

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

Special Meeting: Future Facilities Upgrades  
Monday, January 15, 2018 7:00 PM  
Conference Room, Madison Middle/High School  
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
  - 1.1. Roll Call
  - 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
3. Discussion on options to Finance future projects
4. Action Items
5. Discuss, consider, and take all necessary action to commit the board to to expend up to \$3.75 million dollars in district funds for the planning, constructing, and/or carrying out of A competition gym and locker room construction project through a lease-purchase agreement or other lawful financing arrangement and to authorize the superintendent, board president, and/or other board officer to execute any documents to accomplish the same.
6. Discuss, consider, and take all necessary action to expend up to \$2.25 million dollars in district funds for the planning, constructing, and/or carrying out of a construction project to add a practice gym with locker rooms using Special Building Funds, a lease-purchase agreement, or another lawful financing arrangement and to authorize the superintendent, board president, and/or other board officer to execute any documents to accomplish the same.
7. Discuss, Consider, and take all necessary action to expend up to \$1.35 million dollars in district funds for the planning, constructing, and/or carrying out of a Middle school commons (that includes restrooms & concession area) using Special Building Funds or another lawful financing arrangement and to authorize the superintendent, board president, and/or other board officer to execute any documents to accomplish the same.
8. Discuss, consider, and take all necessary action to commit the board to expend up to \$1.75 million dollars in district funds for the planning, constructing, and/or carrying out of a construction project of adding a performing Arts Building using Special Building Funds, a lease-purchase agreement, or another lawful financing arrangement and to authorize the superintendent, board president, and/or other board officer to execute any documents to accomplish the same.
9. Discuss, consider, and take all necessary action to Motion to commit the board to expend up to \$750,000 dollars in district funds for the planning, constructing, and/or carrying out of a construction project to add a sprinkler system to the Madison MS/HS using Special Building Funds or another lawful financing arrangement and to authorize the

superintendent, board president, and/or other board officer to execute any documents to accomplish the same.

10. Discuss, consider, and take all necessary action to Motion to commit the board to expend up to \$350,000 dollars in district funds for the planning, constructing, and/or carrying out of a construction project to add a Bus Barn using Special Building Funds or another lawful financing arrangement and to authorize the superintendent, board president, and/or other board officer to execute any documents to accomplish the same.
11. 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.*

## Finance options for projects based on outcome of LB 778

### Option #1 (Lease)

Amount	Term	Estimated Payment	Estimated Levy
\$4,000,000	7 years	\$620,000	<u>7.6 cents (SBF)</u>

Building Fund Cash \$2,100,000

Estimated Available for new Construction Total \$6,100,000 **(\$6.0)**

### Option #2 (Lease)

Amount	Term	Estimated Payment	Estimated Levy
\$2,700,000	3 years	\$974,000	<u>11.9 cents (SBF) 3 years</u>

Building Fund Cash \$2,100,000

Estimated Available for new Construction Total \$4,840,000 **(\$4.8)**

### Option #3 (Lease)

Amount	Term	Estimated Payment	Estimated Levy
\$2,300,000	3 years	\$805,000	<u>10.0 cents (SBF) 3 years</u>

Building Fund Cash \$2,100,000

Estimated Available for new Construction Total \$4,400,000 **(\$4.3)**

### 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)**

### 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)**

**Gray 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/Old 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>

# Madison Public Schools

January 16, 2018

TO: The Honorable members of the Education Committee:

RE: Require voter approval for school district building funds LB 778, Introduced by Senator Groene. Madison Public Schools is opposed to the restrictions that LB 778 would place on school districts across Nebraska.

My name is Alan Ehlers. I serve as the Superintendent of Madison Public Schools in Northeast Nebraska. Madison Public schools is a majority minority school district with an enrollment of 508 students' PK-12. Our student body is made up of 75% Latino, 19% Caucasian and 5% Asian students. Our poverty rate is at 80% while the community of Madison's poverty rate is 60%. We have over 100 students choosing to option out or attend private schools from our district. I'm testifying at the request of our school board members; who have been working over the past five years to upgrade our facilities to help support the families that have chosen to stay in our community.

LB 778 places unfair restraints on our local board members who has been approve by the voters in our district to make decisions; not unlike many of you on the Education Committee. Members of the Madison School Board realize the need to be competitive with surrounding school districts with many more resources. The make-up of the voters in our school district makes it next to impossible to fund school additions through the traditional Bond Issue process. LB 778 does not help support the Mission of Madison Public Schools as majority minority school district in Nebraska.

Madison Public Schools has lowered the local levy from \$1.09 in 2012-2013 to \$0.86 during the 2017-18 school year. During the 2016-2017 school year Madison Public Schools received \$0.00 in state equalization aid which now increased to \$64,403 for 2017-18. When our district gained the additional \$64,403 in funding our Board reduced our tax asking by the amount to help our patrons. Local Boards do their best to try to limit spending while trying to move districts forward. We have done our best to be good stewards of taxpayer funds.

During the 2011-12 school year Madison Public schools developed a strategic plan with a goal of making improvements to our physical plant. The Board has been working to build funds in the Special Building fund for a project that would add needed space to our Secondary Building. The district has spent funds already for sight surveys along with a contract for designs. The Board has also taken official action to expend funds for a project. I would ask that LB 778 be held in committee for additional research on the true benefits to the taxpayers in Nebraska. If LB 778 does move to General File I would ask for modification in the language that would allow districts that have commenced projects prior to the effective date have access until 2025-2026 school year to complete projects while using funds from the Special Building Fund.

Yours in Education,

Alan Ehlers  
Superintendent



**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**

Stage/Old Gym

Concession Stand	\$100,000
Estimated totals	<b>\$100,000</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>