



2022 Bond Project Frequently Asked Questions

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When is the election?

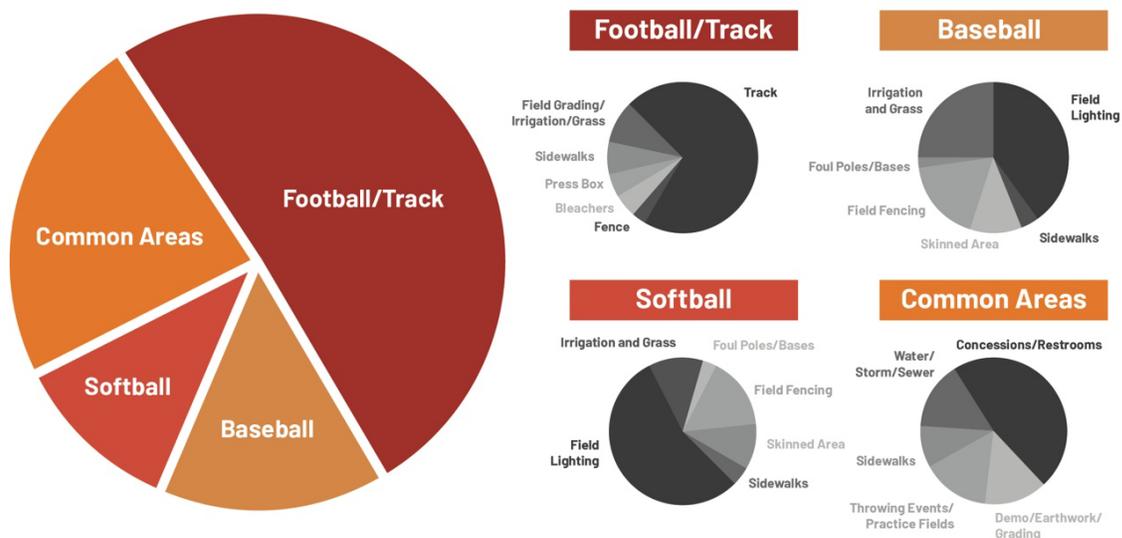
The special election will take place on Tuesday, May 3. Voters must be registered by April 12. Anyone already registered to vote does not need to register again.

What is included in the project?

The project seeks to improve facilities for all field sports at the Inman High School campus, including resolving drainage issues associated with the property. The language in the bond question is, “(a) construct, furnish and equip athletic improvements in the District, including facilities for football/track and field, baseball, softball, improve site drainage, improvements to address handicap access (Americans with Disabilities Act) and other code compliance challenges, and necessary demolition; and (b) make all other necessary improvements related thereto.” In practice, the project scope includes:

- New track
- Regraded natural grass football field
- Football bleachers
- Football press box
- Concession + restroom building
- Softball field with natural grass, fencing and lights
- Baseball field with natural grass, fencing and lights
- Drainage improvements
- Handicap (ADA) access improvements

Here is a breakdown of the relative ratios between components of the project:





How much will the project cost?

The bond amount is \$5,000,000 over 15 years.

How much of that will be paid by farmers, homeowners, etc.?

According to McPherson County Clerk Hollie Melroy and Appraiser Joseph Pennycuff, here is the official breakdown by assessment classification:

Utilities	38%
Residential	18%
Farm Land	18%
Ag Land	14%
Motor Vehicles	7%
Commercial	4%
Personal Property	1%

When will the project be complete?

If the bond passed on May 3, Landmark Architects will complete design within four months, then Hutton will need a total of 12 months to build. That said, Hutton will work with the school district on timing and phasing that takes into account sports seasons and other school activities impacted by the project.

Is the project only for athletics?

Yes, this project will modernize Inman's field sports facilities and bring them up to current ADA and Title IX codes. Previous bond projects focused on academic spaces and left field sports out. Now we're at the point where Inman can't let these facilities deteriorate any further. It's also important to note these spaces are used by:

- Inman schools **for academics, extracurricular activities** and athletics. All Inman students use these spaces at some point.
- The Inman Recreation Commission for youth sports and activities.
- Outside groups looking to host sporting events and tournaments.
- The Kansas High School Activities Association (KHSAA).

Will this project address the drainage issues at that site?

Yes, the School Board voted to advance a plan that includes all field sports – football, track & field, softball and baseball – in part because it provides the best opportunity to improve the drainage issues that plague the current facilities.

I don't have kids in the district, why should I care?

Many voters have kids or grandkids going to Inman schools, or will someday. But even for those with no direct connection to classrooms, it's important to remember that schools are a key economic driver in every community. Families and businesses looking to move to Inman always list "good schools" as a top consideration in their decision. The facilities are used throughout each year for Recreation sports and by the public. And events at the Inman field sports facilities are a source of tourism for Inman restaurants and shops.

Who is designing and building the project?

Landmark Architects are designing the project and Hutton is the construction manager at-risk.

What does "construction manager at-risk" (CMAR) mean?

Unlike the previous two bond elections, which began by selecting our financial companies, the board has decided to take a different approach. By selecting our Construction Management firm first, we



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have more accurate pricing when budgeting the project. This has increased the accuracy of our estimates over previous bond project estimates, and allows us to reduce the amount that we have had to carry in the past for unknowns. A key reason we chose the CMAR delivery method is that the Construction Manager assumes the “risk” of the project. This means that once the pricing is complete, the guaranteed maximum price will be set for the project. If our project comes in under budget, they return 100% of savings to the district, but the district is not responsible for overages.

Why didn't Inman hire a local builder?

Although the Board has selected Hutton as CMAR, it is subcontractors who will perform most of the work on the project and those have not been selected at this point. After the bond passes and designs are finalized, scopes of work called “bid packages” will be publicly advertised for qualified bidders, including local companies. Because this project is largely focused on athletics, some of the highly specialized subcontractors and equipment vendors may only be available from outside the Inman area. Hutton has offices in McPherson, Salina, Wichita and Garden City. While they don't have an office in Inman, as CMAR, they will make every effort to engage local businesses to perform work on the project. This is one of the reasons the Board selected Hutton over other CMAR companies.

Why not use donated labor to build the new facilities?

It is imperative in a project like this to use a licensed, bonded construction manager at-risk to lead the building of the new facilities. Hutton is fully bonded and insured, so they not only cover themselves but all subcontractors and equipment vendors who work on the project. Additionally, the “at-risk” part of construction manager at-risk means that the guaranteed maximum price is all the district will pay. If the project goes over budget (a rare occurrence for Hutton), the CMAR assumes the costs, not the district.

Why not use money already in the budget to pay for the improvements?

The improvements required will serve all high school students playing field sports as well as the academic programs that use the fields, Recreation Commission activities and outside groups, and will improve drainage issues while bringing facilities up to ADA and other legal standards. The only way to make the improvements required is to pass a bond. There are not enough funds in our capital outlay budget to address the needs of this project.

Will this project make my taxes go up?

Anyone who owns real estate in the 448 school district will see an increase in their property taxes. The current bond and interest mill levy of the district is 7.941 mills. After a successful bond election, the mill levy will increase 3.309 mills for three years resulting in a total bond and interest mill levy of 11.25 mills. After three years, the mill levy will drop to 9.75 mills, which is only 1.80 mills higher than the current mill levy.

How will this impact me as a homeowner?

During the overlapping three years, the property tax increase on a \$150,000 home (median McPherson County home value) will be \$57.08/year or \$4.76/month, but will return to levels similar to today's taxes once the current bond expires.*

How will this impact me as a farmland owner?

During the overlapping three years, the property tax increase on a 160-acre piece of irrigated land will be \$74.81/year or \$6.23/month, but will return to levels similar to today's taxes once the current bond expires.*



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How will this impact me as a business owner?

During the overlapping three years, the property tax increase on a \$150,000 commercial property will be \$124.09/year or \$10.34/month, but will return to levels similar to today's taxes once the current bond expires.*

*These projections pertain only to the current debt service and the new debt service associated with the proposed \$5million school bond. For a comprehensive overview of the property tax impact go to: www.usd448bond.com

Who's driving this project?

The Inman Facilities Committee has been studying the district's needs and advocating for improvement for more than five years. The Facilities Committee is led by USD 448 School Board members Darren Schmidt, Jessica Schierling and Lisa Thimmesch. They and many others have gathered input from faculty, coaches, students, parents, community members and visitors over several years. They and many others have listened to community input and have worked with Landmark Architects and Hutton to develop a scope that improves facilities for all field sports while capping the total cost at \$5,000,000.

Can we get grants to pay for these improvements?

According to Kansas Department of Education officials who responded to this question in February of 2022, there are no grants available for the type of improvements Inman schools need to make.

Another school got a track and a football field for less. Why are we spending \$5mil?

A new track "inside the curb" and the football field within currently costs around \$1.2mil. However, our project involves much more outside the curbs of the track and football field.

The Inman bond project includes baseball field, softball field, associated lighting, football/track bleachers (and associated concrete work), concessions structure, press box, storm drain line, water and sanitary service to the restroom. Also we don't know what other districts' drainage issues were compared to Inman's, so that may be a bigger factor for our project than for others.

Will everything in the plan fit?

Yes. We know this because engineers completed land surveys and confirmed the accuracy of records of the precise dimensions of the land. The Landmark Architects design team used this information and overlaid standard KSHAA ball field layouts onto the property using CAD software, which is the standard design and construction industry practice for determining and verifying dimensions of construction plans. All layout, fixture counts, space allocations and locations will be thoroughly vetted and verified with Facilities Committee representatives closer to beginning of construction.

Why not leave the ballfields where they are but reorient them?

There are several reasons for this. First, the City of Inman owns the southeast corner of the property that currently overlaps with the infield of the softball field. Knowing that information, the district and design team determined it would be in the district's best interest to focus improvements only on land owned by the district. There is a utility easement that runs north of the water tower under 2nd and 3rd base. The new layout completely avoids the City of Inman ground and limits the utility easement to the outfield of the future baseball field. That would minimize impact and disruption in the event that the City needs to access the utility easement.

Also, in response to public input, the new orientation lends itself to enabling spectators to watch baseball and softball at the same time and more efficiently share common facilities such as restrooms and concessions.



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Also, putting the fields where they are in the 2022 bond plan allows for a practice field at the corner of Main St and Farmington.

Finally, we see this as a youth safety issue. We don't want players and spectators running across the street to retrieve foul balls.

Why is the concession stand moving and how will it be different?

The new configuration allows similar travel distance to the concession/restroom building from baseball, softball, home football/track and visitor football/track. Operations for the new concession stand will take place inside while patrons order and pay outside. This is more common for neighboring school athletic facilities and was designed in response to operations staff feedback. The concession stand building includes concessions and admissions. "Centralized" admissions / concession / toilets will be ADA compliant and will give school officials the ability to operate without opening the entire school building.

How will the district maintain these new facilities?

In much the same way the district adapted to additional education facilities in previous bonds, USD 448 administration will make plans and provisions for maintenance in their annual budgeting process. School staff and other stakeholders participate in developing those budgets. The elected members of the Board of Education evaluate and approve the budgets. We are not adding any additional ground and the area of irrigated ground increases only slightly.

Has Hutton built facilities like this before?

Yes, Hutton has built natural grass athletic fields for school districts in Maize, Junction City, Andover, Ark City and Haven, as well as Hesston College. Hutton is the leading builder of K-12 projects in Kansas using the construction management at-risk (CMAR) delivery method. They have remodeled, added onto or built new school academic and athletic projects for 29 school districts totaling hundreds of projects during their 30 years in business.