

**Ashland-Greenwood Public Schools  
Board of Education Working Meeting Minutes  
Monday, June 29, 2020**

**Opening**

A meeting of the Board of Education of the Ashland-Greenwood Public Schools was convened open and public session on Monday, June 29, 2020

**Attendance**

The roll was called and the following Board members were present:

Eric Beranek: Present

Ally Miller: Present

David Nygren: Absent

Suzanne Sapp: Present

Karen Stille: Present

Russ Westerhold: Present

**Notice**

Notice of the meeting was posted in advance in the Superintendent's Office, 1842 Furnas Street, Ashland, NE, Farmers & Merchants Bank, 1501 Silver St., Ashland, NE and Bank of Ashland, 2433 Silver St., Ashland, NE. Notice of this meeting was given in advance to all members of the Board of Education. All proceedings of the Board of Education, except as may be hereinafter noted, were taken while the convened meeting was open to the public.

A brief summary of board proceedings and list of claims will be published in the Ashland Gazette.

1. Call to Order. Roll Call.

2. Acknowledge of Open Meetings Law posting.

3. New Business

1. Community Work Session.

4. Informational Items

5. Call for Next Meeting

1. The next meeting is set for July 20th, 2020 at 6:00 p.m. All meetings are held in Ashland-Greenwood Middle/High School, Media Center at 1842 Furnas Street, Ashland, NE 68003. Notice of the meetings are posted in advance in the District Office, 1842 Furnas St., Ashland, NE, Farmers & Merchants Bank, 1501 Silver St., Ashland, NE and Bank of Ashland, 2433 Silver St., Ashland, NE. All meetings are open to the public. An agenda for the meeting shall be kept continuously current in the Office of the District Office at 1842 Furnas St., Ashland, NE 68003.

6. Adjournment.

1. Board of Education Information:

# Ashland – Greenwood School District Citizen's Committee Update

# ELE - Most Recent Impact of Growth

- **K, 1st, 2nd, 3rd, and 5th grade - 4 sections** (4th grade - 3 sections)
  - One grade level classroom meeting in a space designed for small group instruction
  - Adding an additional section in the future would mean the current art or music room would need to be used for a general classroom
- **Preschool** - 2 sections (confirmed need/interest for 3-4 sections)
- **Specials**
- **Computer Lab**
- **Lunch**
- **Playground/Recess Time**
- **Teacher Space**
- **Family Events**

# Middle School & High School Program Space Limitations

- **Large Class Sizes**

- MS English Language Arts and HS Social Studies
- Spanish
- MS/HS Health, Physical Education, and Weights

- **Limits on Space**

- MS Commons now a classroom/Conference room now office space
- 3 Science Labs - 6 Science Teachers
- Several teachers sharing classroom space

- **Enrollment Limits for some courses**

- AG related and Skilled/Technical Trades

- **Loss of Programs**

- Multiple courses no longer offered
- Additional reductions to MS offerings likely moving forward

# **SPACE PROGRAM REQUIREMENT REVIEW**

- **PK-2 BUILDING – 79,327 SF**
  - **Design to accommodate PK-2, Six Sections / Grade**
  - **Three Pre-School Classroom x ½ Day = 90 Students**
  - **Eighteen K-2 Classrooms x 20 / class = 360 Students**
  - **450 Student Capacity at district target enrollment numbers**
  
- **MIDDLE SCHOOL BUILDING w/ COMPETITION GYMNASIUM – 115,000 SF**
  - **Designed to accommodate Six Sections / Grade 6-8 , 450 Students**
  - **Core Facilities (Cafeteria, Kitchen, Media, Support) to accommodate future High School program capacity**
  - **Includes:**
    - **New High School Competition Gym w/ capacity of 1,200**
    - **High School & Middle School Wrestling Rooms**
    - **Locker rooms, training room, officials changing room**
  
- **FINE ARTS AUDITORIUM – 20,000 SF**
  - **Seating Capacity - 750**

# **SITE DEVELOPMENT CRITERIA**

- **Utility Infrastructure**
  - **Sanitary Sewer**
  - **Water**
  - **Storm Sewer**
  - **Power**
- **Streets & Roadways**
  - **Connection to existing streets and roadways**
  - **Connection to future development**
  - **Traffic flow and turning movements**
- **Cost**
  - **School District Costs**
  - **City Costs**
  - **Future Development Costs**
  - **Shared Costs**

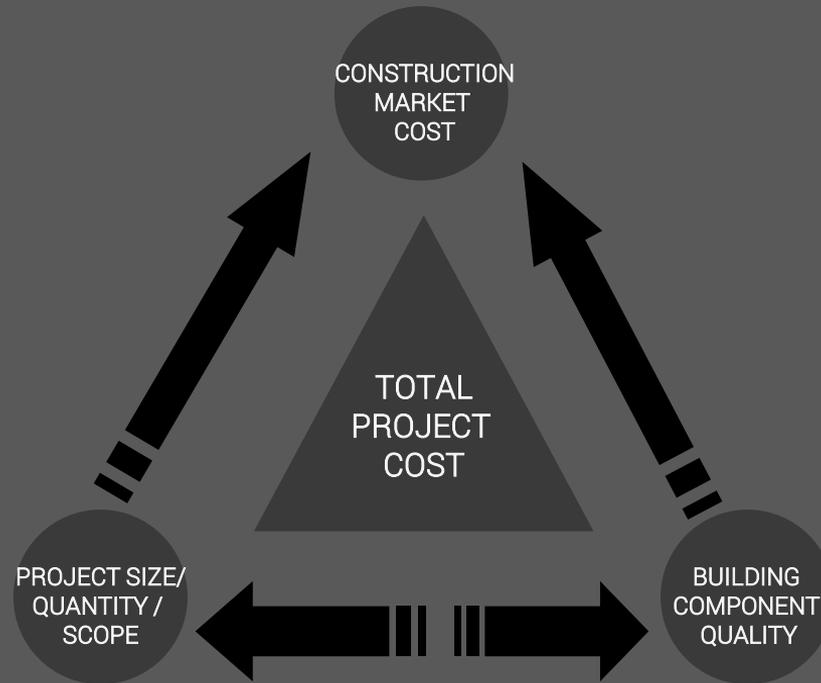
PHASE 1 - NEW PK-2  
ELEMENTARY SCHOOL

PHASE 2A  
NEW MIDDLE SCHOOL

PHASE 2B  
NEW FINE  
ARTS AUDITORIUM



# COST DEVELOPMENT METHODOLOGY



# ELEMENTARY SCHOOL CONSTRUCTION COST

## ELEMENTARY SCHOOL CONSTRUCTION COST SUMMARY

School Facility	Palisades Elementary School	Bennington Elementary School	Blair Elementary School	Lincoln Arnold Elementary School	Elkhorn Elementary School	Kearney Elementary School	Gretna Aspen Creek Elementary	Adams Central Elementary	DC West Elementary School	Bennington Anchor Pointe Elementary	Gretna Falling Waters Elementary	Gretna Elementary #7	Average
Date of Construction Start	May-06	Jun-08	Mar-07	Apr-08	Jan-09	Apr-10	Jan-16	Jan-17	Mar-18	Apr-18	Feb-19	Dec-19	
Square Footage	73,000	64,080	63,000	99,100	62,518	59,750	73,625	78,300	83,269	74,933	74,195	73,850	73,302
General Construction	\$58.48	\$77.46	\$92.42	\$80.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mechanical Construction	\$27.56	\$33.57	\$30.16	\$26.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electrical Construction	\$10.21	\$13.18	\$11.70	\$11.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total G/M/E	\$96.25	\$124.21	\$134.28	\$118.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Geo Thermal	\$0.00	\$5.81	\$4.24	\$6.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bleachers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Flooring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SF Cost	\$96.25	\$130.02	\$138.52	\$124.79	\$131.70	\$125.60	\$178.73	\$211.55	\$212.09	\$213.96	\$192.91	\$219.53	\$ 164.64
Total Construction Cost	\$7,026,250	\$8,331,682	\$8,726,760	\$12,366,689	\$8,233,621	\$7,504,821	\$13,158,983	\$16,564,300	\$17,660,860	\$16,033,000	\$14,313,000	\$16,212,000	\$12,068,251
SF cost adjusted for inflation	\$173.64	\$206.26	\$231.17	\$197.96	\$208.92	\$193.22	\$224.98	\$253.12	\$238.29	\$240.39	\$202.56	\$219.53	\$216.18
Total Cost adjusted for inflation	\$12,675,442	\$13,216,935	\$14,563,537	\$19,617,855	\$13,061,376	\$11,544,729	\$16,563,829	\$19,819,640	\$19,841,976	\$18,013,076	\$15,028,650	\$16,212,000	

The costs list are construction costs only and do not include the cost of site acquisition, off-site development, A/E fees, moveable furniture or contingency

# PHASE 1 - TOTAL PROJECT COST

<b>Additions and New Construction Cost</b>		79,327 SF		<b>\$17,410,652</b>
On-Site Development				\$1,498,000
Off-Site Development				\$0
Elementary School	79,327 SF		\$170 SF	\$13,485,627
Equipment				
Fixed Equipment				\$240,000
Furniture, Furnishings & Equipment (Movable)				\$396,636
Technology and Technology Equipment				\$297,477
Geothermal Well Field			\$ 5	\$396,636
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)		SF	\$0	\$0
Storm Shelter Construction Premium			580 # people	\$443,700
Construction Management Fees			4%	\$652,575
<b>COST OF THE WORK</b>				<b>\$17,410,652</b>
Architect / Engineering Fees				\$1,118,166
Off-Site Development Cost				\$625,000
General and Jurisdictional Expenses				\$323,941
<b>PROJECT EXPENDITURE SUBTOTAL</b>				<b>\$19,477,758</b>
Design Contingency			3.00%	\$522,320
Construction Contingency			3.00%	\$522,320
<b>PROJECT BUDGET including contingency</b>				<b>\$20,522,398</b>
Project Escalation Factor			3.00%	\$615,672
<b>TOTAL PROJECT ESCALATED BUDGET</b>				<b>\$21,138,069</b>
Fiscal Consultant Fees			1.3%	\$274,795
<b>TOTAL ESTIMATED PROJECT BUDGET</b>				<b>\$21,412,864</b>

# PHASE 2A - TOTAL PROJECT COST

Additions and New Construction Cost		114,611 SF		\$25,503,971
On-Site Development				\$2,437,000
Off-Site Development			\$0	\$0
Middle School	114,611 SF		\$178 SF	\$20,400,802
Equipment				
Fixed Equipment				\$0
Furniture, Furnishings & Equipment (Movable)				\$573,056
Technology and Technology Equipment				\$0
Geothermal Well Field			\$ 5.00	\$573,056
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)		SF	\$0	\$0
Storm Shelter Construction Premium			700 # people	\$560,700
Construction Management Fees			4%	\$959,357
<b>COST OF THE WORK</b>				<b>\$25,503,971</b>
Architect / Engineering Fees				\$1,623,998
Off-Site Development Cost				\$545,000
General and Jurisdictional Expenses				\$414,703
<b>PROJECT EXPENDITURE SUBTOTAL</b>				<b>\$28,087,672</b>
Design Contingency			3.00%	\$765,119
Construction Contingency			3.00%	\$765,119
<b>PROJECT BUDGET including contingency</b>				<b>\$29,617,911</b>
Project Escalation Factor			3.00%	\$888,537
<b>TOTAL PROJECT ESCALATED BUDGET</b>				<b>\$30,506,448</b>
Fiscal Consultant Fees			1.3%	\$396,584
<b>TOTAL ESTIMATED PROJECT BUDGET</b>				<b>\$30,903,032</b>

# PHASE 2B - TOTAL PROJECT COST

Additions and New Construction Cost		20,607 SF		\$6,276,184
On-Site Development				\$473,000
Off-Site Development			\$0	\$0
Middle School	20,607 SF		\$232 SF	\$4,780,783
Equipment				
Auditorium Equipment				\$677,975
Furniture, Furnishings & Equipment (Movable)				\$0
Technology and Technology Equipment				\$0
Geothermal Well Field			\$ 5.00 SF	\$103,034
Support Buildings (Storage, Concessions, Restrooms, Press Boxes, etc...)			\$0	\$0
Storm Shelter Construction Premium			\$0 # people	\$0
Construction Management Fees			4%	\$241,392
<b>COST OF THE WORK</b>				<b>\$6,276,184</b>
Architect / Engineering Fees				\$472,261
Off-Site Development Cost				\$0
General and Jurisdictional Expenses				\$138,973
<b>PROJECT EXPENDITURE SUBTOTAL</b>				<b>\$6,887,419</b>
Design Contingency			3.00%	\$188,286
Construction Contingency			3.00%	\$188,286
<b>PROJECT BUDGET including contingency</b>				<b>\$7,263,990</b>
Project Escalation Factor			3.00%	\$217,920
<b>TOTAL PROJECT ESCALATED BUDGET</b>				<b>\$7,481,909</b>
Fiscal Consultant Fees			1.3%	\$97,265
<b>TOTAL ESTIMATED PROJECT BUDGET</b>				<b>\$7,579,174</b>

# ALL PHASES - TOTAL PROJECT COST

Phase 1 - AG 6 Section PK-2	\$21,412,864
Phase 2A - AG New MS [Master Planned for Future HS]	\$30,903,032
Phase 2B - AG New Performing Arts Auditorium	\$7,579,174
<b>All Project Total</b>	<b>\$59,895,071</b>

# Ashland-Greenwood Public Schools

## Assessed Valuation - 10 Year History

<u>School Year</u>	<u>Valuation</u>	<u>% Growth</u>
2010-11	\$470,550,600	6.35%
2011-12	\$501,707,131	6.62%
2012-13	\$529,389,615	5.52%
2013-14	\$603,222,293	13.95%
2014-15	\$645,799,183	7.06%
2015-16	\$708,028,391	9.64%
2016-17	\$722,050,803	1.98%
2017-18	\$786,172,495	8.88%
2018-19	\$843,834,935	7.33%
2019-20	\$913,817,254	8.29%
2020-21 (Projected)	\$971,588,120	6.32%



**The average annual valuation increase over the last ten years is approx. 10.6%**

**The assumed annual rate of valuation increase for the tax levy projection purposes in the following projections is 2% per year**

# Ashland-Greenwood Public Schools Breakdown of Current Tax Levy

## AGPS 2019.20 School Year

General Fund:	\$0.833800
Special Building Fund:	\$0.121900
<u>Bond Fund:</u>	<u>\$0.039700</u>
Total:	\$0.995400

**Levy Limitation Without a Vote of the People:**

\$1.05

## TOTAL NET LEVY IMPACT OF PROPOSED PROJECTS

Reduction of Special Building Fund Levy (\$.12)

Wrap New Bond Levy Around Existing Bond Levy: (\$.04)

Total Net Bond Levy: \$0.17

Additional use of current funds, private donations, faster rate of valuation increase, etc.. will positively impact and reduce the levy even more.



**Phase 1**  
**AG 6 Section PK-2**  
**\$21,412,864**

Valuation	Annually	Monthly	Daily
\$100,000	\$60.00	\$5.00	\$0.16
\$250,000	\$150.00	\$12.50	\$0.41
\$500,000	\$300.00	\$25.00	\$0.82

\*According to the Saunders County Assessor the average assessed home value in Saunders County is \$182,162.



**Phase 2A**  
**AG New MS (Master Planned for Future HS)**  
**\$30,903,032**

Valuation	Annually	Monthly	Daily
\$100,000	\$90.00	\$7.50	\$0.25
\$250,000	\$225.00	\$18.75	\$0.62
\$500,000	\$450.00	\$37.50	\$1.23

\*According to the Saunders County Assessor the average assessed home value in Saunders County is \$182,162.



**Phase 2B**  
**AG New Performing Arts Auditorium**  
**\$7,579,174**

Valuation	Annually	Monthly	Daily
\$100,000	\$20.00	\$1.67	\$0.05
\$250,000	\$50.00	\$4.17	\$0.14
\$500,000	\$100.00	\$8.33	\$0.27

\*According to the Saunders County Assessor the average assessed home value in Saunders County is \$182,162.



**All Projects Total**  
**\$59,895,071**

Valuation	Annually	Monthly	Daily
\$100,000	\$170.00	\$14.17	\$0.47
\$250,000	\$425.00	\$35.42	\$1.16
\$500,000	\$850.00	\$70.83	\$2.33

\*According to the Saunders County Assessor the average assessed home value in Saunders County is \$182,162.



All Projects Total  
\$59,895,071

Per Acre	Annually
Irrigated 1A1 (\$6,930)	\$11.78
Irrigated 2A (\$5,910)	\$10.05
Irrigated 4A (\$4,060)	\$6.90

Per Acre	Annually
Dry 1D1 (\$5,320)	\$9.04
Dry 3D1 (\$4,368)	\$7.43
Dry 4D (\$3,470)	\$5.90



All Projects Total  
\$59,895,071

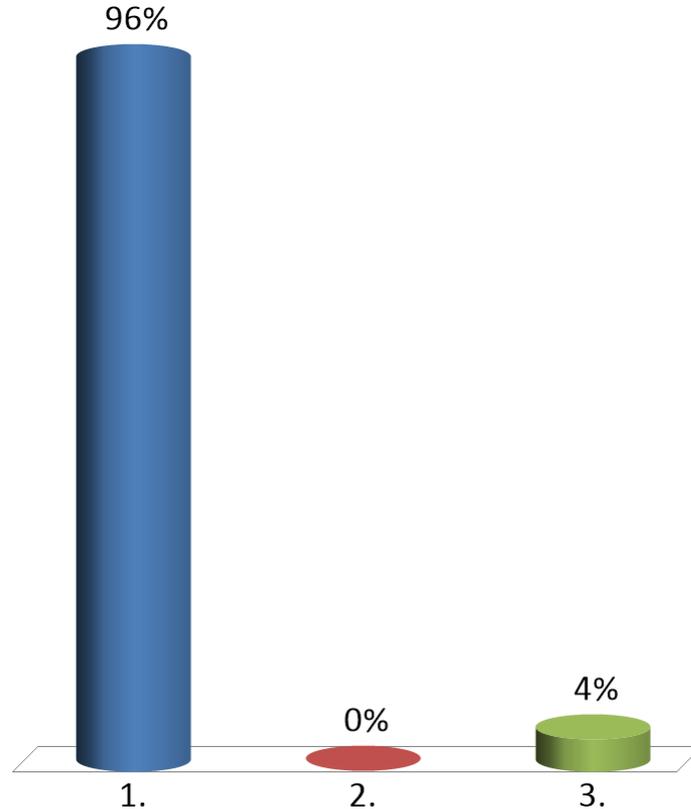
1 Quarter Section	Annually	Monthly	Daily
Irrigated 1A1 (\$1,108,800)	\$1,884.96	\$157.08	\$5.16
Irrigated 2A (\$945,600)	\$1,607.52	\$133.96	\$4.40
Irrigated 4A (\$649,600)	\$1,104.32	\$92.03	\$3.03

1 Quarter Section	Annually	Monthly	Daily
Dry 1D1 (\$851,200)	\$1,447.04	\$120.59	\$3.96
Dry 3D1 (\$698,880)	\$1,188.10	\$99.01	\$3.26
Dry 4D (\$555,200)	\$943.84	\$78.65	\$2.59

# **STRAW POLL**

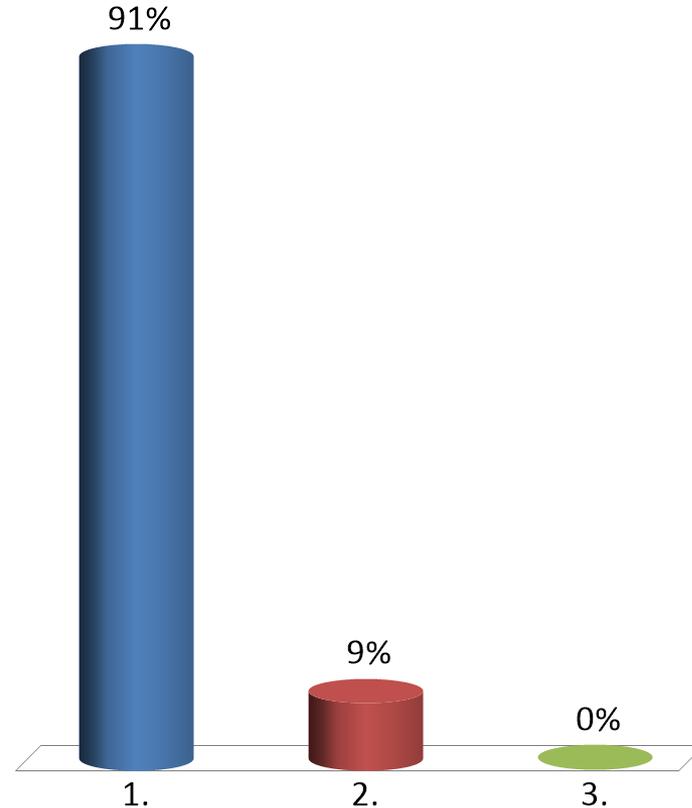
**In light of the recent COVID-19 concerns, do you agree that the school district should continue the process to make plans to expand the A/G school facilities?**

- 1. Yes**
- 2. No**
- 3. I need more information**



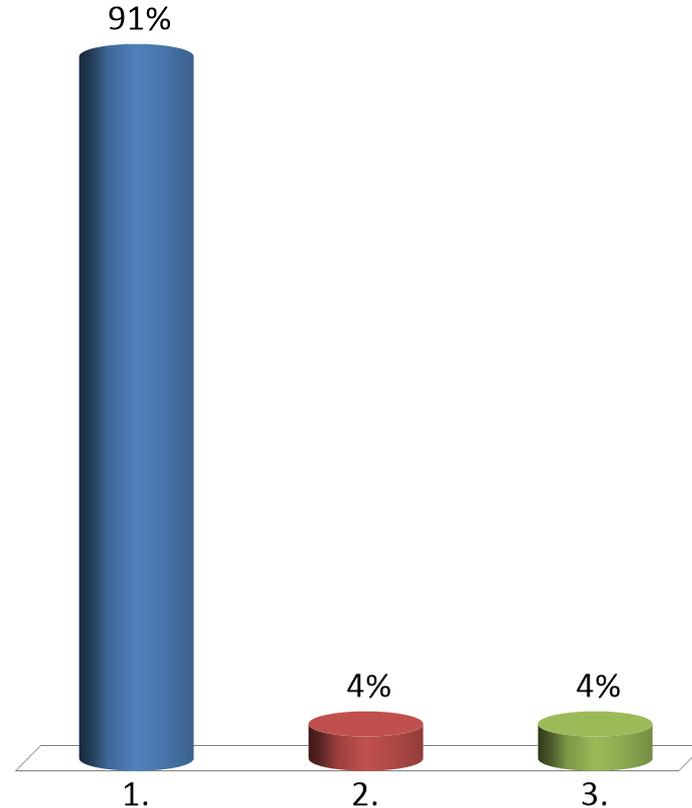
# Do you agree that a New Freestanding PreK-2 school facility should be considered to accommodate the growing enrollment of the A/G School District?

1. Yes
2. No
3. I need more information



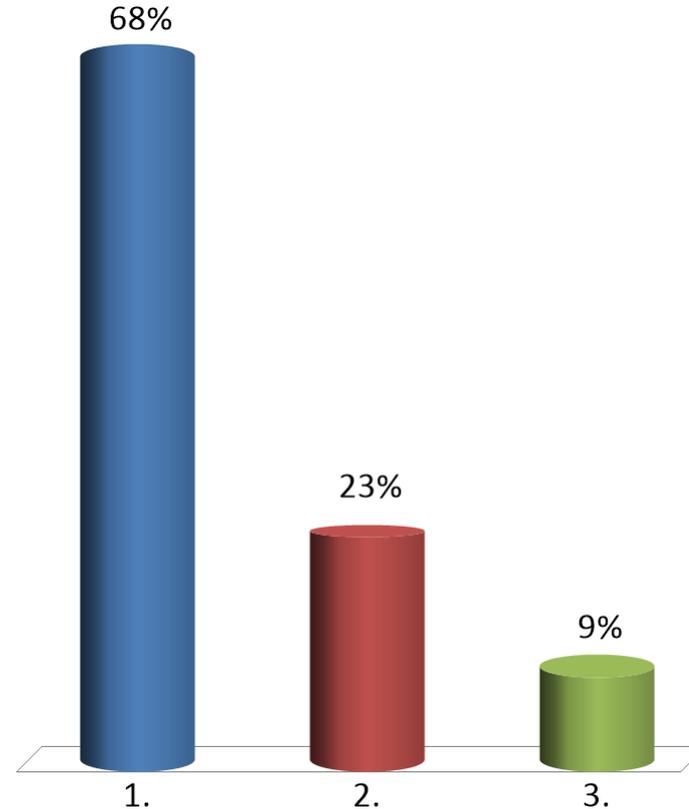
**Do you agree that a New Freestanding Middle School facility, that could eventually become the High School, should be considered to accommodate the growing enrollment of the A/G School District?**

- 1. Yes**
- 2. No**
- 3. I need more information**



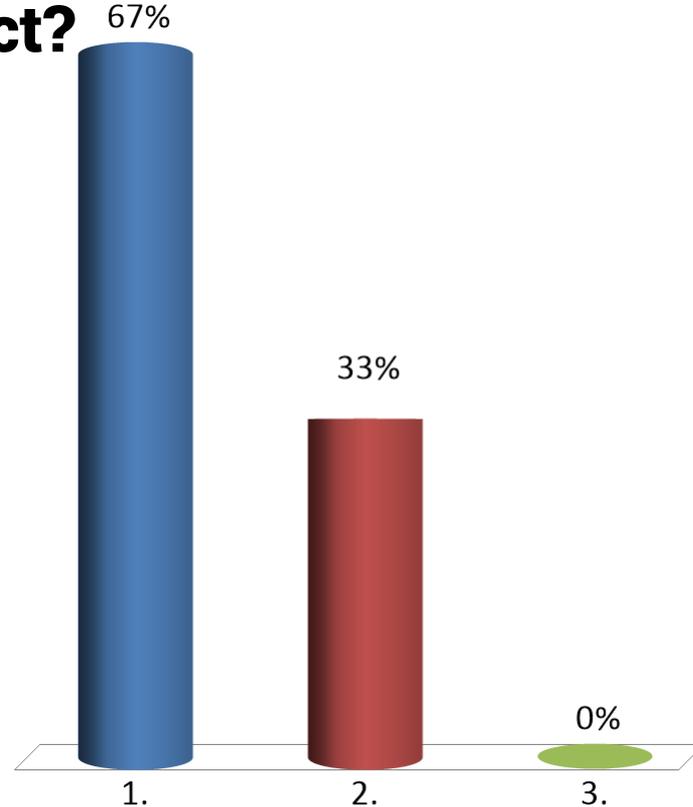
# Do you agree that the school district should seek to add a new district Performing Arts Auditorium as a part of the New Middle School / Future High School facility?

- 1. Yes
- 2. No
- 3. I need more information



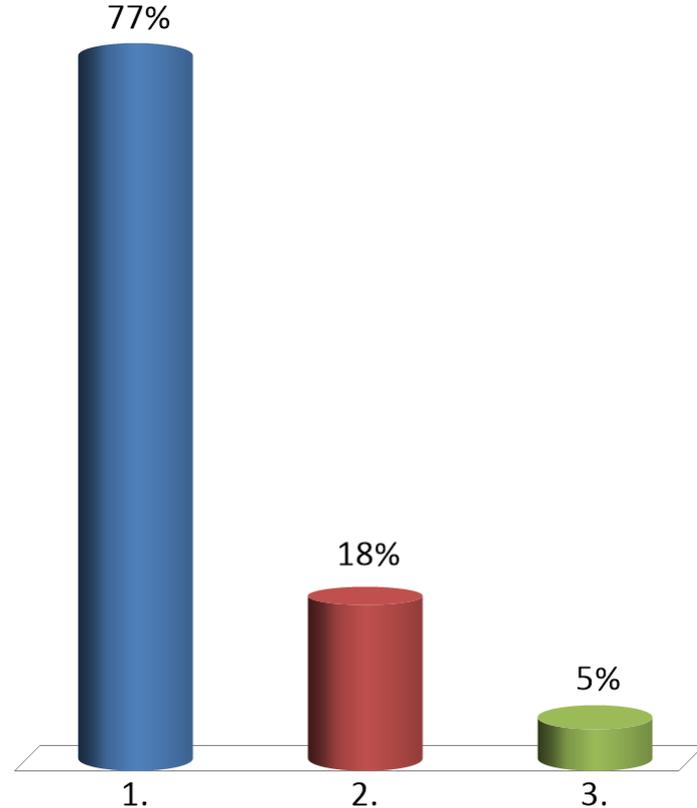
# Should the school district seek to complete the New PreK-2 and New Middle School, including the New Performing Arts Auditorium as a single phase project?

1. Yes
2. No
3. I need more information



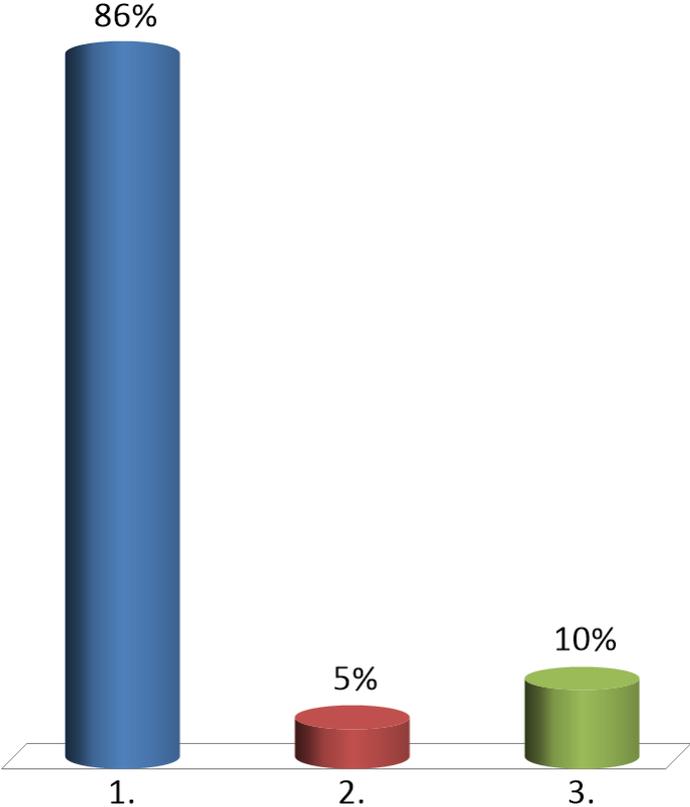
# In light of the information provided, would you support a net property tax increase of 17 cents to expand the A/G school facilities?

1. Yes
2. No
3. I need more information



# Should the school district seek to propose a bond referendum during the November general election this fall?

- 1. Yes
- 2. No
- 3. I need more information





D|R Group

Architecture Engineering Planning Interiors

# NEXT STEPS

listen.DESIGN.deliver