

CLARK &
ENERSEN

Boyd Jones

**Johnson County Central Public Schools
Community Meeting**

June 14, 2023



THE TEAM

▶ **Clark & Enersen – Design Team**

- Tim Ripp – Principal In Charge
- Jeff Chadwick - Project Architect
- Hannah Schafers – Design Architect
- Steve Miller – Public Engagement

▶ **Boyd Jones – Construction Manager**

- Emily Bannick - Public Engagement, Project Exec
- Leila Knowles – Director of Preconstruction

▶ **DA Davidson – Bond Underwriter**

- Andy Forney, Paul Grieger, Cody Wickham

“WHY NOW”

► Facilities

- Cost to Upkeep / Renovate
- Safety
- Appearance



► Financially Inefficient

- Duplication of Service
- Maintenance for 3 Buildings at 2 Sites
- Busing Costs
- Time Lost due to Travel



RENOVATION COST SUMMARY

Envelope and Facade Modifications	3,257,143 - 3,762,000
Casework, Doors/Hardware, Finishes	4,927,381 - 5,691,125
Elevators and ADA Requirements	1,438,095 - 1,661,000
Mechanical Updates	6,642,857 - 7,672,500
Electrical, Fire Alarm	3,247,619 - 3,751,000
Fee, Contingency, General Conditions	1,714,286 - 1,980,000
Construction Total	21,227,381 - 24,517,625
Escalation to 2027	4,245,476 - 4,903,525
Design, Furniture, Contingency	2,971,833 - 3,432,468
Project Total	28,444,690 - 32,853,618

- ***Occupied, phased renovation would likely take 3-4 years***
- ***Additional escalation for work beyond 2027***

What would the Renovations Look Like?

▶ **Attempt at \$30 Million in Renovations/Repairs over 23 years**

- Current valuations generate \$75,997 per cent on the levy
- Current building fund is at 9 cents (\$683,973/year)
- JCC can raise its building fund an additional 8.5 cents
 - This would take a vote of the people and would also require a levy override
- At 17.5 cents in the building fund (the max allowable by law), JCC can generate \$1.3 million each year for renovation/repairs.
 - This would be levied at approximately **71%** of valuations in contrast to a bond at **50%** on ag land

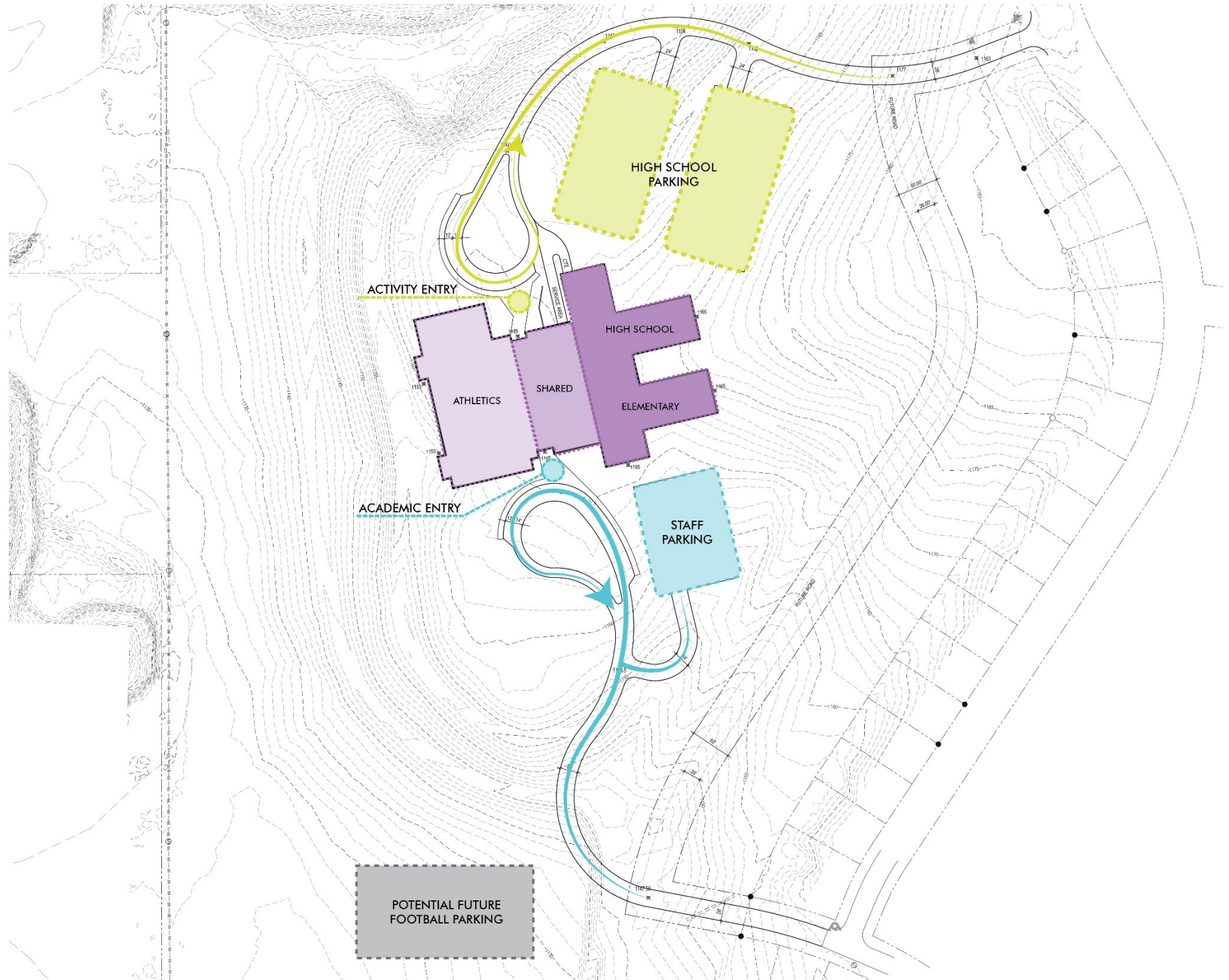
▶ **Challenges with Renovation**

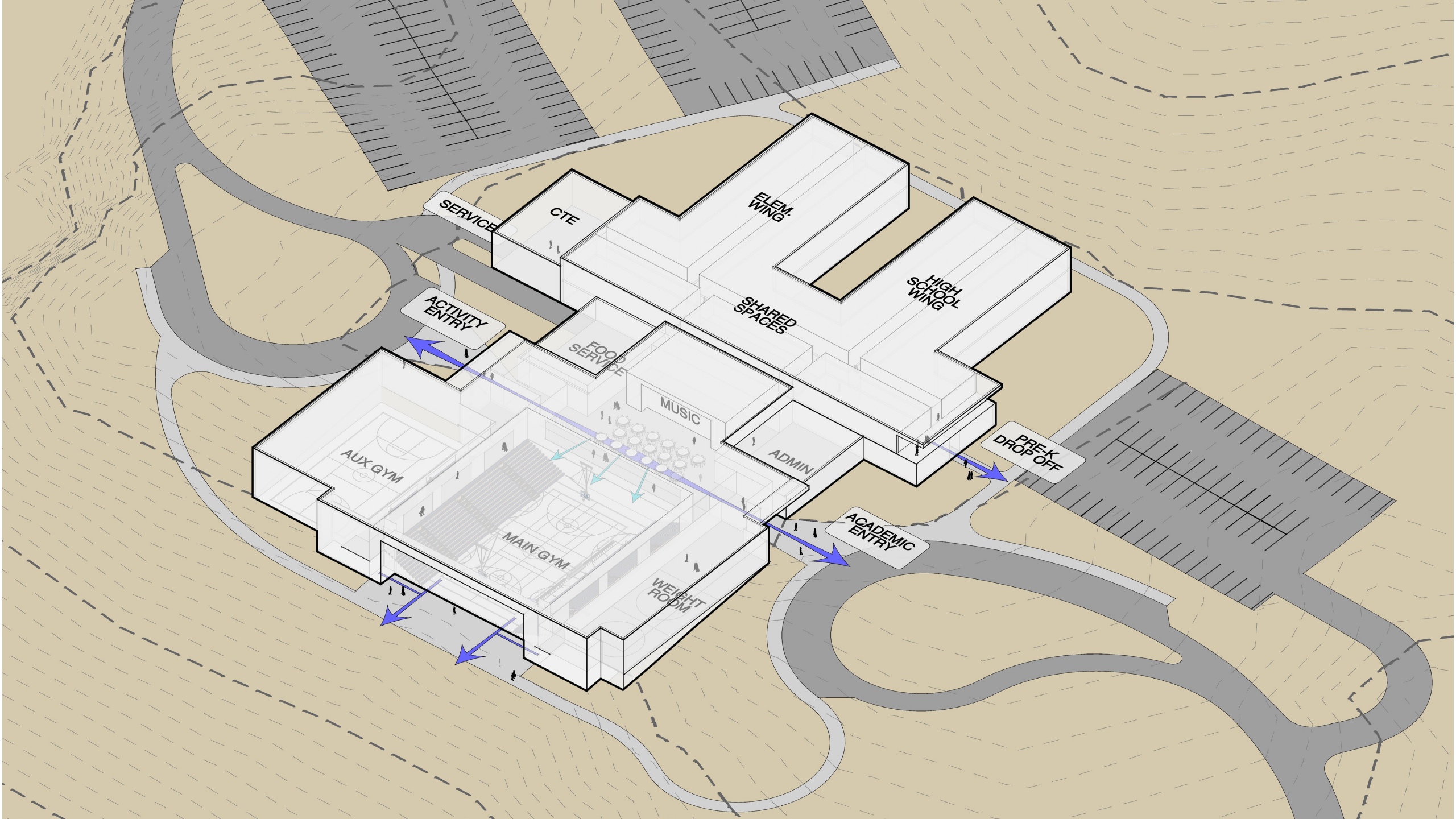
- JCC would need to "save" enough in the building fund from year to year to make the renovations/repairs needed, therefore taking more time, resulting in inflation in building costs, labor, etc.
- No extra swing space for faculty/students to use during renovation
 - Extra cost & disruption due to moving out, finding an alternate location, and moving back in.
- If the building is occupied during renovations, the process can take longer.
 - Will have to phase construction to minimize disturbances, take extra precautions, and manage safety concerns working adjacent to faculty and students

 **SITE LOCATION**

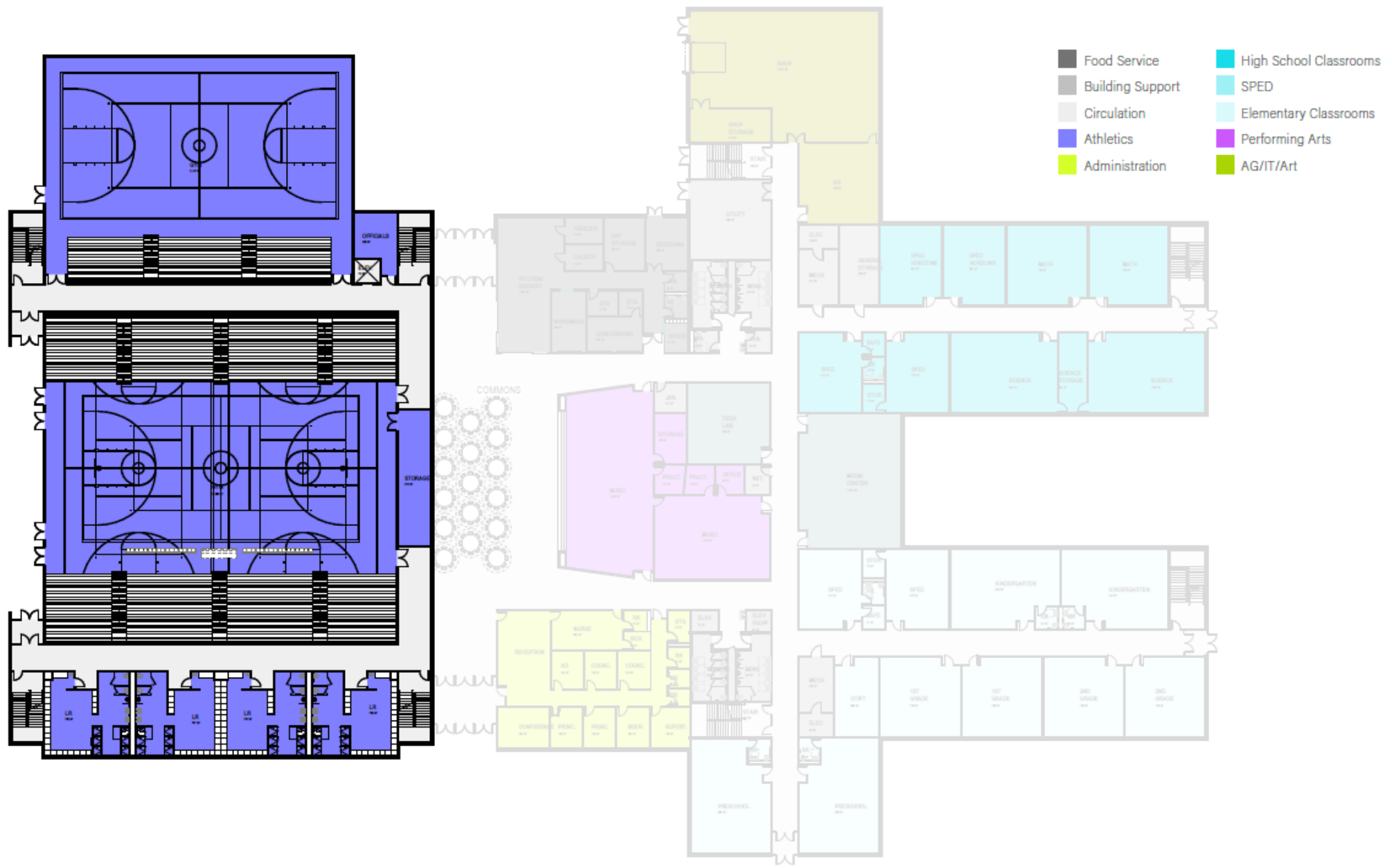


CONCEPTUAL SITE PLAN

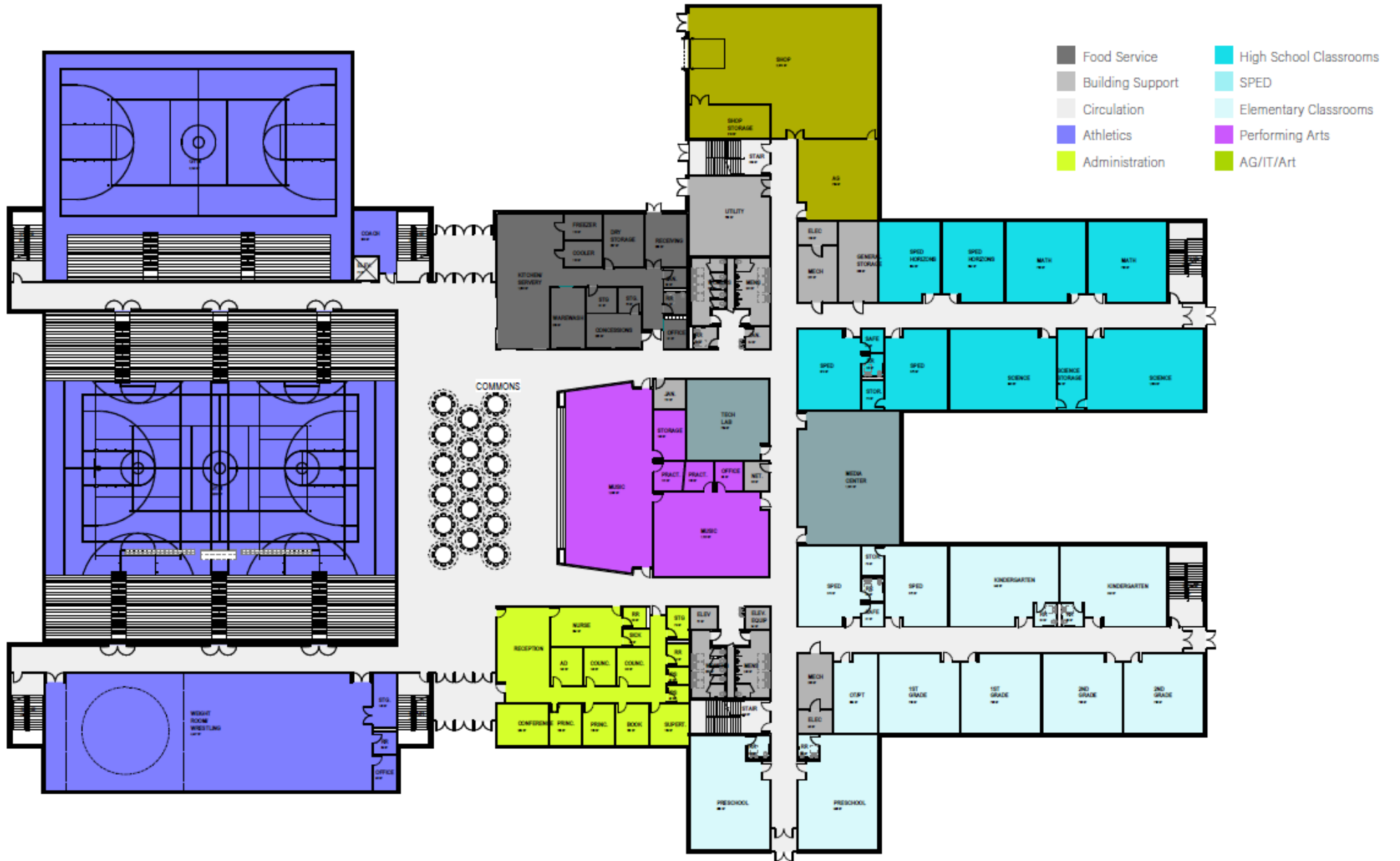




LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



WHAT WILL THIS COST?

Project Total

\$49,500,000

▶ **Construction = \$43,924,387**

- Construction of New Pre-K to 12th grade Facility
- All program functions will move to new facility
- No work to existing facilities

▶ **Additional Costs = \$5,575,613**

- Design
- Furniture, Fixtures, Equipment, Playground
- Land acquisition
- Testing, inspections, utility fees
- Owner contingency and insurance
- Bond issuance costs



POTENTIAL BOND ISSUE

- \$49,500,000 project amount
- 30-year bonds
- Current interest rates are around 5% (fixed interest rate)
- Estimated bond levy 53 cents per \$100 valuation





Assessed valuation

ASSESSED VALUATION:
\$759,977,776

ESTIMATED LB2 ADJUSTED VALUATION: \$579,027,068*

*Estimated LB2 value based on 2022-23 assessed valuation.

ESTIMATED LEVY INCREASE: \$0.53

Agricultural land is taxed at 71% of the assessed value and LB 2 reduced the value to 50% in the calculation of new bond financing, effective January 1, 2022.

HOW WILL 53 CENTS IMPACT RESIDENTIAL VALUES

VALUATION	ANNUALLY	MONTHLY	DAILY
\$75,000	\$397.50	\$33.13	\$1.09
\$100,000	\$530.00	\$44.17	\$1.45
\$250,000	\$1,325.00	\$110.42	\$3.63

HOW WILL 53 CENTS IMPACT AGRICULTURAL LAND

1A1 PER ACRE (\$5,500)*		ANNUALLY	1D1 PER ACRE (\$4,400)*		ANNUALLY	1G1 PER ACRE (\$2,000)*		ANNUALLY
Irrigated		\$20.53	Dry		\$16.42	Grassland		\$7.46
Irrigated	160 Acres	\$3,284	Dry	160 Acres	\$2,628	Grassland	160 Acres	\$1,194
Irrigated	640 Acres	\$13,139	Dry	640 Acres	\$10,510	Grassland	640 Acres	\$4,774

*Agricultural land is assessed at 71% of market value and LB2 reduced the value to approximately 50% in the calculation of new bond financing, effective January 1, 2022.

TYPE	ASSESSED VALUE OF 1 ACRE AT 71% OF MARKET VALUE**	LB2 VALUE = MARKET VALUE x 50%	53 CENT LEVY	ANNUAL TAX INCREASE
1A1	\$5,500.00	\$3,873.24	0.53000	\$20.53
1D1	\$4,400.00	\$3,098.59	0.53000	\$16.42
1G1	\$2,000.00	\$1,408.45	0.53000	\$7.46

**Source: Johnson County Assessor

HISTORICAL BOND / BUILDING DATA FOR JCCPS

- ▶ **JCC PK-3 Elementary (Tecumseh) - 1931**
 - No known bonded updates
- ▶ **JCC High School (Tecumseh) - 1966**
 - No known bonded updates
- ▶ **JCC 4-8 Middle School (Cook) - 1958**
 - 1999 bond to update and expand - \$3.4 million



JCCPS PROJECTED SAVINGS

Estimated Savings in PERSONNEL	
Staffing	\$281,025.00

Estimated Savings in TRANSPORTATION	
Wages, Fuel, Shuttles	\$93,609.67

Estimated Savings in MAINTENANCE	
Utilities, Cleaning, Building Upkeep	\$123,826.70

TOTAL	
JCC Future Savings	\$498,461.37

Projected savings by transitioning to one site = \$.07 per \$100 of assessed valuation

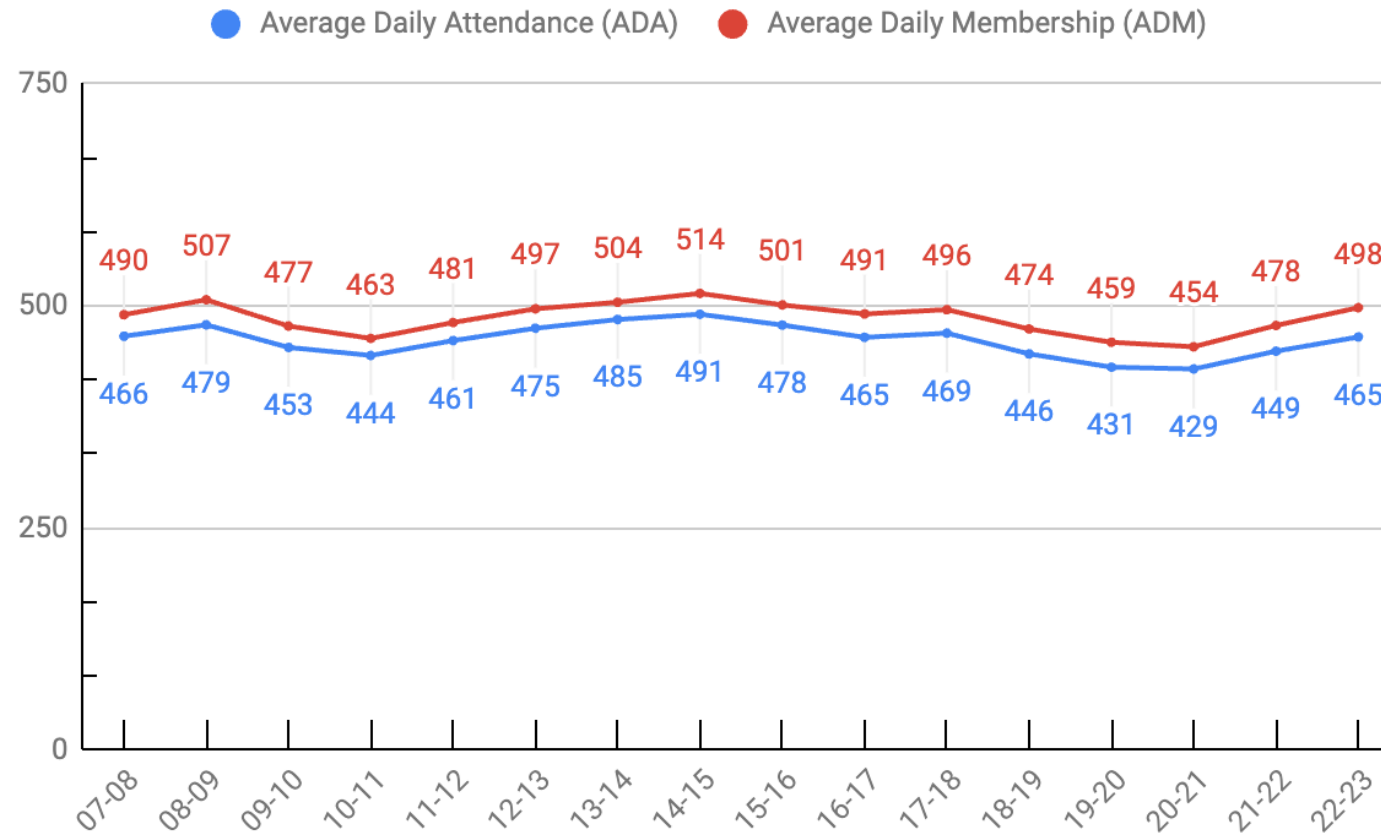
Net Impact of District Levy Changes

Fund	2022 – 23	2023 – 24 (w/ bond)	One PreK-12 Site	
General Fund	0.9617	0.86	0.79	<ul style="list-style-type: none"> LB583 provides more state funding to JCC in 2023-24, allowing the district to lower the General Fund by 0.10. Savings through staff attrition, utilities, maintenance, and transportation costs from moving to one site will be passed along by decreasing the levy an additional 0.07 once all programs move to the new site.
Special Building Fund	0.088295	0.09	0.04	<ul style="list-style-type: none"> Maintenance costs will decrease with the new facility, allowing the district to decrease the Special Building Fund levy.
QCPUF	0	0	0	
Bond Fund	0	0.53	0.53	
Total Levy	1.05	1.48	1.36	Projected net impact to levy = 0.31

ENROLLMENT INFORMATION

PreK – 12th Grade

- 2022-2023 Enrollment - 498
- Projected 2023-2024 Enrollment -?



SCHEDULE

▶ **Bond Vote: July 11, 2023**

(ballots must be turned in by 5pm on this day – not postmarked)

▶ **Design: August 2023 – February 2024**

▶ **Bidding: March – April 2024**

▶ **Construction: May 2024 – Summer 2026**



\ Election Information

- ▶ Register to vote on-line at: <https://sos.nebraska.gov/elections/registering-vote>
- ▶ Voter questions or to request an early voting ballot? Contact the Johnson County Clerk at clerk@johnsoncountyne.com or by phone at (402) 335-6300
- ▶ Ballots to be mailed to residents of the district June 19-23
- ▶ Friday, June 23, 2023
 - Postmark deadline for mail-in voter registration
 - Last day for on-line voter registration
- ▶ Friday, June 30, 2022
 - Last day for in-person voter registration
 - Last day to request an early voting ballot
- ▶ Monday, July 10, 2023
 - Last day for early voting in-person at the County Clerk's office
- ▶ **ELECTION DAY – TUESDAY, JULY 11, 2023**
 - Ballot must arrive at the election office by the close of polls on Election Day!