PROJECT DESIGN & CONSTRUCTION

- Community engagement results
- Target program and budget is established
- Finalize requirements & recommendations for facility improvements
- Design + Contract Documents
- Design Progress Rendering(s)
- Bidding
- Construction

Thank You.



BVH ARCHITECTURE

DATE: 07/30/2025

PROJECT: Syracuse Dunbar Avoca Master Plan
PROJECT #: 23133

SUBJECT: Board of Education Review

Top 3 priorities from each board member

Grade-level reconfigurations related to their top 3 priorities (if applicable)

Comments on master plan options related to their top 3 priorities from the 1/29 slide deck (comments on: campus configurations, plan design, etc)

BVH QUESTIONS FOR JULY MEETING

Here are my top three thoughts on the BVH questions- (Amy)

1. New elementary. If there is available land for this, then building elsewhere is preferable. However, I am unsure if the land east of the high school is the answer and I am unsure of building on the football field, I think that entire area just becomes too hectic then.
2. Upgrades to the high school, including new industrial tech area, parking and bus barn.
3. Upgrades to current football field and facilities.

In terms of grade levels, it might be wise to look at a pre-k through 5 model and then 6-8 middle school. If building a new elem in a new spot then this would be worth looking at.

1) Top 3 priorities from each board member (Tyler Kreifels)

1. A new elementary school on the existing elementary campus and maintain the current grade configuration. I feel this will get the strongest yes from the district stakeholders and allow us to keep costs as low as possible. With the lower costs we can then potentially allocate additional funds to other necessary projects within the district.

BVH

ARCHITECTURE

1. 2) Priority 1 would supplement my second priority which is to redo the west side of the high school as well as other additional remodels that may be needed. I'm not sure what those needs are yet, but I do know we need an updated industrial tech area for those students and staff.
2. 3) Secure additional land for the future of the district. Eventually the district will outgrow itself and need new facilities, not just additions and or remodels. In doing so now I hope we get the best price possible and lessen the burden on stakeholders down the road if land prices were to continue to rise.

2) Grade-level reconfigurations related to their top 3 priorities (if applicable):

I don't believe we need to evaluate the grades to conform to the state's "normal" configuration. After hearing some discussion from the current administrators, it doesn't appear any of the 3 are having a lot of difficulties managing their grades. Unfortunately, I don't know what the long-term intent was for the middle school. Did they anticipate a new elementary would be built before long and would then take advantage of reconfiguring the grades to follow the state's norm? Or was their plan to keep our current grade layout the same for the long term?

3) Comments on master plan options related to their top 3 priorities from the 1/29 slide deck (comments on: campus configurations, plan design, etc):

My 1st option would be the 1 story option elementary on the current site. I like the way this option is laid out. A few of the key things I like are that we can create a new driveway just for school drop off/pickups. It gives us more control and direct traffic in the safest way possible for the students. Another aspect is having more parking available not only for staff but also for events hosted at the school. It will still not be enough but allows for closer parking and hopefully reduces the amount that fills the adjacent streets. It also keeps all students on one level, increasing the safety of the students and staff. Without a second story it allows for easier means of egress in case of emergencies. However the one thing I would like to see is what our options are for additions to the property should the district start to grow at a faster pace than expected.

I am not a huge fan of trying to acquire the nearly 60 acres to the east of the High School. In my personal opinion I don't see us getting that land for a good enough price to be able to

BVH ARCHITECTURE

do much with this property. It does allow for growth for years to come but I just don't see the advantage of acquiring this parcel.

For the addition options to the elementary I don't feel we would gain much in doing this. The biggest hurdle being the affect on the school year and the students ability to learn in a construction zone. I also wonder the cost of those additions would be compared to what we would gain from building a brand new facility.

On the option of building a new elementary and additional parking on the current football field and track, I'm not opposed to this option. It does bring all buildings into one location and does make things much easier for the staff who are having to travel back and forth between buildings. It also allows for a 1 location pickup for parents/guardians. There are a lot of benefits I could see with this option but wonder what the cost would be in comparison to demolition of the old elementary and building on the same site. The biggest hurdle would then be to purchase additional property and build a new football stadium and track field.

The last option that I have some interest in is building a new high school on the football field and moving the elementary into the old high school. This one seems to be one of the more expensive options as high schools are the most expensive of facilities to build. The additional remodeling that would need to be done for the elementary to move into the high school would probably be very high as well. With this option we would again need to purchase additional land for a new football stadium and track.