



Monday, December 12, 2022
USD #333 USD333 Board of Education Regular Meeting

AGENDA FOR UNIFIED SCHOOL DISTRICT NO. 333
CLOUD COUNTY, KANSAS
6:00 PM

Concordia Jr/Sr High School Media Center, 436 W. 10th Street, Concordia, KS 66901

A. OPENING ITEMS

1. Call To Order
2. Pledge of Allegiance
3. Members Present

B. CONSENT ITEMS

1. Adopt Agenda for Meeting
2. Approval of Minutes
3. Accept Gifts and Donations
4. Approval of Encumbrances as listed in the Superintendent's Report
5. Approval of Financial/Treasurer's Report/CapitalOne
6. Administrator/Building Reports
7. Vote on Consent Items

C. PUBLIC COMMENTS

D. STUDENT/PATRON PARTICIPATION/RECOGNITION

E. INFORMATION/UPDATE/COMMUNICATION

1. Tucker Pedicord - Lighthouse Construction Guidance
Facility Findings and Improvements

Facility Improvements Meeting 2 12.10.22

3

2. CJSHS Site Council (tabled from 11-14-22)
CJSHS Site Council 22-23

26

3. Facility Updates - Gym Challenges STG#2

F. EXECUTIVE SESSION

G. BOARD ACTION ITEMS

1. Krystal Nelson - Vocational Ag CTE project with Culinary Arts Program
2. 2024-2025 District Calendar
_ 333 24-25 Calendar

27

3. Board Policy Updates from KASB

H. CERTIFIED and CLASSIFIED PERSONNEL

1. 1. New Hires/Transfers/Resignations/Terminations of **CERTIFIED STAFF** for 2022-2023 School Year (if needed)
Certified Nov 2022 LIST
Certified Nov 2022 LIST 23-24

29

31

2. New Hires/Transfers/Resignations/Terminations of **CLASSIFIED STAFF** for 2022-2023 School Year (if needed)
Classified Nov 2022 LIST

32

3. Administration Contracts
CJSHS Principal Kale Katt
CJSHS Assistant Principal Chad Eshbaugh
CMS Principal Curtis Noon
CES Principal Derek Holmes
CES Assistant Principal Krystal Breese
Dean of Student Improvement Kevin Muf
Director of Special Education Rebekah Helget
Operations Director Kelly Struebing
Superintendent of Schools Quentin Breese

I. **ADJOURN**

Facility Improvements

12/12/2022





Agenda



- Review First Meeting Items
- Review areas of renovation, impact on the educational environment, and the cost impact.
- Discuss phasing and construction process
- Discuss Process for Moving Forward

Things to Remember

This is the first concerted effort for a renovation only project on the existing building.

A new gym is going to be recommended regardless of the scope of renovations.

Meeting 1 Review



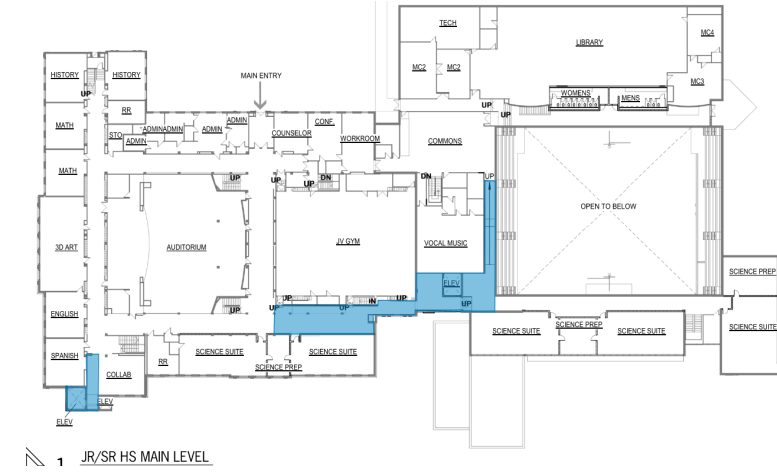
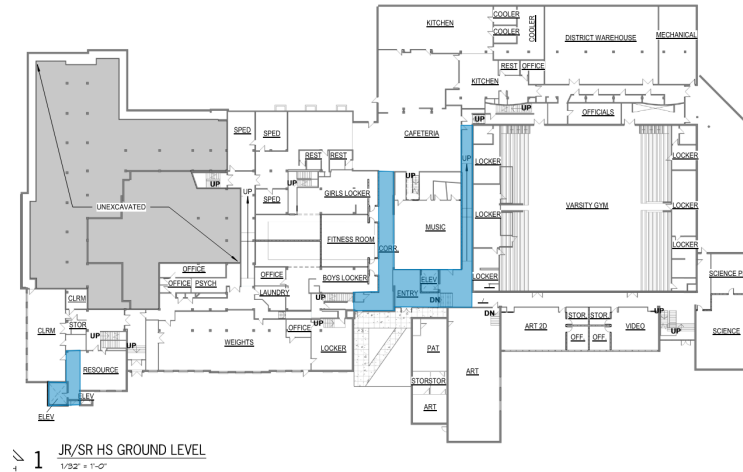
- Existing facility statistics to understand what we had to work with.
- 5/6 Attendance center renovation impact on the HS/MS
- 2021 Bond review and cost escalation \$48.5 Million -> \$57 Million
- Tax implications “City partnership is more impactful than interest rates”
- Key Baselines – New building vs Renovations + Gym
- Directives
 - Determine if all program can fit in 1929 facility – It cannot all fit (Kitchen, Music Library, Art, Wrestling, Health.
 - Take a serious look at ADA solutions.
 - Produce an option for renovations with no demolition of existing facility.

Renovations – Accessibility



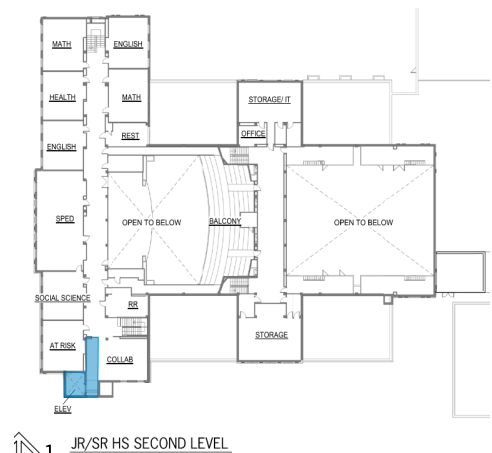
CONCORDIA
USD 333

- ADA + Circulation
 - Art
 - Access tower w/elevator
 - Music and Band Accessway
 - Pool Accessway
 - Approach to stairs vs ramps
 - Weights Area
 - South corridor constriction
- Competition Gym Access + Safety
 - Remove two rows of bleachers
 - Restrooms and Loading
- Classroom Bar Elevator



Accessibility	Cost / Item	
ADA and Circulation	\$ 2,495,470	\$ 3,689,830
Competition Gym Access + Safety	\$ 645,600	
Classroom Bar Elevator	\$ 548,760	

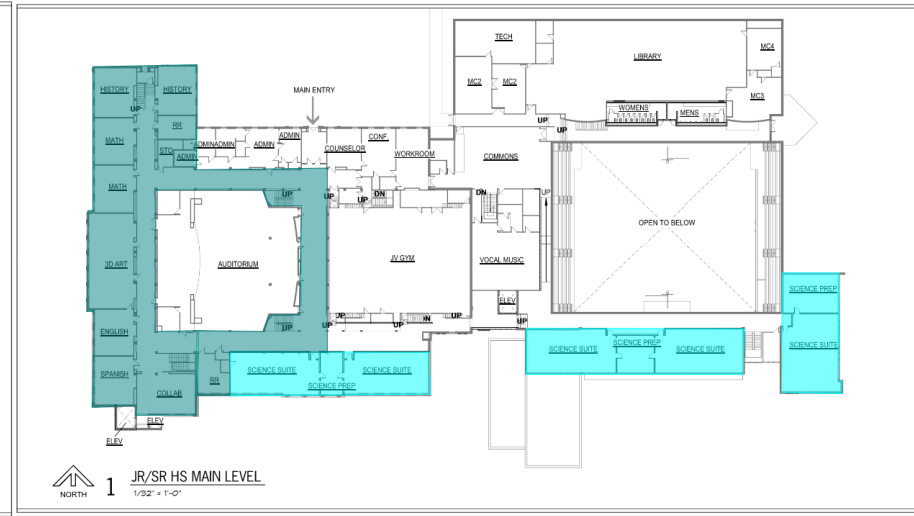
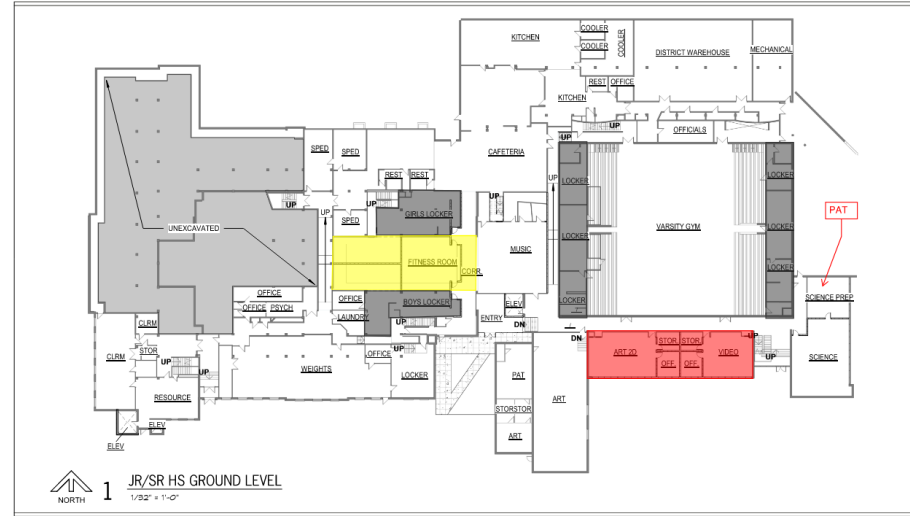
Total +/- \$3.7 Million



Renovations – Program Upgrades

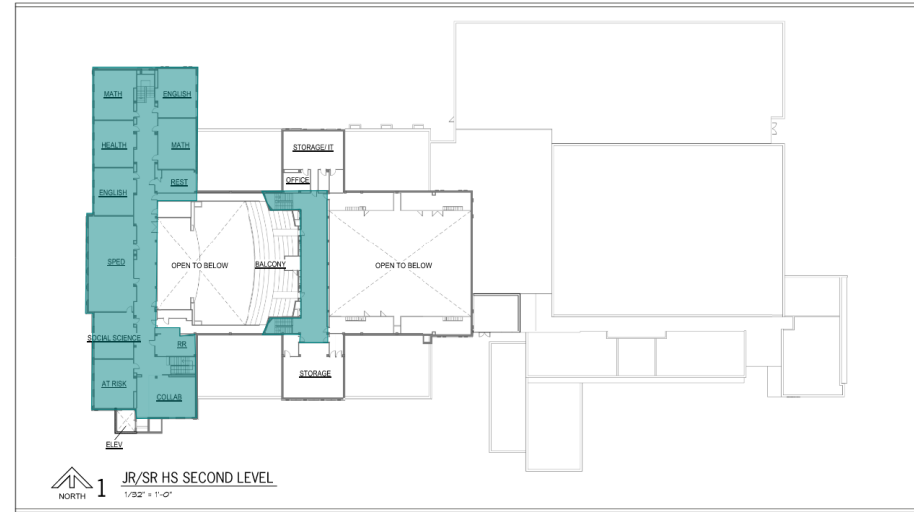


- Demo and Infill Pool
- Science Renovations
- Classroom Bar
 - Restrooms
 - Hallways
 - Classrooms
- Lockers
 - Athletic Lockers
 - PE lockers
- 2D/3D Art and Video Productions



Program Enhancements	Cost / Item	
Demo and Infill Pool	\$ 251,784	
Science Renovations	\$ 2,143,392	
Classroom Bar Renovations RR	\$ 508,119	
Classroom Bar Renovations HW	\$ 229,754	
Classroom Bar Renovations CR	\$ 1,325,546	
PE Locker Renovations	\$ 878,016	
Athletic Locker Renovations	\$ 813,456	
2D/3D Art and Video Production Renovations	\$ 466,188	
		\$ 6,616,255

Total +/- \$6.6 Million





Renovations – Misc. Upgrades



- Auditorium could include
 - Seats
 - Lights
 - Finishes
- Secure entrance – Office orientation to remain
- General Finishes
 - Library
 - Band and Music
 - Cafeteria / Kitchen
 - Health
 - Offices
 - Finishes Only
 - Paint
 - Flooring
 - Ceilings
 - Casework
 - Doors and Hardware

Misc Upgrades	Cost / Item	
Auditorium	\$ 581,040	\$ 4,648,320
Secure Entrance	\$ 193,680	
General Finishes (Select Areas Only)	\$ 3,873,600	

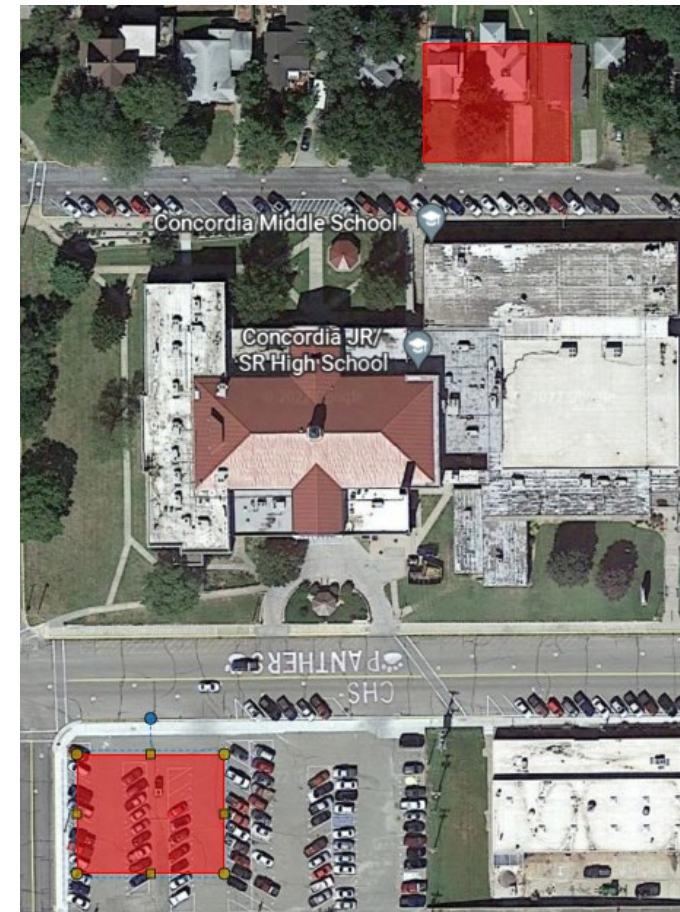
Total +/- \$4.7 Million

Auxiliary Gymnasium



- New Auxiliary Gym
 - 10,000 SF
 - PEMB
 - Lockers
 - Seating
 - 2 cross courts
- Connecting link
 - Depends on location
 - Road closure requirements

New Practice Gym	\$ 3,873,600	\$ 5,164,800
Connecting Link	\$ 1,291,200	

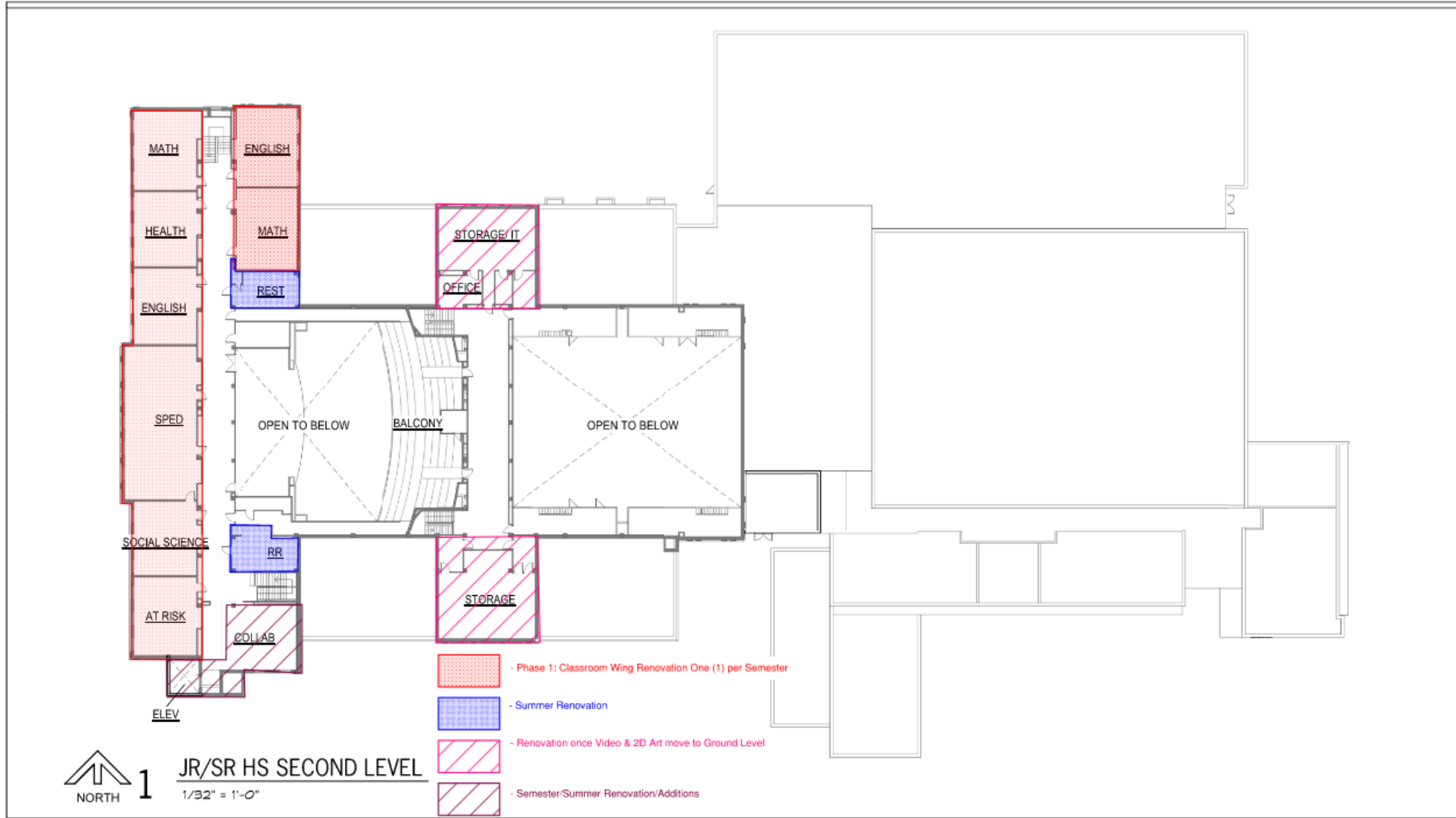


Location Options

Area	Cost / Item	Cost / Area
Building Infrastructure Upgrades	Cost / Item	
HVAC	\$ 5,465,020	\$ 13,492,035
Fire Protection	\$ 2,186,008	
Fire Alarm	\$ 655,802	
Electrical Gear	\$ 1,311,605	
Exterior Envelope Upgrades	\$ 3,873,600	
Accessibility	Cost / Item	
ADA and Circulation	\$ 2,495,470	\$ 3,689,830
Competition Gym Access + Safety	\$ 645,600	
Classroom Bar Elevator	\$ 548,760	
Program Enhancements	Cost / Item	
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Connecting Link	\$ 1,291,200	
Cost Summary	\$ 33,611,240	\$ 33,611,240



Phasing

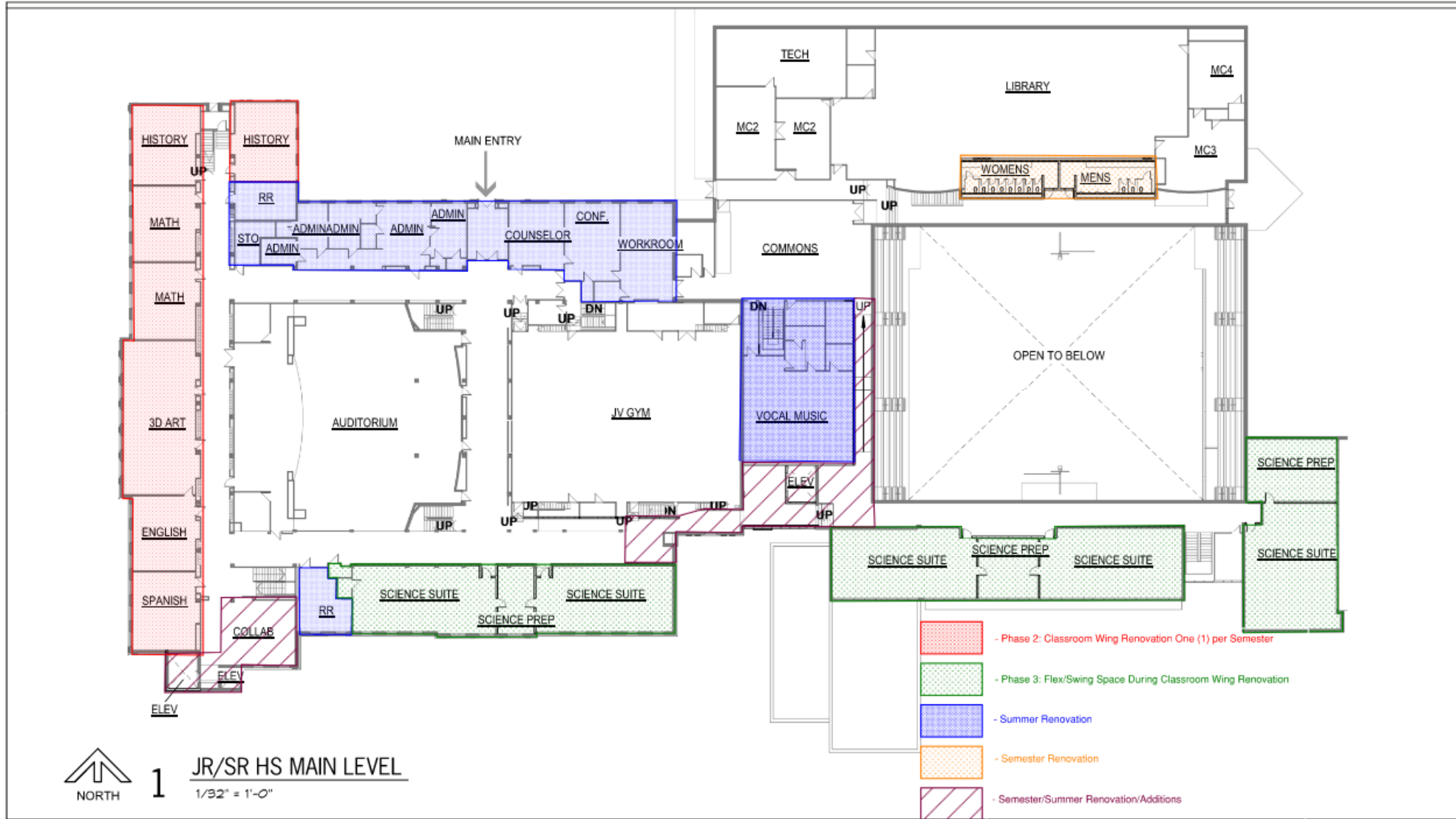


Phasing

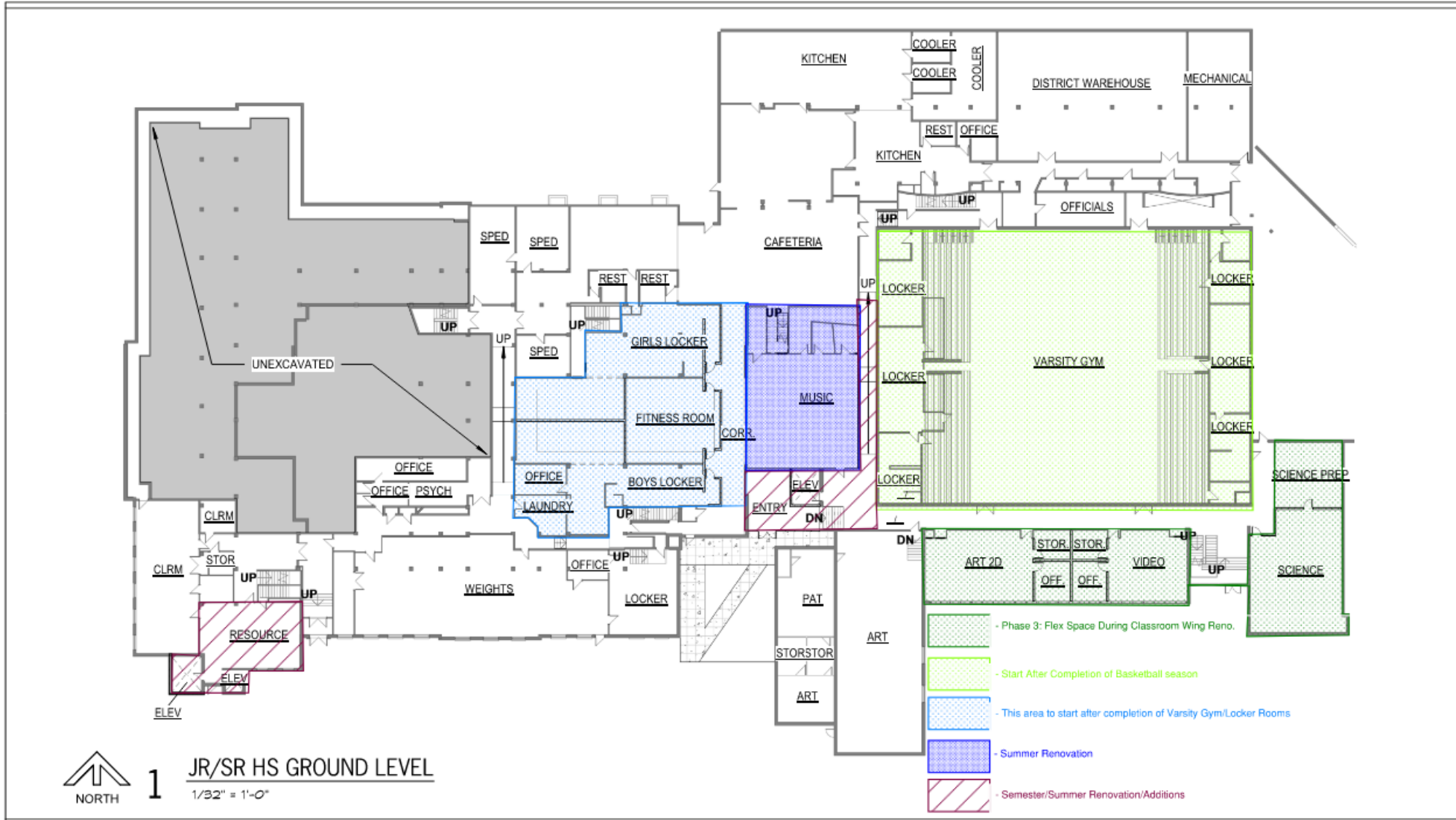


CONCORDIA

USD 333



Phasing



Next Steps

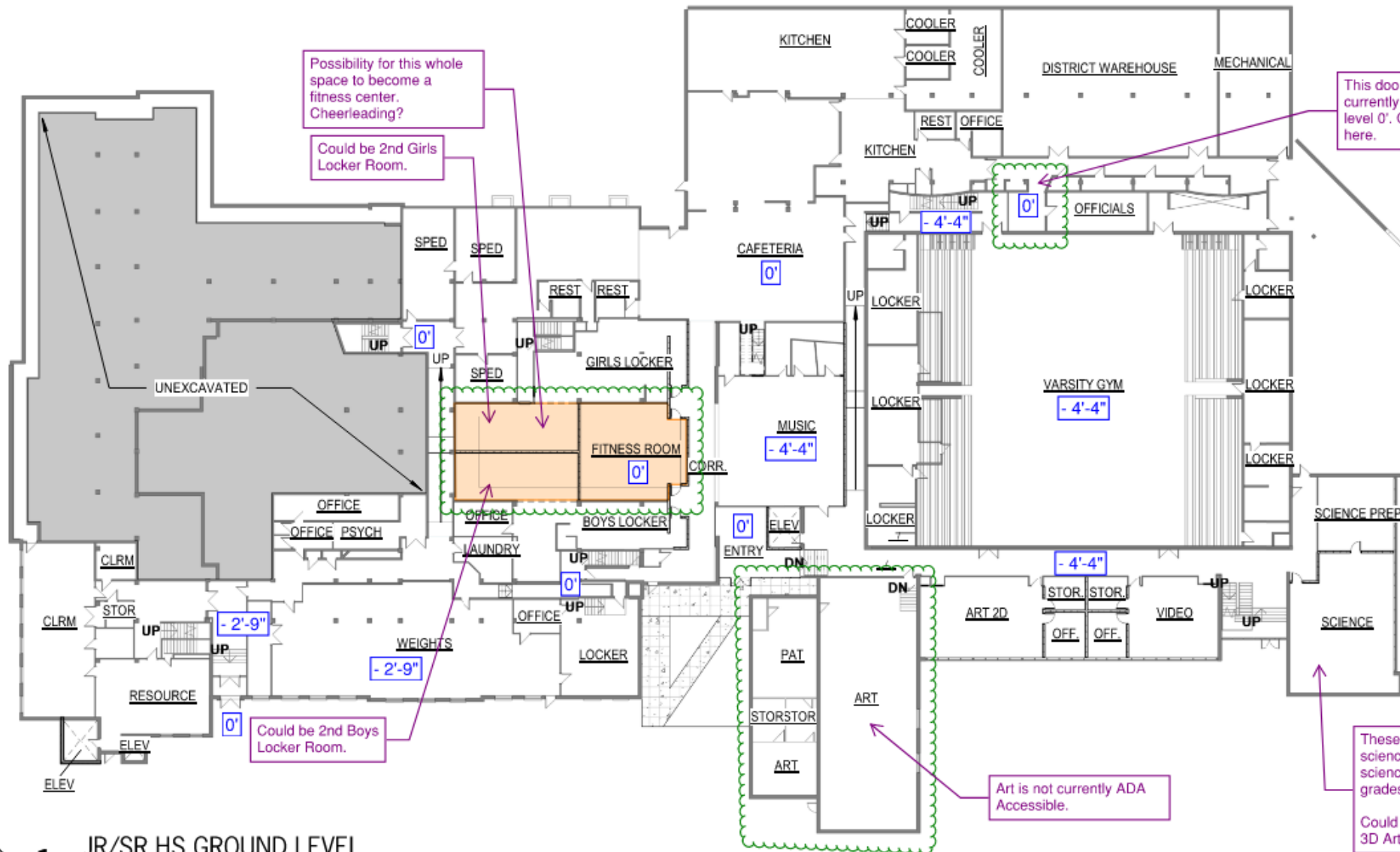


Next Steps

- Refine Accessibility
- Refine Program Enhancements and Misc. Upgrades
- Determine Gym location
- Collaboration with City
- Feedback from the community

Reference Slides

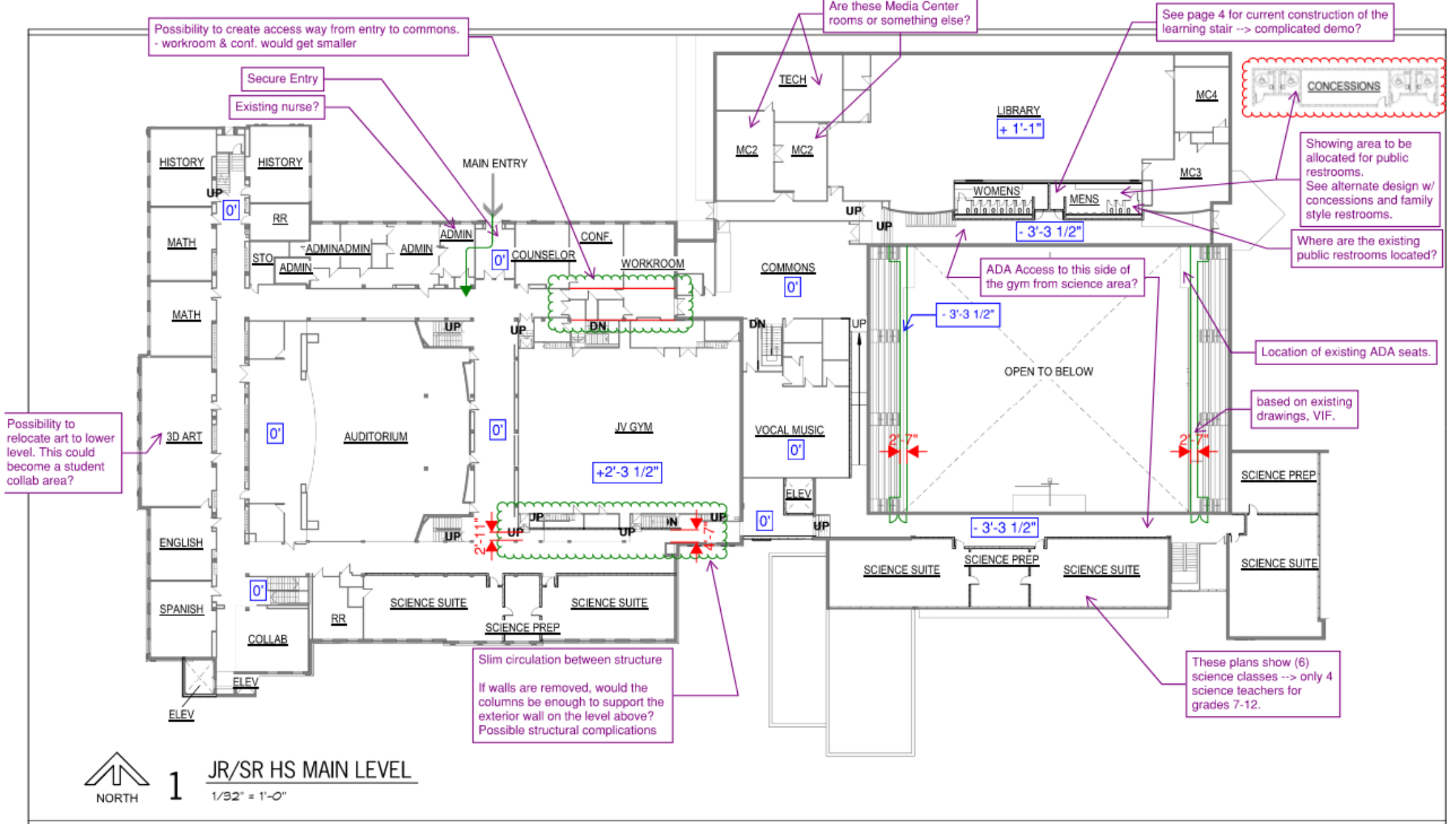


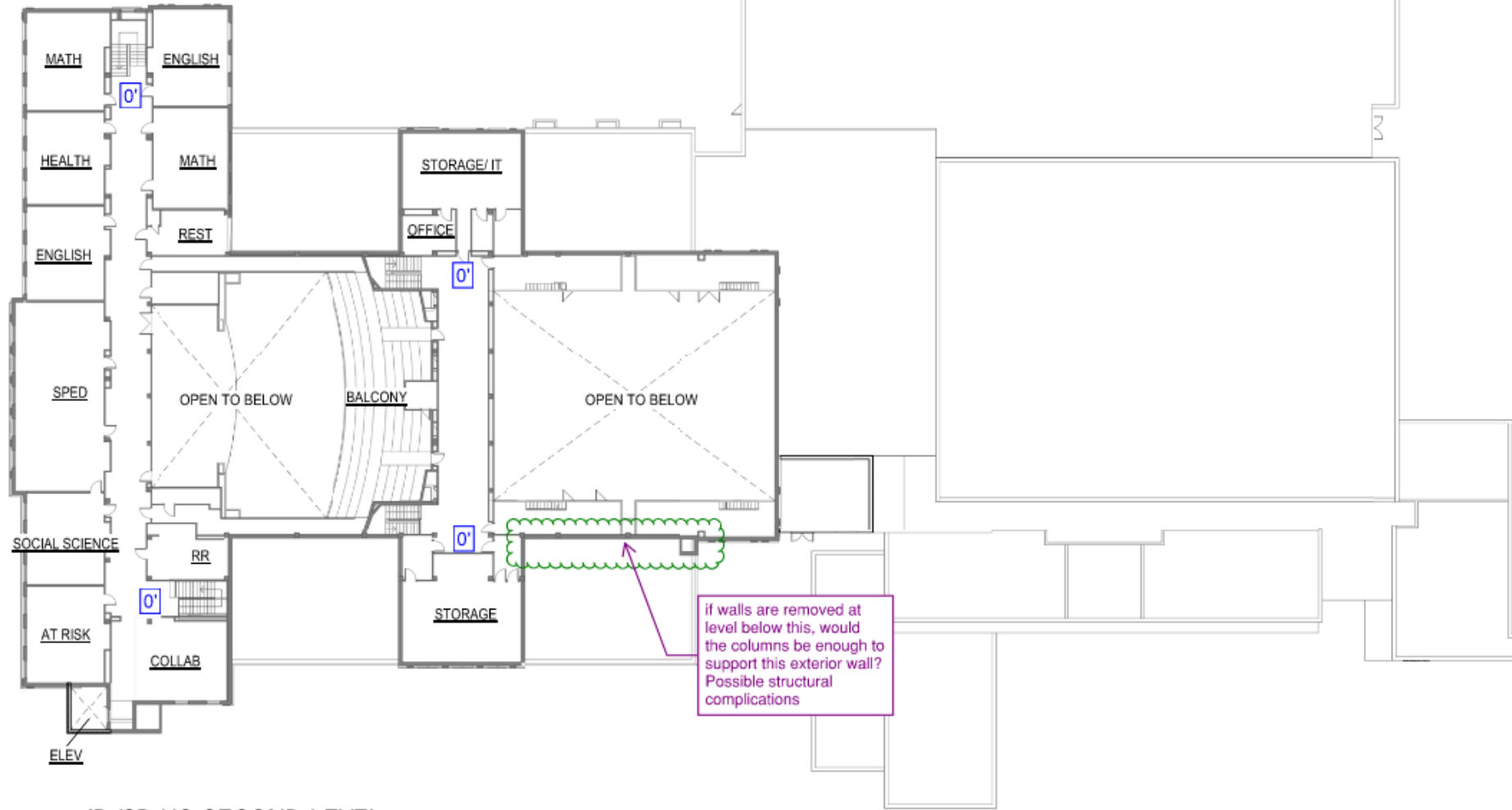


1

JR/SR HS GROUND LEVEL

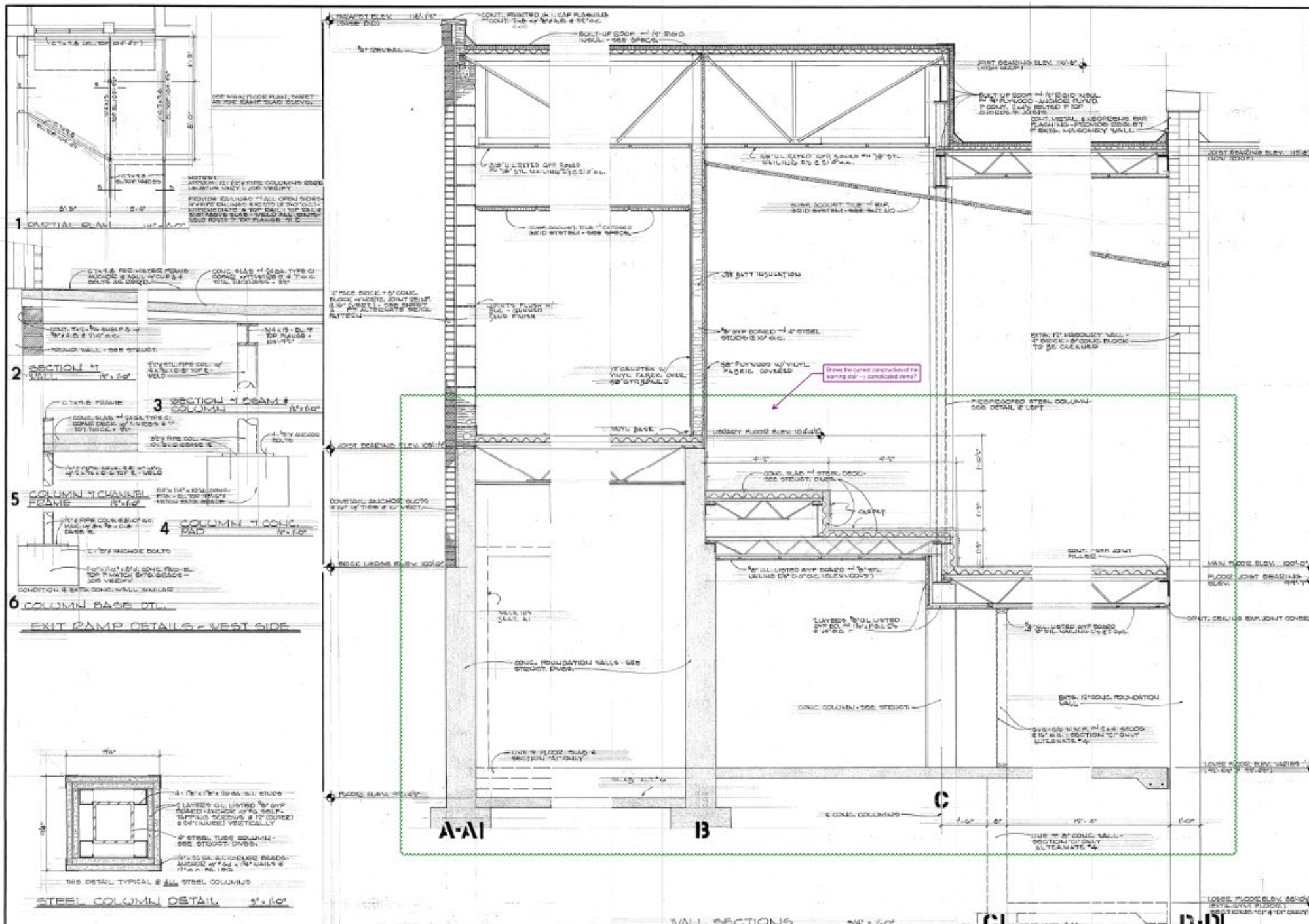
1/32" = 1'-0"





if walls are removed at level below this, would the columns be enough to support this exterior wall? Possible structural complications

1 JR/SR HS SECOND LEVEL
 1/32" = 1'-0"



1. CAPITAL DETAIL
 1/4" = 1'-0"

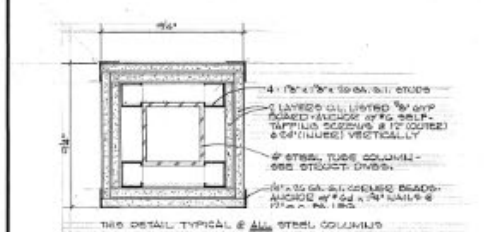
2. SECTION AT WALL
 1/4" = 1'-0"

3. SECTION AT BEAM & COLUMN
 1/4" = 1'-0"

5. COLUMN AT CHANNEL FRAME
 1/4" = 1'-0"

4. COLUMN AT CONC. PAD
 1/4" = 1'-0"

6. COLUMN BASE DET.
 EXIT RAMP DETAILS - WEST SIDE



STEEL COLUMN DETAIL 1/4" = 1'-0"

WALL SECTIONS 1/4" = 1'-0"

C1 ALTERNATE #4

D-D

Review 2021 Bond



Scope of Work – 143,000 SF Facility

• Sitework	2021 Cost \$3.5 Million	2023 Cost \$4 Million
• Renovate Existing 1929 Building	\$11 Million	\$13 Million
• Demo and Infill Pool and Old Gym	\$5.2 Million	\$6.2 Million
• New Roof, Windows, Façade Repairs	\$1.7 Million	\$2 Million
• New Addition of Commons and Classrooms	\$17.7 Million	\$20.9 Million
• New Addition of Gym and Track	\$6.4 Million	\$7.5 Million
• Competition Gym Renovation	\$3 Million	\$3.5 Million
	<i>\$48.5 Million</i>	<i>\$57 Million</i>



Tax Implications



2021 Bond – 3% Interest

Unified School District No. 333

Cloud County, Kansas (Concordia)

Commercial Property Tax Increase

48.5MM	
30 Years	
Without Sales Tax	With 1% Sales Tax

Existing Bond & Interest Mill Levy	2.592	2.592
Mill Levy Increase	26.658	13.133
Total Mill Levy	29.250	15.725

Today's Interest Rates – 5%

Unified School District No. 333

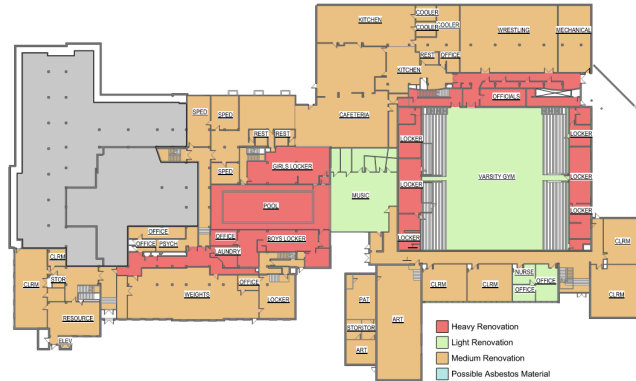
Cloud County, Kansas (Concordia)

Home Owner Property Tax Increase

\$48.5MM over 30 Years	
Without Sales Tax	With 1% Sales Tax

Existing Bond & Interest Mill Levy	2.771	2.771
Mill Levy Increase	29.229	14.229
Total Mill Levy	32.000	17.000

Key Baselines - Renovation



Renovate Existing 1929 Building	CONSTRUCTION COST ESTIMATE				ADDITIONAL PROJECT COSTS						TOTAL ESTIMATE	
	SCOPE	QTY (SF / EA)	UNIT COST	ESCALATION to 2024	CONST. TOTAL	FF&E	TECHNOLOGY	DESIGN + 3RD PTY	SURVEY + TESTING	OFFSITE DEVELOPME	CONTINGENCY	(A) BOND COSTS
			0.0%			6%	2%	9%	2%	1.0%	3%	
Light Renovation	32740	\$ 60	\$ -	\$ 1,969,857	\$ 118,191	\$ 39,397	\$ 177,287	\$ 29,548	\$ 19,699	\$ 70,619	\$ 2,424,598.08	
Medium Renovation	65860	\$ 140	\$ -	\$ 9,220,400	\$ 553,224	\$ 184,408	\$ 829,836	\$ 138,306	\$ 92,204	\$ 330,551	\$ 11,348,929.34	
Heavy Renovation	24105	\$ 275	\$ -	\$ 6,632,089	\$ 397,925	\$ 132,642	\$ 596,888	\$ 99,481	\$ 66,321	\$ 237,760	\$ 8,163,106.75	
SUBTOTALS	122705	\$ 145	\$ -	\$ 17,822,346	\$ 1,069,341	\$ 356,447	\$ 1,604,011	\$ 267,335	\$ 178,223	\$ 638,931	\$ 21,936,634.16	
Total Building Items												
Asbestos abatement	1	\$ 300,000.00	\$ -	\$ 300,000	\$ 18,000	\$ 6,000	\$ 27,000	\$ 4,500	\$ 3,000	\$ 10,755	\$ 369,255.00	
HVAC System Replacement	122705	\$ 45	\$ -	\$ 5,521,725	\$ 331,304	\$ 110,435	\$ 496,955	\$ 82,826	\$ 55,217	\$ 197,954	\$ 6,796,415.22	
Electrical System Replacement	122705	\$ 22	\$ -	\$ 2,699,510	\$ 161,971	\$ 53,990	\$ 242,956	\$ 40,493	\$ 26,995	\$ 96,777	\$ 3,322,691.88	
Building Envelope Repairs	122705	\$ 2	\$ -	\$ 245,410	\$ 14,725	\$ 4,908	\$ 22,087	\$ 3,681	\$ 2,454	\$ 8,798	\$ 302,062.90	
Roof Replacement	75500	\$ 22	\$ -	\$ 1,661,000	\$ 99,660	\$ 33,220	\$ 149,490	\$ 24,915	\$ 16,610	\$ 59,547	\$ 2,044,441.85	
SUBTOTALS	122705	\$ 85	\$ -	\$ 10,427,645	\$ 625,659	\$ 208,553	\$ 938,488	\$ 156,415	\$ 104,276	\$ 373,831	\$ 12,834,867	
GRAND TOTALS	122705	\$ 230.23	\$ -	\$ 28,249,991	\$ 1,694,999	\$ 565,000	\$ 2,542,499	\$ 423,750	\$ 282,500	\$ 1,012,762	\$ 34,771,501	

Total \$34,000,000

Key Baselines - Gym



- 7-12 Facilities Require 2 Gyms
 - 1 Competition Gym
 - 1 Auxiliary Gym
- If 1929 Gym is renovated or demolished a second gym will have to be built.
- Auxiliary Gym – (8000 sf/200 Seats) \$3.5 Million
- Competition Gym – (18,000 sf / Locker Rooms) \$8.5 Million

Key Baselines – New Facility



- 130,000 SF
- 2 stories on North of existing High School
- Demolish old school and turn to parking
- No Auditorium
- Maintain existing CTE and Athletics

PROGRAM AREA		AREA	\$/UNIT	TOTAL ESTIMATED VALUE (OCTOBER 2022 \$)
A	New High School Building	130,000 sf	367	\$ 47,711,532
B	Existing High School Demolition and Parking Lot C	1 ls	2,014,896	\$ 2,014,896
		130,000 sf	382.51	\$ 49,726,428
-5.0% LOW RANGE				\$ 47,200,000
Construction Cost of the Work			382.307692	\$49,700,000
+5.0% LOW RANGE				\$ 52,200,000
Other Costs				
	Design and Engineering Services	7.00%	\$	3,479,000
	Construction Testing & Geotechnical Services		\$	175,000
	FFE + Technology	1	\$	2,500,000
	Moving Expenses		\$	250,000
	Project Contingency	5.00%	\$	2,805,200
-5.0% Low Range				\$56,000,000
Total Project Cost				\$58,900,000
+5.0% High Range				\$61,800,000



Tracey Holmes <tracey.holmes@usd333.com>

Re: CJSHS Site Council

1 message

Kale Katt <kale.katt@usd333.com>
To: Tracey Holmes <tracey.holmes@usd333.com>

Fri, Dec 9, 2022 at 9:41 AM

Tracey--

This is an updated list. We lost one and added two. Please use this one for Monday's BOE meeting.

Kale Katt - Principal
Bailey Echer - School Counselor & IPS & CTE Coordinator
Dustin Bender - Teacher & StuCo Sponsor
Krystal Nelson - CTE Teacher
Amy Lange - Parent & City Manager
Amber Lambertz - Farm Bureau Agent in Community
Spencer Farha--Parent and CCCC
Lee Lowell--Community Member
Phillip Brown - Parent
Mayara Brooks - Parent & FNP-C
Amy Drury - Parent & Farm Service Agency & Real Estate
StuCo Rep HS - rotate
StuCo Rep JH - rotate
Kevin Muff--Dean of Student Success

On Thu, Dec 8, 2022 at 11:03 AM Kale Katt <kale.katt@usd333.com> wrote:

Kale Katt - Principal
Bailey Echer - School Counselor & IPS & CTE Coordinator
Dustin Bender - Teacher & StuCo Sponsor
Krystal Nelson - CTE Teacher
Amy Lange - Parent & City Manager
Amber Lambertz - Farm Bureau Agent in Community
Annie Bergmann - Concordia Chamber
Phillip Brown - Parent
Mayara Brooks - Parent & FNP-C
Amy Drury - Parent & Farm Service Agency & Real Estate
StuCo Rep HS - rotate
StuCo Rep JH - rotate
Kevin Muff--Dean of Student Success

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Kale Katt (he/him/his)
Principal, Concordia Jr.-Sr. High School
785-243-2452
436 W 10th St., Concordia, KS 66901



USD 333 2024-2025 SCHOOL CALENDAR



<table border="1"> <thead> <tr><th colspan="7">JULY 2024</th></tr> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td></tr> </tbody> </table>	JULY 2024							S	M	T	W	Th	F	S		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31				<p>4 Independence Day All District Bldgs. Closed</p>	<p>1 Winter Break All Schools Closed</p> <p>2 Teacher PLC Day No School PK-12</p> <p>3 2nd Semester Begins for All Students</p> <p>20 M.L. King Day Teacher PLC Day No School PK-12</p>	<table border="1"> <thead> <tr><th colspan="7">JANUARY 2025</th></tr> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td></tr> </tbody> </table>	JANUARY 2025							S	M	T	W	Th	F	S				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31								
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USD 333 2024-2025 SCHOOL CALENDAR



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Calendar 1 Details

- 184 Teacher Contract Days
- 171 Student Contact Days
- 84 Days First Semester (Q1/45, Q2/39)
- 86 Days Second Semester Q3/48, Q4/38)
- 2 Parent-Teacher Conference Days
- 3 Work Days for Teachers,
- 9 Full PLC Days for All Staff
- August 1,2 New Teacher In-service
- August 5 First Day for Staff
- August 8 Student Meet and Greet for K-6 Appointments, Grade, 9th Grade and New Student Orientation
- August 9 First Day for K-12
- August 12 First Day for PreK
- Christmas Break 8 Days
- May 16 Last Day of School
- May 19 Last Teacher Contract Day- Work Day

Staff Changes for 2022-2023

(Hi-lited are needing approval. All others have been approved at previous meeting)

<u>KPERS Retirees:</u>	Retirement Date:	Membership Date:
Sonia Erkenbrack	TBD	08/26/1991
Lisa Moore	TBD	01/03/1984
Cindy Peters	7/1/22	08/16/1989
Earla Jo LaBarge	06/01/2022	09/06/2000

Resignations:

Laura Barta – Certified Librarian @ CES

Michael Cyr – Mathematics Teacher @ CJSHS

Jodell Callaway – Interrelated Teacher at RCJSHS

Kathy Poore – Physical Science/Physics Teacher @CJSHS

Darlene Sipe – LCNCK CCDC Teacher @CES

Jacqueline Nutsch – 6th Grade Teacher @ CMS

Hannah Swihart – Interrelated Teacher @ Clifton Clyde Middle School

Terminations:

Delbert Jacobs – CJSHS Science Teacher

New Hires:

Krystal Richard – CES Librarian (Repl. L. Barta)

Delaney James – 5th Grade Teacher at CMS (New Position)

Charity Brown – Pre-K Teacher at CES (Repl. K. Will)

Janelle Donovan – Family and Consumer Sciences Teacher at CJSHS (New Position)

Renata Knox – CMS Vocal/Band Teacher (New Position)

Leslie Jessup – Art Teacher/Family and Consumer Sciences Teacher (New Position)

Sarah Collins – 5th-12th Grade Business/Computer Sciences Teacher (Repl. M. Loring)

Sofia Gallup – CJSHS Physical Education Teacher (New Position)

Bethany Richard - 4th Grade Teacher (Repl. M. Blazek)

Brock Hartshorn – LCNCK 9-12 Interrelated Teacher (Repl. L. McFadden)

Sarah Lacy - .5 FTE CJSHS Mathematics Teacher (New)

Amber Colby – CCDC Early Childhood Teacher (Repl. D. Sipe)

Jaelynn Sis - CES Interrelated Teacher (Repl. H. Bivens)

Kimberly Muff – USD#333 Education Foundation Director/Grant Writing (New Position)

Kevin Muff – Dean of Student Improvement/Teacher (New Position)

Sydney Cantrell – CJSHS Science Teacher (Repl. B Jacobs) – Eff Jan. 3rd, 2023

Transfers:

Krystin Will – X-Fer from Pre-K to 2nd Grade (Repl. L. Moore)

Mariah Blazek – X-fer from 4th Grade to 1st Grade (Repl. S. Erkenbrack)

Michelle Popelka – X-fer from 3rd Grade to 1st Grade (Additional Section)

Lisa McFadden - X-fer from Interrelated Teacher to Project Search Coordinator

Alexis Koops – X-fer from CJSHS Interrelated Teacher to 7-8th Grade Mathematics (Repl. M. Cyr)

Sarah Collins – X-fer from 5th-12th Grade Business/Computer Science to 6th Grade Teacher (Repl. M. Stiles)

Melissae Stiles – X-fer from 6th Grade to CJSHS Physical Science/Physics Science (Repl. K Poore)

Sara Niehues – X-fer to 100% School Psychologist

Stacey Scott – X-fer to 100% Interrelated Teacher @ USD#108

Heidi Bivens – X-fer to K-6 Interrelated Teacher @ USD#426

Erin Herman – X-fer from Kindergarten to Pre-K Teacher (Additional Position)

Delaney James – X-fer from 5th Grade to 6th Grade (Repl. J. Nutsch)

Staff Changes for 2023-2024

(Hi-lited are needing approval. All others have been approved at previous meeting)

KPERS Retirees:

Retirement Date:

Membership Date:

Angela Gabel-McConkey

June 1st, 2023

08/17/1992

Resignations:

Terminations:

New Hires:

Transfers:

NAME

POSITION

Updated 12/7/2022

LCNCK New Hires

LCNCK Resignations

LCNCK Terminations

LCNCK Deceased

LCNCK Transfers

USD #333 New Hires

Michael Roe

Niki Henderson

Asst JH Boys Basketball

Secretary/Registrar (adding duties/repl. N. Holbert)

USD #333 Transfers

USD #333 Resignations

USD #333 Terminations

USD #333 Deceased