



RAWLINS COUNTY USD 105

Facilities Improvements & Bond Initiative

JANUARY 24, 2024



USD 105 RAWLINS COUNTY



**Survey results are clear, 74.64% support the K-12 option; 84% in favor of sales tax options
420 responses = 313 in support of K-12 option**

- Survey results can be found on school website

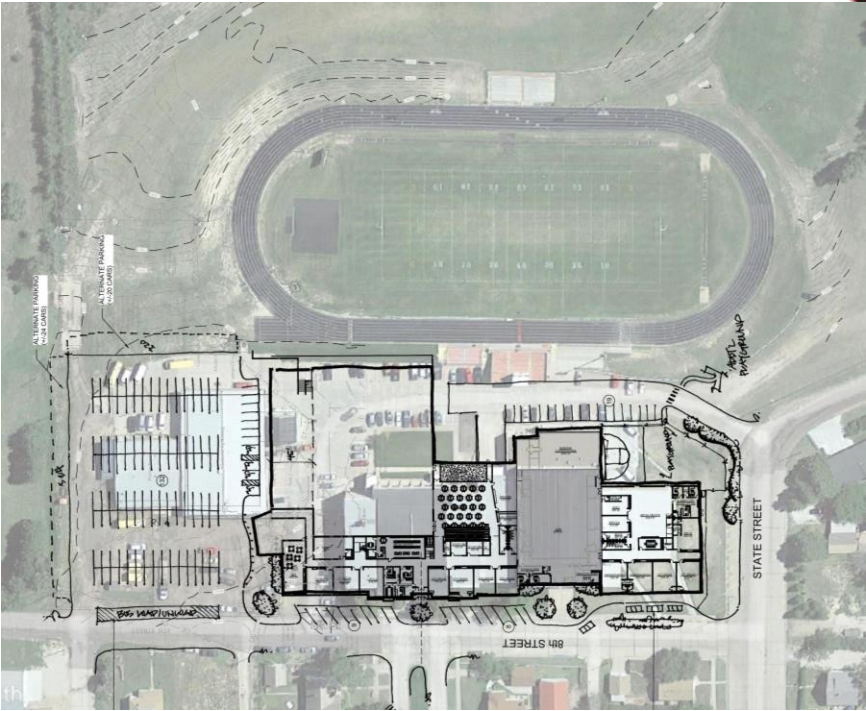
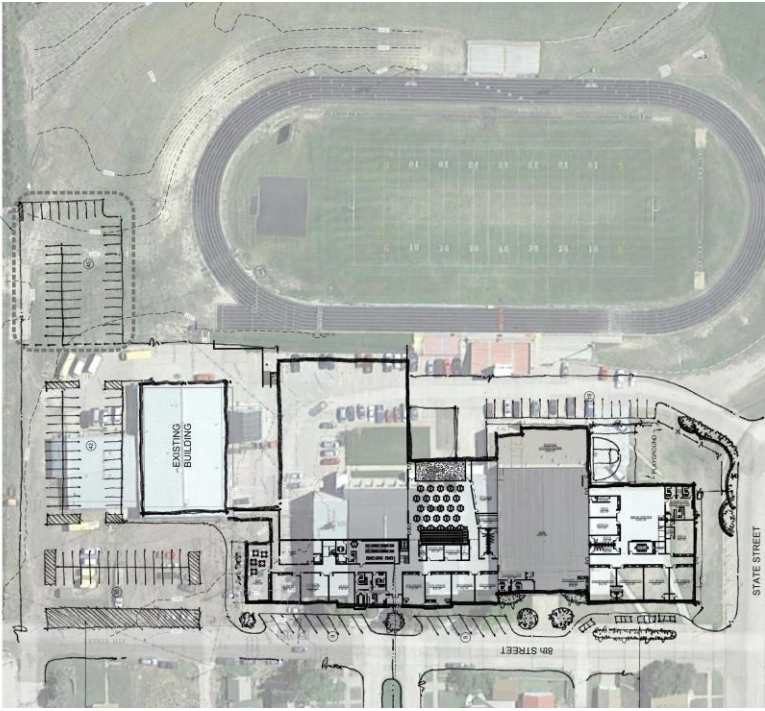
Need to determine bond and sales tax options and can grants make a difference

- Dane G. Hansen foundation
 - We will be starting this process in February. We need to get a little further along before we present to them
- No FEMA
 - We spoke with FEMA and they do not have any funding currently available but will contact us if new funding becomes available

Funding

- Demolition costs (\$749,000)
- Insurance settlement for building (\$8,500,000)
- Insurance settlement for FF&E (TBD)
- Insurance settlement for portables – currently expires 8/2025

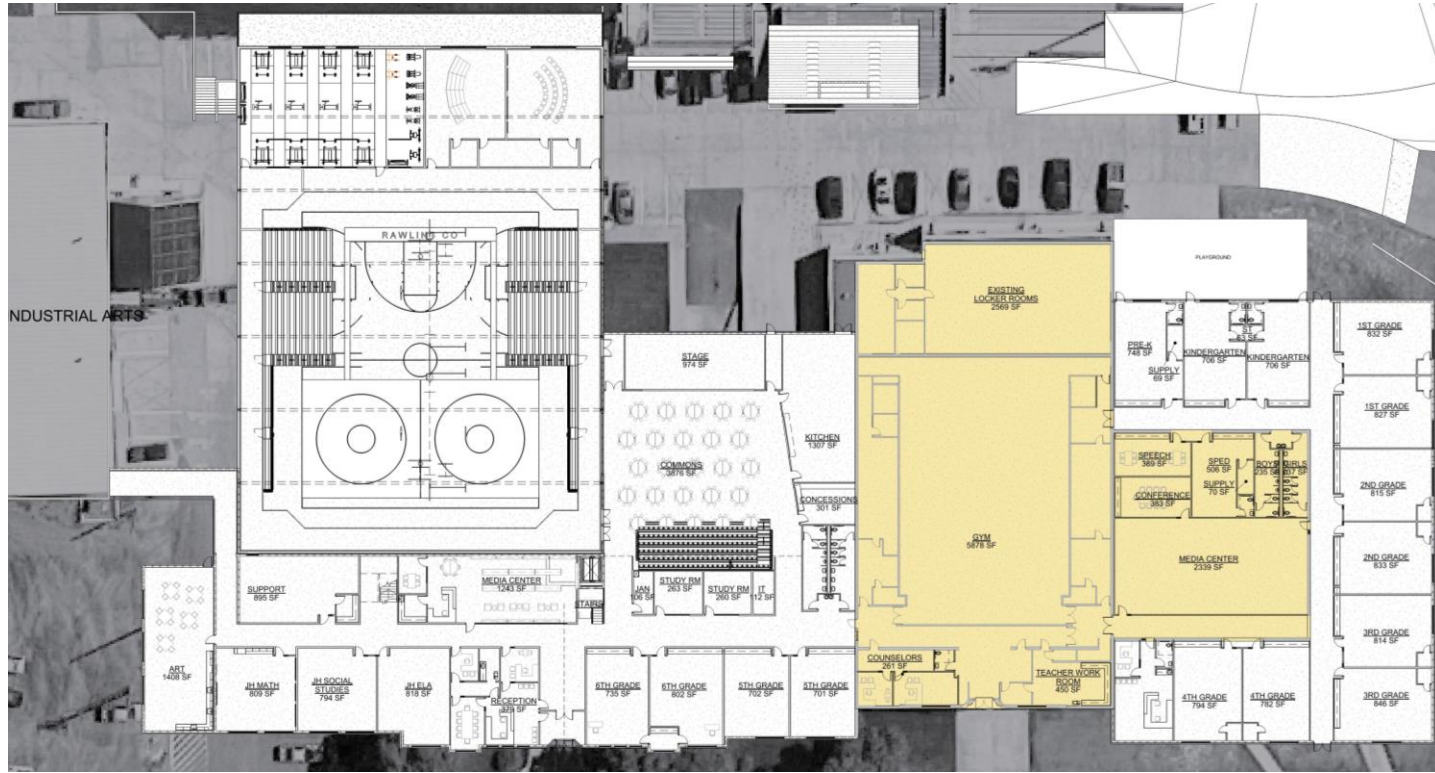
SITE PLAN OPTIONS – 150 parking spaces on site min.



SITE OPTION 1

SITE OPTION 2

OPTION 2 – K-12TH GRADE – FIRST FLOOR

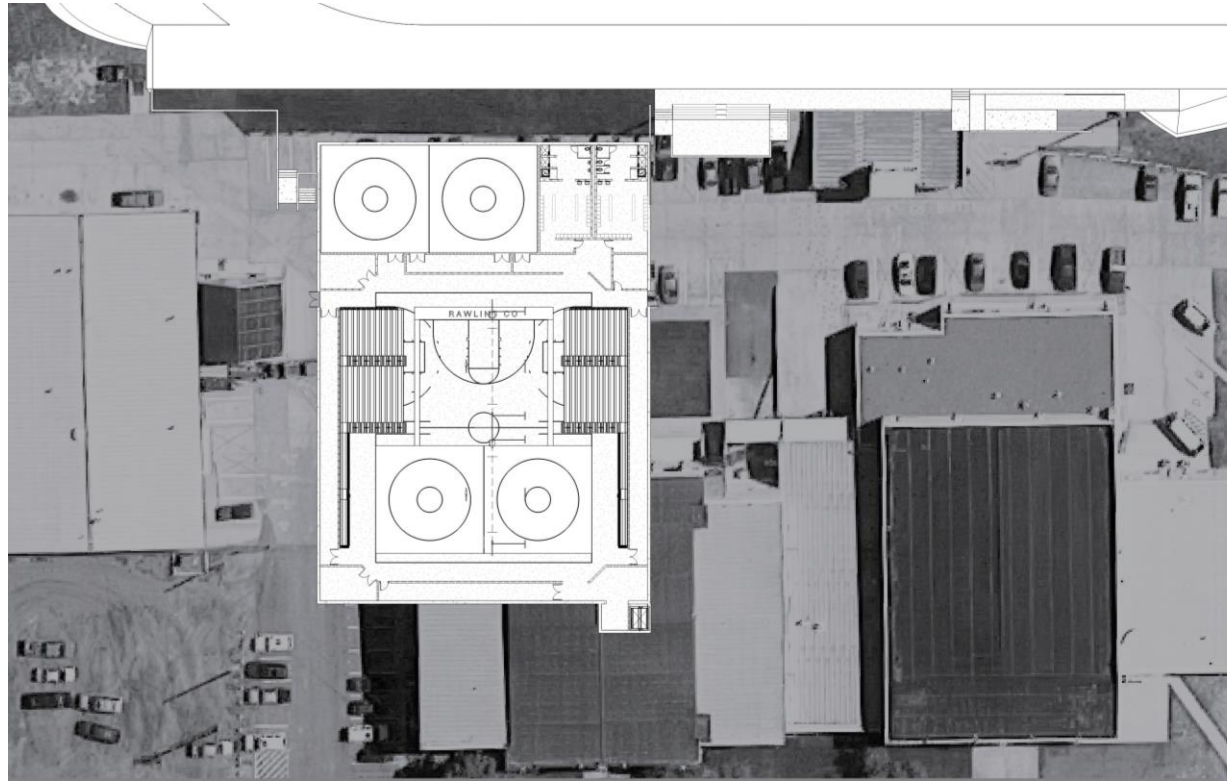


This option works educationally but site grades are an issue on the south end. Site grades make it difficult to build.

Playground adjacent to the building on the south side is also small due to amount of space it takes to build around existing building.

ONE-STORY ELEMENTARY ON SOUTH END

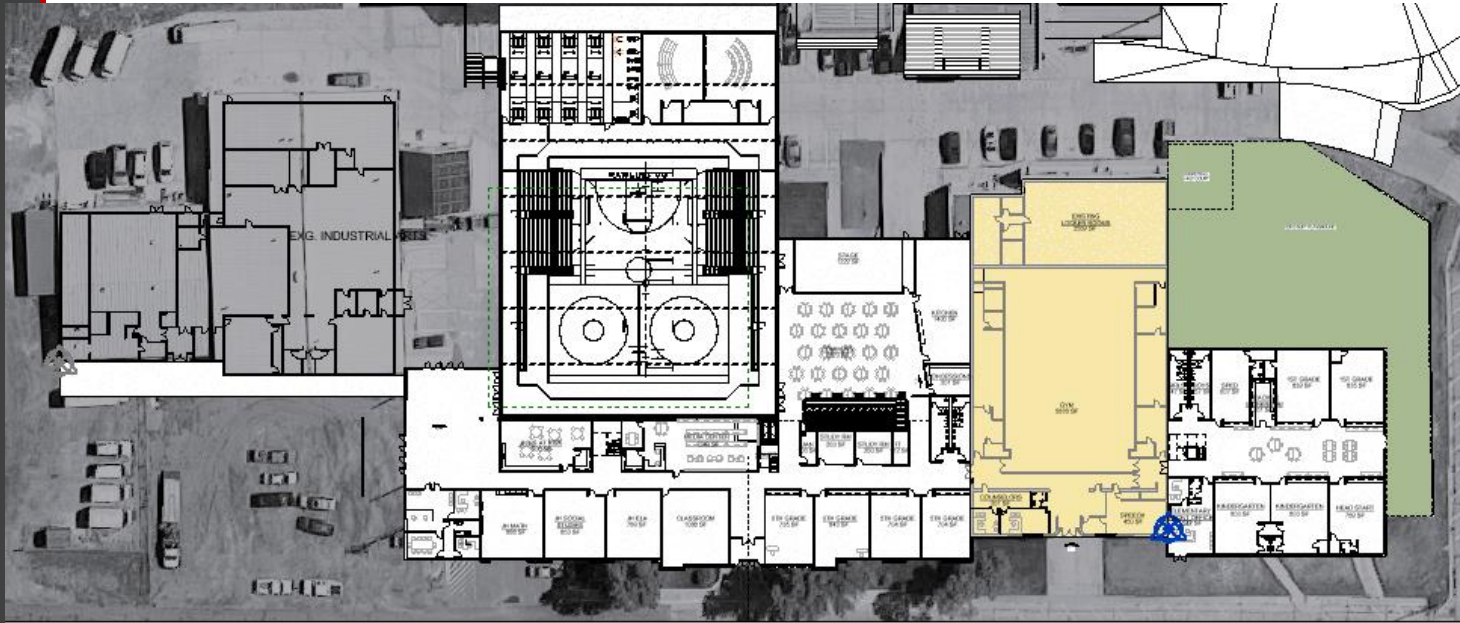
OPTION 2 – K-12TH GRADE – LOWER LEVEL



The Lower Level is
the same for all
options

LOWER LEVEL SAME FOR ALL OPTIONS

OPTION 3 – K-12TH GRADE – FIRST FLOOR



This option works educationally, it also allows for a larger playground on the east side (12,000 SF). The current elementary playground is 15,000 SF. We can also build a playground to the northeast across the drive and limit drive access. Main entry to JH/SH is on the north end of the building.

TWO-STORY ELEMENTARY ON SOUTH END

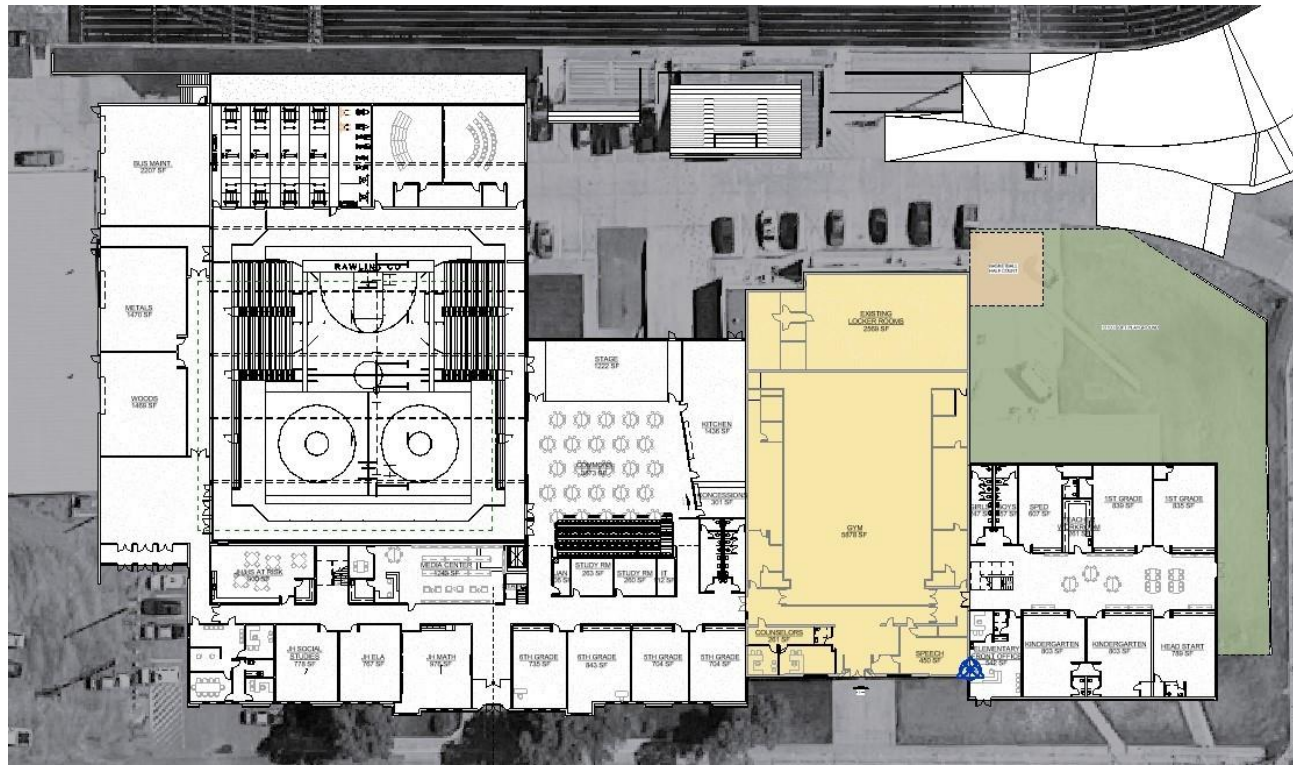
OPTION 3 – K-12TH GRADE – SECOND FLOOR



Media Center is between the Elementary and JH/SH in what was previously the Little Theater. Main Entry to JH/SH is on the north end of the building.

TWO-STORY ELEMENTARY ON SOUTH END

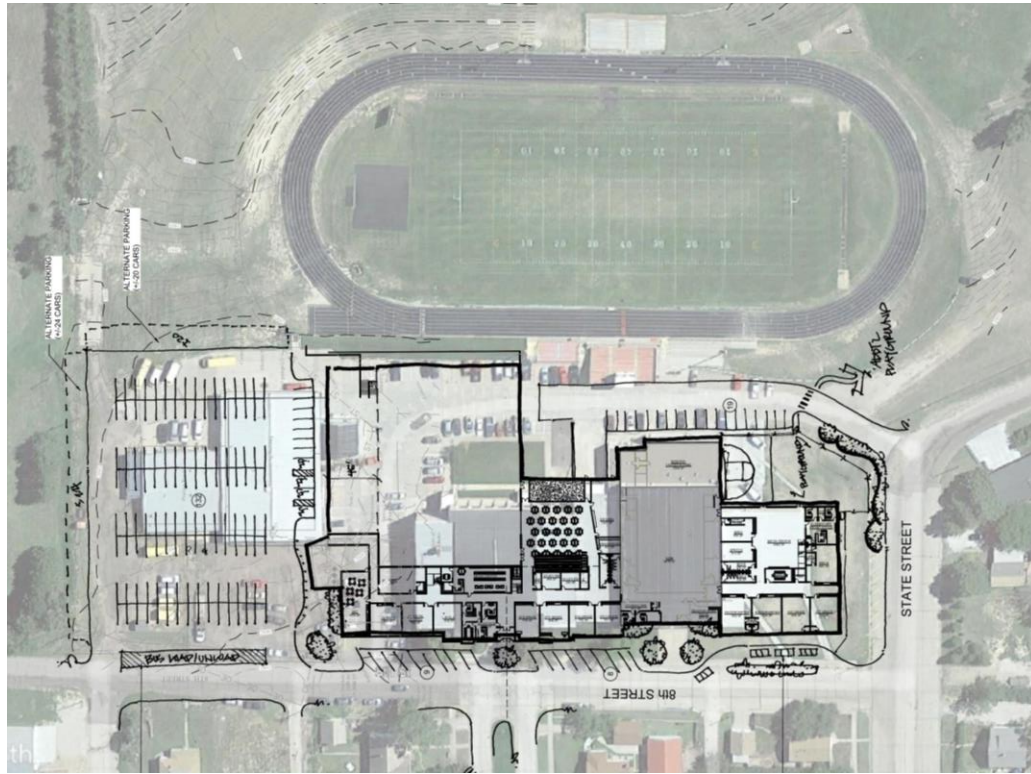
OPTION 4 – K-12TH GRADE – FIRST FLOOR



This option works the best of all options, but may not be affordable. It razes the existing VoAg building to allow for more parking on the north end. This could be looked at as a future addition. Refer to the site plans to see how this impacts the site.

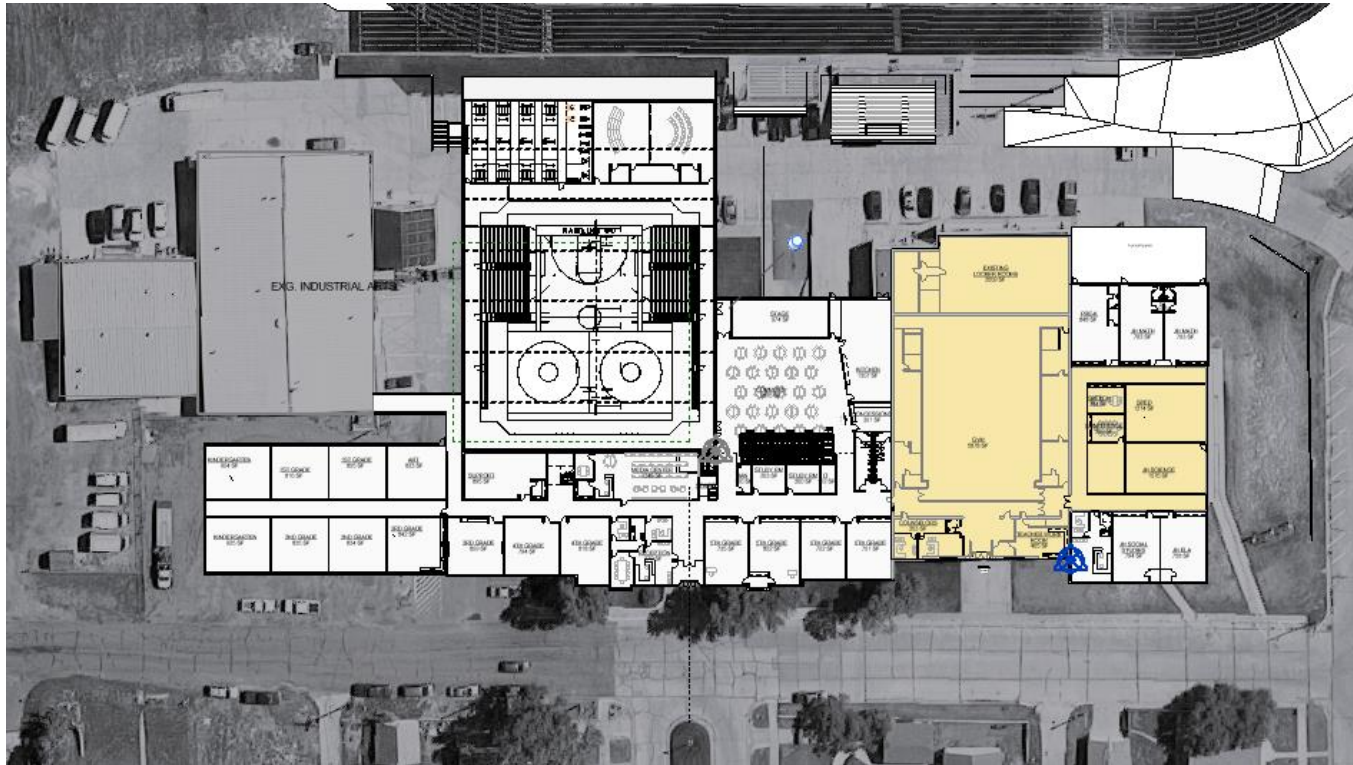
NEW VOAG CLASSROOMS ON NORTH END

SITE PLAN OPTIONS



This site plan shows razing the VoAg building and building it onto the north end of the gym. This really opens up the site for parking and allows for better access. This plan shows the bus drop-off adjacent to the parking, however it was discussed that the current main entry could be used for buses.

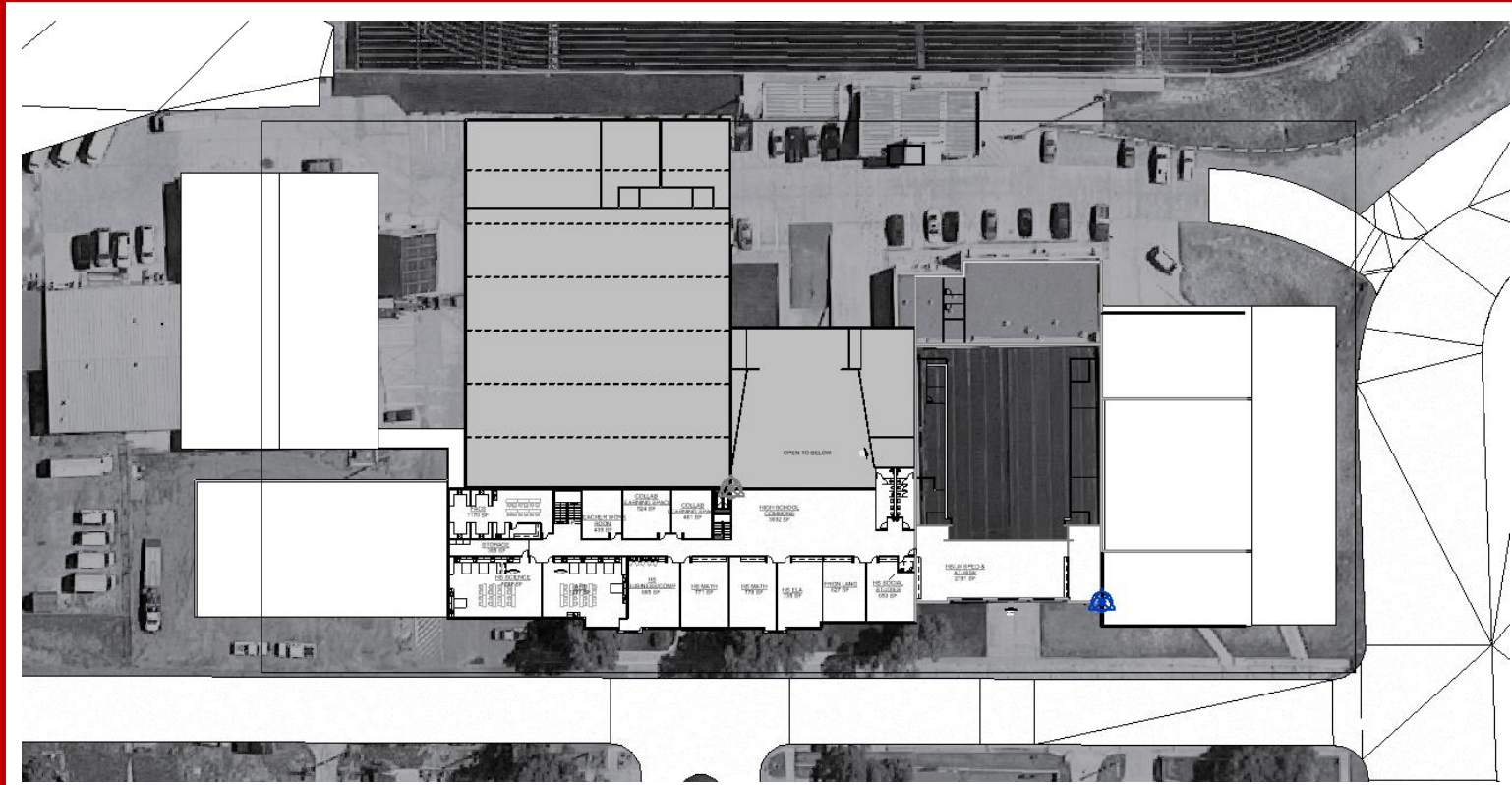
OPTION 5 – K-12TH GRADE – FIRST FLOOR



This option was worth studying because it is more constructable on the south end, however, educationally it does not work and extends too far to the north. We did not put an estimate together for this but wanted to show that we have studied it.

MIDDLE SCHOOL ON SOUTH END; ELEMENTARY ON LOWER LEVEL

OPTION 5 – K-12TH GRADE – SECOND FLOOR



USD 105 RAWLINS COUNTY



Budget Options

- What is too big of a mill levy increase?
- What options can we determine for sales tax and other funding?
 - When can we determine them?
- Need to determine overall budget by early-mid February
 - Latest BOE can vote on proceeding with bond vote is February BOE meeting
 - February 19 – this can change if the bond vote date changes, however we need to establish a date that works for the Legislature to vote on the County Sales Tax option which requires the bond vote question to be formalized
 - Options to study
 - Site option to raze south addition
 - Site option to raze VoAg building?

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K-12 Option 2

- **\$35 million overall**
 - (\$8,500,000) insurance
 - (\$2,750,000) 1 cent city sales tax
 - Property tax impact = \$24,125,000 (31 mills overall, 28 mills with sales tax)

K-12 Option 3

- **\$37.5 million overall**
 - (\$8,500,000) insurance
 - (\$2,750,000) 1 cent city sales tax
 - Property tax impact = \$26,321,000 (34 mills overall, 31 mills with sales tax)

K-12 Option 4

- **\$40.7million overall**
 - (\$8,500,000) insurance
 - (\$2,750,000) 1 cent city sales tax
 - Property tax impact = \$29,446,000 (38 mills overall, 35 mills with sales tax)

New site – Option 5 – This option would add over \$10 million to Option 4. It would require new construction for the gym, utility costs, site development and land costs (unknown). It would also add costs to add locker rooms to the football field/track. This would increase the mill levy over 50 mills.

County sales tax reduces the mills by 5.5 mills for each option. **After recent discussions with our State Legislators, this appears to be a viable funding option.**

Mill levies shown are estimates extrapolated from Piper Sandler information.

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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

EXTERIOR RENDERINGS



This is the original rendering shown. There are several comments in the survey about having a new look to the high school. The following renderings are VERY preliminary studies to show that we are looking at options.

PRELIMINARY RENDERING

EXTERIOR RENDERINGS



This option shows using smaller windows to help with the west sun issue. Please understand there is a LOT of study to still take place. We (SPT Architecture) said at the meeting “It is OK to hate all of these because we are just getting started. The building will not look like any of these renderings but we wanted to show that we are studying options. Moving forward we will be showing studies of how the north entry can work and also how we can incorporate the existing main entry into the design.

PRELIMINARY RENDERING

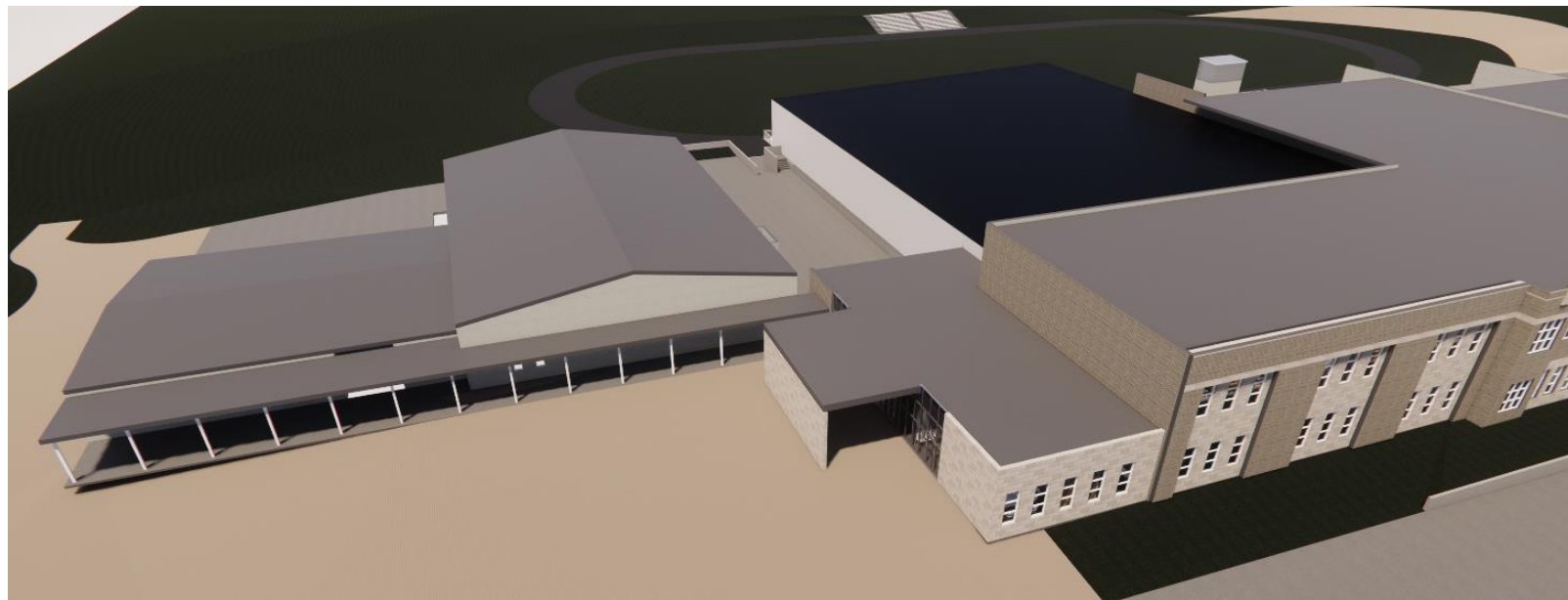
EXTERIOR RENDERINGS



This rendering shows the north entry that is screened from the north wind. It also shows a covered walkway in front of the existing VoAg building to help get people from the parking to the main entry.

PRELIMINARY RENDERING

EXTERIOR RENDERINGS



PRELIMINARY RENDERING

EXTERIOR RENDERINGS



This rendering shows a more contemporary look to the building and using red metal panel at the new entrances to give them more definition.

PRELIMINARY RENDERING

EXTERIOR RENDERINGS



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PRELIMINARY RENDERING

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DATE	EVENT
No Later Than February 1, 2024	Finalize Scope of Project Finalize Bond Amount Approve Plan of Finance
February 19, 2024	Board of Education Meeting Board adopts Resolution Calling for Bond Election and Authorizing the Filing of an Application with the State Board of Education
February 20, 2024	Submit Application to the State Dept. of Education for review
February 22, 2024	Submit Notice of Intent Publication to Local Newspaper
February 23, 2024	Submit Election Documents to the County Clerk
February 29, 2024	Publish Notice of Intent to Submit Application to the State Board of Education
March 6, 2024	Meeting with KSDE to review Bond Application
March 20, 2024	State Board of Education Meeting State Board of Education Approval to Exceed Debt Limit State Board of Education provides Order to Call a Bond Election
March 28, 2024	First Publication of Notice of Bond Election (Not Less Than 21 Days Prior to Election Date)
April 4, 2024	Second Publication of Notice of Bond Election
April 16, 2024	Voter Registration Deadline
May 7, 2024	Bond Election

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NEXT STEPS

- We will be refining the floor plans and developing the exterior of the building
- We will be focusing on Option 4 with the following alternates
 - Base cost – Cost estimate for the 7-12 building
 - Alternate One – Cost estimate for the two-story elementary on the south side of the building
 - Alternate Two – Cost estimate for razing the VoAg building and building it onto the north side of the gym
- We will be setting up meetings with the Dane G. Hansen foundation
- We will be meeting with our State Legislators regarding the County Sales Tax
 - They voiced support for this during initial discussions
 - We have to get a bond vote question formalized before we can move forward with this process
- Please understand we are trying to be as transparent as possible. This comes with showing options that are being thought through but not complete. As you see this process progress you will see many changes based on conversations, input received from the staff, BOE and community, etc. This is an exciting time as we move forward with rebuilding our school. We welcome your input and appreciate your understanding.

BUFFALO STRONG!