



**PRATT** | *USD*  
**GREENBACKS** | **382**



# **PRATT USD 382**

## **Facilities Improvements & Bond Initiative**

**MARCH 14, 2023**





# Pratt Greenbacks



## Small Schools, Big Opportunities

Passion, Grit, Respect, Valor, & Team



# Welcome!

Facilities Committee –March 2021

Jack Galle

Bill Keller

Kelley Simon

Kay Estes

Bill Skaggs

Tammy Smith

Amy Jackson

David Inslee

Tony Helfrich

Jeremy Demuth

Carrie Goodheart

Tracey Beverlin

Bob Blasi



# Old HS...where do we go?

- Concerns (original in 1939, additions in 1967):
  - Roof—recoated in 1992. 1993 on additions.
  - Plumbing
  - HVAC—boiler heat installed in 1976. Window units.
  - Asbestos
  - Efficient use of space
  - Gym



# District Needs

- Space
  - SW: 3 Resource teachers in one room, library in modular.
  - Rooms for expanded all-day PreK/Daycare for 3 year-olds.
  - Daycare: required square footage & licensing requirements, i.e. bathroom access.
  - Maintain space we do have.
- Safety
  - Tornado Shelters for Southwest Elementary.
  - Secured Entry for Southwest Elementary.
  - Secured Entry for ACE.
- Daycare
  - Staff recruitment and retention.
  - Overflow for community needs.



# District Needs

- Improved Student Drop-offs
  - SW & PreK
- Transportation Facility
  - Unsafe per engineering studies.
- Decision Point for ACE.
  - Failing infrastructure: steam pipes, window AC units—we can use ESSER dollars for ventilation project.



# Opportunities--if we act now

- Spend Federal Dollars
  - Pandemic \$700K federal dollars—improved ventilation project has been approved
  - Spend by 9/1/2025
- Daycare
  - Renovate existing space for long-term solution.
- Avoid heavy capital outlay spending for a building to be demolished in 5-10 years.
- Provide tornado safety for all students.
  - Secured Entry & Improved drop-offs.
  - Safety for bus drivers and bus maintenance team.
- Stay on target for long-term strategic plan.
- Maintain tradition and legacy with efficient use of space.



# Opportunities--if we act now

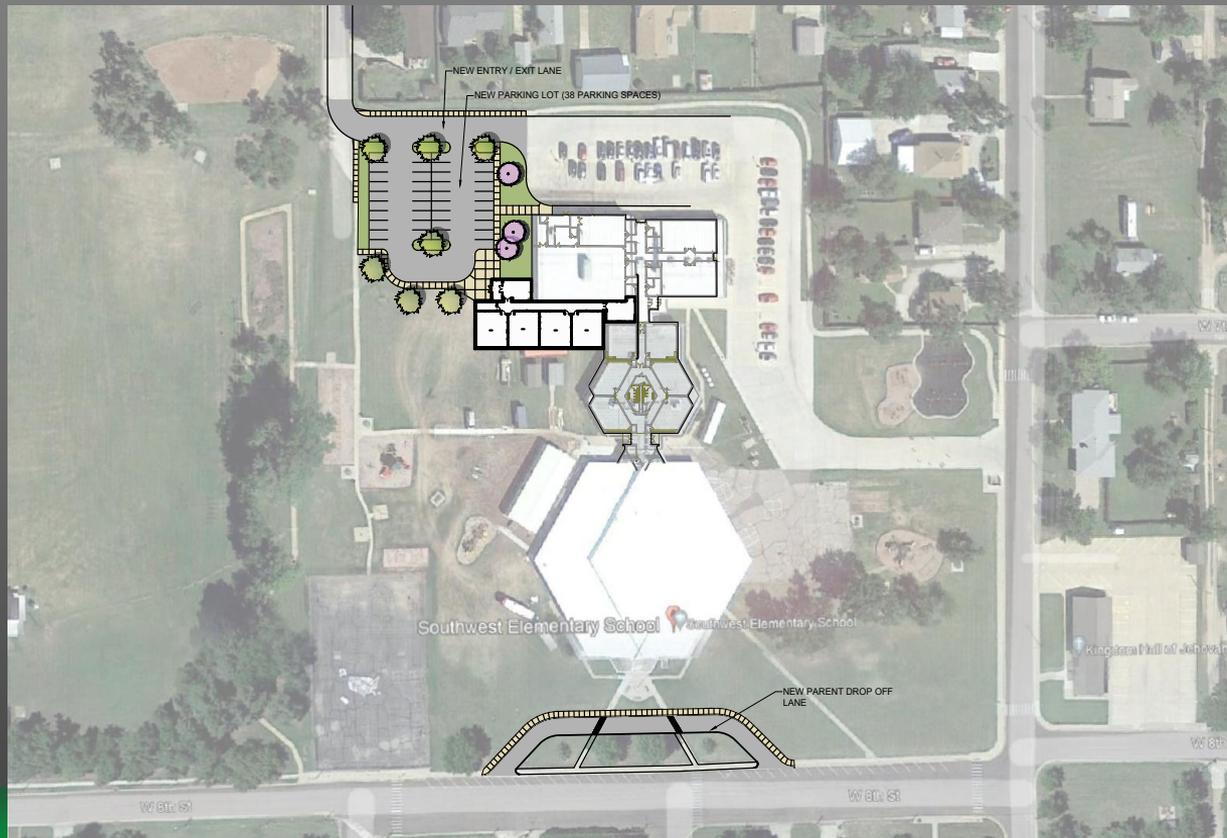
- Increase Kindergarten Readiness
  - PreK & Kindergarten together
  - Long-term growth for our students.
- Economic Development
  - Community daycare needs
  - Updated schools—tradition meets modern



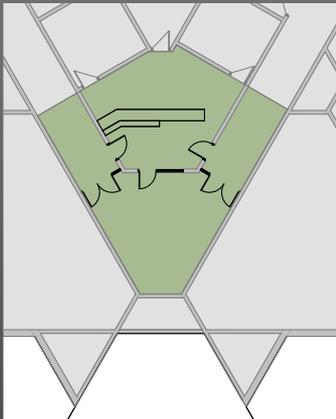
# Process

- Engineering Studies—Wildan/Millig Engineering
- Needs Assessment—Wildan/Millig Engineering
- In-house survey—94% from staff & parents—Sept 2021
  - Identified priorities and needs (student drop-offs, daycare, maintain programs, safety, tradition)
  - [https://docs.google.com/forms/d/1JwRe13EP0YEr7UYiE1b82P\\_lloeXev9so4WYj8U5aWc/edit - responses](https://docs.google.com/forms/d/1JwRe13EP0YEr7UYiE1b82P_lloeXev9so4WYj8U5aWc/edit - responses)
- Facilities committee recommendation for configurations
  - PreK-3<sup>rd</sup> (SW), 4<sup>th</sup>/5<sup>th</sup> Intermediate Center (ACE), 6<sup>th</sup>-8<sup>th</sup> (LMS)
- 3<sup>rd</sup> Party survey (School Perceptions)—bond scope at \$18.8 million—May 2022
- Community Input sessions for district's Long-Term Strategic Plan
- Hired architect (SPT) in October 2022—refine plans and meet with key staff.

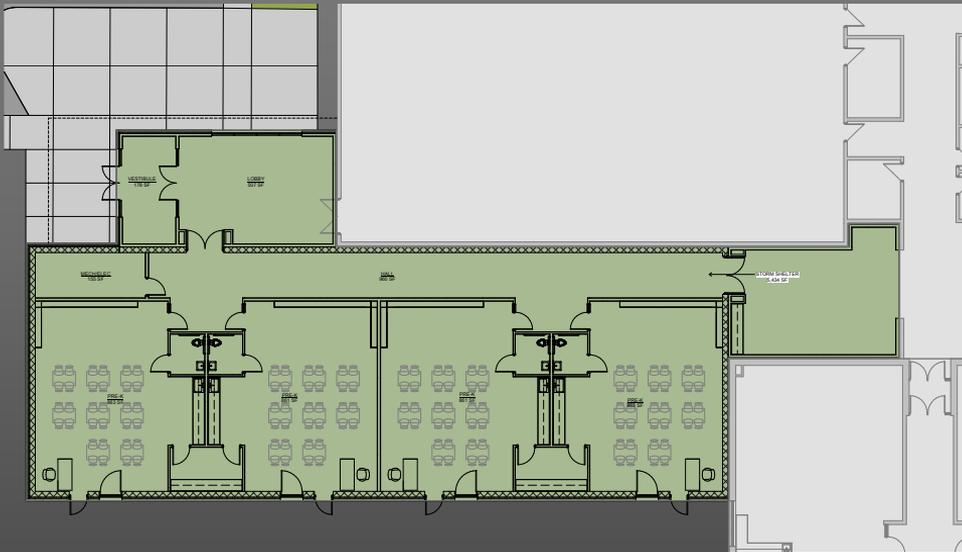
# SOUTHWEST ELEMENTARY SCHOOL



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ⓐ MAIN ENTRY



ⓑ PRE-K CLASSROOMS



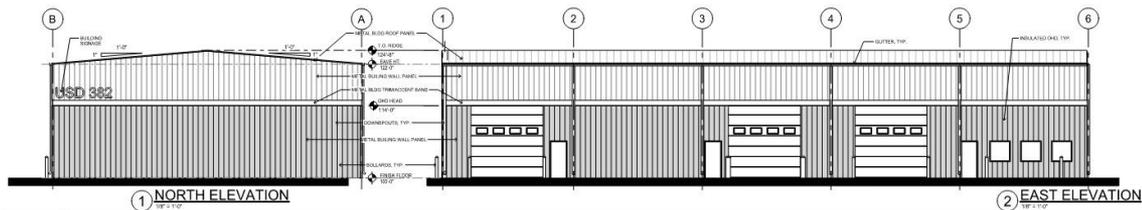
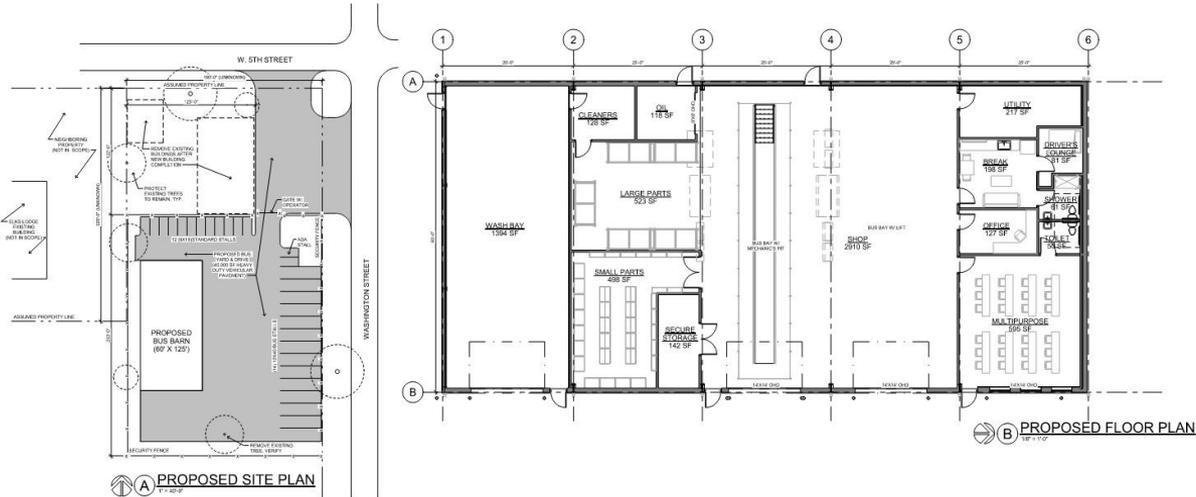
USD 382 PRATT  
PRATT SCHOOL REMODEL

3.30.2023

A2



# BUS BARN



**USD 382 PRATT  
BUS BARN**  
5TH & WASHINGTON, PRATT, KS 67124

**A1**  
2021.12.20

# ACE BUILDING - FIRST FLOOR



ⓐ FIRST FLOOR PLAN  
100-719



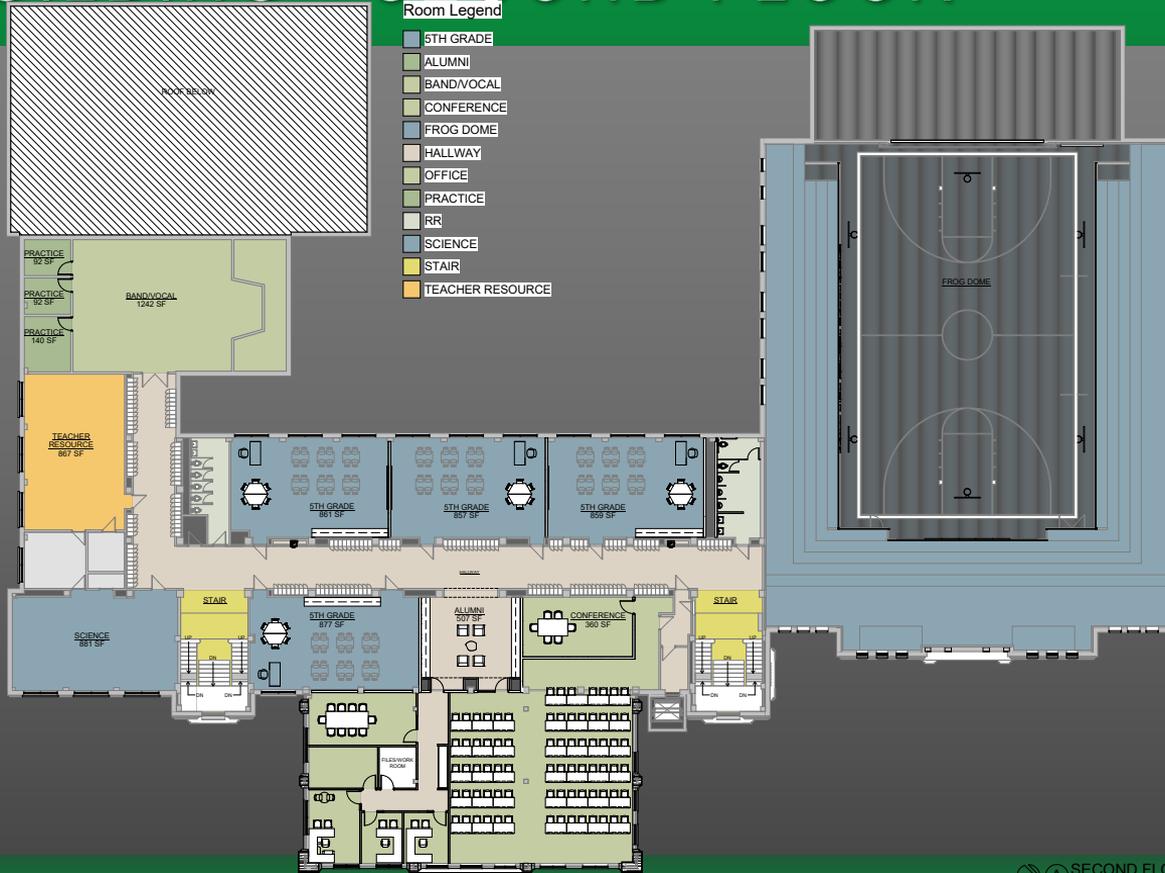
# EXTERIOR RENDERING



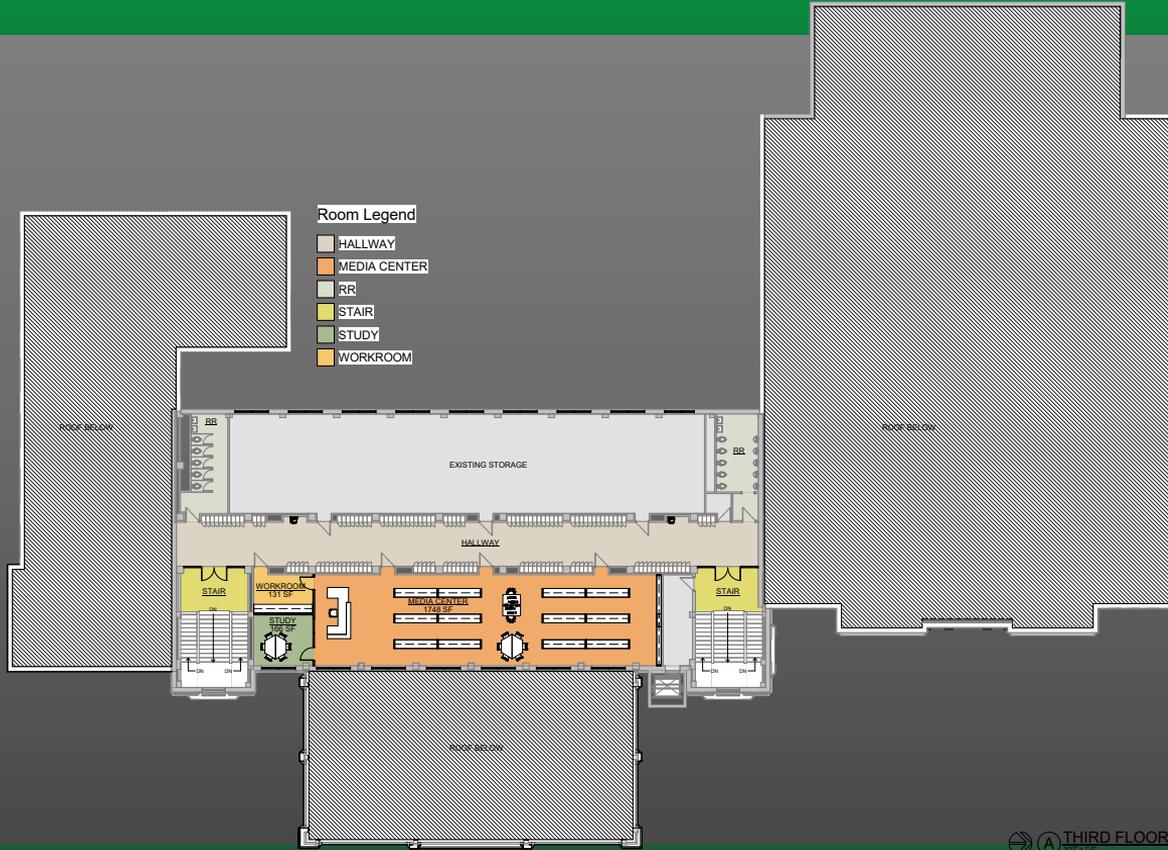
# EXTERIOR RENDERING



# ACE BUILDING - SECOND FLOOR



# ACE BUILDING - THIRD FLOOR



THIRD FLOOR PLAN

# EXTERIOR RENDERING



# EXTERIOR RENDERING



# USD MILL LEVY COMPARISON



## Mill Levy Comparison (2022/23) – Before Mill Levy Increase

District	Assessed Valuation	District Levy	Annual Cost To \$100,000 Homeowner
USD 410 (Durham-Hillsboro-Lehigh)	\$45,619,219	61.813	\$710.85
USD 402 (Augusta)	\$123,366,735	60.765	\$698.80
USD 495 (Ft Larned)	\$61,794,709	58.181	\$669.08
USD 405 (Lyons)	\$53,989,354	56.965	\$655.10
USD 268 (Cheney)	\$44,873,692	56.000	\$644.00
USD 460 (Hesston)	\$53,455,185	53.419	\$614.32
USD 431 (Hoisington)	\$47,236,164	53.094	\$610.58
USD 440 (Halstead)	\$53,359,758	51.854	\$596.32
USD 312 (Haven Public Schools)	\$101,496,022	50.897	\$585.32
<b>USD 382 (Pratt)</b>	<b>\$108,252,338</b>	<b>49.860</b>	<b>\$573.39</b>
USD 331 (Kingman - Norwich)	\$74,573,999	44.324	\$509.73
USD 309 (Nickerson)	\$88,171,836	43.106	\$495.72
USD 400 (Smoky Valley)	\$89,708,161	42.707	\$491.13



# USD MILL LEVY COMPARISON

Area Average Total Mills = **56.8**  
 Area Average Bond & Interest only = 13.244

## USD 382 PRATT

Current Total Mills = 49.860  
 Current Bond & Interest = 6.519  
 PROPOSED + 6.50 (25 years)

If the bond passes:  
 Total Bond & Interest = 13.019  
 Total Mills = **56.36**

\*\* 2031: 2 Mills drop off, so  
 Total Bond & Interest = 11.019  
 Total Mills = **54.36**

	Total Mills	Bond & Interest
Dexter USD 471	69.576	19.441
Andover USD 385	67.337	28.830
Derby USD 260	66.272	16.461
Hesston USD 460	66.072	22.234
Valley Center USD 262	65.394	19.420
Chase County Schools USD 284	64.273	16.245
El Dorado USD 490	64.047	22.566
Rose Hill USD 394	63.651	18.441
Clearwater USD 264	63.300	17.682
Central USD 462	63.244	16.511
Newton USD 373	62.844	11.805
Durham-Hillsboro-Lehigh USD 410	61.786	13.698
Mulvane USD 263	61.724	9.254
Sedgwick USD 439	61.678	15.246
Douglass USD 396	61.346	14.941
Maize USD 266	61.155	19.257
Augusta USD 402	60.975	20.987
Cheney USD 268	60.652	10.987
Circle USD 375	59.932	20.409
Goessel USD 411	58.569	7.911
Haysville USD 261	56.776	15.075
Flinthills USD 492	56.535	7.278
Burrton USD 369	55.988	8.000
Conway Spring USD 356	55.908	6.002
Eureka USD 389	55.294	10.014
Renwick USD 267	55.022	13.488
Goddard USD 265	54.949	13.275
Wellington USD 353	54.580	10.708
Fredonia USD 484	54.366	6.865
Remington USD 206	53.374	11.049
Oxford USD 358	53.345	13.315
Udall USD 463	53.246	10.289
Arkansas City USD 470	53.220	12.498
West Elk USD 282	52.884	11.666
Winfield USD 465	52.779	4.909
Argonia USD 359	52.519	0.000
Halsted-Bentley USD 440	51.838	9.212
Madison-Virgil USD 386	51.505	0.000
Wichita USD 259	51.484	7.682
Marion-Florence Schools USD 408	51.387	5.538
Hamilton USD 390	51.135	0.000
Elk Valley USD 283	50.344	0.000
Belle Plaine USD 357	50.014	12.551
South Haven USD 509	49.437	0.000
Bluestem USD 205	<b>45.987</b>	<b>0.000</b>
Peabody-Burns USD 398	44.880	0.000
Centre USD 397	36.994	0.000
Averages	56.800	13.244

# COST ESTIMATE

## USD 382 PRATT - BOND BUDGETS

3/2/2023

### PRELIMINARY PROJECT BUDGET

Assumptions: The preliminary cost estimate is based on the following assumptions and facts.  
 \* Budget is prepared using 2023 Dollars.  
 \* No site acquisition is required

Item	Area	Cost/SF	Cost
<b>A. Building Cost</b>			
<b>High School</b>			
	Existing		
First Floor	16,500 sf	\$190	\$3,135,000
Second Floor	15,280 sf	\$190	\$2,903,200
Third Floor	5,000 sf	\$0	\$0
Frog Dome	11,000 sf	\$120	\$1,320,000
Outdoor improvements under 2nd floor	3,300 sf	\$100	\$330,000
Exterior upgrades	1 ea	\$500,000	\$500,000
New windows	1 ea	\$600,000	\$600,000
Replace roofs on existing structures	34,227 sf	\$18	\$616,086
			<b>Subtotal</b>
			<b>\$9,404,286</b>
<b>SWES</b>			
	Existing		
Add 4 Pre-K Classrooms	5,500 sf	\$290	\$1,595,000
Storm Shelter upgrade	4,133 sf	\$100	\$413,300
New drop-off drive	5,970 sf	\$25	\$149,250
Secure entry	1 ea	\$100,000	\$100,000
			<b>Subtotal</b>
			<b>\$2,257,550</b>
<b>Bus Barn</b>			
Bus Barn	53,578 sf		
	7,500 sf	\$160	\$1,200,000
			<b>Subtotal</b>
			<b>\$1,200,000</b>
<b>Subtotal Construction/Fixed Equip/Site Costs</b>			<b>\$12,861,836</b>
<b>B. Site Development (X% of Building Cost)</b>			
		5.0%	\$643,092
Contingency		5.0%	\$643,092
Inflation to midpoint of project		3.0%	\$385,855
<b>D. Total Construction (A+B+C)</b>			<b>\$1,286,184</b>
			<b>\$14,148,020</b>
<b>E. Site Acquisition</b>			
		0%	\$0
<b>F. Fixtures, Furniture &amp; Equipment (X% of Building Cost)</b>			
		3.5%	\$495,181
<b>G. Installation/Moving Costs (X% of Building Cost)</b>			
		0%	\$0
<b>H. Professional Fees, Civil engineering, Survey, Geotech (X% of C&amp;D)</b>			
		7.00%	\$990,361
<b>K. Total Budget Required (D &amp; E through K)</b>			<b>\$1,485,542</b>
<b>Total Project Costs</b>			<b>\$15,633,562</b>

# HOMEOWNER PROPERTY TAX

\$100,000 Residential =  
\$6.23 per month increase

## *Unified School District No. 382*

Pratt County, Kansas (Pratt)

Home Owner Property Tax Increase

	\$16.6MM		\$17.7MM	
	20 Years	25 Years	20 Years	25 Years
Mill Levy Increase	7.000	6.500	7.700	6.900
Existing Bond & Interest Mill Levy	6.519	6.519	6.519	6.519
<b>Total Mill Levy</b>	<b>13.519</b>	<b>13.019</b>	<b>14.219</b>	<b>13.419</b>

Cost to Homeowner of Projected Mill Levy Increase

### **Annual Property Tax**

\$50,000 Home	40.25	37.38	44.28	39.68
\$75,000 Home	60.38	56.06	66.41	59.51
\$100,000 Home	80.50	74.75	88.55	79.35
\$150,000 Home	120.75	112.13	132.83	119.03
\$200,000 Home	161.00	149.50	177.10	158.70

### **Monthly Property Tax**

\$50,000 Home	3.35	3.11	3.69	3.31
\$75,000 Home	5.03	4.67	5.53	4.96
\$100,000 Home	6.71	6.23	7.38	6.61
\$150,000 Home	10.06	9.34	11.07	9.92
\$200,000 Home	13.42	12.46	14.76	13.23

### **Daily Property Tax**

\$50,000 Home	0.11	0.10	0.12	0.11
\$75,000 Home	0.17	0.15	0.18	0.16
\$100,000 Home	0.22	0.20	0.24	0.22
\$150,000 Home	0.33	0.31	0.36	0.33
\$200,000 Home	0.44	0.41	0.49	0.43

Median Home Value (Pratt County)

\$103,400

# COMMERCIAL PROPERTY TAX

\$100,000 Commercial Property = \$13.54/month increase

## *Unified School District No. 382*

Pratt County, Kansas (Pratt)

Commercial Property Tax Increase

	\$16.6MM		\$17.7MM	
	20 Years	25 Years	20 Years	25 Years
Mill Levy Increase	7.000	6.500	7.700	6.900
Existing Bond & Interest Mill Levy	6.519	6.519	6.519	6.519
Total Mill Levy	13.519	13.019	14.219	13.419

### Cost to Commercial Businesses of Projected Mill Levy Increase

#### **Annual Property Tax**

\$50,000 Property	87.50	81.25	96.25	86.25
\$75,000 Property	131.25	121.87	144.38	129.38
\$100,000 Property	175.00	162.50	192.50	172.50
\$150,000 Property	262.50	243.75	288.75	258.75
\$200,000 Property	350.00	325.00	385.00	345.00

#### **Monthly Property Tax**

\$50,000 Property	7.29	6.77	8.02	7.19
\$75,000 Property	10.94	10.16	12.03	10.78
\$100,000 Property	14.58	13.54	16.04	14.38
\$150,000 Property	21.88	20.31	24.06	21.56
\$200,000 Property	29.17	27.08	32.08	28.75

#### **Daily Property Tax**

\$50,000 Property	0.24	0.22	0.26	0.24
\$75,000 Property	0.36	0.33	0.40	0.35
\$100,000 Property	0.48	0.45	0.53	0.47
\$150,000 Property	0.72	0.67	0.79	0.71
\$200,000 Property	0.96	0.89	1.05	0.95

# AGRICULTURAL PROPERTY TAX

## Crop Land

Dry crop land = \$3.80/160 acres

Irrigated land = \$11.31/160 acres

Grass Land = \$ 0.65/160 acres

Note: Ag property assessed value uses median use value—to get an accurate number for a specific property, use that property's use value.

## *Unified School District No. 382*

Pratt County, Kansas (Pratt)

Agricultural Property Tax Increase

	\$16.6MM		\$17.7MM	
	20 Years	25 Years	20 Years	25 Years
Mill Levy Increase	7.000	6.500	7.700	6.900
Existing Bond & Interest Mill Levy	6.519	6.519	6.519	6.519
<b>Total Mill Levy</b>	<b>13.519</b>	<b>13.019</b>	<b>14.219</b>	<b>13.419</b>

Cost to Agricultural Property Owners of Projected Mill Levy Increase

### Annual Property Tax

	20 Years	25 Years	20 Years	25 Years
Dry Crop Land (Median Use Value = \$146/acre)	49.06	45.55	53.96	48.36
Grass Land (Median Use Value = \$25/acre) 160 Acres	8.40	7.80	9.24	8.28
Irrigated Land (Median Use Value = \$435/acre) 160 Acres	146.16	135.72	160.78	144.07

### Annual Cost per Acre

	20 Years	25 Years	20 Years	25 Years
Dry Crop Land	0.31	0.28	0.34	0.30
Grass Land	0.05	0.05	0.06	0.05
Irrigated Land	0.91	0.85	1.00	0.90

### Monthly Property Tax

	20 Years	25 Years	20 Years	25 Years
Dry Crop Land 160 Acres	4.09	3.80	4.50	4.03
Grass Land 160 Acres	0.70	0.65	0.77	0.69
Irrigated Land 160 Acres	12.18	11.31	13.40	12.01

Estimated Median Use Value of 160 Acres Dry Crop Land is \$23360

Estimated Median Use Value of 160 Acres Grass Land is \$4,000

Estimated Median Use Value of 160 Acres Irrigated Land is \$69,600



# Next Steps

- Input sessions with the architect (SPT)
  - Special Education room design (special education teams and building teams)
  - PreK room design (PreK teacher team)
  - Drop-offs (building leadership team and relevant staff)
  - Media center (library)—teacher teams (4<sup>th</sup> & 5<sup>th</sup>) & staff librarian.