

Building & Grounds Committee
Wednesday, February 4, 2026
the Elementary Conference Room
10:30 AM

President Johnson called the Building & Grounds Committee to order at 12:13 PM on Wednesday, February 4, 2026 in the Elementary Conference Room. The meeting was advertised in accordance to Policy 2008. An open meetings poster, agendas and procedures to address the Board of Education were available to visitors.

1. Call to order and roll call
2. Pledge of Allegiance
3. Discussion Items
 - 3.a. Review and discuss the proposed Phase 1 HVAC project and financial options related to the project.
4. Adjournment

Respectfully Submitted,
Levi Rogers, Secretary

Pledge of Allegiance

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

PHASE 1 - PROJECT SUMMARY

For



By



January 22, 2026



Shelton Public Schools



SUMMARY – Following a Buildings & Grounds Committee meeting and School Board meeting on January 12, direction was given to focus on the HVAC & BAS units of the building. Duct cleaning and air balancing was added to the Scope of Work and Utility Calculations and Data has been estimated and provided in this Project Summary.

Scope of Work

- Replace the (5) multi-zone rooftop units that are at the end of their expected lifespan with Lennox PMZ penthouse systems.
- Clean and re-balance ductwork attached to the Multi Zone systems.
- Commissioning of Building Automation System

Guaranteed Maximum Cost (GMP)

- The above scope of work GMP is \$1,495,750



PHASE 1 Recommended Solutions

HVAC Replacement

The current multi-zone rooftop units serving the school were installed in the early 2000's. As they continue to age costs to repair and maintain these units will escalate.

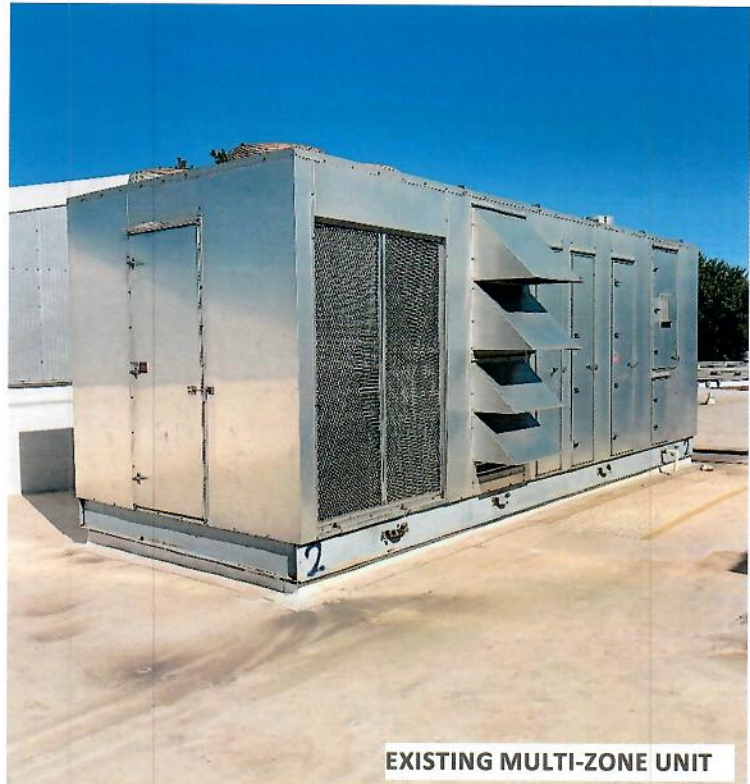
Multi-zone units like these are inefficient and are no longer produced except by a few custom HVAC manufacturers. These custom made replacement units are very expensive and we typically try to change the HVAC system design when we encounter them as a cost saving measure.

Our recommendation would be to replace the (5) multizone units with PMZ Penthouse systems. These systems incorporate individual split systems for each zone. The split systems utilize gas furnaces and air cooled DX cooling similar to most residential systems.

The furnaces will be enclosed in a metal penthouse that fits on the same foot print of the existing roof top unit. The PMZ also incorporates economizer dampers for fresh air intake and free cooling when ambient outside air temperatures allow.

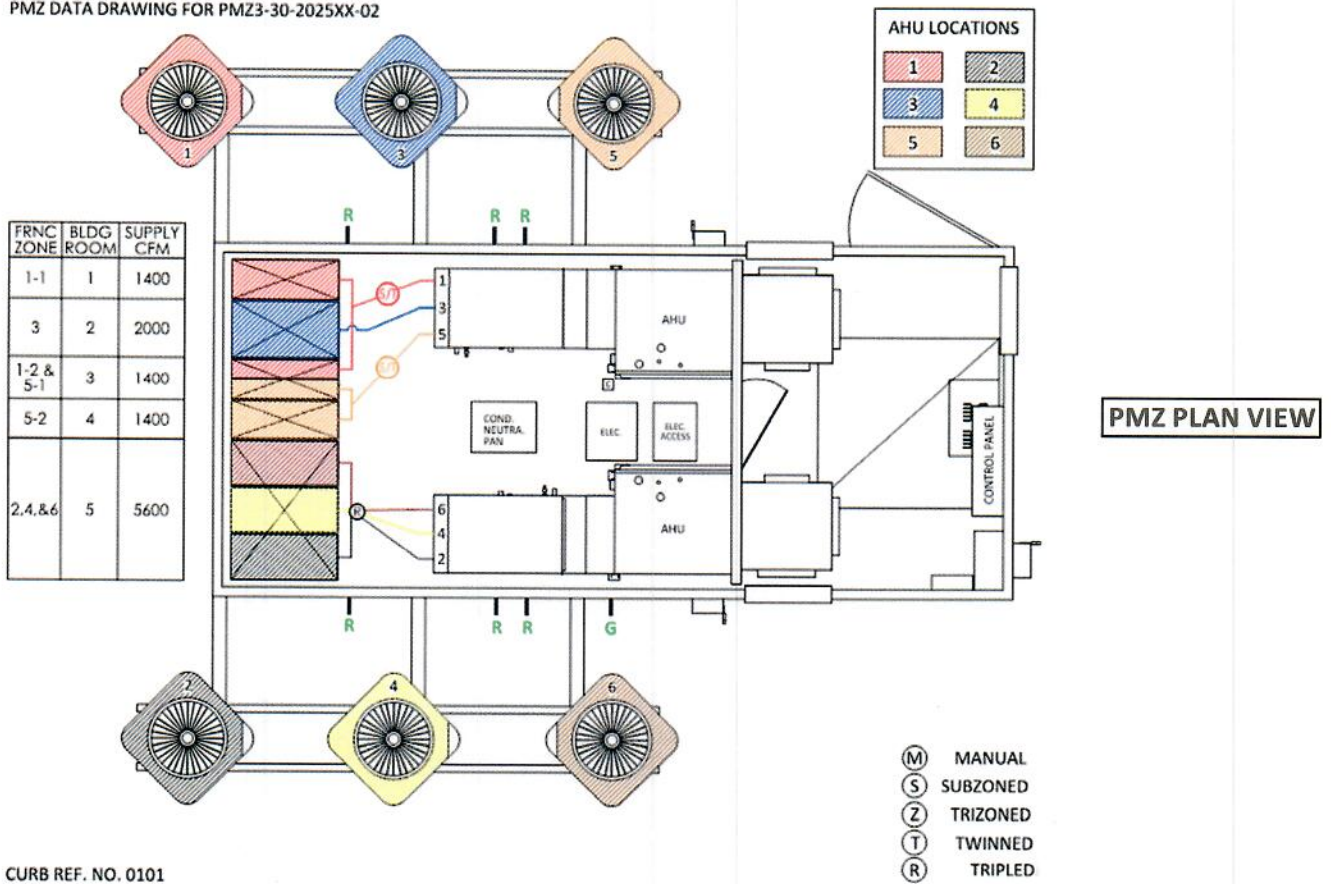
Each "zone" is operated separately and can heat or cool independently of the other zones. Each zone thermostat connects to a master control panel that operates all the systems and outdoor air dampers. The controls will readily communicate to the existing Honeywell building automation system allowing for one main user interface.

By utilizing basic residential equipment it creates a simpler system to troubleshoot, repair, and maintain. We also expect energy savings of 10%-25% or more compared to the current equipment.





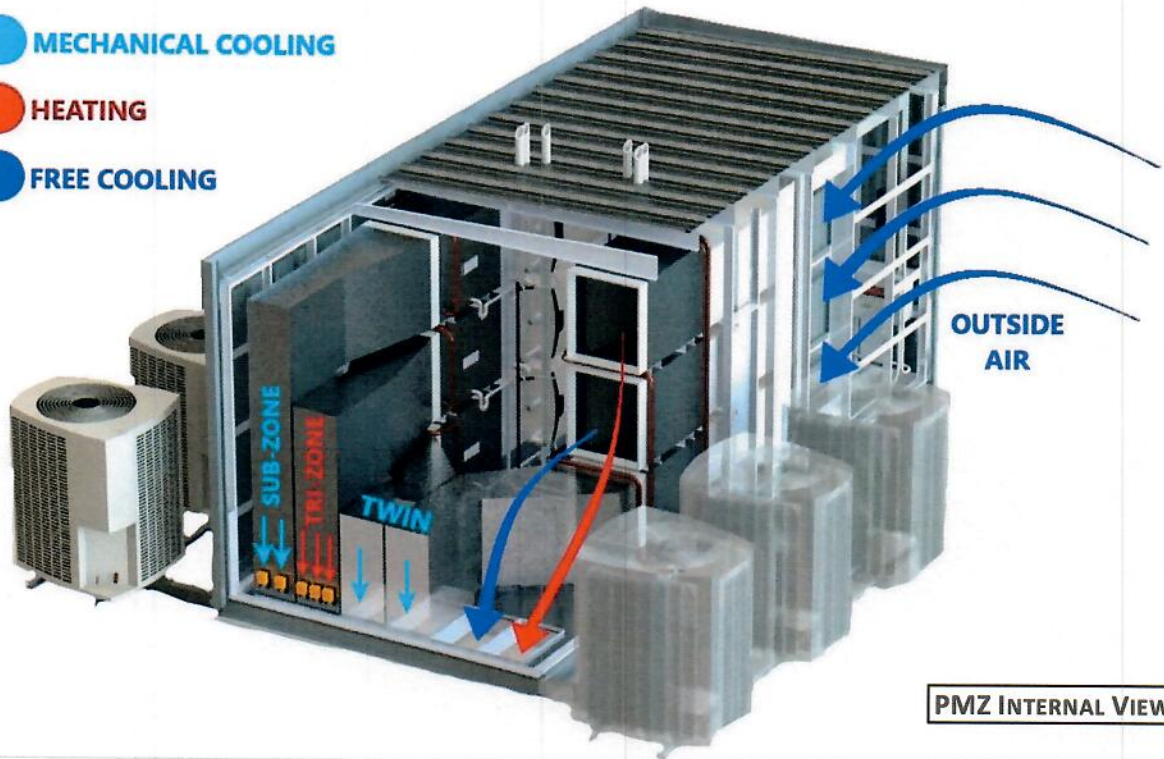
PMZ DATA DRAWING FOR PMZ3-30-2025XX-02



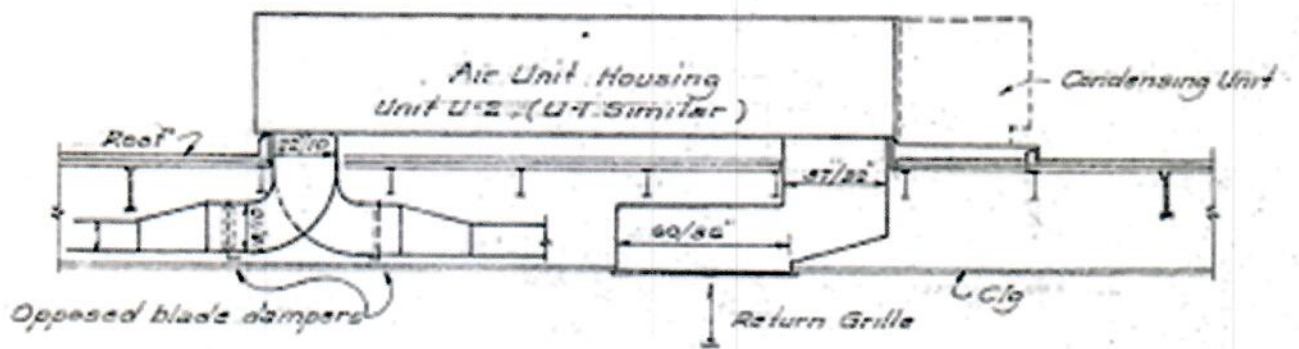
CURB REF. NO. 0101



- MECHANICAL COOLING
- HEATING
- FREE COOLING



PMZ INTERNAL VIEW



ROOF TOP UNIT - BLDG. 'B'
(BLD'S 'A' similar)

SIDE VIEW OF ROOFTOP UNITS



Duct Cleaning / Air Balancing

Prior to installing new rooftop units is a good time to clean the ductwork throughout the building. Cleaning the air ducts ensures a healthier breathing environment and improves overall efficiency of the HVAC system. The original ductwork for the Shelton Public School dates to 1965 and it is unknown if it has ever been cleaned.

A commercial duct cleaning contractor will use negative pressure and rotating brushes to dislodge buildup and extract it from the ductwork.

Large scale vacuums trap the dirt and allergens along each section of duct. Some access holes may be required to reach all areas of the duct system. Any holes cut will be properly patched and sealed.



DUCT CLEANING

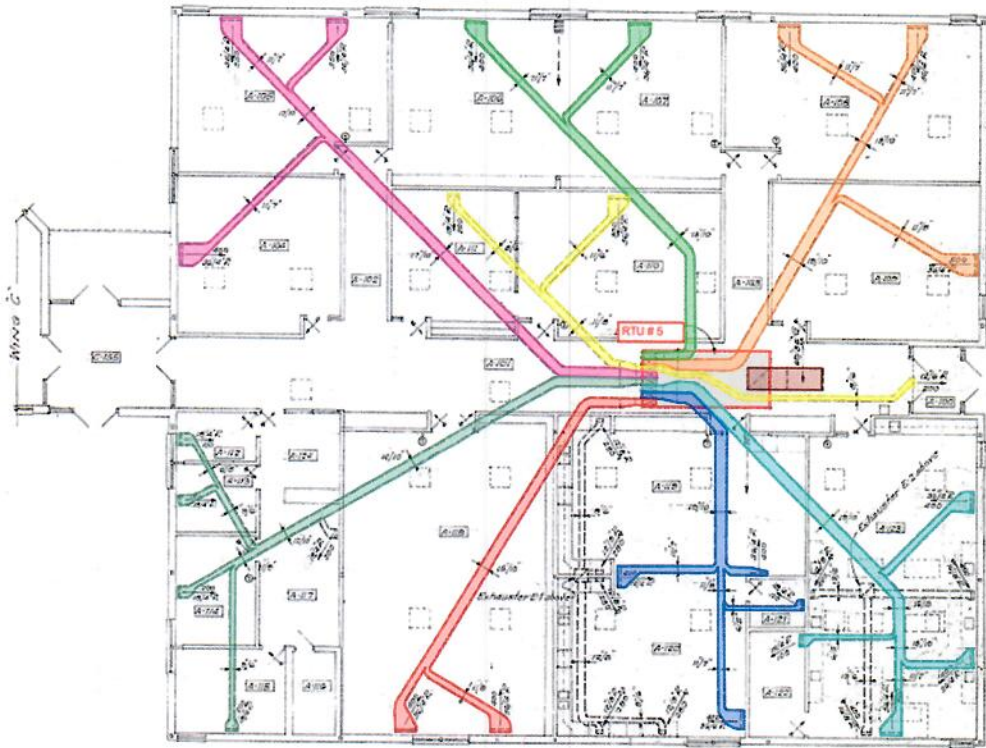
Air balancing is the process of measuring and adjusting an HVAC system's airflow to ensure each room receives the correct amount of heated or cooled air and enhance indoor air quality by matching actual performance with design specifications. HVAC technicians use tools like balometers and manometers to test air volume (CFM) and pressure, then adjust duct dampers and other controls to meet the building's specific comfort and operational needs.



AIR BALANCING

During duct cleaning any dampers located inside the ducts that are used for air balancing will be opened and or mis - aligned during the cleaning process. This requires the systems be re-balanced to assure proper airflow to each supply register and grill in the system. In a commercial HVAC system duct cleaning and air balancing should be performed in unison to assure proper system operation.

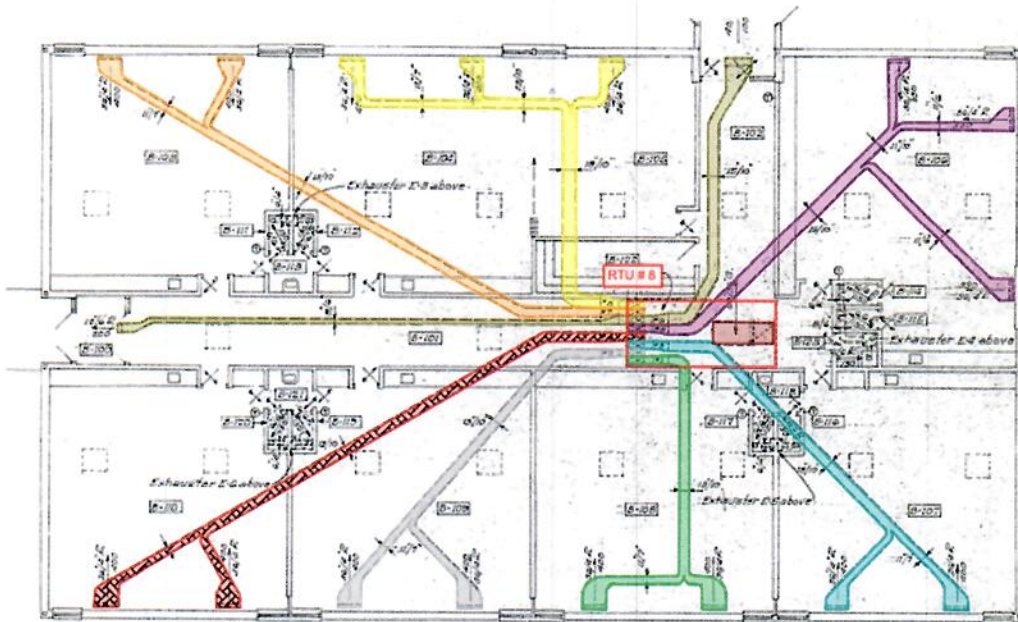




Note: Unit U1 is on the roof.
All ducts shown herein are
above the ceiling.

ZONE DUCTWORK

FLOOR PLAN - WING A
HEATING & VENTILATING
Scale 1/8" = 1'-0"



Note: Unit U-2 is on the roof.
All ducts shown herein are
above the ceiling.

FLOOR PLAN - WING B
HEATING & VENTILATING
Scale 1/8" = 1'-0"

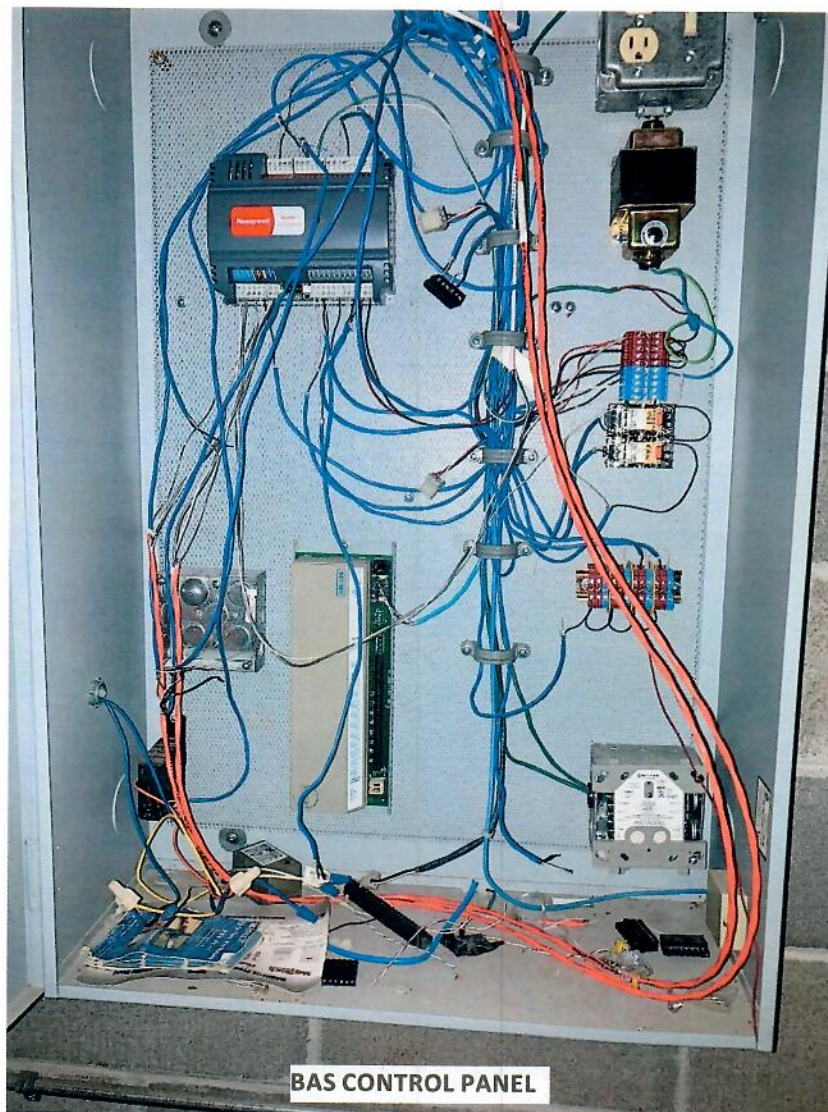


Building Automation System commissioning

The building automation system was recently updated by others with new hardware and software components. After the upgrade was performed the system has experienced operational issues.

The new multizone systems we propose to install will require connection and modification to the existing Honeywell building automation system. During the installation of the new penthouse systems, we propose to perform a commissioning test of the entire BAS system.

This commissioning process will evaluate and verify if the system is functioning correctly. Any issues found will be listed in a deficiency report with suggestions on how to correct each deficiency. After this report is generated, the District can decide how best to proceed with any corrections.



Next Steps

- Jan- Update Phase 1 as directed by BOE
- Jan/Feb- B&G committee meeting
- Feb 2 – Special Board Meeting to approve a GMP contract with Facility Advocates
 - Final design & Evaluation
 - Invitation to bid documents prepared
 - Equipment ordered
 - 3rd Party Engineering Review
- March/April- BOE approves of financing (wrap around QCPUF)
- Spring/Summer 2026- Project implemented

Energy Information

Should the above project be approved and implemented, the following pages show the annual energy/utility savings that the project will be saved. Approximately 25% or \$25,000 of annual savings will be realized for the HVAC project alone. Additional savings will occur with the Balancing of the System and the commissioning of the Building Automation System (BAS).

SAMPLE FINAL School Board Resolution

MOVE THAT:

Following the RFQ competitive process, as stated in State Statue section 66-1062 to 66-1066, the Board of Education authorizes the superintendent to sign a ESCO Contract with Facility Advocates for the amount not to exceed \$_____ for the Energy Conservation Measure projects as proposed and discussed.





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85

ENERGY STAR®
Score¹

Copy of Shelton Public Schools

Primary Property Type: K-12 School
Gross Floor Area (ft²): 102,000
Built: 1966

For Year Ending: December 31, 2025
Date Generated: January 19, 2026

Property Address:
Copy of Shelton Public Schools
210 9th Street
P.O. Box 610
Shelton, Nebraska 68876-0610

Property ID: 82024892

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

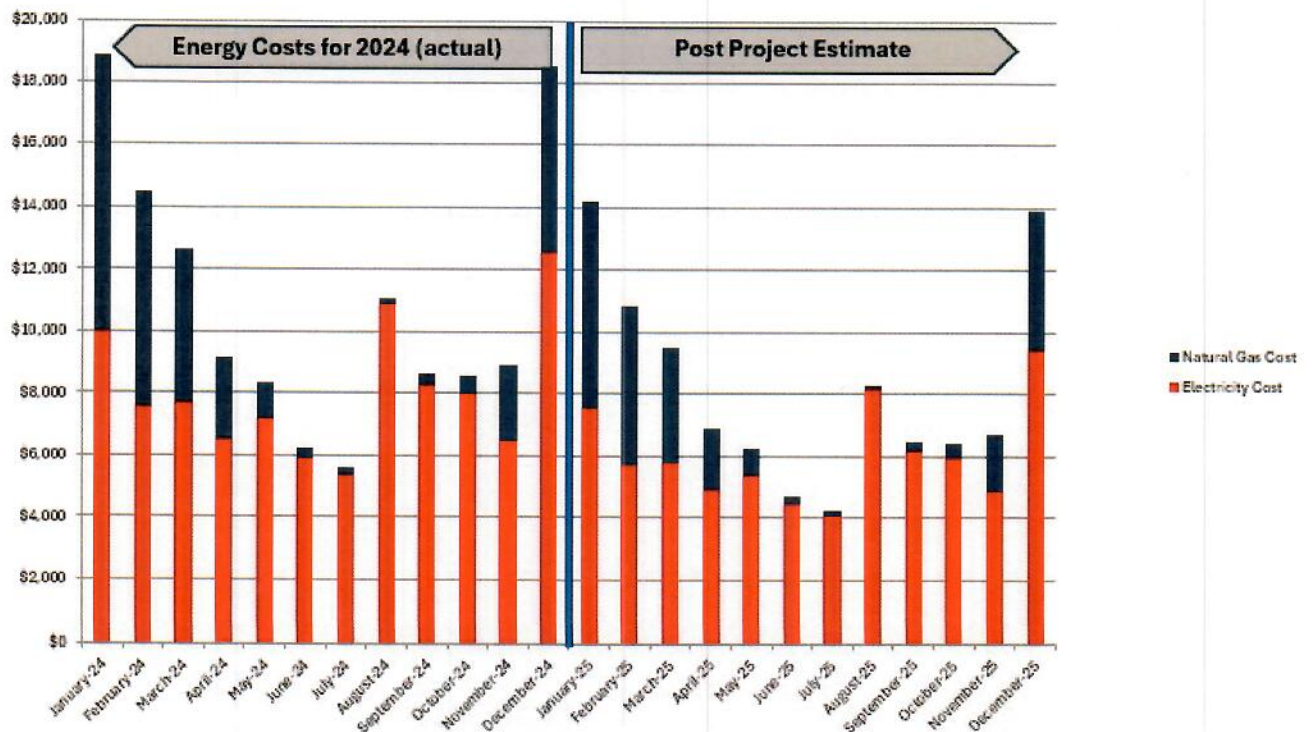
Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2024)	(Ending Date 12/31/2025)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	62	85	37.1	N/A	50	75

Energy

Site EUI (kBtu/ft ²)	64.9	48.7	-25	N/A	76.5	57.8
Source EUI (kBtu/ft ²)	106.9	80.2	-25	N/A	126	95.3
Energy Cost (\$)	131,114	98,410	-24.9	N/A	154,643.45	116,946.41
Energy Cost Intensity (\$/ft ²)	1.29	0.96	-24.9	N/A	1.52	1.15

Shelton Public Schools



ENERGY ANALYSIS SUMMARY

Shelton Nebraska

Shelton, NE

Existing Equipment

2 Octagon OAS-028

Proposed Equipment

2 CME PMZ3-30

Weather Data

The estimated energy cost avoidance listed in this report is calculated using typical loads for this equipment and standard weather data for **Shelton, NE**

Utility Rates

Average utility costs used in this study are.

Electricity \$/kWh	\$0.090
Electric Demand Charges \$/kW/month	N/A
Natural Gas \$/therm	\$0.980
Liquid Propane \$/gallon	N/A

Existing Equipment

Item	Usage	Rate	Qty	Cost
Fan	31,549	\$0.090	2	\$5,679
Cooling	34,219	\$0.090	2	\$6,159
Heating	4,501	\$0.980	2	\$8,821

Total Estimated Annual Utility Costs

\$20,660

Proposed Equipment

Item	Usage	Rate	Qty	Cost
Fan	8,303	\$0.090	2	\$1,495
Cooling	17,864	\$0.090	2	\$3,216
Heating	1,674	\$0.980	2	\$3,280

Total Estimated Annual Utility Costs

\$7,990

Total Estimated Annual Energy Cost Savings

\$12,669

These calculations are provided for the Owner's analysis and cannot be used for any other purpose. Actual savings may vary due to building occupancy, equipment operation & condition, utility rate structure, ventilation rates, etc.

ENERGY ANALYSIS SUMMARY

Shelton Nebraska

Shelton, NE

Existing Equipment

2 Octagon OAS-024

Proposed Equipment

2 CME PMZ3-25

Weather Data

The estimated energy cost avoidance listed in this report is calculated using typical loads for this equipment and standard weather data for **Shelton, NE**

Utility Rates

Average utility costs used in this study are.

Electricity \$/kWh	\$0.090
Electric Demand Charges \$/kW/month	N/A
Natural Gas \$/therm	\$0.980
Liquid Propane \$/gallon	N/A

Existing Equipment

Item	Usage	Rate	Qty	Cost
Fan	31,581	\$0.090	2	\$5,684
Cooling	27,375	\$0.090	2	\$4,927
Heating	3,146	\$0.980	2	\$6,166

Total Estimated Annual Utility Costs

\$16,777

Proposed Equipment

Item	Usage	Rate	Qty	Cost
Fan	6,919	\$0.090	2	\$1,245
Cooling	14,887	\$0.090	2	\$2,680
Heating	1,395	\$0.980	2	\$2,734

Total Estimated Annual Utility Costs

\$6,659

Total Estimated Annual Energy Cost Savings

\$10,119

These calculations are provided for the Owner's analysis and cannot be used for any other purpose. Actual savings may vary due to building occupancy, equipment operation & condition, utility rate structure, ventilation rates, etc.

ENERGY ANALYSIS SUMMARY

Shelton Nebraska

Shelton, NE

Existing Equipment

1 Octagon OAS-016

Proposed Equipment

1 CME PMZ3-20

Weather Data

The estimated energy cost avoidance listed in this report is calculated using typical loads for this equipment and standard weather data for **Shelton, NE**

Utility Rates

Average utility costs used in this study are.

Electricity \$/kWh	\$0.090
Electric Demand Charges \$/kW/month	N/A
Natural Gas \$/therm	\$0.980
Liquid Propane \$/gallon	N/A

Existing Equipment

Item	Usage	Rate	Qty	Cost
Fan	14,252	\$0.090	1	\$1,283
Cooling	18,250	\$0.090	1	\$1,642
Heating	2,304	\$0.980	1	\$2,258

Total Estimated Annual Utility Costs **\$5,183**

Proposed Equipment

Item	Usage	Rate	Qty	Cost
Fan	5,536	\$0.090	1	\$498
Cooling	11,909	\$0.090	1	\$1,072
Heating	1,116	\$0.980	1	\$1,093

Total Estimated Annual Utility Costs **\$2,663**

Total Estimated Annual Energy Cost Savings **\$2,519**

These calculations are provided for the Owner's analysis and cannot be used for any other purpose. Actual savings may vary due to building occupancy, equipment operation & condition, utility rate structure, ventilation rates, etc.

\$855,000

Buffalo County SD 0019 (Shelton Public Schools)
Limited Tax Bonds (QCPUF)
Series 2026

Sources & Uses

Dated 04/15/2026 | Delivered 04/15/2026

Sources Of Funds

Par Amount of Bonds	\$855,000.00
Total Sources	\$855,000.00

Uses Of Funds

Total Underwriter's Discount (1.500%)	12,825.00
Costs of Issuance	2,750.00
Rounding Amount	839,425.00
Total Uses	\$855,000.00



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\$855,000

Buffalo County SD 0019 (Shelton Public Schools)
Limited Tax Bonds (QCPUF)
Series 2026

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Existing D/S	Net New D/S
02/15/2027	25,000.00	3.200%	24,600.00	49,600.00	88,876.25	138,476.25
02/15/2028	25,000.00	3.200%	28,720.00	53,720.00	88,217.50	141,937.50
02/15/2029	20,000.00	3.200%	27,920.00	47,920.00	87,452.50	135,372.50
02/15/2030	20,000.00	3.200%	27,280.00	47,280.00	91,552.50	138,832.50
02/15/2031	115,000.00	3.350%	26,640.00	141,640.00	90,517.50	232,157.50
02/15/2032	120,000.00	3.350%	22,787.50	142,787.50	-	142,787.50
02/15/2033	125,000.00	3.350%	18,767.50	143,767.50	-	143,767.50
02/15/2034	130,000.00	3.600%	14,580.00	144,580.00	-	144,580.00
02/15/2035	135,000.00	3.600%	9,900.00	144,900.00	-	144,900.00
02/15/2036	140,000.00	3.600%	5,040.00	145,040.00	-	145,040.00
Total	\$855,000.00	-	\$206,235.00	\$1,061,235.00	\$446,616.25	\$1,507,851.25



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\$855,000

Buffalo County SD 0019 (Shelton Public Schools)
 Limited Tax Bonds (QCPUF)
 Series 2026

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
02/15/2027	25,000.00	3.200%	24,600.00	49,600.00
02/15/2028	25,000.00	3.200%	28,720.00	53,720.00
02/15/2029	20,000.00	3.200%	27,920.00	47,920.00
02/15/2030	20,000.00	3.200%	27,280.00	47,280.00
02/15/2031	115,000.00	3.350%	26,640.00	141,640.00
02/15/2032	120,000.00	3.350%	22,787.50	142,787.50
02/15/2033	125,000.00	3.350%	18,767.50	143,767.50
02/15/2034	130,000.00	3.600%	14,580.00	144,580.00
02/15/2035	135,000.00	3.600%	9,900.00	144,900.00
02/15/2036	140,000.00	3.600%	5,040.00	145,040.00
Total	\$855,000.00	-	\$206,235.00	\$1,061,235.00

Yield Statistics

Bond Year Dollars	\$5,897.50
Average Life	6.898 Years
Average Coupon	3.4969903%
Net Interest Cost (NIC)	3.7144553%
True Interest Cost (TIC)	3.7456778%
Bond Yield for Arbitrage Purposes	3.4938800%
All Inclusive Cost (AIC)	3.8003036%

IRS Form 8038

Net Interest Cost	3.4969903%
Weighted Average Maturity	6.898 Years

**Tobin Buchanan**

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\$855,000

Buffalo County SD 0019 (Shelton Public Schools)
 Limited Tax Bonds (QCPUF)
 Series 2026

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
08/15/2026	-	-	9,840.00	9,840.00
02/15/2027	25,000.00	3.200%	14,760.00	39,760.00
08/15/2027	-	-	14,360.00	14,360.00
02/15/2028	25,000.00	3.200%	14,360.00	39,360.00
08/15/2028	-	-	13,960.00	13,960.00
02/15/2029	20,000.00	3.200%	13,960.00	33,960.00
08/15/2029	-	-	13,640.00	13,640.00
02/15/2030	20,000.00	3.200%	13,640.00	33,640.00
08/15/2030	-	-	13,320.00	13,320.00
02/15/2031	115,000.00	3.350%	13,320.00	128,320.00
08/15/2031	-	-	11,393.75	11,393.75
02/15/2032	120,000.00	3.350%	11,393.75	131,393.75
08/15/2032	-	-	9,383.75	9,383.75
02/15/2033	125,000.00	3.350%	9,383.75	134,383.75
08/15/2033	-	-	7,290.00	7,290.00
02/15/2034	130,000.00	3.600%	7,290.00	137,290.00
08/15/2034	-	-	4,950.00	4,950.00
02/15/2035	135,000.00	3.600%	4,950.00	139,950.00
08/15/2035	-	-	2,520.00	2,520.00
02/15/2036	140,000.00	3.600%	2,520.00	142,520.00
08/15/2036	-	3.600%	-	-
Total	\$855,000.00	-	\$206,235.00	\$1,061,235.00

Yield Statistics

Bond Year Dollars	\$5,897.50
Average Life	6.898 Years
Average Coupon	3.4969903%
Net Interest Cost (NIC)	3.7144553%
True Interest Cost (TIC)	3.7456778%
Bond Yield for Arbitrage Purposes	3.4938800%
All Inclusive Cost (AIC)	3.8003036%

IRS Form 8038

Net Interest Cost	3.4969903%
Weighted Average Maturity	6.898 Years



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\$855,000

Buffalo County SD 0019 (Shelton Public Schools)
 Limited Tax Bonds (QCPUF)
 Series 2026

Tax Levy Impact

Tax Year	Proposed Bonds	+ Existing Bonds	= Total Net P+I	/ TOTAL EAV (000)	= Tax Rate
04/15/2026	-	-	-	476,049.76	-
08/31/2026	9,840.00	87,076.25	96,916.25	476,049.76	0.0203584x
08/31/2027	54,120.00	88,600.00	142,720.00	476,049.76	0.0299801x
08/31/2028	53,320.00	87,835.00	141,155.00	476,049.76	0.0296513x
08/31/2029	47,600.00	92,070.00	139,670.00	476,049.76	0.0293394x
08/31/2030	46,960.00	91,035.00	137,995.00	476,049.76	0.0289875x
08/31/2031	139,713.75	-	139,713.75	476,049.76	0.0293486x
08/31/2032	140,777.50	-	140,777.50	476,049.76	0.0295720x
08/31/2033	141,673.75	-	141,673.75	476,049.76	0.0297603x
08/31/2034	142,240.00	-	142,240.00	476,049.76	0.0298792x
08/31/2035	142,470.00	-	142,470.00	476,049.76	0.0299275x
08/31/2036	142,520.00	-	142,520.00	476,049.76	0.0299380x
Total	\$1,061,235.00	\$446,616.25	\$1,507,851.25	-	-

Tax Levy Model Parameters

Tax Rate Denominator [\$1,000 for Mills]	100.00
Average Property Value to use for homeowner cost	100,000.00
Initial Equalized Assessed Valuation ("EAV")	476,049,762.00
Frequency of compounding for EAV growth	1 Per Year
Rate of EAV growth	-
% of Tax Levy collected in current fiscal year	100.000%
% of Debt Service that must be covered by tax levy	100.000%



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\$855,000

Buffalo County SD 0019 (Shelton Public Schools)
Limited Tax Bonds (QCPUF)
Series 2026

Detail Costs Of Issuance

Dated 04/15/2026 | Delivered 04/15/2026

COSTS OF ISSUANCE DETAIL

Bond Counsel	\$2,000.00
Miscellaneous	\$750.00
TOTAL	\$2,750.00



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Projection Sheet



**Buffalo County SD 0019 (Shelton Public Schools)
Series 2026 Limited Tax Bonds (QCPUF)**

Summary		
Dated Date		4/15/2026
Average Coupon		3.50%
True Interest Cost (TIC)		3.75%
Taxable Valuation (2025-26)	\$	476,049,762

Sources and Uses	
Sources of Funds	
Par Amount of Bonds	\$855,000.00
Total Sources	\$855,000.00
Uses of Funds	
Deposit to Project Fund	\$839,425.00
Underwriter's Discount	\$12,825.00
Cost of Issuance	\$2,750.00
Total Uses	\$855,000.00

Debt Service Projection (Preliminary, as of 2/3/2026)

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Exisitng P+I</u>	<u>Total P&I</u>	<u>Combined Levy</u>
08/31/2026	-	9,840.00	87,076.25	96,916.25	0.0203584x
08/31/2027	25,000.00	29,120.00	88,600.00	142,720.00	0.0299801x
08/31/2028	25,000.00	28,320.00	87,835.00	141,155.00	0.0296513x
08/31/2029	20,000.00	27,600.00	92,070.00	139,670.00	0.0293394x
08/31/2030	20,000.00	26,960.00	91,035.00	137,995.00	0.0289875x
08/31/2031	115,000.00	24,713.75	-	139,713.75	0.0293486x
08/31/2032	120,000.00	20,777.50	-	140,777.50	0.0295720x
08/31/2033	125,000.00	16,673.75	-	141,673.75	0.0297603x
08/31/2034	130,000.00	12,240.00	-	142,240.00	0.0298792x
08/31/2035	135,000.00	7,470.00	-	142,470.00	0.0299275x
08/31/2036	140,000.00	2,520.00	-	142,520.00	0.0299380x
Total	\$855,000.00	\$206,235.00	\$446,616.25	\$1,507,851.25	

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Source: Preliminary Numbers Date: 02/03/2026

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