



RAWLINS COUNTY USD 105

**Facilities Improvements
& Bond Initiative**

COMMUNITY MEETING

JANUARY 10, 2024





Rawlins County Jr/Sr High School

September 06, 2006

History of Rawlins County Jr/Sr High School

The first high school in Atwood, a two-year high school, was established in 1896. The first four year class graduate was in 1905. In 1923 the high school building was torn down, and a new white brick building was erected, the main part of our current high school. In the spring of 1950, a new addition to the building was completed, with the largest and best gymnasium in this area of Kansas. Also in the 1950 addition were the vocational agriculture shop, band and music room, industrial arts, speech, social science, little theatre classroom, and both girl's and boy's locker rooms.



Rawlins County Jr/Sr High School

In the fall of 1962, an extensive remodeling program was undertaken for the purpose of adding language laboratory facilities, and additional English space, 50' x 80', music room and wrestling room, 40' x 70'. These improved facilities made possible an expanded curriculum. During 1967, additional remodeling was done. The steps in front of the building were rebuilt, and art room constructed, and the library was completely remodeled. In 1970 new wiring and remodeling of the home economics kitchen was completed. In 1972, an adjacent classroom was added to the library and used for audio video storage and student typing.

USD 105 RAWLINS COUNTY



- **We have challenges ahead of us but we have a tremendous opportunity. We get to decide the future of USD 105 and how we will educate our kids for the next 50-100 years**
- **The decisions we make will have a huge impact on our community**
- **It will be determined by what we want to support**
- **We will be presenting 2 options. Either option will work. You will have input on what we move forward with and ultimately you will decide at the voting booth**
- **We hope to provide you with as much information as we can to help you make the best decision for our community**
- **A community building approach – how can we make this building benefit everyone?**

USD 105 RAWLINS COUNTY



- **How is K-12 education different now and moving forward?**
- **What should our schools teach?**
- **We are seeing more individualized focus on education**
 - **Collaborative learning**
 - **Project-based learning**
 - **Career and Technical Education (CTE) classes**
 - **FACS (Food and Consumer Science) – Home Economics**
- **A new building will also help us attract and retain quality teachers and staff**
- **There is a teacher shortage and administrator shortage - we need to be able to provide great facilities to attract staff**





WHAT NEEDS TO BE DONE AT THE ELEMENTARY SCHOOL?

A NEEDS ASSESSMENT WAS COMPLETED IN 2020

- From that needs assessment we have allocated \$1.7 million in Option 1 for improvements to the Elementary that need to happen in the in the next 10 years if we keep that building
- Should we spend money renovating this building or consolidate into one K-12 building?
 - What are the pros and cons?

USD 105 RAWLINS CO – ELEMENTARY



SHOULD WE KEEP THE ELEMENTARY SCHOOL BUILDING?

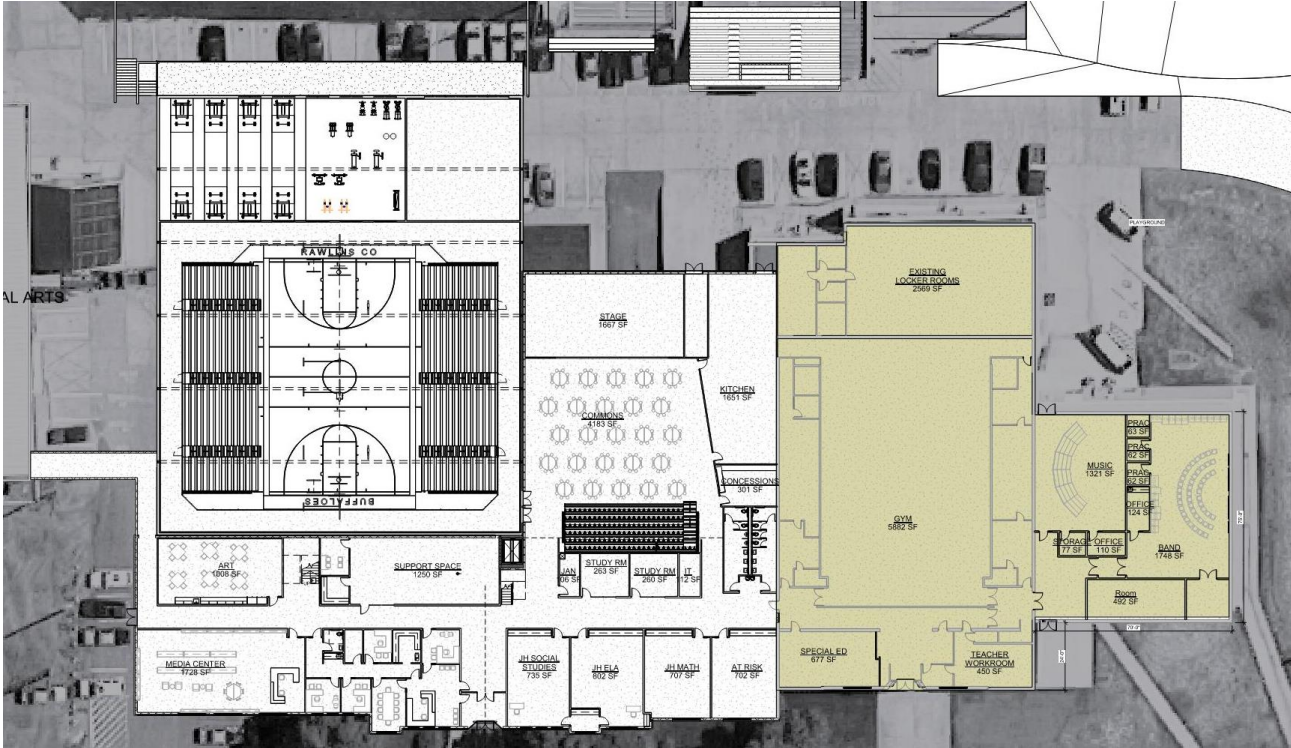
PROS

- The building is approximately 48,000 square feet. It is useful square footage
- The bond project will cost less now if we keep it

CONS

- We can reduce the amount of square footage we have to operate and maintain by 30,000 square feet if we do not use the building
- We could use the \$1.7 million renovating that building to build new space that will be up to date
- We have determined there is an operational savings of \$300,000 - \$500,000 a year by combining buildings. That is a savings of \$9 million - \$15 million, in today's dollars, over the term of the bond project
- It will cost about \$5 million to add this to the bond project. If it were a standalone project it would cost \$7 million

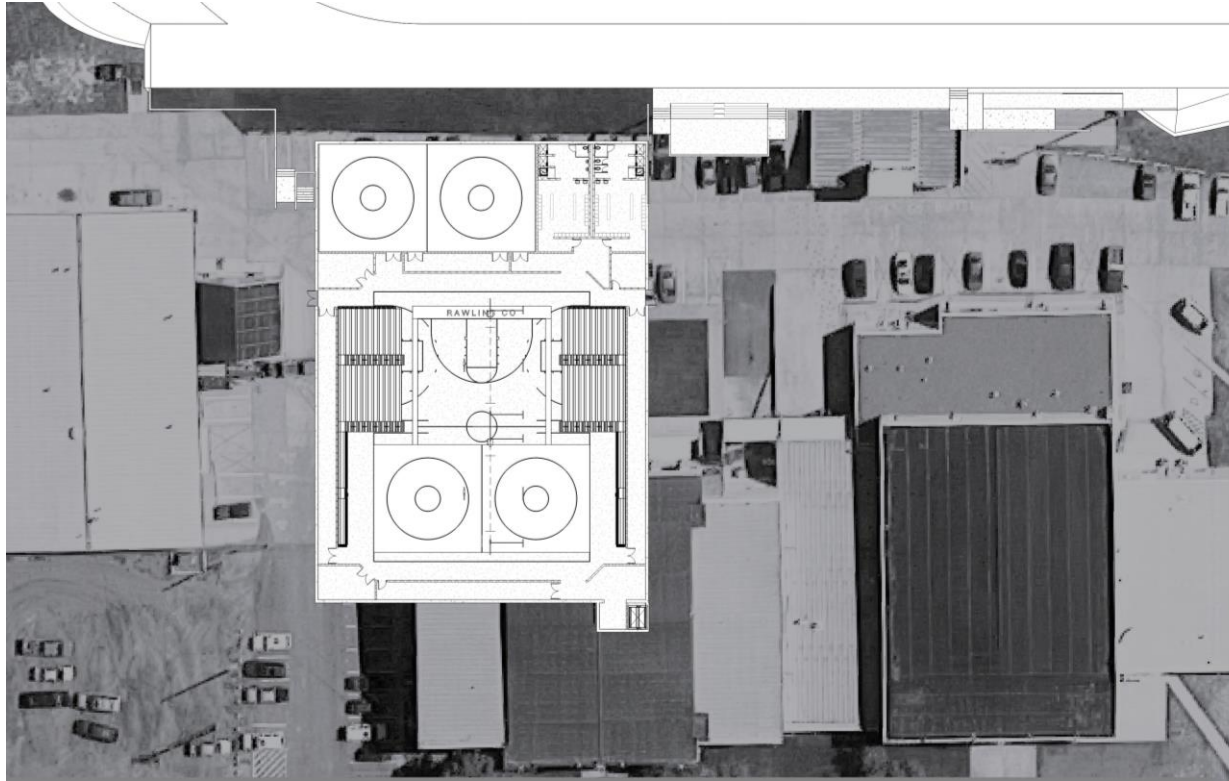
OPTION 1 – 7-12 GRADE – FIRST FLOOR



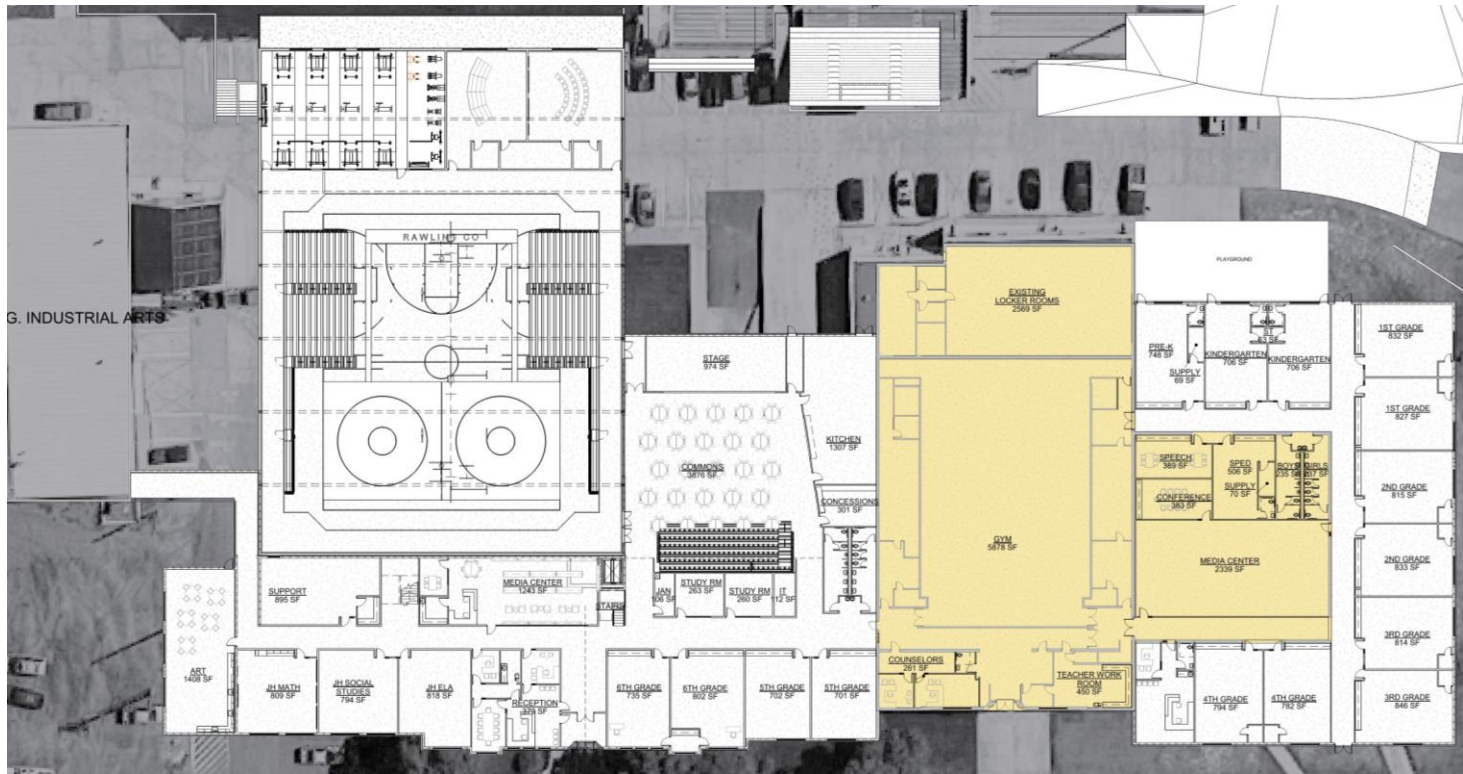
OPTION 1 – 7-12 GRADE – SECOND FLOOR



OPTION 1 – 7-12 GRADE – LOWER LEVEL



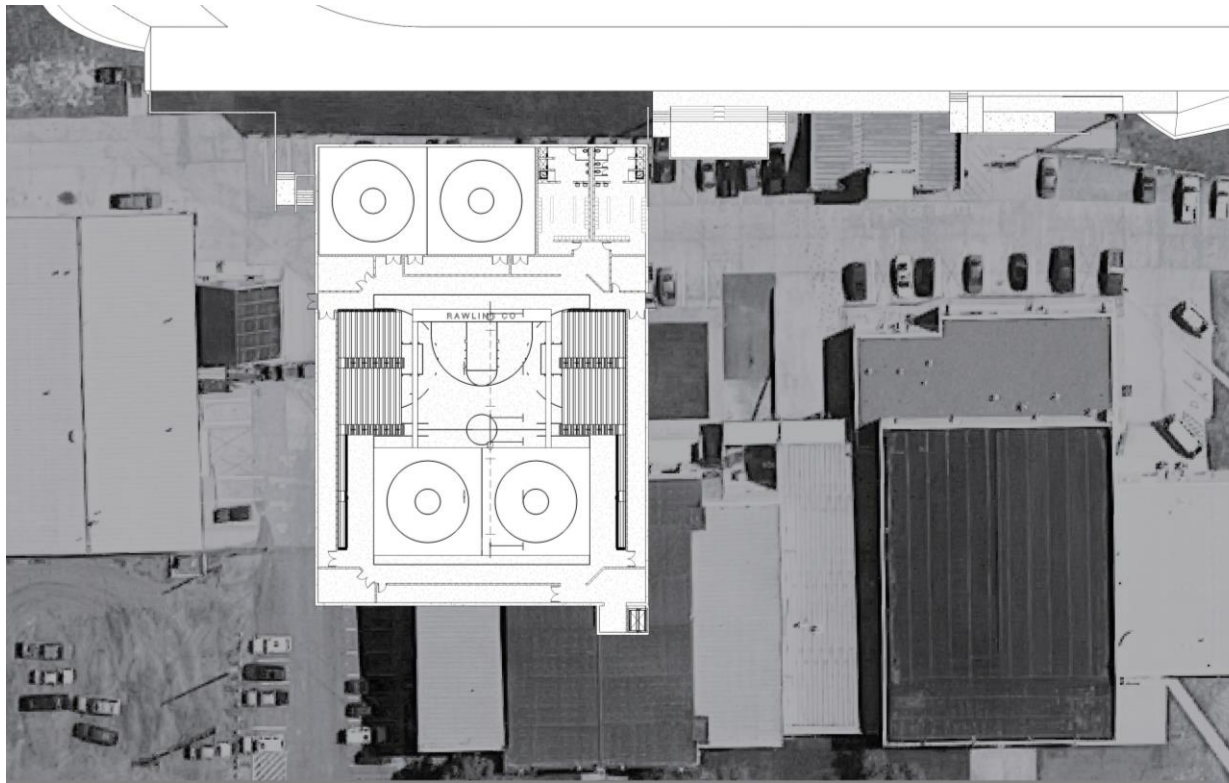
OPTION 2 – K-12 GRADE – FIRST FLOOR



OPTION 2 – K-12 GRADE – SECOND FLOOR



OPTION 2 – K-12 GRADE – LOWER LEVEL



EXTERIOR RENDERING



PRELIMINARY

EXTERIOR RENDERING



PRELIMINARY



EXTERIOR RENDERING



PRELIMINARY

GYM RENDERING

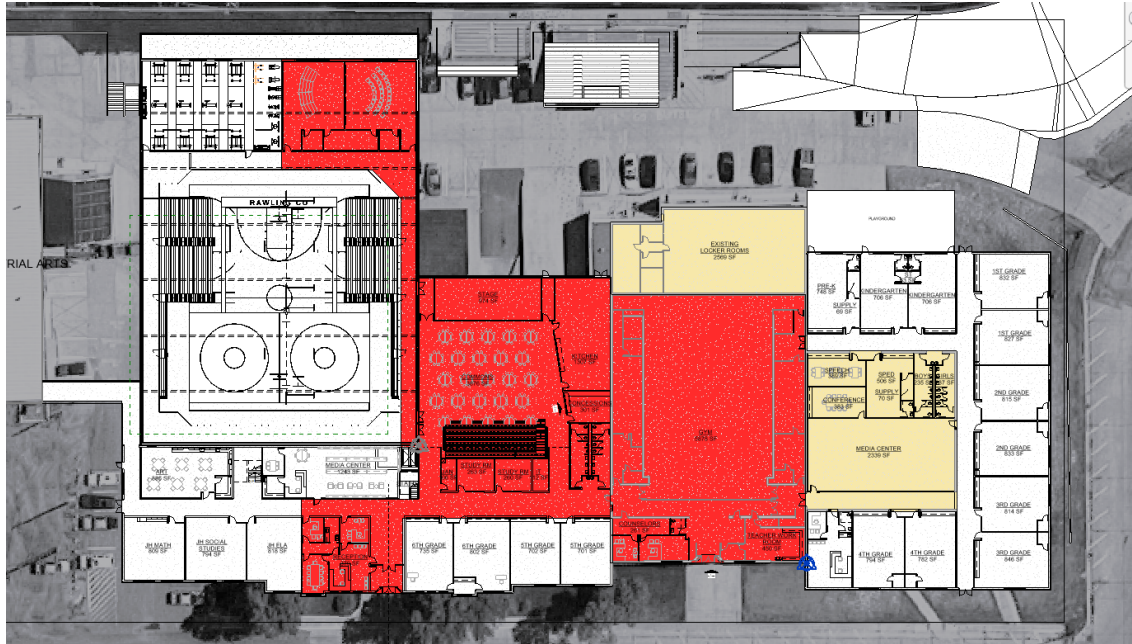
TOP LOADED GYM



PRELIMINARY

SPT
ARCHITECTURE

OPTION 2 – K-12 GRADE – EFFICIENCY



- Red area shows areas that can be shared between the K-6 and Jr/Sr High School spaces
- 28,000 SF of space
- The cost difference between Option 1 and 2 is about \$5 million dollars. The K-6 building is \$7 million dollars. There is \$2 million dollars in construction cost efficiency by building the K-6 building now.
- The school district can save over \$300,000 annually by combining schools

USD 105 RAWLINS CO MILL LEVY



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

USD 105 BOND COST



MILL LEVY INCREASE

OPTION 1 - 7TH-12TH GRADE BUILDING

Total cost	\$31,800,000
Insurance reimbursement	-\$8,500,000
Total Bond	\$23,000,000
Total Property Tax	\$23,000,000

THIS IS A MILL INCREASE OF 25 MILLS FOR TOTAL OF 75.032 MILLS

- \$24 PER MONTH ON A \$100,000 HOUSE
- \$51 PER MONTH ON A \$100,000 COMMERCIAL PROPERTY
- AGRICULTURAL PROPERTY ANNUALLY
 - DRY CROP LAND \$1.38 PER ACRE
 - IRRIGATED LAND \$3.75 PER ACRE
 - GRASS LAND \$0.25 CENTS PER ACRE

OPTION 2 - K-12TH GRADE BUILDING

Total cost	\$36,600,000
Insurance reimbursement	-\$8,500,000
Total Bond	\$28,100,000
Total Property Tax	\$28,100,000

THIS IS A MILL INCREASE OF 31 MILLS FOR TOTAL OF 81.032 MILLS

- \$31 PER MONTH ON A \$100,000 HOUSE
- \$63 PER MONTH ON A \$100,000 COMMERCIAL PROPERTY
- AGRICULTURAL PROPERTY ANNUALLY
 - DRY CROP LAND \$1.74 PER ACRE
 - IRRIGATED LAND \$4.65 PER ACRE
 - GRASS LAND \$0.31 PER ACRE

USD 105 SALES TAX OPTION



1 CENT CITY SALES TAX OPTION

OPTION 1 - 7TH-12TH GRADE BUILDING

Total cost	\$31,800,000
Insurance reimbursement	-\$8,500,000
Total Bond	\$23,000,000
1 cent City Sales Tax	-\$2,750,000
Total Property Tax	\$20,250,000

THIS IS A MILL INCREASE OF 19.75 MILLS FOR TOTAL OF 70.07 MILLS

- \$18.95 PER MONTH ON A \$100,000 HOUSE
- \$41.25 PER MONTH ON A \$100,000 COMMERCIAL PROPERTY
- AGRICULTURAL PROPERTY ANNUALLY
 - DRY CROP LAND \$1.10 PER ACRE
 - IRRIGATED LAND \$2.90 PER ACRE
 - GRASS LAND \$0.20 CENTS PER ACRE

OPTION 2 - K-12TH GRADE BUILDING

Total cost	\$36,600,000
Insurance reimbursement	-\$8,500,000
Total Bond	\$28,100,000
1 cent City Sales Tax	-\$2,750,000
Total Property Tax	\$25,350,000

THIS IS A MILL INCREASE OF 25.25 MILLS FOR TOTAL OF 75.57 MILLS

- \$24.25 PER MONTH ON A \$100,000 HOUSE
- \$52.65 PER MONTH ON A \$100,000 COMMERCIAL PROPERTY
- AGRICULTURAL PROPERTY ANNUALLY
 - DRY CROP LAND \$1.40 PER ACRE
 - IRRIGATED LAND \$3.65 PER ACRE
 - GRASS LAND \$0.24 PER ACRE

USD 105 SALES TAX OPTION



1 CENT COUNTY SALES TAX OPTION

OPTION 1 - 7TH-12TH GRADE BUILDING

Total cost	\$31,800,000
Insurance reimbursement	-\$8,500,000
Total Bond	\$23,000,000
1 cent County Sales Tax	-\$7,790,000
Total Property Tax	\$15,210,000

THIS IS A MILL INCREASE OF 8.75 MILLS FOR TOTAL OF 58.57 MILLS

- \$8.39 PER MONTH ON A \$100,000 HOUSE
- \$18.23 PER MONTH ON A \$100,000 COMMERCIAL PROPERTY
- AGRICULTURAL PROPERTY ANNUALLY
 - DRY CROP LAND \$0.48 PER ACRE
 - IRRIGATED LAND \$1.28 PER ACRE
 - GRASS LAND \$0.08 PER ACRE

OPTION 2 - K-12TH GRADE BUILDING

Total cost	\$36,600,000
Insurance reimbursement	-\$8,500,000
Total Bond	\$28,100,000
1 cent County Sales Tax	-\$7,790,000
Total Property Tax	\$20,310,000

THIS IS A MILL INCREASE OF 14.25 MILLS FOR TOTAL OF 64.57 MILLS

- \$13.70 PER MONTH ON A \$100,000 HOUSE
- \$29.70 PER MONTH ON A \$100,000 COMMERCIAL PROPERTY
- AGRICULTURAL PROPERTY ANNUALLY
 - DRY CROP LAND \$0.78 PER ACRE
 - IRRIGATED LAND \$2.06 PER ACRE
 - GRASS LAND \$0.14 PER ACRE

USD 105 SALES TAX OPTION



1 CENT CITY AND 1 CENT COUNTY SALES TAX OPTION

OPTION 1 - 7TH-12TH GRADE BUILDING

Total cost	\$31,800,000
Insurance reimbursement	-\$8,500,000
Total Bond	\$23,000,000
1 cent County Sales Tax	-\$10,540,000
Total Property Tax	\$12,460,000

THIS IS A MILL INCREASE OF 4.77 MILLS FOR TOTAL OF 55.09 MILLS

- \$4.57 PER MONTH ON A \$100,000 HOUSE
- \$9.95 PER MONTH ON A \$100,000 COMMERCIAL PROPERTY
- AGRICULTURAL PROPERTY ANNUALLY
 - DRY CROP LAND \$0.26 PER ACRE
 - IRRIGATED LAND \$0.69 PER ACRE
 - GRASS LAND \$0.05 PER ACRE

OPTION 2 - K-12TH GRADE BUILDING

Total cost	\$36,600,000
Insurance reimbursement	-\$8,500,000
Total Bond	\$28,100,000
1 cent County Sales Tax	-\$10,540,000
Total Property Tax	\$17,560,000

THIS IS A MILL INCREASE OF 8.5 MILLS FOR TOTAL OF 58.82 MILLS

- \$ 12.22 PER MONTH ON A \$100,000 HOUSE
- \$17.71 PER MONTH ON A \$100,000 COMMERCIAL PROPERTY
- AGRICULTURAL PROPERTY ANNUALLY
 - DRY CROP LAND \$0.47 PER ACRE
 - IRRIGATED LAND \$1.23 PER ACRE
 - GRASS LAND \$0.08 PER ACRE

USD 105 BOND SCHEDULE



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



TAKE OUR SURVEY!



<http://tinyurl.com/USD105>