



# Pre-Bond Election

WORKSHOP #3

MARCH 7, 2023



**GMCN**  
ARCHITECTS • PLANNERS

**BD**  
construction



# Agenda

- Welcome
- Update Bond Planning Process
- Review High Level Cost Estimates
- Mill Levy Comparisons to Similar Sized Schools
- Tax Implications
- Next Steps / Homework

# Welcome



Nick Nemechek, President  
GMCN Architects  
Client Liaison

23 Years Experience  
\$150 Million+ Successful  
Municipal Bond Issues



Deziree Miller, Principal Architect  
GMCN Architects  
Project Architect

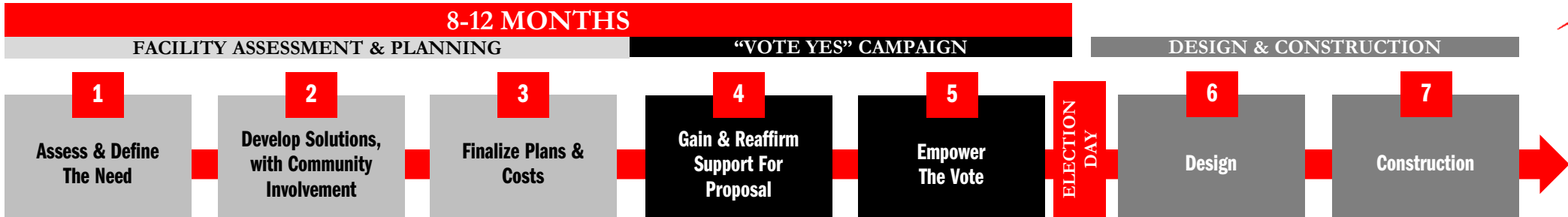
16 Years Experience of Educational  
Experience



Mike Kalb, Business Development  
BD Construction  
Project Executive

22 Years of Experience  
Led a successful \$82M bond campaign

# Bond Planning Process



- Establish steering committee
- Select Construction Manager At-Risk assisted by GMCN
- Steering committee, staff, and professionals co-assess facility needs
  - Staff survey
  - Steering committee tour to “grade” each area
  - Architectural and engineering inspection and evaluation
  - Photos and videos of problem areas
- Together, we evaluate findings, set priorities, and establish guiding principles

- **Step 1: DEVELOP**  
Create multiple high-level design solutions and investment options
- **Step 2: EDUCATE**

Educate the community about the needs by visually demonstrating facility challenges via videos, photos, social media, local news, civic group presentations, and one-on-one visits by committee

- **Step 3: INVOLVE**  
Vigorously solicit input from community on potential solutions and priorities—in a two-way dialogue
  - Community meetings
  - Community surveys

**Authorization must happen 4 months prior to election**

- Develop and refine final design proposal, with committee input
- Preliminary budgeting
- Engage community through survey and/or meeting(s)
- Committee presentation to the board
- Board authorizes final project scope and bond election

- Develop campaign strategy, including number of votes needed and tracking “yes” votes on registered voter list
- Develop campaign materials, including slide presentation, informational printed pieces, advertising, and campaign website
- Media outreach (social media, local news, mail, etc.) to gain support for the proposal one stakeholder at a time
- Steering committee personal outreach and presentations at community meetings

- Communications and personal outreach to ensure voter registration, reassure constituents of the benefits, and motivate supporters to cast a ballot

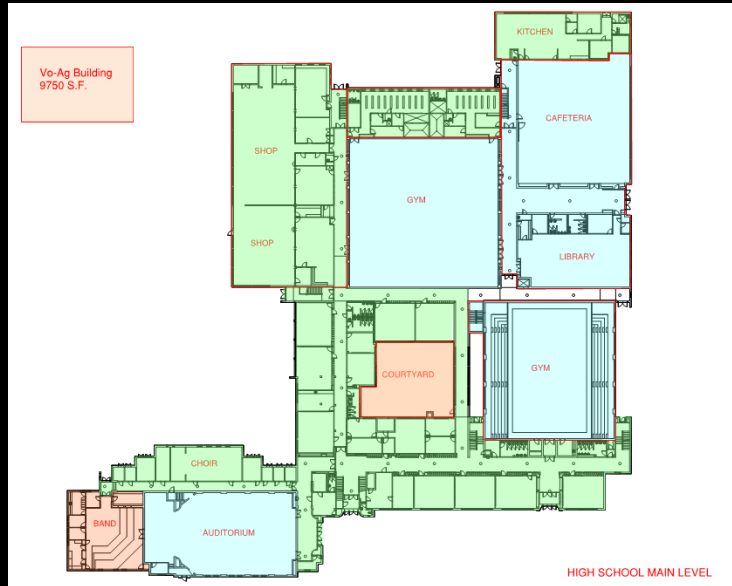
**ELECTION DAY**

- Schematic Design
- Design Development
- Construction Documents
- Bidding

- Construction

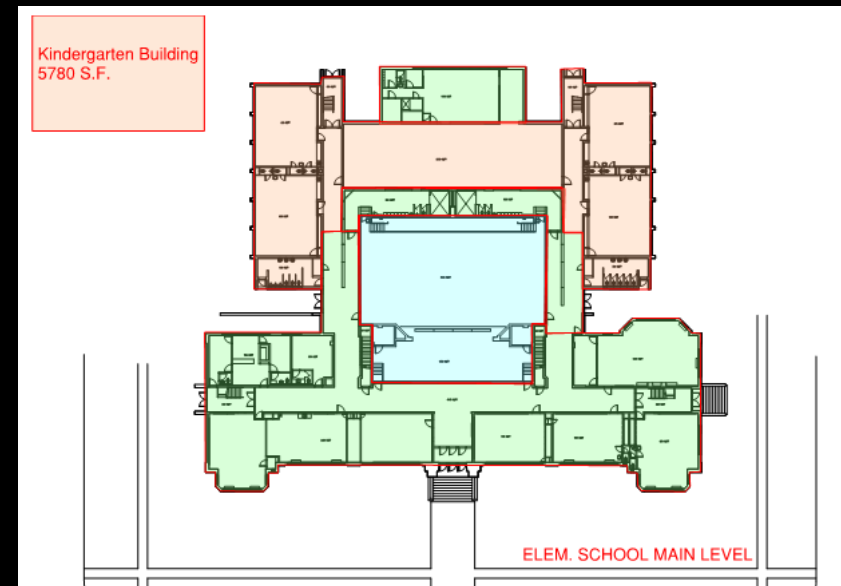


# Remodel what you have....



## High School

113,561 S.F. Remodel: \$17,590,915  
Design Fees: \$ 1,200,000  
FF&E: \$ 500,000  
Total **\$19,290,915**



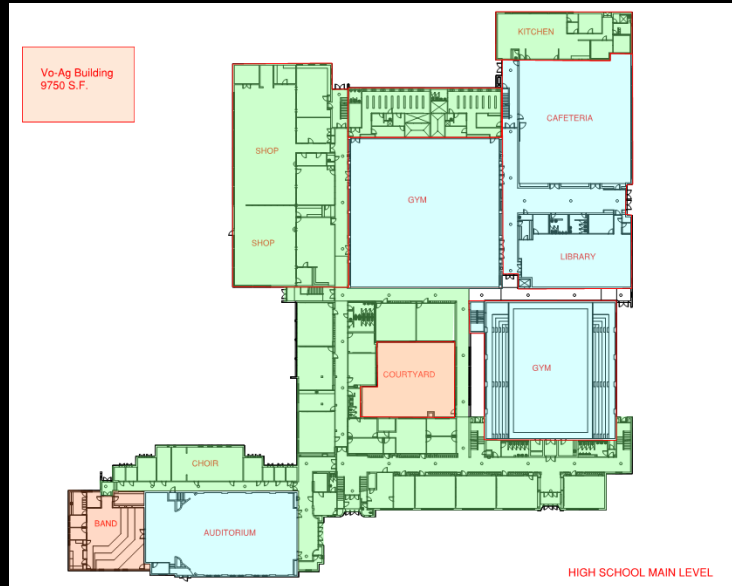
## Elementary School

51,796 S.F. Remodel: \$ 8,595,355  
Design Fees: \$ 600,000  
FF&E: \$ 200,000  
Total **\$9,395,355**

**TOTAL \$28,686,270**



# New Elementary School and Remodel HS



## High School

113,561 S.F. Remodel: \$17,590,915  
Design Fees: \$ 1,200,000  
FF&E: \$ 500,000  
Total **\$19,290,915**



## Elementary School

56,039 S.F. New Facility: \$ 22,415,600  
Design Fees: \$ 1,500,000  
FF&E: \$ 250,000  
Total **\$24,165,600**

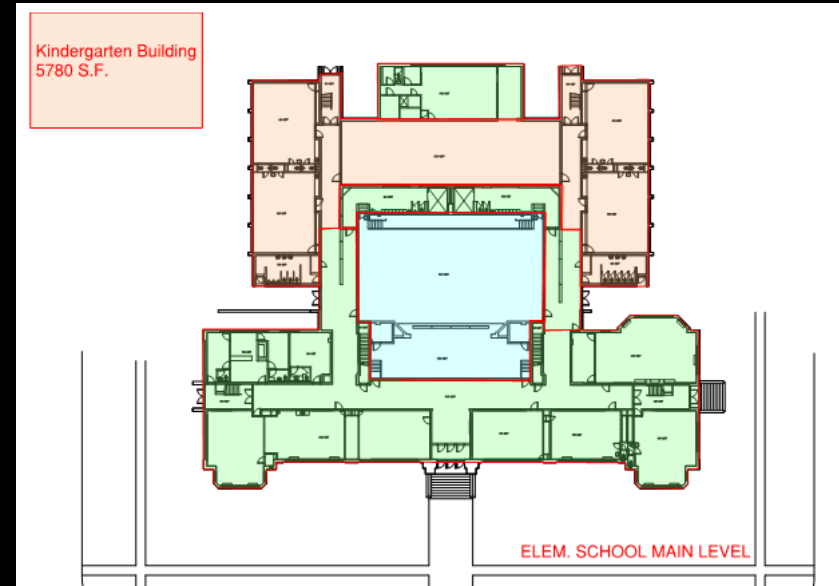
**TOTAL \$43,456,515**

# New High School and Remodel ES



## High School

113,989 S.F. New Facility:	\$ 45,600,000
Design Fees:	\$ 2,300,000
FF&E:	\$ 600,000
Total	<b>\$48,500,000</b>

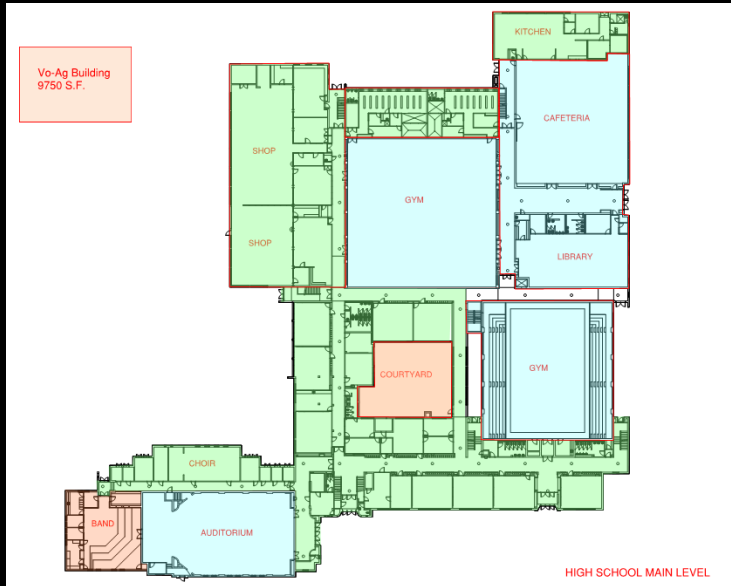


## Elementary School

51,796 S.F. Remodel:	\$ 8,595,355
Design Fees:	\$ 600,000
FF&E:	\$ 200,000
Total	<b>\$9,395,355</b>

**TOTAL \$57,895,355**

# Convert Gateway to ES and Remodel HS



## High School

113,561 S.F. Remodel:	\$17,590,915
Design Fees:	\$ 1,200,000
FF&E:	\$ 500,000
Total	<b>\$19,290,915</b>

## Gateway Elementary School

21,360 S.F. New Addition:	\$ 9,612,000
Design Fees:	\$ 675,000
FF&E:	\$ 200,000
Total	<b>\$10,487,000</b>

**TOTAL \$29,777,915**



# One Campus at HS Site – Elem. Addition



## High School Remodel & Elementary School Addition

29,341 S.F New Addition:	\$ 13,203,450
113,561 S.F. HS Remodel:	\$ 17,590,915
Design Fees:	\$ 1,850,000
FF&E:	\$ 600,000

**TOTAL \$33,244,365**

## Optional 3<sup>rd</sup> Gymnasium:

10,000 S.F New Addition:	\$ 2,700,000
Design Fees:	\$ 189,000

**TOTAL \$36,133,365**



# Summary Of Costs.....



1. Remodel Existing ES and HS:	<b>\$28,686,270</b>
2. Remodel HS and New ES:	<b>\$43,456,515</b>
3. Remodel ES and New HS:	<b>\$57,895,355</b>
4. Remodel HS and Convert Gateway to ES:	<b>\$29,777,915</b>
5. One Campus, Remodel HS and add ES:	<b>\$33,244,365</b>
6. One Campus, Remodel HS into ES and Add HS:	<b>\$40,445,115</b>
7. One Campus, Remodel HS and Add ES with 3 <sup>rd</sup> Gym:	<b>\$36,133,365</b>
8. One Campus, Remodel HS into ES and Add HS with 3 <sup>rd</sup> Gym:	<b>\$43,334,115</b>

# Mill Levy Comparisons to Similar Sized Schools

## Mill Levy Comparisons

District	Assessed Valuation	District Levy	Annual Cost to \$100,000 Homeowner	Completion Date of Last Bond Issue
USD 293 Quinter	\$36,227,509	73.99	\$850.99	2023*
USD 482 Dighton	\$41,021,640	67.55	\$776.89	2015
USD 466 Scott City	\$102,109,513	61.21	\$703.93	2020
USD 200 Tribune	\$34,070,482	59.69	\$686.47	2011
USD 211 Norton	\$58,911,621	53.95	\$620.45	2011
USD 412 Hoxie	\$59,811,326	48.27	\$559.19	1978**
USD 105 Atwood	\$52,861,631	48.16	\$553.91	1965
USD 208 Wakeeney	\$65,383,165	46.54	\$535.30	2021
USD 297 St. Francis	\$39,782,595	45.26	\$520.59	1965
<b>USD 294 Oberlin</b>	<b>\$59,780,152</b>	<b>44.14</b>	<b>\$507.62</b>	<b>1966</b>



# How Does this affect Taxes?

<b>Bond Amount</b>	<b>\$15,000,000</b>	<b>\$20,000,000</b>	<b>\$25,000,000</b>	<b>\$30,000,000</b>
Mill Levy Increase	14.75	19.50	24.25	29.25
New USD 294 Mill Levy	58.89	63.64	68.39	73.39
\$100,000 Home Yearly	\$169.63	\$224.25	\$278.88	\$336.38
\$100,000 Business Yearly	\$368.75	\$487.50	\$606.25	\$731.25
160 Acre Dry Land Crop Yearly	\$147.97	\$195.62	\$243.28	\$293.44
160 Acre Irrigated Crop yearly	\$375.95	\$497.02	\$618.08	745.52
160 Acre Grass Land Yearly	\$29.74	\$39.31	\$48.89	\$58.97

If sales tax is used, 1% generates approximately \$300,000 per year which is equivalent to 5 mills

## Next Steps/Questions

- What Bond Amount will the Community Support?
- Which Plan should we develop further?
- Back to the Drawing Board?

## Homework

- Think about solutions to solve district challenges. **Nothing** is off the table!!

Next Meeting: March ??, 2023 @ 5:30 pm

# Thank You



Contact  
Nick Nemechek, President



Email  
[nnemechek@gmcnarchitects.com](mailto:nnemechek@gmcnarchitects.com)



Phone  
620-276-3244

