

District OR-1: Home of the Panthers!

# District OR-1 Building Expansion Project Information

Palmyra High School and Bennet Elementary School



**Updated: June 2022**

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# District OR-1

## Board of Education

- Dean Busch: Board Member
  - Jaimi Calfee: Board Vice-President
  - Brandon Desh: Board President
  - Clayton Maahs: Board Member
  - Josh Penterman: Board Member
  - Lisa Wilen: Board Member
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## Summary of Information:

- On *Monday, June 13th, 2022*, the District OR-1 Board of Education approved a bond resolution to expand building capacity options at both Bennet Elementary and Palmyra Jr./Sr. High School.
- This resolution will result in a special bond election to be held on **Tuesday, August 9th 2022**.





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## District Vision Statement

District OR-1 commits to a course of action providing continued academic growth through a curriculum that recognizes limitless potential and inspires faith in a positive future for every student. With a sense of community ownership and responsibility, we will remain fiscally accountable and attentive to current and future high-tech facility and staffing needs.

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## What is our story?

- **District OR-1 Bond and Facilities Construction/ Renovation History:**
  - **1980:** Original Bennet Elementary School Built / Major High School Expansion
  - **1999:** Northwest addition to Bennet Elementary School/ North addition to the High School
  - **2016:** Bennet Elementary Renovation and South Addition and High School Renovation and Southwest Addition
  - **2018:** Olson Complex Completed





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# What is our story?

- Growing district
- Strong community support
- Outstanding students and staff
- Two communities engaged in increasing a collective unity
- Pride in our history and community identities
- High educational and extracurricular expectations
- Outstanding evidence of student achievement
- Strong core values
- Fiscally responsible, yet progressive in our thinking



**Question: How do we honor the past, maximize the present, and embrace the future?**

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# Addressing our Current Reality

- Current independent data predicts increased student enrollment and future community and district growth
  - Dealing with limited resources
  - Current and future expansion of local/nearby infrastructure (South beltway project, etc.)
  - Proximity of the district to the city of Lincoln
  - Increased diversity of student needs (special education, poverty, gender, mental health issues, family structure, etc.)
  - Increased cost of inflation, labor, and materials
  - Increasing interest rates and overall costs
  - Current eligible employee labor shortage (drivers, teachers, support staff, etc.)
  - Diversity of interests and personal opinions (conservative and progressive)
  - Current facilities are exceeding or nearing capacity in the future at both buildings
  - Local vs. government control / property tax concerns
  - Questions about the future (valuation fluctuation and economic uncertainty)
  - Remain focused on common community goals
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# Rationale for Bond Resolution and Special Election Timeline

- Student needs are here now
  - Current strategic and facility planning has been in process for quite some time
  - Interest and bond rates will likely continue to increase in the future
  - Labor, materials, and other associated construction costs are likely to increase in the future
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# Facility Planning Summary:

Updated June 2022

- **August 2019:**
  - Initiated Facility Audit with Clark & Enersen
- **June 2020:**
  - Facility Audit complete
- **July 2020 through October 2020:**
  - Review of Facility Audit by administration and board
- **October 2020:**
  - Began facility planning meetings to address district growth both now and in the future
- **November 2020 through May 2022:**
  - **34** total meetings where facilities planning was either sole focus or an item discussed
    - **7** facility committee meetings
    - **8** special board meetings for facilities planning
    - **13** regular meetings with facilities planning discussed
    - **6** community engagement meetings gathering input on facilities planning





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# What are our District NEEDS?

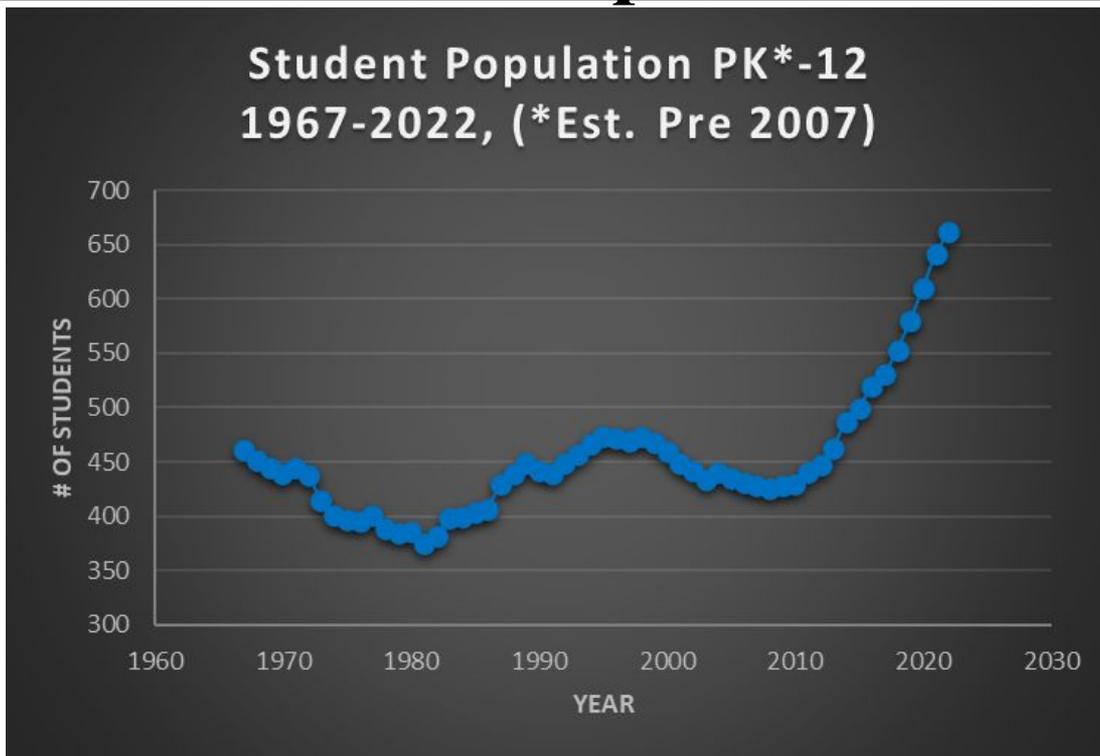
- Increase current classroom and multi-purpose activity area space.
  - Effectively meet the increased capacity needs of our buildings.
  - Meet increased student needs (special education, poverty, academic and behavioral interventions, other special programs.
  - Provide academic support, relevant job skills, and educational programming that best benefits our local communities and families.
  - Maximize functionality of existing learning spaces.
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# Historic Student Population Growth



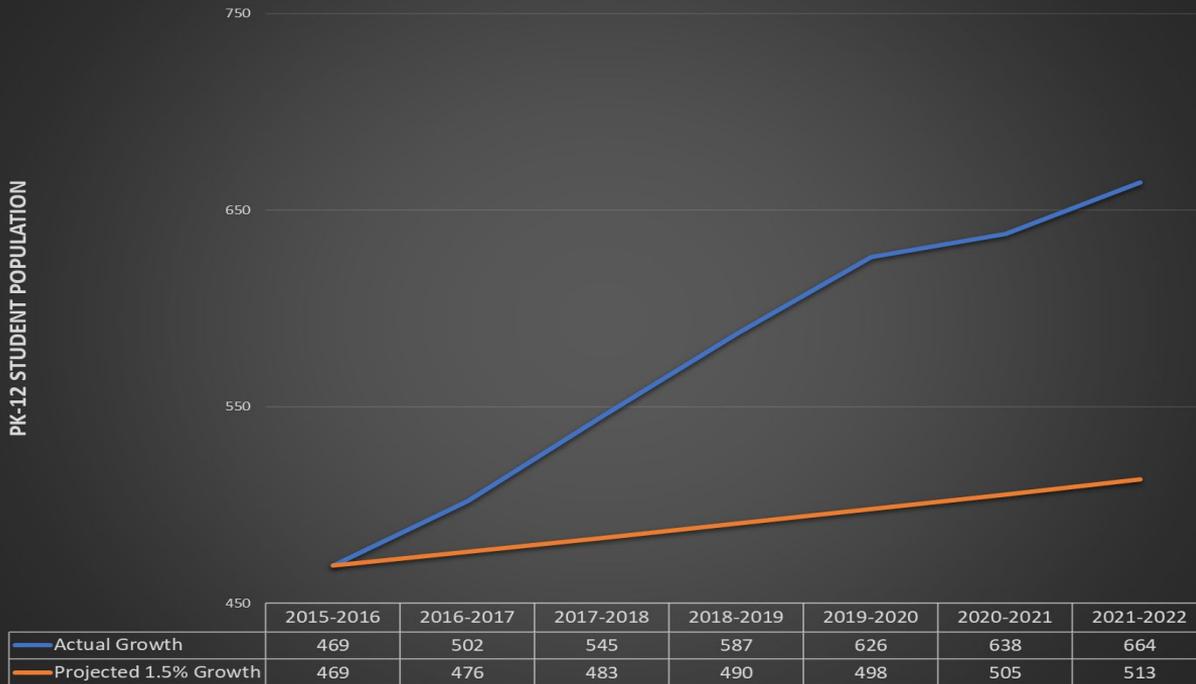


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# Recent Student Population Growth

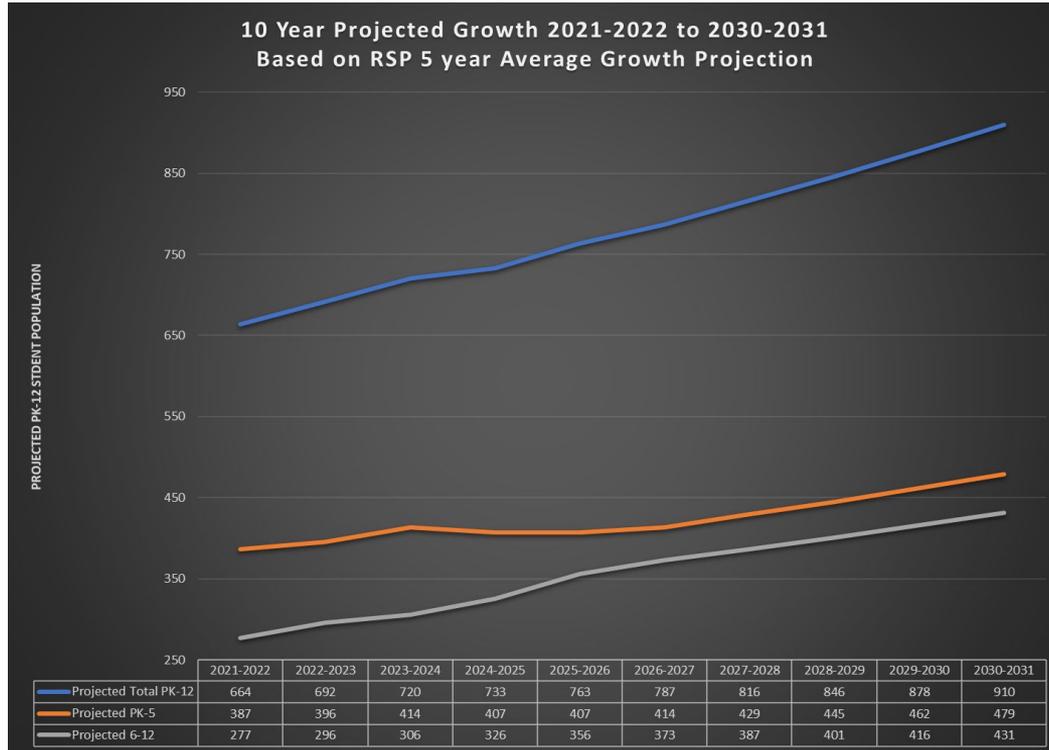
Projected vs Actual Growth 2015-2016 to 2021-2022





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# 10 Year Student Population Growth Projection





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### Projected District Student Enrollment for 2022-2023:

#### Pre-K - 12th grade

#### Bennet Elementary: Pre-K- 5

- Pre-school: 60
- Kindergarten: 58
- 1st Grade: 60
- 2nd Grade: 57
- 3rd Grade: 63
- 4th Grade: 56
- 5th Grade: 49

**Bennet Elementary Projected Total: 403**

#### Palmyra High School: 6-12

- 6th Grade: 47
- 7th grade: 44
- 8th grade: 49
- 9th grade: 46
- 10th grade: 35
- 11th grade: 42
- 12th grade: 39
- **Palmyra High School Projected Total: 302**

**2022-2023 Projected District Total (Pre-K- 12): 705**





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# Current Building Expansion Project Scope for Bennet Elementary School





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# Highlights of the Bennet Elementary Project

- Five New / One Renovated Classrooms: These rooms will be utilized to add additional grade level sections (eventually three sections of Pre-K-5) and provide additional space for special purpose teachers and programs like (Title 1, Special Education, OT/PT, Speech, Behavior Intervention, and Before and After-School Recreation programs)
- Expanded kitchen area and student multi-purpose activity area
- Expanded office area to include a conference room, expanded nurse's office, etc.
- Expanded multi-purpose activity area near the southeast end of the gym
- Remodel / enhance the current gymnasium and stage area (possibly add baskets, expand flooring, repurpose stage area for storage, etc.)
- Possibility of upgrading the playground spaces





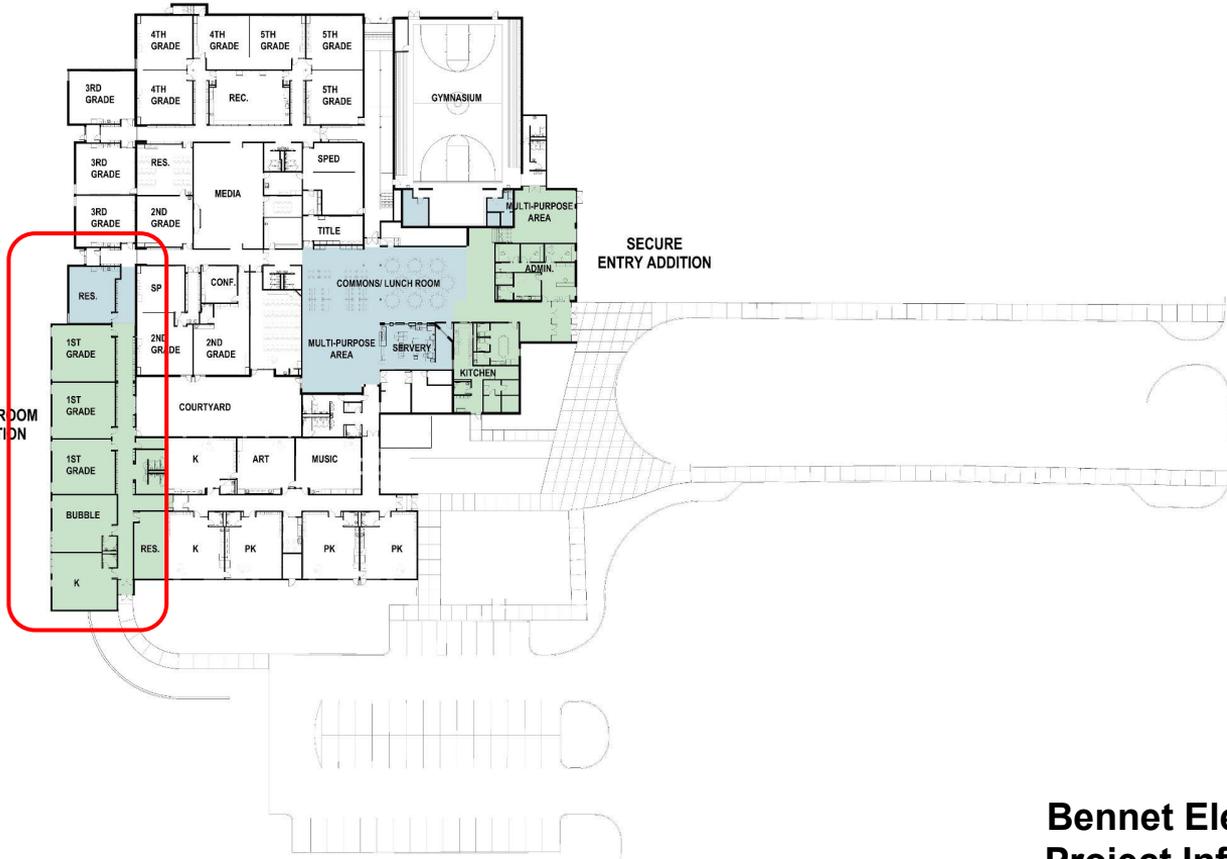
# Bennet Elementary Project Information





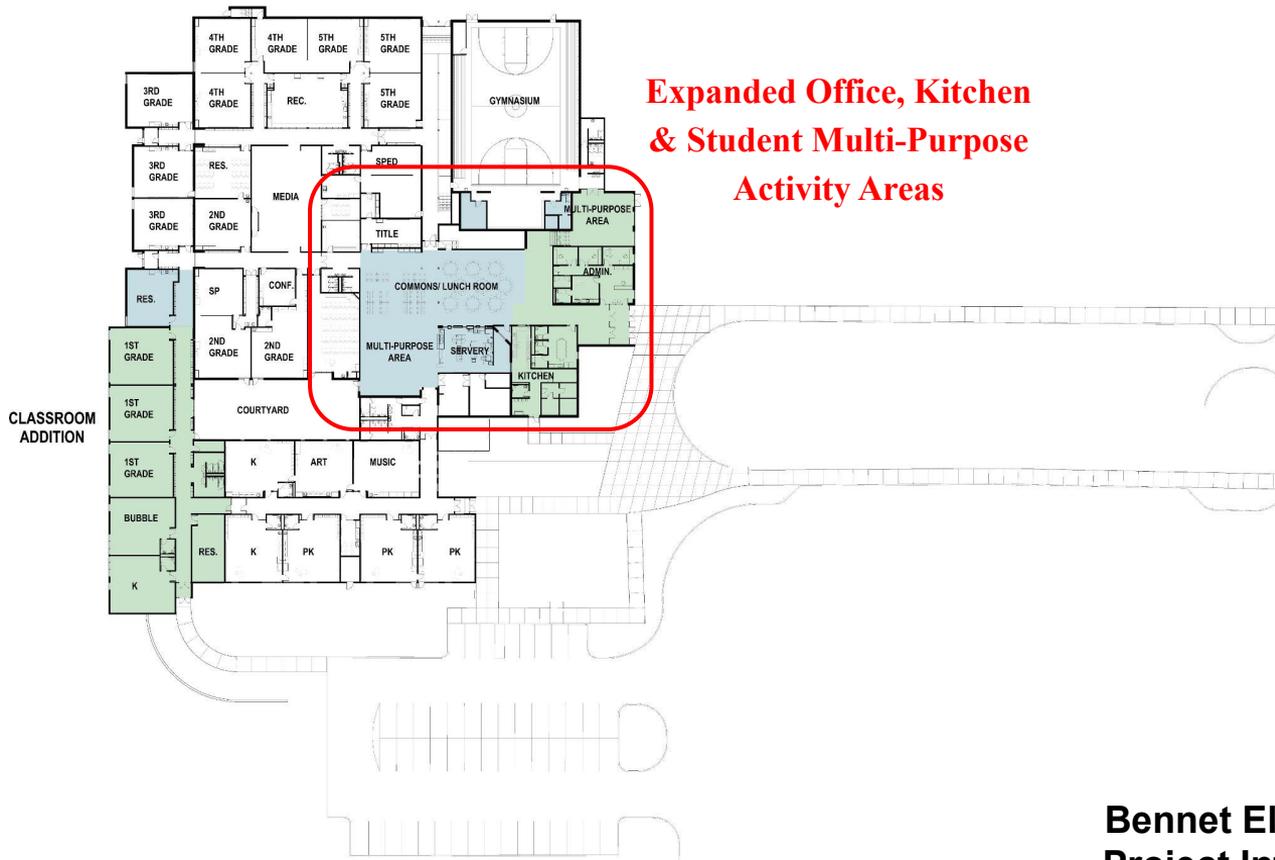
**Five New  
Classrooms & One  
Renovated  
Classrooms**

**CLASSROOM  
ADDITION**



**Bennet Elementary  
Project Information**





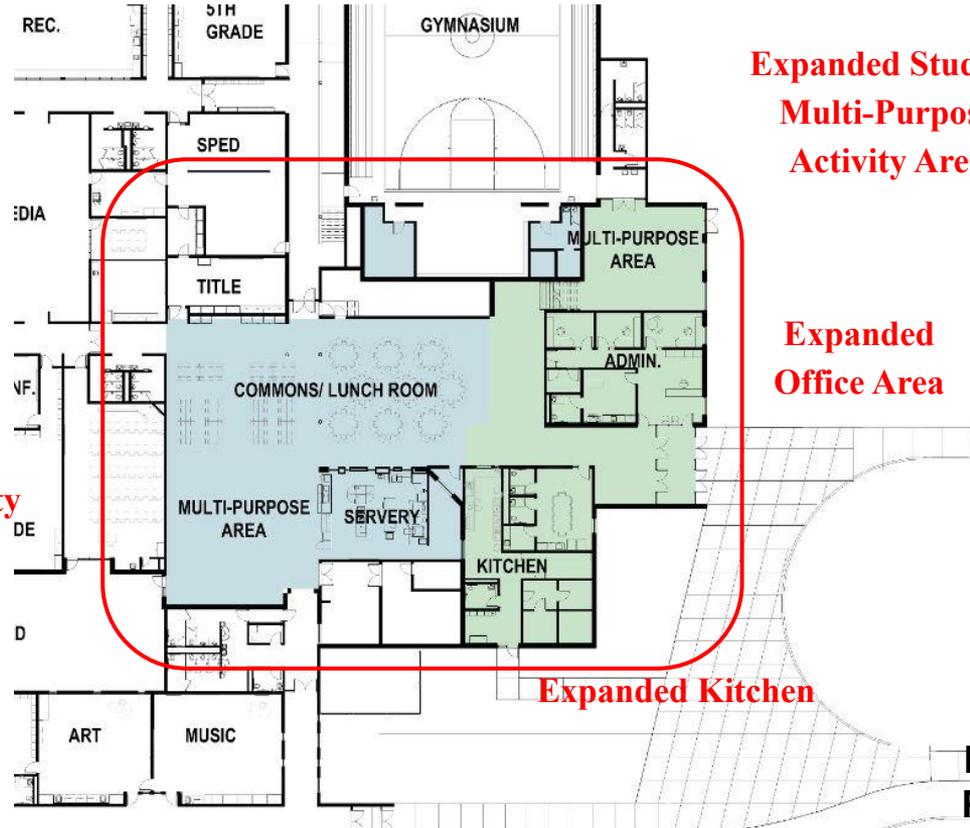
**Expanded Office, Kitchen  
& Student Multi-Purpose  
Activity Areas**

**Bennet Elementary  
Project Information**





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**Expanded Student  
Multi-Purpose Activity  
Area**

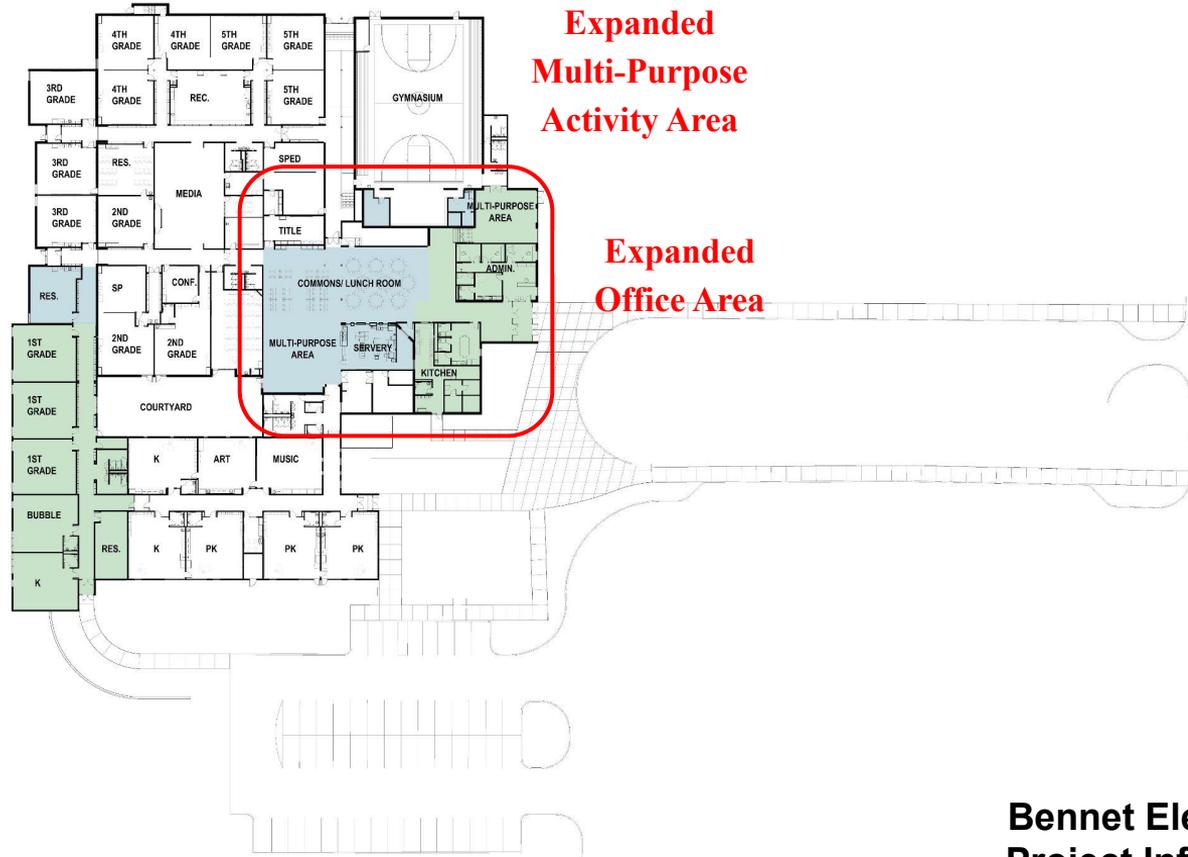
**Expanded Student  
Multi-Purpose  
Activity Area**

**Expanded  
Office Area**

**Expanded Kitchen**

**Bennet Elementary  
Project Information**





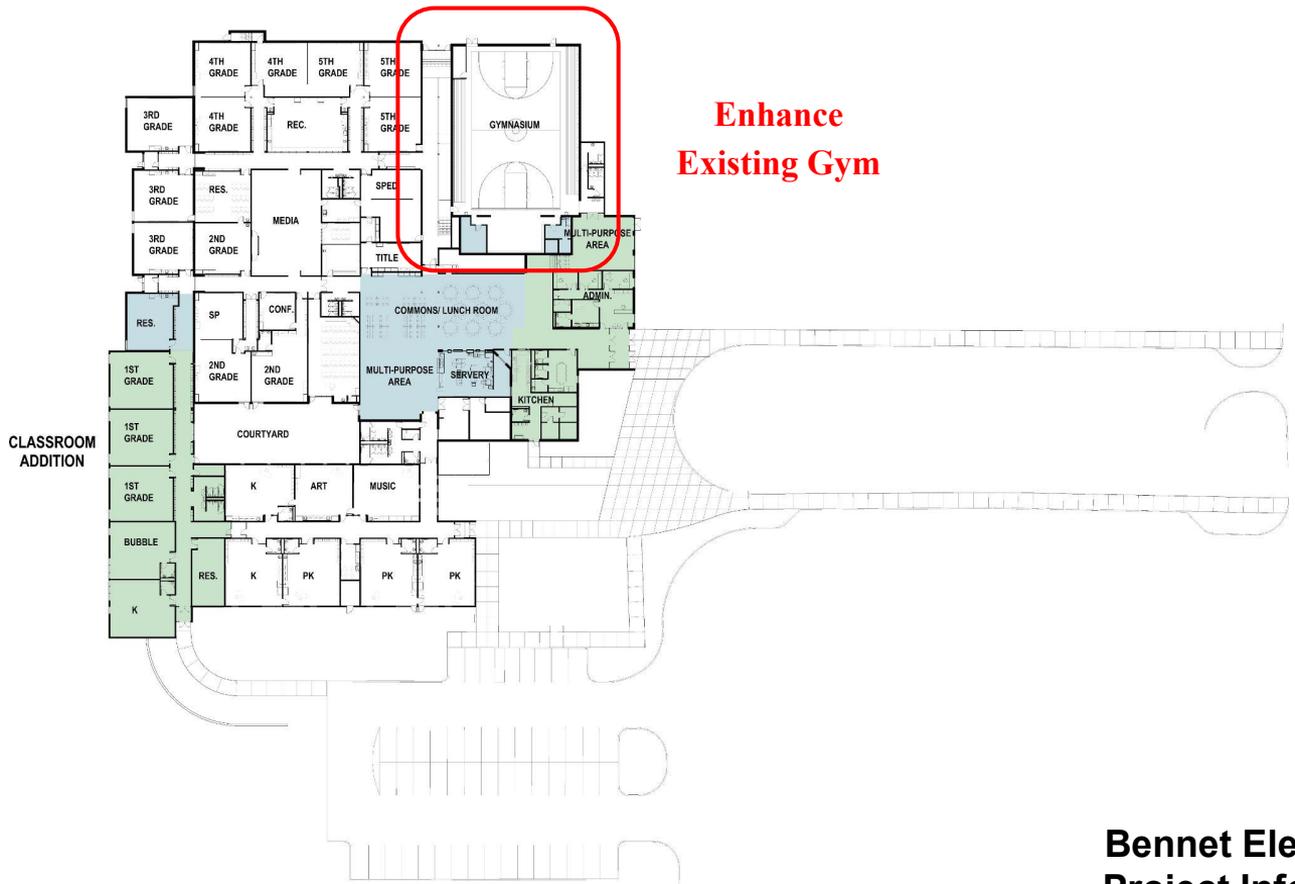
**Expanded Kitchen &  
Student Multi-Purpose  
Activity Area**

**Expanded  
Multi-Purpose  
Activity Area**

**Expanded  
Office Area**

**Bennet Elementary  
Project Information**



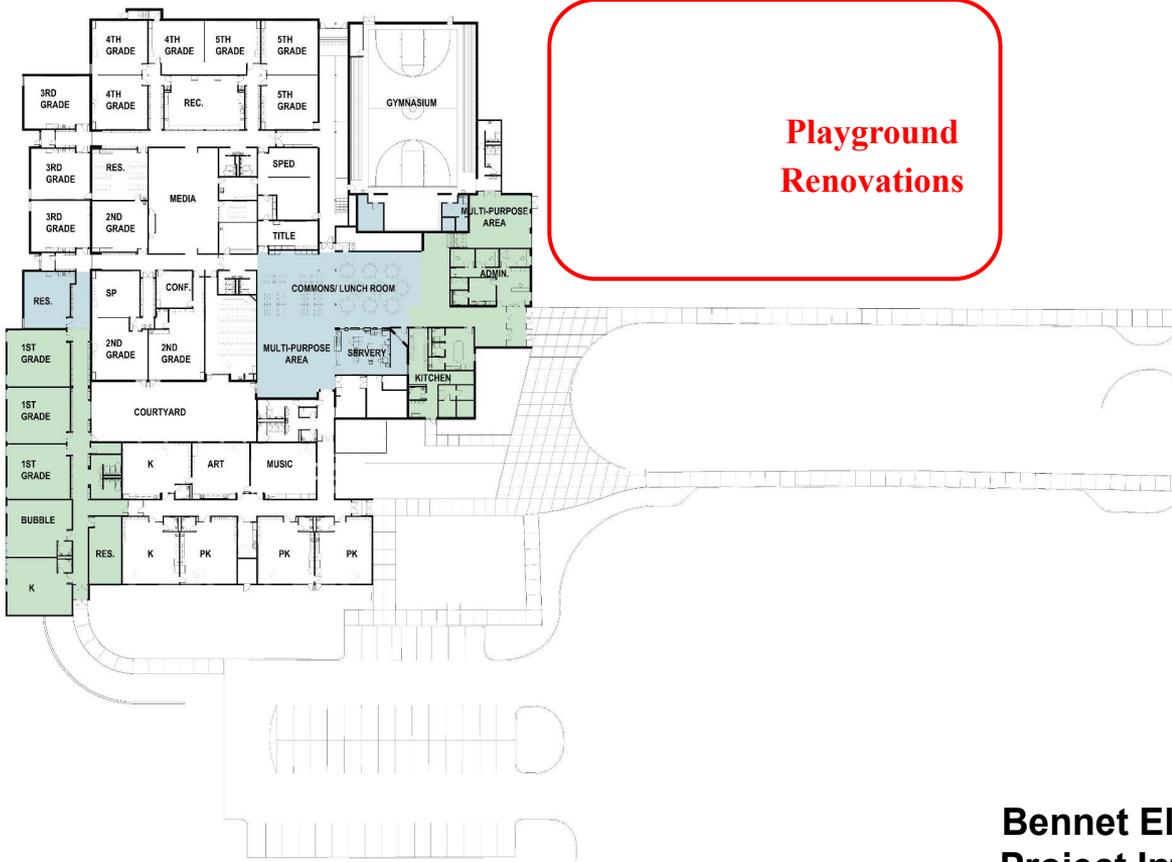


# Bennet Elementary Project Information





CLASSROOM  
ADDITION



**Playground  
Renovations**

**Bennet Elementary  
Project Information**





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## Cost Projections

**Current Estimated Cost Projection for Bennet Elementary School is:**

*Please note that this can change according to current market factors.*

- **Bennet New Classroom/Commons/Multipurpose - 13,810 sf x \$350/sf = \$4,833,500**
  - **Bennet Renovate Commons - 5,895 sf x \$200/sf = \$1,179,000**
  - **Soft Costs/ Fees = \$1,322,750**
  - **Bennet Total = \$7,335,250**
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# Building Expansion Project Scope for Palmyra High School





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# Highlights of the High School Project

Additional room configurations: With the addition of the sixth grade for the 2022-2023 school year, the building will be increasing in numbers.

- **Additional Classroom Space**

- 3 sections of Sixth Grade
- 4 Content Area Classrooms: (Math, Science, History, English)
- 2 Special Education Room/ Student Success Center
- 1 student intervention room for classroom / behavioral interventions
- 1 classroom/ conference / community room (located on the first floor). This could be utilized as a classroom as student enrollment increases.
- Extra elevator space and extra restrooms
- “Shell space” for future expansion at the “garden” level
- Expanded commons area and main office area - to include counselor, admin, and conference room in the same space

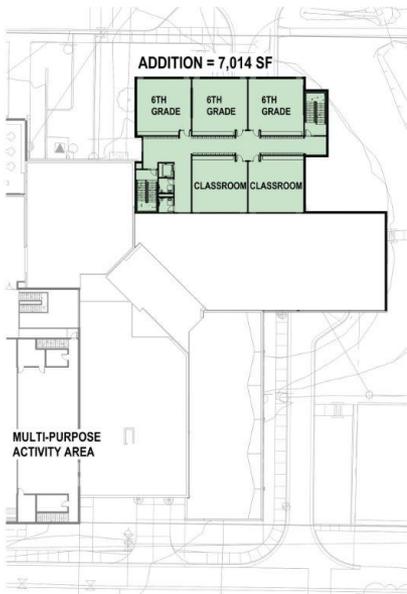
- **Career Technical Education (CTE) Expansion**

- Repurpose Current IT “shop area” into a community based fitness center/weight room with a secure entry with access 24/7.
- Repurpose the current weight deck to a wrestling/ fitness room / multipurpose activity center
- Add an enhanced CTE Area with a metal, wood, and ag locations
  - [The importance of CTE jobs](#)

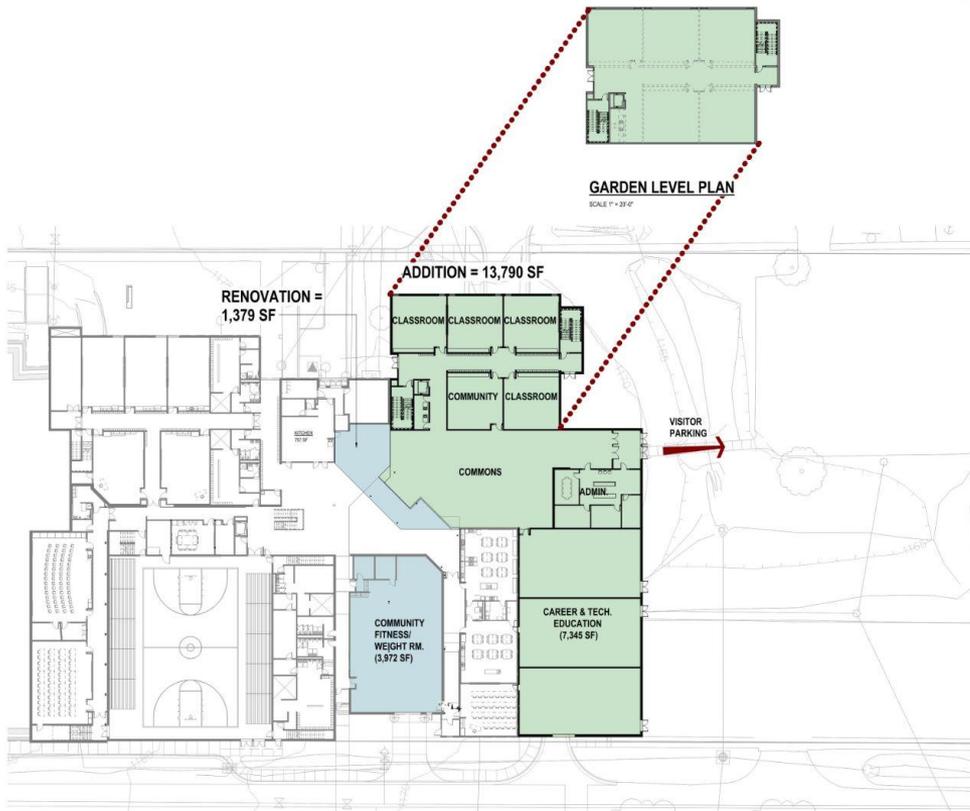




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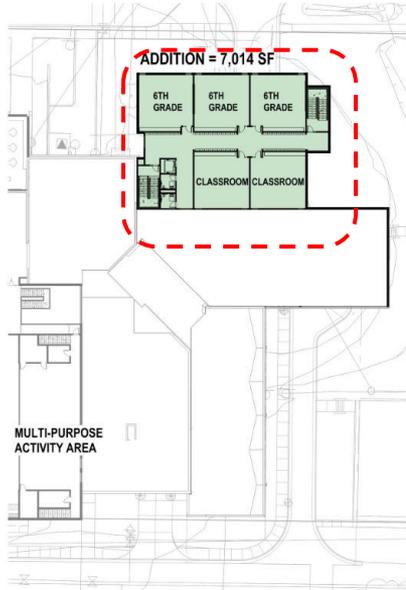
**SECOND FLOOR PLAN**  
SCALE 1" = 20'-0"



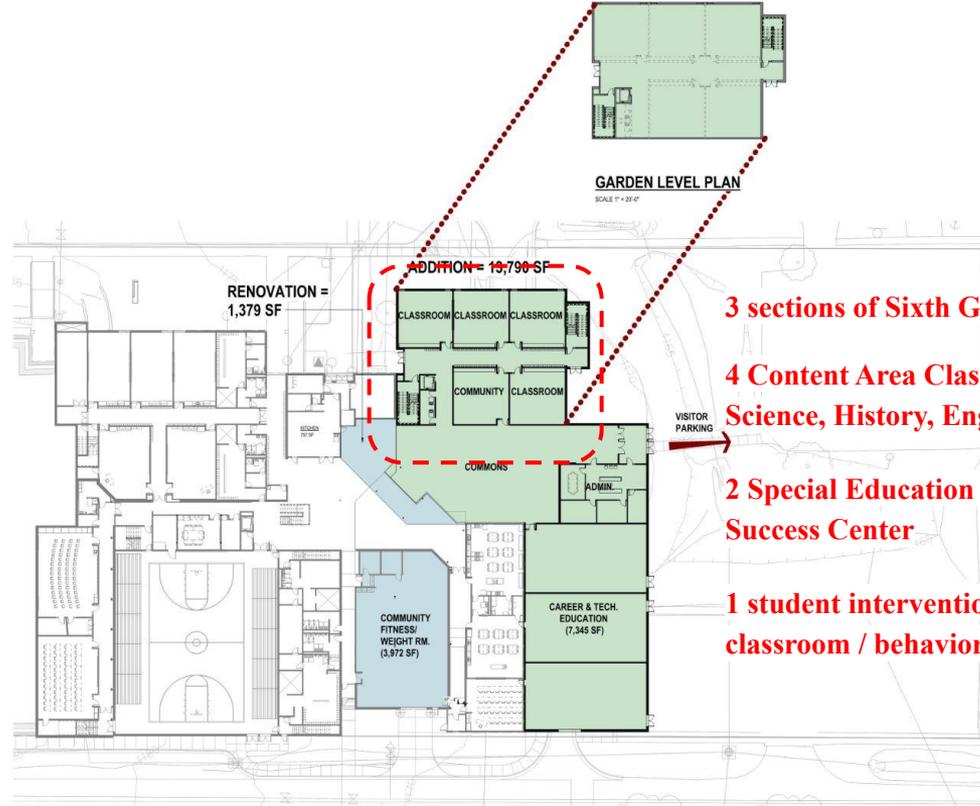
**FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"



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**SECOND FLOOR PLAN**  
SCALE 1" = 20'-0"



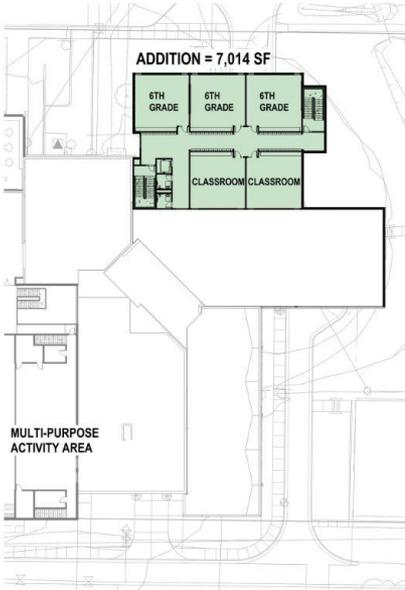
**FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"

**GARDEN LEVEL PLAN**  
SCALE 1" = 20'-0"

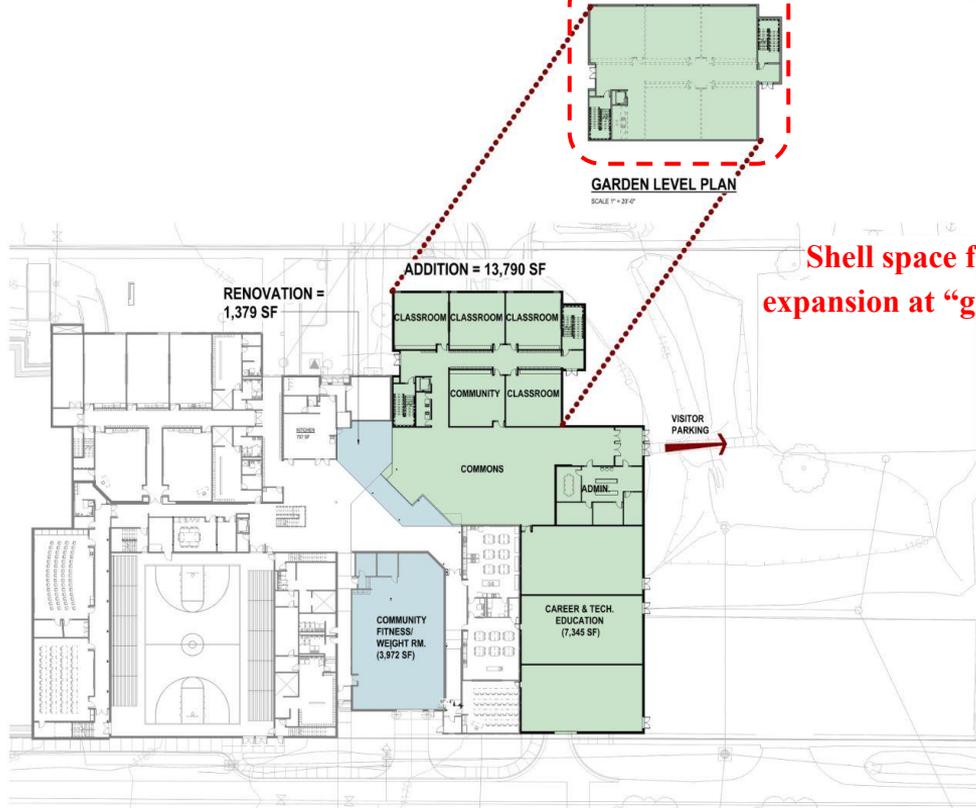
- 3 sections of Sixth Grade**
- 4 Content Area Classrooms: (Math, Science, History, English)**
- 2 Special Education Room/ Student Success Center**
- 1 student intervention room for classroom / behavioral interventions**



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SECOND FLOOR PLAN  
SCALE 1" = 20'-0"



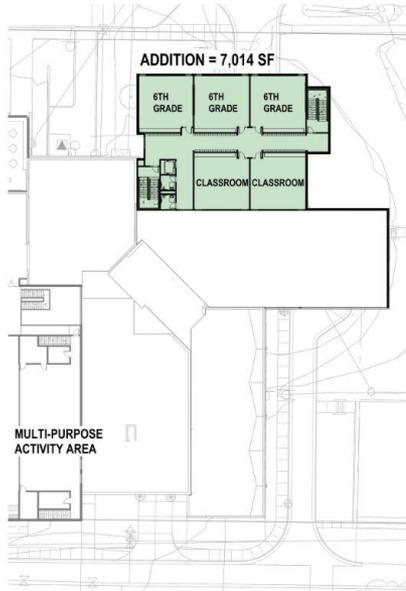
FIRST FLOOR PLAN  
SCALE 1" = 20'-0"

Shell space for future expansion at "garden" level

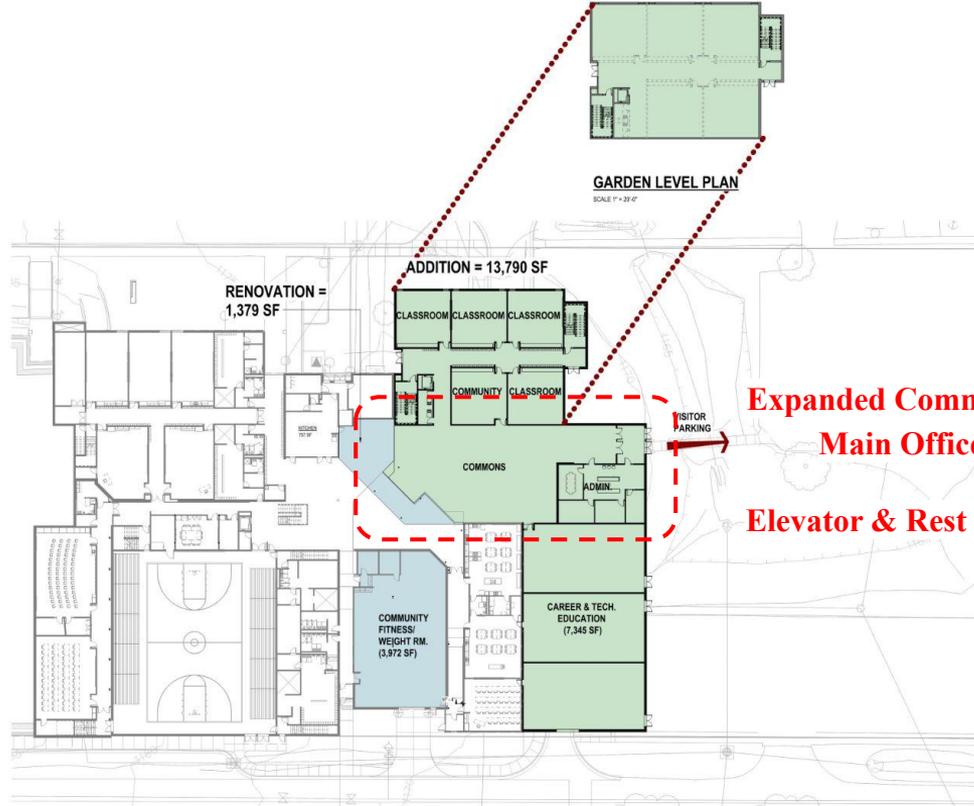




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**SECOND FLOOR PLAN**  
SCALE 1" = 20'-0"

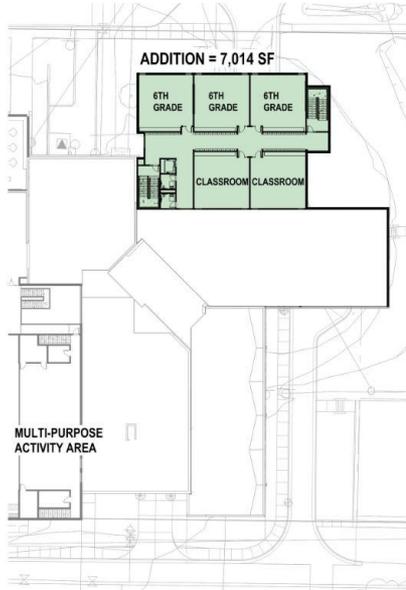


**FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"

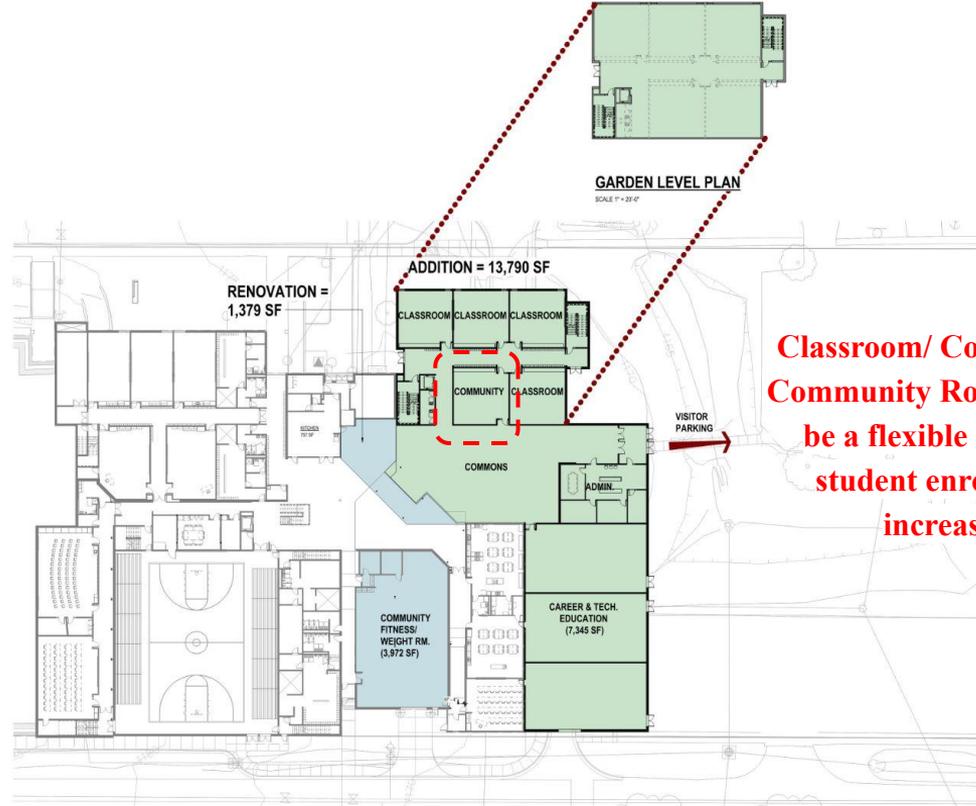
**GARDEN LEVEL PLAN**  
SCALE 1" = 20'-0"



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SECOND FLOOR PLAN  
SCALE 1" = 20'-0"



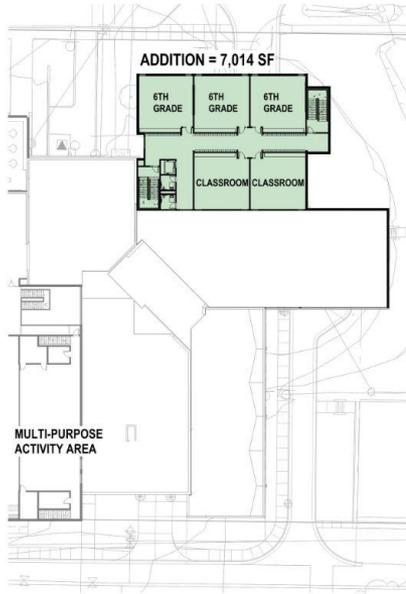
FIRST FLOOR PLAN  
SCALE 1" = 20'-0"

**Classroom/ Conference /  
Community Room - could  
be a flexible space as  
student enrollment  
increases**

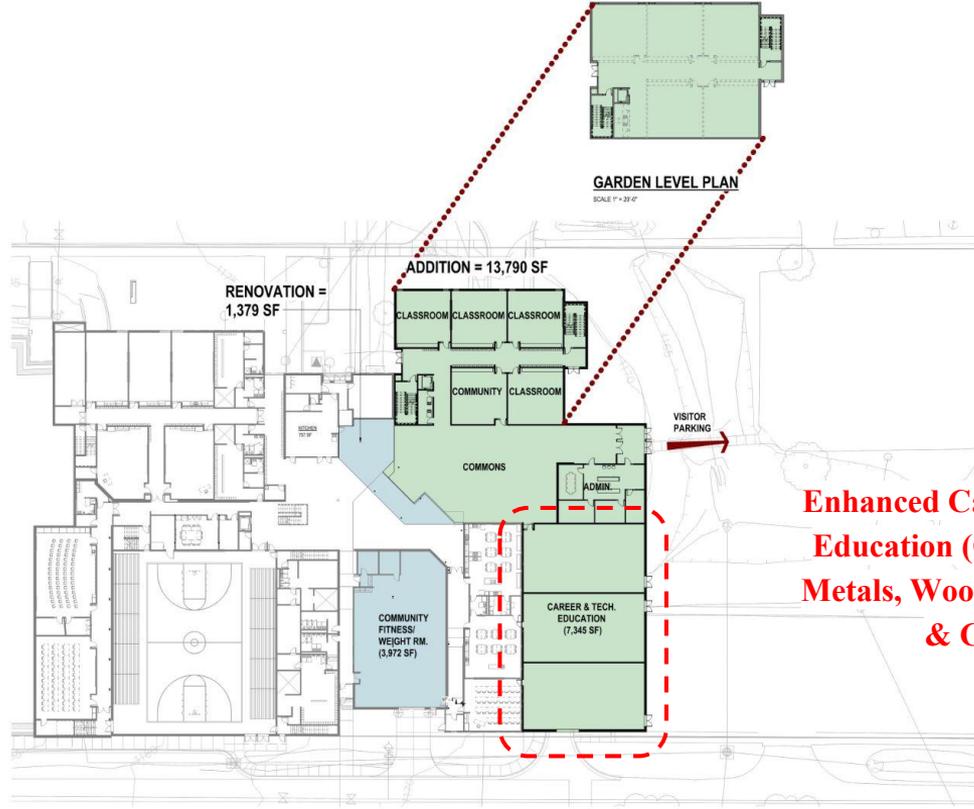




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**SECOND FLOOR PLAN**  
SCALE 1" = 20'-0"



**FIRST FLOOR PLAN**  
SCALE 1" = 20'-0"

**Enhanced Career Technical Education (CTE) Area for Metals, Woods, & Ag Shops & Classes**



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## Example Photos of a Possible CTE Expansion





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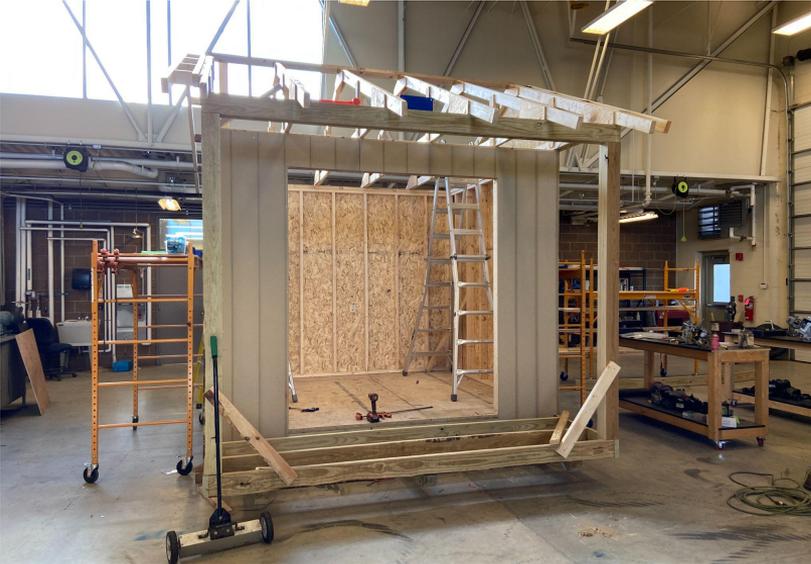
## Example Photos of CTE Expansion





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### Example Photos of CTE Area Expansion





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### Example Photos of CTE Area Expansion

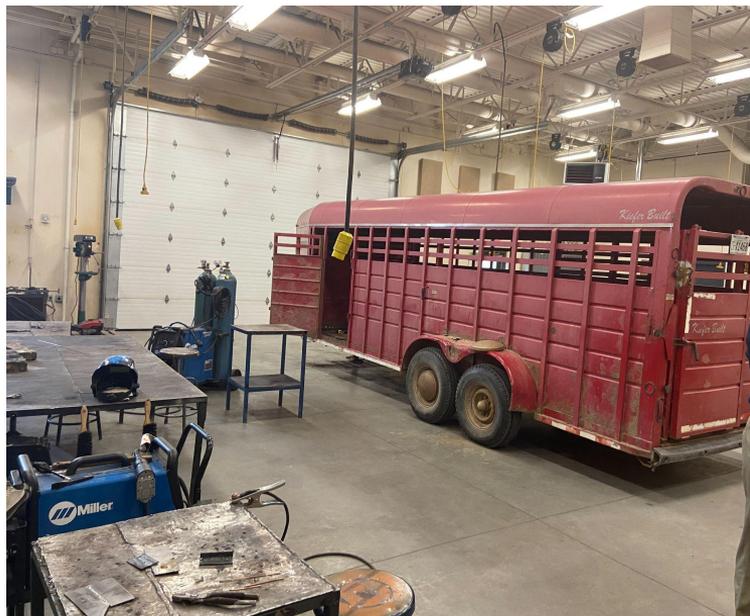




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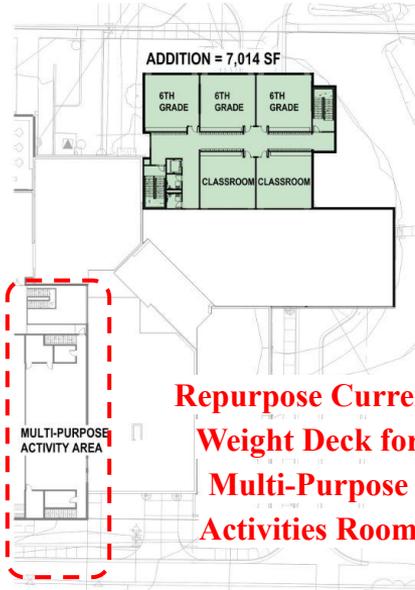


### Example Photos of Agricultural Inside Area

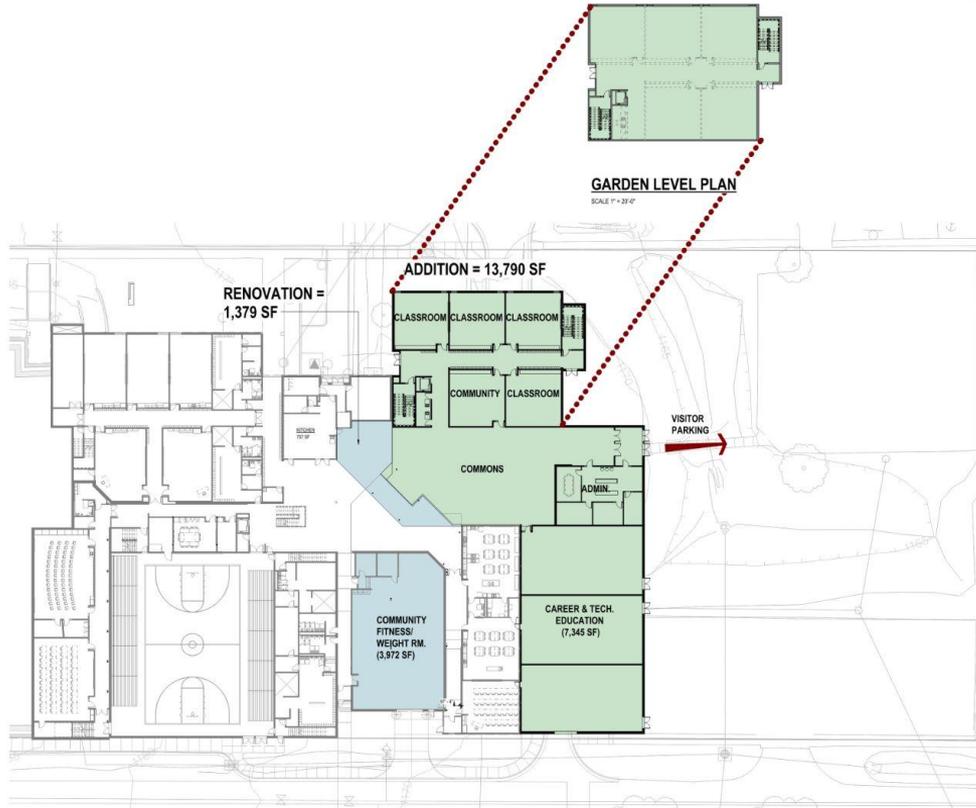




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SECOND FLOOR PLAN  
SCALE 1" = 20'-0"



FIRST FLOOR PLAN  
SCALE 1" = 20'-0"

GARDEN LEVEL PLAN  
SCALE 1" = 20'-0"

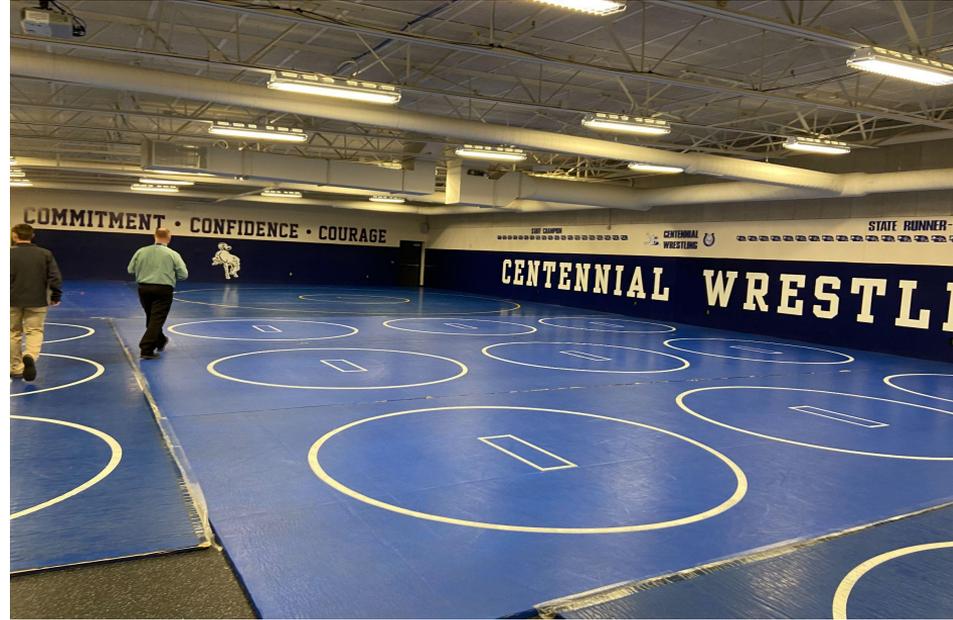




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### Example Photos of Renovated Multi-Purpose Space





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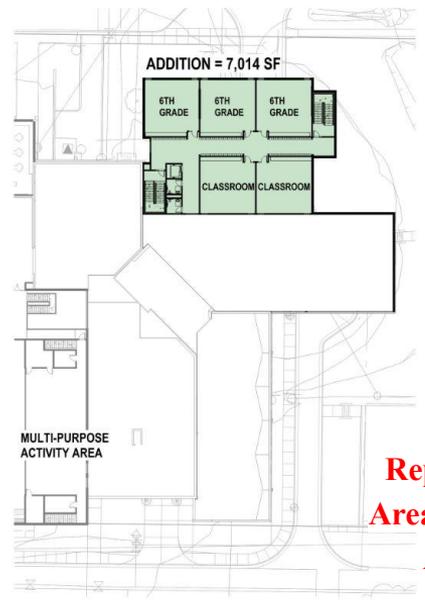


### Example Photos of Renovated Multi-Purpose Space





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SECOND FLOOR PLAN  
SCALE 1" = 20'-0"



GARDEN LEVEL PLAN  
SCALE 1" = 20'-0"

**Repurpose Current Shop Area to Community Fitness Area / Weight room**

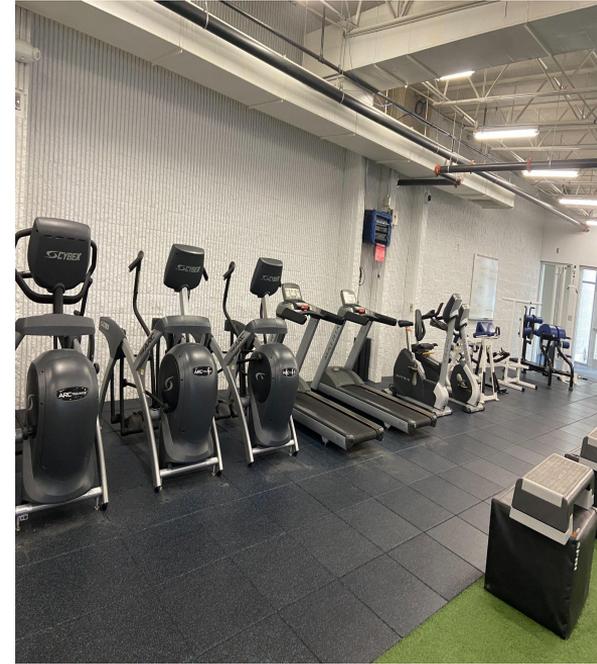
FIRST FLOOR PLAN  
SCALE 1" = 20'-0"



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## **Example Photos of a Possible “Community Usage” Fitness Area**





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## Career Technical Education (CTE):

### Strategies to Develop

- Strengthen local business partnerships
  - Collaborate with local businesses to verify job and “career readiness” skill priorities
  - Conduct Business Leader Surveys
  - Provide enhanced mentorship and apprentice opportunities
  - Analyze the community impact and opportunities of having enhanced CTE facilities at the high school and in the Palmyra community.
  - Consider adult education possibilities (night/ weekend class sessions)
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## Cost Projections



**Current Estimated Cost Projection for Palmyra High School is:**

*Please note that this can change according to current market factors.*

- **Palmyra New Classroom/Commons and CTE Expansion- 28,149 sf x \$350/sf = \$9,852,150**
  - **Palmyra Renovation / Shell Cost/ - 8,393 sf x \$200/sf = \$1,678,600**
  - **Palmyra Shop to Fitness Center Renovation: 3,972 sf x100sf= \$397,200**
  - **Soft Costs/ Fees = \$2,624,149**
  - **Palmyra Total = \$14,552,099**
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# Cost Projections

## Current Estimated Overall Cost of the Project:

- **Overall construction total estimate = \$17,940,450**
  - Bennet Elementary: \$6,012,500
  - Palmyra: \$11,927,950
- **Design/Soft Costs: \$3,946,899**
  - Bennet Soft Costs/ Fees = \$1,322,750
  - Palmyra Soft Costs/ Fees = \$2,624,149
- **Estimated Total Cost: \$21,887,349**





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# What will this cost me as a taxpayer of the district? How does this impact me financially?

**FYI: This information is based on the 2020-2021 District OR-1 Taxable Valuation of \$651,257,260 and \$580,358,281 District Taxable Valuation for new bonds voted on after January 2, 2022. This information is calculated using a 3.75% (20 year) and a 4.0% (25 year) APR Bond Rate.**

<b>Project Scope</b>	<b>Term</b>	<b>Levy Increase</b>	<b>Taxes per Residential \$100,000 per year at market value (100%)</b>	<b>Taxes for Agricultural \$100,000 per year @72%LB 2: \$69,444 @ 50%</b>
<b><i>\$22,000,000</i></b>	<b><i>20 years (3.75%)</i></b>	<b><i>25.0 cents</i></b>	<b><i>\$250.00</i></b>	<b><i>\$173.61</i></b>
	<b><i>25 years (4.0%)</i></b>	<b><i>20.8 cents</i></b>	<b><i>\$208.00</i></b>	<b><i>\$144.44</i></b>





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### Bond Resolution/Special Election Timeline:



*Please note that this will be a “mail in” ballot election.*

- **Monday, June 13, 2022:** Bond Resolution approved by BOE for **August 9, 2022** Special Election
  - **July/August 2022:** Community Information Opportunities: Dates and Times: TBD
  - **Monday, July 18, 2022:** Ballots mailed out to eligible district voters
  - **Monday, July 18th to Tuesday, August 9, 2022 at 5:00 p.m.:** Ballots returned by mail or “in person” to the Lancaster County Election Commissioner at 601 N. 46th St., Lincoln, NE. 68503
  - **Friday, July 22nd, 2022:** Deadline for online voter registration.
  - **Thursday, July 28th, 2022:** Sample Ballot published in the Voice News
  - **Friday, July 29th, 2022:** Last day for in person voter registration
  - **Tuesday, August 9th 2022:** Special Election
  - **August 2022 / Winter 2023:** *If the bond election is successful:* Final Project Design
  - **Winter / Spring 2023:** Receive construction bids and begin construction
  - **Spring / Summer 2023 through August 2024:** Project Construction
  - **August 2024:** Project complete for beginning of school year 2024-25
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