

Cody-Kilgore Unified Schools
360 W. 4th Street
P.O. Box 216
Cody, NE 69211
402-823-4117

Cody Kilgore Patrons

The Cody-Kilgore Unified Schools is dedicated to providing the best possible educational opportunities for all students. As a district it takes the combined efforts of ALL to help our students reach their full potential.

The purpose of this letter is to engage our patrons with ongoing communication on the Building Project. The Town Hall Meeting in November presented a \$9.8 million bond. The estimated NET tax impact after project operational savings for a project of this size was approximately 76 cents per grassland acre. While addressing our urgent facility needs was a priority the concern with the tax impact on our patrons of a project this size greatly concerned the Board, and in an effort to be more fiscally responsible they took a step back and went in another direction. They decided to move to a process called Design-Build. Design-build is a construction delivery method in which one entity - the design-build team works under a single contract with the project owner to provide design and construction services. One entity, one contract, one unified flow of work from initial concept through completion. As part of this new process, the District has taken the following steps:

- In March the District requested proposals for a Performance Criteria Developer, the first step in utilizing the Design-Build methodology. Project Control was selected at the April 13th school board meeting
- May 6th the District issued a Request for Letters of Interest from potential design-build teams, and responses were received from eight different teams on June 5th.
- June 24th the District issued a Request for Proposals to those eight pre-qualified teams which had submitted letters of interest. Proposals are due back August 7th.
- On July 7th the District hosted a Pre-Proposal Meeting for those pre-qualified teams to come learn more about the project, tour the site, and ask questions. That afternoon of the 7th we met with the entire Building Committee, made up of district representatives and community members, and informed them of the timeline, and where the project was heading. There was great discussion on what the needs were and what we could remove from the project to make the budget more feasible.

The current RFP provides for the needs of the district that were addressed at the November Town Hall Meeting with an expected significantly lower price. This includes about 24,000 square feet of new building and about 9,000 square feet of renovation. We are hopeful that the combination of lower project cost and the current dip in bond rates that we will soon be able to share with you a solution to our needs with a more tolerable tax impact for you the patron.

The Cody-Kilgore Unified Schools looks forward to meeting with you in the near future to discuss the Building Project. If you have any questions, please do not hesitate to call the school and visit with Ryan Orrock.

Cody-Kilgore Unified Schools