



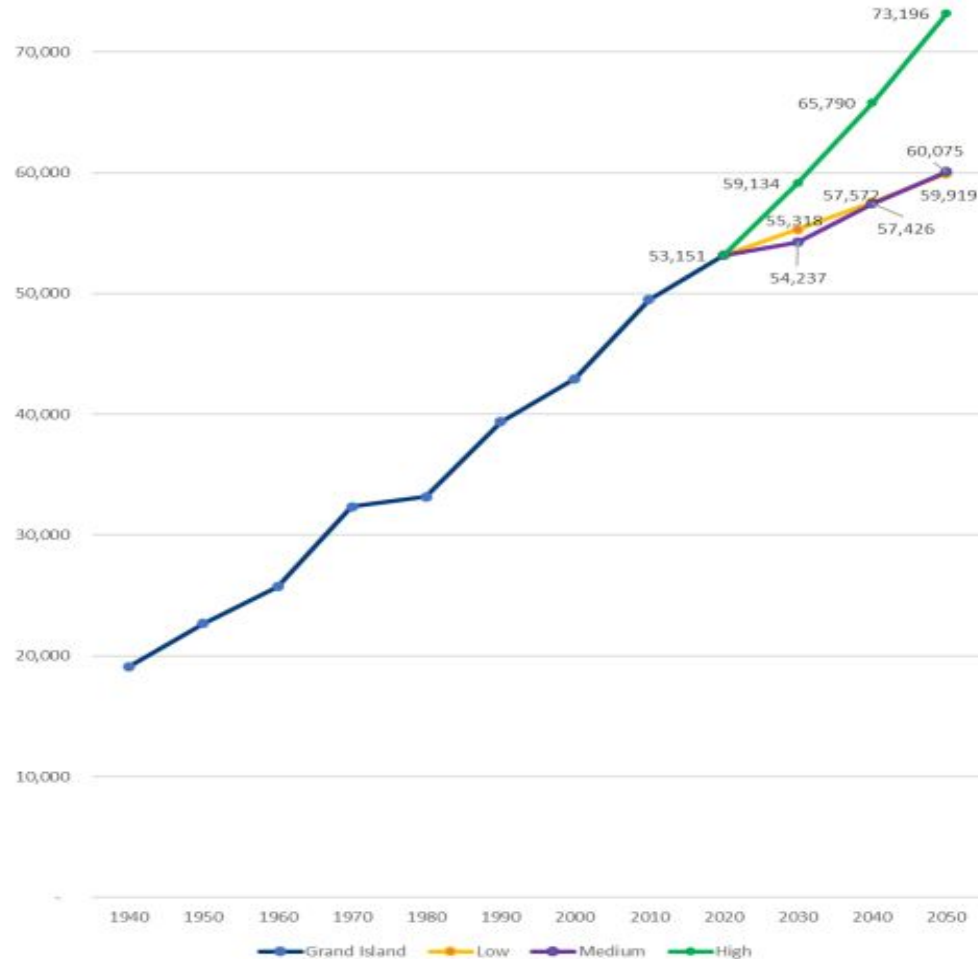
CMBA
ARCHITECTS

**FACILITIES MASTER PLANNING
OCTOBER 2025**

Grand Island Growth Projection

Grand Island

Comprehensive Development Plan 2025



Sources: Nebraska State Data Center, Center for Public Affairs Research, University of Nebraska at Omaha;
U.S. Census Bureau 1970 - 2020, Marvin Planning Consultants.

Impact on GIPS Enrollment Based on Population Growth Scenarios

Current Population = 53,151		2050 Population = 60,075		2050 Population = 73,196		2050 Population = 66,635	
Current Enrollment		13% Increase	# Increase	38% Increase	# Increase	25% Increase	# Increase
Pre School	716	809	93	988	272	895	179
Elementary	4246	4798	552	5859	1613	5308	1062
Middle School	2112	2387	275	2915	803	2640	528
High School	2649	2993	344	3656	1007	3311	662

EXISTING / PROPOSED FACILITIES

PRESCHOOL BUILDINGS (PK)

GRAND ISLAND PUBLIC SCHOOLS O'CONNOR EARLY LEARNING CENTER



14,650 SF	COMMON SPACE/ GENERAL USE
19,712 SF	10 CLASSROOM: PRESCHOOL
2,321 SF	5 CLASSROOM: SPECIALTY
1,817 SF	15 RESTROOMS
8,522 SF	18 EDUCATIONAL SUPPORT
6,596 SF	20 OPERATIONS
44,629 SF	TOTAL SF



FLOOR PLAN
1/18/2021

GRAND ISLAND PUBLIC SCHOOLS

STARR ELEMENTARY

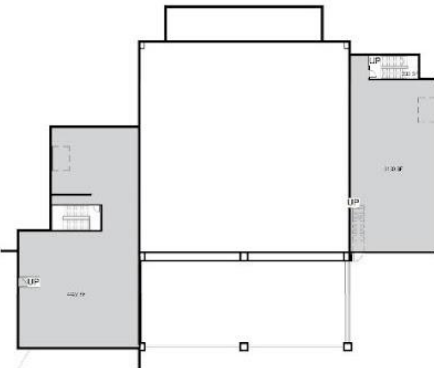


\$4.9 M

11,918 SF PRESCHOOL ADDITION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- COMMONS SPACE/GENERAL USE
- CLASSROOM: PRESCHOOL
- GYMNASIUM
- CLASSROOM: KINDERGARTEN - 1ST GRADE
- CLASSROOM: 2ND & 3RD GRADE
- CLASSROOM: 4TH & 5TH GRADE
- CLASSROOM: EXPLORATORY
- CLASSROOM: SE
- CLASSROOM: EL
- RESTROOMS
- EDUCATIONAL SUPPORT
- OPERATIONS
- ADDITION
- RENOVATION

GRAND ISLAND PUBLIC SCHOOLS

JEFFERSON ELEMENTARY



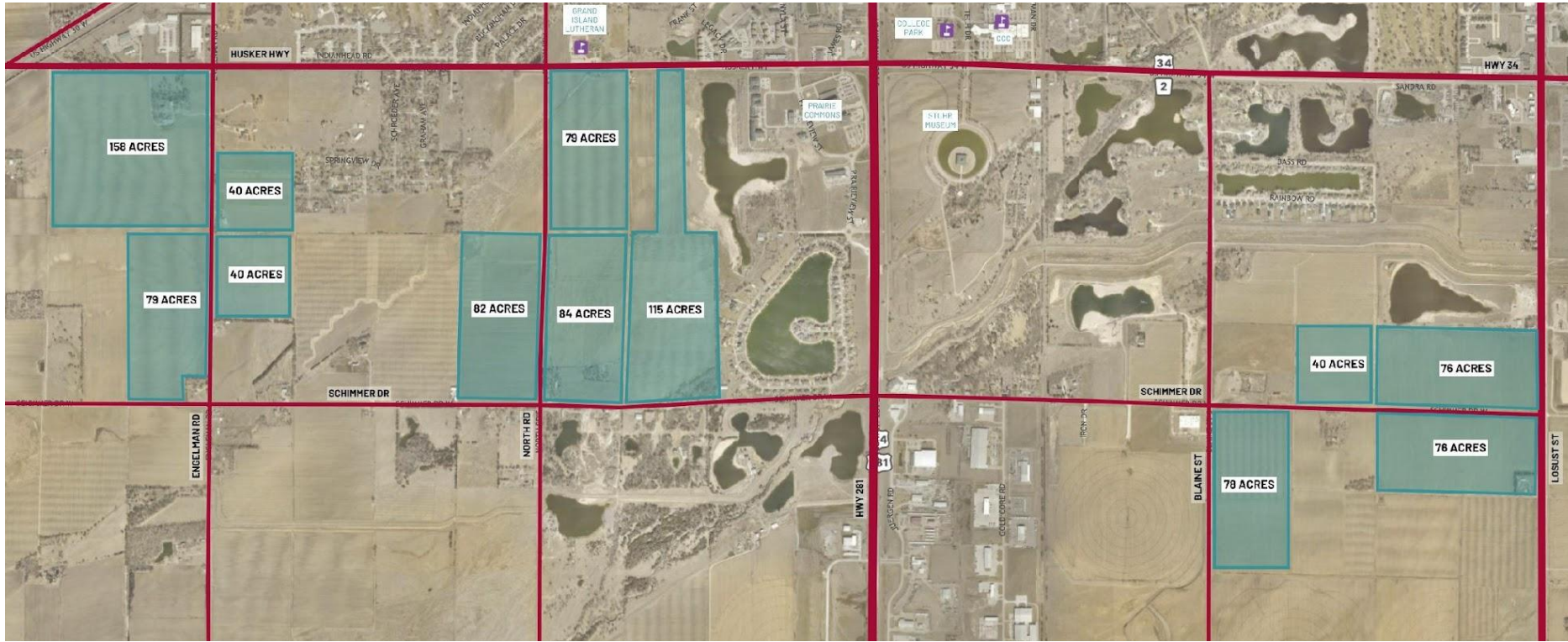
JEFFERSON ELEMENTARY PRESCHOOL ADDITION

New Construction	10,000 sf	@	\$350 /sf	\$3,500,000
Furnishing		@	5.00%	\$175,000
Playground	Allowance			\$125,000
Site Work	Allowance			\$120,000
SUBTOTAL				\$3,920,000
	A/E Fees	7.50%		\$294,000
TOTAL				\$4,214,000

EXISTING / PROPOSED FACILITIES

ELEMENTARY SCHOOL BUILDINGS (K-6)

NEW GREENFIELD ELEMENTARY SCHOOL – WEST OF 281





NEW GREENFIELD SITE ELEMENTARY

New Construction	78,000 sf	@	\$350 /sf	\$27,300,000
Furnishing		@	5.00%	\$1,365,000
Playground	<i>Allowance</i>			\$125,000
Site Work	<i>Allowance</i>			\$250,000
Site Development	<i>Allowance</i>			\$1,500,000
Land Cost	<i>(20 Acres @ 12,000/acre)</i>			\$240,000
SUBTOTAL				\$30,780,000
		<i>A/E Fees</i>	5.75%	<i>\$1,769,850</i>
				TOTAL
				\$32,549,850

GRAND ISLAND PUBLIC SCHOOLS

NEW GREENFIELD ELEMENTARY SCHOOL – GOOD LIFE DISTRICT



NEW GREENFIELD SITE ELEMENTARY

New Construction	78,000 sf	@	\$350 /sf	\$27,300,000
Furnishing		@	5.00%	\$1,365,000
Playground	<i>Allowance</i>			\$125,000
Site Work	<i>Allowance</i>			\$250,000
Site Development	<i>Allowance</i>			\$1,500,000
Land Cost	<i>(20 Acres @ 12,000/acre)</i>			\$240,000
SUBTOTAL				\$30,780,000
	<i>A/E Fees</i>		5.75%	<i>\$1,769,850</i>
TOTAL				\$32,549,850

GRAND ISLAND PUBLIC SCHOOLS

GATES ELEMENTARY SCHOOL

(Replacement Facility)



GATES ELEMENTARY REPLACEMENT

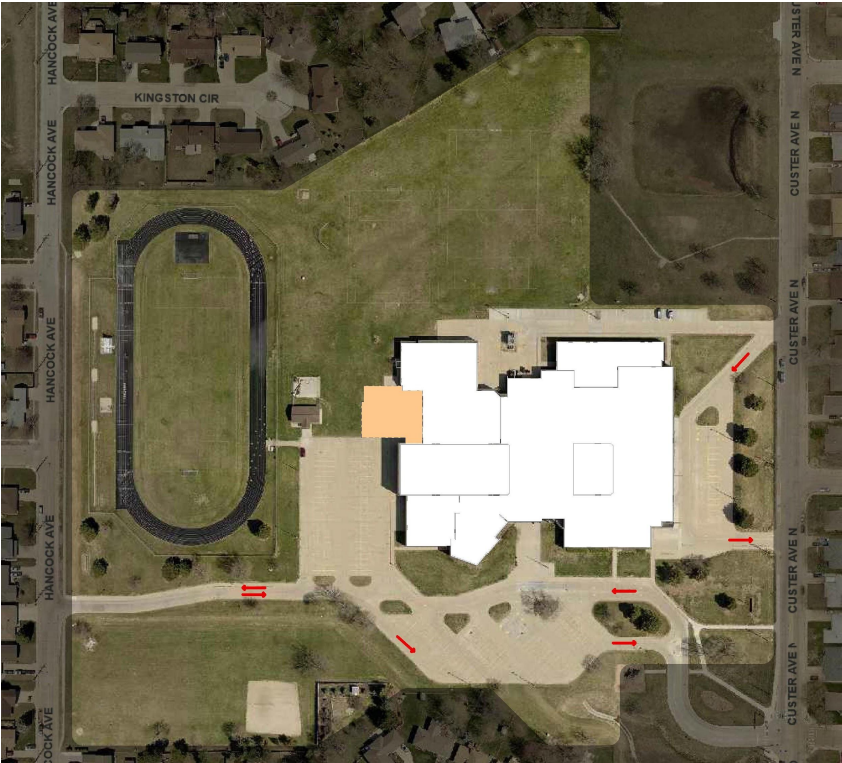
Demolition of Existing Building	46,000 sf	@	\$12 /sf	\$552,000
New Construction	78,000 sf	@	\$350 /sf	\$27,300,000
Furnishing		@	5.00%	\$1,365,000
Playground	Allowance			\$125,000
Site Work	Allowance			\$250,000
SUBTOTAL				\$29,592,000
A/E Fees				5.75%
TOTAL				\$31,293,540

EXISTING / PROPOSED FACILITIES

MIDDLE SCHOOL BUILDINGS (7-8)

GRAND ISLAND PUBLIC SCHOOLS

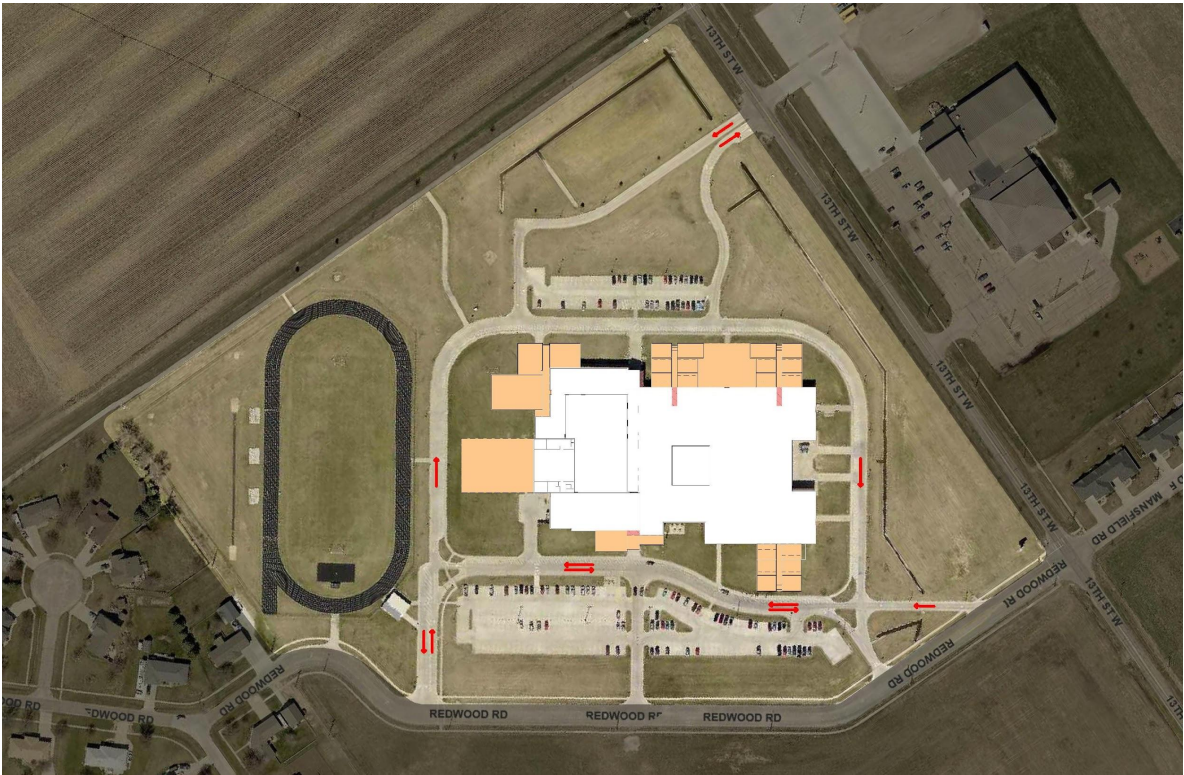
WALNUT MIDDLE SCHOOL



WALNUT MIDDLE SCHOOL

Gymnasium Addition	6,025 sf	@	\$375 /sf	\$2,259,375
Accessory Spaces	3,975 sf	@	\$325 /sf	\$1,291,875
Furnishing		@	5.00%	\$177,563
Site Work	Replacement of Disturbed Area			\$125,000
SUBTOTAL				\$3,853,813
	A/E Fees		7.50%	\$289,036
				TOTAL
				\$4,142,848

GRAND ISLAND PUBLIC SCHOOLS
WESTRIDGE MIDDLE SCHOOL



GRAND ISLAND PUBLIC SCHOOLS

WESTRIDGE MIDDLE SCHOOL



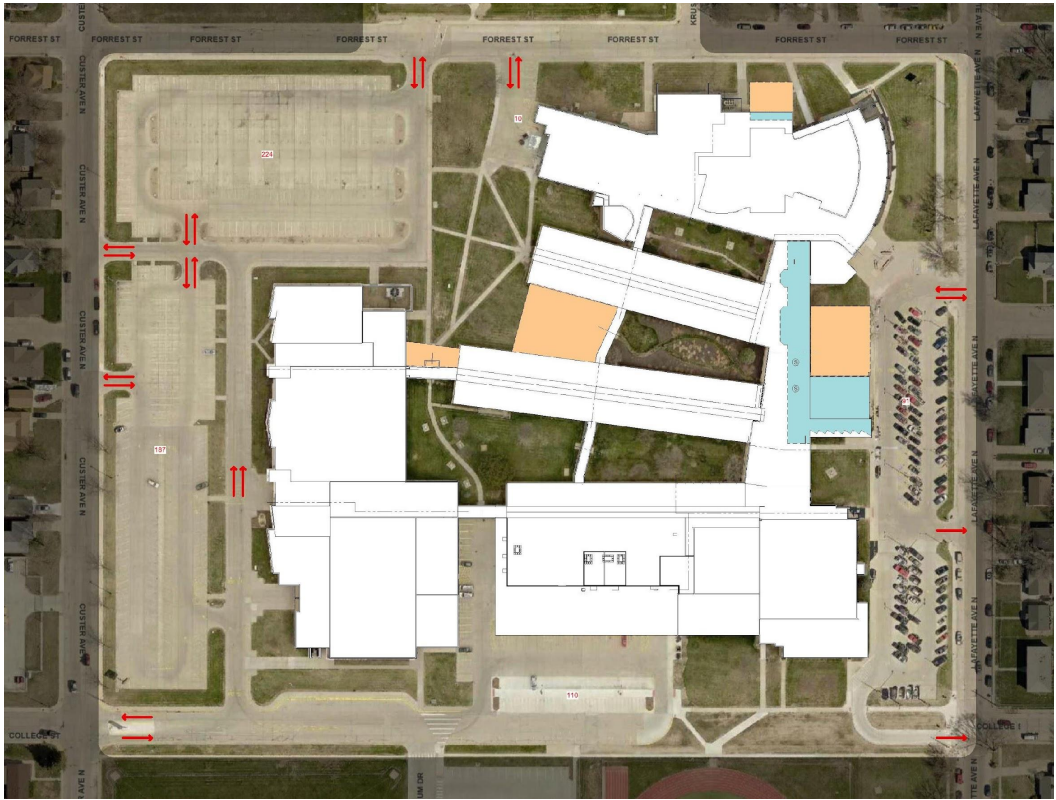
WESTRIDGE MIDDLE SCHOOL

Building Addition (Classroom / Commons	42,110 sf	@	\$350 /sf	\$14,738,500
Building Addition (Gym + Locker Rooms)	12,820 sf	@	\$375 /sf	\$4,807,500
Building Renovation	900 sf	@	\$250 /sf	\$225,000
Furnishing		@	5.00%	\$988,550
Site Work	New Practice Fields, etc.			\$450,000
SUBTOTAL				\$21,209,550
			A/E Fees	7.50%
			TOTAL	\$22,800,266

EXISTING / PROPOSED FACILITIES

HIGH SCHOOL BUILDINGS (9-12)

GRAND ISLAND PUBLIC SCHOOLS
GRAND ISLAND SENIOR HIGH



GRAND ISLAND PUBLIC SCHOOLS
GRAND ISLAND SENIOR HIGH



GRAND ISLAND SENIOR HIGH

New Construction (Ex. Commons)	10,870 sf	@	\$350 /sf	\$3,804,500
New Construction - Commons	9,400 sf	@	\$325 /sf	\$3,055,000
Building Renovation	14,300 sf	@	\$250 /sf	\$3,575,000
Furnishing		@	5.00%	\$521,725
Site Work			<i>Removal and Replacement</i>	\$130,000
SUBTOTAL				\$11,086,225
			<i>A/E Fees</i>	7.50%
			<i>TOTAL</i>	\$831,467
				\$11,917,692

GRAND ISLAND PUBLIC SCHOOLS

ISLANDER ANNEX



GRAND ISLAND PUBLIC SCHOOLS

ISLANDER ANNEX

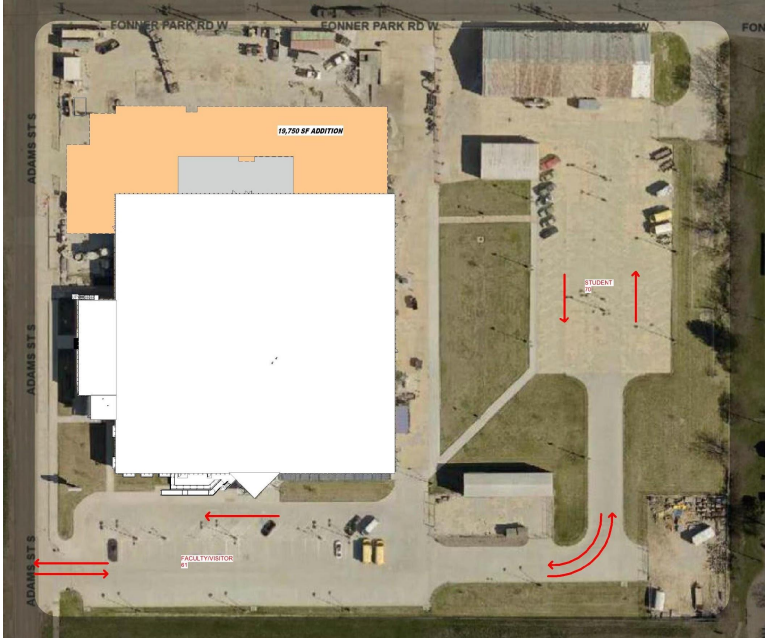


ISLANDER ANNEX

Building Renovation - Heavy	103,160 sf	@	\$325 /sf	\$33,527,000
Building Renovation - Finishes Only	13,860 sf	@	\$125 /sf	\$1,732,500
Furnishing		@	5.00%	\$1,762,975
Equipment	Allowance (3 Academies)			\$525,000
Site Work	Allowance - Assumed minimal work			\$125,000
SUBTOTAL				\$37,672,475
	A/E Fees		7.50%	\$2,825,436
TOTAL				\$40,497,911

GRAND ISLAND PUBLIC SCHOOLS

CAREER PATHWAYS INSTITUTE



GRAND ISLAND PUBLIC SCHOOLS

CAREER PATHWAYS INSTITUTE



CAREER PATHWAYS INSTITUTE

New Construction	19,750 sf	@	\$350 /sf	\$6,912,500
Building Renovation	2,175 sf	@	\$250 /sf	\$543,750
Furnishing		@	5.00%	\$372,813
Equipment	<i>Welding Pathway</i>			\$125,000
Site Work	<i>Removal and Replacment</i>			\$60,000

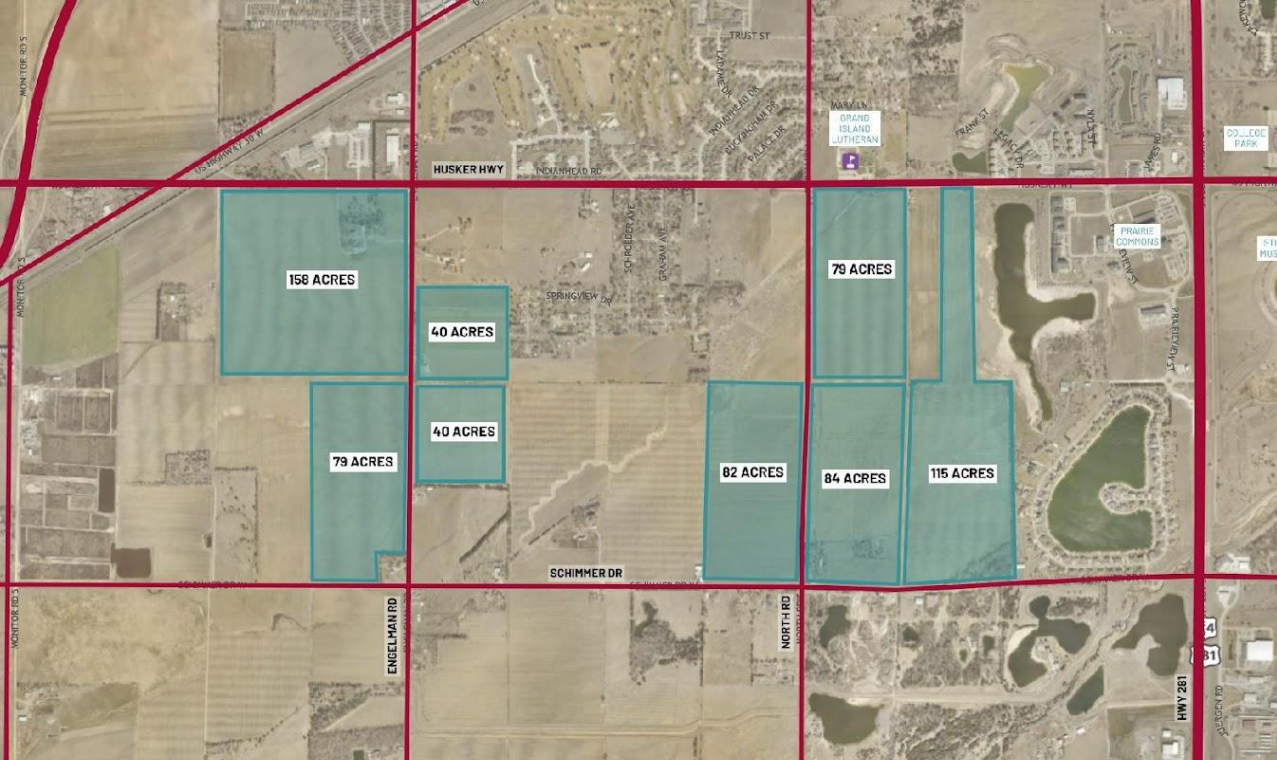
SUBTOTAL				\$8,014,063
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	<i>A/E Fees</i>	7.50%	\$601,055
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	<i>TOTAL</i>		\$8,615,117
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GRAND ISLAND PUBLIC SCHOOLS

NEW HIGH SCHOOL – WEST OF 281



QUESTIONS?



Every Student, Every Day, A Success!