

MAY 8, 2023

Board of Education











- Bond Planning Process
- DCHS Steering Committee
- Guiding Principles
- Survey Findings
- Recommended Facility Option
- Mill Levy Comparisons
- Tax Implications
- Next Steps

Bond Planning Process



8-12 MONTHS FACILITY ASSESSMENT & PLANNING "VOTE YES" CAMPAIGN **DESIGN & CONSTRUCTION** 3 4 6 LION Develop **Gain & Reaffirm Assess & Define Finalize Plans &** Solutions, with **Empower Support For** Design Construction The Vote Community **Costs** The Need **Proposal** Involvement

- 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

- 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

Authorization must happen 4 months prior to 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
 Schematic Design
 Design Development

voter registration,

constituents of the

supporters to cast

reassure

motivate

a ballot

benefits, and

- Construction Documents
- Bidding
- matic Design Constru
 - Construction









Steering Committee

27 people

- Board of Education members
- Community representatives
- 11 DCHS staff

On average, 20+ members were in attendance at the six meetings



Guiding Principles

Safe, Secure and Accessible

Functional

- Flexible
- Cost Effective
- Site Function
- Easy to maintain

Pride for the District

- Recruitment
- Staffing

Comfortable Learning Environment Thoughtful Design





- Collaborative Space
- Community-Attended School Functions
 Like Fine Arts and Athletics Separate from
 Educational Space
- Storage
- Non-Traditional Multi-purpose Classroom
 - STEM
 - Community Classes
 - Secondary Education (Community College)
- Upgraded Vo Ag/All Shops







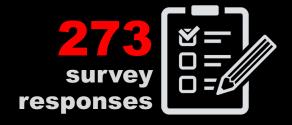
The committee explored more than a dozen options

| Remodel Existing ES and HS: | \$28,686,270 |
|---|--------------|
| Remodel HS and New ES: | \$43,456,515 |
| Remodel ES and New HS: | \$57,895,355 |
| Remodel HS and Convert Gateway to ES: | \$29,777,915 |
| One Campus, Remodel HS and add ES: | \$33,244,365 |
| One Campus, Remodel HS into ES and Add HS: | \$40,445,115 |
| One Campus, Remodel HS and Add ES with Gym: | \$36,133,365 |
| One Campus, Remodel HS into ES and Add HS with Gym: | \$43,334,115 |
| K-12 Campus Option #1: | \$24,062,500 |
| K-12 Campus Option #1a: | \$27,082,500 |
| K-12 Campus Option #2: | \$26,181,250 |
| K-12 Campus Option #2a: | \$29,151,250 |

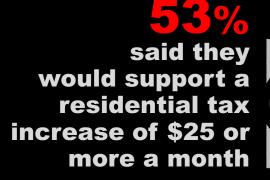
The options rejected did not meet needs, or were too expensive, not practical, took too long, disruptive to learning

Survey Results









66% live in town

What property tax categories affect respondents (check all that apply)

Residential: 233

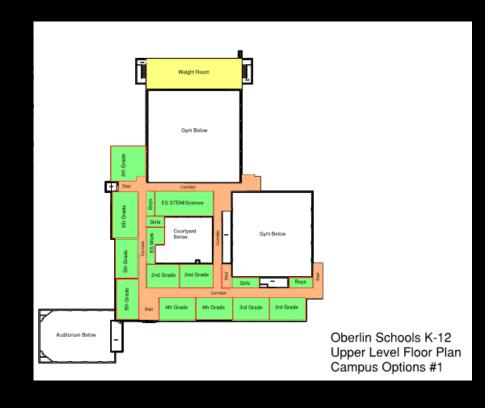
Commercial: 42

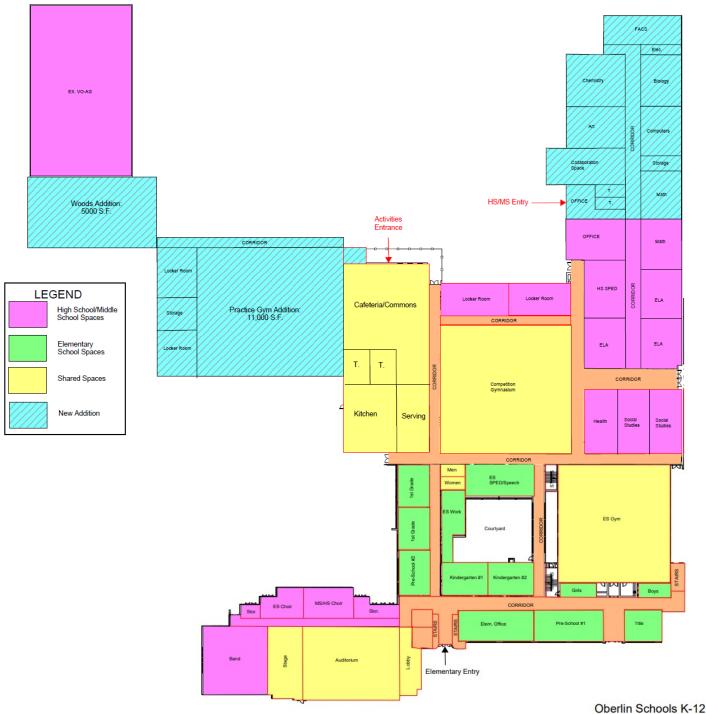
Ag: 118



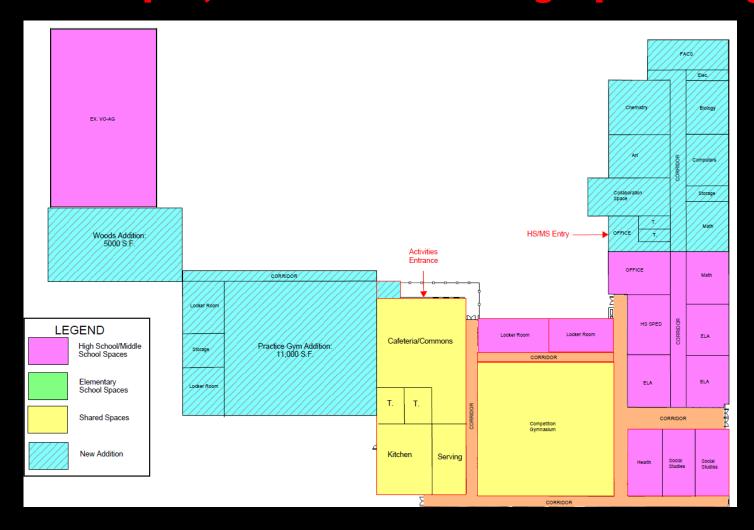


said they would support either option for a remodel/addition, then estimated at \$36.8M or \$39.5M Recommended Option:
K-12 Campus, addition
of HS wing + practice
gym + woods shop





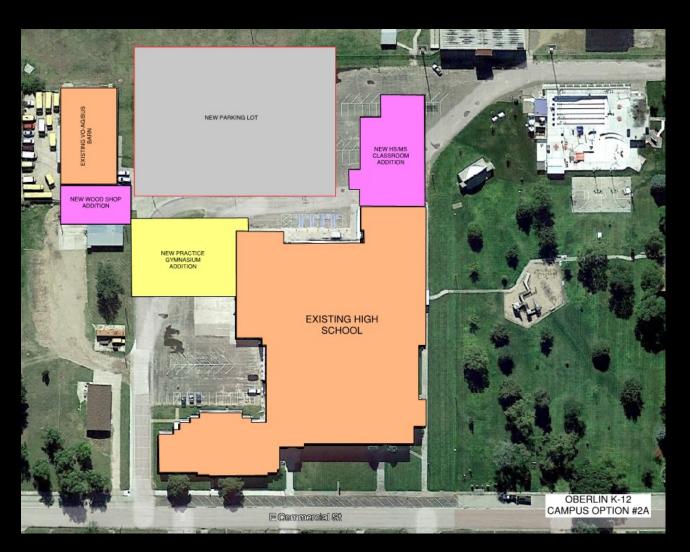
Recommended Option: K-12 Campus, addition of HS wing + practice gym + woods shop







Recommended Option: K-12 Campus, Addition of HS wing + practice gym + woods shop



High School Remodel + Three Additions

| 13,250 S.F HS Addition | \$ 5,631,250 |
|--------------------------|------------------|
| 5,000 S.F. Shop Addition | \$ 1,250,000 |
| 113,561 S.F. HS Remodel | \$ 16,900,000 |
| 11,000 S.F. Gym Add. | \$ 2,970,000 |
| Demo Ex. Elem. School | \$ 500,000 |
| Design Fees: | \$ 1,600,000 |
| FF&E: | \$ 300,000 |

TOTAL \$29,151,250







Benefits of this approach

- ✓ **Safe**: no students walk outside for classes. The entire building can be locked
- ✓ Provides an **activities entrance** with rest of school closed off
- ✓ High school and elementary are separate within the building but take advantage of **shared resources** (cafeteria, media center, gyms)
 - Only crossing is high school students to band/auditorium
- ✓ Maintains three gyms
- ✓ Provides **better circulation** for the high school students
- ✓ Allows bigger classrooms than other options
- ✓ Offers a collaboration space for modern teaching methods
- ✓ Preserves the historical exterior of the building



Tax Implications for \$30M Bond Financed over 30 Years

| Home Value | Monthly Property Tax | Annual Property Tax |
|---------------|----------------------------|---------------------------|
| \$50,000 | \$14.02 | \$168.19 |
| \$75,000 | \$21.02 | \$252.28 |
| \$100,000 | \$28.03 | \$336.38 |
| \$125,000 | \$35.04 | \$420.47 |
| \$150,000 | \$42.05 | \$504.56 |

| Commercial Property Value | Monthly | Annual |
|---------------------------------|---------|------------|
| \$50,000 | \$30.47 | \$365.63 |
| \$75,000 | \$45.70 | \$548.44 |
| \$100,000 | \$60.90 | \$731.25 |
| \$125,000 | \$76.17 | \$914.06 |
| \$150,000 | \$91.41 | \$1,096.88 |

| 160 Acres | Monthly Property Tax | Annual Property Tax |
|---------------|----------------------------|---------------------------|
| Dry Crop Land | \$24.45 | \$293.44 |
| Irrigated | \$62.13 | \$745.52 |
| Grass Land | \$4.91 | \$58.97 |

| Per Acre | Annual Cost Per Acre |
|---------------|----------------------|
| Dry Crop Land | \$1.83 |
| Irrigated | \$4.66 |
| Grass Land | \$.37 |

^{*}Median home value for Decatur County is \$66,100

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 |
| USD 294 Oberlin | \$59,780,152 | 44.14 | \$507.62 | 1966 |

Mill Levy Comparisons if we pass a \$29.1M bond

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 294 Oberlin | \$59,780,152 | 73.60 | \$846.40 | 1966 |
| 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 |



Bond Election Dates

Options are Aug. 29, Sept. 5 or Nov. 7

Committee recommended Sept. 5 until...

...Bond Counsel advised Aug. 29 from a school budgeting perspective





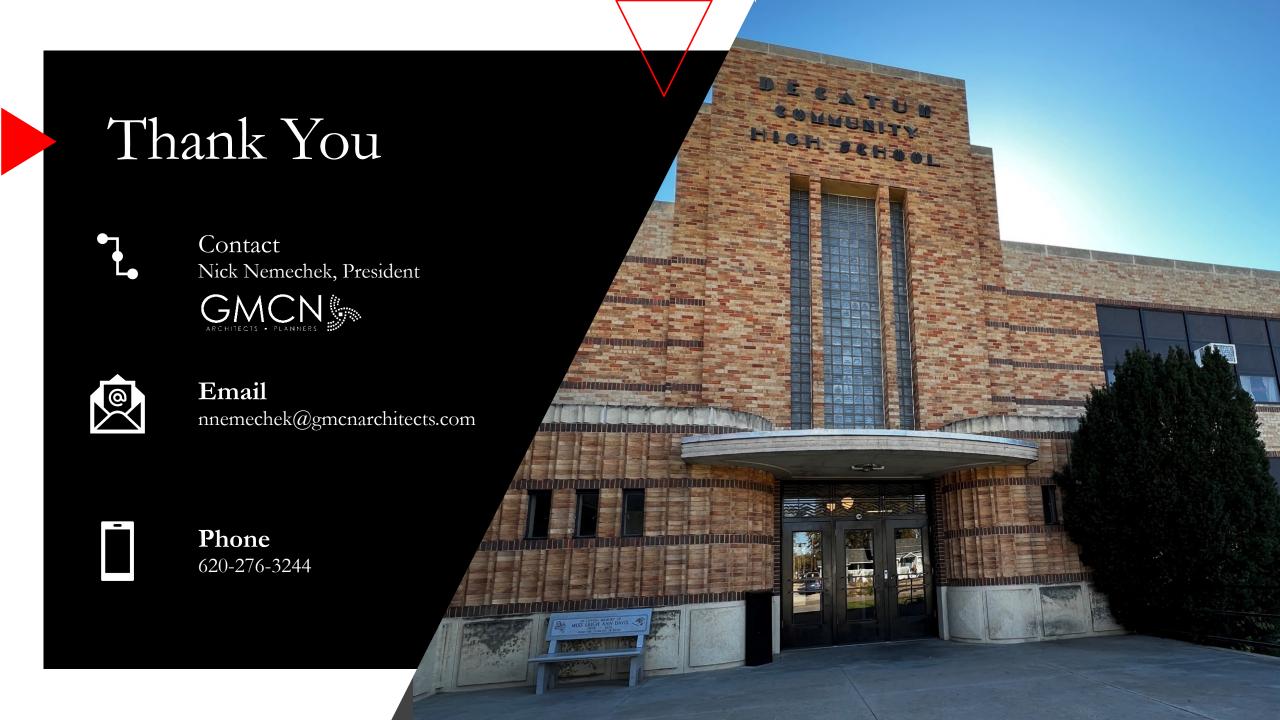
Next Steps

- Decide whether or not to move forward with the committee's recommendation
- If proceeding:
 - Select date for bond election
 - Hold special meeting to pass formal resolution for a bond election
- Recruit volunteers to join committees and educate community about the bond
 - Public Relations

Community Outreach

Outdoor

- Finance
- Media/Social/Digital
- Launch public education campaign five weeks prior to election
 - If 8/29, then hold first organizational meeting before May 31 and launch on July 24



Consultants





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