



RAWLINS COUNTY USD 105

School Rebuild Update

COMMUNITY MEETING

APRIL 11, 2024



OVERALL PROJECT UPDATE



ADDITIONAL FUNDING

- We have worked to get a county sales tax vote approved by the state legislature - this past Sunday, it was approved by the Kansas House and Senate and is awaiting the Governor's signature
 - This would lead to a vote for a 1 Cent County Sales Tax in the August primary election (August 6)
 - A 1 Cent Sales Tax is projected to reduce the mill levy increase by 8 mills
- FEMA funding is not available
- Dane G. Hansen Foundation – first grant application was denied; we will resubmit a new application in the future

OVERALL PROJECT UPDATE



USD 105 STAFF, BOARD OF EDUCATION, AND SPT ARCHITECTURE HAVE STUDIED SEVERAL OPTIONS

- **7-12 and K-12**
- **Parking**
- **Playgrounds**

SPT Architecture has also been working on plans for getting the gym ready for the fall

- **Demolition plans**
- **Work for gym and existing commons and music room**
- **Existing locker room renovations**
- **Engineers have been working with local utility companies on relocation of equipment and connections**

OVERALL PROJECT UPDATE



USD 105 STAFF, BOARD OF EDUCATION, AND SPT ARCHITECTURE HAVE STUDIED SEVERAL OPTIONS

McCownGordon is currently getting bids for the demolition work

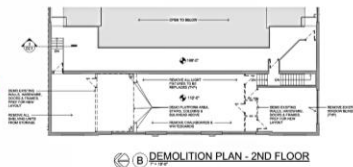
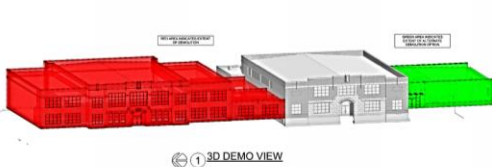
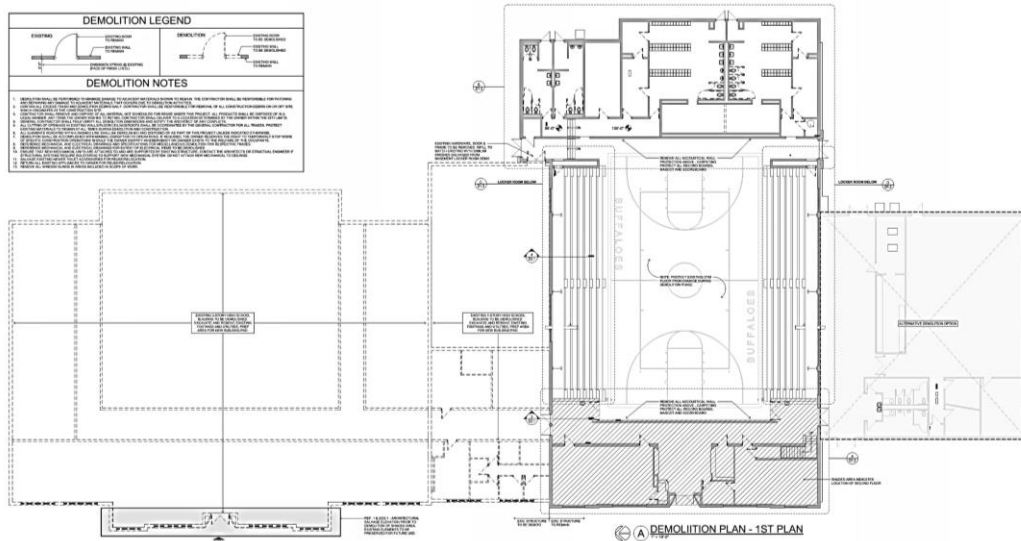
- **This work is dependent on two things**
 - **Asbestos abatement**
 - **Landfill (need capacity in Rawlins County Landfill)**
- **We can work on renovation of existing building once the part that is remaining is separated from the building that will remain**

USD 105 DEMO



DEMOLITION LEGEND	
DEMOLITION	ALTERNATE

DEMOLITION NOTES	
1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE DEMOLITION ACT AND ALL APPLICABLE REGULATIONS AND ORDINANCES.	
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.	
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.	
4. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.	
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.	
6. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING THE DEMOLITION PROCESS.	
8. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE DEMOLITION ACT AND ALL APPLICABLE REGULATIONS AND ORDINANCES.	
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.	
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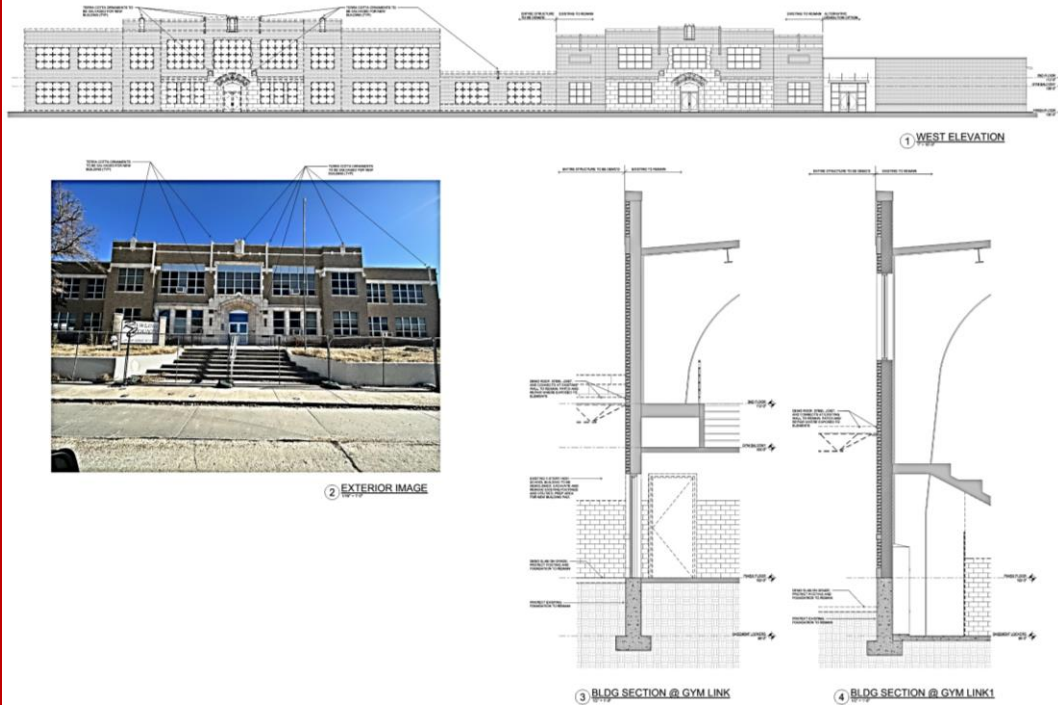
USD 105 RAWLINS COUNTY
REMODEL AND ADDITIONS
100 5TH STREET, ATWOOD, KS 67729

DEMOLITION PLANS

D1.2

- Main demo package will show red area as base bid and green area as alternate
- Drawings for summer work include the locker rooms, gym, common area and band room - will be sent out May 1
- Our goal is to have the gym open for use this fall

USD 105 DEMO



- Individual terra cotta elements will be saved
- Main Entry terra cotta will be bid as an alternate
- We are concerned it may be brittle and break when they try to save it, but we can recreate it with cast stone if pieces break - it will be difficult to match color

SURVEY RESULTS



FIRST COMMUNITY SURVEY

- **35% RESPONSE RATE**
 - 20% - 30% is considered a good response
 - Our results were 35%
- **73%** supported a **K-12** building with a **31 mill** property tax increase
- **25%** supported a **7-12** building with a **25 mill** property tax increase
- **85%** supported a Sales Tax Option to help offset a mill levy increase

SURVEY RESULTS



COMMENTS

- **Where will Playgrounds be located?**
- **How will Parking work?**
- **Many commenters said “Do this right and take the time needed to do it right”**
 - We do have some pressure to get the project moving
 - Insurance will only pay for portables until August 2025 - we are working on an extension
 - It will cost approximately \$17,000 per month for the portables after that
 - We would like to get this completed by December 2025

SURVEY #2



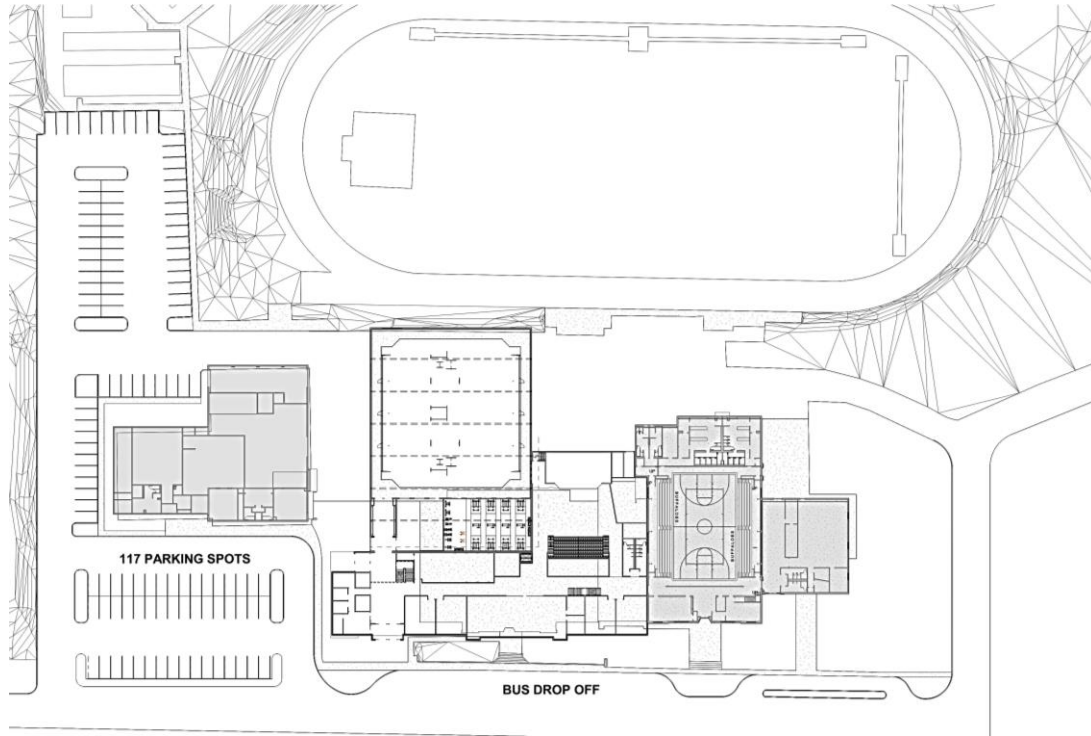
WE WOULD LIKE TO ASK YOU TO DO A SECOND SURVEY

- We have updated information
- We want to understand who is voting and who will pay for this

WE WANT TO MAKE SURE WE ARE DOING WHAT YOU WANT US TO DO

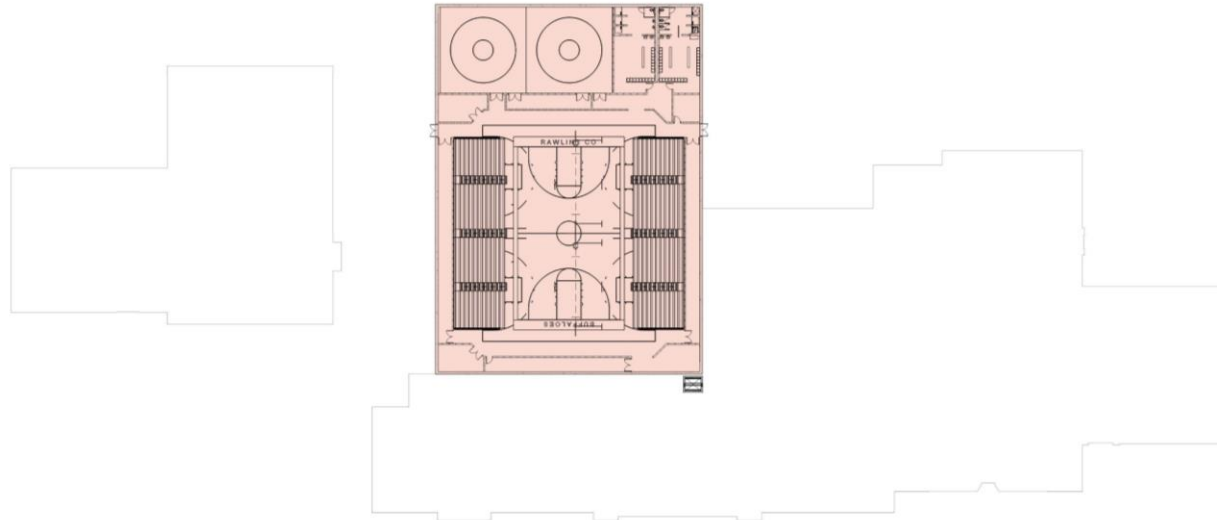
- This is a big decision that will impact our community for several generations

OPTION 1 – SITE PLAN

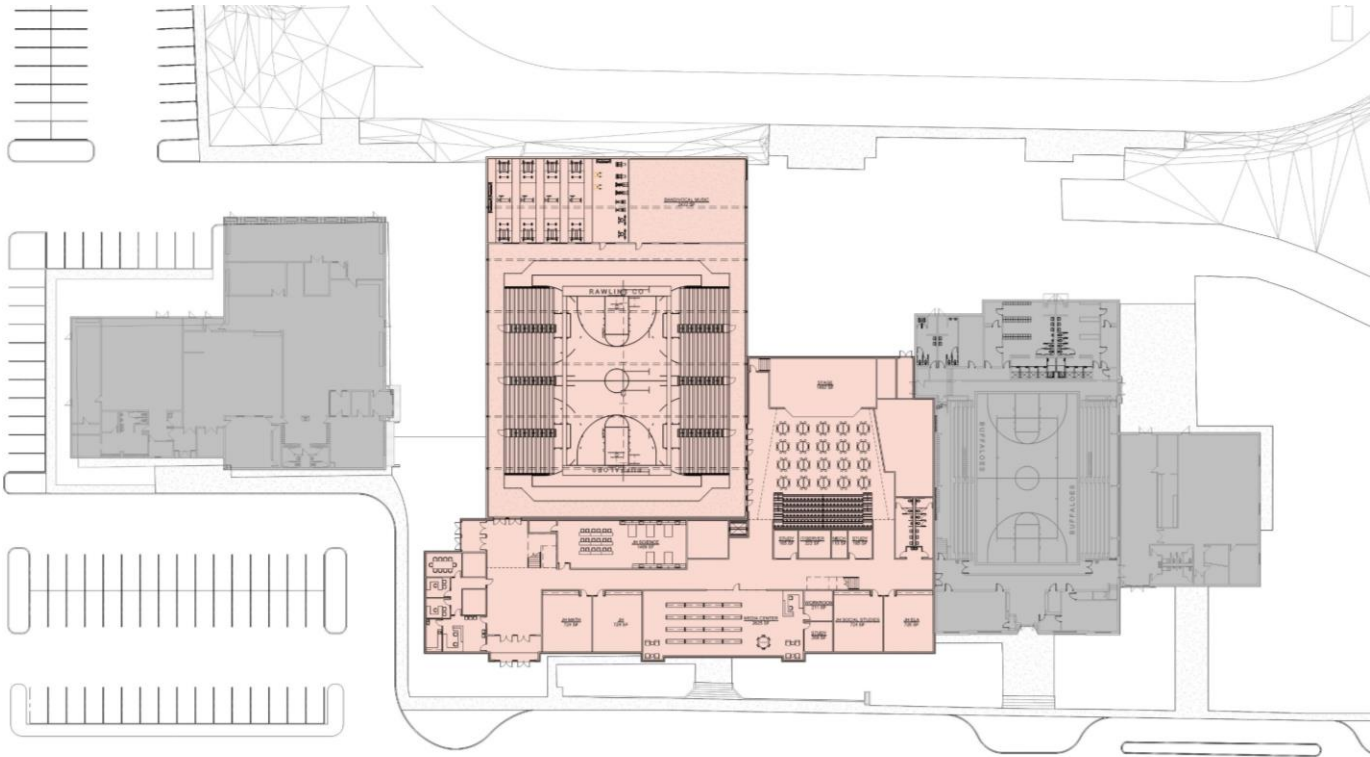


- **ELEMENTARY DROP OFF AT SOUTH END**
- **117 PARKING SPACES**

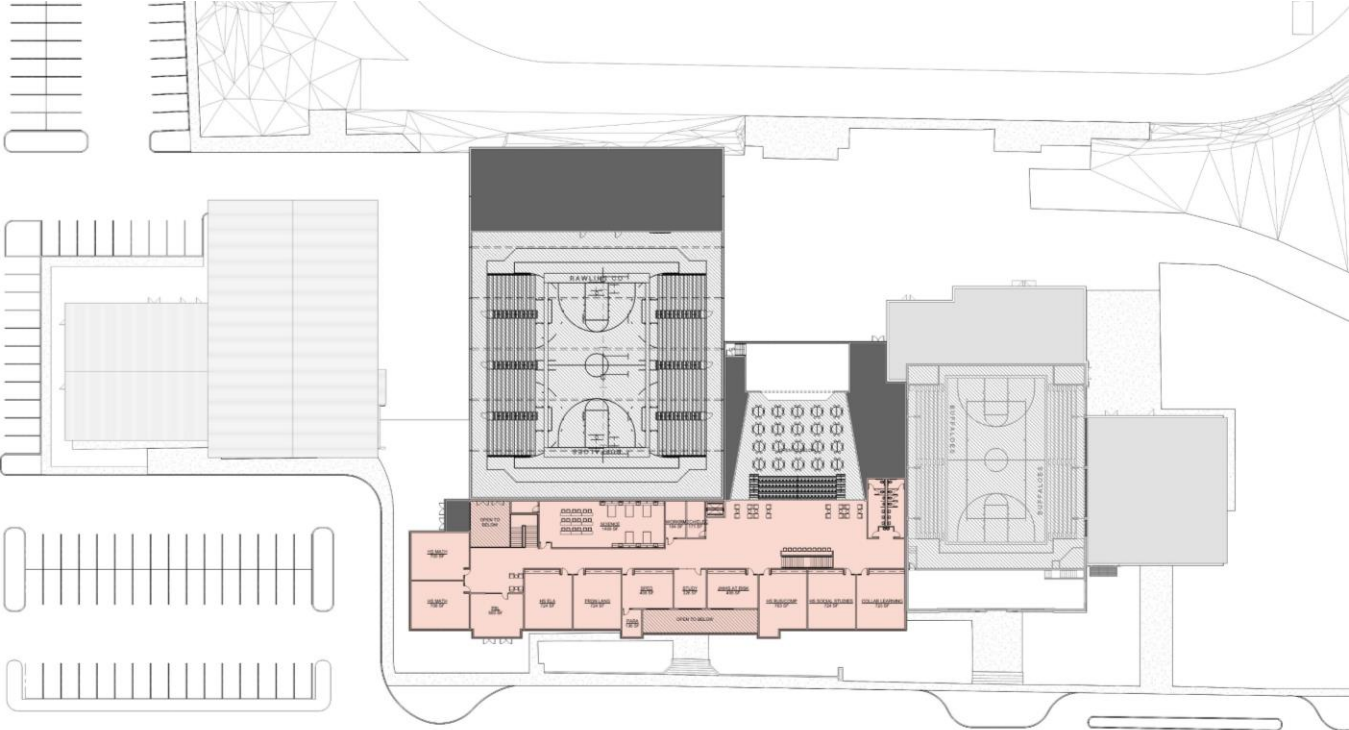
FLOOR PLAN – OPTION 1 – 7-12 LOWER LEVEL



FLOOR PLAN – OPTION 1 – 7-12 FIRST FLOOR



FLOOR PLAN – OPTION 1 – 7-12 SECOND FLOOR



OPTION 1 – COST ESTIMATE



TOTAL COST = \$32.8 MILLION
LESS INSURANCE = <\$ 8.5 MILLION>
REMAINING COST = \$24.3 MILLION

LESS 1 CENT COUNTY SALES TAX
= <\$ 7.5 MILLION>

PROPERTY TAX IMPACT
= \$16.8 MILLION

= 18.25 MILL TAX INCREASE
@ 30 YEARS
= 21.00 MILL TAX INCREASE
@ 25 YEARS

USD 105 RAWLINS COUNTY - SPT BOND BUDGET - 7-12 BUILDING, TOP LOADED GYM PRELIMINARY PROJECT BUDGET OPTION - 1

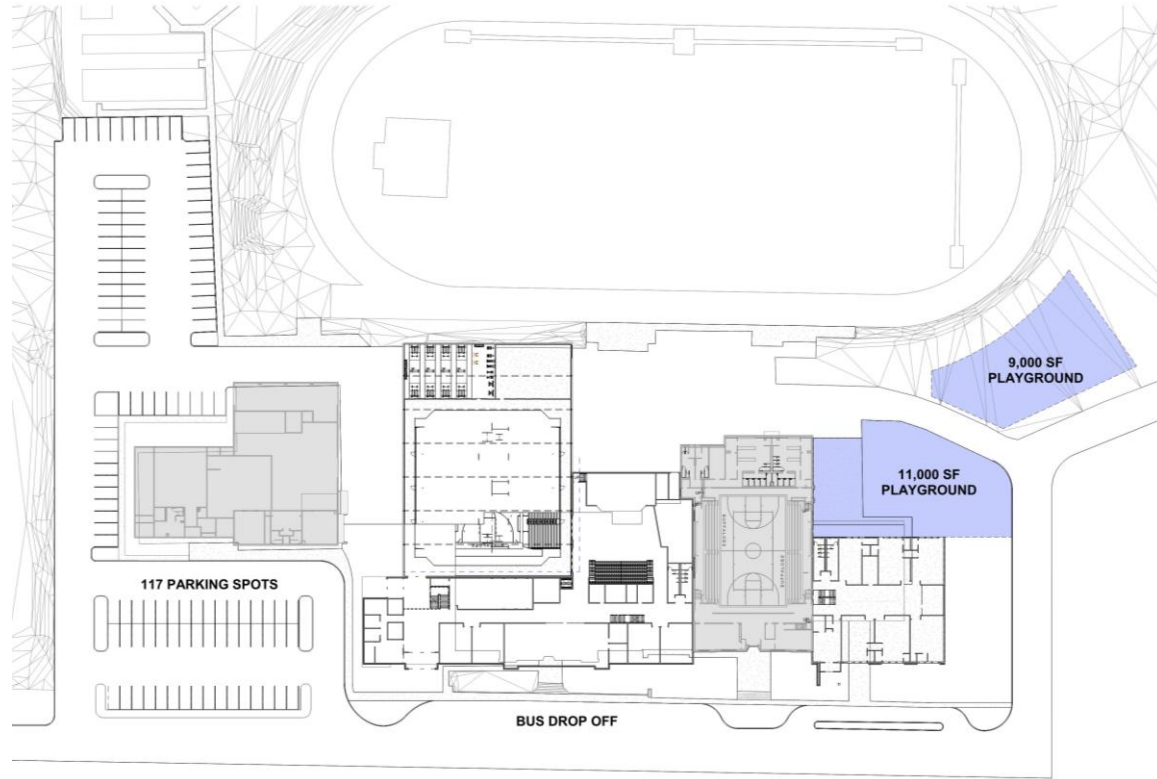
The preliminary cost estimate is based on the following assumptions and facts.
 * Budget is prepared using 2024 Dollars.
 * No site acquisition is required

Assumptions:

Item	Area	Cost/SF	Cost
A. Building Cost			
New 7-12 building			
First floor (100'-0")	22,059 sf	\$350	\$7,720,650
Second floor	17,332 sf	\$350	\$6,066,200
Basement Level Top-loaded gym	22,205 sf	\$300	\$6,661,500
Main level gym (100'-0")	9,845 sf	\$300	\$2,953,500
Renovate existing gym			
New HVAC for gym	11,440 sf	\$10	\$114,400
New roof on gym (and locker rooms)	11,440 sf	\$20	\$228,800
Renovate Little Theater	1,800 sf	\$18	\$32,400
Renovate existing Commons and Band room			
HVAC and equipment upgrades to Industrial Arts	5,233 sf	\$100	\$523,300
Renovation of Elementary school			
New plumbing (requires new underground plumbing)	15,840 sf	\$40	\$633,600
Exterior improvements	48,000 sf	\$10	\$480,000
Doors and Hardware	1 ea	\$400,000	\$400,000
New LED lighting	24,000 sf	\$5	\$120,000
New secure entries	1 ea	\$80,000	\$80,000
Replace some windows	1 ea	\$75,000	\$75,000
New roof?	5,000 sf	\$18	\$90,000
District Office	0 ea		\$0
Track repairs	0 ea		\$0
			\$26,732,870
B. Site Development (X% of Building Cost)			
New playground	0 ea	\$200,000	\$0
C. Contingency			
Inflation		5.0%	\$1,336,644
Owner Contingency		1.5%	\$413,023
		2.0%	\$534,657
D. Total Construction (A+B+C)			\$29,819,180
E.			
F. Site Acquisition			
		0%	\$0
G. Fixtures, Furniture & Equipment (X% of Building Cost)			
Includes security, IT, low voltage		3%	\$894,575
H. Installation/Moving Costs (X% of Building Cost)			
		0%	\$0
J. Professional Fees including *Architectural, Structural, Mechanical, Electrical and Civil engineering, Survey and Geotechnical report (X% of D)			
		7.00%	\$2,087,343
K. Total Budget Required (D & E through K)			Total cost \$32,801,098

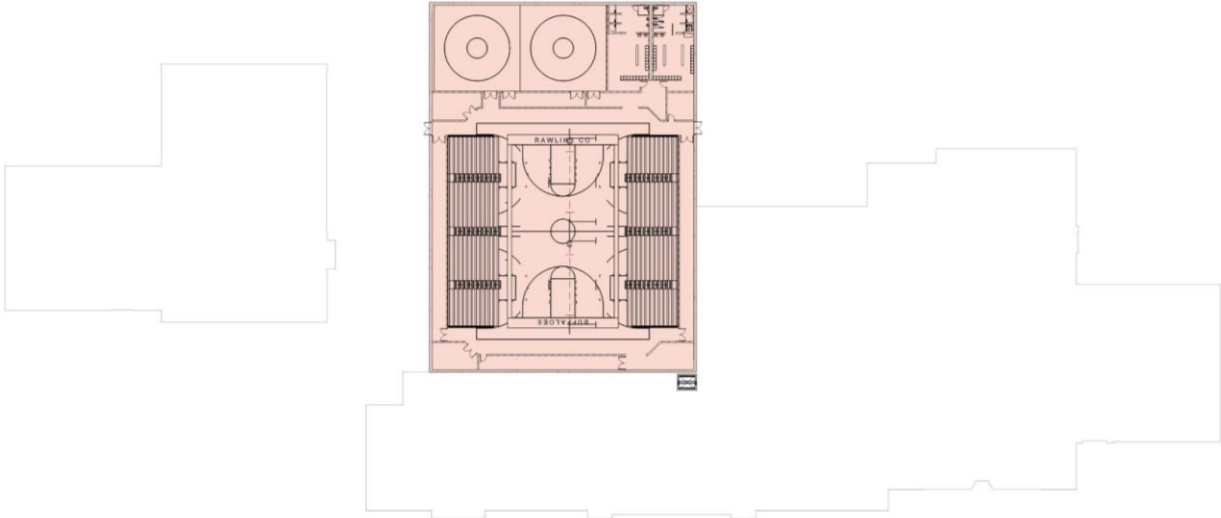
Insurance	-\$8,500,000
Total Bond	\$24,301,098
1 cent County Sales Tax	-\$7,500,000
Total Property Tax	\$16,801,098

OPTION 2 – SITE PLAN

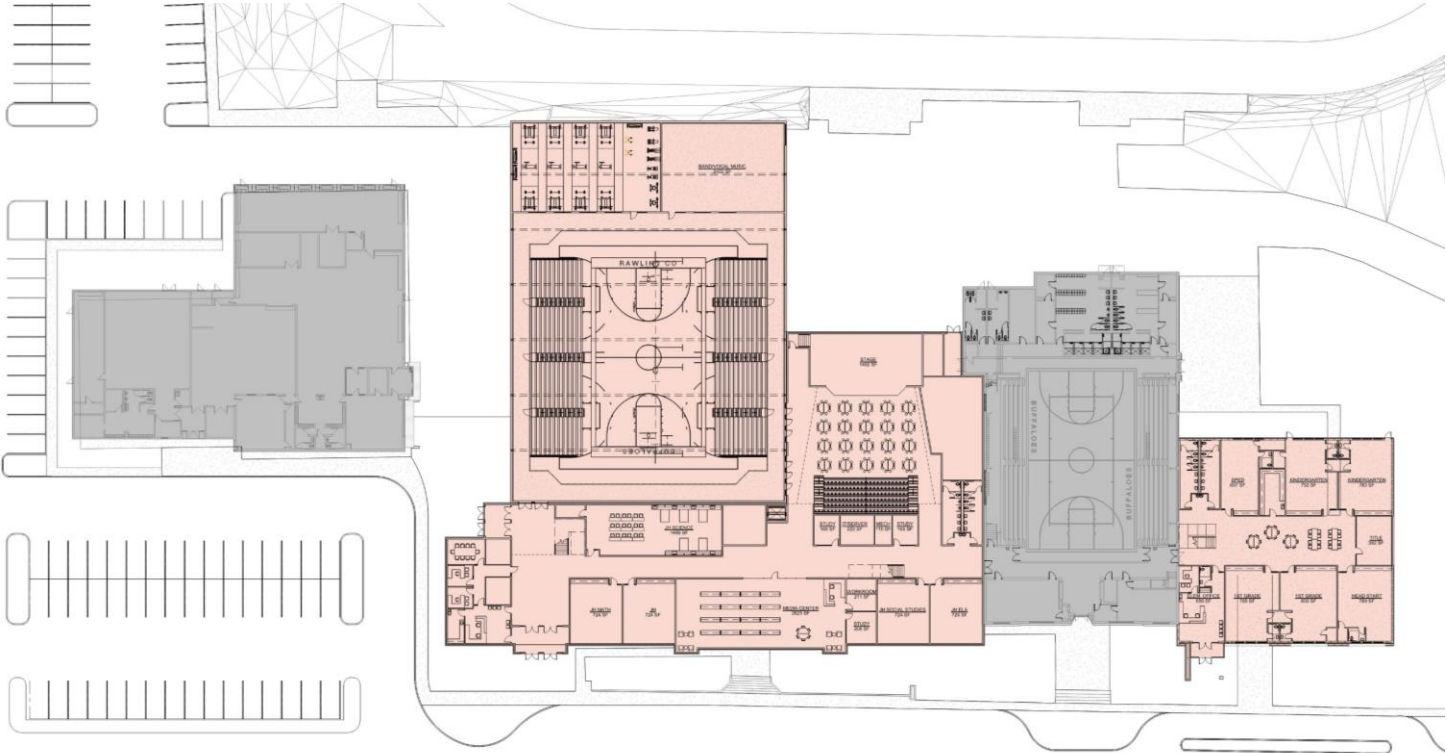


- **ELEMENTARY DROP OFF AT SOUTH END**
- **117 PARKING SPACES**

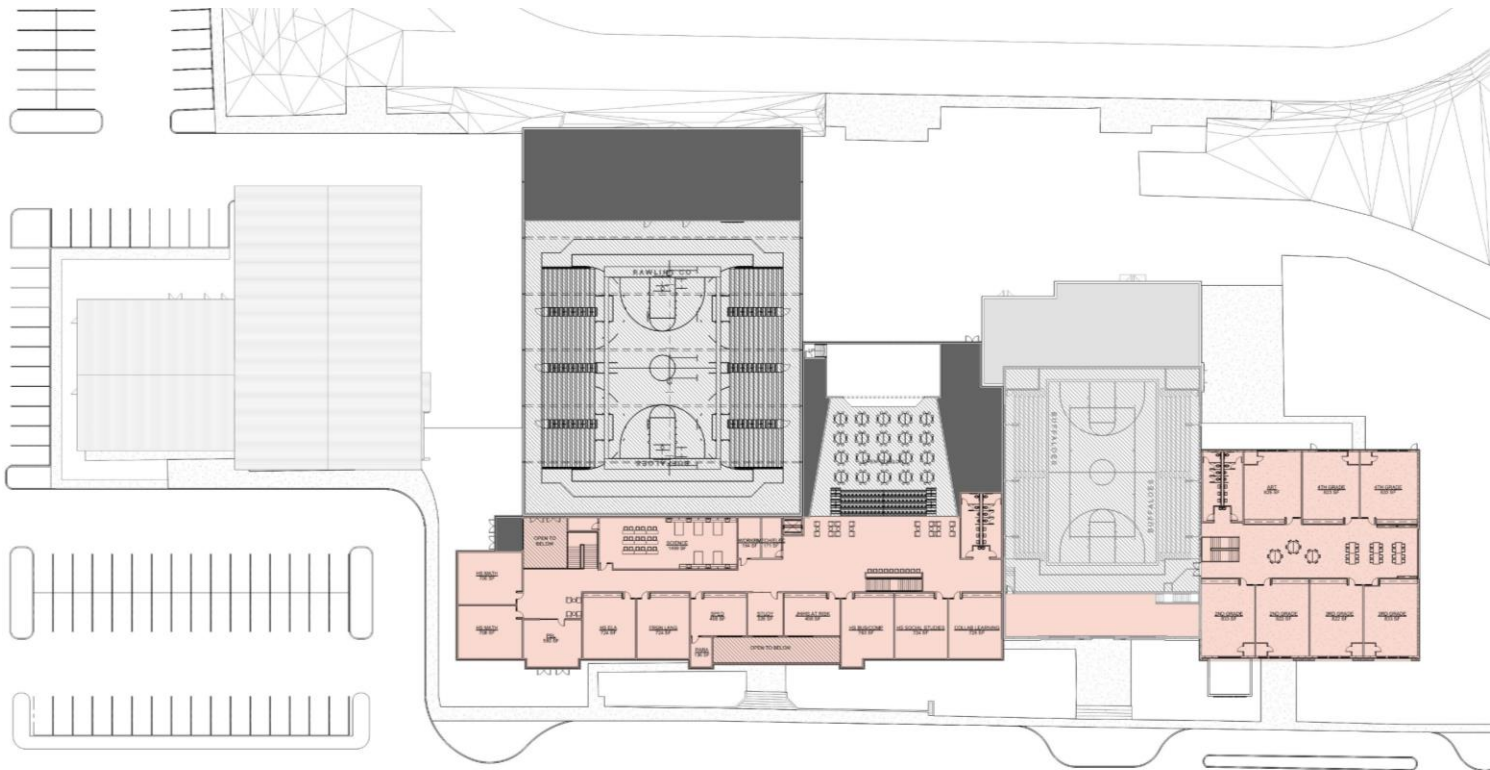
FLOOR PLAN – OPTION 2 – K-12 LOWER LEVEL



FLOOR PLAN – OPTION 2- K-12 FIRST FLOOR



FLOOR PLAN – OPTION 2- K-12 SECOND FLOOR



OPTION 2 – COST ESTIMATE



TOTAL COST = \$38.4 MILLION
LESS INSURANCE = <\$ 8.5 MILLION>
REMAINING COST = \$29.9 MILLION

LESS 1 CENT COUNTY SALES TAX
= <\$ 7.5 MILLION>

PROPERTY TAX IMPACT
= \$22.4 MILLION

= 24.25 MILL TAX INCREASE
@ 30 YEARS
= 27.75 MILL TAX INCREASE
@ 25 YEARS

USD 105 RAWLINS COUNTY - SPT BOND BUDGET - K-12 BUILDING, TOP LOADED GYM PRELIMINARY PROJECT BUDGET 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

Assumptions:

Item	Area	Cost/SF	Cost
A. Building Cost			
New K-12 building			
First floor (100'-0") HS/JH	21,059 sf	\$350	\$7,370,650
First floor (100'-0") ELEM	10,075 sf	\$350	\$3,526,250
Second floor (115'-0") HS/JH	17,332 sf	\$350	\$6,066,200
Second floor (115'-0") Elem	10,075 sf	\$350	\$3,526,250
Basement Level Top-loaded gym (88'-0")	21,404 sf	\$300	\$6,421,200
Main level gym (100'-0")	9,845 sf	\$300	\$2,953,500
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)	11,440 sf	\$18	\$205,920
HVAC and equipment upgrades to Industrial Arts	15,840 sf	\$35	\$554,400
District Office	0 ea		\$0
Track repairs	0 ea	\$500,000	\$0
			\$30,967,570
B. Site Development (X% of Building Cost)			
New playground	1 ea	\$400,000	\$929,027
			\$400,000
C. Contingency			
Inflation		5.0%	\$1,548,379
Owner Contingency		1.5%	\$478,449
		2.0%	\$619,351
D. Total Construction (A+B+C)			\$34,942,776
E.			
F. Site Acquisition		0%	\$0
G. Fixtures, Furniture & Equipment (X% of Building Cost) Includes security, IT, low voltage		3%	\$1,048,283
H. Installation/Moving Costs (X% of Building Cost)		0%	\$0
J. Professional Fees including *Architectural, Structural, Mechanical, Electrical and Civil engineering, Survey and Geotechnical report (X% of D)		7.00%	\$2,445,994
K. Total Budget Required (D & E through K)			Total cost \$38,437,054
			Insurance -\$8,500,000
			Total Bond \$29,937,054
			1 cent County Sales Tax -\$7,500,000
			Total Property Tax \$22,437,054

USD 105 RAWLINS COUNTY



SURROUNDING AREA MILL LEVY COMPARISON

District	Assessed Valuation	District Levy	Annual Cost To \$100,000 Homeowner	Completion Date of Last Bond Issue
USD 293 (Quinter)	\$31,363,084	75.429	\$867.43	2023
USD 482 (Dighton)	\$40,338,712	68.836	\$791.61	2015
USD 200 (Tribune)	\$33,074,849	63.348	\$728.50	2011
USD 466 (Scott City)	\$108,929,122	62.856	\$722.84	2020
USD 211 (Norton)	\$58,714,444	57.365	\$659.70	2011
USD 105 (Atwood)	\$52,945,400	50.032	\$575.37	1965
USD 412 (Hoxie)	\$59,647,076	47.771	\$549.37	1978
USD 297 (St Francis)	\$42,373,341	47.716	\$548.73	1965

MILL LEVY IMPACT - RESIDENTIAL



Unified School District No. 105

Rawlins County, Kansas (Rawlins County)

Home Owner Property Tax Increase

	25 Years		30 Years	
	1% County Sales Tax		1% County Sales Tax	
	\$24.3MM	\$29.9MM	\$24MM	\$29.9MM
Mill Levy Increase	21.000	27.750	18.250	24.250

Cost to Homeowner of Projected Mill Levy Increase

Annual Property Tax

\$50,000 Home	120.75	159.56	104.94	139.44
\$75,000 Home	181.13	239.34	157.41	209.16
\$100,000 Home	241.50	319.13	209.88	278.88
\$150,000 Home	362.25	478.69	314.81	418.31
\$200,000 Home	483.00	638.25	419.75	557.75

Monthly Property Tax

\$50,000 Home	10.06	13.30	8.74	11.62
\$75,000 Home	15.09	19.95	13.12	17.43
\$100,000 Home	20.13	26.59	17.49	23.24
\$150,000 Home	30.19	39.89	26.23	34.86
\$200,000 Home	40.25	53.19	34.98	46.48

Daily Property Tax

\$50,000 Home	0.33	0.44	0.29	0.38
\$75,000 Home	0.50	0.66	0.43	0.57
\$100,000 Home	0.66	0.87	0.58	0.76
\$150,000 Home	0.99	1.31	0.86	1.15
\$200,000 Home	1.32	1.75	1.15	1.53

Median Home Value (Rawlins County)

\$ 97,900

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MILL LEVY IMPACT - RESIDENTIAL



OPTION 1

30 Year - \$24.3 M

**18.25 mills = a property tax
increase of:**

- **\$17.49 per month for
a \$100,000 house**

OPTION 2

30 Year - \$29.9 M

**24.25 mills = a property tax
increase of:**

- **\$23.24 per month for
a \$100,000 house**

MILL LEVY IMPACT - COMMERCIAL



Unified School District No. 105

Rawlins County, Kansas (Rawlins County)

Commercial Property Tax Increase

25 Years		30 Years	
1% County Sales Tax		1% County Sales Tax	
\$24.3MM	\$29.9MM	\$24MM	\$29.9MM

Mill Levy Increase	21.000	27.750	18.250	24.250
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Cost to Commercial Businesses of Projected Mill Levy Increase

Annual Property Tax

\$50,000 Property	262.50	346.88	228.13	303.13
\$75,000 Property	393.75	520.31	342.19	454.69
\$100,000 Property	525.00	693.75	456.25	606.25
\$150,000 Property	787.50	1,040.63	684.38	909.38
\$200,000 Property	1,050.00	1,387.50	912.50	1,212.50

Monthly Property Tax

\$50,000 Property	21.88	28.91	19.01	25.26
\$75,000 Property	32.81	43.36	28.52	37.89
\$100,000 Property	43.75	57.81	38.02	50.52
\$150,000 Property	65.63	86.72	57.03	75.78
\$200,000 Property	87.50	115.63	76.04	101.04

Daily Property Tax

\$50,000 Property	0.72	0.95	0.63	0.83
\$75,000 Property	1.08	1.43	0.94	1.25
\$100,000 Property	1.44	1.90	1.25	1.66
\$150,000 Property	2.16	2.85	1.88	2.49
\$200,000 Property	2.88	3.80	2.50	3.32

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MILL LEVY IMPACT - COMMERCIAL



OPTION 1

30 Year - \$24.3 M

18.25 mills = a property tax
increase of:

- **\$38.02 per month for a
\$100,000 commercial property**

OPTION 2

30 Year - \$29.9 M

24.25 mills = a property tax
increase of:

- **\$50.52 per month for a
\$100,000 commercial property**

MILL LEVY IMPACT - AGRICULTURAL



Unified School District No. 105

Rawlins County, Kansas (Rawlins County)

Agricultural Property Tax Increase

25 Years		30 Years	
1% County Sales Tax		1% County Sales Tax	
\$24.3MM	\$29.9MM	\$24MM	\$29.9MM

Mill Levy Increase	21.000	27.750	18.250	24.250
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Cost to Agricultural Property Owners of Projected Mill Levy Increase

Annual Property Tax

Dry Crop Land (Median Use Value = \$183/acre) 160 Acres	184.46	243.76	160.31	213.01
Irrigated Land (Median Use Value = \$481/acre) 160 Acres	484.85	640.69	421.36	559.88
Grass Land (Median Use Value = \$32/acre) 160 Acres	32.26	42.62	28.03	37.25

Annual Cost per Acre

Dry Crop Land	1.15	1.52	1.00	1.33
Irrigated Land	3.03	4.00	2.63	3.50
Grass Land	0.20	0.27	0.18	0.23

Monthly Property Tax

Dry Crop Land 160 Acres	15.37	20.31	13.36	17.75
Irrigated Land 160 Acres	40.40	53.39	35.11	46.66
Grass Land 160 Acres	2.69	3.55	2.34	3.10

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

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SPT
ARCHITECTURE

MILL LEVY IMPACT - AGRICULTURAL



OPTION 1

30 Year - \$24.3 M

18.25 mills = an annual property tax increase of agricultural property for:

- Dry Crop Land - \$1.00 per acre
- Irrigated Land - \$2.63 per acre
- Grass Land - \$0.18 per acre

OPTION 2

30 Year - \$29.9 M

24.25 mills = an annual property tax increase of agricultural property for:

- Dry Crop Land - \$1.33 per acre
- Irrigated Land - \$3.50 per acre
- Grass Land - \$0.23 per acre

(The numbers shown below are averages; farmland is taxed based on productivity so each piece of land will vary.)



ONLINE SURVEY



**TINYURL.COM/
USD105-2**

