KEARNEY
PUBLIC SCHOOLS



OWN *Your* FUTURE



FACILITIES MASTER PLAN 2026 UPDATE

October 7, 2026

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SUMMARY OF WORK COMPLETED SINCE 2009

DEFINING THE VISION

From 2009 to 2012, Kearney Public Schools focused on planning and setting standards for future improvements. Work included program development, prototype elementary concepts, targeted renovations, and early technology upgrades. This period also included initial additions and upgrades across several elementary schools, establishing a consistent framework to support instruction and future growth.

2009 - 2012

- New Kenwood Elementary School $6,941,635
- Medowlark Elementary Addition $2,427,566
- Buffalo Hills Elementary School $6,111,485
- Emerson Elementary Addition $2,989,168
- Park Elementarty Addition $2,902,512
- Bryant Elementary Addition $3,106,751
- Kenwood Education Center Renovation $1,719,899
- Northeast Elementary Addition $569,171
- Central Elementary Renovation $2,295,761



DISTRICT-WIDE TRANSFORMATION

From 2013 to 2018, the district completed major expansion and system-wide upgrades. This included construction of the new high school, made possible through a community-supported bond initiative, along with significant additions and renovations at Sunrise and Horizon Middle Schools and continued improvements across elementary schools. Support facilities and district-wide technology upgrades helped create more consistent learning environments.

2013 - 2018

- New High School $70,415,600
- Sunrise Middle School Addition & Renovation $1,027,111
- Horizon Middle School Addition & Renovation $10,246,740
- Facilities Building Renovation $800,000
- KPS Administration Building Remodel $844,000
- Transportation Building Office Renovation $180,000
- Buffalo Hills Elementary Additions & Renovations $3,164,732
- Northeast Elementary Additions & Renovation $7,632,853
- Transition Building Remodel $120,000



REFINEMENT & FUTURE READINESS

Since 2019, the focus has shifted to targeted improvements that build on previous investments while responding to evolving needs. This includes the introduction of new programs and services through projects like the Hanny Arram Center and the Cottonwood remodel. Most work reflects reinvestment in existing facilities through renovations, additions, and system upgrades, alongside select expansions such as the Kearney High School South Addition and improvements at Windy Hills Elementary.

2019 - 2026

- Sunrise Middle School Addition & Renovation $5,822,705
- Kearney High School Classrooms Additions $2,354,428
- Bright Futures Preschool Remodel $35,791
- Hanny Arram Center for Success $2,179,631
- Horizon Middle School ReRoof $3,105,801
- Bryant-Park-Emerson Elementary Remodels $1,420,431
- Northeast Elementary Addition & Renovation $7,632,853
- Windy Hills Elementary Addition & Renovation $7,759,431
- Central Elementary Addition $2,559,090
- Sunrise Middle School 2024 Remodels $378,051
- Kenwood Elementary 2024 Remodel $108,197
- KHS Performance & Activity Wing (PAW) Addition $8,944,821
- Arram Center for Success Addition $2,000,000
- Cottonwood Elementary Renovation & Addition $3,318,762



ACROSS ALL PHASES

Across all phases, the work has consistently focused on aligning facilities with changing instructional needs. This includes ongoing technology integration across schools, expansion of specialized learning environments and student support services, and continued reinvestment in existing buildings to extend their usefulness and performance. Regular updates to the Facilities Master Plan has guided this work, ensuring projects remain coordinated and aligned with long-term priorities.

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DISTRICT BUILDINGS

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EARLY CHILDHOOD



BRIGHT FUTURES PRESCHOOL

1511 5th Avenue

ENROLLMENT
Current: 146
Capacity: 300 (if including 2nd floor)
Staffing: 47

BUILDING & SITE AREA
35,989 SF (2 floors - no basement)
2.5 Acres

BUILDING INFO
> Constructed 1934
> 1958 Addition
> 1989 Addition
> 1990 Renovation
> 1997 Addition
> 2006 Addition
> 2007 Addition
> 2013 Addition
> 2020 Renovation
> 2025 Parking Lot

RENOVATION SUMMARY
> None

PROGRAM NEEDS SUMMARY
> None



BRIGHT FUTURES PRESCHOOL - ROOF INFORMATION

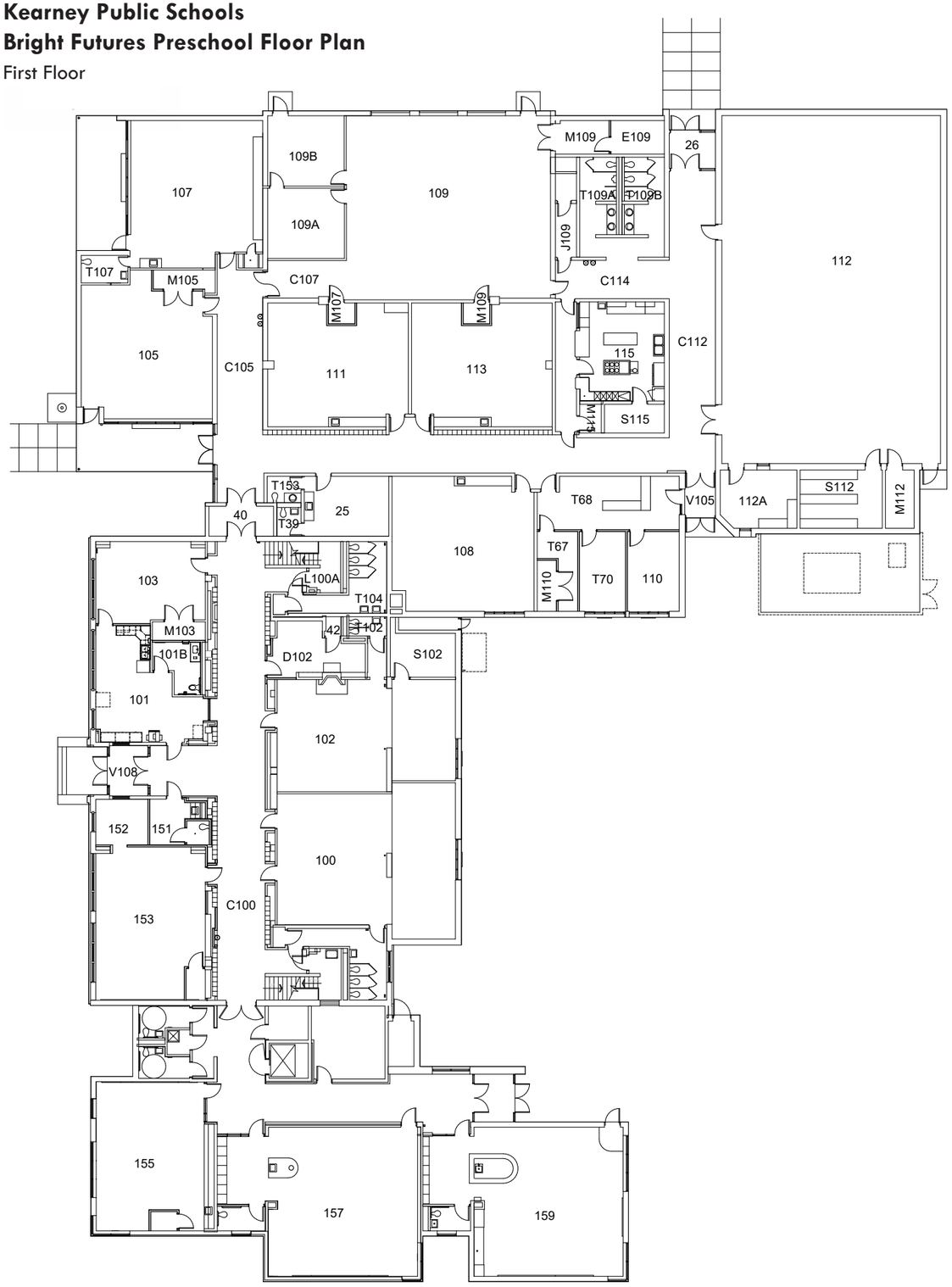


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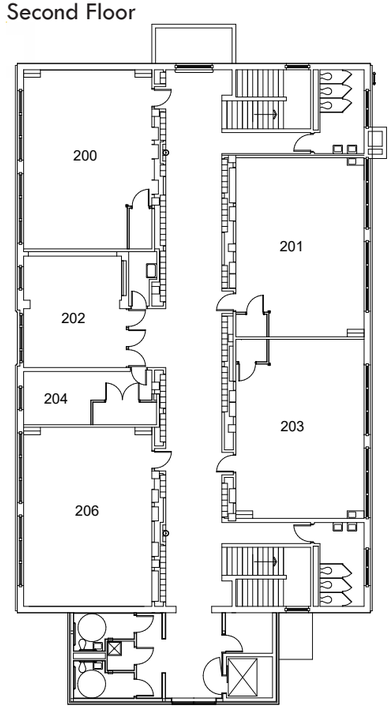
Roof Type: TPO
Installed: 2022 by Springer Roofing
Warranty: 20 year (Expires 2042)

Kearney Public Schools
Bright Futures Preschool Floor Plan

First Floor



Second Floor



ELEMENTARY



BRYANT ELEMENTARY

1611 C Avenue

ENROLLMENT (K-5)
Current: 191
Capacity: 300
Staffing: 35

BUILDING & SITE AREA
33,174 SF (1floor - no basement)
3.5 Acres

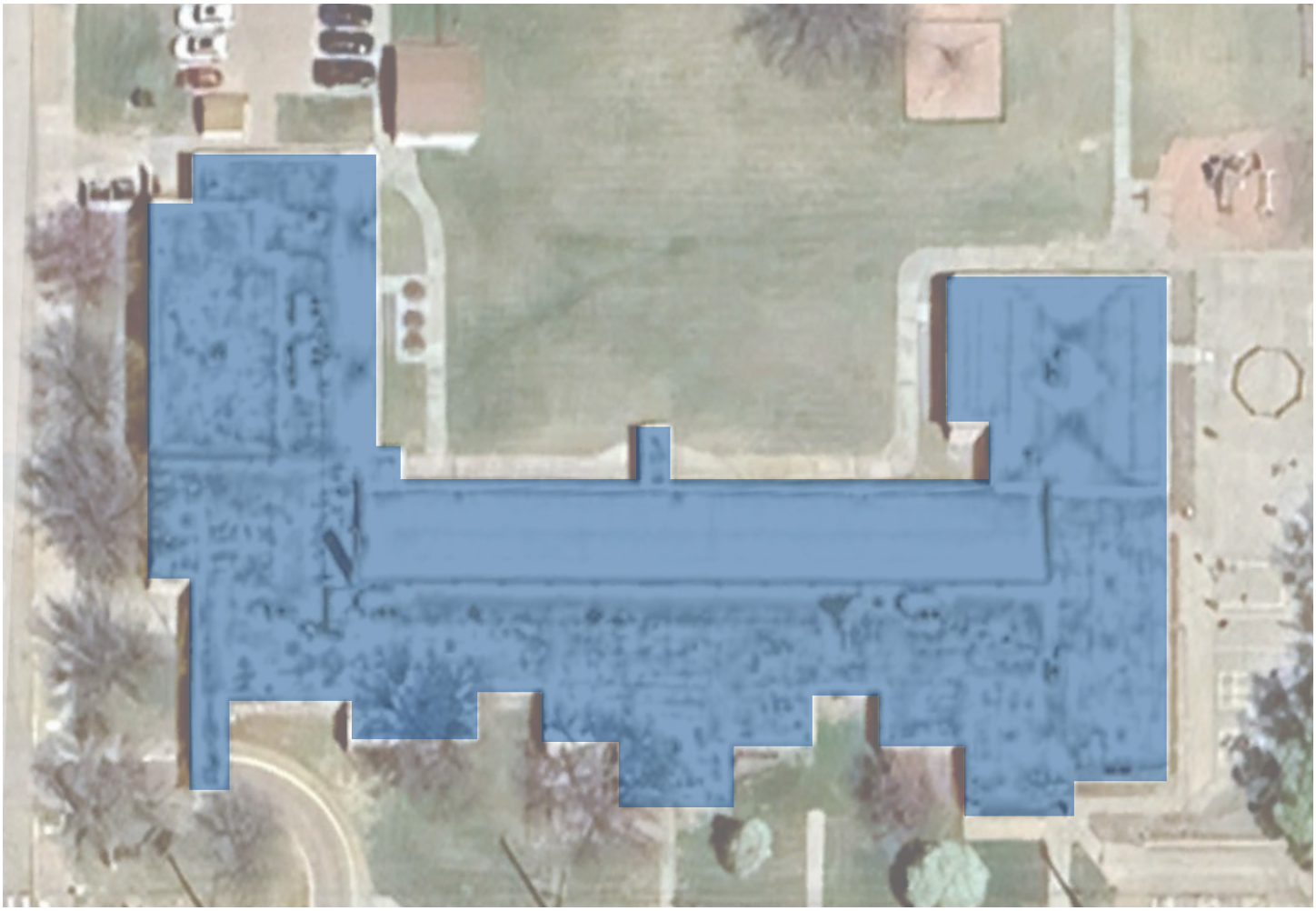
BUILDING INFO
> Constructed 1952
> 1978 Renovations
> 1996 Renovations
> 2002 Stage Remodel
> 2011 Addition (5,216 SF)
> 2024 Bathroom Remodel & Flooring Upgrade
> 2026 East Bathroom Renovation

RENOVATION SUMMARY
> Locker replacement

PROGRAM NEEDS SUMMARY
> Consider replacement / re-purpose
> Teacher workroom addition



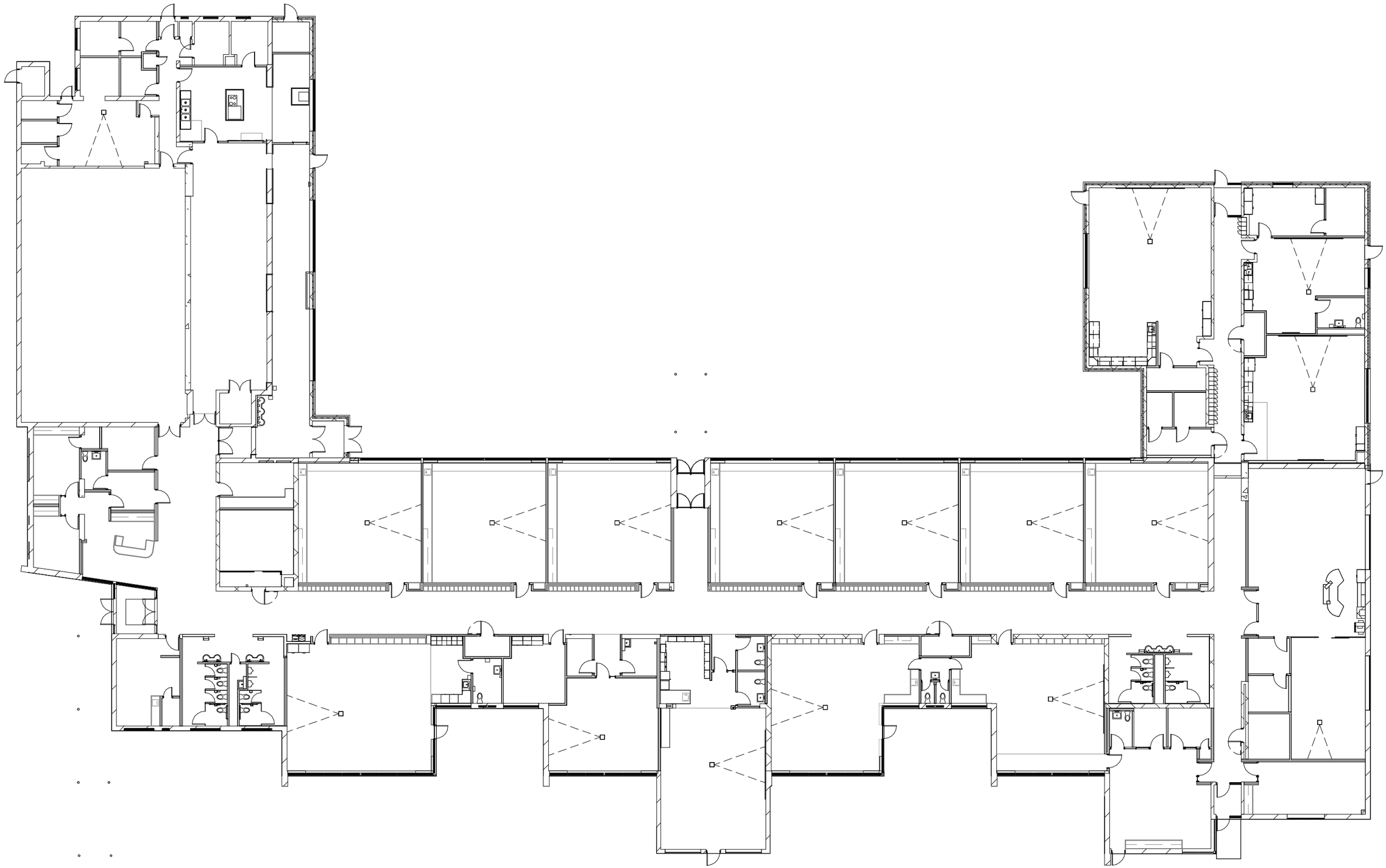
BRYANT ELEMENTARY - ROOF INFORMATION



ROOF INFORMATION:

Roof Type: SBS
Installed: 2021 by Prairie View
Warranty: 20 year (Expires 2041)

Kearney Public Schools
Bryant Elementary Floor Plan



Kearney Public Schools
Bryant Elementary Proposed Addition

Department Legend

- ADMINISTRATION
- CIRCULATION
- OFFICE
- TOILET

NEW ADDITION	747 SF
REMODEL	288 SF
TOTAL AREA	1,035 SF



Kearney Public Schools
Bryant Elementary Proposed Addition

Option A1



Option A2



Option A3



Option B1



Option B2



Option B3



Option C1



Option C2



Option C3



Option D1



Option D2



Option D3



Project Cost Evaluation
Bryant, Park, & Elementary Schools - Staff Workroom + Entry Additions

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

**The cost estimate shown represents a total combined project of Bryant, Park and Emerson School Additions being constructed as one (1) combined project and not three (3) separate projects, executed by three (3) separate General Contractors. If each school project is executed separately then the total cost shown below will be higher in the aggregate sum.*

CONSTRUCTION COST $1,919,310

	QUANTITY	UNIT	TOTAL
> Renovations (X 3 Schools)	894 SF	$450.00	$402,300
> New Additions (X 3 Schools)	2,241 SF	$610.00	$1,367,010
> Site Work	3 LS	$50,000.00	$150,000

PROFESSIONAL DESIGN SERVICES (10.5% OF CONSTRUCTION COSTS) $201,528

REIMBURSABLE EXPENSES $9,597

LOOSE FURNITURE, FIXTURES & EQUIPMENT $60,000

DESIGN & CONSTRUCTION CONTINGENCY (3.5%) $67,176

PROJECT TOTAL $2,257,611*



BUFFALO HILLS ELEMENTARY

6110 11th Avenue

ENROLLMENT (K-5)
Current: 373
Capacity: 450
Staffing: 67

BUILDING & SITE AREA
57,797 SF (1floor - no basement)
7.75 Acres

BUILDING INFO
> Constructed 2012
> 2018 Addition (13,494 SF)

RENOVATION SUMMARY
> Roof replacement

PROGRAM NEEDS SUMMARY
> 1 unit addition
> Multi-purpose room if it becomes a 4 unit
> Purchase land to the west (shown below)



BUFFALO HILLS ELEMENTARY - ROOF INFORMATION

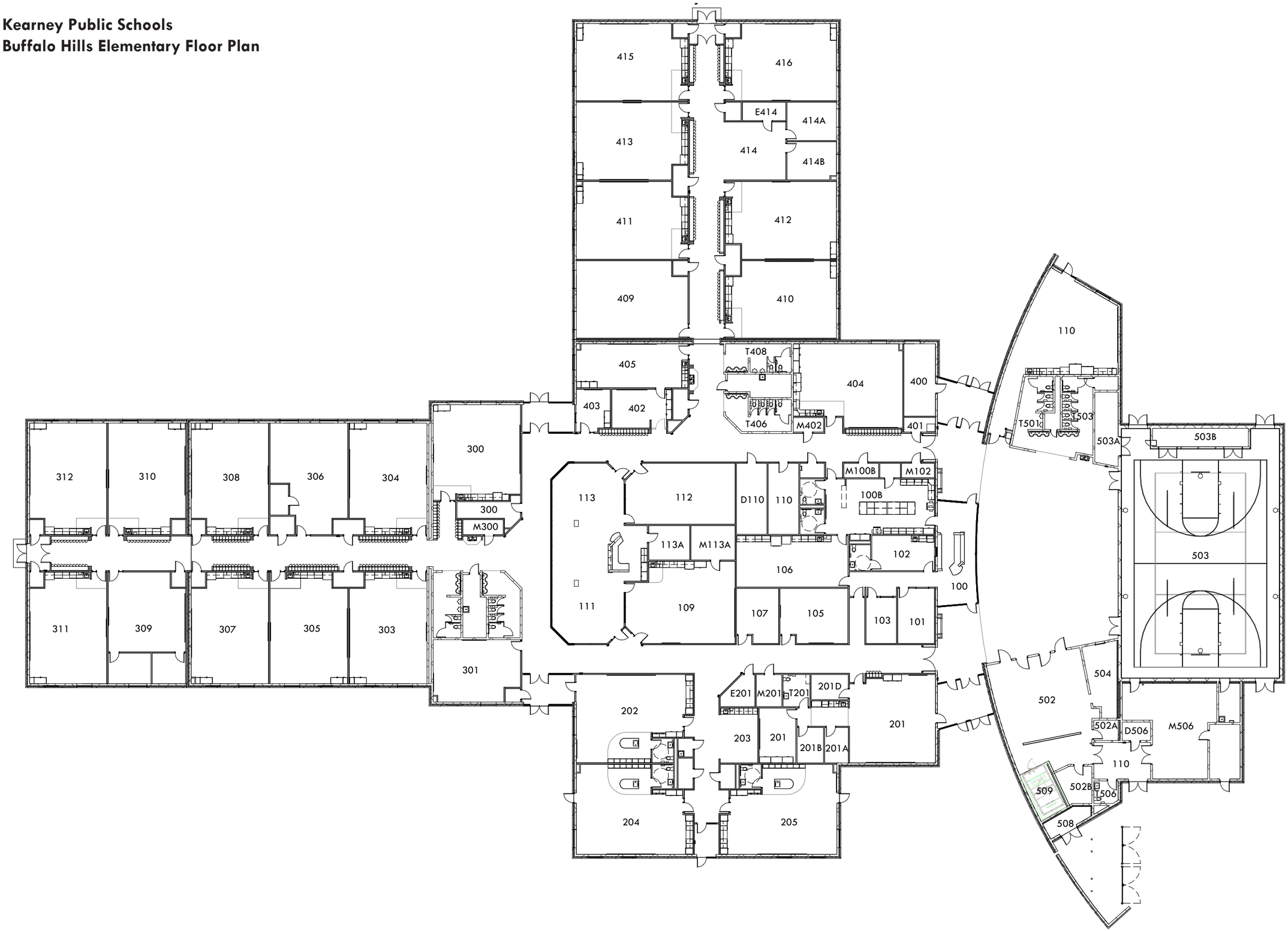


ROOF INFORMATION

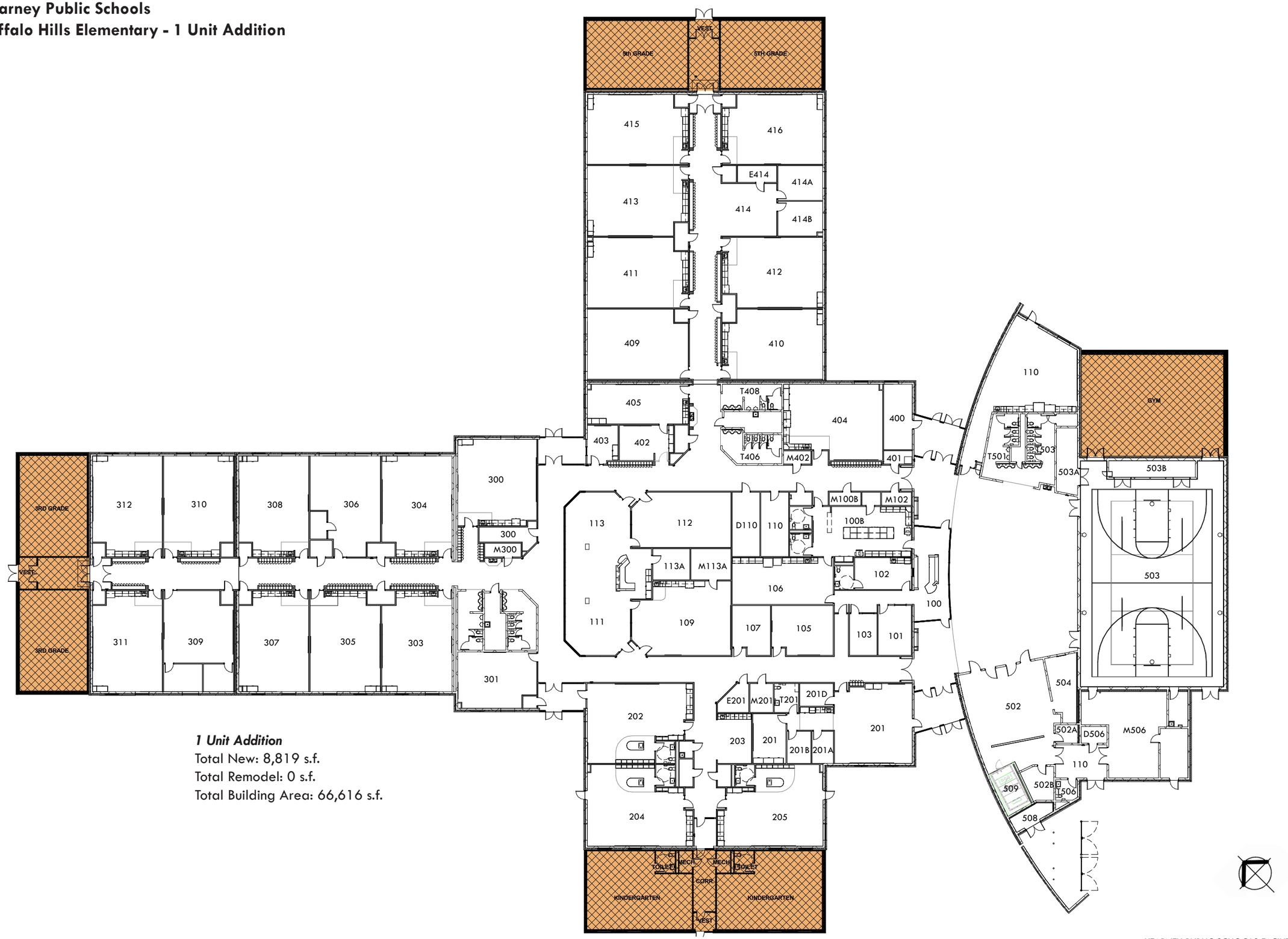
Roof Type: SBS
Installed: 8/1/2018 by Dobberstien Roofing
Warranty: 10 year (Expires 8/1/2028)

Roof Type: SBS 2 ply modified bitumen (Manufacturer: John Mansville)
Installed: 3/1/2012 by Dobberstien Roofing
Warranty: 15 year (Expires 3/1/2027)

Kearney Public Schools
Buffalo Hills Elementary Floor Plan



Kearney Public Schools
Buffalo Hills Elementary - 1 Unit Addition



1 Unit Addition
Total New: 8,819 s.f.
Total Remodel: 0 s.f.
Total Building Area: 66,616 s.f.

Project Cost Evaluation
Buffalo Hills Elementary - Add 1 Unit Option

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $3,527,600

	QUANTITY	UNIT	TOTAL
> Renovation	0 SF	$235.00	$0
> New Construction (Addition)	8,819 SF	$400.00	$3,527,600

PROFESSIONAL DESIGN SERVICES (8% OF CONSTRUCTION COSTS) $282,208

REIMBURSABLE EXPENSES $17,638

LOOSE FURNITURE, FIXTURES & EQUIPMENT $100,000

DESIGN & CONSTRUCTION CONTINGENCY (5%) $141,104

PROJECT TOTAL $4,068,550



CENTRAL ELEMENTARY

300 West 24th Street

ENROLLMENT (K-5)
Current: 232
Capacity: 300
Staffing: 48

BUILDING & SITE AREA
71,260 SF (2 floors plus basement)
7 Acres

BUILDING INFO
> Constructed 1926
> 1997 Renovation
> 2006 Gymnasium + Merryman Lobby Addition (20,773 SF)
> 2012 Remodel
> 2022 HVAC Upgrades
> 2026 Addition & Remodel

RENOVATION SUMMARY
> Renovate restrooms in 1926 building
> Repair steps at historic north main entrance
> Paint corridors
> Locker replacement

PROGRAM NEEDS SUMMARY
> None



CENTRAL ELEMENTARY - ROOF INFORMATION



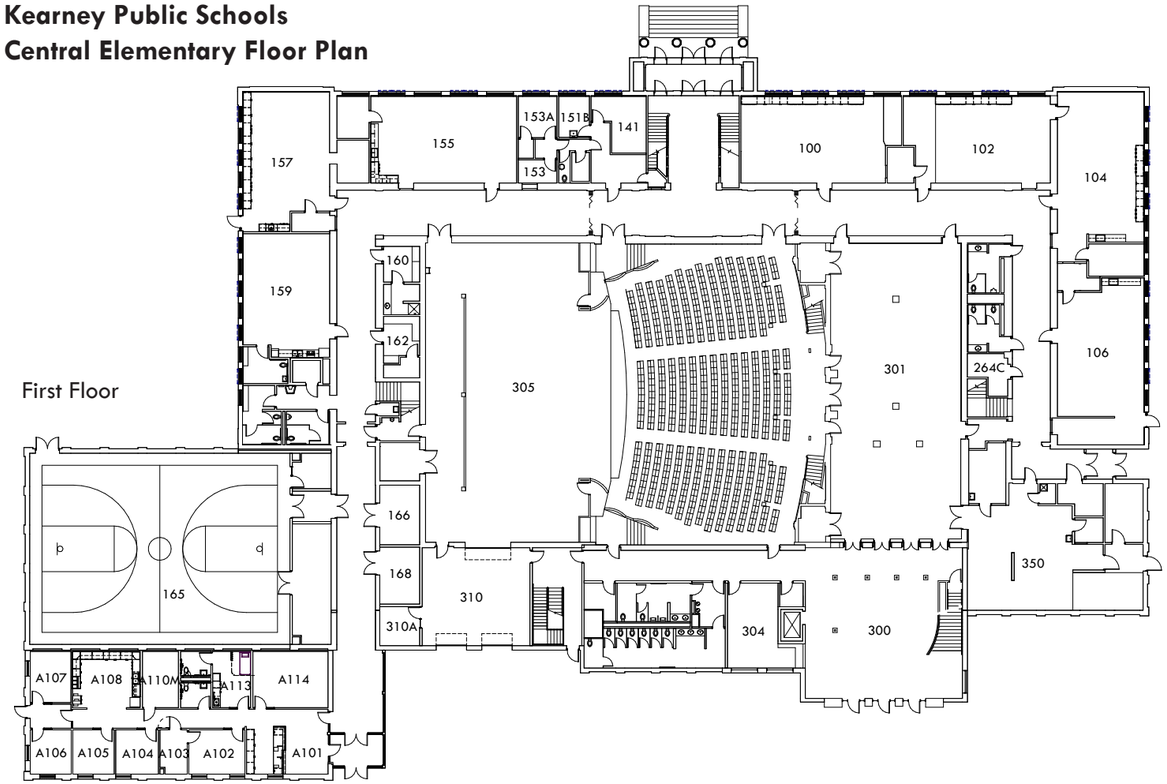
ROOF INFORMATION:

Roof Type: TPO, 60 MIL
Installed: 8/1/2021 by Springer Roofing
Warranty: 20 year (Expires 8/1/2041)

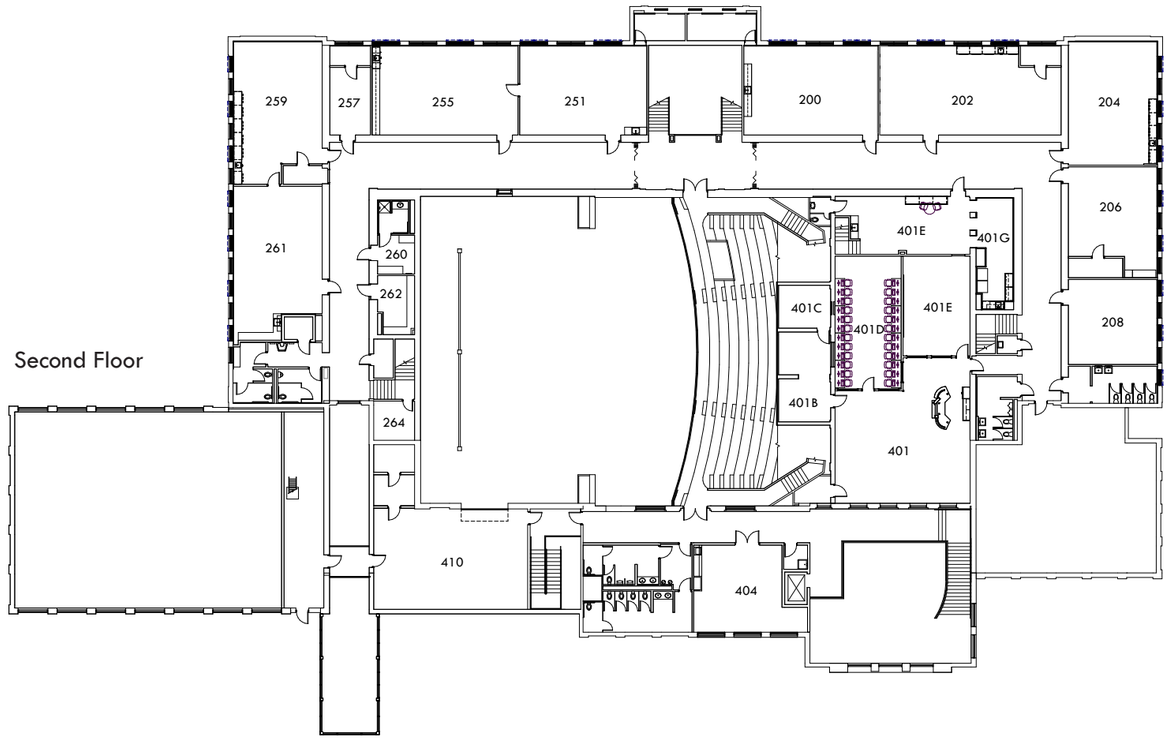
Roof Type: TPO, 60 MIL
Installed: 6/25/2025 by Prairie View Roofing
Warranty: 20 year (Expires 6/25/2045)

Kearney Public Schools
Central Elementary Floor Plan

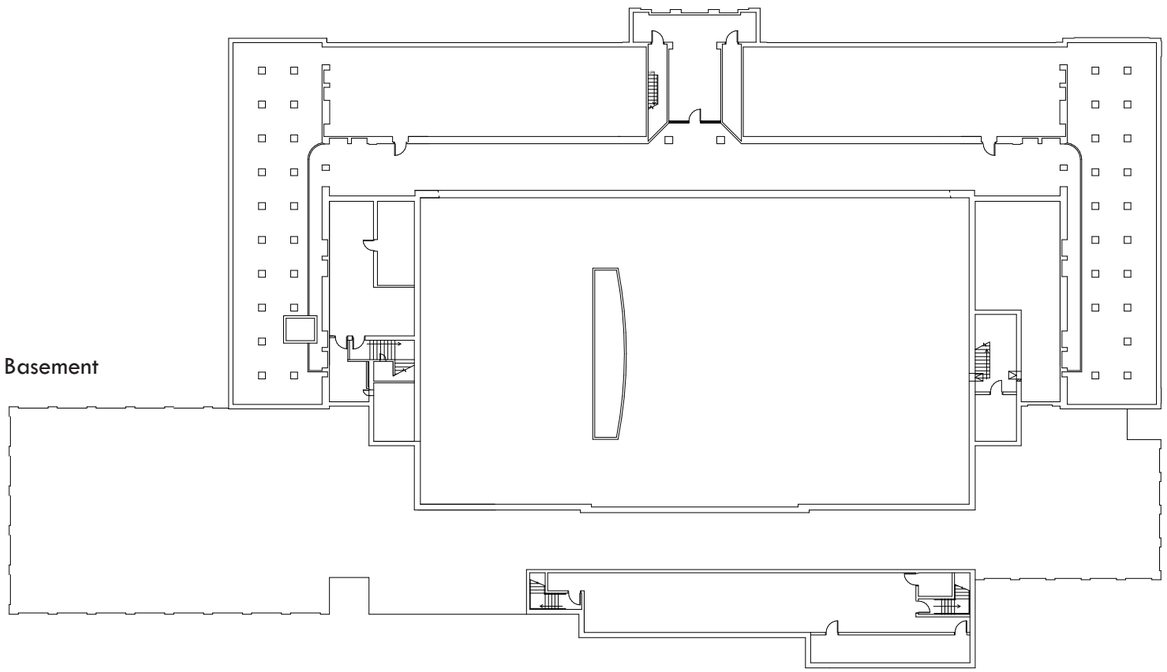
First Floor



Second Floor



Basement





COTTONWOOD ELEMENTARY

8105 9th Avenue

ENROLLMENT (K-5)
Current: 17
Capacity: 60
Staffing: 12

BUILDING & SITE AREA
15,244 SF (1floor - no basement)
10 Acres

BUILDING INFO
> Constructed 1979
> 1999 Addition (2,802 SF)
> 2010 Remodel
> 2026 Renovation & Small Addition

RENOVATION SUMMARY
> None

PROGRAM NEEDS SUMMARY
> None



COTTONWOOD ELEMENTARY - ROOF INFORMATION

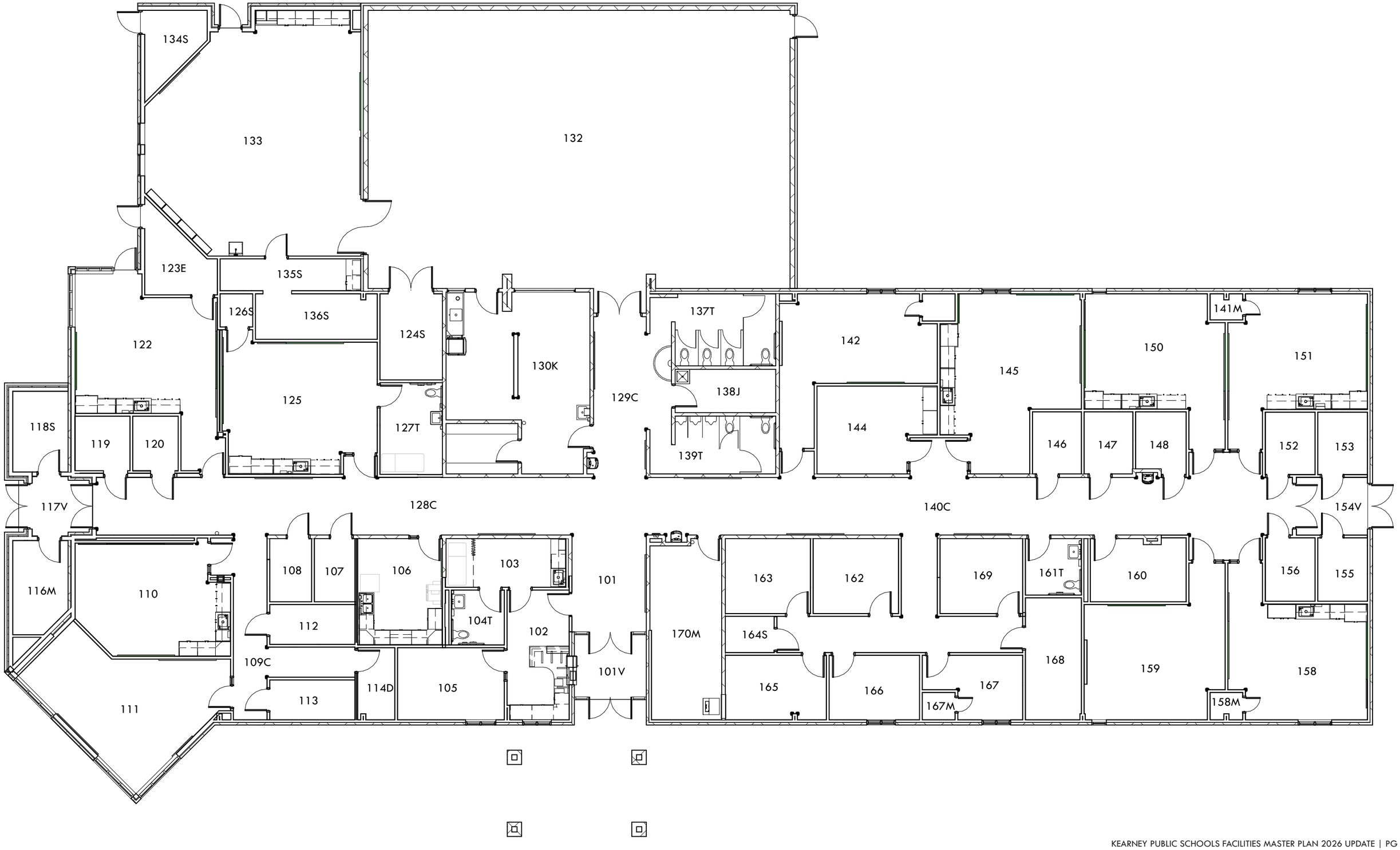


ROOF INFORMATION:

Roof Type: TPO 0.060" thick
Installed: 2022 by Springer Roofing
Warranty: 20 year (Expires 2042)

Roof Type: EPDM 0.060" thick
Installed: 7/9/2026 by White Castle Roofing & Contracting, Inc.
Warranty: 15 year (Expires 7/8/2041)

Kearney Public Schools
Cottonwood Elementary Floor Plan





EMERSON ELEMENTARY

2705 E Avenue

ENROLLMENT (K-5)
Current: 200
Capacity: 300
Staffing: 45

BUILDING & SITE AREA
32,458 SF (1floor - no basement)
2.5 Acres

BUILDING INFO
> Constructed 1952
> 1980 Renovation
> 1996 Renovation
> 2007 Addition (1,780 SF)
> 2012 Remodel
> 2012 Addition (2,368 SF)
> 2024 Restroom Remodel & Flooring Update
> 2026 East Restroom Remodel

RENOVATION SUMMARY
> Locker replacement

PROGRAM NEEDS SUMMARY
> Consider replacement / repurpose
> Teacher workroom addition



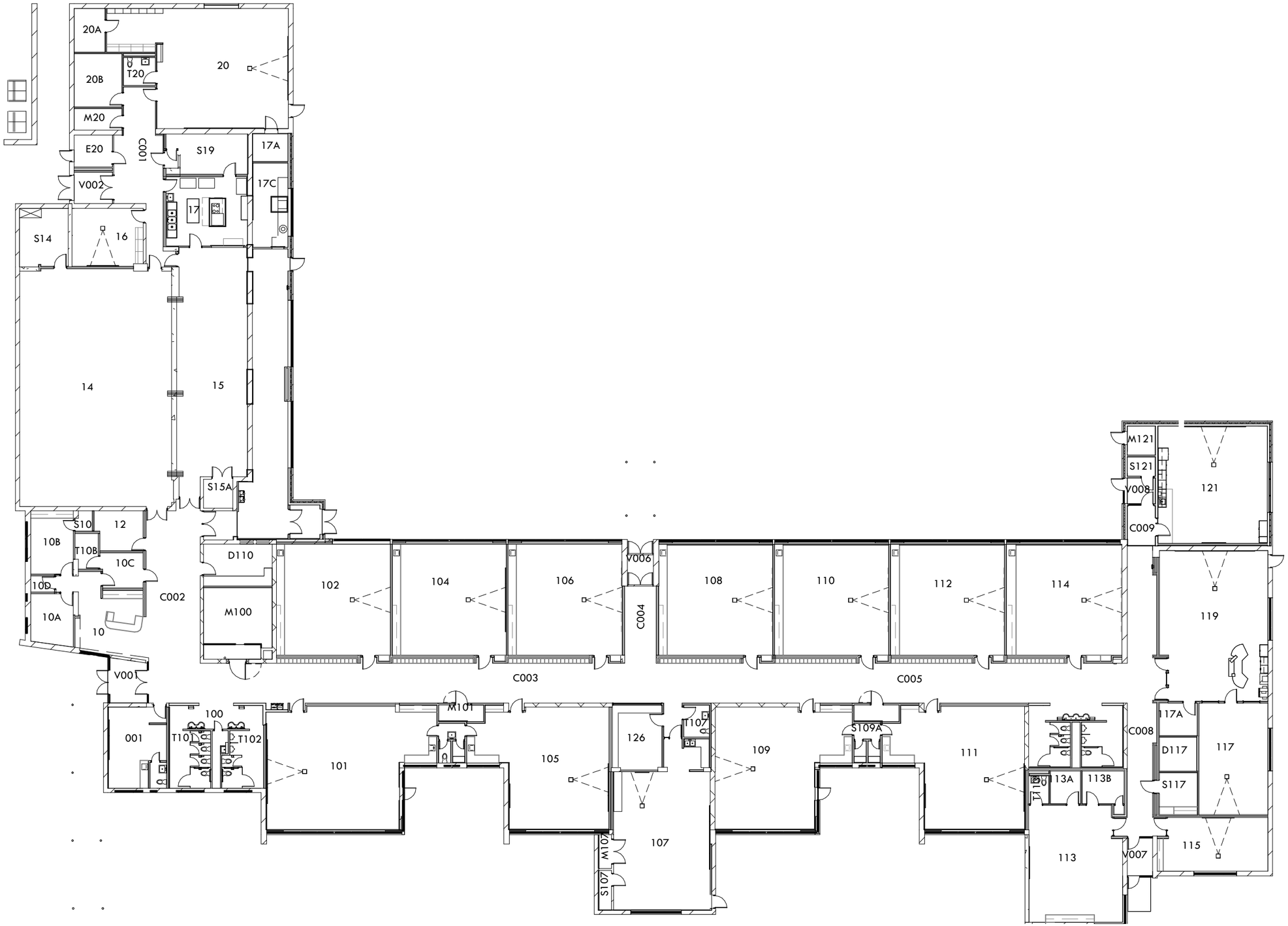
EMERSON ELEMENTARY - ROOF INFORMATION



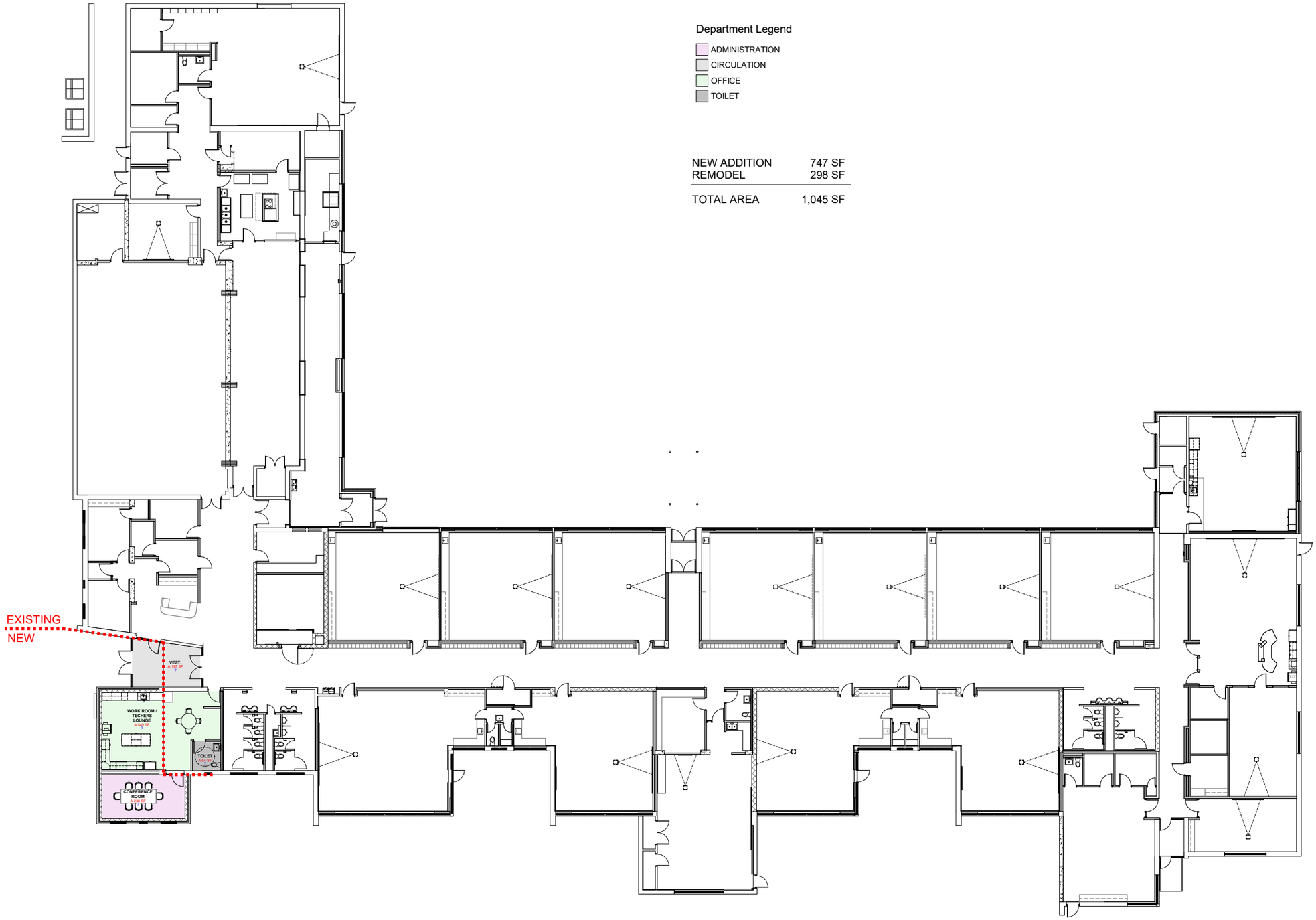
ROOF INFORMATION:

Roof Type: TPO
Installed: 2021 by Prairie View Roofing
Warranty: 20 year (Expires 2041)

Kearney Public Schools
Emerson Elementary Floor Plan



Kearney Public Schools
Emerson Elementary Proposed Addition



Department Legend

- ADMINISTRATION
- CIRCULATION
- OFFICE
- TOILET

NEW ADDITION	747 SF
REMODEL	298 SF
TOTAL AREA	1,045 SF

Kearney Public Schools
Emerson Elementary Proposed Addition

Option A1



Option A2



Option A3



Option B1



Option B2



Option B3



Option C1



Option C2



Option C3



Option D1



Option D2



Option D3



Project Cost Evaluation
Bryant, Park, & Elementary Schools - Staff Workroom + Entry Additions

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

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CONSTRUCTION COST $1,919,310

	QUANTITY	UNIT	TOTAL
> Renovations (X 3 Schools)	894 SF	$450.00	$402,300
> New Additions (X 3 Schools)	2,241 SF	$610.00	$1,367,010
> Site Work	3 LS	$50,000.00	$150,000

PROFESSIONAL DESIGN SERVICES (10.5% OF CONSTRUCTION COSTS) $201,528

REIMBURSABLE EXPENSES $9,597

LOOSE FURNITURE, FIXTURES & EQUIPMENT $60,000

DESIGN & CONSTRUCTION CONTINGENCY (3.5%) $67,176

PROJECT TOTAL $2,257,611*



KENWOOD ELEMENTARY

915 16th Avenue

ENROLLMENT (K-5)
Current: 348
Capacity: 450
Staffing: 67

BUILDING & SITE AREA
57,862 SF (1floor - no basement)
9.92 Acres

BUILDING INFO
> Constructed 2011
> 2024 Minor Remodel to enclose collaboration space

RENOVATION SUMMARY
> New roof in 2028

PROGRAM NEEDS SUMMARY
> 1 unit addition
> Multi-purpose room addition
> Add additional parking (dashed below)



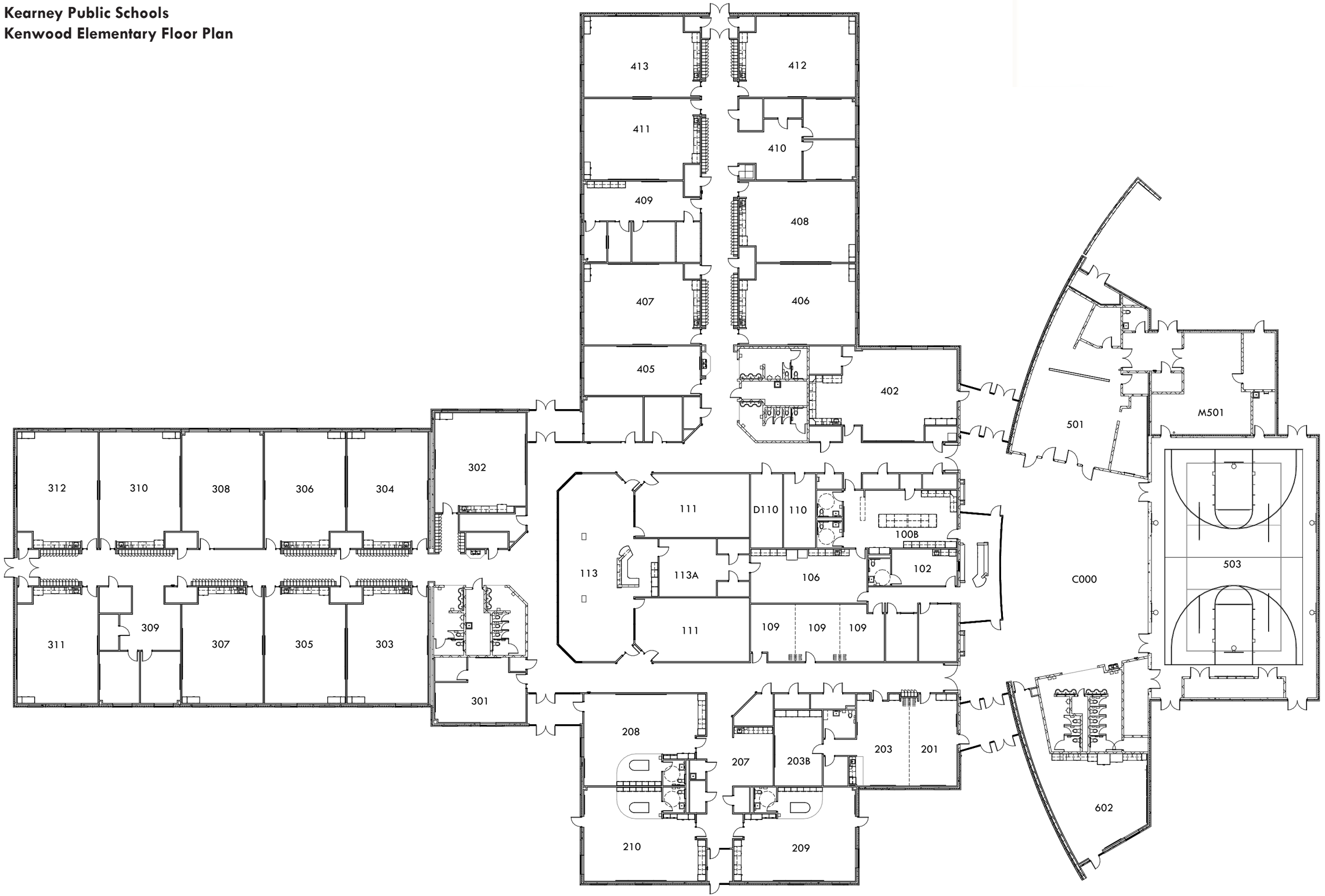
KENWOOD ELEMENTARY - ROOF INFORMATION



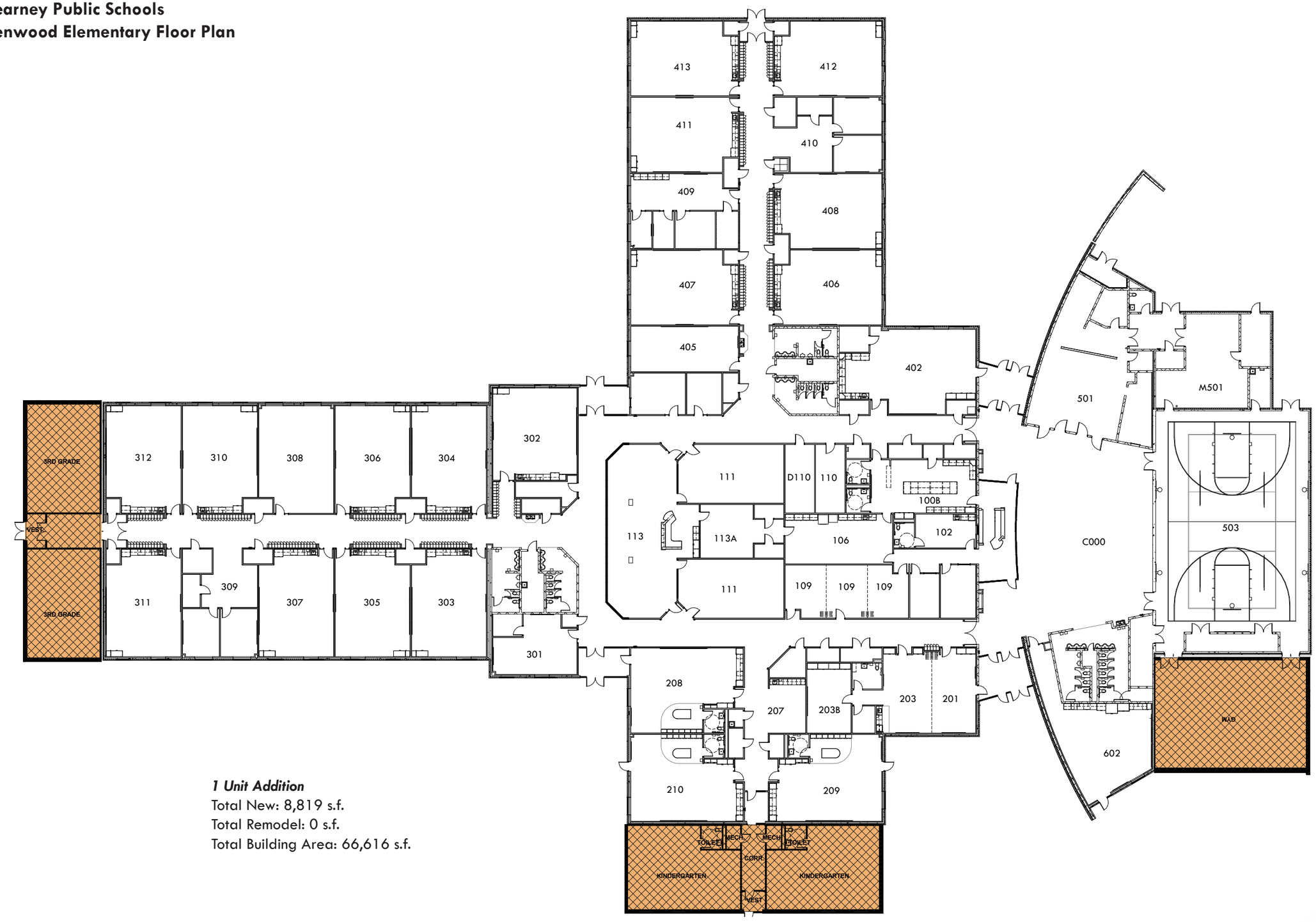
ROOF INFORMATION:

Roof Type: SBS (Styrene-Butadiene-Styrene)
Installed: 8/11/2011 by Unknown
Warranty: 15 year (Expires 8/11/2026)

Kearney Public Schools
Kenwood Elementary Floor Plan



Kearney Public Schools
Kenwood Elementary Floor Plan



1 Unit Addition
Total New: 8,819 s.f.
Total Remodel: 0 s.f.
Total Building Area: 66,616 s.f.

Kearney Public Schools
Kenwood Elementary Site Plan



Project Cost Evaluation
Kenwood Elementary School - Addition

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $3,927,600

	QUANTITY	UNIT	TOTAL
> Renovation	0 SF	$235.00	$0
> New Construction (Addition)	8,819 SF	$400.00	$3,527,600
> Parking Lot	1 EA	$400,000.00	$400,000

PROFESSIONAL DESIGN SERVICES (8% OF CONSTRUCTION COSTS) $314,208

REIMBURSABLE EXPENSES $17,638

LOOSE FURNITURE, FIXTURES & EQUIPMENT $100,000

DESIGN & CONSTRUCTION CONTINGENCY (3.5%) $157,104

PROJECT TOTAL $4,516,550



MEADOWLARK ELEMENTARY

1010 E 53rd Street

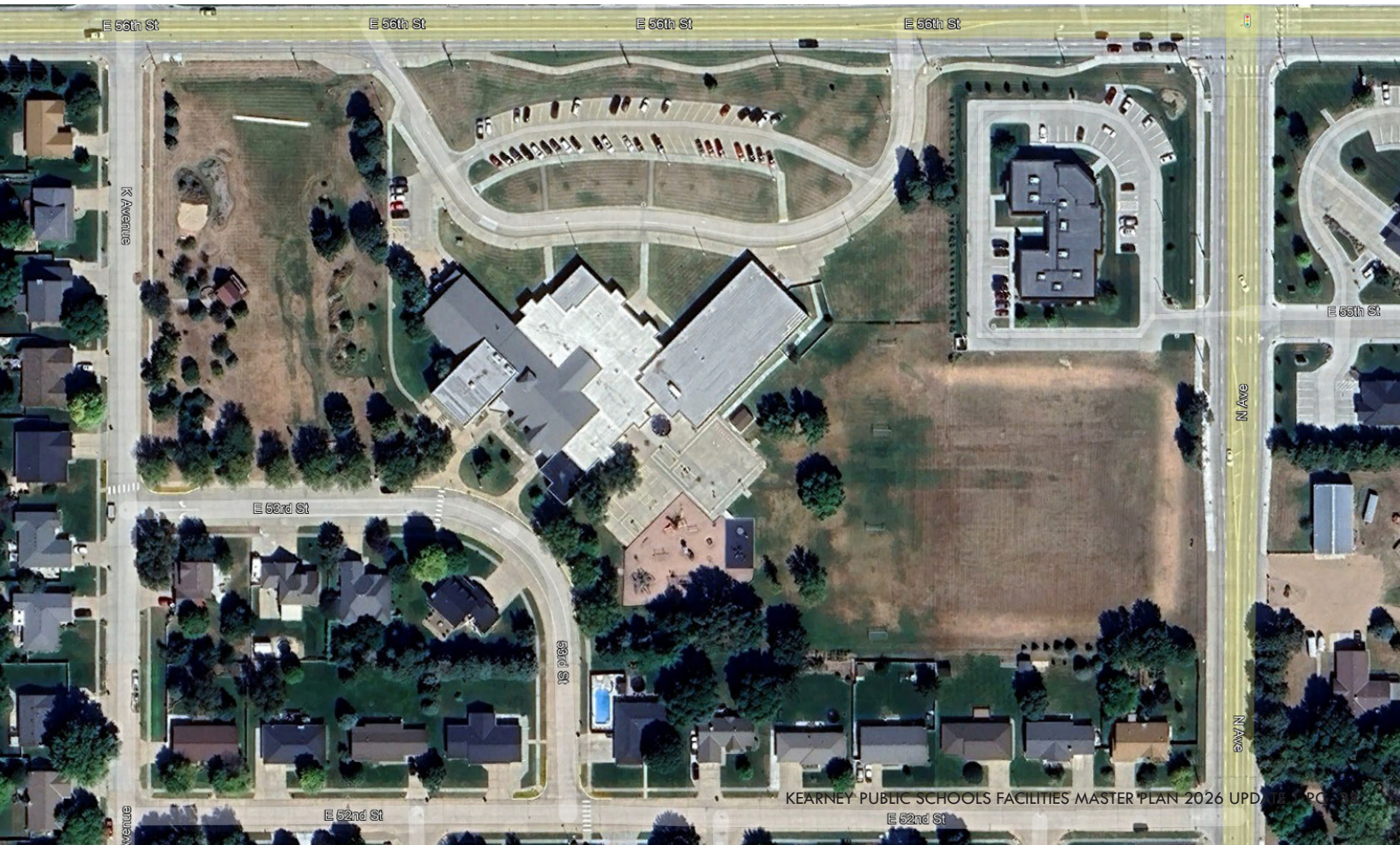
ENROLLMENT (K-5)
Current: 377
Capacity: 450
Staffing: 55

BUILDING & SITE AREA
48,527 SF (1floor - no basement)
14.5 Acres

BUILDING INFO
> Constructed 1995
> 2010 Renovation + Addition (15,895 SF)
> 2020 limited remodel
> 2026 Reroof

RENOVATION SUMMARY
> Replace flooring in 1995 building

PROGRAM NEEDS SUMMARY
> None



MEADOWLARK ELEMENTARY - ROOF INFORMATION

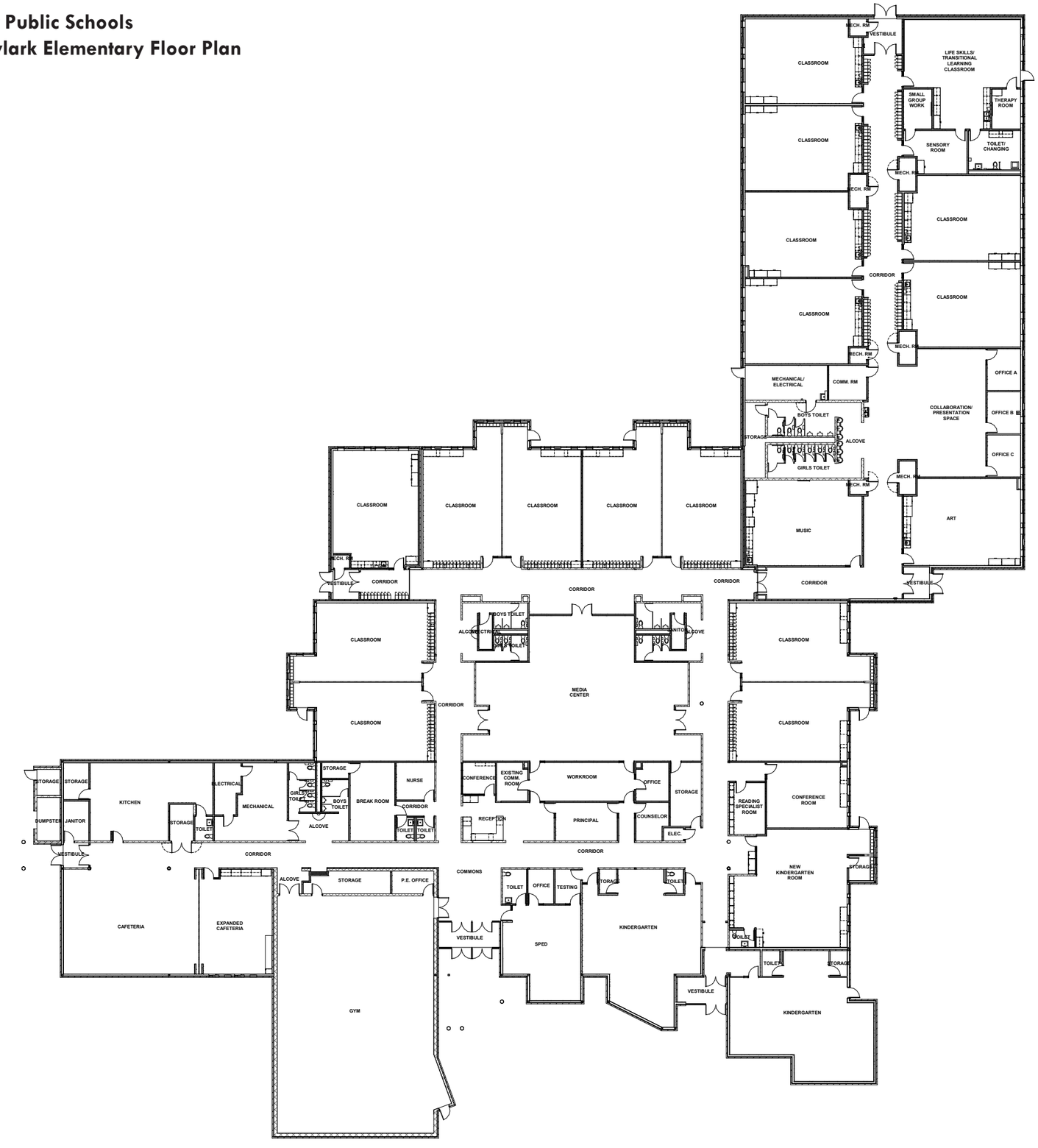


ROOF INFORMATION:

Roof Type: EPDM
Installed: 8/1/2026 by Springer Roofing
Warranty: 20 year (Expires 8/1/2046)

Roof Type: Asphalt Shingles
Installed: 8/1/2026 by Springer Roofing
Warranty: 20 year (Expires 8/1/2046)

Kearney Public Schools
Meadowlark Elementary Floor Plan





NORTHEAST ELEMENTARY

910 East 34th Street

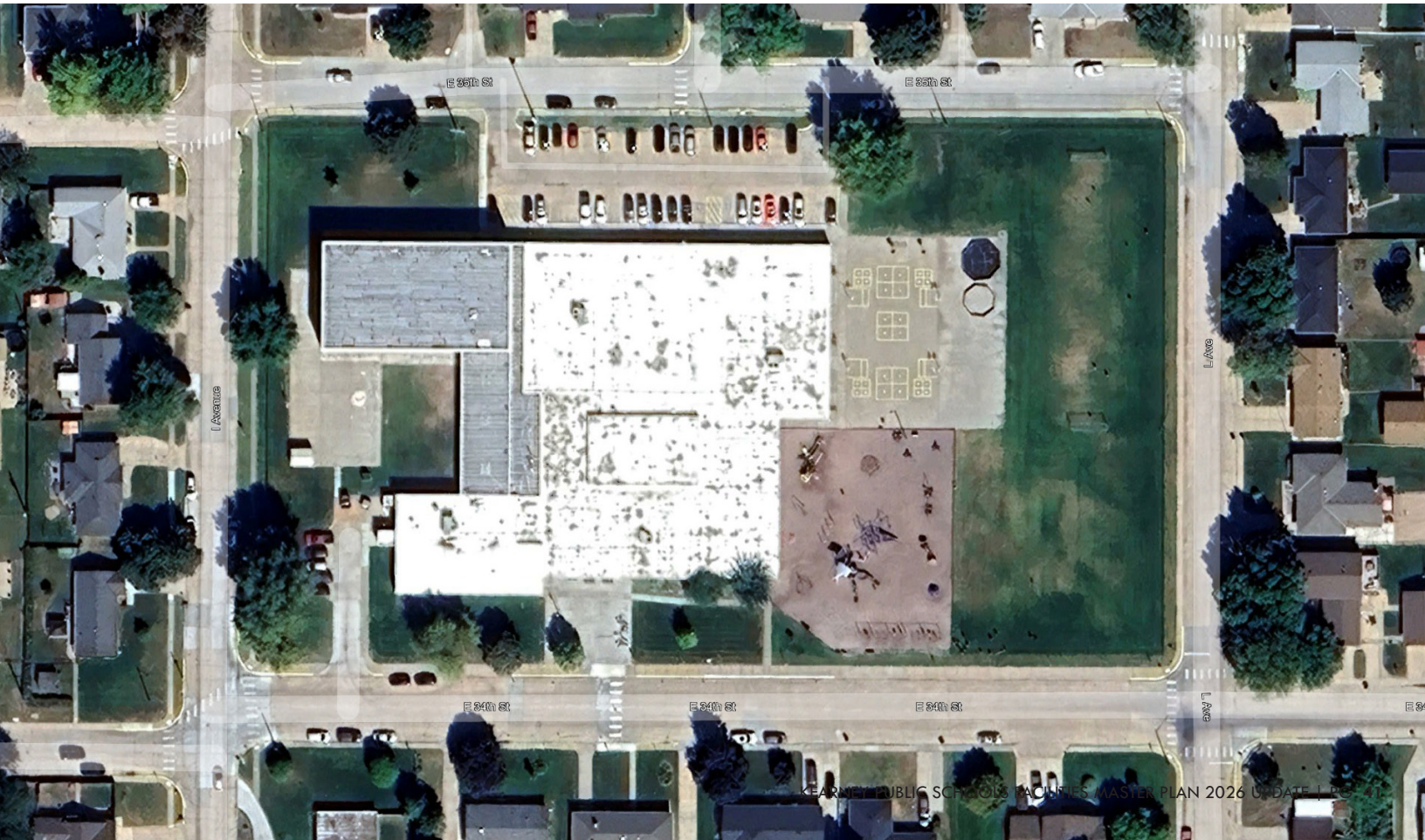
ENROLLMENT (K-5)
Current: 371
Capacity: 450
Staffing: 61

BUILDING & SITE AREA
58,256 SF (1floor - no basement)
5 Acres

BUILDING INFO
> Constructed 1958
> 1962 Remodel + Addition (5,200 SF)
> 1966 Remodel + Addition (5,873 SF)
> 1968 Remodel + Addition (16,566 SF)
> 1998 Remodel + Addition (6,264 SF)
> 2012 Renovations
> 2019 Addition (14,918 SF) + Remodel
> 2022 Limited Remodel

RENOVATION SUMMARY
> None

PROGRAM NEEDS SUMMARY
> None



NORTHEAST ELEMENTARY - ROOF INFORMATION

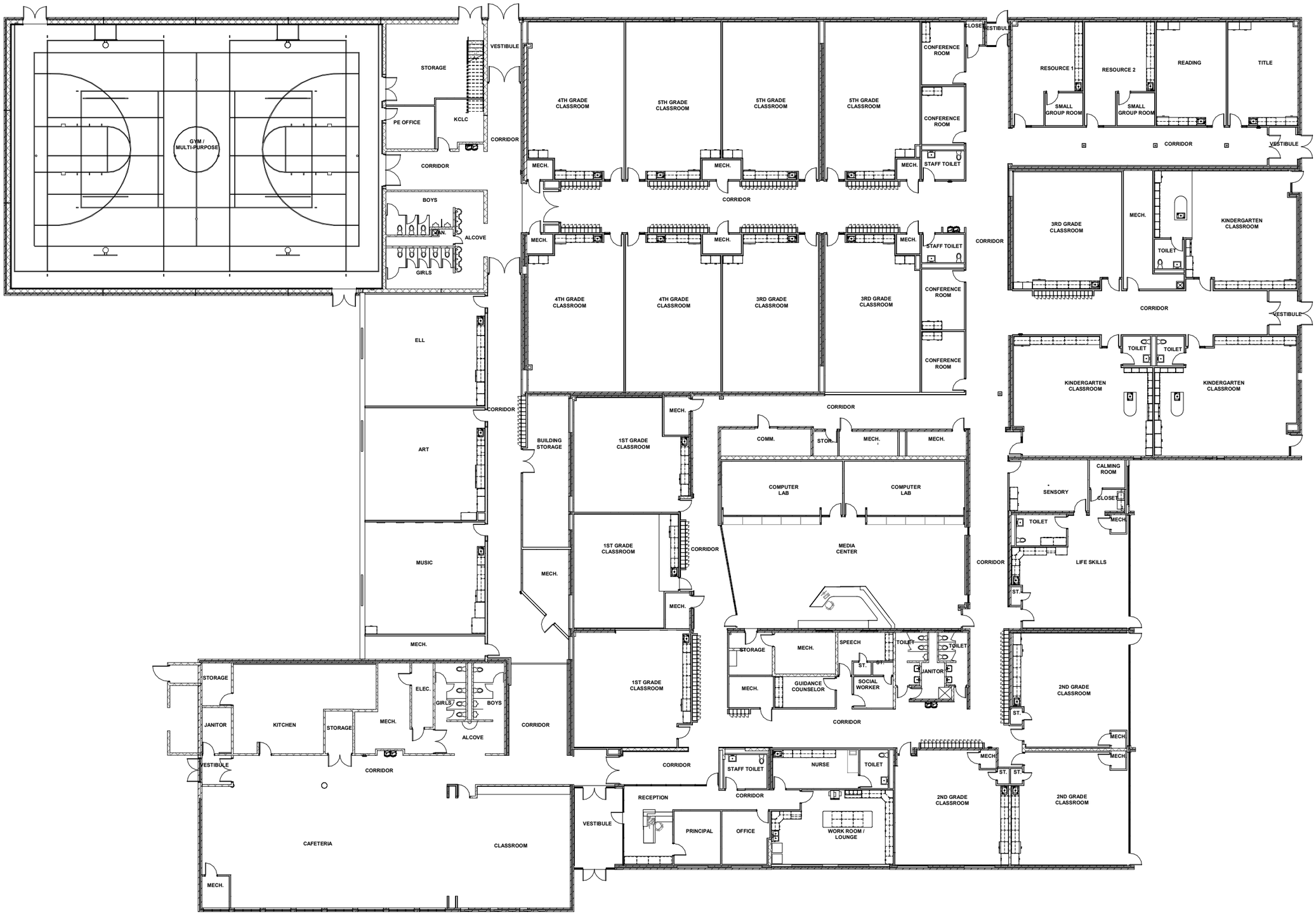


ROOF INFORMATION:

Roof Type: TPO
Installed: 2022 by Springer Roofing
Warranty: 20 year (Expires 2042)

Roof Type: SBS
Installed: 8/15/2018 by Dobberstein Roofing
Warranty: 15 year (Expires 8/15/2033)

Kearney Public Schools
Northeast Elementary Floor Plan





PARK ELEMENTARY

3000 7th Avenue

ENROLLMENT (K-5)
Current: 243
Capacity: 300
Staffing: 39

BUILDING & SITE AREA
30,496 SF (1floor - no basement)
1.5 Acres

BUILDING INFO
> Constructed 1952
> 1958 Renovation
> 1978 Renovation
> 1979 Renovation
> 1980 Renovation
> 2011 Renovation + Addition (3,086 SF)
> 2024 Renovation of Original Restrooms

RENOVATION SUMMARY
> Locker replacement

PROGRAM NEEDS SUMMARY
> Consider replacement / repurpose
> Teacher workroom addition



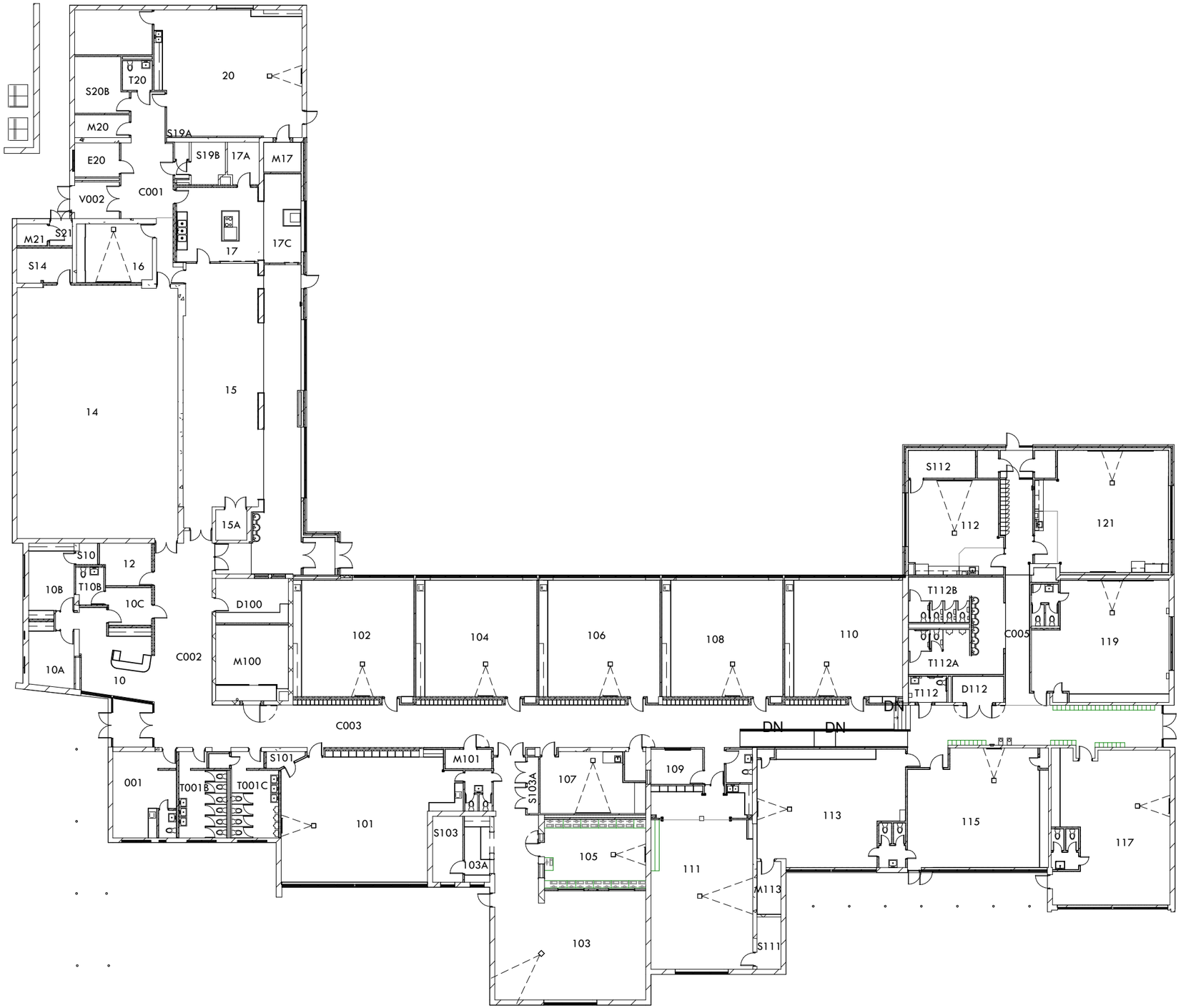
PARK ELEMENTARY - ROOF INFORMATION



ROOF INFORMATION:

Roof Type: TPO
Installed: 2021 by Springer Roofing
Warranty: 20 year (Expires 2041)

Kearney Public Schools
Park Elementary Floor Plan



Kearney Public Schools
Park Elementary Proposed Addition

Department Legend

- ADMINISTRATION
- CIRCULATION
- OFFICE
- TOILET

NEW ADDITION	747 SF
REMODEL	298 SF
TOTAL AREA	1,045 SF

EXISTING
NEW

VEST.
A 199 SF

WORK ROOM / TECHERS LOUNGE
A 344 SF

TOILET
A 56 SF

CONFERENCE ROOM
A 246 SF

DN

Kearney Public Schools
Park Elementary Proposed Addition

Option A1



Option A2



Option A3



Option B1



Option B2



Option B3



Option C1



Option C2



Option C3



Option D1



Option D2



Option D3



Project Cost Evaluation
Bryant, Park, & Elementary Schools - Staff Workroom + Entry Additions

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

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	QUANTITY	UNIT	TOTAL
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> New Additions (X 3 Schools)	2,241 SF	$610.00	$1,367,010
> Site Work	3 LS	$50,000.00	$150,000

PROFESSIONAL DESIGN SERVICES (10.5% OF CONSTRUCTION COSTS) $201,528

REIMBURSABLE EXPENSES $9,597

LOOSE FURNITURE, FIXTURES & EQUIPMENT $60,000

DESIGN & CONSTRUCTION CONTINGENCY (3.5%) $67,176

PROJECT TOTAL $2,257,611*



WINDY HILLS ELEMENTARY

4211 20th Avenue

ENROLLMENT (K-5)
Current: 231
Capacity: 300
Staffing: 37

BUILDING & SITE AREA
36,300 SF (1floor - no basement)
3 Acres

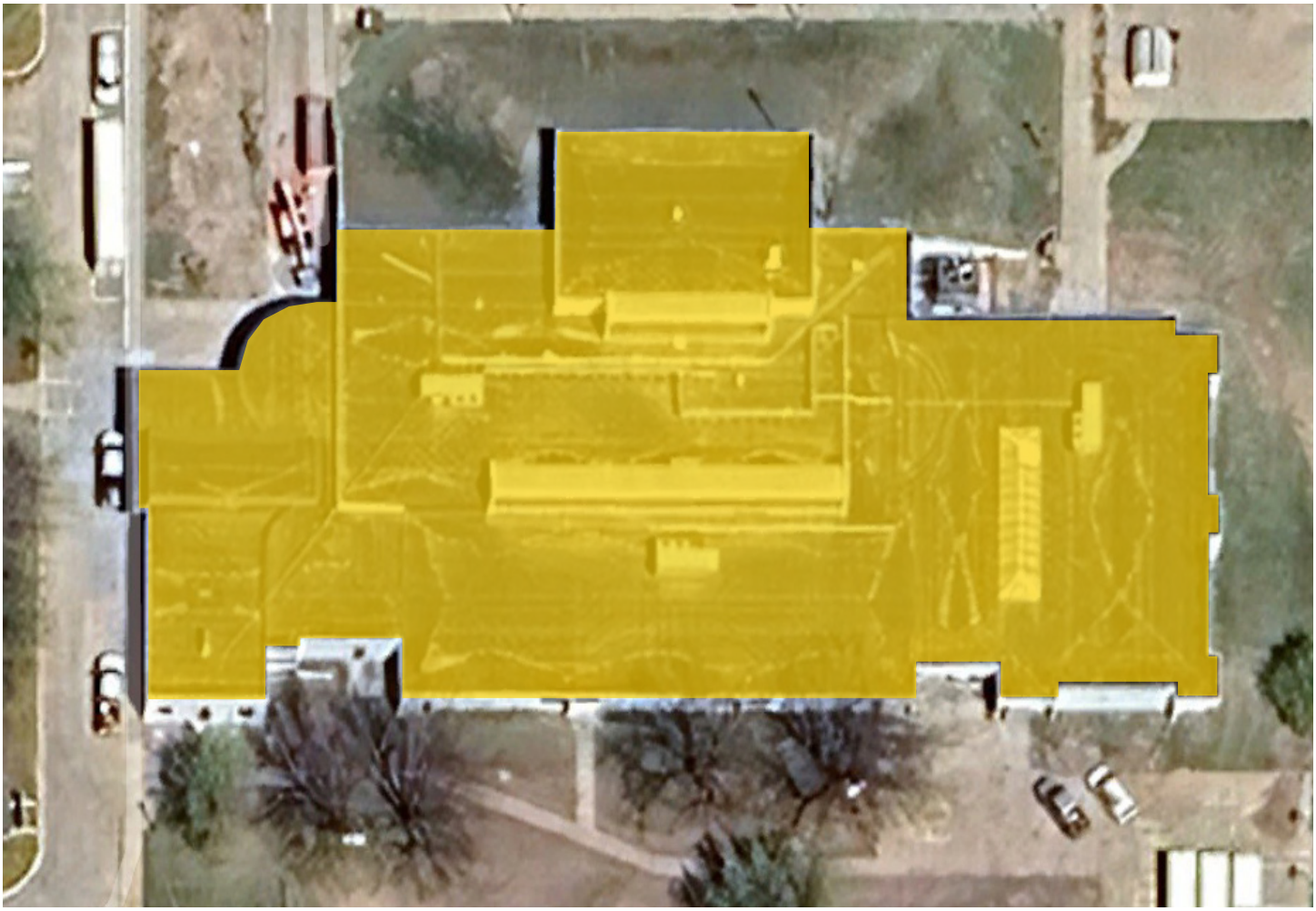
BUILDING INFO
> Constructed 1981
> 1994 Renovation
> 2007 Addition (1,636 SF)
> 2010 Limited Remodel
> 2025 Renovation & Addition

RENOVATION SUMMARY
> None

PROGRAM NEEDS SUMMARY
> None



WINDY HILLS ELEMENTARY - ROOF INFORMATION



ROOF INFORMATION:

Roof Type: TPO
Installed: 7/17/2025 by Prairie View
Warranty: 15 year (Expires 7/17/2040)

Kearney Public Schools
Windy Hills Elementary Floor Plan



SECONDARY



HANNY ARRAM CENTER FOR SUCCESS

3907 6th Avenue

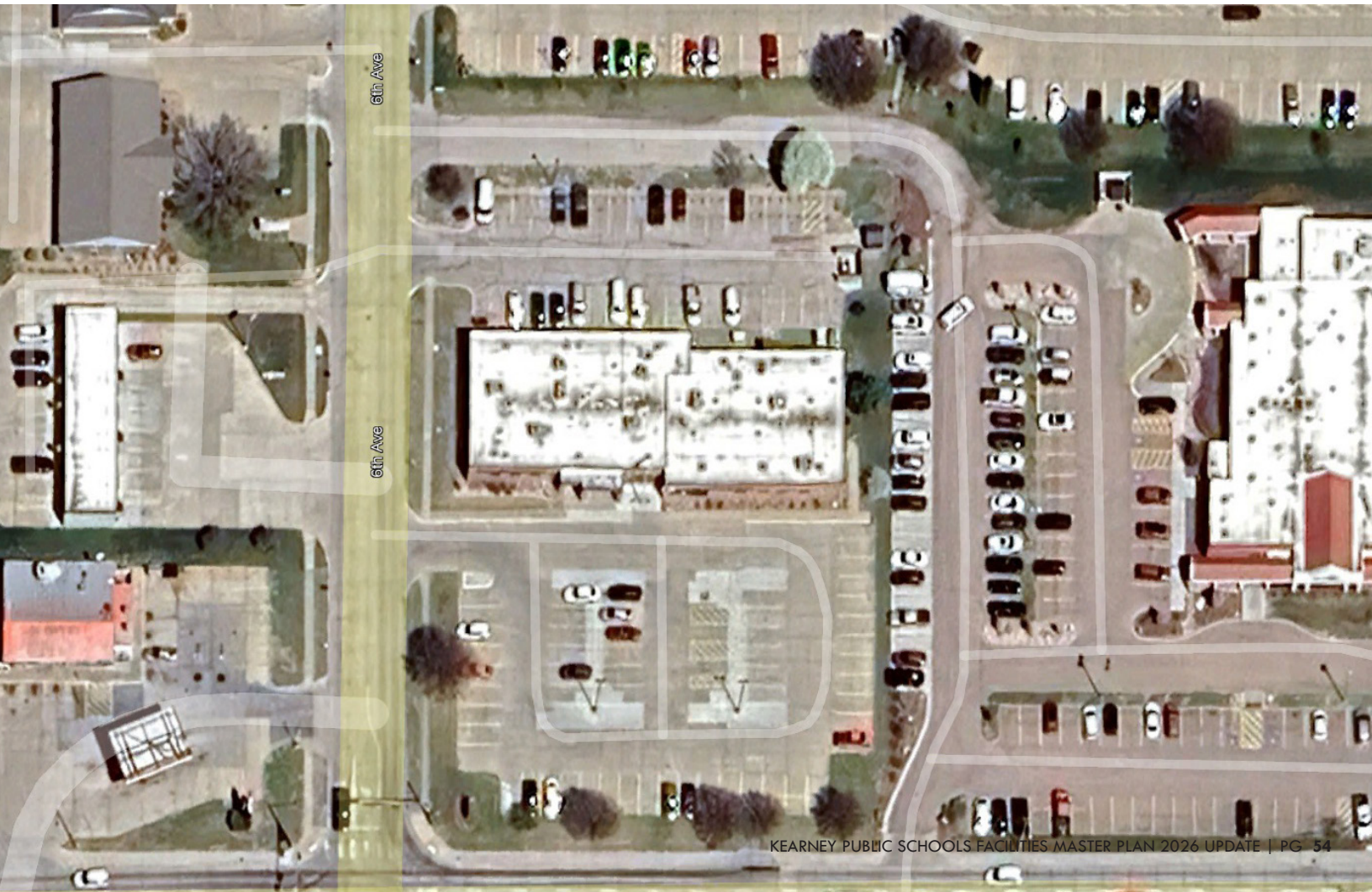
ENROLLMENT (6-12)
Current: 111
Capacity: 200 (does not include basement)
Staffing: 22

BUILDING & SITE AREA
17,933 SF (2 floors including basement)
1.75 Acres

BUILDING INFO
> Constructed as medical office building 1995
> 2002 Addition (10,516 SF)
> 2021 Renovation (Repurposed to KPS)
> 2027 Addition (In Progress)

RENOVATION SUMMARY
> None

PROGRAM NEEDS SUMMARY
> Additional classrooms, gymnasium and offices (Need will be eliminated with 2027 addition)



HANNY ARRAM CENTER FOR SUCCESS
ROOF INFORMATION



ROOF INFORMATION:

Roof Type: TPO 0.060” thick
Installed: 2021 by Unknown
Warranty: 20 year (Expires 2041)

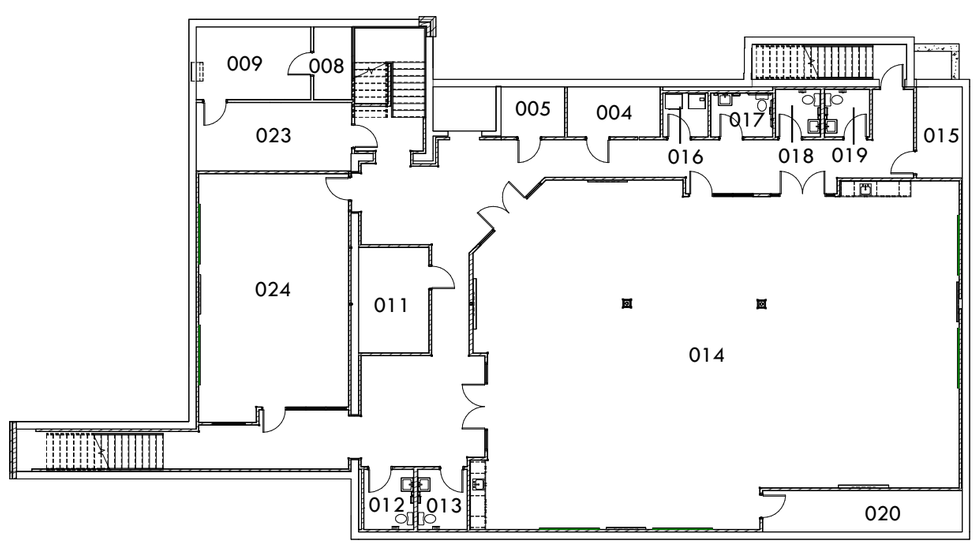
Kearney Public Schools
Hanny Arram Center for Success Floor Plan

2nd Floor



First Floor

Basement





HORIZON MIDDLE SCHOOL

915 West 35th Street

ENROLLMENT (6-8)
Current: 641
Capacity: 675
Staffing: 85

BUILDING & SITE AREA
112,371 SF (1 floor - no basement)
26.74 Acres

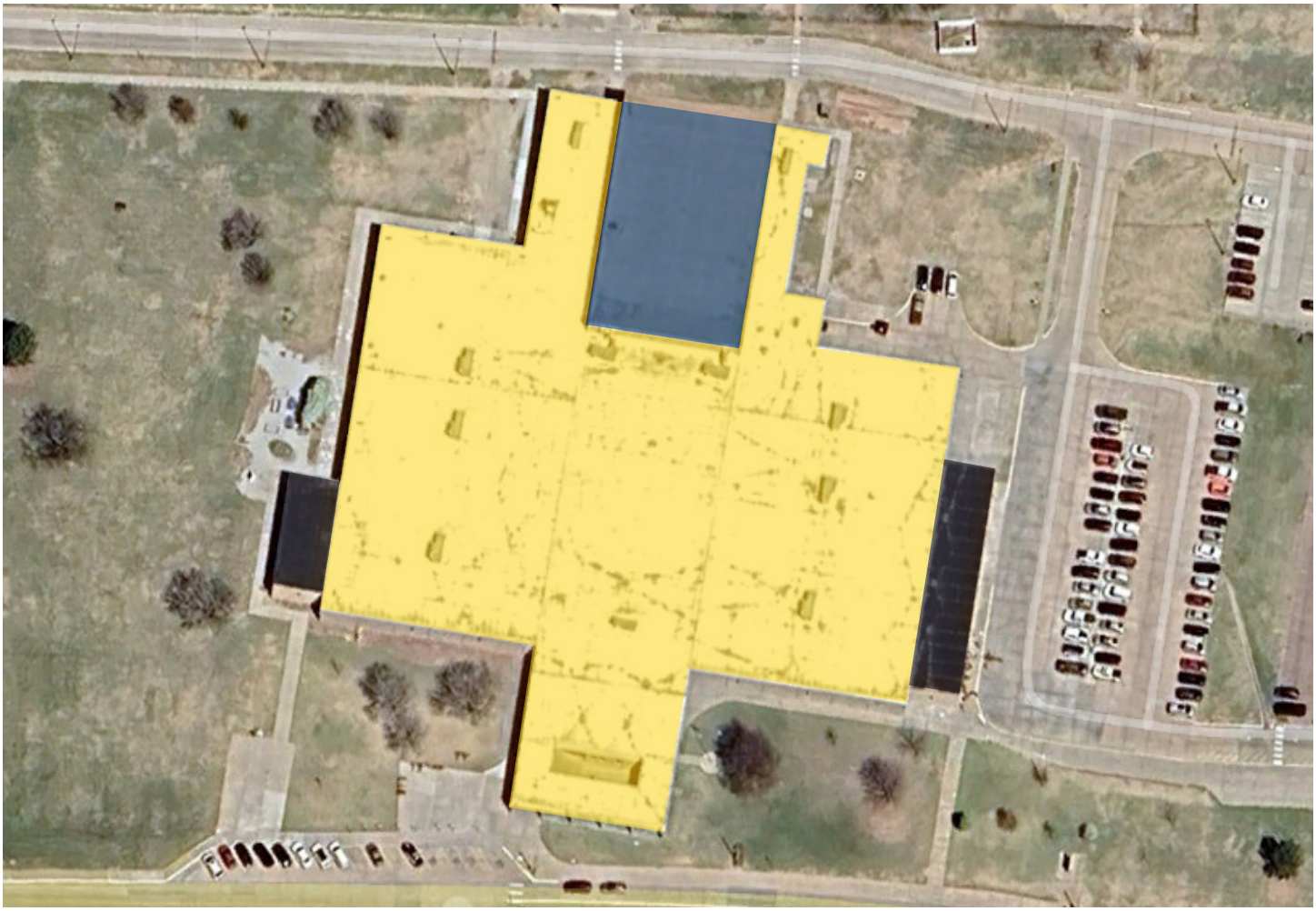
BUILDING INFO
> Constructed 1968
> 1989 Renovation
> 1995 Addition (2,258 SF)
> 2016 Addition (7,708 SF) + Renovation
> 2024 Re-Roof (Introduced Pitched Roofs)

RENOVATION SUMMARY
> Upgrade green field bleachers to be ADA compliant
> Replace scoreboard to match new scoreboard at Sunrise Middle School
> Concrete replacement at loading dock

PROGRAM NEEDS SUMMARY
> Future expansion to east



HORIZON MIDDLE SCHOOL - ROOF INFORMATION



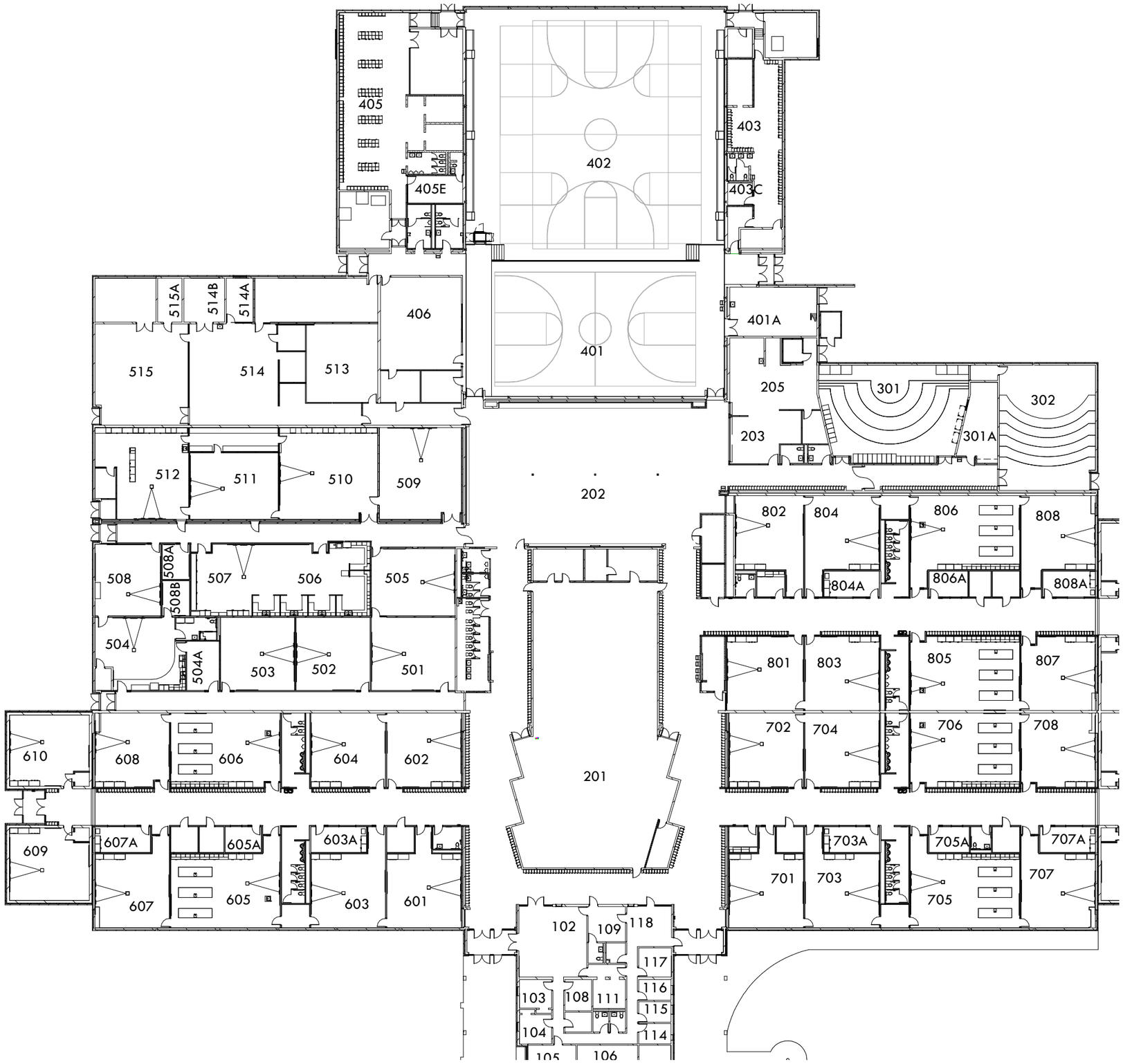
ROOF INFORMATION:

Roof Type: TPO (Induction Weld) 0.060" thick
Installed: 11/15/2024 by Tri Cities Roofing & Sheet Metal
Warranty: 20 year (Expires 11/15/2044)

Roof Type: Built-Up Roof (Manufacturer: GAF)
Installed: 2005 by Springer
Warranty: 20 year (Expires 2025)

Roof Type: EPDM 0.060" thick (Manufacturer: Johns Manville)
Installed: 8/18/16 by Jed Dobberstein Roofing, LLC
Warranty: 15 year (Expires 8/18/31)

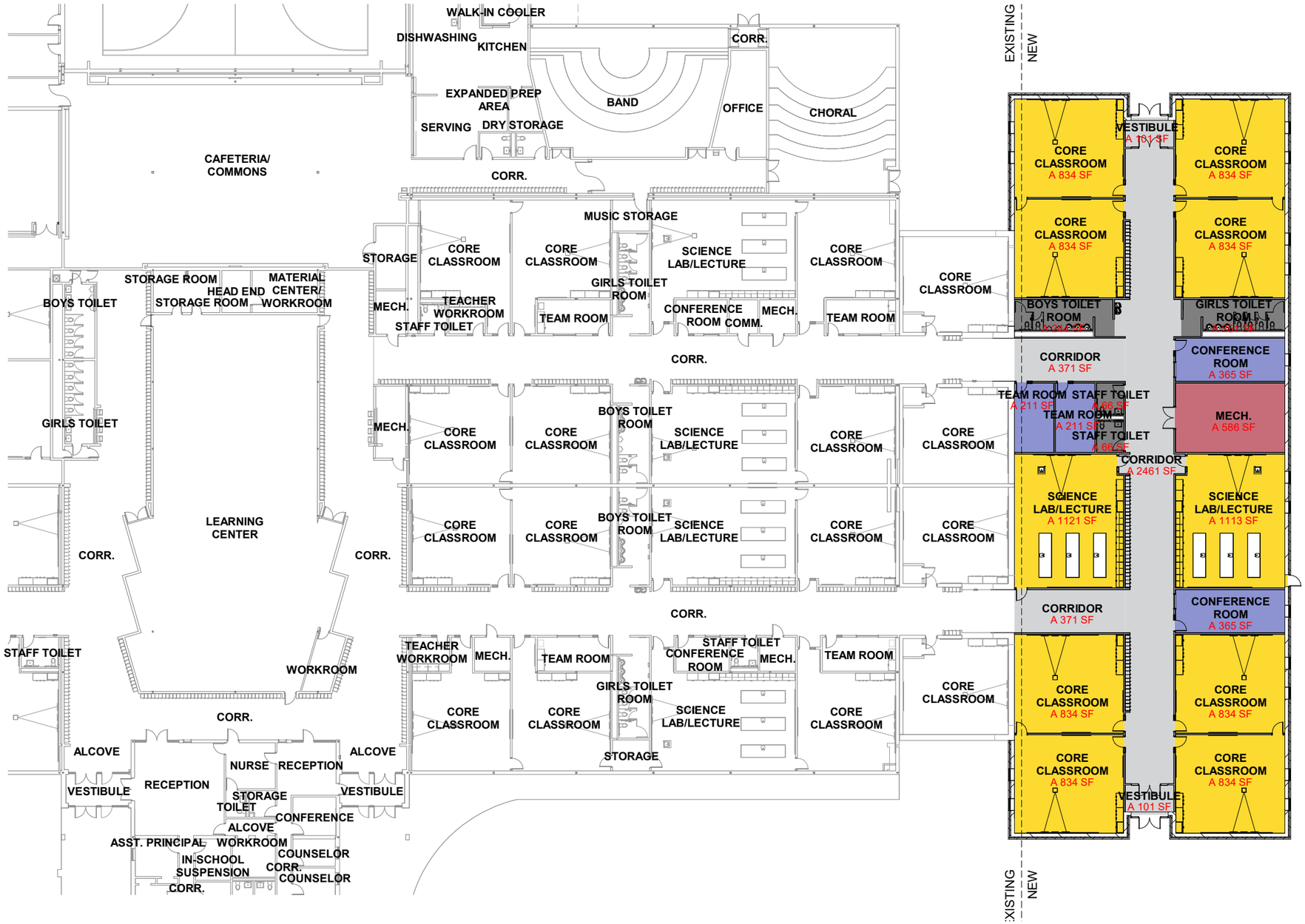
Kearney Public Schools
Horizon Middle School Floor Plan



Kearney Public Schools
Horizon Middle School Floor Plan



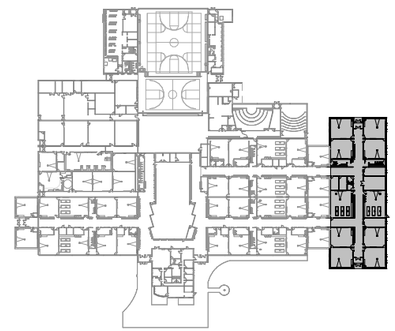
Kearney Public Schools
Horizon Middle School - Addition & Site Improvements



Department Legend

- CIRCULATION
- CLASSROOM
- COLLABORATION
- SUPPORT
- TOILET

NEW CONSTRUCTION SF:	16,128 SF
EXISTING SF:	112,371 SF
TOTAL SF:	128,499 SF
RENOVATION SF:	0,000 SF



Project Cost Evaluation
Horizon Middle School - Addition & Site Improvements

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $6,551,200

	QUANTITY	UNIT	TOTAL
> New Classroom Wing Addition	16,128 EA	$400.00	$6,451,200
> Limited Remodel at Connection Points	1 LS	$100,000.00	$100,000
> East Driveway Replacement	0 LS	$150,000.00	$0
> East Parking Lot Reconstruction	0 LS	$1,000,000.00	$0

PROFESSIONAL DESIGN SERVICES (8% OF CONSTRUCTION COSTS) $524,096

REIMBURSABLE EXPENSES $32,756

LOOSE FURNITURE, FIXTURES & EQUIPMENT $175,000

DESIGN & CONSTRUCTION CONTINGENCY (5.0%) $327,560

PROJECT TOTAL $7,610,612



SUNRISE MIDDLE SCHOOL

4611 N Avenue

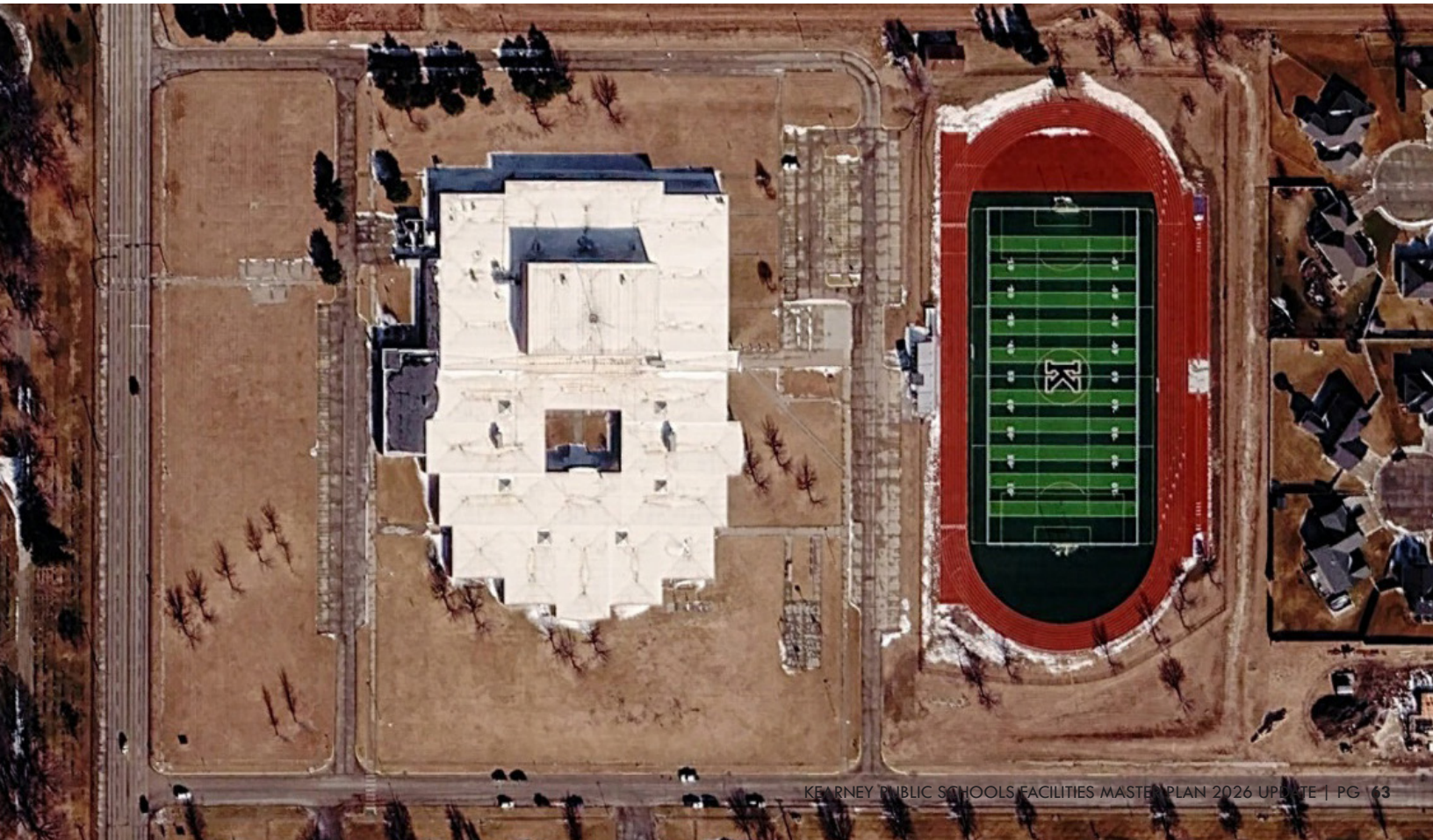
ENROLLMENT (6-8)
Current: 569
Capacity: 846
Staffing: 87

BUILDING & SITE AREA
134,597 SF (not including courtyard)
1 floors - no basement
30 Acres

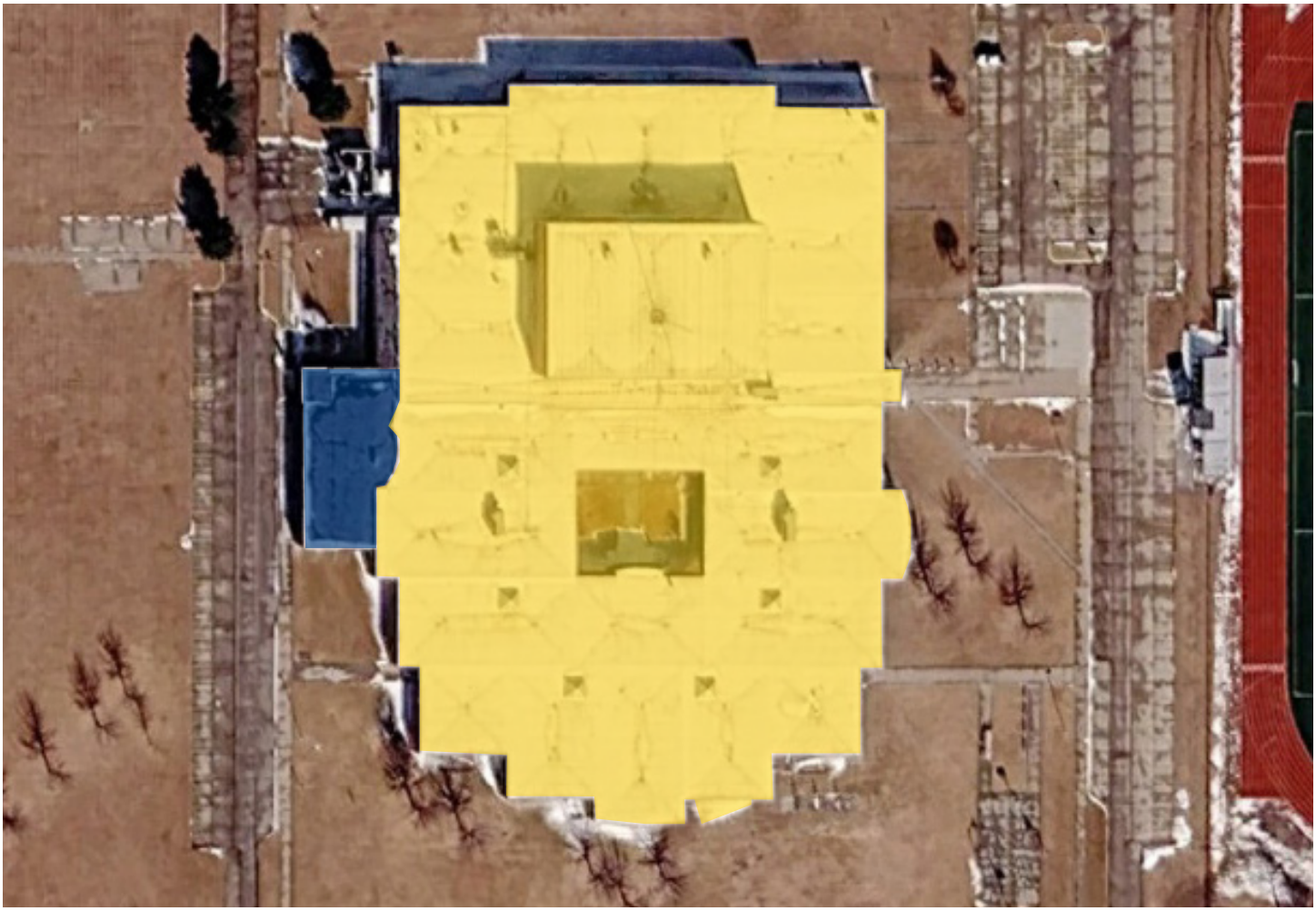
BUILDING INFO
> Constructed 1996
> 2016 Cafeteria + Kitchen Addition (1,500 SF)
> 2020 Addition (6,305 SF) + Renovation
> 2024 Limited Renovation

RENOVATION SUMMARY
> Gym bleacher replacement

PROGRAM NEEDS SUMMARY
> Parking lot expansion / driveway expansion (In progress 2026)
> Turning lane (In progress 2026)
> Visitor parking lot (In progress 2026)
> Courtyard infill + future addition(s)



SUNRISE MIDDLE SCHOOL - ROOF INFORMATION

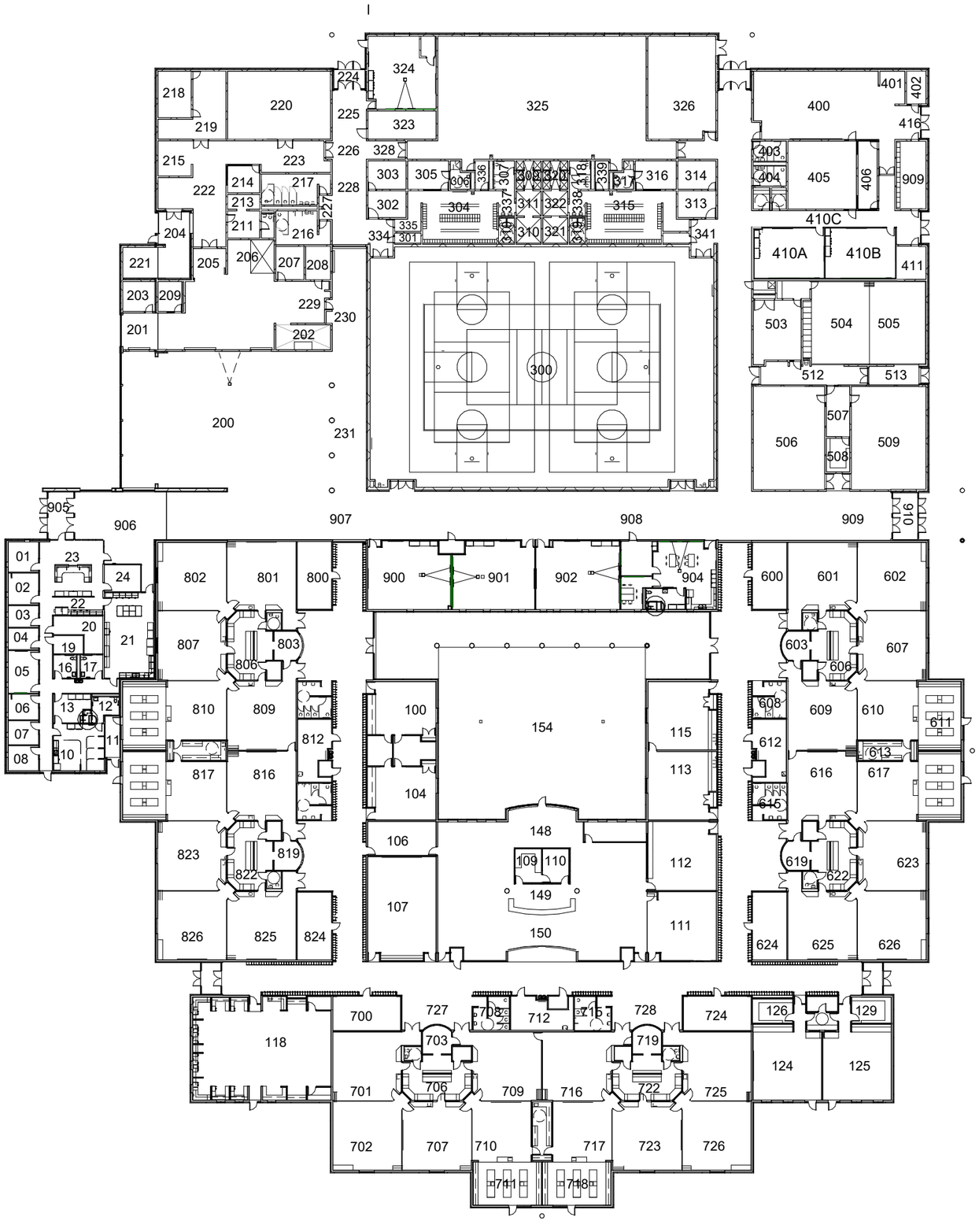


ROOF INFORMATION:

Roof Type: EPDM 0.060” thick
Installed: 1/8/2020 by Jed Dobberstein Roofing, LLC
Warranty: 15 year (Expires 1/8/35)

Roof Type: TPO (Induction Weld) 0.060” thick
Installed: 2021 by Springer Roofing
Warranty: 20 year (Expires 2041)

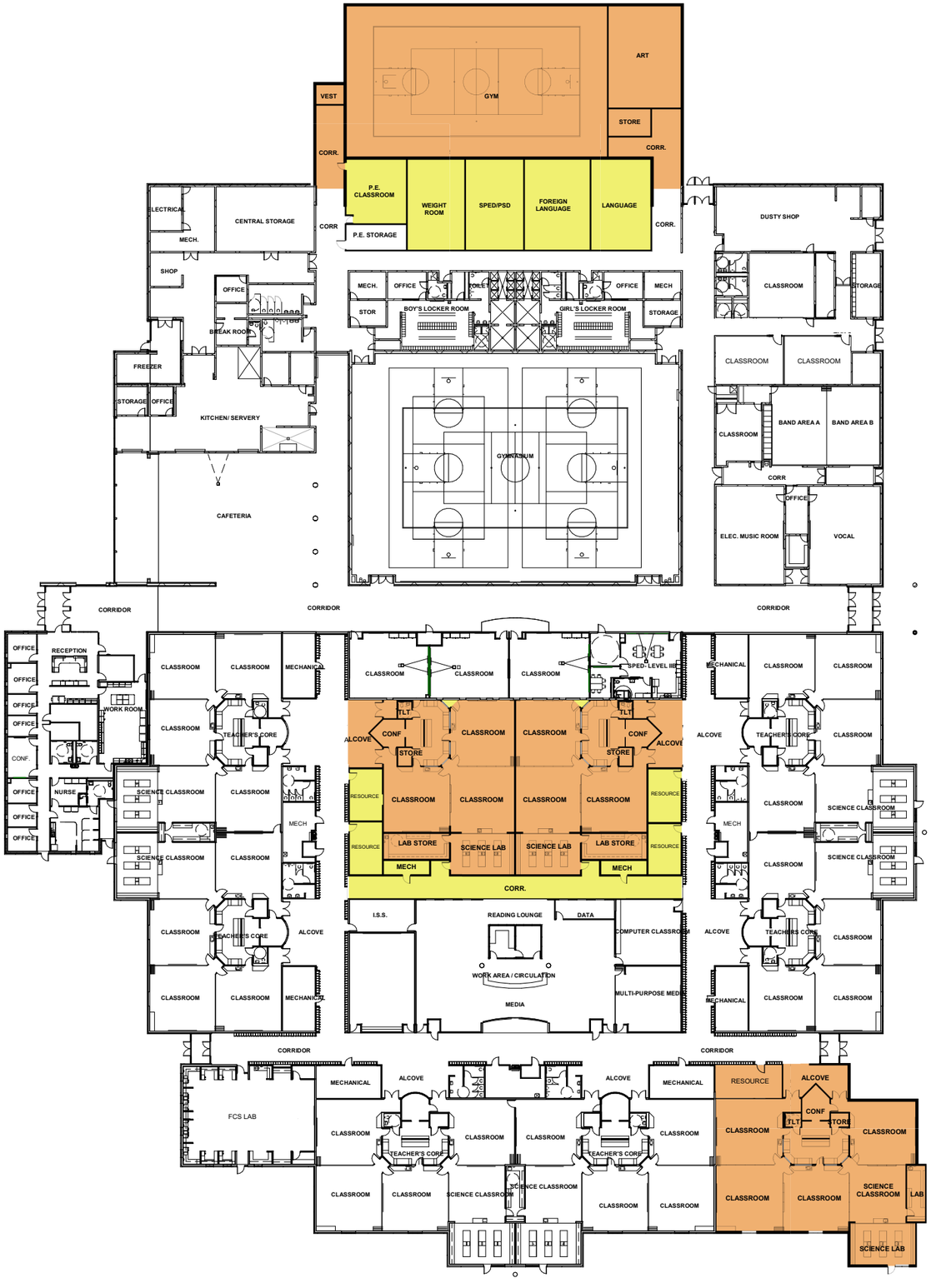
Kearney Public Schools
Sunrise Middle School Floor Plan



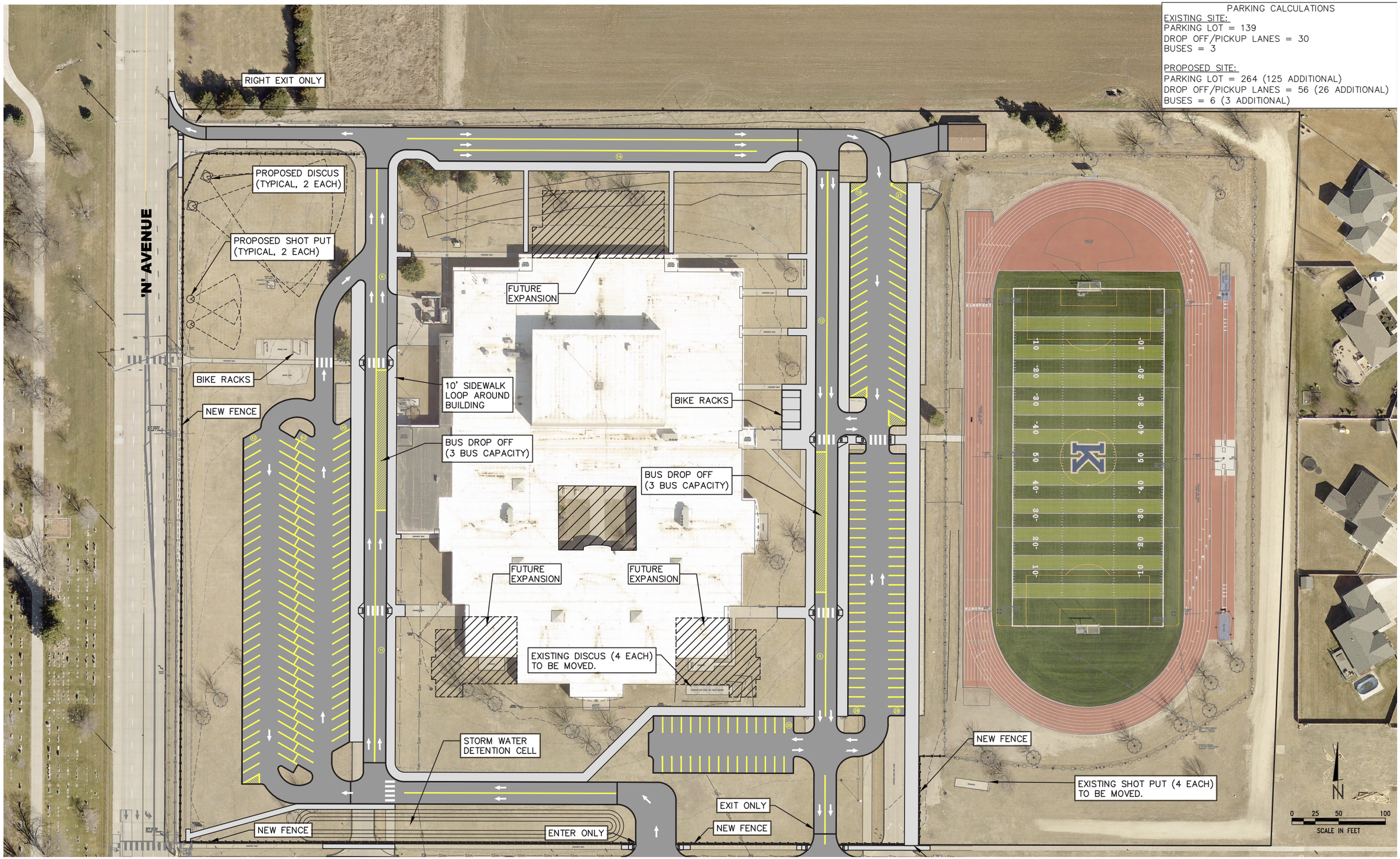
WILKINS
ARCHITECTURE | DESIGN | PLANNING

AREA TABLE

TOTAL NEW	31,600 SQ FT
TOTAL REMODEL	9, 145 SQ FT
TOTAL BUILDING AREA	164,617 SQ FT



Kearney Public Schools
Sunrise Middle School - Proposed Site with Additions



Project Cost Evaluation
Sunrise Middle School - Additions & Renovations

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $9,264,500

	QUANTITY	UNIT	TOTAL
> Renovation	6,900 SF	$305.00	$2,104,500
> New Construction (Additions - No New Gym)	17,900 SF	$400.00	$7,160,000
> Additional Parking Lot (West or South)	0 SF	$16.00	$0
> West Driveway and Visitor Parking Lot	0 LS	$16.00	$0
> Outdoor Basketball Court	0 LS	$9.00	$0
> Turn Lane	0 LS	$16.00	$0

PROFESSIONAL DESIGN/ENGINEERING SERVICES (8% OF CONSTRUCTION COSTS) $741,160

REIMBURSABLE EXPENSES $46,323

LOOSE FURNITURE, FIXTURES & EQUIPMENT $200,000

DESIGN & CONSTRUCTION CONTINGENCY (5.0%) $463,225

PROJECT TOTAL $10,715,208



KEARNEY HIGH SCHOOL

2702 West 11th Street

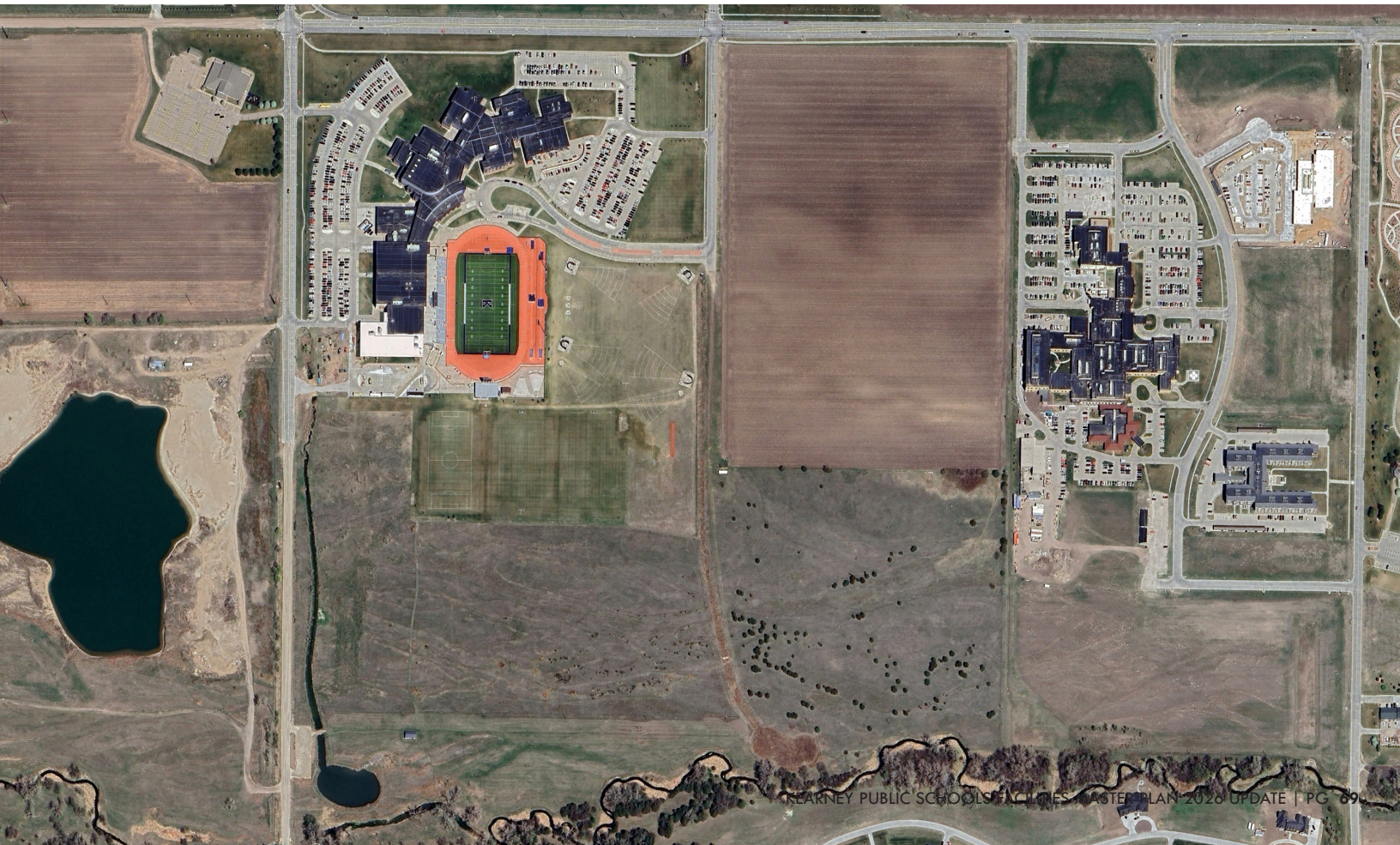
ENROLLMENT (9-12)
Current: 1,589
Capacity: 2,021
Staffing: 179

BUILDING & SITE AREA
389,499 SF (2 floors - no basement)
4,200 SF Athletic Storage Building
128.1 Acres

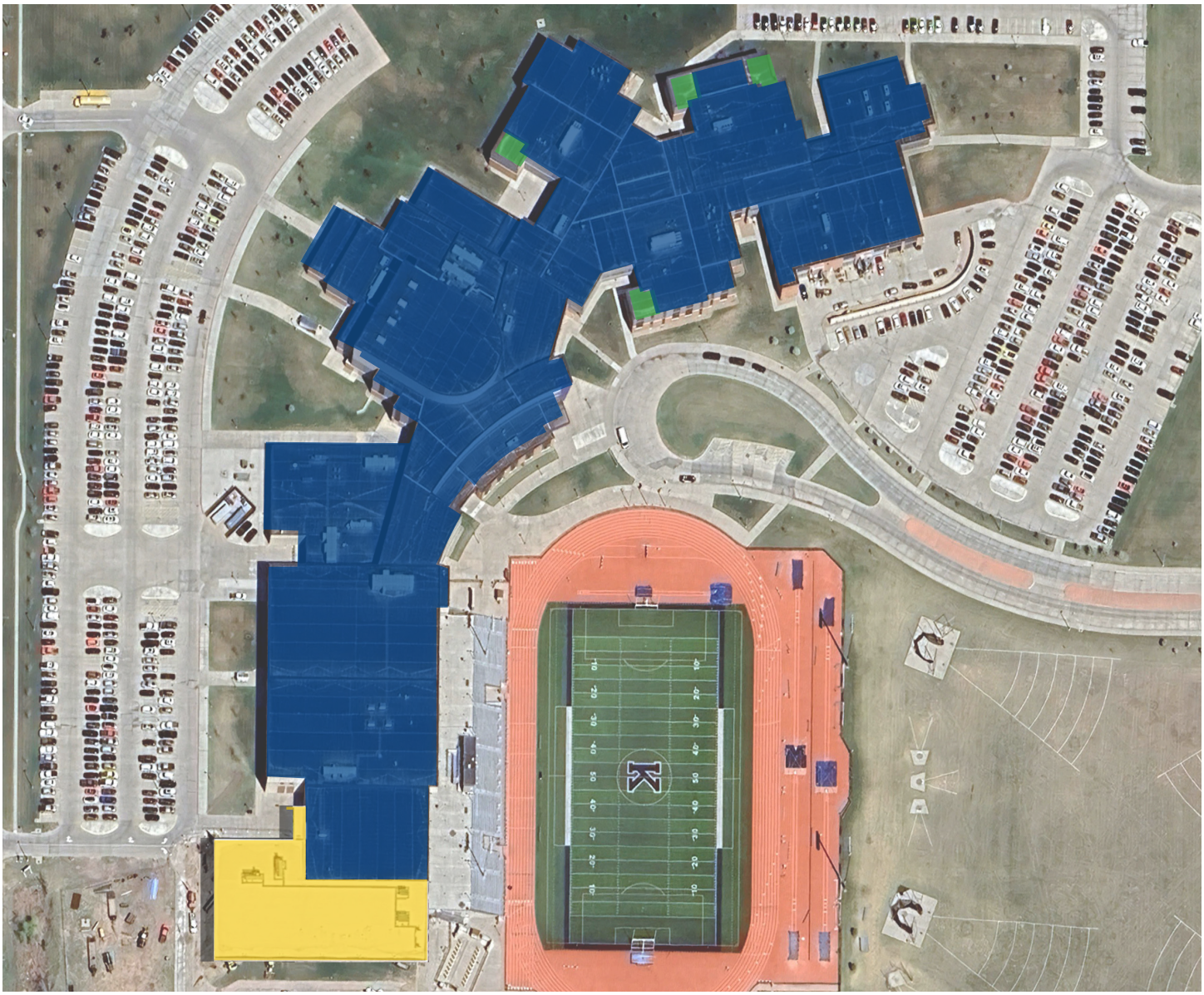
BUILDING INFO
> Constructed 2016
> 2020 Addition (7,150 SF)
> 2025 South Addition (32,437 SF) (In Construction)

RENOVATION SUMMARY
> None

PROGRAM NEEDS SUMMARY
> Expand / upgrade stadium for varsity football games
> Upgrade stadium lighting to LED
> Add synthetic turf practice field
> Additional parking
> North connection drive between east / west parking lots
> Add Transition Program
> Add band / theater storage



KEARNEY HIGH SCHOOL - ROOF INFORMATION



ROOF INFORMATION:

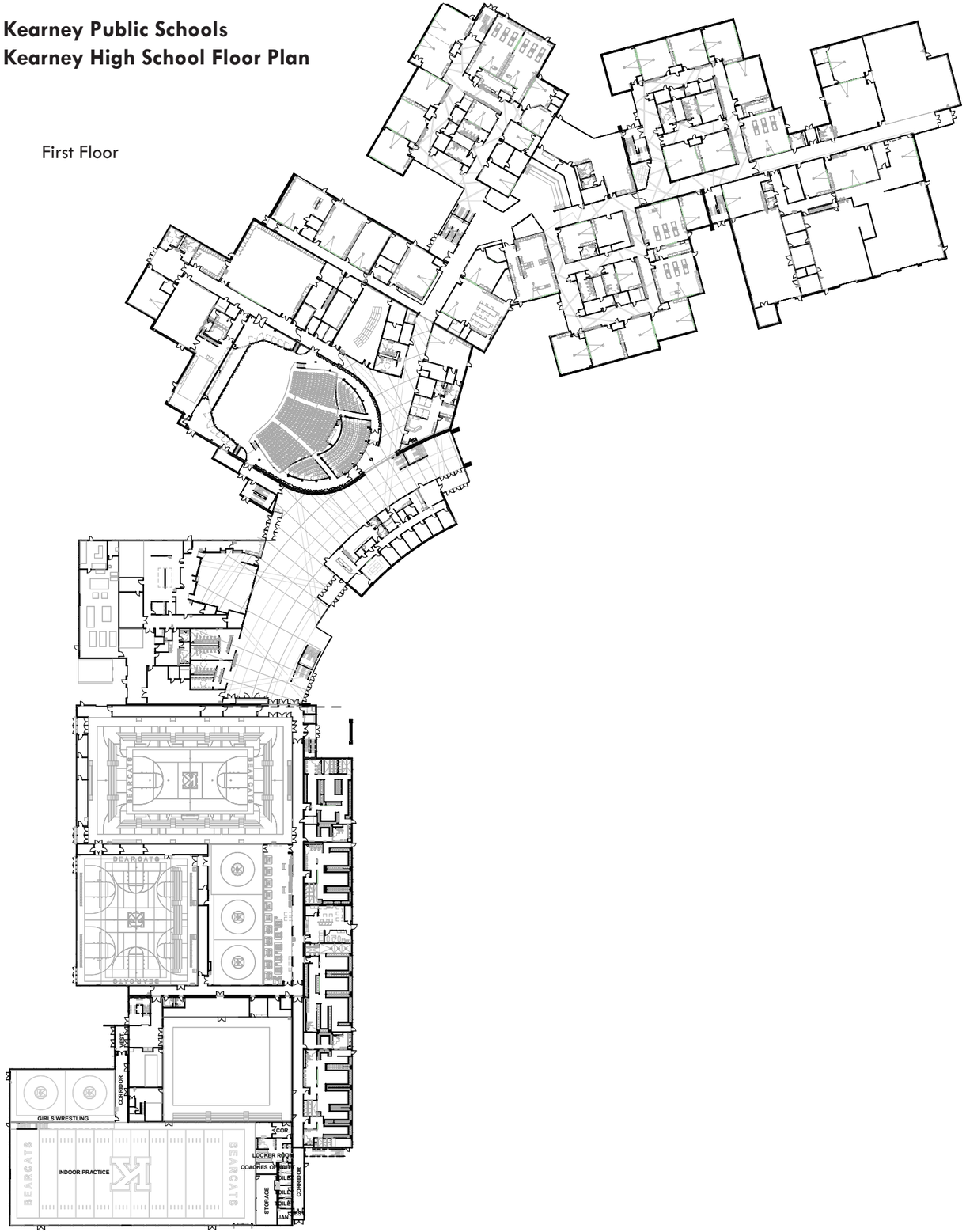
Roof Type: EPDM
Installed: 8/26/2016 by JRS Roofing
Warranty: 15 year (Expires 8/26/2031)

Roof Type: EPDM
Installed: 8/31/20 by Jed Dobberstein Roofing, LLC
Warranty: 15 year (Expires 8/31/35)

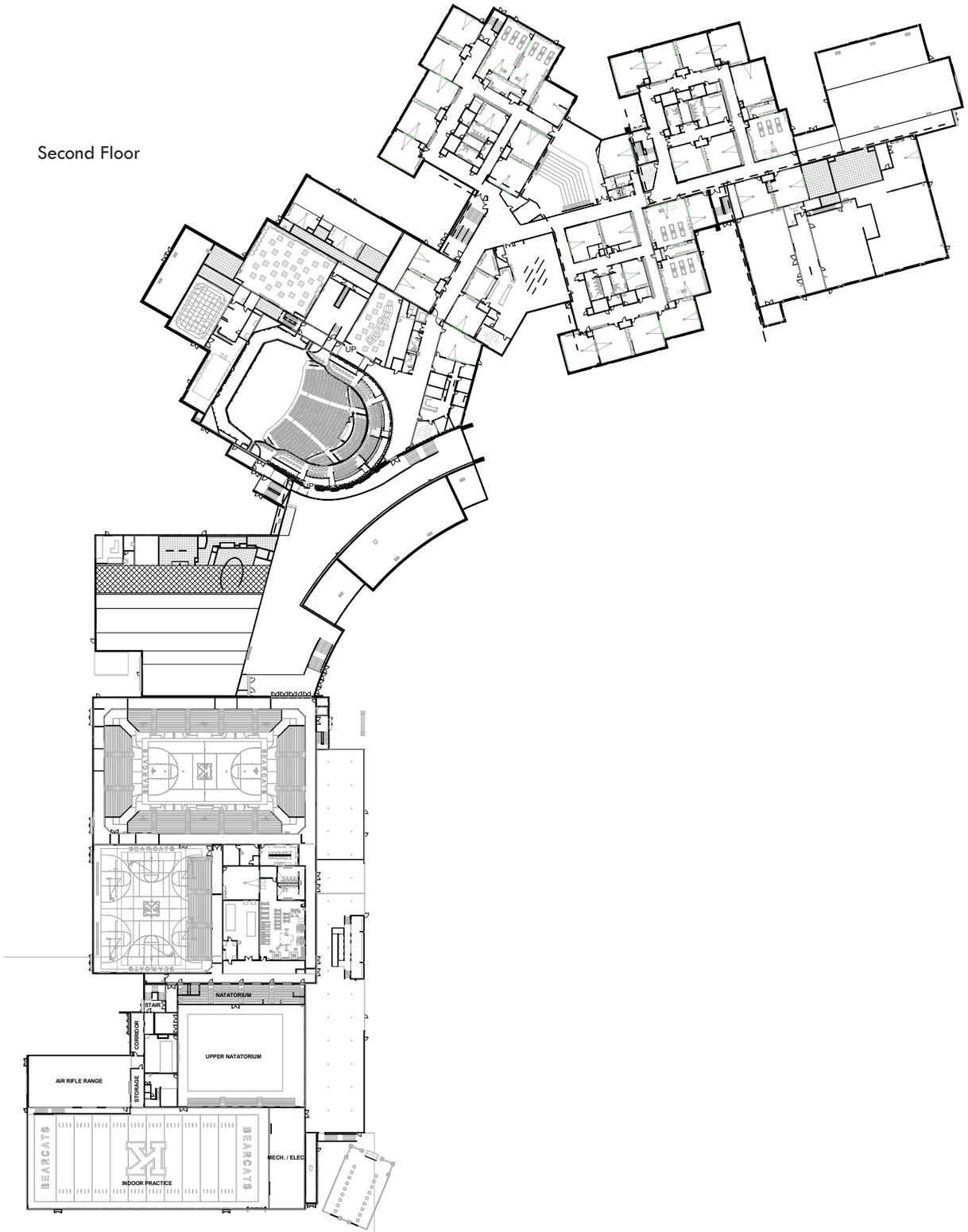
Roof Type: TPO
Installed: 7/9/2026 by Prarie View Roofing
Warranty: 20 year (Expires 7/9/2046)

Kearney Public Schools
Kearney High School Floor Plan

First Floor

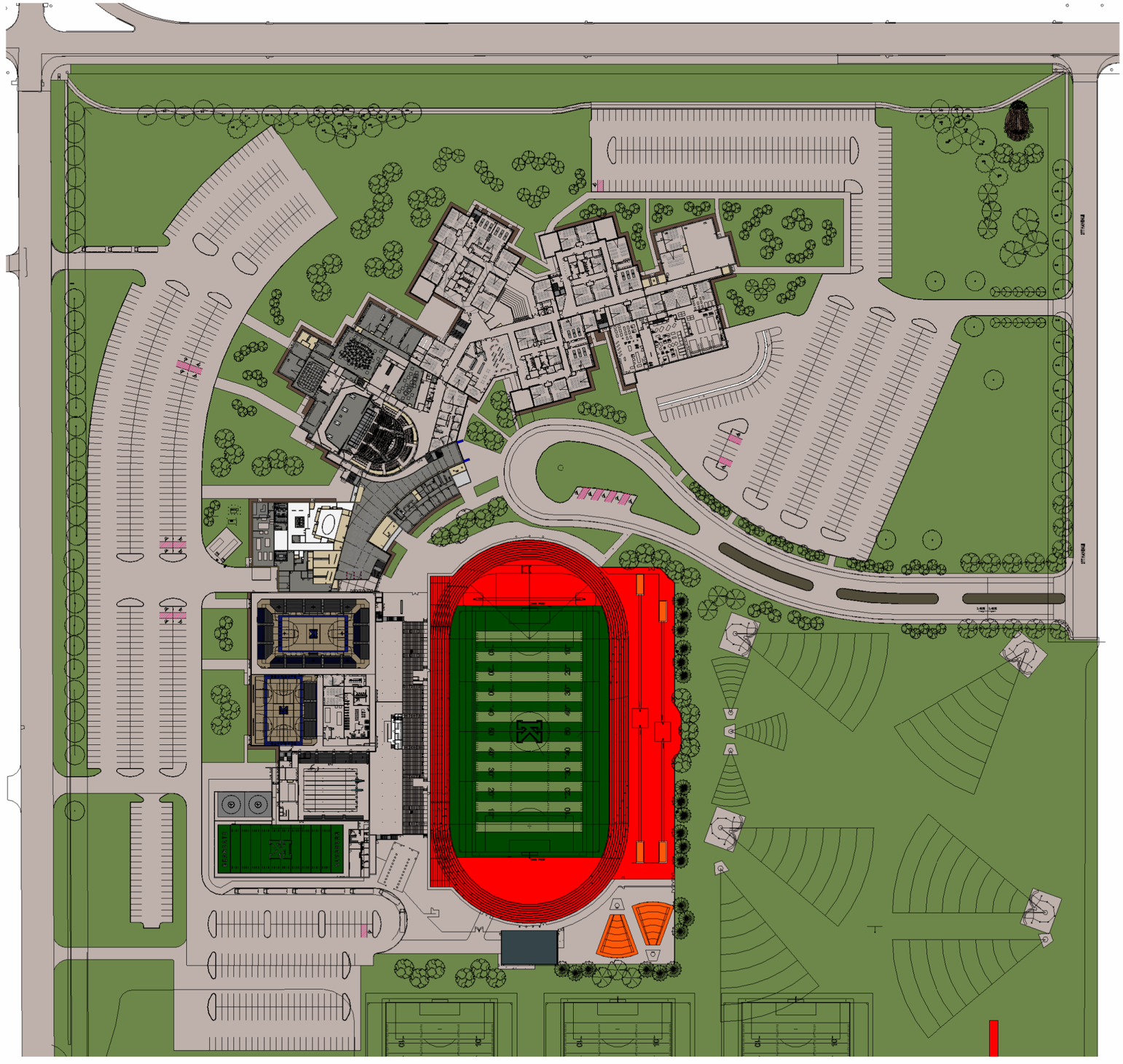


Second Floor

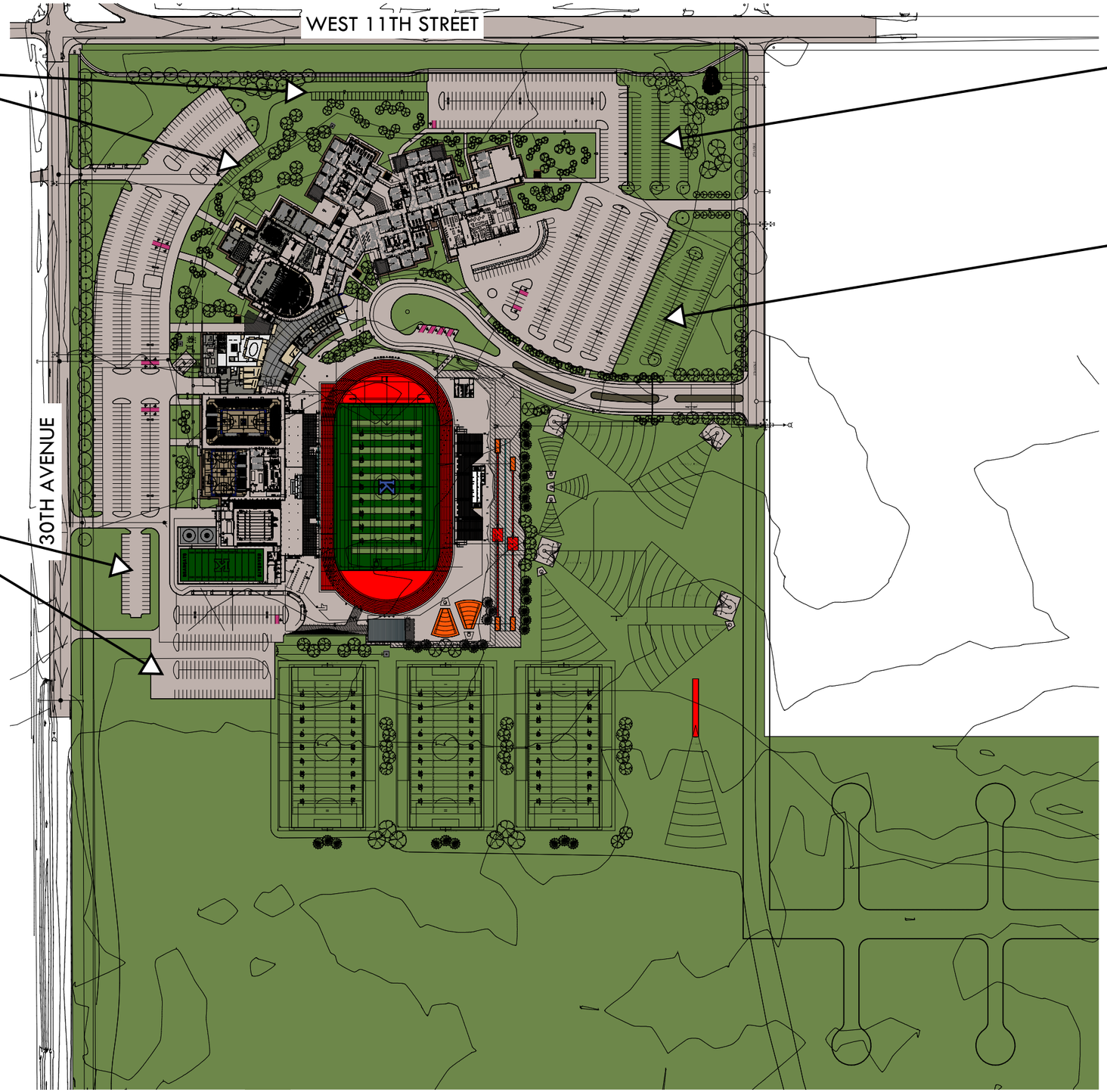


Kearney Public Schools
Kearney High School - Master Plan

WILKINS
ARCHITECTURE | DESIGN | PLANNING



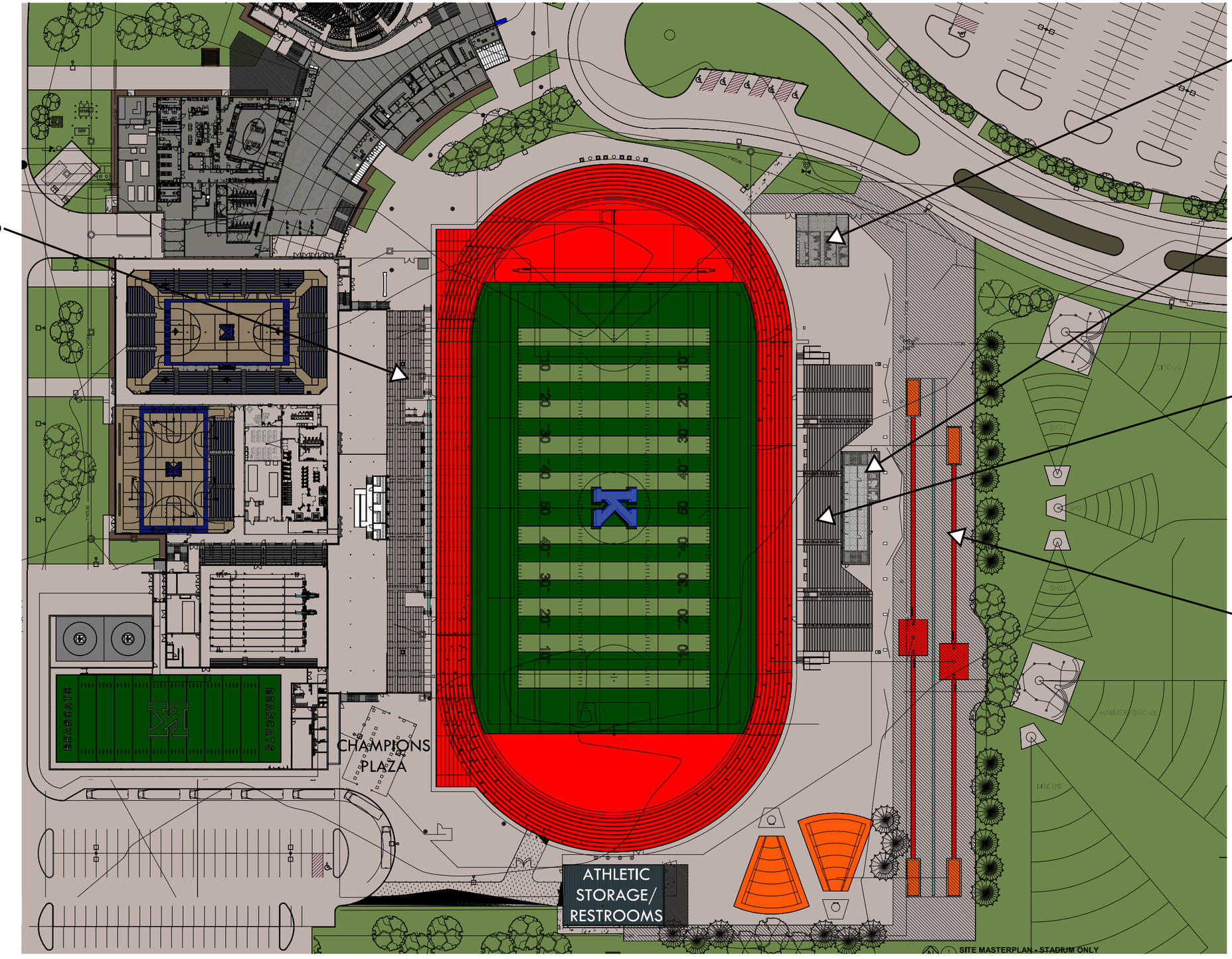
WILKINS
ARCHITECTURE | DESIGN | PLANNING



PARKING INVENTORY
EXISTING = 1,144
PROPOSED = 277
TOTAL = 1,421 SPACES

Kearney Public Schools
Kearney High School - Stadium/Athletic Upgrade - East Tower Option

WILKINS
ARCHITECTURE | DESIGN | PLANNING



WILKINS
ARCHITECTURE | DESIGN | PLANNING

Department Legend

- ATHLETICS
- CIRCULATION
- FOOD SERVICE
- STORAGE
- SUPPORT
- TOILET

MAIN LEVEL SF: 1,936 S.F.

TOTAL SF: 1,936 S.F.



N 1 P103 **CONCEPTUAL PLAN - MAIN - CONCESSIONS**
SCALE: 1/2" = 1'-0"

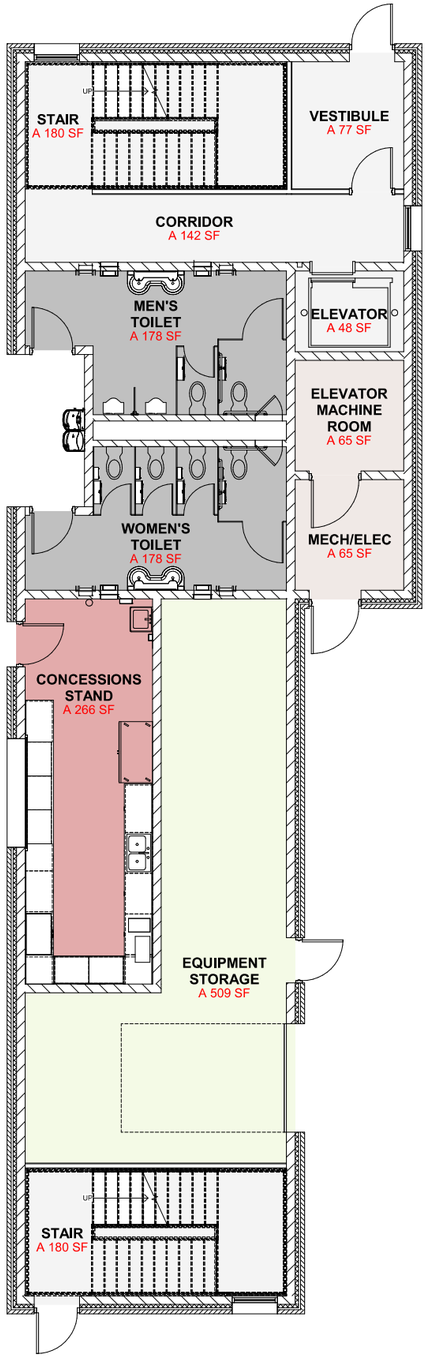
Kearney Public Schools
Kearney High School - Stadium/Athletic Upgrade - East Tower Option

WILKINS
ARCHITECTURE | DESIGN | PLANNING

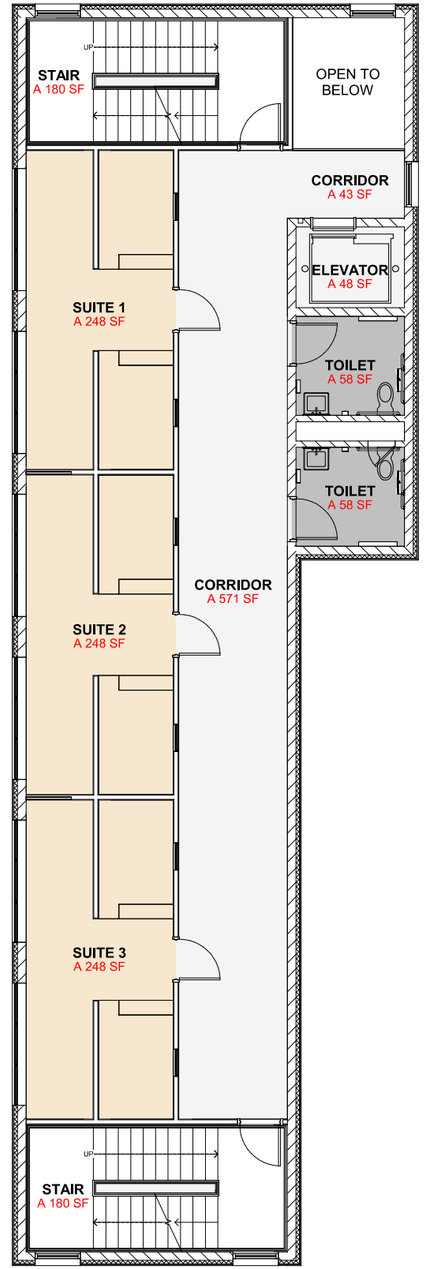
Department Legend

- ATHLETICS
- CIRCULATION
- FOOD SERVICE
- STORAGE
- SUPPORT
- TOILET

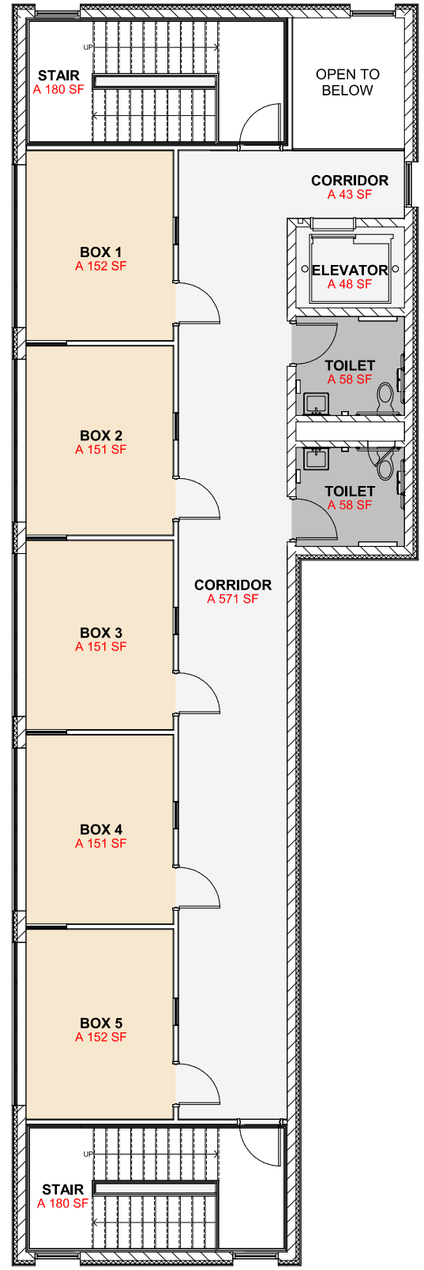
MAIN LEVEL SF:	**2,346 S.F.**
SECOND LEVEL SF:	**2,333 S.F.**
THIRD LEVEL SF:	**2,333 S.F.**
TOTAL SF:	**7,012 S.F.**



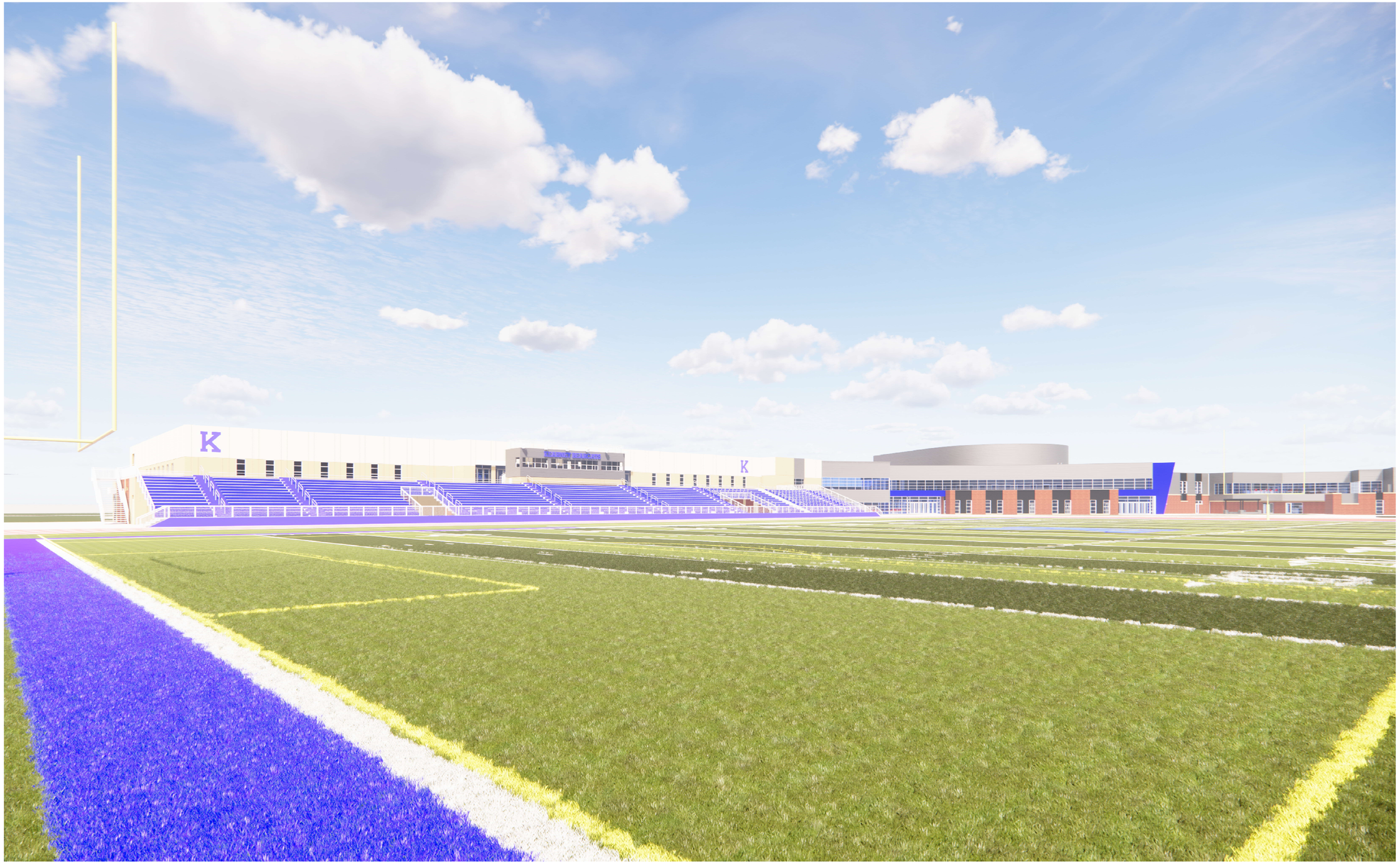
N 1 P104 CONCEPTUAL PLAN - MAIN - PRESS BOX
SCALE: 1/4" = 1'-0"

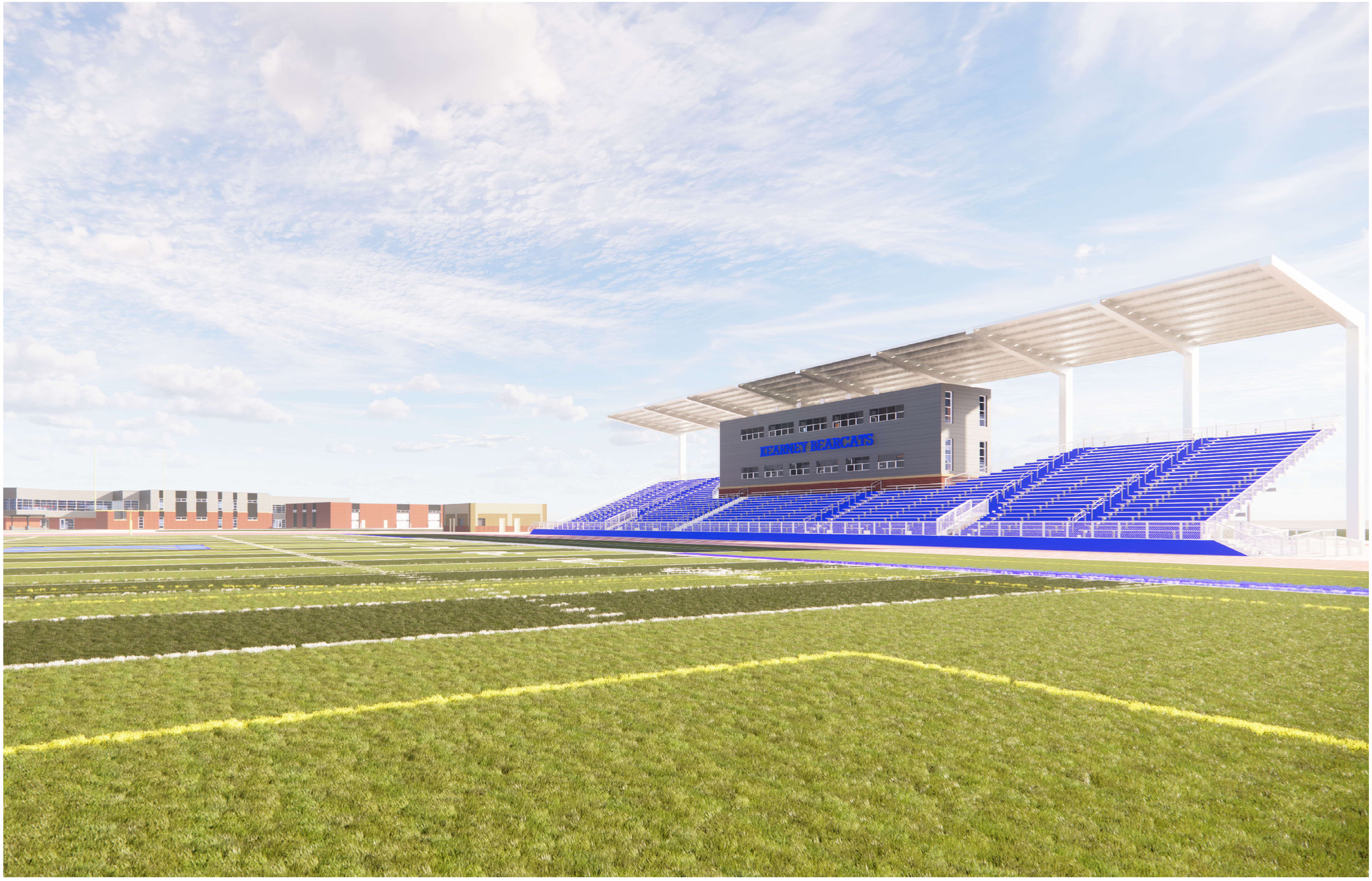


N 2 P104 CONCEPTUAL PLAN - SECOND - PRESS BOX
SCALE: 1/4" = 1'-0"



N 3 P104 CONCEPTUAL PLAN - THIRD - PRESS BOX
SCALE: 1/4" = 1'-0"


K
K


KEARNEY BEARCATS

Project Cost Evaluation
Kearney High School - Stadium/Athletic Upgrade - East Tower Option

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $5,409,942

	QUANTITY	UNIT	TOTAL
> Additional Grandstand Seating at Stadium	2,800 EA	$188.00	$526,400
> Relocate Jump/Triple Jump/ Pole Vault Pits & Runways	1 EA	$221,956.00	$221,956
> Restroom/Concession/Ticket Booth Building	1 EA	$825,000.00	$825,000
> East Tower Media/VIP/ Concessions/RR	7,012 SF	$400.00	$2,804,800
> Parking Expansion Lot 1	38,336 SF	$7.00	$268,352
> Parking Expansion Lot 2 + Connecting Drive	27,880 SF	$7.00	$195,160
> Paking Expansion Lot 3	38,772 SF	$7.00	$271,404
> Paking Expansion Lot 4	42,410 SF	$7.00	$296,870

PROFESSIONAL DESIGN SERVICES (7% OF CONSTRUCTION COSTS) $378,696

REIMBURSABLE EXPENSES $27,050

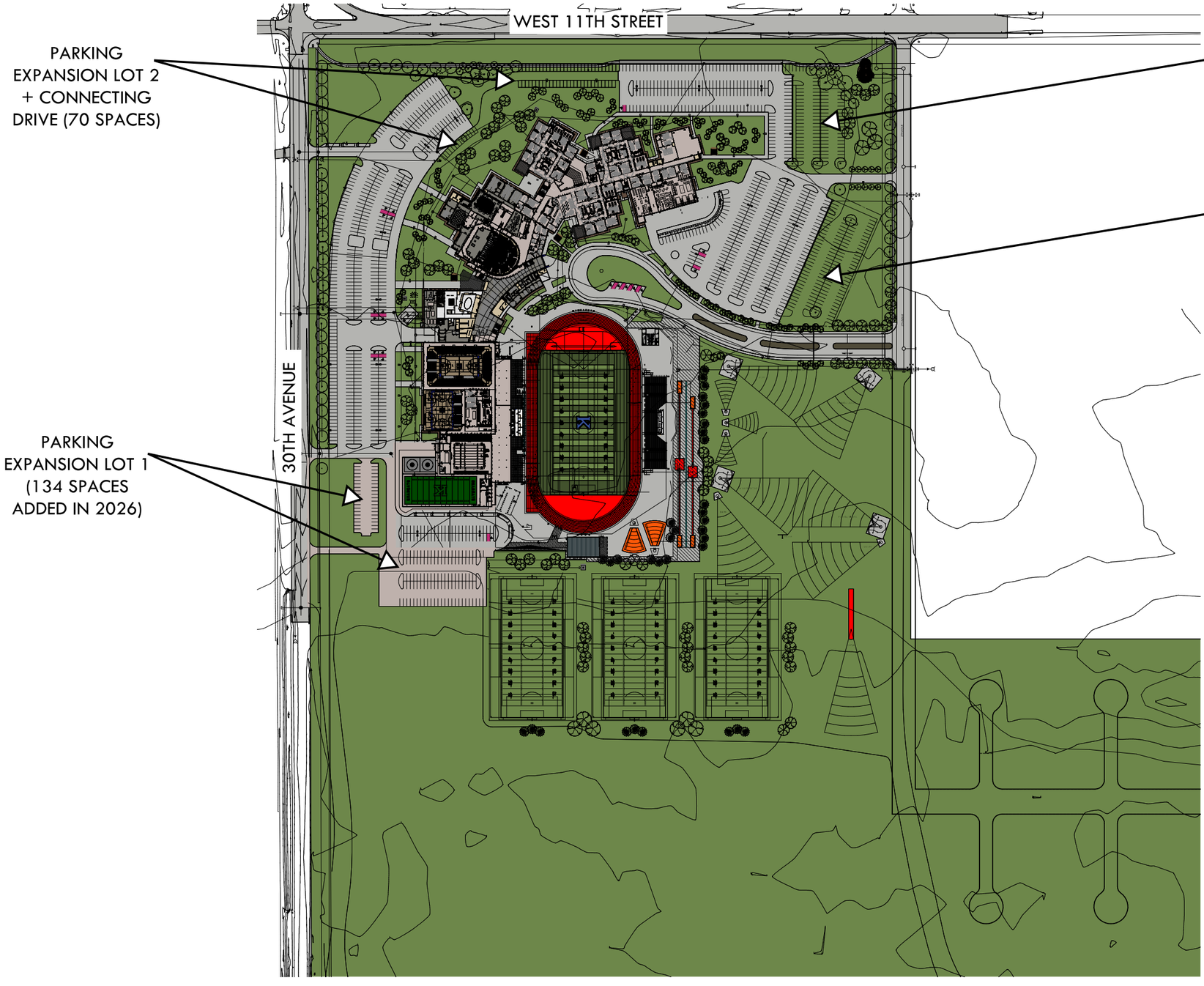
LOOSE, FURNITURE, FIXTURES & EQUIPMENT $0

DESIGN & CONSTRUCTION CONTINGENCY (5%) $270,497

PROJECT TOTAL $6,086,185

Kearney Public Schools
Kearney High School - Stadium/Athletic Upgrade - West Tower Option

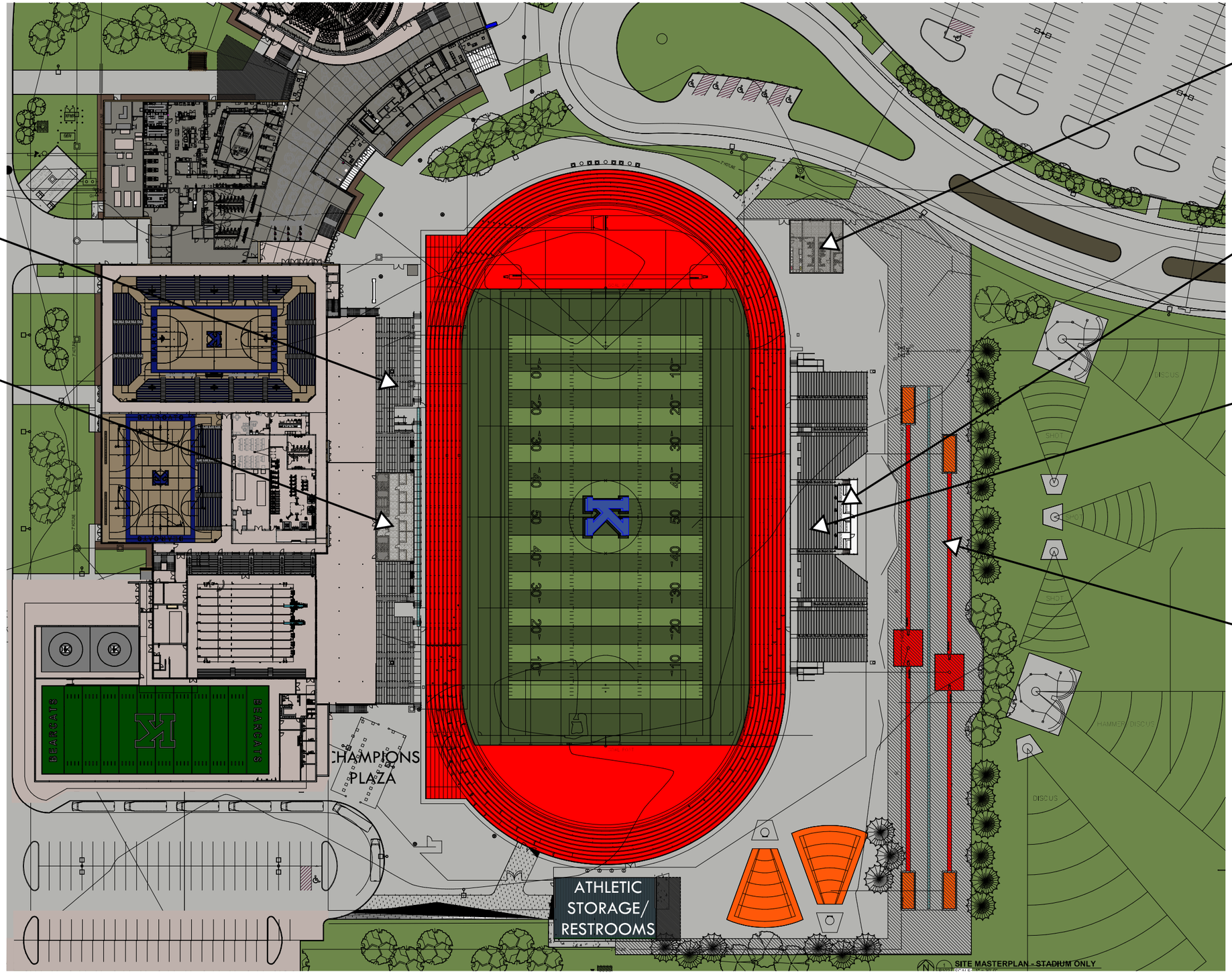
WILKINS
ARCHITECTURE | DESIGN | PLANNING



PARKING INVENTORY
EXISTING = 1,144
PROPOSED = 277
TOTAL = 1,421 SPACES

Kearney Public Schools
Kearney High School - Stadium/Athletic Upgrade - West Tower Option

WILKINS
ARCHITECTURE | DESIGN | PLANNING



WILKINS
ARCHITECTURE | DESIGN | PLANNING

Department Legend

- ATHLETICS
- CIRCULATION
- FOOD SERVICE
- STORAGE
- SUPPORT
- TOILET

MAIN LEVEL SF:	**1,936 S.F.**
TOTAL SF:	**1,936 S.F.**



1 P103 **CONCEPTUAL PLAN - MAIN - CONCESSIONS**
SCALE: 1/2" = 1'-0"

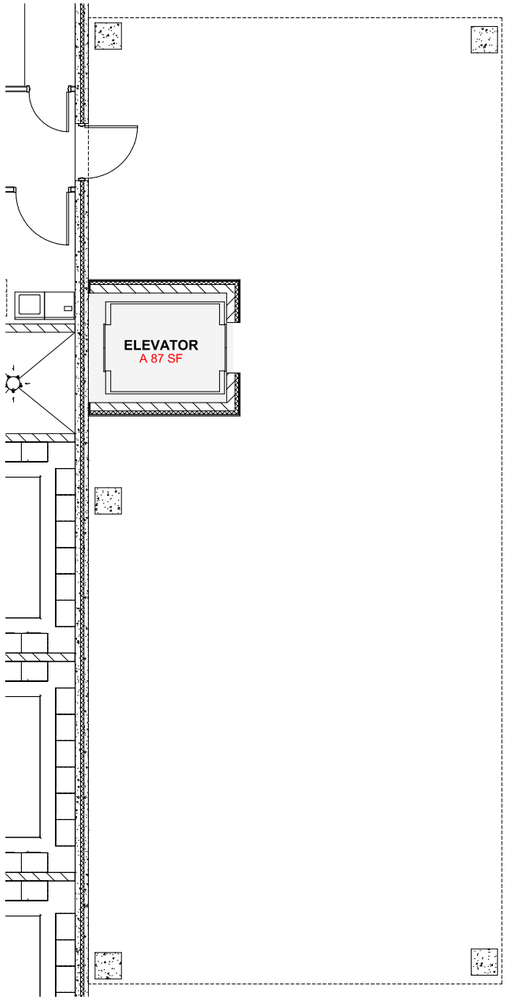
Kearney Public Schools
Kearney High School - Stadium/Athletic Upgrade - West Tower Option

WILKINS
ARCHITECTURE | DESIGN | PLANNING

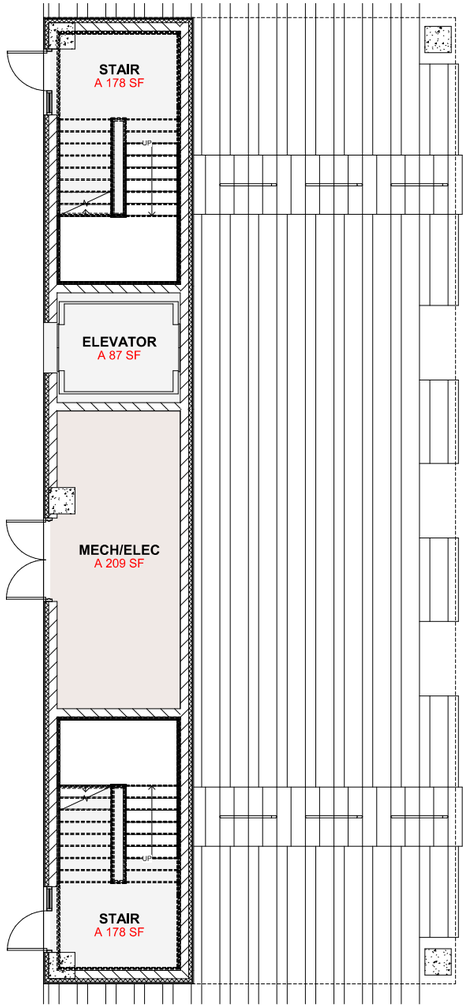
Department Legend

- ATHLETICS
- CIRCULATION
- FOOD SERVICE
- STORAGE
- SUPPORT
- TOILET

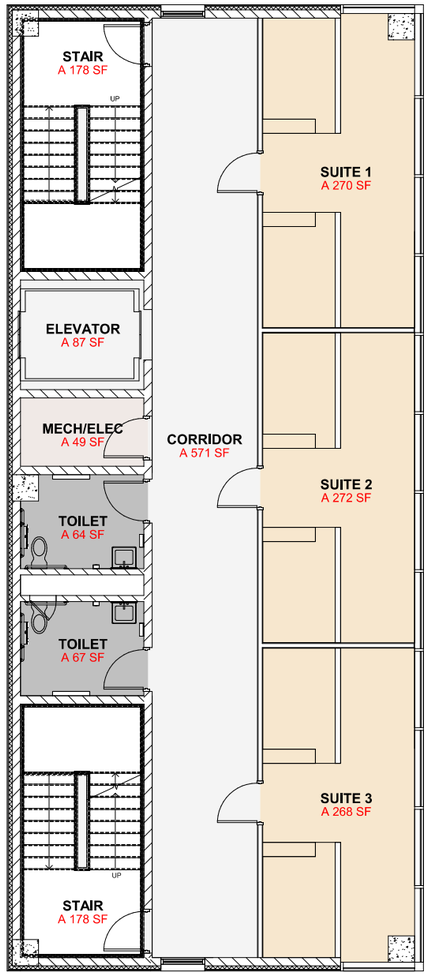
GROUND LEVEL SF:	**120 S.F.**
CONCOURSE LEVEL SF:	**837 S.F.**
SECOND LEVEL SF:	**2,297 S.F.**
THIRD LEVEL SF:	**2,297 S.F.**
TOTAL SF:	**5,551 S.F.**



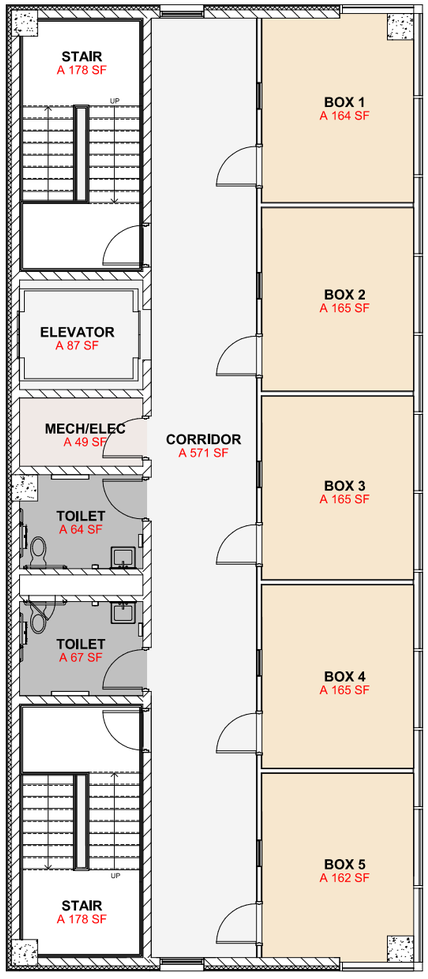
N 1/P104 **CONCEPTUAL PLAN - GROUND LEVEL - PRESS BOX**
SCALE: 1/4" = 1'-0"



N 2/P104 **CONCEPTUAL PLAN - CONCOURSE - PRESS BOX**
SCALE: 1/4" = 1'-0"



N 3/P104 **CONCEPTUAL PLAN - SECOND - PRESS BOX**
SCALE: 1/4" = 1'-0"



N 4/P104 **CONCEPTUAL PLAN - THIRD - PRESS BOX**
SCALE: 1/4" = 1'-0"


K
K



Project Cost Evaluation
Kearney High School - Stadium/Athletic Upgrade - West Tower Option

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $7,045,942

	QUANTITY	UNIT	TOTAL
> Additional Grandstand Seating at Stadium	2,800 EA	$188.00	$526,400
> Relocate Jump/Triple Jump/ Pole Vault Pits & Runways	1 EA	$221,956.00	$221,956
> Restroom/Concession/Ticket Booth Building	1 EA	$825,000.00	$825,000
> West Tower Media/VIP/ Concessions/RR	5,551 SF	$800.00	$4,440,800
> Parking Expansion Lot 1	38,336 SF	$7.00	$268,352
> Parking Expansion Lot 2 + Connecting Drive	27,880 SF	$7.00	$195,160
> Paking Expansion Lot 3	38,772 SF	$7.00	$271,404
> Paking Expansion Lot 4	42,410 SF	$7.00	$296,870

PROFESSIONAL DESIGN SERVICES (7% OF CONSTRUCTION COSTS) $493,216

REIMBURSABLE EXPENSES $35,230

LOOSE, FURNITURE, FIXTURES & EQUIPMENT $0

DESIGN & CONSTRUCTION CONTINGENCY (5%) $352,297

PROJECT TOTAL $7,926,685

Project Cost Evaluation
Kearney High School - Site Improvements

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $2,915,000

	QUANTITY	UNIT	TOTAL
> Additional Grandstand Seating at Stadium	2,500 EA	$160.00	$470,000
> Relocate Jump/Triple Jump/ Pole Vault Pits & Runways	1 EA	$120,000.00	$120,000
> Restroom/Concession/Ticket Booth Building	1 EA	$825,000.00	$825,000
> Synthetic Turf Field	1 EA	$1,000,000.00	$1,000,000
> New LED Stadium Lighting	1 EA	$500,000.00	$500,000

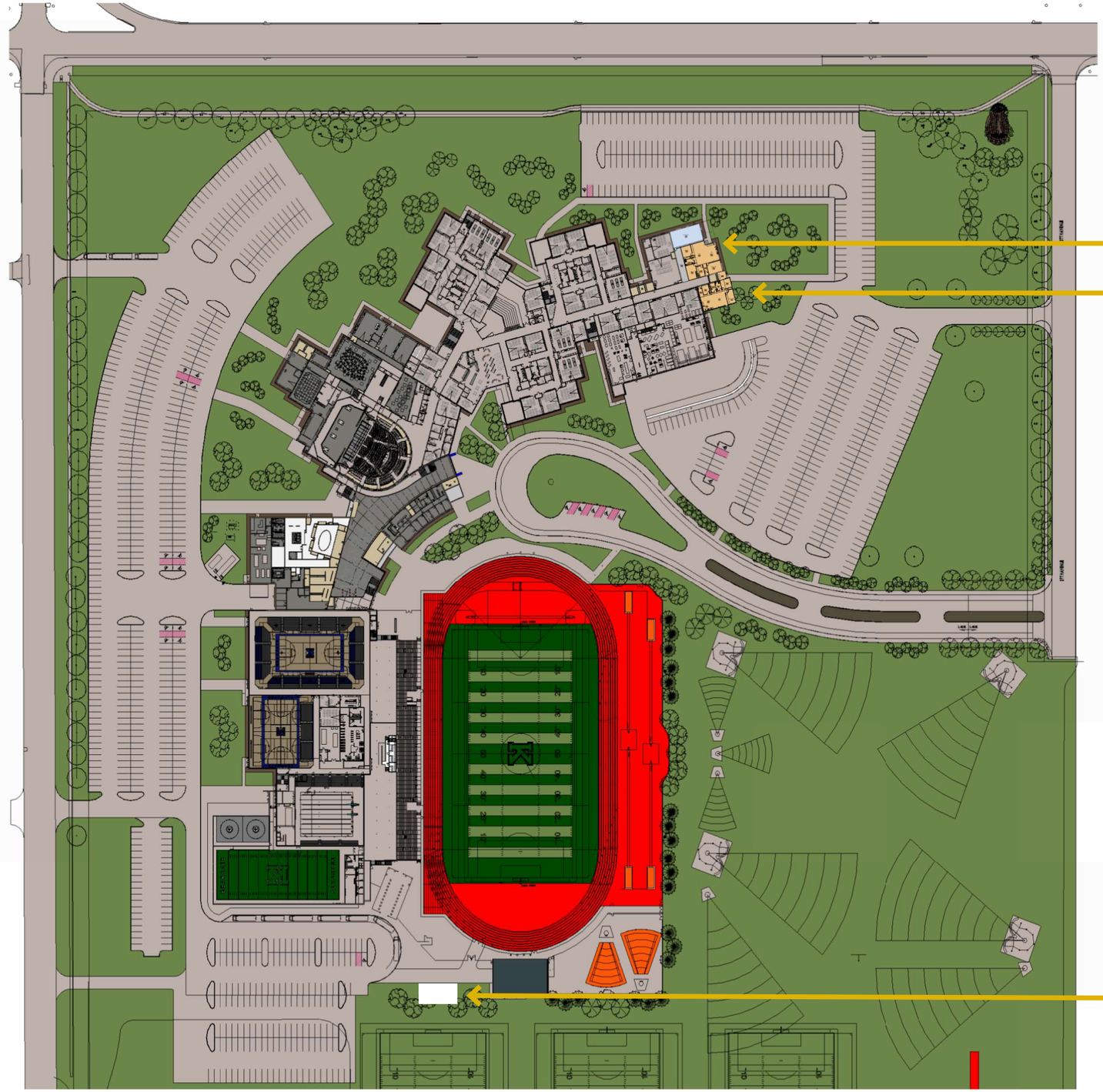
PROFESSIONAL DESIGN SERVICES (10.5% OF CONSTRUCTION COSTS) $669,060

REIMBURSABLE EXPENSES $31,510

DESIGN & CONSTRUCTION CONTINGENCY (3.5%) $223,020

PROJECT TOTAL $3,838,590

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Kearney Public Schools
Kearney High School - Transition Renovation - Option 1

OPTION 1 - 2,044 SF



Project Cost Evaluation
Kearney High School - Transition Renovation - Option 1

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $1,314,340

	QUANTITY	UNIT	TOTAL
> Renovation	150 SF	$450.00	$67,500.00
> New Addition	2,044 SF	$610.00	$1,246,840
> Site Work	1 LS	$50,000.00	$0

PROFESSIONAL DESIGN SERVICES (8.0% OF CONSTRUCTION COSTS) $138,006

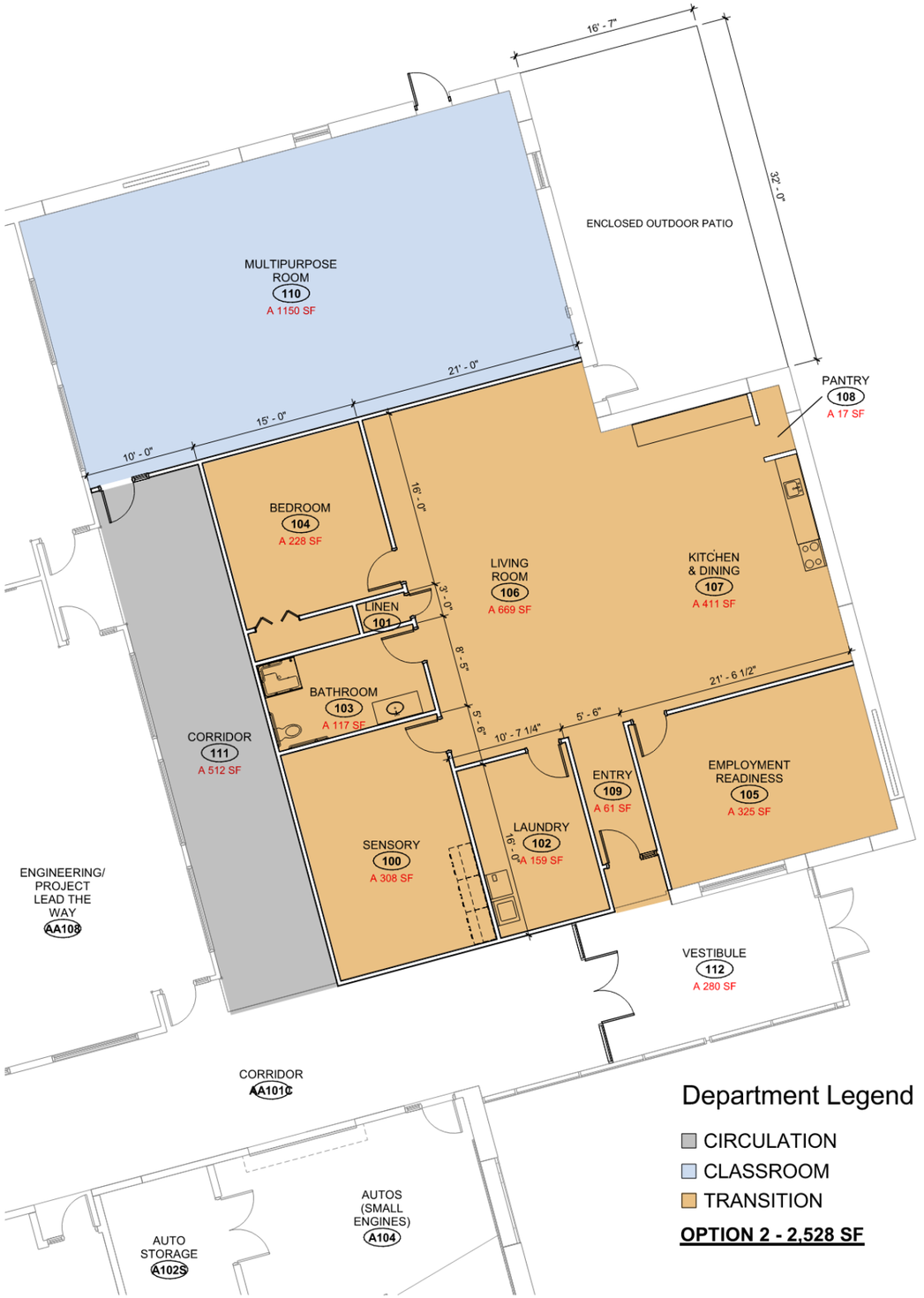
REIMBURSABLE EXPENSES $6,572

LOOSE, FURNITURE, FIXTURES & EQUIPMENT $60,000

DESIGN & CONSTRUCTION CONTINGENCY (3.5%) $46,002

PROJECT TOTAL $1,564,920

Kearney Public Schools
Kearney High School - Transition Renovation - Option 2



Project Cost Evaluation
Kearney High School - Transition Renovation - Option 2

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $1,137,600

	QUANTITY	UNIT	TOTAL
> Renovation	2,528 SF	$450.00	$1,137,600
> New Addition	0 SF	$610.00	$0
> Site Work (included above)	1 LS	$50,000.00	$0

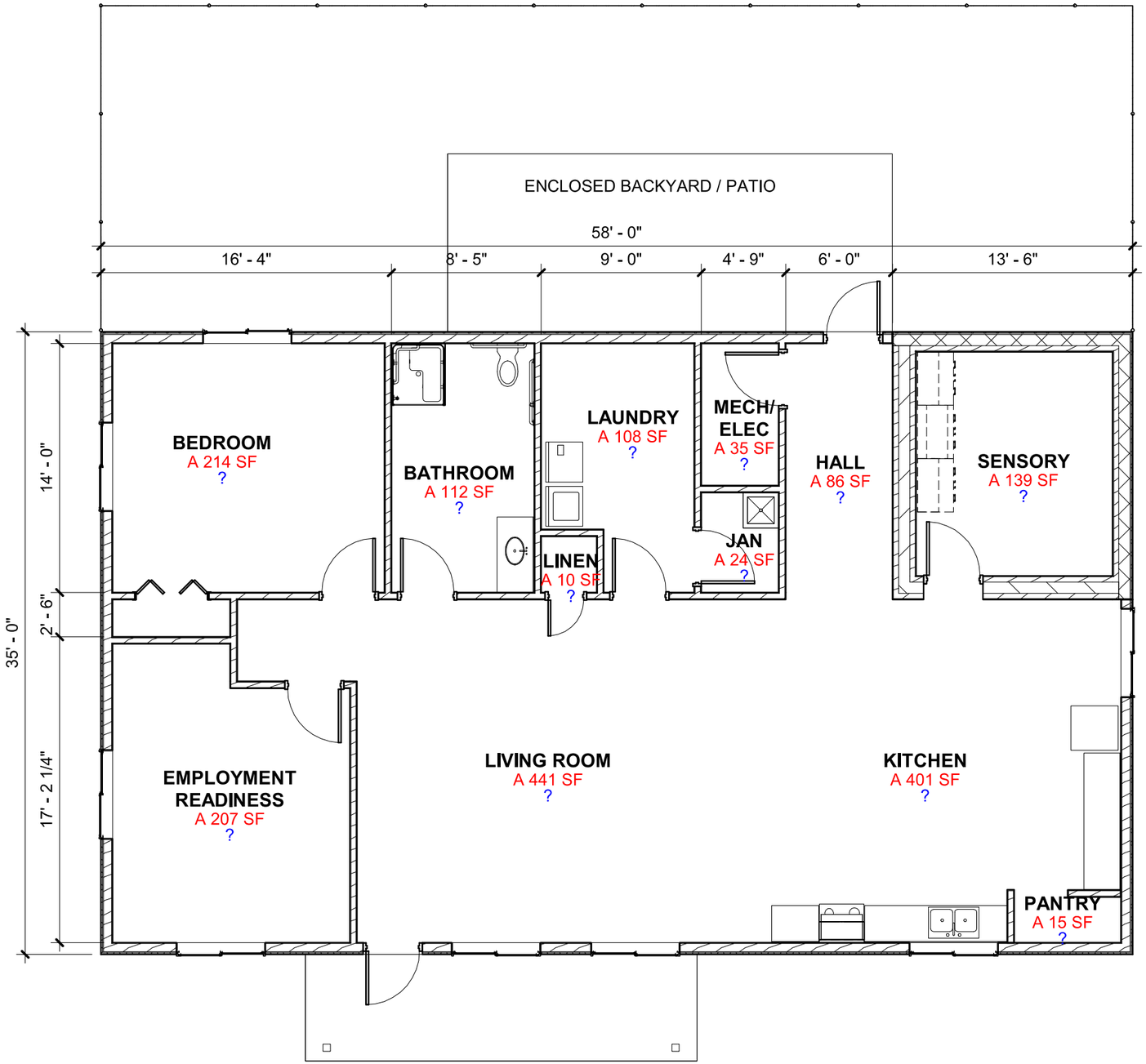
PROFESSIONAL DESIGN SERVICES (8.0% OF CONSTRUCTION COSTS) $119,448

REIMBURSABLE EXPENSES $5,688

LOOSE, FURNITURE, FIXTURES & EQUIPMENT $60,000

DESIGN & CONSTRUCTION CONTINGENCY (3.5%) $39,816

PROJECT TOTAL $1,362,552



OPTION 3 - 2,030 SF

Project Cost Evaluation
Kearney High School - Transition Standalone Structure - Option 3

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $851,850

	QUANTITY	UNIT	TOTAL
> Renovation	0 SF	$0.00	$0
> New Construction	2,030	$395.00	$801,850
> Site Work	1 LS	$50,000.00	$50,000

PROFESSIONAL DESIGN SERVICES (8.0% OF CONSTRUCTION COSTS) $68,148

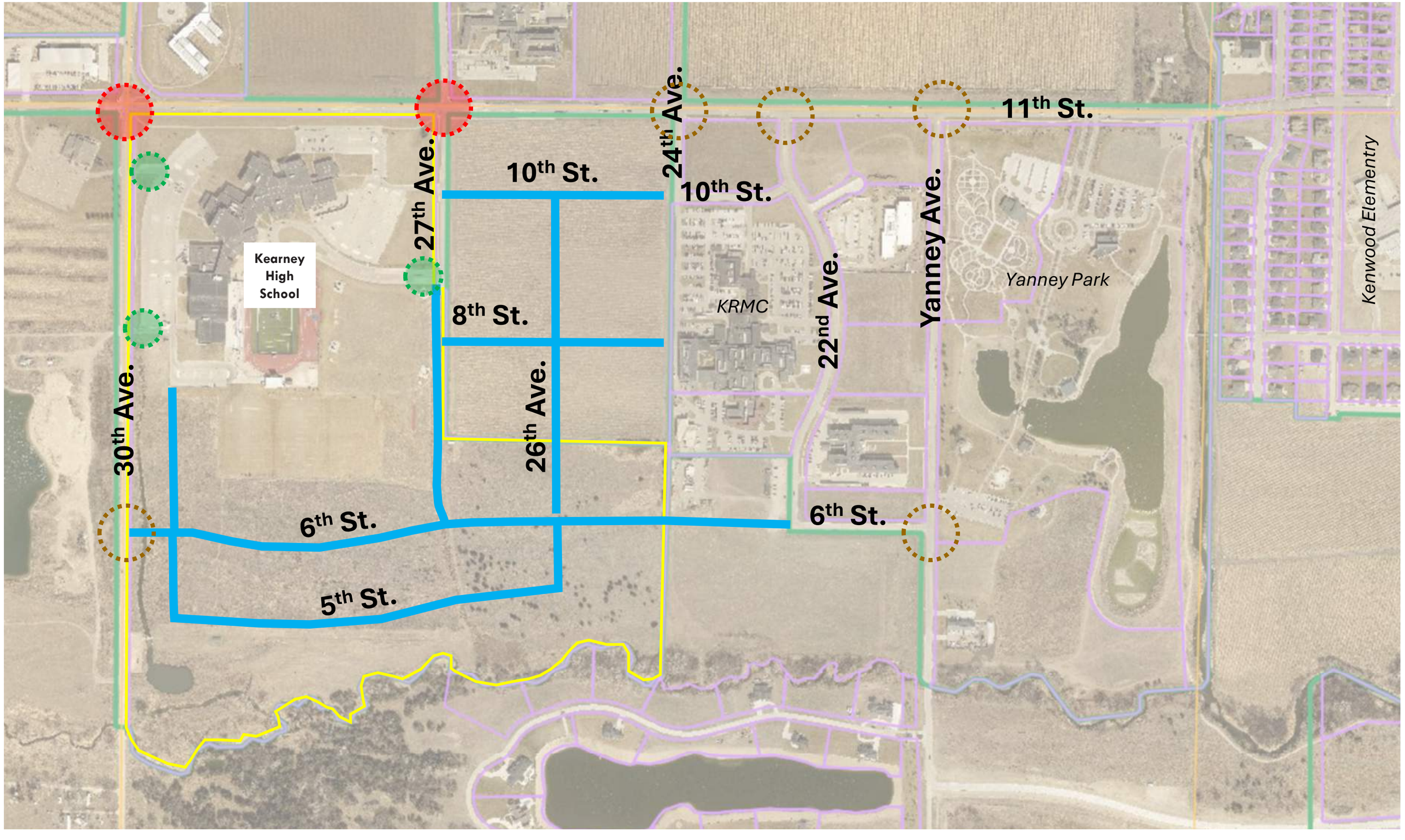
REIMBURSABLE EXPENSES $4,259

LOOSE, FURNITURE, FIXTURES & EQUIPMENT $60,000

SITE ACQUISITION $350,000

DESIGN & CONSTRUCTION CONTINGENCY (3.5%) $350,000

PROJECT TOTAL $1,364,072


Kearney High School
30th Ave.
27th Ave.
26th Ave.
24th Ave.
22nd Ave.
Yanney Ave.
10th St.
10th St.
8th St.
6th St.
6th St.
5th St.
11th St.
KRMC
Yanney Park
Kenwood Elementry

DISTRICT BUILDINGS



ADMINSTRATION BUILD-

320 West 24th Street

STAFFING

Staffing: 25

BUILDING & SITE AREA

18,007 SF (2 floors - partial basement for mechanical)
7 Acres w/ Central Elementary

BUILDING INFORMATION

> Constructed 1920
> 1958 Addition (2,242 SF) + Renovation
> 2013 Renovation
> 2017 Elevator (63 SF) + renovation

RENOVATION SUMMARY

> None

PROGRAM NEEDS SUMMARY

> At capacity



ADMINISTRATION BUILDING - ROOF INFORMATION



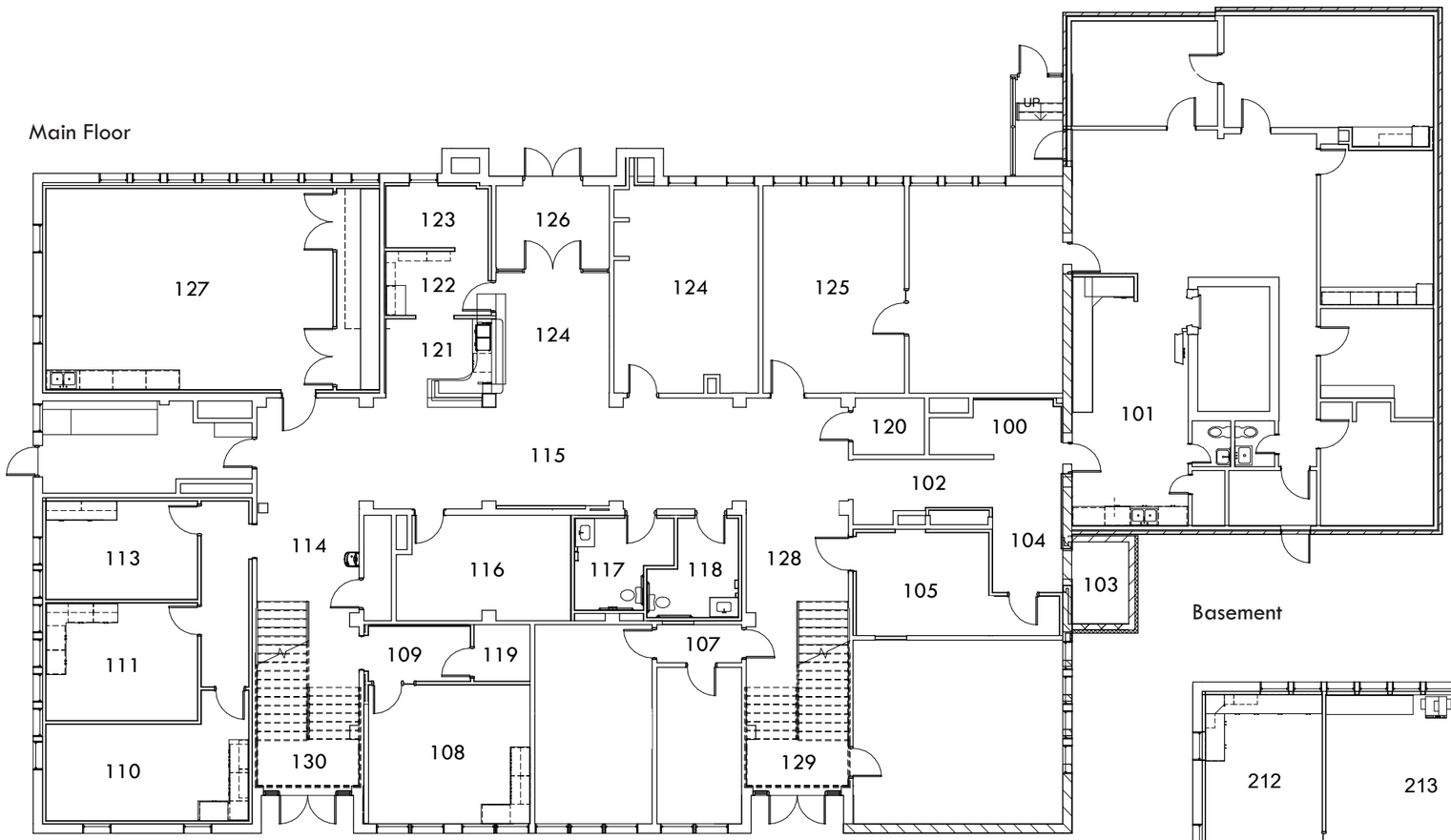
ROOF INFORMATION:

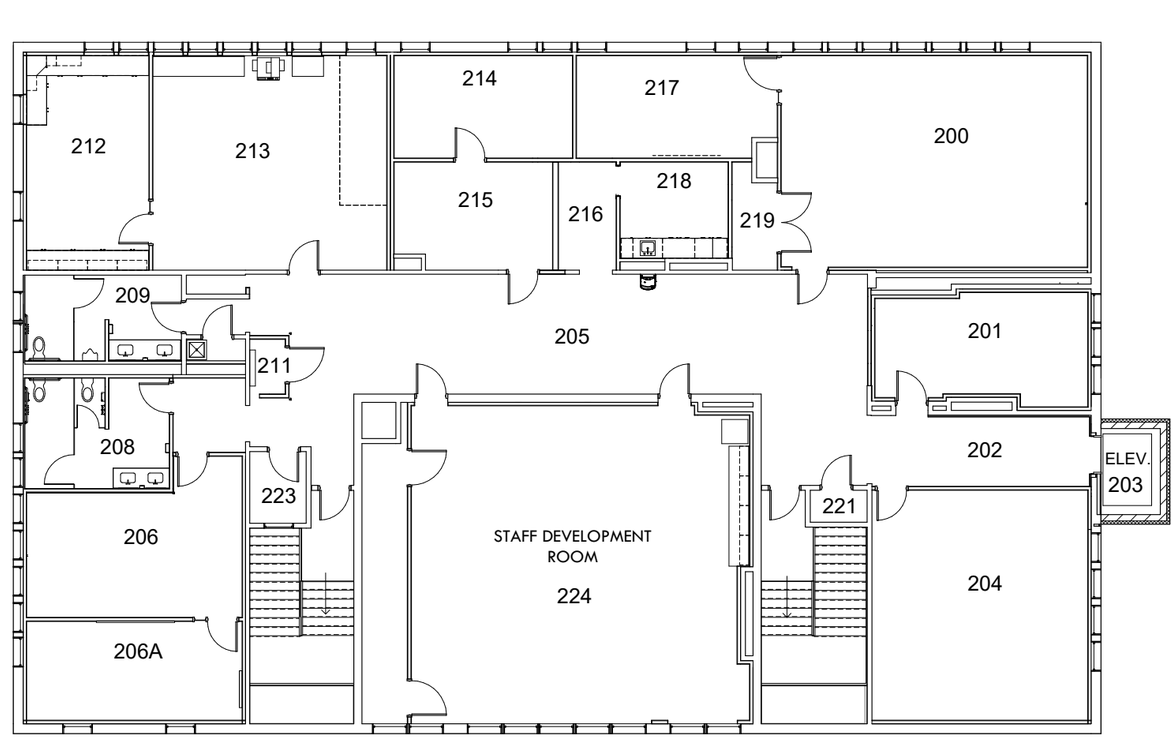
Roof Type: Tamko 243
Installed: 1997 by Dobberstein Roofing, Inc.
Warranty: 15 year (Expires 2012)

Roof Type: Modified Bitumen
Installed: 2008 by Springer Roofing, Inc.
Warranty: 15 year (Expires 2023)

Roof Type: EPDM (Manufacturer: Firestone) 0.060” thick
Installed: 2017 by Unknown
Warranty: 15 year (Expires 2032)

Kearney Public Schools
Administration Building Floor Plan







FACILITIES BUILDING

417 East 6th Street

STAFFING

Staffing: 25

BUILDING & SITE AREA

18,831 SF (1 full floor - 2nd floor partial)
1.08 Acres

BUILDING INFO

> Constructed 2006
> 2017 Renovation (Repurposed for KPS)

RENOVATION SUMMARY

> None

PROGRAM NEEDS SUMMARY

> Addition for storage



FACILITIES BUILDING - ROOF INFORMATION

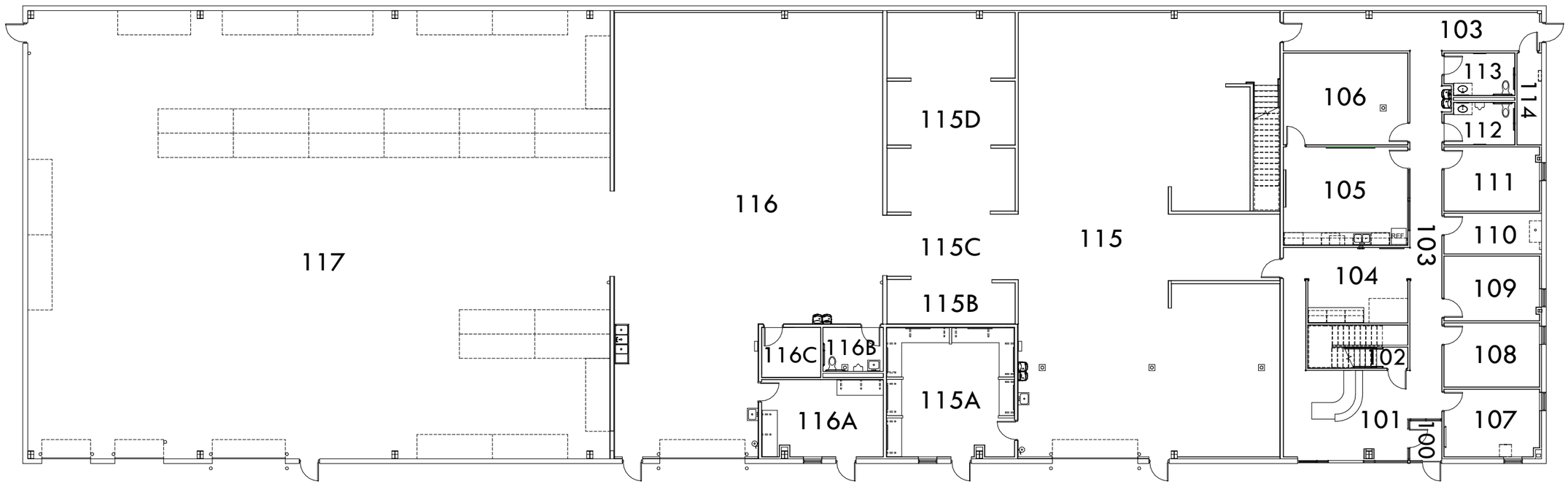


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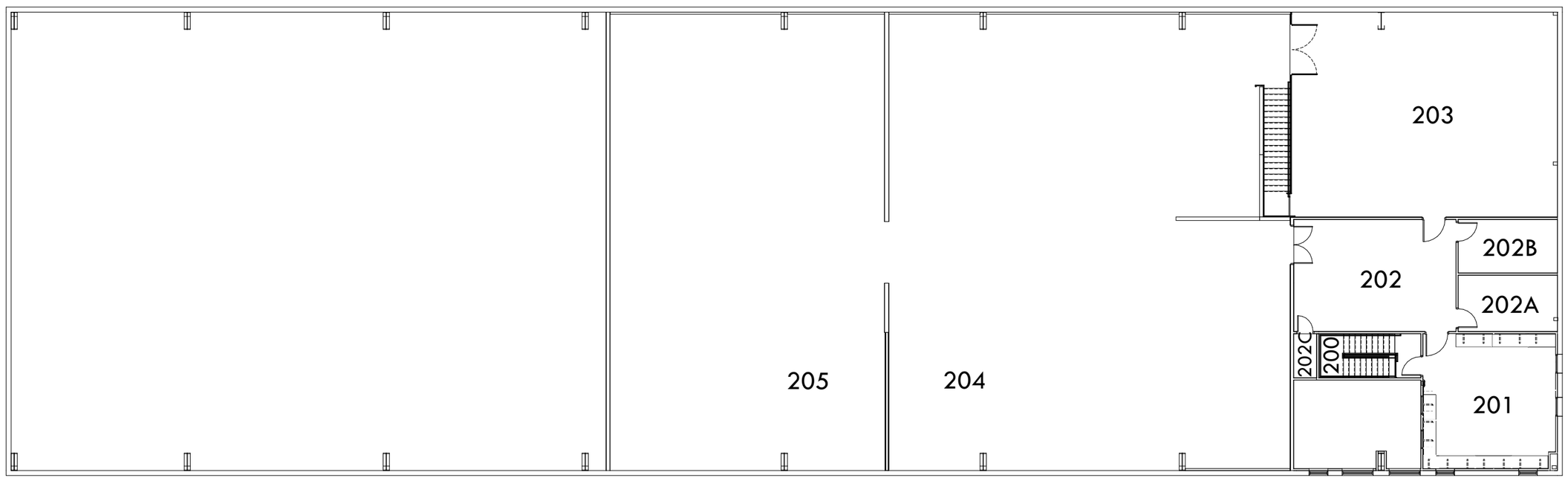
Roof Type: SSM (Standing Seam Metal)
Installed: 2026 by Unknown
Warranty: Unknown (Expires Unknown)

Kearney Public Schools
Facilities Building Floor Plan

First Floor

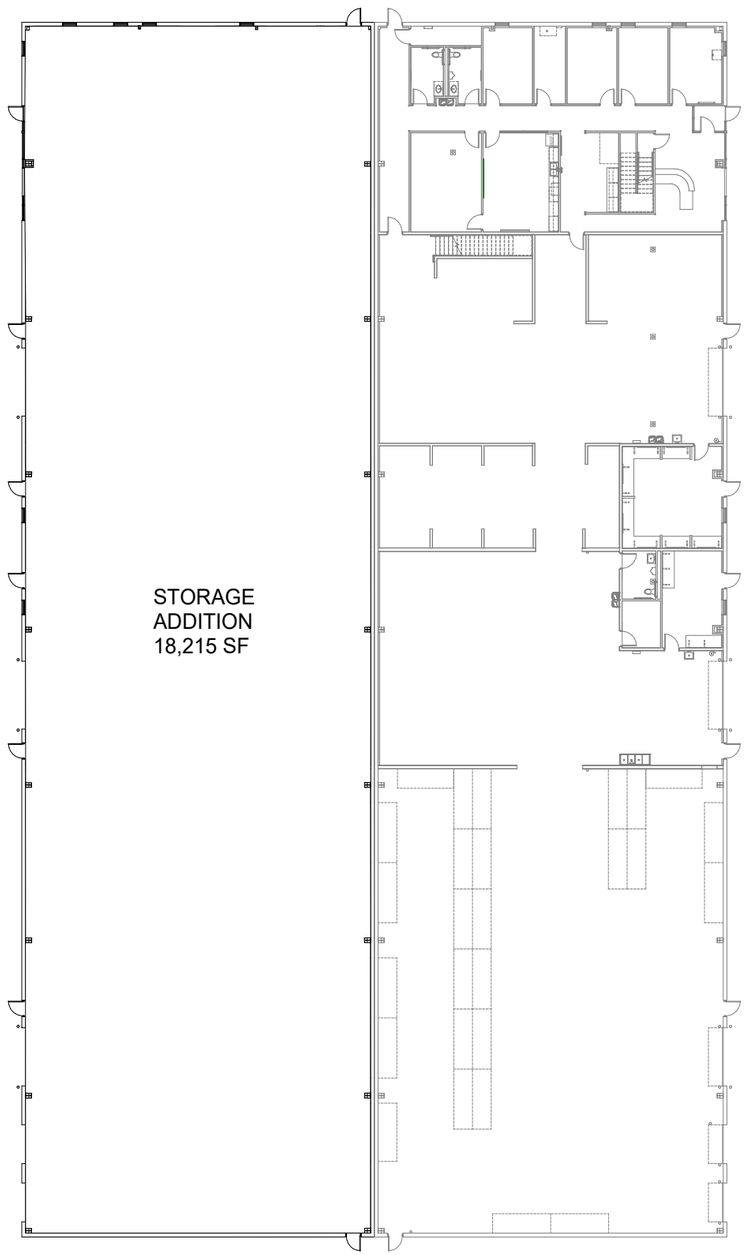


Second Floor

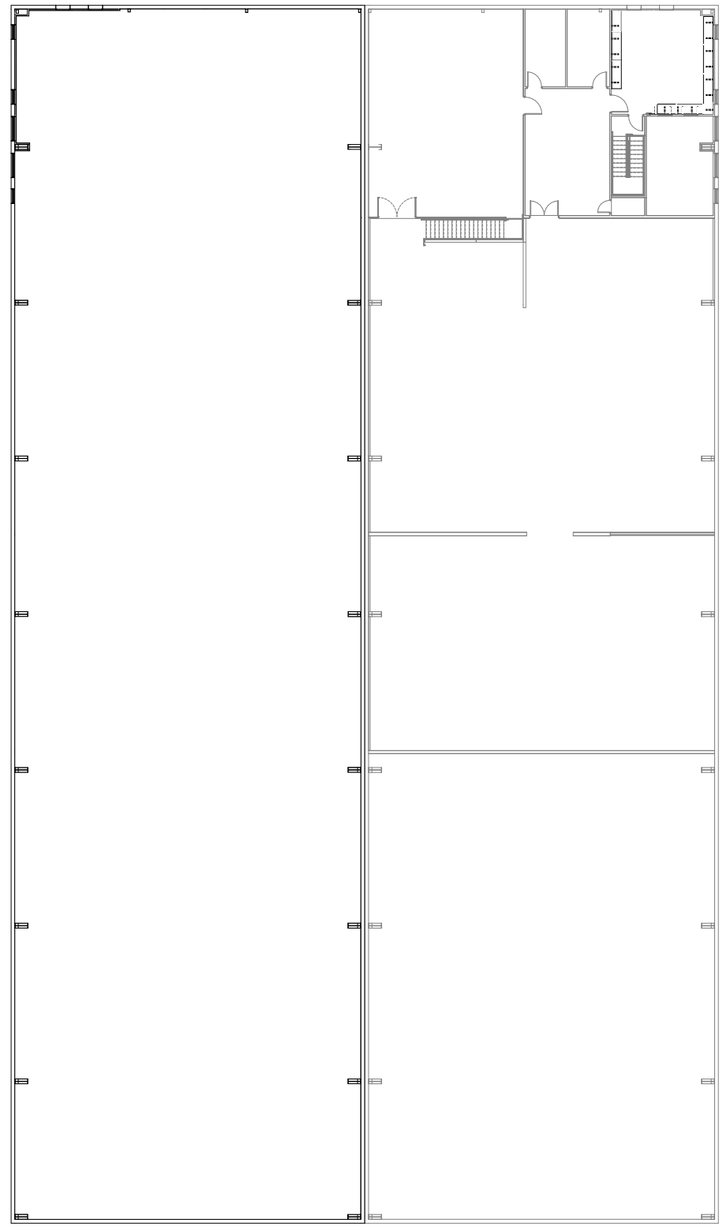


Kearney Public Schools
Facilities Building - Proposed Addition

First Floor



Second Floor





TRANSPORTATION BUILDING

1011 West 20th Street

STAFFING

N/A

BUILDING & SITE AREA

17,960 SF (1 full floor - no basement)
Staffing: 55
1.66 Acres (Includes Transition Building property)

BUILDING INFO

> Constructed 1975
> 1978 Renovation
> 1996 Renovation
> 1999 Addition (3,200 SF)
> 2017 Office Renovation

RENOVATION SUMMARY

> None

PROGRAM NEEDS SUMMARY

> 1 service bay addition
> 1 wash bay addition



TRANSPORTATION BUILDING - ROOF INFORMATION

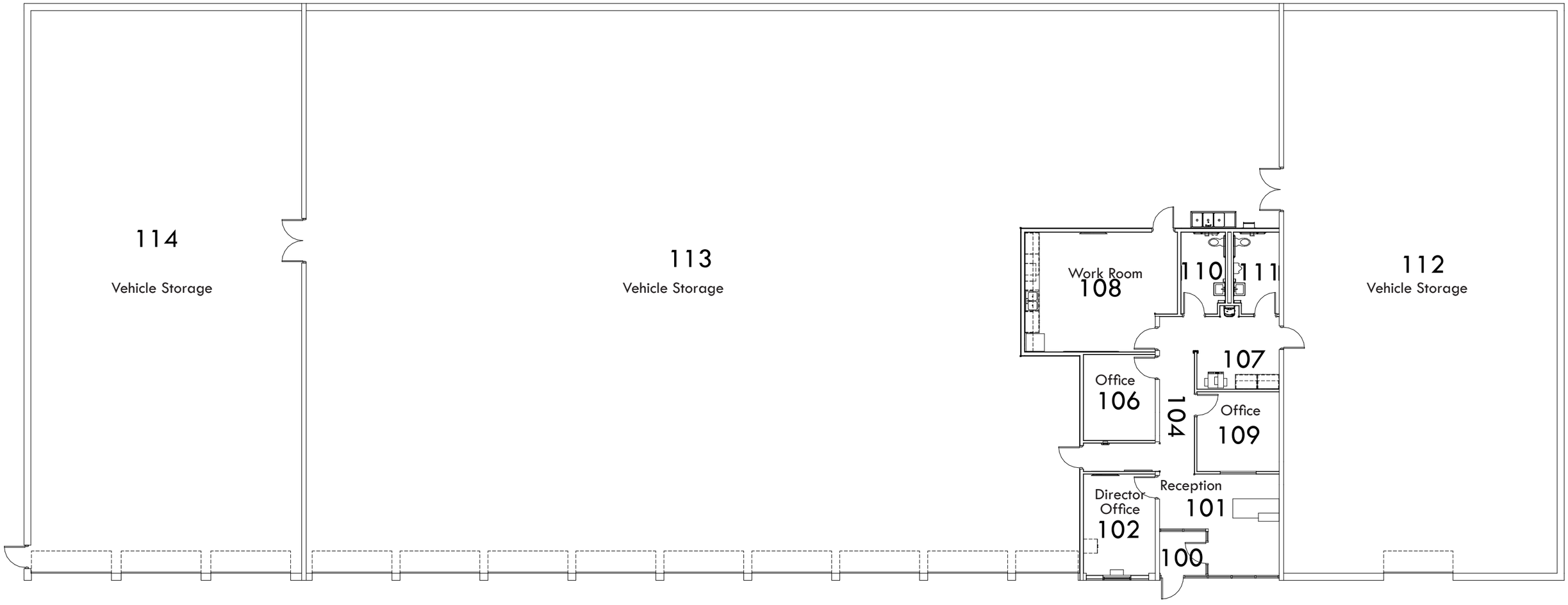


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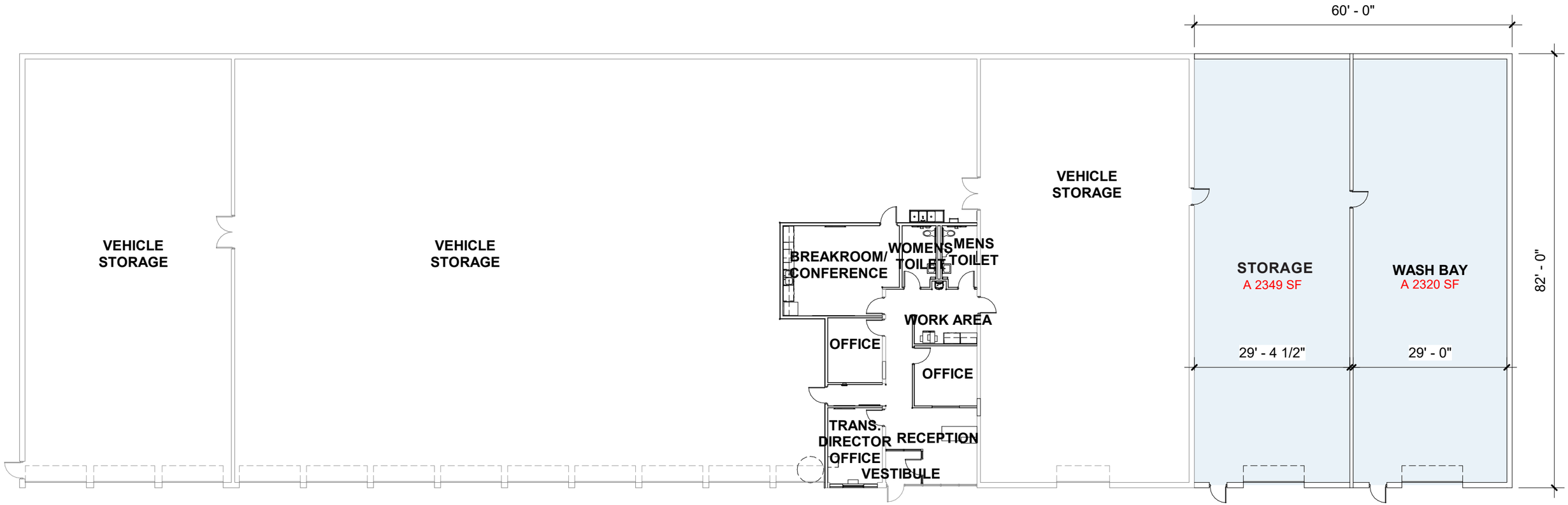
Roof Type: MBR
Installed: 2003 by Springer Roofing
Warranty: 20 year (Expires 2023)

Roof Type: Metalshield System (Spray-on)
Installed: 2003 By Springer Roofing
Warranty: N/A

Kearney Public Schools
Transportation Building Floor Plan



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Project Cost Evaluation
Transportation Building - Addition

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $1,517,425

	QUANTITY	UNIT	TOTAL
> Renovation (Includes New Windows/Doors	0 SF	$190.00	$0
> New Construction	4,669 SF	$325.00	$1,517,425

PROFESSIONAL DESIGN/ENGINEERING SERVICES (10.5% OF CONSTRUCTION COSTS) $159,330

REIMBURSABLE EXPENSES $7,587

LOOSE FURNITURE, EXPENSES & EQUIPMENT $60,000

DESIGN & CONSTRUCTION CONTINGENCY (3.5%) $53,110

PROJECT TOTAL $1,797,452