

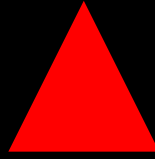


District Facility Steering Committee

**Presentation to the
Board of Education**

MAY 8, 2023

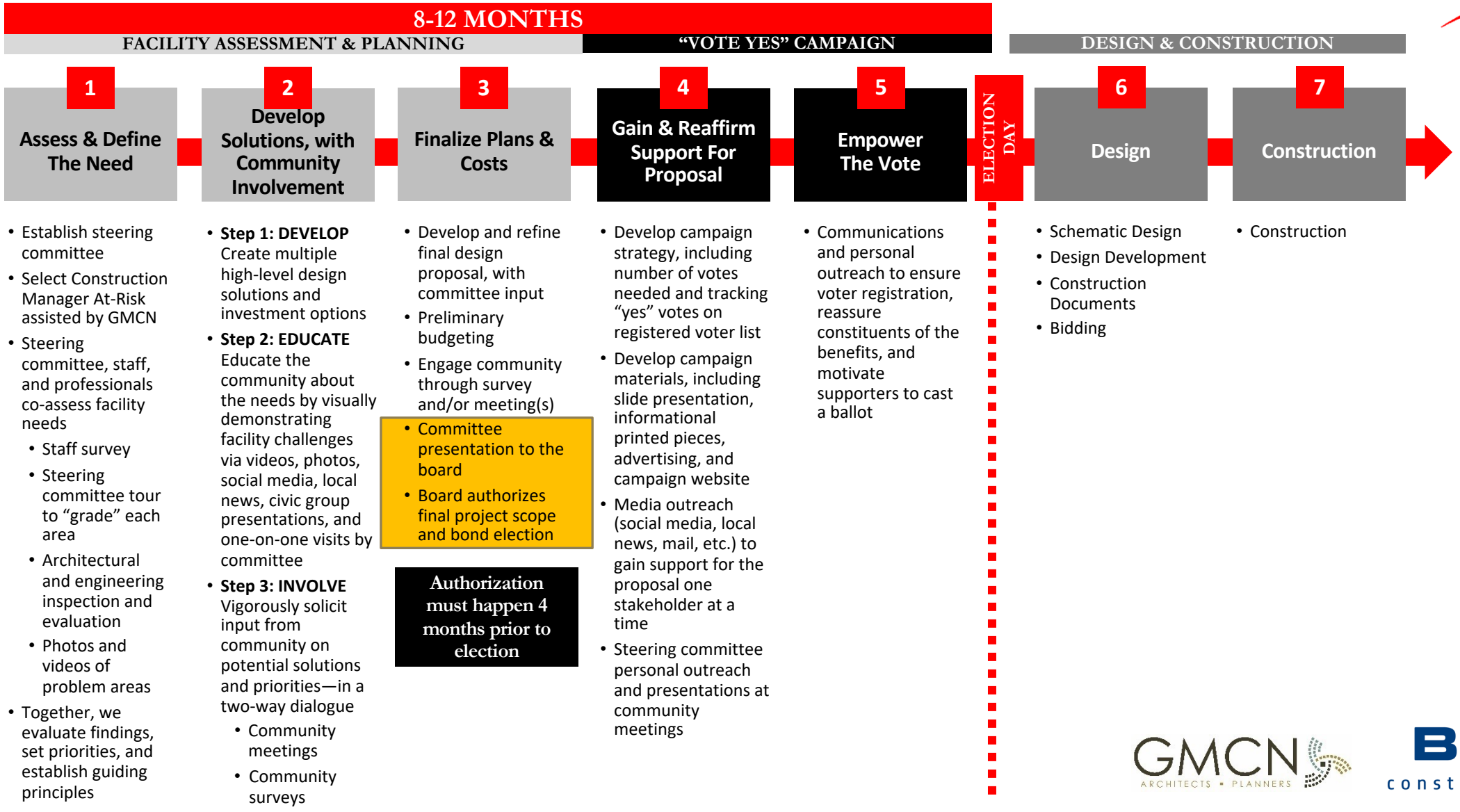




Agenda

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

Bond Planning Process



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



Needs/ Wants

- 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



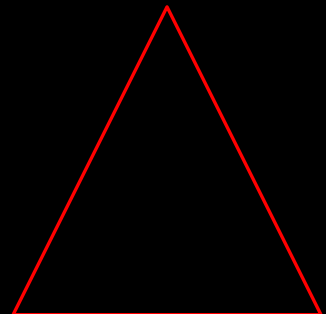


The committee explored more than a dozen options



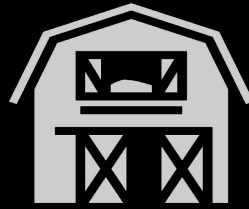
Remodel Existing ES and HS:	\$28,686,270
Remodel HS and New ES:	\$43,456,515
Remodel ES and New HS:	\$57,895,355
Remodel HS and Convert Gateway to ES:	\$29,777,915
One Campus, Remodel HS and add ES:	\$33,244,365
One Campus, Remodel HS into ES and Add HS:	\$40,445,115
One Campus, Remodel HS and Add ES 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

273
survey
responses



34%
live in the
country

66%
live in
town



53%
said they
would support a
residential tax
increase of \$25 or
more a month

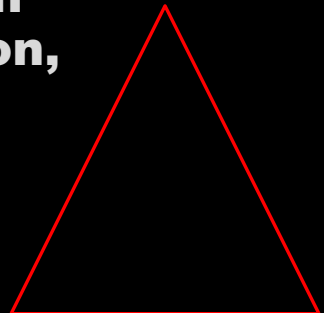


What property tax
categories affect
respondents
(check all that apply)

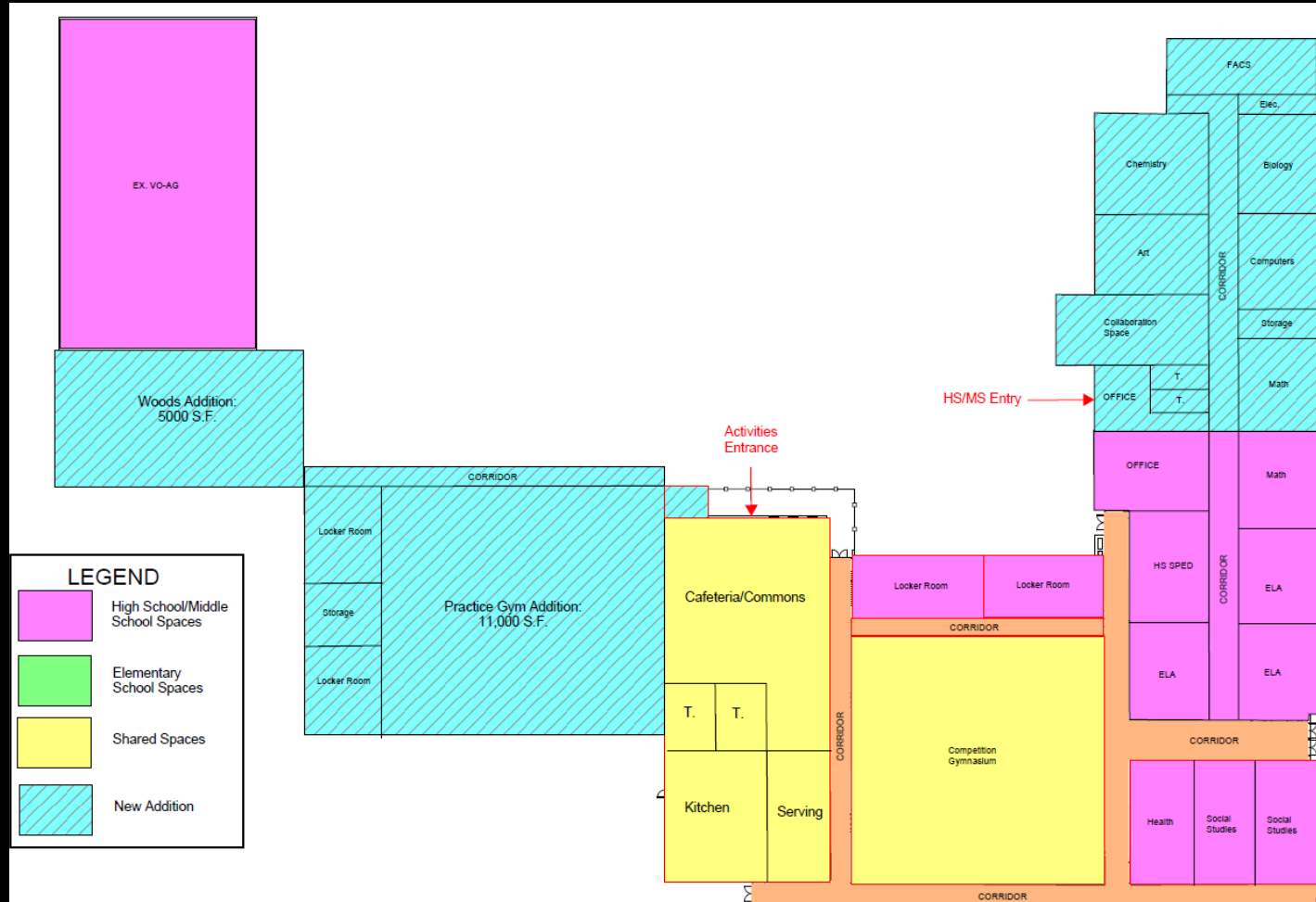
Residential: **233**
Commercial: **42**
Ag: **118**



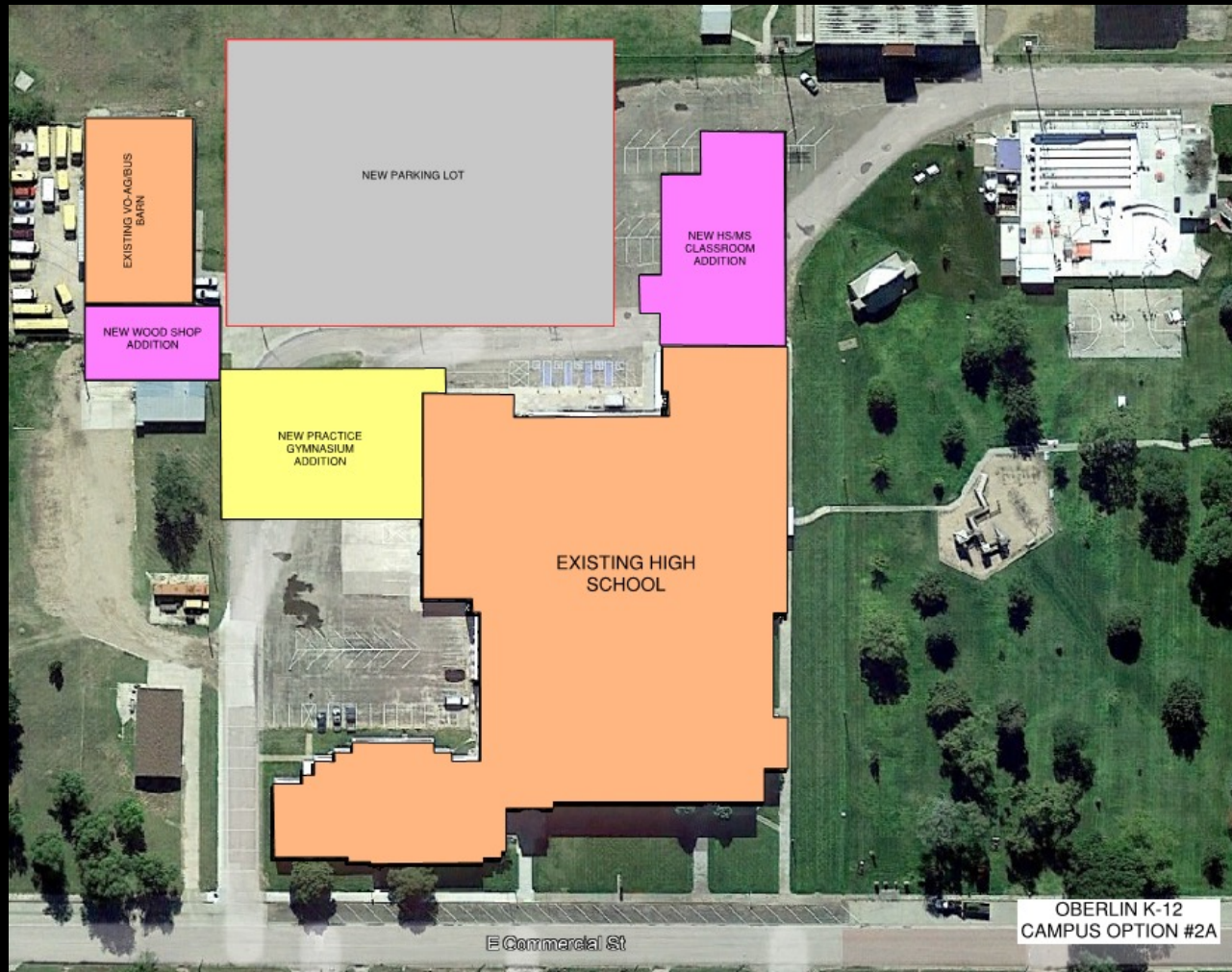
50.7%
said they would
support either option
for a remodel/addition,
then estimated at
\$36.8M or \$39.5M



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



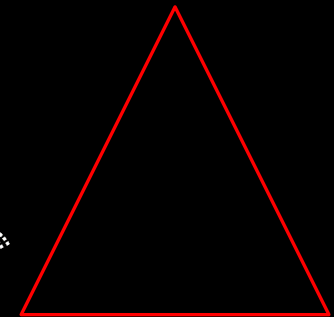
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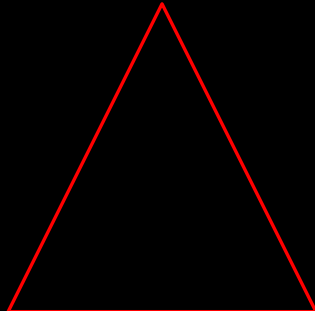
High School Remodel + Three Additions

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

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

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

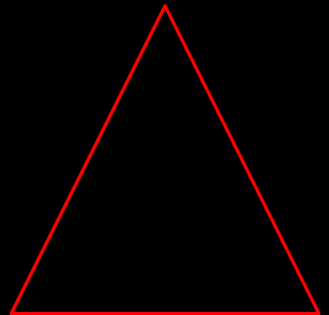
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Bond Election Dates

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

Committee recommended Sept. 5 until...

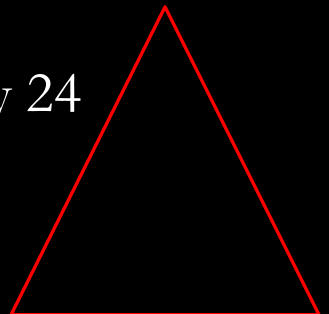
...Bond Counsel advised **Aug. 29** from a school budgeting perspective





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
 - Outdoor
 - Media/Social/Digital
 - Community Outreach
 - Finance
- 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



Thank You



Contact
Nick Nemechek, President



Email
nnemechek@gmcnarchitects.com



Phone
620-276-3244



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

