



<b>NSCS College Facility Master Plans Consultant Fees Matrix</b>				
June 1, 2021				
<b>Base Scopes:</b>	<b>Chadron</b>	<b>Peru</b>	<b>Wayne</b>	<b>Total-NSCS</b>
Space Utilization	\$26,000	\$20,000	\$44,000	\$90,000
Facilities Evaluation	\$61,000	\$39,000	\$51,800	\$151,800
Landscaping/Circulation/Parking	\$32,500	\$32,500	\$32,500	\$97,500
Utilities	\$16,000	\$9,600	\$9,600	\$35,200
<b>Totals:</b>	<b>\$135,500</b>	<b>\$101,100</b>	<b>\$137,900</b>	<b>\$374,500</b>
State Portion	\$81,300	\$65,715	\$74,466	\$221,481
Rev. Bond Portion	\$54,200	\$35,385	\$63,434	\$153,019
<b>Alternate Scopes:</b>				
Detailed Landscape/Grounds Plan	\$24,500	\$16,500	\$24,500	\$65,500
Detailed Athletics/Rec Plan	\$0	\$0	\$0	\$0
State Portion/100%	<b>\$24,500</b>	<b>\$16,500</b>	<b>\$24,500</b>	<b>\$65,500</b>
Campus Fiber Loops Plan	<b>\$12,500</b>	<b>\$0</b>	<b>\$12,500</b>	<b>\$25,000</b>
State Portion	\$7,500	\$0	\$6,750	\$14,250
Rev. Bond Portion	\$5,000	\$0	\$5,750	\$10,750
Detailed Housing Plan - Rev. Bond	<b>\$18,000</b>	<b>\$13,000</b>	<b>\$0</b>	<b>\$31,000</b>
<b>Other:</b>				
Reimbursables/Electronic Plans	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$45,000</b>
State Portion	\$9,000	\$9,750	\$8,100	\$26,850
Rev. Bond Portion	\$6,000	\$5,250	\$6,900	\$18,150
<b>GRAND TOTAL</b>	<b>\$205,500</b>	<b>\$145,600</b>	<b>\$189,900</b>	<b>\$541,000</b>
<b>TOTAL STATE</b>	<b>\$122,300</b>	<b>\$91,965</b>	<b>\$113,816</b>	<b>\$328,081</b>
<b>TOTAL REV. BOND</b>	<b>\$83,200</b>	<b>\$53,635</b>	<b>\$76,084</b>	<b>\$212,919</b>

It is recommended that we move forward with the Master Plan and approve the costs as identified above.

#### **Approve an Allocation from the System Office CIF Fund**

The Capital Improvement Fee dollars are held in the System Office. The interest earnings are put into an account labeled System Office CIF. The fund is held as an emergency reserve fund. When it is determined that the amount has excess funds, the funds are allocated back to the colleges. The balance in the account as of May 31 was \$1,100,684. In order to support the Master Planning Costs, it is recommended that we use \$218,594 of the fund balance and allocate it to the colleges based on their monthly cash balances. Going back to 2015 and using the interest rate earned each month and the monthly cash balance in the account by college, provided an appropriate way to allocate the funds. WSC generated the biggest share of the earnings and the amount they need to fund the State portion of the plan drives the amount the other two schools are allocated. WSC generated 52.07% of the interest, CSC 26.9% and PSC 21.03%. Using these proportions and the state portion of the master plan cost of \$113,816 for WSC as a cap, the allocation from the interest earnings is as follows:

CSC	\$58,810
PSC	\$45,968
WSC	<u>\$113,816</u>
Total	\$218,594

It is recommended that the NSCS provide the allocation to support the Master Plan costs. The amounts have been included in the Capital Improvement Fee requests from the campuses.

**Approve the Use of Capital Improvement Fee Funds for CSC, PSC, and WSC**

The following table shows the details of how the colleges will fund the Master Plan costs.

<b>Master Planning Cost Fund Sources</b>		
<b>CSC</b>	<u>Cost</u>	<u>Fund Source</u>
State Portion	\$122,300	Capital Improvement Fee
Revenue Bond Portion	\$46,000	Board Approved 1-13-21 Contingency Maintenance Resolution
	\$37,200	Contingency Maintenance Transfer
	\$83,200	
Total Funding	\$205,500	
<b>PSC</b>		
State Portion	\$45,968	Capital Improvement Fee
	\$45,997	Cash Carryforward funds pending approval 9-2021
	\$91,965	
Revenue Bond Portion	\$13,020.13	Contingency Maintenance Resolution
	\$40,614.87	Revenue Bond Operating
	\$53,635	
Total Funding	\$145,600	
<b>WSC</b>		
State Portion	\$113,816	Capital Improvement Fee
Revenue Bond Portion	\$76,084	Revenue Bond Operating Funds
Total Funding	\$189,900	
Note: Bolded items need Board approval at this time.		

It is recommended that the NSCS fund a portion of the Master Plan with Capital Improvement Fees in the following amounts: CSC - \$122,300; PSC - \$45,968; and WSC - \$113,816.

### **Approve Contingency Maintenance Resolution for College Facility Master Plan for Peru State College**

Peru State requests authorization of a Contingency Maintenance Resolution to help pay for costs associated with the College Facility Master Plan - revenue bonds portion.

The revenue bond portion of cost for facility master planning for the College is \$53,635. Peru State respectfully requests approval of a new contingency maintenance line item for this purpose. This line will assist with funding the revenue bond portion of the 2022 Peru State College Facility Master Plan. Funding in the amount of \$13,020.13 will be moved from completed Contingency Maintenance Resolution 03/24/2017, line 6, Student Center Food Service Equipment, to this newly approved line. The remaining revenue bond funding amount of \$40,614.87 will be paid from the revenue bond operating funds.

The System Office recommends approval of the College Facility Master Plans Funding.

**ATTACHMENTS:**

- PSCRES 062021 (PDF)

**PERU STATE COLLEGE  
PERU, NE**

**RESOLUTION TO WITHDRAW FUNDS**

WHEREAS, Section 5.2 of Article V of the Master Resolution adopted by the Board of Trustees of the Nebraska State Colleges June 11, 2002 requires the Board to operate revenue bond facilities in an efficient, sound and economical manner and as a revenue producing enterprise, maintaining, preserving, and keeping the facilities in good repair, working order, and condition, and from time to time promptly making all necessary and proper repairs, renewals, replacements, additions, extensions and betterments thereto, and,

WHEREAS, Section 3.7(2) of Article III of the Master Resolution states that the Board may expend funds from the Surplus Fund for purposes of making "any extraordinary acquisitions, repairs, renewals, replacements, renovations, equippings and furnishings to the Facilities," and,

WHEREAS, certain repairs, remodeling and furnishings are required in the revenue bond facilities at Peru State College in order to maintain the maximum use and occupancy of the facilities, and,

WHEREAS, there is on deposit with BOKF National Association, Lincoln, Nebraska, Trustee, as of May 31, 2021 in the Surplus Fund not less than the amount requested, which funds are restricted for use on revenue bond properties.

BE IT RESOLVED that the Board of Trustees of the Nebraska State Colleges, in compliance of the Master Resolution, does approve and hereby directs BOKF National Association, Lincoln, Nebraska to pay appropriate orders out of the Series 2002 Surplus Fund for the following:

1. Campus Wide	Master Plan	13,020.13
<b>TOTAL - Not-to-Exceed -</b>		<b>\$13,020.13</b>

C E R T I F I C A T E

I, the undersigned, Paul Turman, being duly appointed Chancellor of the Board of Trustees of the Nebraska State Colleges; hereby certify that the foregoing Resolution was adopted in a regularly called meeting of June 17, 2021.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 17th day of June 2021.

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Paul Turman, Chancellor