

**NOTICE OF MEETING
SCHOOL DISTRICT NO. 17**

Notice is hereby given of a Board of Education Committee of the Whole meeting of School District No. 17, in the County of Douglas, which will be held at 7:00 p.m. on **Monday, January 12, 2009** at 5606 South 147th Street, Omaha, Nebraska.

An agenda for such meetings, kept continuously current are available for public inspection at the office of the superintendent at 5606 South 147th Street, Omaha, Nebraska.

MIKE KENNEDY,
Secretary

1-9-09

**THE DAILY RECORD
OF OMAHA**

**RONALD A. HENNINGSEN, Publisher
PROOF OF PUBLICATION**

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha, } ss.

J. BOYD

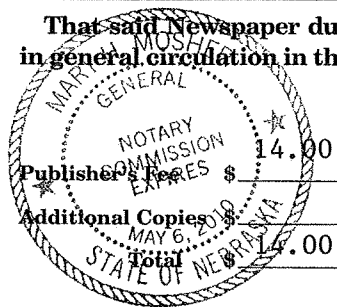
being duly sworn, deposes and says that she is

LEGAL EDITOR

of **THE DAILY RECORD**, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in **THE DAILY RECORD**, of Omaha, on _____

January 9, 2009

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Subscribed in my presence and sworn to before
9th

me this _____ day of
January 2009

Notary Public in and for Douglas County,
State of Nebraska

COMMITTEE OF THE WHOLE MEETING

JANUARY 12, 2009

NAME:

REPRESENTING:

Shelley Schmitz

Leadership Academy

Jim Torres

DLR Group

Jeanne Gover

Leadership

Eric Burkland

Leadership

Barbara Moore

Leadership Academy

Molly Erickson

MEA

Dianna Ringleb

L.A.

Alisha Bollinger

Leadership

Jasmin Corbin

Melissa Everts

L.A.

MILLARD PUBLIC SCHOOLS
BOARD COMMITTEE OF THE WHOLE

The Board of Education Committee of the Whole will meet on Monday, January 12, 2009 at 7:00 p.m. at the Don Stroh Administration Center, 5606 South 147th Street.

The Public Meeting Act is posted on the Wall and Available for Public Inspection

Public Comments on agenda items - This is the proper time for public questions and comments on agenda items only. Please make sure a request form is given to the Board Vice-President before the meeting begins.

A G E N D A

1. Facilities Capital Action Plan (FCAP) Report – Sodexo
2. Budget Projections Report – Ken Fossen
3. Excel Building Project Report – Ken Fossen, Ed Rockwell, Architect

Public Comments - This is the proper time for public questions and comments on any topic. Please make sure a request form is given to the Board Vice President before the meeting begins.

The members of the Board of Education met as a committee of the Whole on Monday, January 12, 2009 at 7:00 p.m. at the Don Stroh Administration Center, 5606 South 147th Street. The topics which were discussed included the Facilities Capital Action Plan Report presented by Sodexo, budget projections provided by Ken Fossen, and a report on the Excel Building Project.

Present: Mike Pate, Mike Kennedy, Dave Anderson, Linda Poole, and Julie Kannas.

Absent: Brad Burwell

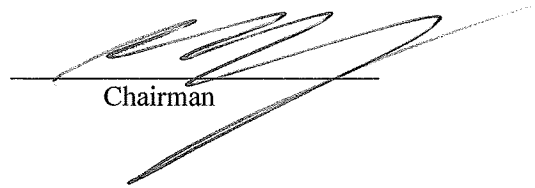
Also in attendance were Keith Lutz, Ken Fossen, Bob Snowden, Tina Reitsma, Area Operations Manager with Sodexo, and other district administrators.

Pat Phelan, from the architectural firm of DLR, and Ed Rockwell reviewed the plans for the renovation and consolidation of the Excel facility that will potentially provide space for distribution, support services, technology, MEP facilitators, and district psychologists. The plan is to complete the project in two phases.

Bob Snowden, and Tina Reitsma, Area Operations Manager for Sodexo led the discussion on the Facilities Capital Action Plan Report. Sodexo completed this study and provided the District with information on how to improve accuracy of forecasting future capital renewal, capital improvement and deferred maintenance needs; effectively prioritize capital projects and target funding against critical needs; to compile an accurate database of capital projects to effectively lobby for additional funding, and to establish a facilities condition index and benchmark findings compared to peer institutions.

Ken Fossen provided budget projections for the next eight years in an attempt to keep the Board of Education abreast of the financial outlook for the school district.

The Excel Facility project and the recommendations from Sodexo could have an impact on budgets for the next few years. A recommendation will be forthcoming in regards to the Excel facility.



Chairman



Millard Public Schools Facilities Capital Action Plan

Table of Contents

- I. Objective of Facilities Capital Action Plan
- II. The Process Employed
- III. Costing Methodology
- IV. Report Findings
- V. Recommendations

Section I – Objective of Facilities Capital Action Plan

Facilities Capital Action Plan

A pro-active approach to:

- Improve accuracy of forecasting future capital renewal, capital improvement and deferred maintenance needs.
- Effectively prioritize capital projects and target funding against critical needs
- Compile an accurate database of capital projects to effectively lobby for additional funding
- Establish a Facilities Condition index and benchmark findings compared to peer institutions

Section I – Objective of Facilities Capital Action Plan

Survey Process

- **Research codes/regulatory requirements**
- **Review facility inventory**
- **Review historical data/reports**
- **Review maps, floor plans, blueprints**
- **Interview trades and key personnel**
- **Perform a visual inspection of buildings/grounds**
- **Classify and prioritize projects**
- **Provide cost estimates**
- **Provide financial modeling to illustrate cash flow requirements and recommendations**

Section II – The Process

Survey Data

▪ Number of Structures surveyed	39
▪ Total Gross Space	3,467,060
▪ Current Replacement Value	\$409,331,961

Survey Assessment

- Facilities (Buildings & Structures)
- Utilities/Infrastructure
- Grounds/Landscape

Section II – The Process

Building Inventory

FACILITY NAME	BUILDING USAGE	YEAR BUILT	GSF	CRV	CRV/GSF
Abbott Elementary	ELEMENTARY SCHOOL	1981	45,497	\$ 5,155,281	\$ 113.31
Ackerman Elementary	ELEMENTARY SCHOOL	1982	56,037	\$ 6,371,492	\$ 113.70
Aldrich Elementary	ELEMENTARY SCHOOL	1994	51,082	\$ 5,793,833	\$ 113.42
Andersen Middle School	MIDDLE SCHOOL	1985	114,572	\$ 12,992,465	\$ 113.40
Beadle Middle School	MIDDLE SCHOOL	2001	147,358	\$ 16,714,820	\$ 113.43
Black Elk Elementary	ELEMENTARY SCHOOL	1995	53,841	\$ 6,287,596	\$ 116.78
Bryan Elementary	ELEMENTARY SCHOOL	1963	43,176	\$ 4,896,499	\$ 113.41
Buell Stadium	HIGH SCHOOL	1970	10,572	\$ 3,608,000	\$ 341.28
Cather Elementary	ELEMENTARY SCHOOL	1967	46,316	\$ 5,200,989	\$ 112.29
Central Middle School	MIDDLE SCHOOL	1960	150,789	\$ 18,338,580	\$ 121.62
Cody Elementary	ELEMENTARY SCHOOL	1964	43,886	\$ 4,976,672	\$ 113.40
Cottonwood Elementary	ELEMENTARY SCHOOL	1978	45,887	\$ 5,203,586	\$ 113.40
Disney Elementary	ELEMENTARY SCHOOL	1974	46,863	\$ 5,314,264	\$ 113.40
Excel Building	SUPPORTING FACILITIES	1976	136,000	\$ 13,600,000	\$ 100.00
Ezra Millard Elementary	ELEMENTARY SCHOOL	1988	46,756	\$ 5,302,130	\$ 113.40
Harvey Oaks Elementary	ELEMENTARY SCHOOL	1979	37,634	\$ 4,267,696	\$ 113.40
Hitchcock Elementary	ELEMENTARY SCHOOL	1970	40,003	\$ 4,536,340	\$ 113.40

Section II – The Process

Building Inventory

FACILITY NAME	BUILDING USAGE	YEAR BUILT	GSF	CRV	CRV/GSF
Holling Heights Elementary	ELEMENTARY SCHOOL	1973	46,136	\$ 6,185,987	\$ 134.08
Horizon High School	HIGH SCHOOL	2008	45,000	\$ 4,500,000	\$ 100.00
Kiewit Middle School	MIDDLE SCHOOL	1988	129,524	\$ 14,688,022	\$ 113.40
Millard North High School	HIGH SCHOOL	1978	371,428	\$ 46,660,000	\$ 125.62
Millard South High School	HIGH SCHOOL	1970	395,316	\$ 50,630,000	\$ 128.07
Millard West High School	HIGH SCHOOL	1995	406,056	\$ 51,250,000	\$ 126.21
Montclair Elementary	ELEMENTARY SCHOOL	1971	65,060	\$ 7,377,804	\$ 113.40
Morton Elementary	ELEMENTARY SCHOOL	1974	45,285	\$ 5,135,319	\$ 113.40
Niehardt Elementary	ELEMENTARY SCHOOL	1977	66,132	\$ 7,499,369	\$ 113.40
Norris Elementary	ELEMENTARY SCHOOL	1964	43,105	\$ 4,888,107	\$ 113.40
North Middle School	MIDDLE SCHOOL	1973	111,353	\$ 12,627,430	\$ 113.40
Reagan Elementary	ELEMENTARY SCHOOL	2007	63,401	\$ 7,126,736	\$ 112.41
Reeder Elementary	ELEMENTARY SCHOOL	2005	63,401	\$ 6,917,400	\$ 109.11
Rockwell Elementary	ELEMENTARY SCHOOL	1979	43,386	\$ 4,919,972	\$ 113.40
Rohwer Elementary	ELEMENTARY SCHOOL	1999	62,843	\$ 7,126,396	\$ 113.40

Section II – The Process

Building Inventory

FACILITY NAME	BUILDING USAGE	YEAR BUILT	GSF	CRV	CRV/GSF
Russell Middle School	MIDDLE SCHOOL	1994	108,991	\$ 12,359,579	\$ 113.40
Sandoz Elementary	ELEMENTARY SCHOOL	1967	44,903	\$ 5,092,000	\$ 113.40
Stroh Administration Center	OFFICE FACILITIES	1989	25,114	\$ 2,843,909	\$ 113.24
Support Services	SUPPORTING FACILITIES	1979	43,537	\$ 3,180,000	\$ 73.04
Upchurch Elementary School	ELEMENTARY SCHOOL	2008	59,500	\$ 7,140,000	\$ 120.00
Wheeler Elementary	ELEMENTARY SCHOOL	2000	62,846	\$ 7,126,736	\$ 113.40
Willowdale Elementary	ELEMENTARY SCHOOL	1993	48,474	\$ 5,496,952	\$ 113.40
TOTAL FOR ALL FACILITIES			3,467,060	409,331,961	\$ 118.06

Section II – The Process

Building System Classification

Corrective measures are classified according to the building system, subsystem, or function

System	Description
HVAC	Includes HVAC systems, ductwork, controls, etc.
Plumbing	Includes fixtures and piping.
Electrical	Includes power, lighting, wiring, etc.
Interior Systems	Includes partitions and interior finishes.
Fixed Equipment	Includes elevators, kitchen equipment, etc.
Roofing	Includes flashing, penetrations, & roof systems.
Exterior Envelope	Includes facades, windows, structural details.
Life Safety	Includes fire alarm systems and NFPA items.
Grounds	Includes hard-scapes, landscape, and plant mat'ls.
Other	Includes athletic equipment, furnishings, specialty items.

Section II – The Process Employed

Corrective Measure Justification

- **Deferred Maintenance**
The replacement of a piece of equipment or the part of a structure that has lived past its estimated life span, needs repairs/replacement or is aesthetically unappealing.

- **Capital Renewal**
The replacement of a piece of equipment or the update of a structure at the end of its useful life span.

- **Capital Improvement**
The addition or upgrade of a piece of equipment or structure that brings value to a facility.

Section II – The Process Employed

Corrective Measure Priority

- **Priority 1 - Immediate**
Deferred system maintenance, life safety code, building electrical, environmental conditions, environmental codes.
- **Priority 2 - High**
Failing or failed building systems. Short term, cost payback projects to reduce operational costs may be included.
- **Priority 3 - Medium**
Deficiencies which, if deferred longer, may result in building system failure that affects the use of the facility.
- **Priority 4 - Low**
Building system maintenance, systems upgrades, aesthetic issues, noncompulsory regulatory requirements.
- **Priority 5 - Delayed**
Capital renewal projects recommended to avoid future failure of building systems; projects for a facility under consideration for potential removal from the building inventory, etc.

Section III - Costing Methodology

Project Estimating

Estimating Guides

- **RS Means Cost Works**
- **Historical Facility Data**
- **Contractor Estimates**
- **Sodexo's facilities asset database**
- **EXPERIENCE**

Section IV – Benchmarking

Facility Condition Index

$$\text{FCI} = \frac{\text{deferred maintenance}}{\text{current replacement value}}$$

- General guideline is that FCI should be held at or below 5%.

- Average Public School 7.00%

- FCI RATINGS
 0% - 2 % Excellent
 2% - 5% Good,
 5% - 10% Fair
 >10% Poor

Section IV – Benchmarking

Facility Condition/Quality Index

$$FC/QI = \frac{DM + CR + CI}{CRV}$$

DM = Deferred Maintenance

CR = Capital Renewal

CI = Capital Improvement

CRV = Current Replacement Value

- **Average FC/QI Public School 12.0%**

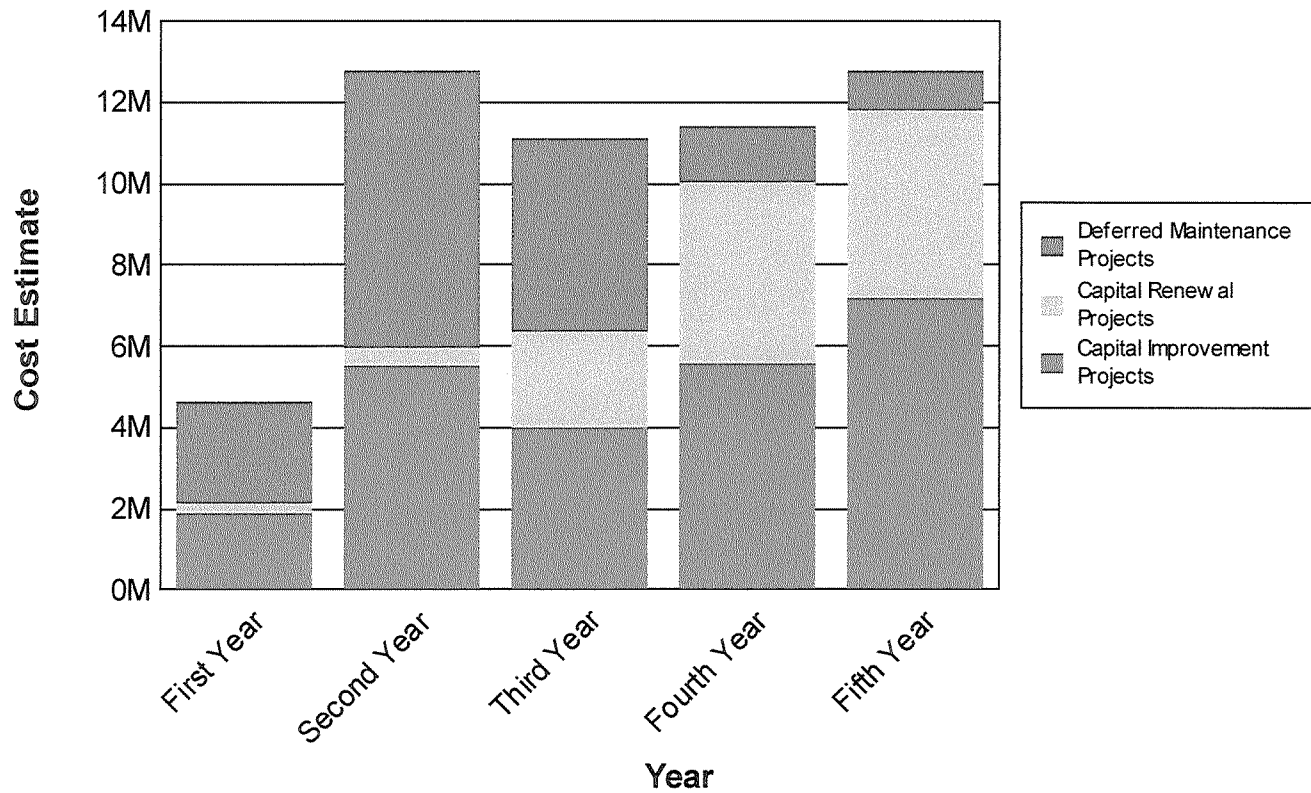
Section V – Report Findings

Survey Findings: Five Year Plan

	First Year (\$)	Second Year (\$)	Third Year (\$)	Fourth Year (\$)	Fifth Year (\$)	Total (\$)
Deferred Maintenance Projects	2,489,802	6,820,879	4,749,295	1,408,947	953,908	16,422,831
Capital Renewal Projects	236,260	446,852	2,352,181	4,441,588	4,624,749	12,101,631
Capital Improvement Projects	1,905,667	5,516,722	4,016,371	5,574,141	7,179,190	24,192,090
Total	4,631,729	12,784,454	11,117,847	11,424,676	12,757,848	52,716,553

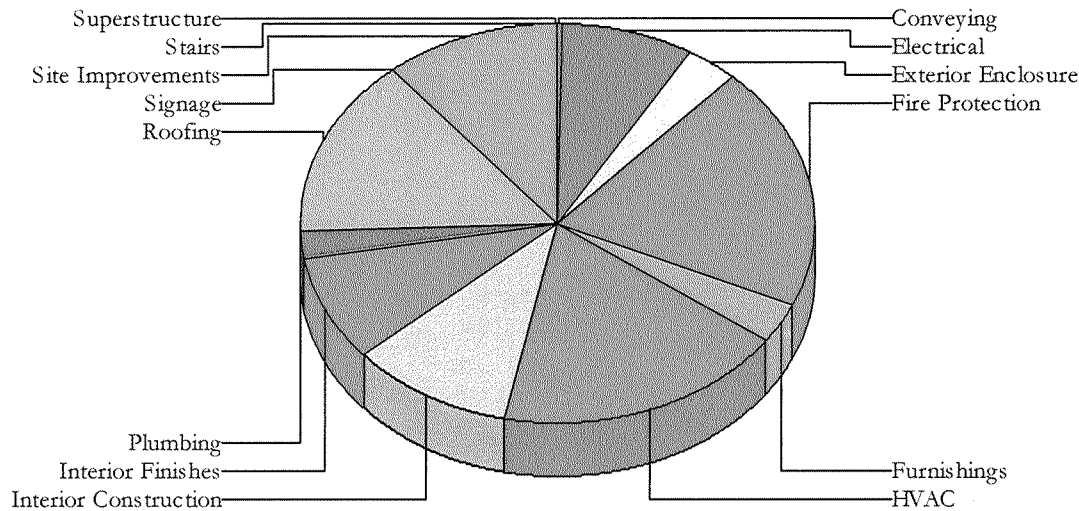
Section V – Report Findings

Project Distribution by Year



Section V – Report Findings

Project Distribution by System



Conveying	0.3%
Electrical	8.2%
Exterior Enclosure	3.4%
Fire Protection	19.6%
Furnishings	3.4%
HVAC	18.4%
Interior Construction	10.2%
Interior Finishes	8.7%
Plumbing	2.3%
Roofing	14.4%
Signage	0.0%
Site Improvements	10.9%
Stairs	0.0%
Superstructure	0.1%
Total:	100.0%

Section V – Report Findings

Facilities Condition Index and Facilities Condition/Quality Index

FCI and FC/QI Comparison to National Average

Millard Public School

Current Replacement Value (CRV)	Deferred Maintenance (DM)	Capital Renewal (CR)	Capital Improvement (CI)	FCI (DM/CRV)	FCI/QI (DM+CR+CI/CRV)	Average Public School FCI	Average Public School FCI/QI
\$409,331,961	\$16,422,831	\$12,101,631	\$24,192,090	4.01%	12.88%	7.00%	12%

- **FCI** - “Good” range and above the national average
- **FC/QI** - Above the national average
- **Goal** - Maintain deferred maintenance at or below 5%

Section VI – Recommendations

Recommended Life Cycle Funding for Capital Renewal

Subsystem Description	Minimal Life	Average Life	Maximum Life	Replacement Cost	Square Feet	Asset Value	Minimum	Average	Maximum
							Min. Life	Avg. Life	Max Life
							Annual Cost	Annual Cost	Annual Cost
Structural	150	175	200	\$22.13	3,467,060	\$76,740,591	\$511,604	\$438,518	\$383,703
Roofing	15	20	30	\$1.72	3,467,060	\$5,977,568	\$398,505	\$298,878	\$199,252
Exterior Cladding	100	125	150	\$14.74	3,467,060	\$51,103,465	\$511,035	\$408,828	\$340,690
Interior Partitions	75	100	125	\$10.44	3,467,060	\$36,206,985	\$482,760	\$362,070	\$289,656
Interior Finishes	5	7	10	\$7.47	3,467,060	\$25,883,819	\$5,176,764	\$3,697,688	\$2,588,382
Elevators	20	40	75	\$7.27	3,467,060	\$25,200,669	\$1,260,033	\$630,017	\$336,009
Plumbing	30	50	80	\$8.97	3,467,060	\$31,083,355	\$1,036,112	\$621,667	\$388,542
HVAC Moving	10	15	25	\$10.20	3,467,060	\$35,353,047	\$3,535,305	\$2,356,870	\$1,414,122
HVAC Static	30	50	75	\$10.20	3,467,060	\$35,353,047	\$1,178,435	\$707,061	\$471,374
Electrical Moving	20	35	50	\$11.52	3,467,060	\$39,945,337	\$1,997,267	\$1,141,295	\$798,907
Electrical Static	30	50	75	\$4.93	3,467,060	\$17,097,743	\$569,925	\$341,955	\$227,970
Fire Protection	60	80	100	\$1.35	3,467,060	\$4,668,196	\$77,803	\$58,352	\$46,682
Equipment & Misc.	10	30	50	\$7.13	3,467,060	\$24,707,282	\$2,470,728	\$823,576	\$494,146
Total				\$118.06		\$409,331,961	\$19,206,275	\$11,886,775	\$7,979,434

Millard Public Schools 1.95% of asset value

Reference: National Association of College and University Business Officers, Association of Higher Education Facilities Officers, Harvey H. Kaiser Associates, Inc 2008

Section VI – Recommendations

Maintain the Facility Condition Index (FCI)

- **Maintain FCI at or below 5% (currently 4.01%) by retiring deferred maintenance due during the period.**
- **Avoid adding additional deferred maintenance by completing capital renewal projects during the period they are due.**
- **Budget 2% of current building replacement value to fund on going capital renewal projects.**
- **Evaluate Capital Improvement projects and complete only those that are programmatic or regulatory requirements.**

BUDGET PROJECTIONS (8-YEARS)

	Budget FYE09	FYE10	FYE11	FYE12	FYE13	FYE14	FYE15	FYE16
Salary & Benefits - Gen. Fund (Without Projects)	143,446,362	149,184,216	155,151,585	161,357,649	167,811,954	174,524,433	181,505,410	188,765,626
Other Expenses - Gen. Fund (Without Projects)	42,805,153	44,089,308	45,411,987	46,774,346	48,177,577	49,622,904	51,111,591	52,644,939
Inflation Factor								
Student Enrollment Growth (PK-12)	22,129	22,129	22,129	22,129	22,129	22,129	22,129	22,129
Employees Growth (FTE)	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638
Bond Principal & Interest Payments	13,995,018	13,568,671	13,554,199	13,549,055	13,529,680	13,505,449	13,472,325	13,369,531
Tax Levy - Gen. Fund (Without Projects)	0.96	0.96	0.98	1.00	1.02	1.05	1.06	1.06
Tax Levy - Projects (See "Projects" Tab)	0.09	0.10	0.08	0.06	0.05	0.02	0.01	0.02
Tax Levy - Bond Fund	0.16	0.15	0.15	0.14	0.14	0.14	0.14	0.13
Tax Levy - TOTAL	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21
Taxable Property Value	8,937,690,566	9,116,444,377	9,298,773,265	9,484,748,730	9,674,443,705	9,867,932,579	10,065,291,230	10,266,597,055
Property Taxes (99%) - Gen. Fund	84,690,960	86,856,148	90,211,146	94,250,150	97,519,120	103,027,815	105,786,394	107,805,433
State Aid	57,769,519	65,340,519	68,474,032	70,185,883	71,940,530	73,739,043	75,582,519	77,472,082
Other Revenue	39,291,036	40,076,857	40,878,394	41,695,962	42,529,881	43,380,479	44,248,088	45,133,050
Cash Reserve - Gen. Fund (Beginning)	33,000,000	30,000,000	29,000,000	28,000,000	26,000,000	22,000,000	18,000,000	11,000,000
Cash Reserve - Gen. Fund (Ending)	30,000,000	29,000,000	28,000,000	26,000,000	22,000,000	18,000,000	11,000,000	0
Cash Reserve - Change	-3,000,000	-1,000,000	-1,000,000	-2,000,000	-4,000,000	-4,000,000	-7,000,000	-11,000,000
Transfers Into General Fund (From Other Funds)	1,500,000	0	0	0	0	0	0	0
Transfers Out Of General Fund (To Other Funds)	0	0	0	0	0	0	0	0
GENERAL FUND (Without Projects)								
REVENUE								
Property Taxes (99%)	84,690,960	86,856,148	90,211,146	94,250,150	97,519,120	103,027,815	105,786,394	107,805,433
State Aid	57,769,519	65,340,519	68,474,032	70,185,883	71,940,530	73,739,043	75,582,519	77,472,082
Other Revenue	39,291,036	40,076,857	40,878,394	41,695,962	42,529,881	43,380,479	44,248,088	45,133,050
Cash Reserve (Decrease)	3,000,000	1,000,000	1,000,000	2,000,000	4,000,000	4,000,000	7,000,000	11,000,000
Transfers-In (From Other Funds)	1,500,000	0	0	0	0	0	0	0
TOTAL REVENUE	186,251,515	193,273,524	200,563,572	208,131,995	215,989,531	224,147,337	232,617,001	241,410,565
DISBURSEMENTS								
Salary & Related	143,446,362	149,184,216	155,151,585	161,357,649	167,811,954	174,524,433	181,505,410	188,765,626
Other	42,805,153	44,089,308	45,411,987	46,774,346	48,177,577	49,622,904	51,111,591	52,644,939
Cash Reserve (Increase)	0	0	0	0	0	0	0	0
Transfers-Out (To Other Funds)	0	0	0	0	0	0	0	0
TOTAL DISBURSEMENTS	186,251,515	193,273,524	200,563,572	208,131,995	215,989,531	224,147,337	232,617,001	241,410,565

PROJECTS

	Budget FYE09	FYE10	FYE11	FYE12	FYE13	FYE14	FYE15	FYE16
Carry Over Balance	24,169,544	25,803,341	20,793,047	16,940,834	9,345,134	86,995	(12,878,163)	(25,133,242)
Building Fund (Minus Bond Projects/Interest)	13,813,810							
Depreciation Fund (Minus Bldgs/Depts)	3,190,102							
Bond Fund (Balance After Bond Projects Complete)	2,000,000							
Bond Fund (Interest After Arbitrage)	5,165,632							
Routine Summer Projects	(1,000,000)	-	-	-	-	-	-	-
Sodexo Facilities Capital Action Plan (FCAP)	-	(5,000,000)	(5,150,000)	(5,304,500)	(5,463,635)	(5,627,544)	(5,796,370)	(5,970,261)
Unforeseen Projects/Fees	(1,900,000)	1.03 (1,957,000)	1.03 (2,015,710)	1.03 (2,076,181)	1.03 (2,138,467)	1.03 (2,202,621)	1.03 (2,268,699)	1.03 (2,336,760)
Reeder Elementary Lease Payments (COPS)	(1,055,000)	(1,055,000)	(1,055,000)	-	-	-	-	-
Excel Building Lease Payments (COPS)	(148,328)	(170,600)	(170,600)	(1,180,600)	(1,175,200)	(1,173,400)	(1,170,000)	-
Excel Renovation Payments (COPS) \$8.4m	-	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)
Excel Renovation Payments (COPS) \$2.6m	-	-	-	-	(406,000)	-	(406,000)	(406,000)
CSMI Lease (Tech & Warehouse)	(184,000)	1.03 (189,520)	1.03 (195,206)	1.03 (201,062)	1.03 -	-	-	-
YAP Lease (1 Bay)	(20,000)	1.03 (20,600)	1.03 (21,218)	1.03 (21,855)	1.03 (22,510)	1.03 (23,185)	1.03 (23,881)	1.03 (24,597)
Elementary School Additions (Reagan)	(1,800,000)	-	-	-	-	-	-	-
School Opening (Reagan Addition)	(100,000)	-	-	-	-	-	-	-
School Opening (Horizon HS)	-	(1,000,000)	-	-	-	-	-	-
210th/Q Shared Roads & Infrastructure	(283,000)	-	-	-	-	-	-	-
210th/Q Grading/Erosion/Spraying/Mowing	(15,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
210th/Q Greenbelt Fees	(5,500)	-	-	-	-	-	-	-
Project "Soft Costs" (Summer/FCAP)	(170,000)	(850,000)	(875,500)	(901,765)	(928,818)	(956,682)	(985,383)	(1,014,944)
Portables (Moving, Renovating, or Demolishing)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
BMS Salt/Sand Storage	-	(400,000)	-	-	-	-	-	-
Equipment Installations (Security/GIS/GPS)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Increased Security Camera Standards (Exterior)	-	(1,250,000)	-	-	-	-	-	-
Replace Computers, Servers, etc.	Bond Fund	Bond Fund	Bond Fund	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)
Replace Food Service Tables/Chairs	-	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Replace Classroom Tables/Chairs	-	(300,000)	(150,000)	(150,000)	(200,000)	(300,000)	(200,000)	(150,000)
Replace Folding Chairs (None)	-	-	-	-	-	-	-	-
Replace HS Band/Choir Uniforms	-	(150,000)	-	-	-	-	-	-
Pianos and Other Musical Equipment	(75,000)	1.03 (77,250)	1.03 (79,568)	1.03 (81,955)	1.03 (84,413)	1.03 (86,946)	1.03 (89,554)	1.03 (92,241)
Repurposed Classrooms & Safety Code Issues	(175,000)	1.03 (180,250)	1.03 (185,558)	1.03 (191,227)	1.03 (196,964)	1.03 (202,873)	1.03 (208,959)	1.03 (215,228)
Abbott Drainage Project	(45,000)	-	-	-	-	-	-	-
Blondo Street Improvement Project (Ezra)	-	-	(150,000)	-	-	-	-	-
156th Street Improvement Project (Kiewit)	-	-	(200,000)	-	-	-	-	-
School Equity Projects (Facilities/Equipment)	-	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Sign Project (8 Buildings)	(42,000)	(42,000)	(42,000)	(42,000)	-	-	-	-
Vehicle Replacement (M&O)	General Fund	General Fund	General Fund	General Fund	General Fund	General Fund	General Fund	General Fund
Equipment Replacement (M&O)	General Fund	General Fund	General Fund	General Fund	General Fund	General Fund	General Fund	General Fund
Reserve for Reagan Condemnation/Erosion	(50,000)	(50,000)	-	-	-	-	-	-
MS Glass Replacement Projects	-	(20,000)	(7,500)	(7,500)	(7,500)	-	-	-
Buell Turf Replacement	-	-	-	-	-	-	-	(750,000)
Artificial Turf at High Schools (None)	-	-	-	-	-	-	-	-
Document Imaging Project	(100,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Kitchen Renovations & Equipment (None)	-	-	-	-	-	-	-	-
Air Conditioning Improvements	-	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Projected Interest	2% 483,391	2% 516,067	2% 415,861	2% 338,817	2% 186,903	2% 1,740	2% (257,563)	2% (502,665)
Excel Building Lease Income (Don Stevens)	68,748	68,748	68,748	68,748	-	-	-	-
Sale of MLC	-	-	100	-	-	-	-	-
Sale of SSC Building	-	-	-	-	-	-	1,500,000	-
Cell Tower Income	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Projected Property Tax Receipts (99%)	8,388,486	8,791,111	7,635,037	5,829,379	4,852,466	1,686,354	1,325,331	1,820,719
Property Valuation	8,937,690,566	9,116,444,377	9,298,773,265	9,484,748,730	9,674,443,705	9,867,932,579	10,065,291,230	10,266,597,055
Tax Levy - Gen Fund Projects	0.08							
Tax Levy - Bldg Fund Projects	0.01							
Tax Levy - Total for Projects	0.09	0.10	0.08	0.06	0.05	0.02	0.01	0.02
BALANCE	25,803,341	20,793,047	16,940,834	9,345,134	86,995	(12,878,163)	(25,133,242)	(38,449,220)

Excel Facility for Support Services – **Strategic Plan Reference**

Strategy 2: **We will optimize building utilization, address demographic shifts, and provide for the facility needs of alternative programs and support services.**

Action Plan 7: **Acquire space to accommodate the warehouse, distribution center and related support services to meet the District's immediate and future needs.**

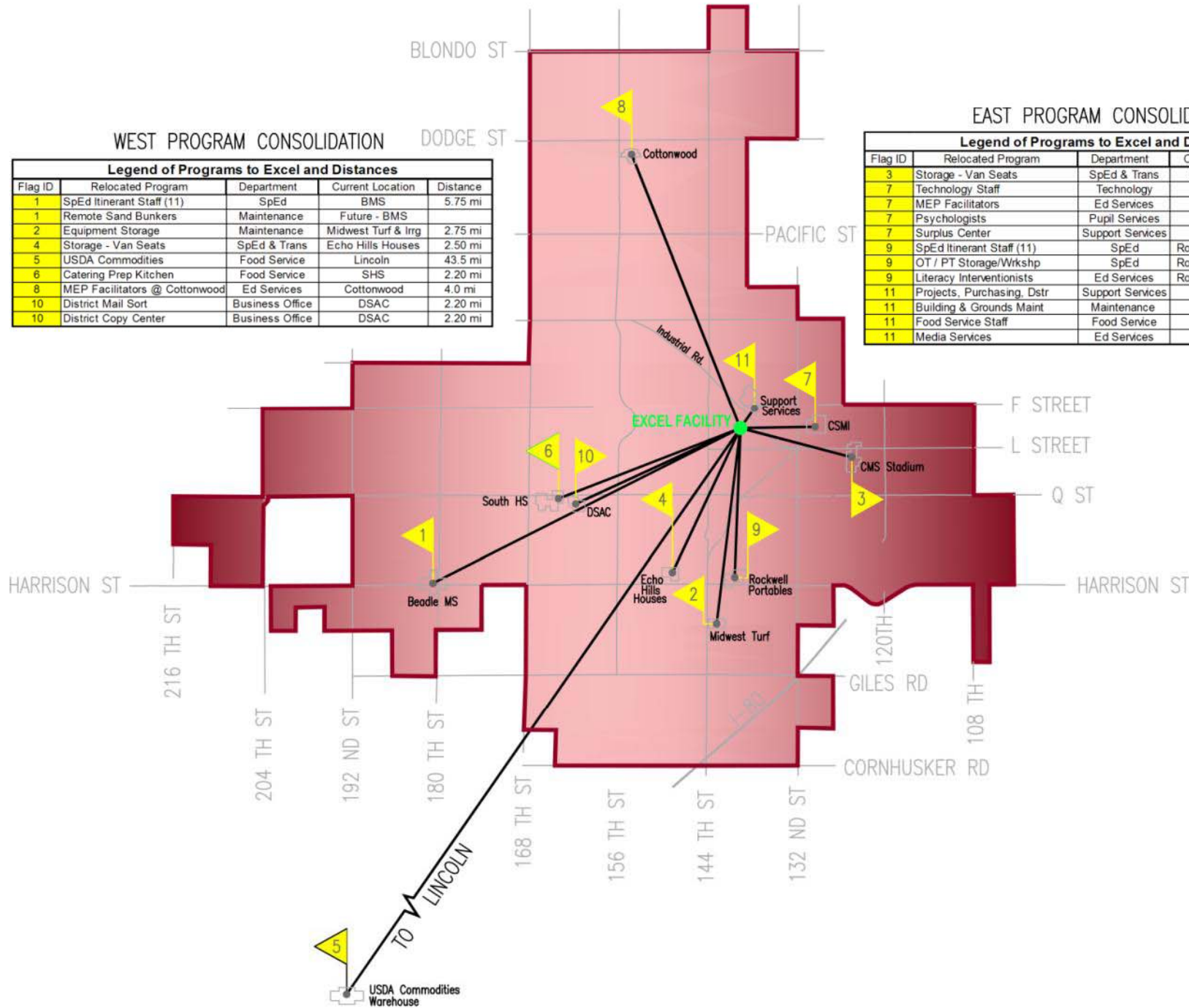
PROGRAM CONSOLIDATION PLAN FOR THE EXCEL FACILITY

WEST PROGRAM CONSOLIDATION

Legend of Programs to Excel and Distances				
Flag ID	Relocated Program	Department	Current Location	Distance
1	SpEd Itinerant Staff (11)	SpEd	BMS	5.75 mi
1	Remote Sand Bunkers	Maintenance	Future - BMS	
2	Equipment Storage	Maintenance	Midwest Turf & Irrg	2.75 mi
4	Storage - Van Seats	SpEd & Trans	Echo Hills Houses	2.50 mi
5	USDA Commodities	Food Service	Lincoln	43.5 mi
6	Catering Prep Kitchen	Food Service	SHS	2.20 mi
8	MEP Facilitators @ Cottonwood	Ed Services	Cottonwood	4.0 mi
10	District Mail Sort	Business Office	DSAC	2.20 mi
10	District Copy Center	Business Office	DSAC	2.20 mi

EAST PROGRAM CONSOLIDATION

Legend of Programs to Excel and Distances				
Flag ID	Relocated Program	Department	Current Location	Distance
3	Storage - Van Seats	SpEd & Trans	CMS Stadium	1.50 mi
7	Technology Staff	Technology	CSMI	1.25 mi
7	MEP Facilitators	Ed Services	CSMI	1.25 mi
7	Psychologists	Pupil Services	CSMI	1.25 mi
7	Surplus Center	Support Services	CSMI	1.25 mi
9	SpEd Itinerant Staff (11)	SpEd	Rockwell Portables	2.20 mi
9	OT / PT Storage/Wrkshp	SpEd	Rockwell Portables	2.20 mi
9	Literacy Interventionists	Ed Services	Rockwell Portables	2.20 mi
11	Projects, Purchasing, Dstr	Support Services	SSC	.50 mi
11	Building & Grounds Maint	Maintenance	SSC	.50 mi
11	Food Service Staff	Food Service	SSC	.50 mi
11	Media Services	Ed Services	SSC	.50 mi

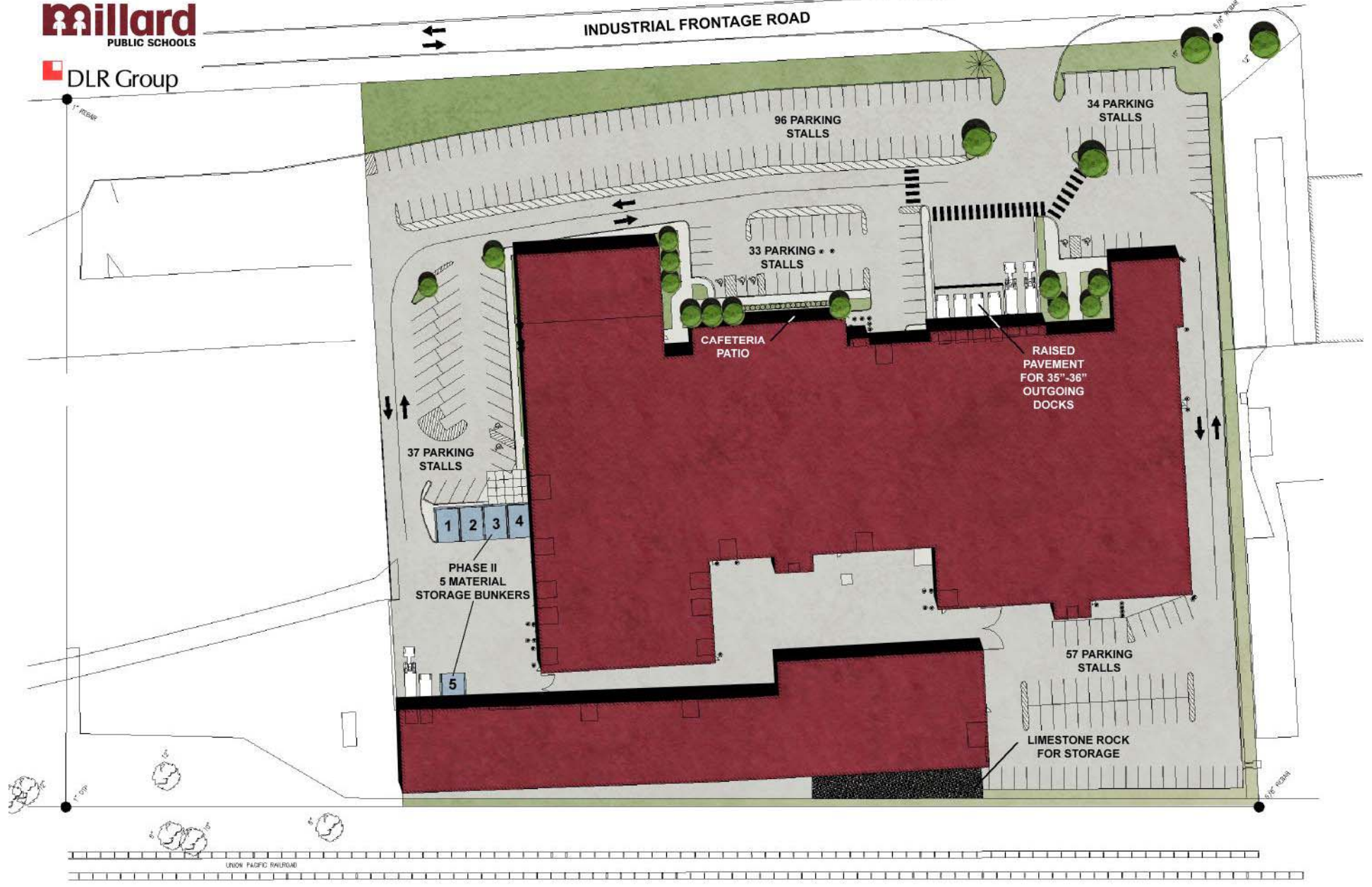


MILLARD SUPPORT SERVICES SITE PLAN - PHASE I & II

257 TOTAL PARKING STALLS
INCLUDING 7 ADA STALLS



INDUSTRIAL FRONTAGE ROAD



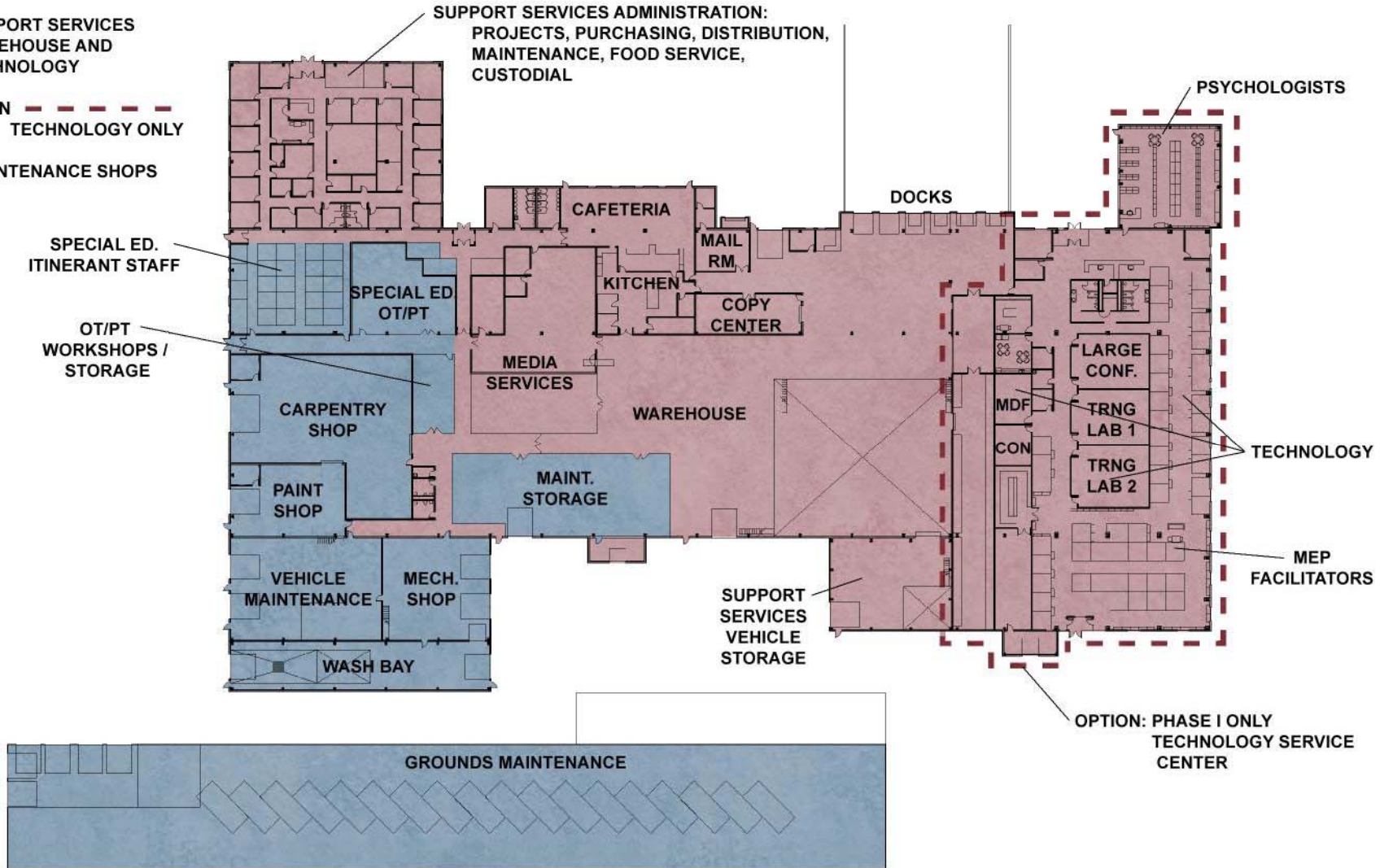
MILLARD SUPPORT SERVICES FLOOR PLAN



PHASE I – SUPPORT SERVICES WAREHOUSE AND TECHNOLOGY

PHASE I OPTION – TECHNOLOGY ONLY

PHASE II – MAINTENANCE SHOPS



MILLARD PUBLIC SCHOOL DISTRICT

DLR Project No. 10-08101-01

Remodel Excel Cabinet Facility for Support Services & Technology - Maint. to Remain at Existing SSC
Proposed Phase I - Project Budget

Property Acquisition Cost			\$	-
Excel Cabinet Property Acquisition		\$	-	
Construction Cost			\$	6,789,948
Site & Building Demolition		\$	157,372	
Site Paving & Walks		\$	314,056	
Storm Sewer		\$	8,779	
Site Improvements		\$	42,704	
Landscaping		\$	36,325	
Reconstruction of Loading Dock Area	1,500 SF	\$	112,500	
Exterior Building Envelope Renovation				
Roof Panels & Insulation	81,000 SF	\$	567,000	
Wall Panels & Insulation	20,000 SF	\$	100,000	
Building Remodeling Scope	73,869 SF	\$	4,325,213	
Food Service Equipment	LS	\$	275,000	
Owner Provided Fixtures, Furnishings & Equipment (NIC)		\$	851,000	
Architect / Engineering Fees				746,894
Basic Services		\$	746,894	
Miscellaneous Expenses			\$	101,849
Printing, Construction Testing, Inspections & Misc. Expenses		\$	101,849	
PROJECT EXPENDITURE SUBTOTAL (excluding contingency)			\$	7,638,692
DESIGN & CONSTRUCTION CONTINGENCY	9.97%		\$	761,308
TOTAL PROJECT BUDGET (including contingency)			\$	8,400,000

MILLARD PUBLIC SCHOOL DISTRICT

1/6/2009

DLR Project No. 10-08101-01

Remodel Existing Excel Cabinet Facility for Maintenance & Cold Storage Proposed Phase II - Project Budget

Property Acquisition & Existing Facility Sale Cost / Revenue			\$	-
Existing Support Services Sale		\$	-	
Construction Cost			\$	1,935,532
Bunker Construction	2,625 SF	\$	157,500	
Shop Remodeling Scope	28,092 SF	\$	1,565,282	
Owner Provided Fixtures, Furnishings & Equipment (NIC)		\$	212,750	
Architect / Engineering Fees				212,908
Basic Services		\$	212,908	
Miscellaneous Expenses			\$	29,033
Printing, Construction Testing, Inspections & Misc. Expenses		\$	29,033	
PROJECT EXPENDITURE SUBTOTAL (excluding contingency)			\$	2,177,473
DESIGN & CONSTRUCTION CONTINGENCY	9.07%		\$	197,527
TOTAL PROJECT BUDGET (including contingency)			\$	2,375,000
INFLATION FACTOR TO FY2012	18.00%		\$	427,500
TOTAL PROJECT BUDGET FY2012			\$	2,802,500

MILLARD PUBLIC SCHOOL DISTRICT

DLR Project No. 10-08101-01

Remodel Excel Facility for Technology Support - SSC & Maint. to Remain at Existing SSC
Proposed Minimal Phase I - Project Budget

Property Acquisition Cost			\$	-
Excel Cabinet Property Acquisition		\$	-	
Construction Cost			\$	2,542,716
Site & Building Demolition		\$	102,291	
Site Paving & Walks		\$	204,136	
Storm Sewer		\$	8,779	
Site Improvements		\$	27,758	
Landscaping		\$	23,611	
Exterior Building Envelope Renovation				
Roof Panels & Insulation	26,556 SF	\$	185,892	
Wall Panels & Insulation	5,000 SF	\$	25,000	
Building Remodeling Scope	26,556 SF			
Office Remodeling	26,556 SF	\$	1,816,036	
Owner Provided Fixtures, Furnishings & Equipment (NIC)		\$	149,213	
Architect / Engineering Fees				279,699
Basic Services		\$	279,699	
Miscellaneous Expenses			\$	38,141
Printing, Construction Testing, Inspections & Misc. Expenses		\$	38,141	
PROJECT EXPENDITURE SUBTOTAL (excluding contingency)			\$	2,860,555
DESIGN & CONSTRUCTION CONTINGENCY	10.12%		\$	289,445
TOTAL PROJECT BUDGET (including contingency)			\$	3,150,000