Board of Education Special Meeting to Discuss Facility Planning

Wednesday, October 7, 2026 6:00 PM

Milford High School Music Room
301 G Street
Milford , NE 68405

# Agenda

1. Milford Public Schools Board of Education Information
2. Opening Procedures
   2.1. Call to Order, Roll Call
   2.2. Excuse Absent Board Members (if needed)
   2.3. Open Meeting Law
   2.4. Welcome and Introduction of Visitors
3. Review, discuss, consider District facility planning
4. Community Input
5. Adjourn

# Milford Public Schools

## Facility Planning

Initial Focus Group Meeting
October 7, 2026

Everyone Has a Story . . . Make Yours Worth Telling

# Focus Group - Thank You

1. Thank you for being here.  We know you're busy.
2. You represent the communities of Pleasant Dale and Milford.
3. You have perspectives that will help us make informed decisions.

# Tonight's Agenda

| | |
|---|---|
| 6:00-6:10 | Welcome, Overview, Introductions, Call to Order |
| 6:10-6:20 | Process Leading Up to This Point |
| 6:20-6:50 | Current Identified Facility Needs and Initial Concepts |
| 6:50-7:10 | Break and Table Discussion |
| 7:10-7:30 | Group Share and Next Steps |

# Focus Group Goals - Why Are We Here?

1. Develop a better understanding of the facility needs of Milford Public Schools.
2. Review ideas developed by the Milford Board of Education and Milford staff to address those needs.
3. Gather feedback from the community to improve current planning.
4. Discuss community engagement, community meetings, and next steps.

# Anticipated Process

1. Initial Focus Group Meeting
2. Survey to Focus Group
3. Follow-Up Focus Group Meetings As Needed
4. Survey to Communities
5. Board/Board Committee Review

# Strategic Planning - How We Got Started

1. Began Spring 2025
2. Approximately 40 Individuals Participated
3. Established 4 Goals
4. One Goal Focused Specifically on Facilities













Everyone Has a Story . . . Make Yours Worth Telling

**Driving Goal**: All students will have access to high quality facilities that meet their needs.

**Action Plan**: We will examine our existing *infrastructure* and ensure it meets the needs of the district.

Action Steps

1. Research the maintenance needs at each building.
2. Examine the facility study and the high priority needs identified.
3. Explore and organize effective options for updating facilities with an emphasis on safety, ADA compliance, nutrition services, current instructional demands, etc.

# Infrastructure - Elementary

1. Since 2024 15 rooftop units have been replaced.
2. Each unit has an estimated cost of $15,000.
3. There are 12 units currently beyond their estimated life.
4. There are 33  total rooftop units at the elementary building.



# Infrastructure - Jr./Sr. High

1. Since 2024 the district has replaced 2 heat pumps, 2 boilers, the west fluid cooler, and the HVAC equipment in the Jr. High wing and library.
2. The north 2002 addition has HVAC needs that need to be addressed.



# Infrastructure - Jr./Sr. High






Everyone Has a Story . . . Make Yours Worth Telling

# Infrastructure - Funding

1. Most infrastructure needs have been funded through the Qualified Capital Purchase Undertaking Fund (QCPUF).
2. The District has levied 3 cents into this fund for 2025-2026 and 2026-2027.
3. The maximum levy allowed in this fund is 3 cents.
4. The District will need to continue to levy 3 cents into this fund for the next 8-10 years to make payments on the recent and upcoming HVAC updates.

**Driving Goal**: All students will have access to high quality facilities that meet their needs.

**Action Plan**: We will examine if we have the appropriate *instructional space* to meet our mission.

Action Steps

1. Examine current facilities and future needs.
2. Explore the need to conduct a facility study by an outside architect.
3. Develop a community survey to identify building and facility needs. If needed, create a community group to provide information to the board.

# Milford Elementary




**MASTER PLAN PHASES**

Phase 01 Phase 02 Future Phase

*Half tone colors denote renovation vs addition

Everyone Has a Story . . . Make Yours Worth Telling

# Phase 1



Everyone Has a Story . . . Make Yours Worth Telling

# Milford Elementary - Current Instrumental Music

## Current Constraints

1. Sound from PE classes and instrumental classes create difficult learning environments.
2. Scheduling is impacted - attempts to avoid having PE and band classes at the same time as much as possible.
3. The current band space is not large enough for the entire grade level to participate at one time.
4. The band room is not ADA accessible.



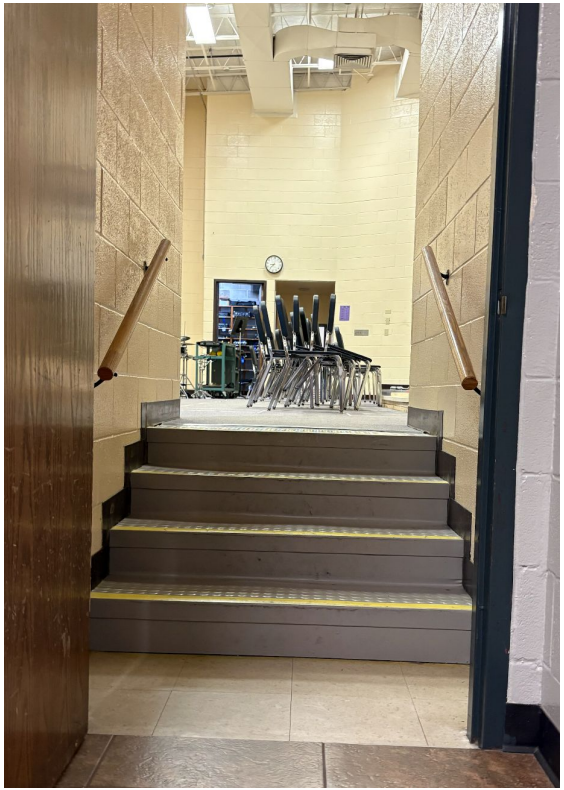
# Milford Elementary - Current Instrumental Music

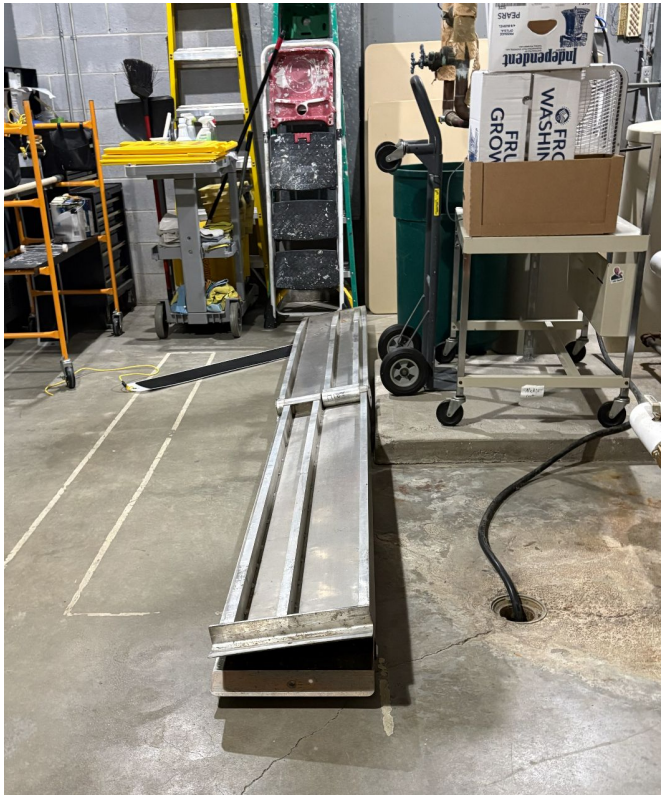




Everyone Has a Story . . . Make Yours Worth Telling

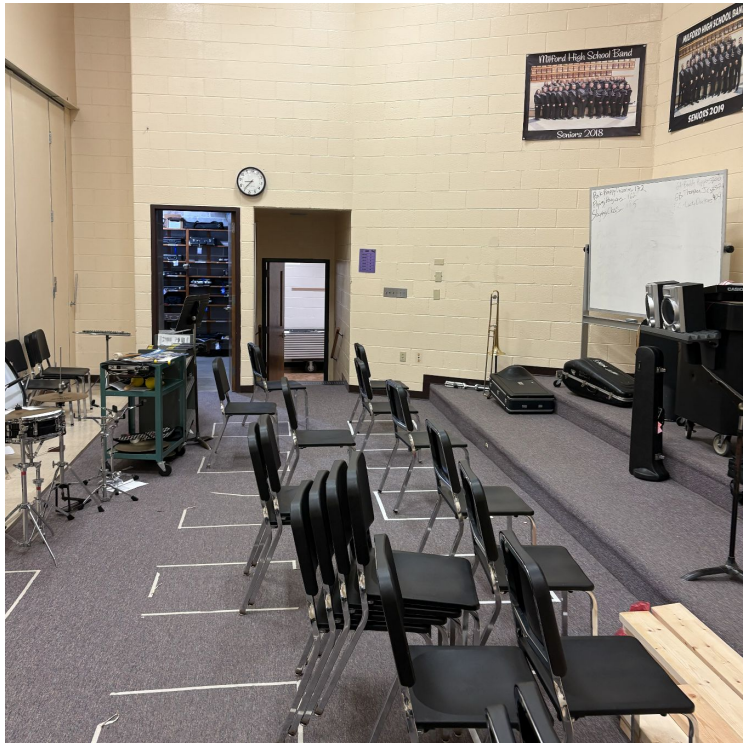
# Milford Elementary - Current Instrumental Music






Everyone Has a Story . . . Make Yours Worth Telling

# Milford Elementary - Current Instrumental Music

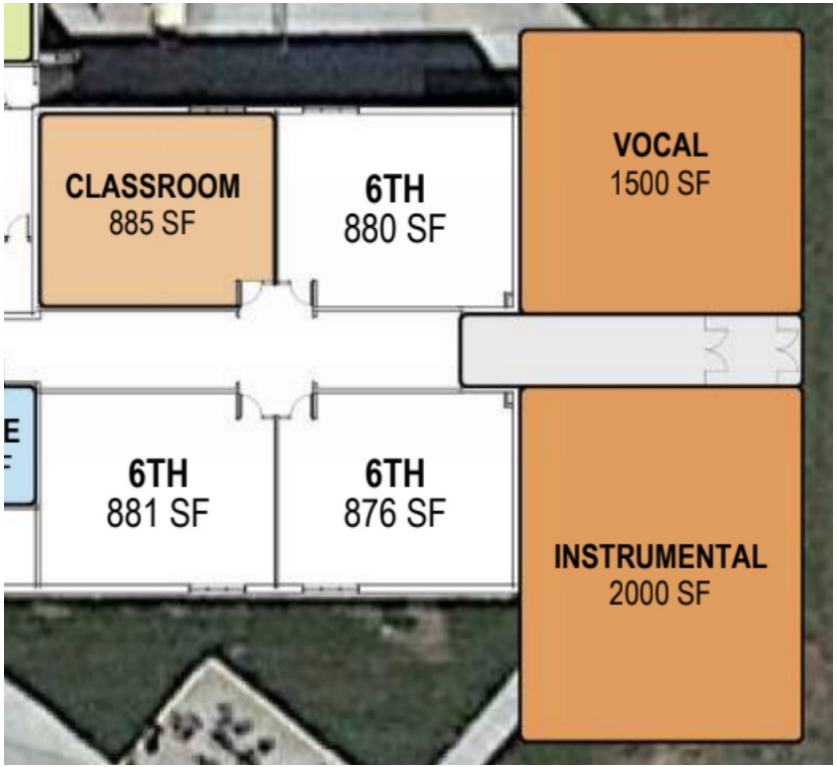



Everyone Has a Story . . . Make Yours Worth Telling

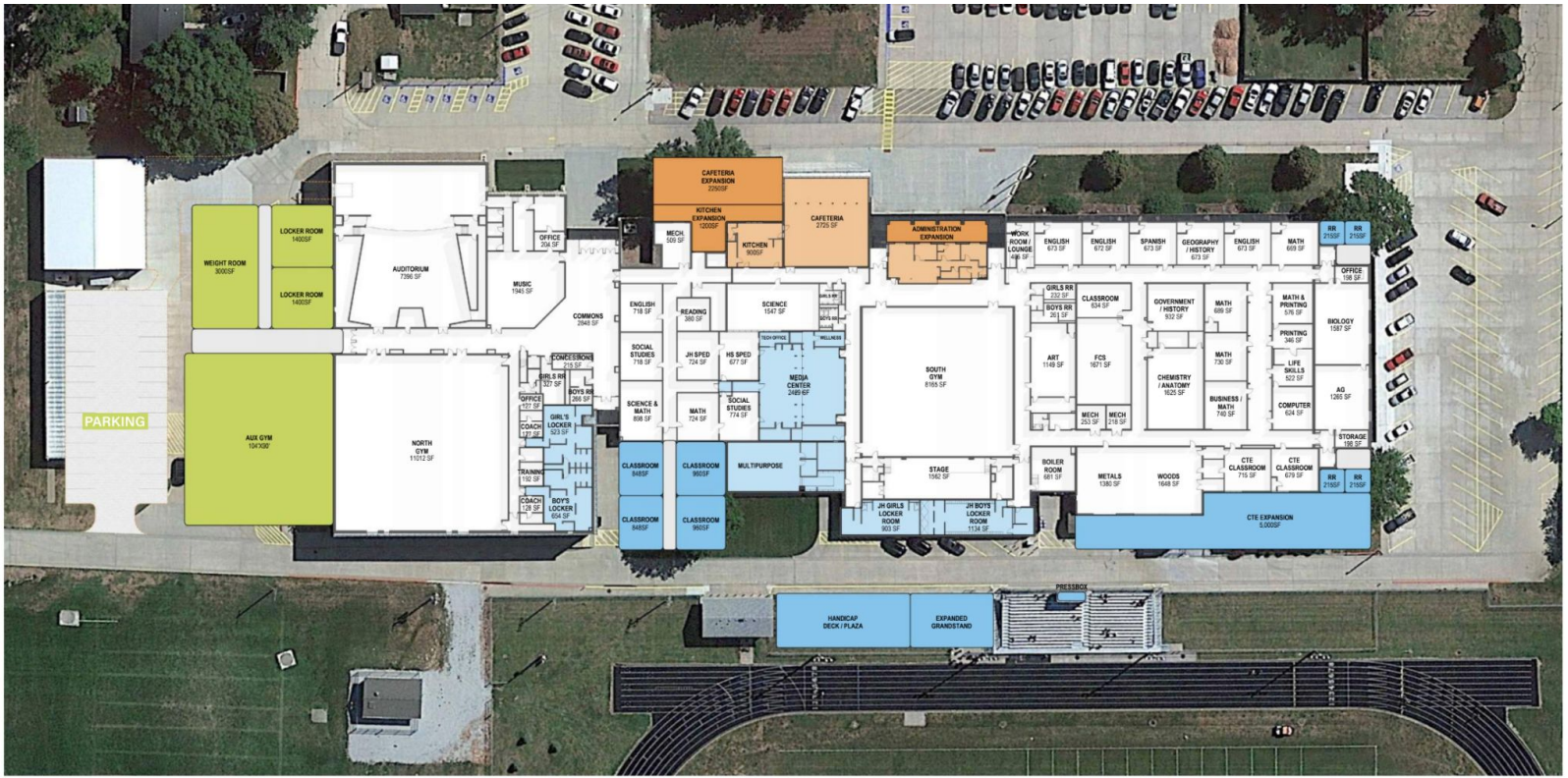
# Milford Elementary - Current Instrumental Music

Initial Concept

1. Extend 6th grade wing.
2. Additional rooms would be designed for sound absorption.
3. One elementary classroom would be available for future growth or repurposed for current instructional needs.



# Milford Jr./Sr. High School




**MASTER PLAN PHASES**

Phase 01 Phase 02 Future Phase

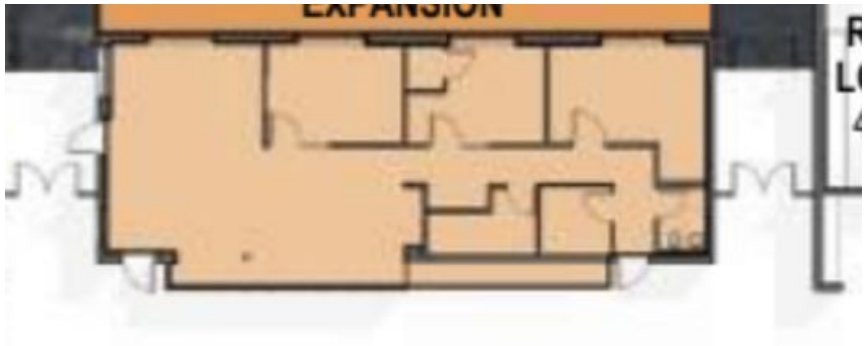
*Half tone colors denote renovation vs addition

Everyone Has a Story . . . Make Yours Worth Telling

# Milford Jr./Sr. High School - Main Office

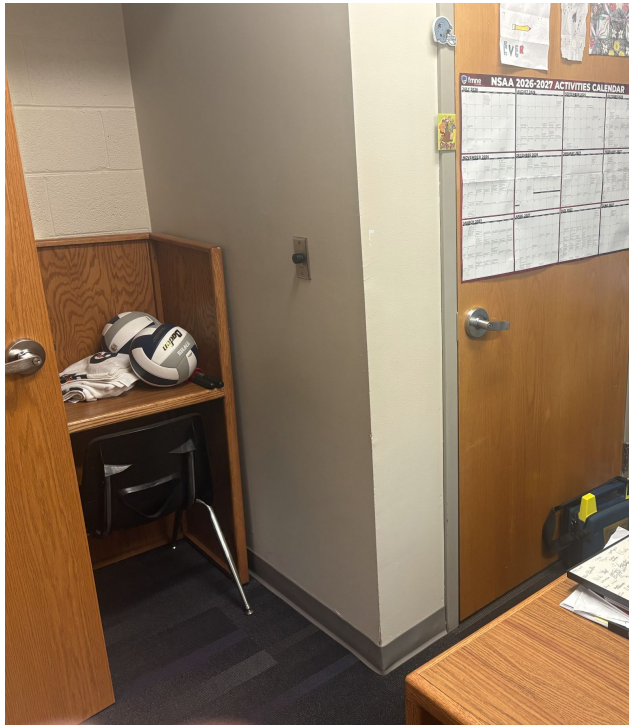
Current Constraints

1. Lack of space for medical needs of students.
2. Limited space available for student work area within supervised areas of the office.
3. No current dedicated meeting near the office for meetings with families.



# Milford Jr./Sr. High School - Main Office








Everyone Has a Story . . . Make Yours Worth Telling

# Milford Jr./Sr. High School - Main Office







Everyone Has a Story . . . Make Yours Worth Telling

# Milford Jr./Sr. High School - Main Office



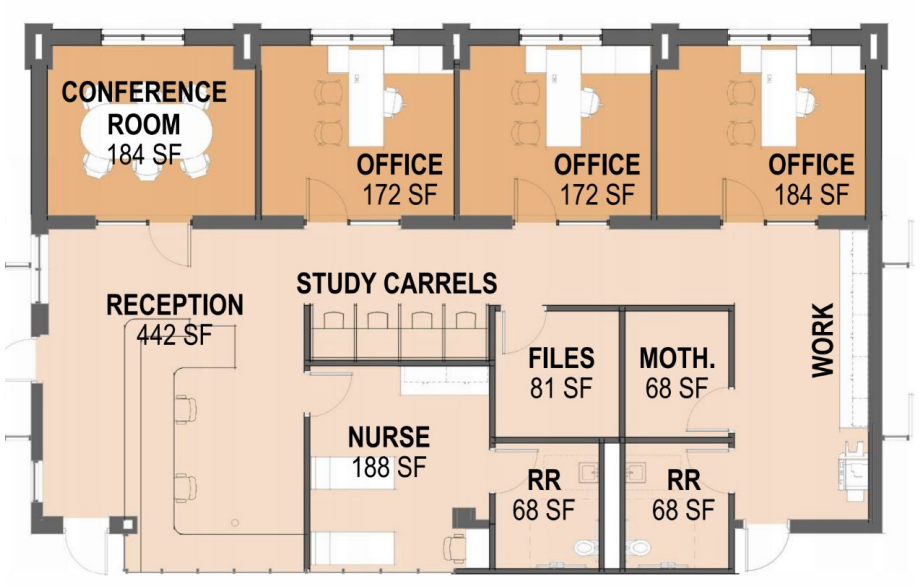


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# Milford Jr./Sr. High School - Main Office

Initial Concept

1. Increase office space for students.
2. Create a dedicated conference room.
3. Additional nurses station and bathroom.
4. Relocation of teacher workspace.




Everyone Has a Story . . . Make Yours Worth Telling

# Milford Jr./Sr. High School - Cafeteria Area

<u>Current Constraints</u>

1. Cafeteria lacks space for all students.
2. Freezer space is limited with the current amount of food delivered.
3. Serving line is limited to one line.



# Milford Jr./Sr. High School - Cafeteria Needs






Everyone Has a Story . . . Make Yours Worth Telling

# Milford Jr./Sr. High School - Cafeteria Needs






Everyone Has a Story . . . Make Yours Worth Telling

# Milford Jr./Sr. High School - Cafeteria Needs



After HS lunch



9th grade lining up for lunch

Everyone Has a Story . . . Make Yours Worth Telling

# Milford Jr./Sr. High School - Cafeteria Needs




7th grade lining up for lunch

Everyone Has a Story . . . Make Yours Worth Telling

# Milford Jr./Sr. High School - Cafeteria Needs



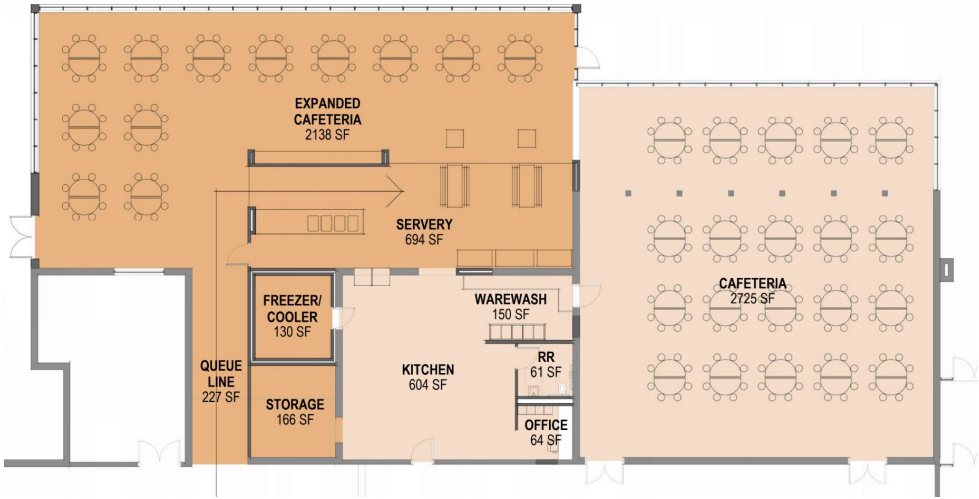
8th & 9th at tables, 7th in line in hallway

Everyone Has a Story . . . Make Yours Worth Telling

# Milford Jr./Sr. High School - Cafeteria Needs

## Initial Concept

1. Increase cafeteria space for students.
2. Increase the size of the kitchen and freezer storage.
3. Redesign the flow to have less students in the hallway.

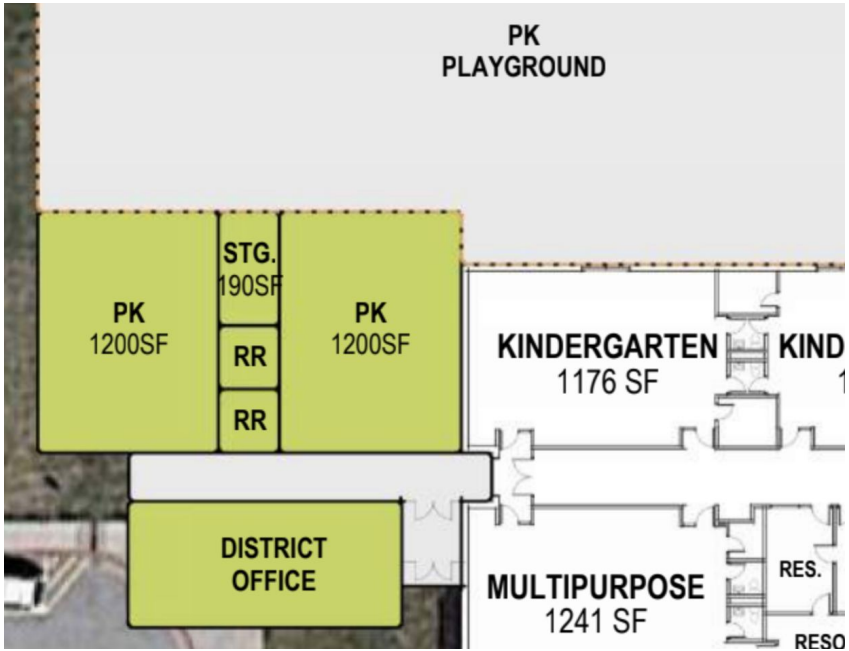


# Phase 2

# Milford Elementary - Early Childhood

## Current Constraints

1. Our current preschool classrooms are at capacity.
2. 2026-2027 Kindergarten students
   a. 46% MPS Pre-K
   b. 19% Montessori Pre-K
   c. 1 in every 3 students - no Pre-K
   d. 50:50 Peer Model
3. Lack of controlled entry at the NW corner of the building.



# Milford Jr./Sr. High School - Weight Room/Gym

## Current Constraints

1. Current weight room is not sized to accommodate large groups of students.
2. Jr. High students walk to the elementary for basketball practice during the winter months.
3. Many groups compete for practice space at current gyms.
4. Would require bus barn relocation.



# Phase 1 Estimated Costs

| | | | |
|---|---|---|---|
| **Phase** | **1** | | |
| **Elementary School** | | | |
| New Construction | Square Feet | Cost/SF | Estimated Cost |
| Instrumental and Music Room Addition | 3831 | 390 | $1,494,090 |
| | | **Elementary Total** | **$1,494,090** |
| **Secondary School** | | | |
| New Construction | Square Feet | Cost/SF | Estimated Cost |
| Cafeteria/Kitchen Expansion | 4800 | 390 | $1,872,000 |
| High School Office | 800 | 390 | $312,000 |
| Renovation | Square Feet | Cost/SF | Estimated Cost |
| Cafeteria Renovation | 2728 | 175 | $477,400 |
| Kitchen Renovation | 900 | 175 | $157,500 |
| High School Office | 1345 | 175 | $235,375 |
| | | **Secondary Total** | **$3,054,275** |
| | | **Phase 1 Total** | **$4,548,365** |
| **Contractor Costs** | | | **$1,137,091** |
| **Soft Costs** | | | **$603,094** |
| **GRAND TOTAL** | | | **$6,288,550** |

# Phase 1 Estimated Levy/Property Tax Request

| **Phase** | **1** |
|---|---|
| Current Valuation | $987,097,033 |
| Property Tax Per 1 Cent | $98,710 |
| | |
| Loan Amount | $6,288,550 |
| Loan Term | 7 Years |
| Interest Rate | 3.80% |
| Annual Payment | $1,139,230 |
| Cents Required in Special Building Fund | 11.54 |

Everyone Has a Story . . . Make Yours Worth Telling

# Phase 2 Estimated Costs

| **Phase** | **2** | | |
|---|---|---|---|
| **Elementary** | | | |
| New Construction | Square Feet | Cost/Square Feet | Estimated Cost |
| PK | 2760 | 390 | $1,076,400 |
| District Office | 2000 | 390 | $780,000 |
| Renovation | Square Feet | Cost/Square Feet | Estimated Cost |
| District Office Renovation | 1290 | 175 | $225,750 |
| Elementary PK Playground | | | $150,000 |
| | | **Elementary Total** | **$2,232,150** |
| **Secondary School** | | | |
| New Construction | Square Feet | Cost/Square Feet | Estimated Cost |
| Gym/Weight Room/Locker Room | 17500 | 390 | $6,825,000 |
| Parking Lot | | | $100,000 |
| Bus Barn | 5000 | 175 | $875,000 |
| Renovation | Square Feet | Cost/Square Feet | Estimated Cost |
| | | **Secondary Total** | **$7,800,000** |
| | | **Phase 2 Total** | **$10,032,150** |
| **Contractor Costs** | | | **$2,106,752** |
| **Soft Costs** | | | **$1,294,051** |
| **GRAND TOTAL** | | | **$13,834,238** |

# Phase 2 Estimated Levy/Property Tax Request

| Phase | 2 |
|---|---|
| Valuation | $868,202,203 |
| PT per 1 Cent | $86,820 |
| | |
| Loan Amount | $13,834,238 |
| Loan Term | 20 Years |
| Interest Rate | 3.80% |
| Annual Payment | $1,000,001 |
| Cents Required (Bond Fund) | 11.52 |

Everyone Has a Story . . . Make Yours Worth Telling

# Phase 1 & 2 Estimated Levy/Property Tax Request

| **Phase 1 & 2 Total** | **$20,122,789** |
|---|---|
| | |
| Valuation | $868,202,203 |
| PT per 1 Cent | $86,820 |
| | |
| Loan Amount | $20,122,789 |
| Loan Term (Years) | 20 Years |
| Interest Rate | 3.80% |
| Annual Payment | $1,454,566 |
| Cents Required (Bond Fund) | 16.8 |

# Table Questions

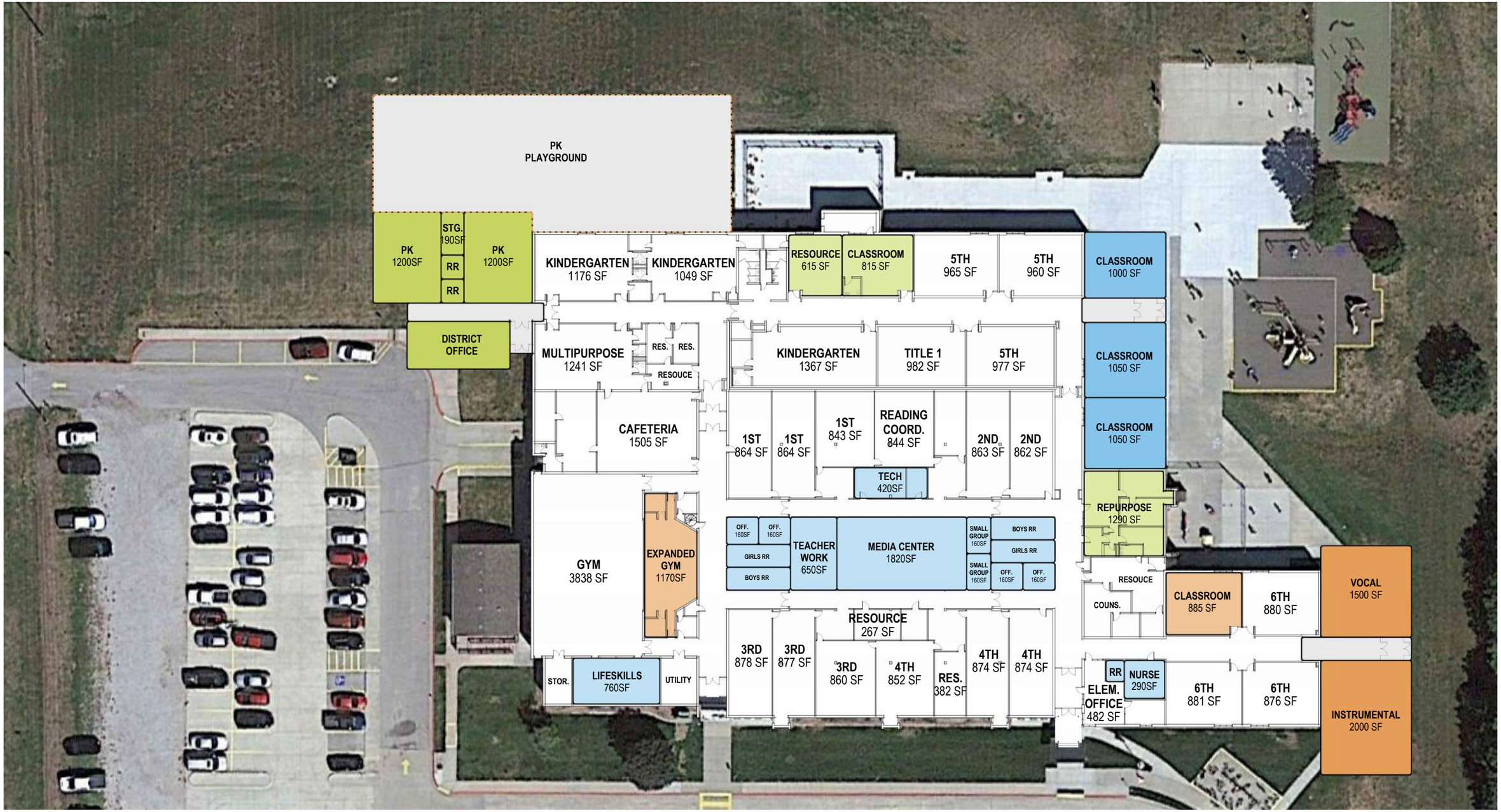
1. Does the order of Phase 1 and Phase 2 make sense to you? Are the right needs being addressed first?
2. Is there anything you feel is missing from what's been presented tonight?
3. Are there items on the current list you'd suggest removing or reconsidering?
4. We have initially prioritized the needs that have been identified. Should we:
    a. Fund neither Phase 1 or 2
    b. Fund Phase 1 only now through the Special Building Fund (SBF)
    c. Fund Phase 1 now through the Special Building Fund (SBF) and pursue a bond for Phase 2
    d. Bring Phase 1 & 2 forward as one combined bond issue, with Phase 1 still completed through the SBF as a fallback if the bond fails

# Thank You

1. Follow-Up Focus Group Survey - Email
2. Board Discussion
3. Additional Meeting as Needed
4. Wrap-Up and Meeting Adjournment

# MILFORD ELEMENTARY BUILDING

Master Plan Phasing



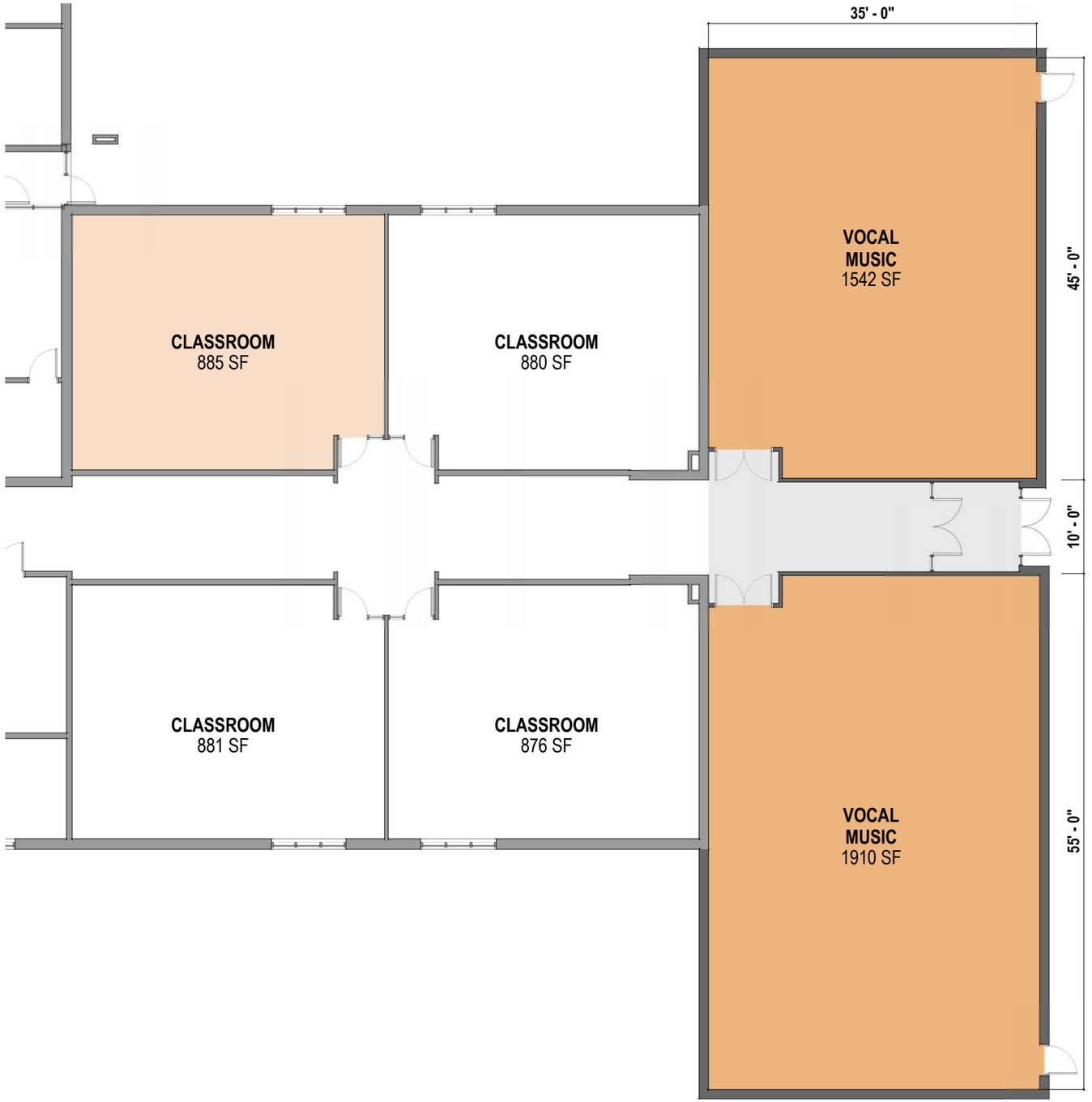

## MASTER PLAN PHASES

Phase 01 Phase 02 Future Phase

*Half tone colors denote renovation vs addition

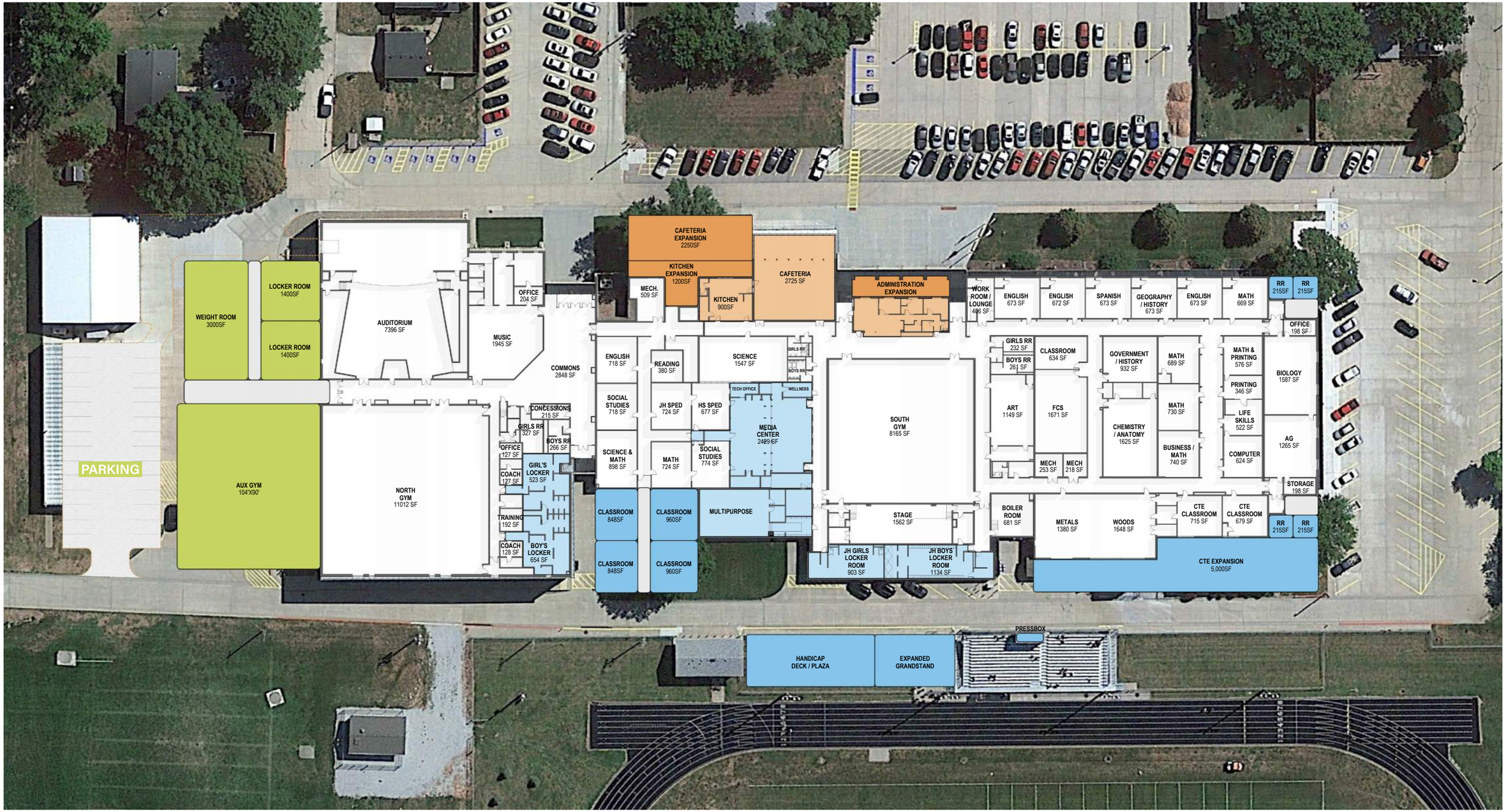
# MILFORD ELEMENTARY BUILDING

Music Expansion - Concept Plan



# MILFORD JR/SR HIGH SCHOOL BUILDING

Master Plan Phasing



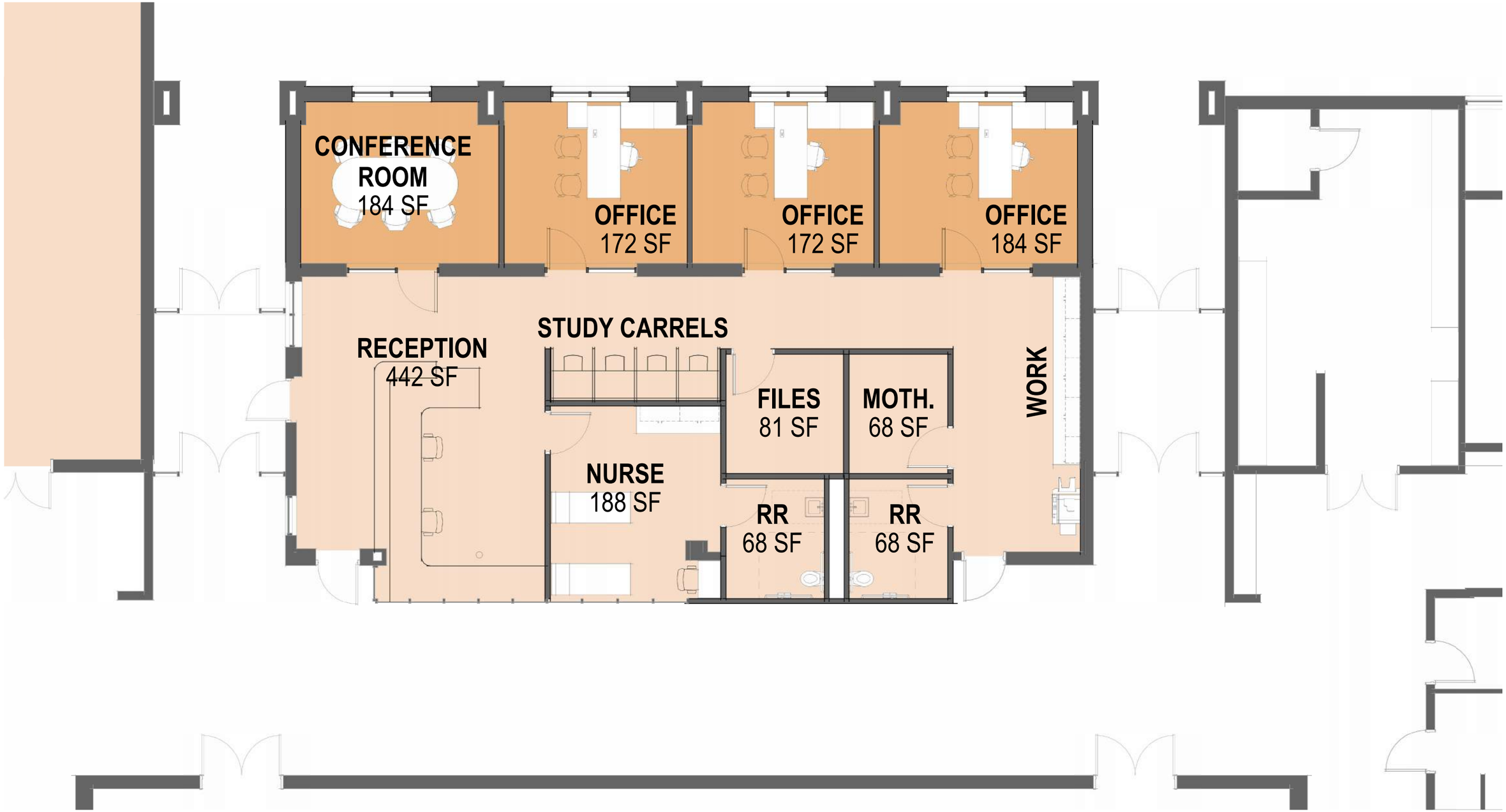

## MASTER PLAN PHASES

Phase 01 Phase 02 Future Phase

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# MILFORD JR/SR HIGH SCHOOL BUILDING

Administration Expansion - Concept Plan



# MILFORD JR/SR HIGH SCHOOL BUILDING

Kitchen / Cafeteria Expansion - Concept Plan

