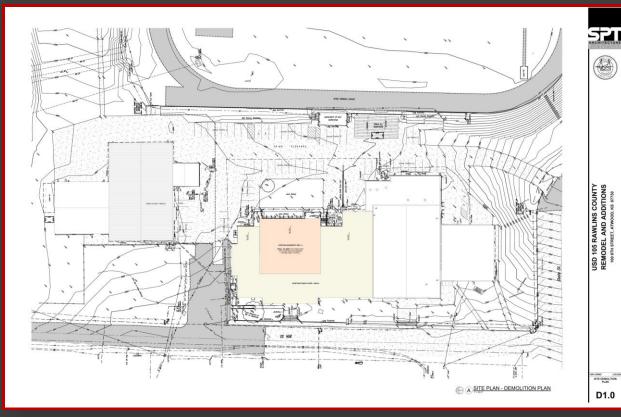


RAWLINS COUNTY USD 105

Facilities Improvements & Bond Initiative

APRIL 2, 2024





- YELLOW SHADED AREA SHOWS MAIN LEVEL BUILDING WHICH IS AT 2893.0
- ORANGE SHADED AREA ROUGHLY SHOWS AREA OF BASEMENT AT 2881.0+/-
- WE WILL BE INFILLING BASEMENT WITH LOOSE FILL TO GRADE 2888.0
- VOAG BUILDING IS AT 2886.84



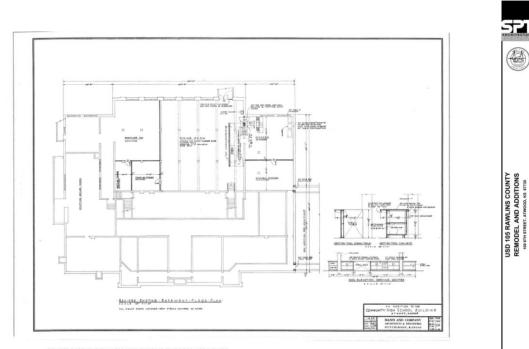


- YELLOW SHADED AREA SHOWS MAIN LEVEL BUILDING WHICH IS AT 2893.0
- ORANGE SHADED AREA ROUGHLY SHOWS AREA OF BASEMENT AT 2881.0+/-
- WE WILL BE INFILLING BASEMENT WITH LOOSE FILL TO GRADE 2888.0
- VOAG BUILDING IS AT 2886.84

RED OUTLINE INDICATES EXTENT OF NEW CONSTRUCTION



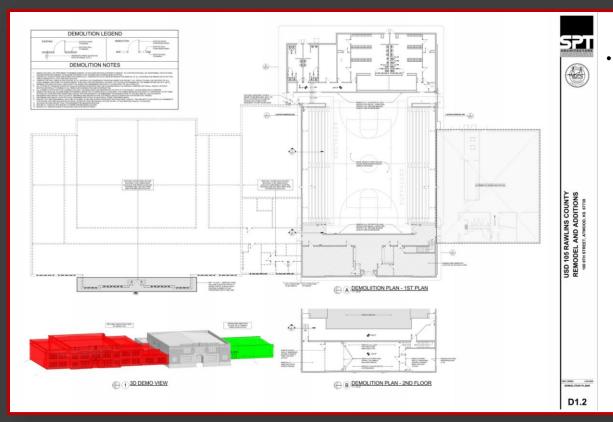




REVISED BASEMENT PLAN FOR MAIN BUILDING. THIS DOES NOT INCLUDE BUILDING ADDITIONS. PLAN IS NOT TO SCALE.

екатис соютном D1.1

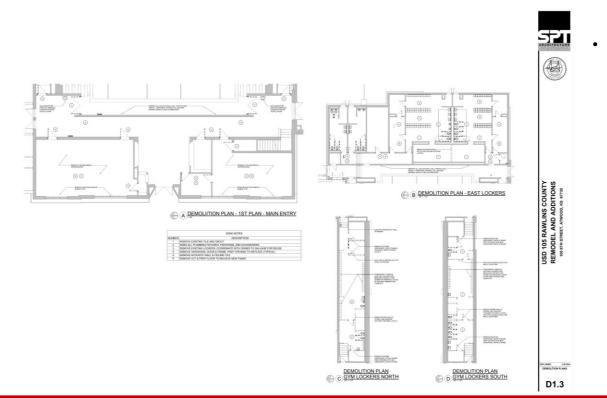




MAIN DEMO PACKAGE HAS BEEN ISSUED FOR BID. SEVERAL UNKNOWNS NEED CLARIFIED FOR SAFE HANDLING OF ASBESTOS CONTAINING DEBRIS

DRAWINGS FOR SUMMER WORK WHICH INCLUDE TH LOCKER ROOMS, GYM, COMMON AREA AND BAND ROOM WILL BE SENT MAY 1

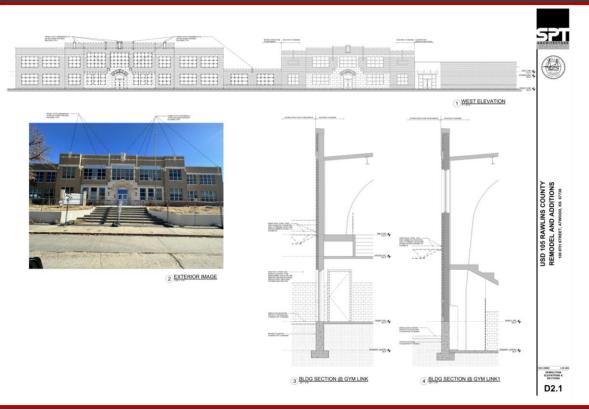




MAIN DEMO PACKAGE HAS BEEN ISSUED FOR BID. SEVERAL UNKNOWNS NEED CLARIFIED FOR SAFE HANDLING OF ASBESTOS CONTAINING DEBRIS

DRAWINGS FOR SUMMER WORK WHICH INCLUDE TH LOCKER ROOMS, GYM, COMMON AREA AND BAND ROOM WILL BE SENT MAY 1





- INDIVIDUAL TERRA COTTA
  ELEMENTS WILL BE SAVED
- MAIN ENTRY TERRA COTTA WILL BE BID AS AN ALTERNATE TO SAVE
- WE ARE CONCERNED IT MAY BE BRITTLE AND BREAK WHEN THEY TRY TO SAVE IT. WE CAN RECREATE IT WITH CAST STONE IF PIECES BREAK. IT WILL BE DIFFICULT TO MATCH COLOR.

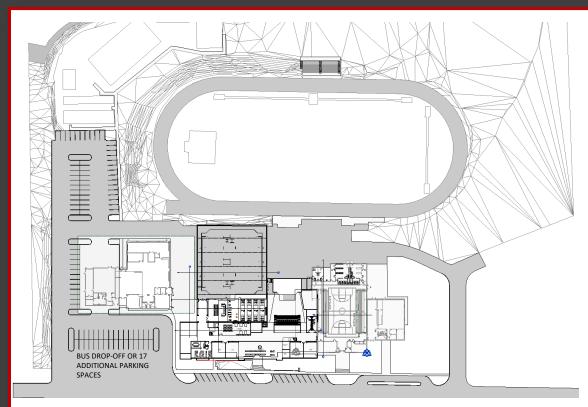


#### FLOOR PLAN – SITE PLAN OPTIONS





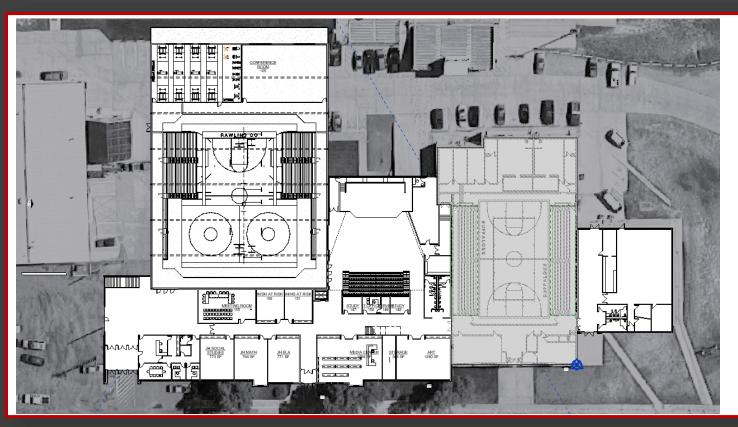
## FLOOR PLAN - SITE PLAN OPTIONS



- DROP OFF AT OLD GYM
- PARKING ON 8<sup>TH</sup> STREET
- 112 PARKING SPACES

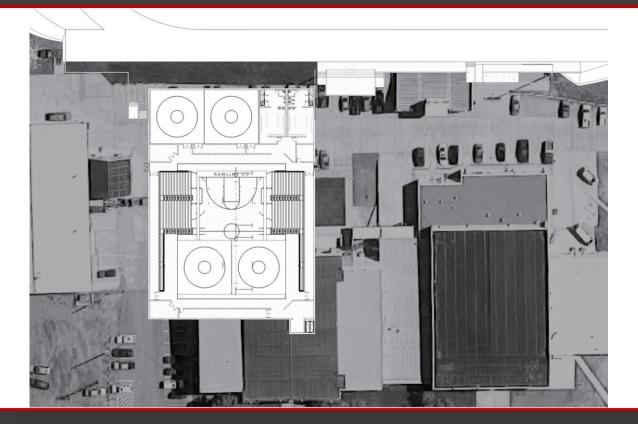


#### FLOOR PLAN – OPTION 1 – 7-12 FIRST FLOOR



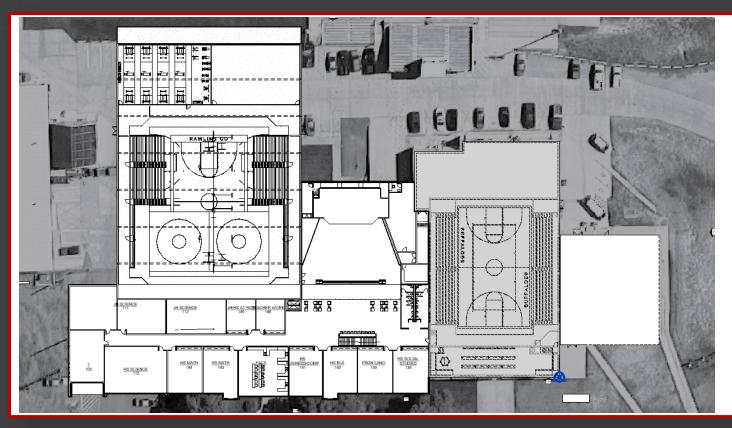


#### FLOOR PLAN – OPTION 1 – 7-12 FIRST FLOOR





#### FLOOR PLAN - OPTION 1 - 7-12 SECOND FLOOR





#### **OPTION 1 - COST ESTIMATE**

TOTAL COST = \$34.87 MILLION INSURANCE = (\$8.5 MILLION) REMAINING COST = \$26.37 MILLION

1 CENT COUNTY SALES TAX = (\$7.5 MILLION) REMAINING COST = \$18.87 MILLION = 20 MILL TAX INCREASE @ 30 YEARS = 23 MILL TAX INCREASE @ 25 YEARS 1 CENT CITY SALES TAX = (\$2.7 MILLION) REMAINING COST = \$23.67 MILLION = 25.75 MILL TAX INCREASE @ 30 YEARS = 28 MILL TAX INCREASE @ 25 YEARS

OPTION - 1		The preliminary cost estimate is based on the following ass * Budget is prepared using 2024 Dollars. * No site acquisition is required	umptions and facts.					
Assumptions:		the and dependent is required						
Item			Area	Cost/SF	Cost			
A. Building Cost	New 7-12 building							
		First floor (100'-0")	24,859 sf	\$350 \$350	\$8,700,650			
		Second floor Basement Level Top-loaded gym	17,808 sf 23,505 sf	\$350	\$6,232,800 \$7,051,500			
		Main level gym (100'-0")	10,345 sf	\$300	\$3,103,500			
	Renovate existing gym		11,440 sf	\$10	\$114,400			
		New HVAC for gym	11,440 sf	\$20	\$228,800			
		New roof on gym (and locker rooms) Renovate Little Theater	11,440 sf 1,800 sf	\$18 \$100	\$205,920 \$180,000			
	Renovate existing Commons and	Renovato Entro Triballo	1,000 Sr	3100	3100,000			
	Band room HVAC and equipment upgrades to		5,233 sf	\$100	\$523,300			
	Industrial Arts		15,840 sf	\$40	\$633,600			
	Renovation of Elementary school							
		New plumbing (requires new underground plumbing) Exterior improvements	48,000 sf 1 on	\$10 \$400.000	\$480,000 \$400,000			
		Doors and Hardware	1 oa	\$200,000	\$200,000			
		New LED lighting	24,000 sf	\$5	\$120,000			
		New secure entries Replace some windows	1 ea 1 ea	\$80,000 \$75,000	\$80,000 \$75,000			
		New roof?	5.000 sf	\$18	\$90.000			
	District Office		0 ea		\$0			
	Track repairs		0 ea		\$0			
						\$28,419,470		
B. Site Development	t (X% of Building Cost)			3.0%	\$852,584			
	New playground		0 ea	\$200,000	\$0			
C. Contingency				5.0%	\$1,420,974			
Inflation				1.5%	\$439,081 \$568,389			
D. Total Construct	Contingency on (A+B+C)			2.0%	\$568,389	\$31,700,498		
E.								
F. Site Acquisition				0%	\$0			
	e & Equipment (X% of Building Cost) security, IT, low voltage			3%	\$951,015			
	q Costs (X% of Building Cost)			0%	\$0			
J. Professional Fee	including "Architectural, Structural, Mec	chanical, Electrical and Civil engineering, Survey and Geolechn	ical report (X% of D)	7.00%	\$2,219,035			
K. Total Budget Re	quired (D & E through K)			1990 - 1997 (1998) 1997 - 1997 (1998)	Total cost	\$34,870,548		\$34,870,548
					Insurance Total Bond	-\$8,500,000 \$26,370,548	Insurance Total Bond	-\$8,500,00 \$26,370,548
					1 cent County SalesTax	-\$7,500,000	1 cent City SalesTax	-\$2,700,000

Total Property Tax

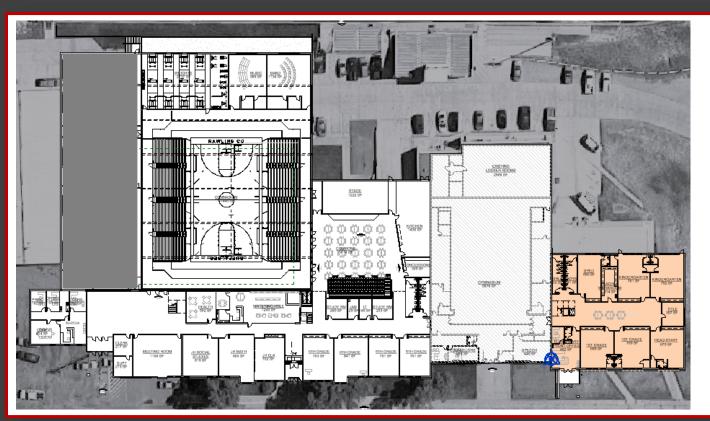
\$18,870,548



\$23,670.54

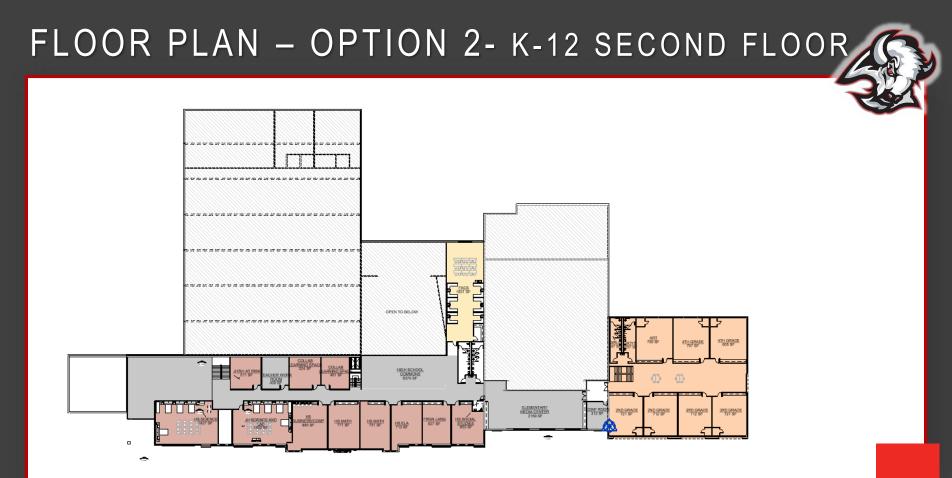
Total Property Tax













#### OPTION 2 - COST ESTIMATE

TOTAL COST = \$39.4 MILLION INSURANCE = (\$8.5 MILLION)**REMAINING COST = \$30.9 MILLION** 

**1 CENT COUNTY SALES TAX** = (\$7.5 MILLION) REMAINING COST = \$23.4 MILLION = 25 MILL TAX INCREASE @ 30 YEARS = 28.5 MILL INCREASE @ 25 YEARS

**1 CENT CITY SALES TAX** = (\$2.7 MILLION) REMAINING COST = \$28.2 MILLION = 30.5 MILL TAX INCREASE @ 30 YEARS = 33.875 MILL TAX INCREASE @ 25 YEARS

#### USD 105 RAWLINS COUNTY - SPT BOND BUDGET - K-12 BUILDING. TOP LOADED GYM PRELIMINARY PROJECT BUIDGET OPTION - 2

The preliminary cost estimate is based on the following assumptions and facts. Budget is prepared using 2024 Dollars. \* No site acquisition is required

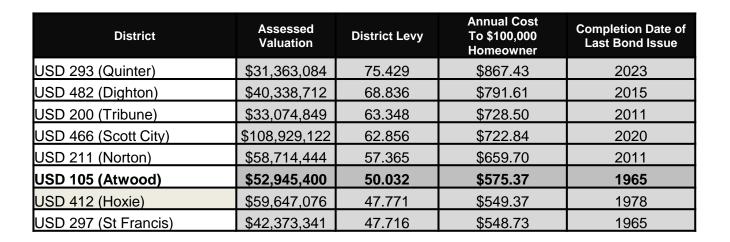
		No site acquisition is required				
ssumptions:						
Item		Area		Cost/SF	Cost	
Building Cost	the second second second			003101	our.	
	New K-12 building					
		First floor (100'-0") HS/JH 22,	359 sf	\$350	\$8,000,650	
			075 sf	\$350	\$3,526,250	
		Second floor (115'-0") HS/JH 15,	308 sf	\$350	\$5,532,800	
		Second floor (115'-0") Elem 10,0	075 sf	\$350	\$3,526,250	
		Basement Level Top-loaded gym (86'-0") 23.	505 sf	\$300	\$7.051.500	
		Main level gym (100'-0") 10.1	345 sf	\$300	\$3,103,500	
	Renovate existing gym	11-	140 sf	\$10	\$114,400	
		New HVAC for gym 11,4	440 sf	\$20	\$228,800	
			140 sf	\$18	\$205,920	
	HVAC and equipment upgrades to Industrial Arts	15.4	340 sf	\$35	\$554,400	
	District Office		0 ea		\$0	
	Track repairs		0 ea	\$500,000	\$0	\$31,844,4
Site Developme	ent (X% of Building Cost)			3.0%	\$955,334	
	New playground		1 ea	\$300,000	\$300,000	
Contingency				5.0%	\$1,592,224	
Inflatio				1.5%	\$491,997	
Owner	Contingency			2.0%	\$636,889	
. Total Construc	tion (A+B+C)					\$35,820,9
Site Acquisition				0%	\$0	
	ure & Equipment (X% of Building Cost) es security, IT, low voltage			3%	\$1,074,627	
. Installation/Mov	ing Costs (X% of Building Cost)			0%	\$0	
Professional Fer	es including "Architectural, Structural, Med	chanical, Electrical and Civil engineering, Survey and Geotechnical report (X9	6 of D)	7.00%	\$2,507,464	
Total Budget B	Required (D & E through K)			100000000	fotal cost	\$39,403,0
Total Dudget P	reduied to a c anodôli ki			2	our coat	035,403,0

I Budget Required (D & E through K)	Total cost	\$39,403,005		\$39,403,005
i Dager Kedanea (D'a E anoogri K)	Total cost			\$33,403,005
	Insurance	-\$8,500,000	Insurance	-\$8,500,000
	Total Bond	\$30,903,005	Total Bond	\$30,903,005
	1 cent County SalesTax	-\$7,500,000	1 cent City SalesTax	-\$2,700,000
	Total Property Tax	\$23,403,005	Total Property Tax	\$28,203,005



### USD 105 RAWLINS COUNTY

#### SURROUNDING AREA MILL LEVY COMPARISON







#### MILL LEVY IMPACT - RESIDENTIAL

#### Unified School District No. 105

Rawlins County, Kansas (Rawlins County) Home Owner Property Tax Increase

	25 Years		30 Years						
1%	City Sales Tax		19	6 City Sales Tax	10-1-1 10-1-10-10-10-10-10-10-10-10-10-10-10-10				
\$26.4MM	\$29MM	\$31MM	\$26.4MM	\$29MM	\$31MM				
28,500	31.750	33.875	25.750	28.500	30.50				

Unified School District No. 105

Cost to Homeowner of Projected Mill Levy Increase

Mill Levy Increase

Rawlins County, Kansas (Rawlins County) Home Owner Property Tax Increase

	25 Years			30 Years	
1% (	County Sales Tax		1%	County Sales Tax	¢
\$26.4MM	\$29MM	\$31MM	\$26.4MM	\$29MM	\$31MM
23.00	26.00	28.50	20.00	23.00	25.00

#### Cost to Homeowner of Projected Mill Levy Increase

Mill Levy Increase

\$50,000 Home	163.88	182.56	194.78	148.06	163.88	175.38
\$75,000 Home	245.81	273.84	292.17	222.09	245.81	263.06
\$100,000 Home	327.75	365.13	389.56	296.13	327.75	350.75
\$150,000 Home	491.63	547.69	584.34	444.19	491.63	526.13
\$200,000 Home	655.50	730.25	779.13	592.25	655.50	701.50
Monthly Property Tax						
\$50,000 Home	13.66	15.21	16.23	12.34	13.66	14.61
\$75,000 Home	20.48	22.82	24.35	18.51	20.48	21.92
\$100,000 Home	27.31	30.43	32.46	24.68	27.31	29.23
\$150,000 Home	40.97	45.64	48.70	37.02	40.97	43.84
\$200,000 Home	54.63	60.85	64.93	49.35	54.63	58.46
Daily Property Tax						
\$50,000 Home	0.45	0.50	0.53	0.41	0.45	0.48
\$75,000 Home	0.67	0.75	0.80	0.61	0.67	0.72
\$100,000 Home	0.90	1.00	1.07	0.81	0.90	0.96
\$150,000 Home	1.35	1.50	1.60	1.22	1.35	1.44
\$200,000 Home	1.80	2.00	2.13	1.62	1.80	1.92

\$50,000 Home	132.25	149.50	163.88	115.00	132.25	143.75
\$75,000 Home	198.38	224.25	245.81	172.50	198.38	215.63
\$100,000 Home	264,50	299.00	327.75	230.00	264.50	287.50
\$150,000 Home	396.75	448.50	491.63	345.00	396.75	431.25
\$200,000 Home	529.00	598.00	655.50	460.00	529.00	575.00
Monthly Property Tax						
\$50,000 Home	11.02	12.46	13.66	9.58	11.02	11.98
\$75,000 Home	16.53	18.69	20,48	14.38	16.53	17.97
\$100,000 Home	22.04	24.92	27.31	19.17	22.04	23,96
\$150,000 Home	33.06	37.38	40.97	28.75	33.06	35.94
\$200,000 Home	44.08	49.83	54.63	38.33	44.08	47.92
Daily Property Tax						
\$50,000 Home	0.36	0.41	0.45	0.32	0.36	0.39
\$75,000 Home	0.54	0.61	0.67	0.47	0.54	0.59
\$100,000 Home	0.72	0.82	0.90	0.63	0.72	0.79
\$150,000 Home	1.09	1.23	1.35	0.95	1.09	1.18
\$200,000 Home	1.45	1.64	1.80	1.26	1.45	1.58

Median Home Value (Rawlins County)

\$ 97,900

Median Home Value (Rawlins County)

97,900

S



#### MILL LEVY IMPACT - COMMERCIAL

#### Unified School District No. 105

Mill Levy Increase

Rawlins County, Kansas (Rawlins County) Commercial Property Tax Increase

		30 Years			25 Years	
		City Sales Tax	1%		City Sales Tax	1%
	\$31MM	\$29MM	\$26.4MM	\$31MM	\$29MM	\$26.4MM
Mill Levy Inc	30.500	28.500	25.750	33.875	31.750	28.500

#### Unified School District No. 105

Rawlins County, Kansas (Rawlins County) Commercial Property Tax Increase

Cost to Commercial Businesses of Projected Mill Levy Increase

	25 Years		30 Years						
1% (	County Sales Tax		1%	County Sales Tax	August August and August Street				
\$26.4MM	\$29MM	\$31MM	\$26.4MM	\$29MM	\$31MM				
23.00	26.00	28.50	20.00	23.00	25.00				

#### Cost to Commercial Businesses of Projected Mill Levy Increase

\$50,000 Property	356.25	396.88	423.44	321.88	356.25	381.25
\$75,000 Property	534.38	595.31	635.16	482.81	534.38	571.88
\$100,000 Property	712.50	793.75	846.88	643.75	712.50	762.50
\$150,000 Property	1,068.75	1,190.63	1,270.31	965.63	1,068.75	1,143.75
\$200,000 Property	1,425.00	1,587.50	1,693.75	1,287.50	1,425.00	1,525.00
Monthly Property Tax						
\$50,000 Property	29.69	33.07	35.29	26.82	29.69	31.77
\$75,000 Property	44.53	49.61	52.93	40.23	44.53	47.66
\$100,000 Property	59.38	66.15	70.57	53.65	59.38	63.54
\$150,000 Property	89.06	99.22	105.86	80.47	89.06	95.31
\$200,000 Property	118.75	132.29	141.15	107.29	118.75	127.08
Daily Property Tax						
\$50,000 Property	0.98	1.09	1.16	0.88	0.98	1.04
\$75,000 Property	1.46	1.63	1.74	1.32	1.46	1.57
\$100,000 Property	1.95	2.17	2.32	1.76	1.95	2.09
\$150,000 Property	2.93	3.26	3.48	2.65	2.93	3.13
\$200,000 Property	3.90	4.35	4.64	3.53	3.90	4.18

\$50,000 Property	287.50	325.00	356.25	250.00	287.50	312.50
\$75,000 Property	431.25	487.50	534.38	375.00	431.25	468.75
\$100,000 Property	575.00	650.00	712.50	500.00	575.00	625.00
\$150,000 Property	862.50	975.00	1,068.75	750.00	862.50	937.50
\$200,000 Property	1,150.00	1,300.00	1,425.00	1,000.00	1,150.00	1,250.00
Aonthly Property Tax						
\$50,000 Property	23.96	27.08	29.69	20.83	23.96	26.0-
\$75,000 Property	35.94	40.63	44.53	31.25	35.94	39.0
\$100,000 Property	47.92	54.17	59.38	41.67	47.92	52.0
\$150,000 Property	71.88	81.25	89.06	62.50	71.88	78.1
\$200,000 Property	95.83	108.33	118.75	83.33	95.83	104.1
Daily Property Tax						
\$50,000 Property	0.79	0.89	0.98	0.68	0.79	0.8
\$75,000 Property	1.18	1.34	1.46	1.03	1.18	1.2
\$100,000 Property	1.58	1.78	1.95	1.37	1.58	1.7
\$150,000 Property	2.36	2.67	2.93	2.05	2.36	2
\$200,000 Property	3.15	3.56	3.90	2.74	3.15	3.



#### MILL LEVY IMPACT - AGRICULTURAL

Unified School District No. 105							Unified School District No. 105					<u>aľ</u>	
Rawlins County, Kansas (Rawlins County)							Rawlins County, Kansas (Rawlins County)					1	
Agricultural Property Tax Increase							Agricultural Property Tax Increase						
r		25 Years			30 Years		1	Г	25 Years			30 Years	1
	1%	City Sales Tax		19	% City Sales Tax	x		1% County Sales Tax		1% County Sales Tax		ax	
	\$26.4MM	\$29MM	\$31MM	\$26.4MM	\$29MM	\$31MM		\$26.4MM	\$29MM	\$31MM	\$26.4MM	\$29MM	\$31MM
Mill Levy Increase	28.500	31.750	33.875	25.750	28.500	30.50	Mill Levy Increase	23.00	26.00	28.50	20.00	23.00	25.00
Cost to Agricultural Property Owners of Projected Mill Levy Increase							Cost to Agricultural Property Owners of Projected Mill Levy Increase						
Annual Property Tax							Annual Property Tax						
Dry Crop Land (Median Use Value = \$183/acre) 160 Acres	250.34	278.89	297.56	226.19	250.34	267.91	Dry Crop Land (Median Use Value = \$183/acre) 160 Acres	202.03	228.38	250.34	175.68	202.03	219.60
Irrigated Land (Median Use Value = \$481/acre) 160 Acres	658.01	733.04	782.11	594.52	658.01	704.18	Irrigated Land (Median Use Value = \$481/acre) 160 Acres	531.02	600.29	658.01	461.76	531.02	577.20
Grass Land (Median Use Value = \$32/acre) 160 Acres	43.78	48.77	52.03	39.55	43.78	46.85	Grass Land (Median Use Value = \$32/acre) 160 Acres	35.33	39,94	43.78	30.72	35.33	38.40
Annual Cost per Acre							Annual Cost per Acre						
Dry Crop Land	1.56	1.74	1.86	1.41	1.56	1.67	Dry Crop Land	1.26	1.43	1.56	1.10	1.26	1.37
Irrigated Land Grass Land	4.11 0.27	4.58 0.30	4.89	3.72 0.25	4.11 0.27	4.40 0.29	Irrigated Land Grass Land	3.32 0.22	3.75 0.25	4.11 0.27	2.89 0.19	3.32 0.22	3.61 0.24
Monthly Property Tax							Monthly Property Tax						
Dry Crop Land							Dry Crop Land						
160 Acres	20.86	23.24	24.80	18.85	20.86	22.33		16.84	19.03	20.86	14.64	16.84	18.30
Irrigated Land 160 Acres	54.83	61.09	65.18	49.54	54.83	58.68	Irrigated Land 160 Acres	44.25	50.02	54.83	38.48	44.25	48.10
Grass Land 160 Acres	3.65	4.06	4.34	3.30	3.65	3.90	Grass Land 160 Acres	2.94	3.33	3.65	2.56	2.94	3.20

Estimated Median Use Value of 160 Acres Dry Crop Land is \$29,280 Estimated Median Use Value of 160 Acres Irrigated Land is \$76,960 Estimated Median Use Value of 160 Acres Grass Land is \$5,120 Estimated Median Use Value of 160 Acres Dry Crop Land is \$29,280 Estimated Median Use Value of 160 Acres Irrigated Land is \$76,960 Estimated Median Use Value of 160 Acres Grass Land is \$5,120



## CONSTRUCTION MANAGEMENT AT-RISK

### WHAT IS CMAR?

- You select a Construction Manager to manage the construction of the project
- The Construction Manager is the General Contractor for the project
- District selects best Contractor team get to know your project team
- CM-at-Risk allows transparency in bid process
- District can take advantage of low bids must trust the process
- Competitively bid allows for multiple bid packages
- Contractor controls project schedule and budget
- Architect remains agent for District



### CONSTRUCTION MANAGEMENT AT-RISK

- It is not as "clear" you won't see all bids at once due to phased GMP approach
- CM can be too conservative in their GMP should be within 2-5% of the actual construction cost. MGC typically within 1-2%.
- If GMP is too high, there is a risk that scope will be cut. Preconstruction and accurate budgeting mitigates the risk of reduced scope late in desing
- Typically, there are not liquidated damages with the CM process it is more of a team approach. MGC recommends LD's apply at \$500/day starting 30 days after substantial completion
- CMAR has become the normal construction method for K-12 construction in Kansas



