

# PRATT USD 382 BOND - FREQUENTLY ASKED QUESTIONS



## 1. What is the bond question? How will it appear on the ballot?

- a. The question on the ballot will appear as follows:
  - i. **"Shall the following be adopted?**
  - ii. Shall Unified School District No. 382; Pratt County, Kansas (Pratt) (the "District") be authorized to issue general obligation bonds in an amount not to exceed \$16,600,000 (the "Bonds") to pay the costs to: (a) construct, furnish and equip improvements and renovations to District Facilities, including interior and exterior improvements, new windows, roof improvements at the ACE building; (b) construct, furnish and equip improvements and renovations to Southwest Elementary School, including new classrooms, interior improvements, storm shelter and secured entry improvements, and transportation improvements; (c) construct, furnish and equip a transportation maintenance facility; (d) make all other necessary improvements appurtenant thereto (collectively the "Project"); and (e) pay costs of issuance and interest on the Bonds during construction of the Project, all pursuant to the provisions of K.S.A. 10 IO1 et seq., K.S.A. 25-2018(£), K.S.A. 72-5457, and K.S.A. 72 5458 et seq.?

## 2. What is the timeline of how the 2023 bond developed?

- a. **March 2021** - A Facilities Committee of community members, board members, and USD 382 staff members began meeting in March 2021. Together, they reviewed engineering studies on the ACE building, transportation building, and other district facilities. This was also part of the 2017 Southwest Elementary Energy Performance project and study.
- b. **September 2021** - The district administered a survey to all school district patrons to gauge and identify facility needs.
- c. **May 2022** - A comprehensive 3rd party survey was delivered to all school district patrons. Results were supportive of the ACE improvements but not supportive of a separate daycare building.
- d. **August 2022** - The Board of Education and Facilities Committee interviews architectural firms to develop more refined plans and begin involving more stakeholders in the design process. SPT Architecture was selected.
- e. **February 2023** - The Board of Education and Facilities Committee interviews construction companies to further involve more stakeholders in the preconstruction process. Simpson Construction Services was selected.
- f. **March 2023** - Bond Campaign Committee (KIDS) was formed. The committee consisted of approximately 35 community members, local business owners, parents, students, and teachers.
- g. **April 2023** - Multiple bond information meetings will be held at different locations throughout the community of Pratt.
- h. **May 9, 2023 - Election Day**

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## 3. Will the 2023 bond for Pratt USD 382 increase property taxes?

- Yes, if the bond question is approved, the projected mill levy increase would be 6.5.
- Cost to Homeowner of Projected Mill Levy Increase:**

| USD 382 Bond Tax Impact - Home Owner Property |             |                     |            |                    |           |
|---|-------------|---------------------|------------|--------------------|-----------|
| Monthly Property Tax                          |             | Annual Property Tax |            | Daily Property Tax |           |
| Home Value                                    | Monthly Tax | Home Value          | Annual Tax | Home Value         | Daily Tax |
| \$50,000                                      | \$3.11      | \$50,000            | \$37.38    | \$50,000           | \$0.10    |
| \$75,000                                      | \$4.67      | \$75,000            | \$56.06    | \$75,000           | \$0.15    |
| \$100,000                                     | \$6.23      | \$100,000           | \$74.75    | \$100,000          | \$0.20    |
| \$150,000                                     | \$9.34      | \$150,000           | \$112.13   | \$150,000          | \$0.31    |
| \$200,000                                     | \$12.46     | \$200,000           | \$149.50   | \$200,000          | \$0.41    |

| USD 382 Bond Tax Impact - Commercial Property |             |                     |            |                    |           |
|---|-------------|---------------------|------------|--------------------|-----------|
| Monthly Property Tax                          |             | Annual Property Tax |            | Daily Property Tax |           |
| Property Value                                | Monthly Tax | Property Value      | Annual Tax | Property Value     | Daily Tax |
| \$50,000                                      | \$6.77      | \$50,000            | \$81.25    | \$50,000           | \$0.22    |
| \$75,000                                      | \$10.16     | \$75,000            | \$121.87   | \$75,000           | \$0.33    |
| \$100,000                                     | \$13.54     | \$100,000           | \$162.50   | \$100,000          | \$0.45    |
| \$150,000                                     | \$20.31     | \$150,000           | \$243.75   | \$150,000          | \$0.67    |
| \$200,000                                     | \$27.08     | \$200,000           | \$325.00   | \$200,000          | \$0.89    |

| USD 382 Bond Tax Impact - Agricultural Property Owners*              |             |                       |            |                       |               |
|--|-------------|-----------------------|------------|-----------------------|---------------|
| *Estimate only, landowner must calculate based on crop productivity. |             |                       |            |                       |               |
| Monthly Property Tax   |             | Annual Property Tax   |            | Annual Cost per Acre  |               |
| Crop Land (160 Acres)  | Monthly Tax | Crop Land (160 Acres) | Annual Tax | Crop Land (160 Acres) | Cost per Acre |
| Dry Crop Land  | \$3.80      | Dry Crop Land         | \$45.55    | Dry Crop Land         | \$0.28        |
| Grass Land   | \$0.65      | Grass Land            | \$7.80     | Grass Land            | \$0.05        |
| Irrigated Land   | \$11.31     | Irrigated Land        | \$135.72   | Irrigated Land        | \$0.85        |

## 4. What renovations will occur at the ACE? What will remain “original”?

- The renovation will include new windows, doors, roof, exterior tuck pointing, HVAC overhaul, plumbing, and electrical. It is the goal of the Architect, Construction Manager, and USD 382 to maintain the historic character of the building. Efforts to do so include keeping the terrazzo floors, the tile, and the wood finishes in hallways and stairwells. Classroom areas will be made more functional while maintaining the character of the building. Interior walls will be adjusted to increase classroom space to meet recommended size requirements. Additionally, all restroom facilities will be completely renovated.

## 5. What will the restoration to the Frog Dome include?

- The restoration of the Frog Dome will include a new floor, new ceiling, new lighting, and new windows. These improvements are necessary to meet the needs as a PE classroom for 4<sup>th</sup> and 5<sup>th</sup> grades, to meet the requirements of a regulation competition gym, and to serve as a regular practice facility for middle and high school teams. Locker rooms will also be updated.

## 6. What will the “Professional Development” space in the ACE be used for?

- This will be a larger space that can serve multiple different purposes. Uses would include serving as a board room and a space for large committee meetings, staff development, or for USD 382 students to attend any professional development opportunities or workshops offered by the district requiring space to accommodate up to 90 participants.



**7. Will there be any classrooms at the ACE for 4th or 5th grades for future expansion?**

- a. The space being renovated at the ACE would be well suited for expansion in the USD 382 district for the next 20 years. 4 classrooms on the 3<sup>rd</sup> floor would not be used immediately after completion, and it would be possible to convert one group learning space to a classroom on the 2<sup>nd</sup> floor in the future.

**8. Who will staff the Childcare Center at the ACE?**

- a. USD 382 would provide the space, janitorial and maintenance services, and security and a 3<sup>rd</sup> party provider would handle staffing, certification, and administration of the daycare.
- b. The Childcare Center will address an identified need and help our district and other businesses attract and retain employees as well as new families to the community.

**9. Will the extra-curricular and elementary science program still be housed at the ACE?**

- a. Yes, the bond scope includes plans to update and modernize the laboratory currently used by Mrs. Bitter for providing our high-level science program for elementary students and extracurricular science competition projects.

**10. What projects will be done at Southwest Elementary School?**

- a. The projects at Southwest Elementary include 4 classroom additions that will also serve as storm shelters, a new secure entry vestibule, and dedicated drop-off areas at the main entry and near the new classroom additions. There will also be some renovations to the Special Education Area.

**11. Where would PreK be served for the 2023-24 school year if there is construction ongoing with the ACE?**

- a. The district continues to pursue temporary locations during construction that meet regulations. Recently, the building that previously housed the Pratt Rehab Center (just east of PRMC) has emerged as a top prospect. We appreciate the positive support from our local entities to work together for solutions for our community.

**12. Is any government funding being used for the storm shelter construction costs?**

- a. Not at this time. USD 382 did apply and receive approval for FEMA funding, but the square footage requirements increased the overall cost of the project. We will continue to explore grant opportunities to offset some costs.
- b. For further context, FEMA requirements are intended for protection from a hurricane, requiring the facility to be usable for multiple consecutive days by those sheltering. In tornado country, we need a hardened facility which will protect the occupants for a short duration (approximately 1 hour), which decreases the square footage requirements.
- c. However, USD 382 is able to use ESSER (federal pandemic dollars) for the ventilation improvements part of the project at the ACE building. We have received approval to use these funds and they must be allocated by the end of 2024.



**13. Is the temporary library going to remain at Southwest after the addition?**

- a. Yes. The district spent approximately \$100K and the structure is still in excellent condition. USD 382 would expect a decision point for replacing or displacing this facility in the 2035-2040 timeframe.

**14. What is the proposed project schedule with timing of school? What grades and staff will be affected during construction?**

- a. Construction would take place during the 2023-24 school year and the summers of 2023 and 2024. Southwest Elementary will not have services or placement impacted during construction. The central office staff and Pre-K program will be served at an alternate location during the 2023-24 school year. Construction would be complete by August of 2024 for the beginning of the 2024-25 school year.

**15. This bond campaign does not include any work at LMS. Will LMS be needing any major upgrades or renovations soon?**

- a. LMS had the roof resurfaced in 2014 and all HVAC replaced in phases from 2012 – 2014. Facilities needs assessments done by Wildan Engineering concluded that USD 382 should expect to cycle those in the 2034 – 2040 timeframe, and we would use capital outlay dollars for those expenditures.
- b. We have also already updated carpets in the buildings and replaced the elevator with capital outlay dollars. A window replacement project may also be advisable in the next 10 years, which would be included in the long-term capital outlay plan.
- c. We are using ESSER (federal pandemic dollars) funds to replace HVAC units on the Pedigo of LMS by 2025. We will use expect to begin cycling HVAC units at PHS beginning in 2028 – 2034 and will use capital outlay dollars for those expenditures. We have reviewed the PHS roofs, and we are in good shape for the foreseeable future.

**16. Are the current needs at PHS being met or will there be a need for growth at this facility in the near future?**

- a. PHS can accommodate the predicted needs going forward unless there would be a major shift in demographics (a nearby high school closing, for example) to require more space.
- b. This bond would move 5<sup>th</sup> grade to the ACE, therefore opening classrooms at LMS. This could allow us to bring ESL back to LMS, which would make one PHS classroom available for growth.

**17. Does LMS/PHS have a secured entry currently? If not, are there plans in place to make one?**

- a. Both PHS and LMS have buzz-in systems with cameras. While they do not have a vestibule set up like we are proposing for SW and the ACE, security can also be improved in a targeted project using capital outlay dollars.



## 18. Why a Bond Issue now?

- a. We are at a decision point with the ACE building. The district has maintained the 1939 facility, but the core infrastructure of steam pipes, antiquated HVAC system, and the outdated electrical and plumbing has reached the end of useful life. The structure itself, though, is solid and sound per engineering studies. We must replace the boiler immediately, which provides steam heat at a significant cost. If the district is able to renovate it, avoids spending large sums for a band-aid solution on outdated infrastructure. We also have an opportunity to use federal dollars to cover some of the costs, which reduces the bond amount. We have space needs in the district and a complete renovation of the ACE allows the district to most efficiently use the space it has without adding additional roofs. We need tornado shelters at our elementary to maximize student safety. Finally, this renovation and construction allows the district to house PreK with the kindergarten and increase kindergarten readiness as well as share primary instructional resources.

## 19. Why is it feasible to renovate the ACE now when the district didn't in 2006 (when the new HS was built)?

- a. In 2006, it was more expensive to renovate the ACE with new construction than it was to build new to serve the needs for a modern 9-12 building of nearly 400 students and staff and all activities. The new PHS building linked the Pedigo (shop classes, etc) to PHS and LMS. This allowed students 6-12 to walk to lunch without going outside and provided an efficient infrastructure. The district sold two buildings in need of repair and reduced its overall footprint to survive the economic crunch at the time. The renovated ACE building will meet the needs of three programs (Fourth/Fifth Grades, District Office, and Daycare) that, in their entirety, will consist of half of the students and staff in the high school. The space was not adequate for 400, but is more than adequate for the planned use.
- b. The ACE can be renovated at a cost of \$200/square foot versus the cost of building new at \$330/square foot. This does not include the cost of demolishing the ACE, which is estimated to cost between \$500,000 – 750,000, nor the loss of a site that represents our strong tradition in the center of our community.