



USD 350
St. John-Hudson

WELCOME!

THANK YOU FOR JOINING US!

Presentation begins at 7:00 PM

ST. JOHN-HUDSON USD 350 BOND INFORMATIONAL MEETING

- Question & Answer Session at End of Presentation -

WELCOME & INTRODUCTION

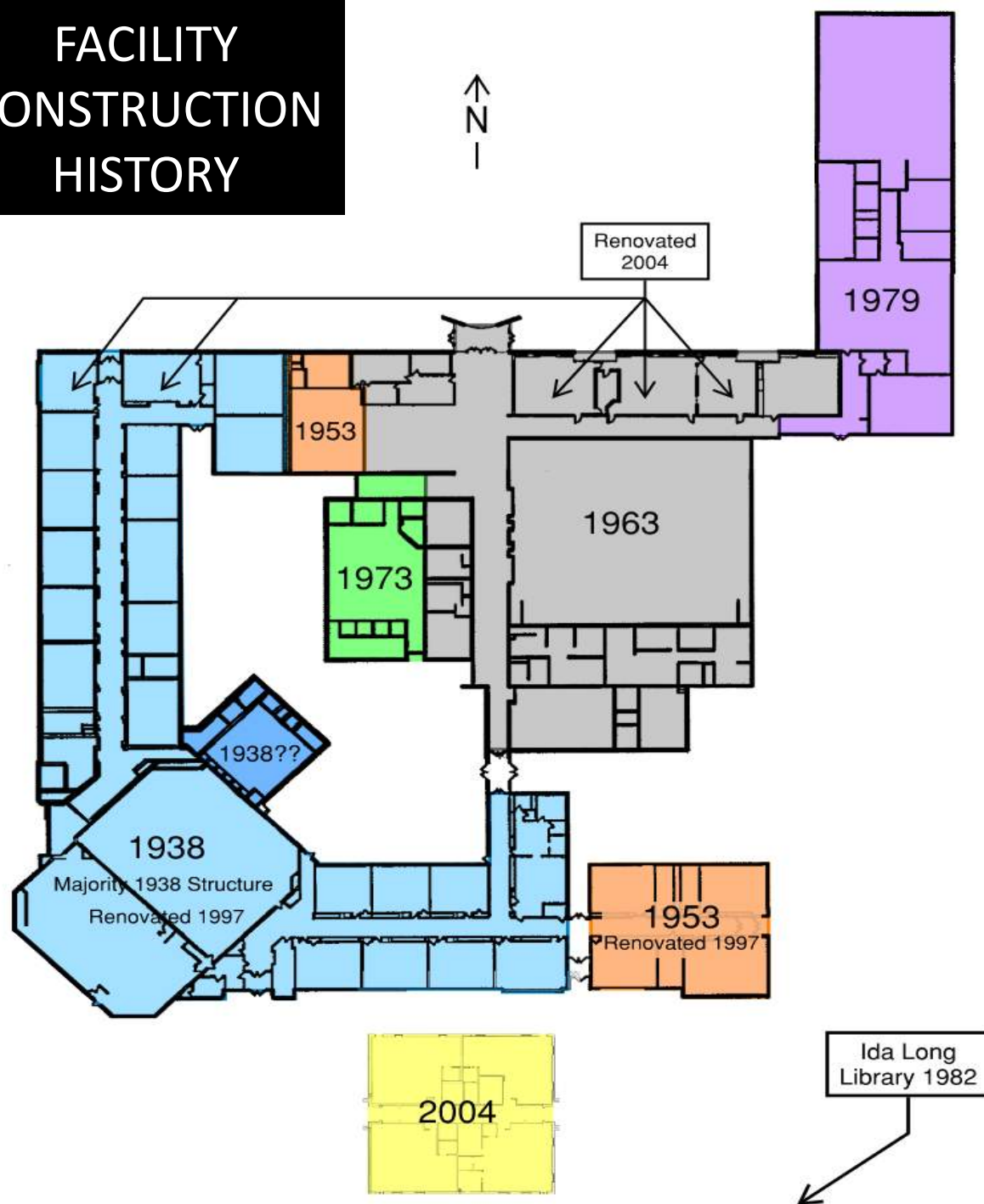


USD 350
St. John-Hudson



DEREK FOOTE, BOARD PRESIDENT

FACILITY CONSTRUCTION HISTORY



GROWING NEEDS

Facility Upkeep Costs

- Aging Structures
- Increasing Building Maintenance Needs
- Frequency of System Failures
- Increasing Costs of Repairs

Student Needs

- Changing Education Requirements
- Elevated Student Experience Expectations



FACILITY COMMITTEE

Leah Alpers

Barb Alpers

Trey Burgan

Travis Callaway

Chris Davis

Cody Dick

Orrin Feril

Derek Foote

Bryce Garner

Aaron Gleason

Jordan Hickel

Nita Keenan

Bethany Krehbiel

Andrea Long

Angela Petersen

Steve Petty

Aaron Roach

Sheila Witt

Kyle Bunker

Carl Behr*

Josh Meyer*

Shawn Ward*

Blaine White*

* = Served in past



USD 350

St. John-Hudson

Name: Chris Davis

Adequate: "satisfactory or acceptable in quality or quantity"
Suitable: "right or appropriate for a particular purpose or situation"

Excellent Good Fair Mediocre Poor

1. Pre-K & Kindergarten

— X — — —

Water damage in sink areas?
Lack of storage areas, lots of tubs stacked on counters

2. English #2, Math #4

— — X — —

Teachers mentioned windows do not open
Heating/A/C is adequate but not great

3. Title #1 & SPED #3

— — X — —

Rooms are small for current student numbers, also staffing issue
SPED may need separate bathroom facilities
Teachers use a lot of partitioning for students, could these be built in for safety?

4. South Restrooms - East

— X — — —

Little bit of cracking on floor but overall in good shape
Hallway area outside of bathrooms is very congested

5. District Offices

— — X — —

Facilities themselves are adequate but not enough space
for the amount of things done in that space.
Fair amount of stained ceiling tiles.

6. 1st Grades (15 & 18)

— — — X —

Cramped areas for amount of students.
Extra doors & windows in rooms create distractions.
Multiple sinks in rooms that do not function.
Using door stops to prop open doors

1

FACILITY TOUR EVALUATIONS

St. John-Hudson USD 350 Facilities Committee

Name: Nita Keenan

Facility Evaluation Tour, November 28, 2022

Adequate: "satisfactory or acceptable in quality or quantity"
Suitable: "right or appropriate for a particular purpose or situation"

Excellent Good Fair Mediocre Poor

1. Pre-K & Kindergarten

X — — — —

Cramped, but well organized.

2. English #2, Math #4

— — — — X

Concerns:

Cramped, no storage, lighting, need electrical outlets, heat and air conditioning, windows

3. Title #1 & SPED #3

— — — — X

Concerns:

Cramped, no storage, lighting, need electrical outlets, heat and air conditioning, windows, wheel chair access, be nice to have a separate restroom, need more separation in these rooms.

4. South Restrooms - East

X — — — —

5. District Offices

— — — X —

Concerns:

Electrical issues, privacy, need more space for the offices in order to maintain confidentiality

6. 1st Grades (15 & 18)

— — — — X

Concerns:

Cramped, no storage, lighting, need electrical outlets, heat and air conditioning, windows, no working sinks in the classrooms

1

St. John-Hudson USD 350 Facilities Committee
Facility Evaluation Tour, November 28, 2022

Name: Beth Krehbiel

Adequate: "satisfactory or acceptable in quality or quantity"
Suitable: "right or appropriate for a particular purpose or situation"

Excellent Good Fair Mediocre Poor

1. Pre-K & Kindergarten

✓ — — — —

Enough storage? Good security in storage room (TV?)
Good sizes for young kids Teacher comp? Natural light good
little call space

2. English #2, Math #4

✓ — — — —

25th most in afternoon windows above ceiling
12 in morning windows don't open big
AC/heating noisy Bathrooms for little group in middle school

3. Title #1 & SPED #3

— — — ✓ —

50 kids around 10-12 kids 1-6th no sink for 8 years & kids storage, separation

4. South Restrooms - East

— — ✓ — —

Good to have handwash outside of bathroom for little guys & middle schoolers?

5. District Offices

— — — ✓ —

No clear view to outside → security? 5 ppl → Confidential Problem

6. 1st Grades (15 & 18)

— — ✓ — —

8-13 sinks not functional in most rooms
no storage

5



USD 350
St. John-Hudson

3 Title #1 & SPED #3					
	A	B	C	D	F
Alpers, Leah					x
Berh, Carl					
Davis, Chris			x		
Feril, Orrin			x		
Foote, Derek				x	
Garner, Bryce					x
Hickel, Jordan					x
Keena, Nita					x
Krehbiel, Bethany				x	
Long, Andrea					
Long, Andrea					x
Petersen, Angela			x		
Roach, Aaron				x	
Ward, Shawn				x	
White, Blain				x	
Witt Sheila			x		
*Wedel, Clark					
*Wiens, Bryant					
D-	0	0	4	5	5
63%	0.00	0.00	3.04	3.20	2.60

14

“Both rooms are undersized for the number of students they accommodate, having a restroom in SPED room would be helpful to staff so students weren’t left alone in room” – Aaron Roach

7 2nd – 4th Grades (10, 12, 13, 14)

	A	B	C	D	F	
Alpers, Leah						
Berh, Carl				x		No storage. Small room for population of students
Davis, Chris				x		Small amount of storage, especially for students items. Insufficient outlets; breaker boxes are inconveniently placed. Damage/holes to walls.
Feril, Orrin				x		Seems like small rooms for the needed capacity of the classrooms. Need fans or windows that open to allow for airflow.
Foote, Derek				x		All rooms need storage, windows, wall leaks
Garner, Bryce				x		No built in outlets but 2. Lack of Storage, Cramped, Water damage.
Hickel, Jordan				x		
Keena, Nita					x	Cramped, no storage, lighting, need electrical outlets, heat and air conditioning, windows
Krehbiel, Bethany				x		Charging station. 3rd grade lockers - 26 kids - 1 class - too many kids.
Long, Andrea						
Long, Andrea					x	Classroom size is NOT adequate for students and teachers, classrooms have 0 built in storage space, storage for student items such as coats and backpacks is not ideal, moisture damage on outside walls, not enough electrical outlets in classrooms
Petersen, Angela			x			WAY too small, no storage.
Roach, Aaron				x		undersized classrooms especially when there is only one 3rd and 4th grade class. no storage, lack of receptacles has resulted in multiple power strips being used, windows dont open, signs of water damage and cracking walls in all rooms.
Ward, Shawn				x		
White, Blain				x		No Storage. More electrical outlets are needed. Size could be an issue.
Witt Sheila				x		Common theme to all classes – too small, not enough storage, moisture problem, not enough outlets, cubbies too small
*Wedel, Clark						Electrical issues - 2 regular recepticals the wall mounted conduit added. Books kept on back of chair. 3rd grade has 26 kids in one room; 4th has 23 kids - seems very small. Need more rooms to split classes. St. John attracts students from outside of the district.
*Wiens, Bryant						Only 2 built-in receptacles per room - then a lot of surface mounted. Breaker boxes everywhere. So many kids. Parents do desire St. John for their kids. Smaller class sizes in K,1,2. 3rd - 4th start to be bigger class size. 26 kids/class is on the high side of good.
D-	0	0	1	11	2	14
63%	0.00	0.00	0.76	7.04	1.04	

D-

GRADE



USD 350
St. John-Hudson

“WAY too small, no storage” – Angela Petersen

12 Lockers below Old Gym					
	A	B	C	D	F
Alpers, Leah					
Berh, Carl					x
Davis, Chris					x
Feril, Orrin					x
Foote, Derek					x
Garner, Bryce					x
Hickel, Jordan					x
Keena, Nita					x
Krehbiel, Bethany					x
Long, Andrea					
Long, Andrea					x
Petersen, Angela					x
Roach, Aaron					x
Ward, Shawn					x
White, Blain					
Witt Sheila					
*Wedel, Clark					
*Wiens, Bryant					
F	0	0	0	0	14
52%	0.00	0.00	0.00	0.00	7.28

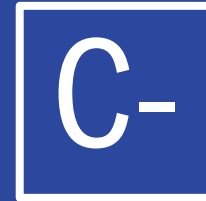
“Dangerous steps down to locker room. Utilized as little as possible due to poor conditions. Small space utilized as tornado shelter.” – Chris Davis

“Absolutely hideous conditions. No words for this space.” – Nita Keenan

“This area’s awfulness cannot be properly summarized without profanity.” – Shawn Ward

15 Classrooms 23, 25, 27, 29, 31, 33

	A	B	C	D	F	
Alpers, Leah		x				
Berh, Carl	x		x			(23=A; 27=C) Small, tight & no storage (27 / 31)
Davis, Chris				x		Cracks along exterior walls. Windows do not open. Little to no storage in all classrooms. Insufficient amount of outlets.
Feril, Orrin					x	Cracks in the walls from moisture rot, HVAC system is questionable due to age. Seems like small rooms for the needed capacity of the classrooms. Need fans or windows that open to allow for airflow.
Foote, Derek			x			Ceiling and lightings need replaced. Cracks in walls, need storage.
Garner, Bryce		x				Overall these classrooms are not terrible. Could use more outlets, and working windows. These don't seem as cramped as the Elementary. Hallway and lockers are wider and better.
Hickel, Jordan					x	
Keena, Nita			x			Cramped, no storage, lighting, need electrical outlets, heat and air conditioning, windows, ceiling fans might be a good addition to move air in the classrooms????
Krehbiel, Bethany			x			General - fine. Math size - OK?
Long, Andrea						
Long, Andrea					x	Crack on west outside walls from moisture, lack of built in storage, inadequate space for students, not enough outlets in classrooms
Petersen, Angela				x		I have the same comments for all the classrooms in this wing-lack of storage is a huge issue but adding storage would create a lack of space for people and desks. The classrooms are not warm and welcoming-it feels like a prison.
Roach, Aaron			x			next to no storage in any of these rooms and classrooms are small, cracked walls from moisture
Ward, Shawn			x			
White, Blain				x		There is a crack that extends the full length of the west wall. Business rooms and Bank are the best of these rooms. Carpet needs replaced. Lighting could be updated. There are not enough electrical receptacles in most rooms and when there are more installed, they are all on the same breaker. Ceiling tiles need replaced. Windows don't open. Air handlers are all very noisy and inefficient. Windows don't open.
Witt Sheila				x		Theme of classrooms continues in high school – small classrooms, a lot of water damage, old carpet in a lot of the rooms, crumbly walls, no storage, windows don't open
*Wedel, Clark						HVAC Noisy. Technology infrastructure is an issue. Business room is a better space. Cracks / moisture / wall issues. Storage & electrical outlets inadequate. Windows don't open.
*Wiens, Bryant						Every room on west has water issues in wall. Size is small across the board. No storage. Inadequate power.
C-	1	2	6	4	3	16
72%	1.00	1.76	4.56	2.56	1.56	



GRADE

“Cracks in walls from moisture rot, HVAC system is questionable due to age. Seems like small rooms for the needed capacity of the classrooms. Need fans or windows that open to allow for airflow.” – Orrin Feril

24 Metals Shop					
	A	B	C	D	F
Alpers, Leah		x			
Berh, Carl		x			
Davis, Chris		x			
Feril, Orrin				x	
Foote, Derek			x		
Garner, Bryce		x			
Hickel, Jordan			x		
Keena, Nita		x			
Krehbiel, Bethany			x		
Long, Andrea					
Long, Andrea			x		
Petersen, Angela		x			
Roach, Aaron		x			
Ward, Shawn		x			
White, Blain		x			
Witt Sheila		x			
*Wedel, Clark					
*Wiens, Bryant					
B-	0	10	4	1	0
83%	0.00	8.80	3.04	0.64	0.00

Official storage would be nice

Square footage not used enough.

Lighting is not great, but better in the day with natural light.

There are updates needed here for current machinery and tools to better equip our students to learn valuable skills.

Overall these are in acceptable condition and based on other needs, I would not recommend changing anything.

Good space, but unused, there should be a way to use this space

Don't have much to add - big space but is it utilized?

Huge space - little use, skylights for natural light, need updated equipment

the shop itself is in good shape and has plenty of room for students. I feel like the shop is rather unorganized which causes some safety concerns for students working in there.

Good amount of space. Maybe a repurposing would be best.

The shop spaces themselves are good for the most part. Lighting is an issue throughout. Hand washing basin in the metal shop area needs replaced or maintenance. Dedicated tool room would be an added value.

under utilized, natural lighting, wouldn't want to lose, can maybe find a use for this space?

Under utilized. Lighting issues.

Poor lighting.

“Overall, these are in acceptable condition based on other needs, I would not recommend changing anything.” – Bryce Garner



27 "New" Lockers

	A	B	C	D	F	
Alpers, Leah					x	Better lighting needed; Need new showers - Individual showers; Ice machine & training tables, and laundry need to be in centralized location.
Berh, Carl				x		Dark. Small. Only one training room, in the boys locker room.
Davis, Chris			x			Issues with communal showers. Leaking pipes. Lockers not adequately sized. Somethings only accessible through boy's locker room.
Feril, Orrin					x	Communal showers, no water pressure, water temperature control seems questionable. There is need for a shared space for the trainer's area/ice machine rather than have it directly across from the men's toilets.
Foote, Derek					x	
Garner, Bryce					x	Showers are in terrible condition. Storage for football pads is bad. Lockers small. Very outdated lockerrooms in need of full remodel.
Hickel, Jordan		x				
Keena, Nita				x		Little or no ventilation, need more locker rooms for the junior high to not have to use the nasty old gym lockers. There needs to be a central, separate room for the ice machine and training table. Shower stall would be a great addition as well.
Krehbiel, Bethany				x		No use of lockers. Showers suck, lockers are bad for women.
Long, Andrea						
Long, Andrea					x	Boys locker room is big but lacks adequate lockers, needs ventilation. Girls locker room is small, lacks adequate lockers, needs ventilation
Petersen, Angela		x				Again, I am not enough of a sports person to know how good they are?
Roach, Aaron				x		Girls locker room is much smaller than boys, plumbing is old and leaking, takes too long to get hot water to showers, both need to be updated and have individual shower stalls. bigger lockers needed in boys locker room to accommodate shoulder pads and helmets
Ward, Shawn				x		
White, Blain				x		Old water lines need replaced. Shower fixtures need replaced and locker rooms need better lockers. We should have a training room that is easily accessed by both boys and girls and by JH and HS alike. Right now it is just in the HS Boys locker room.
Witt Sheila				x		Not real new – girls has the pepto pink tiles, showers don't work/don't work great – no water pressure, both locker rooms new ventilation, boys has rust ever where from condensation/lack of ventilation, ice machine and training area need to be in central location – not in boys locker room.
*Wedel, Clark						Dark, dingy, small. Piping is bad - leaks. Need additional locker rooms added. Larger lockers needed for football. Girls have no access to training room. Individual showers needed.
*Wiens, Bryant						Lockers are not big enough for football. Piping is bad. Space is adequate. Training / laundry room can only be access through the boys locker room - needs common access.
D	0	2	1	7	5	15
64%	0.00	1.76	0.76	4.48	2.60	

“No use of lockers. Showers suck, lockers are bad for women.” – Bethany Krehbiel

Not real new – girls has the pepto pink tiles, showers don't work / don't work great – no water pressure, both locker rooms new ventilation, boys has rust everywhere from condensation/lack of ventilation....” – Sheila Witt

31 Kitchen

	A	B	C	D	F	
Alpers, Leah				x		Old equipment, not laid out well
Berh, Carl					x	Very small. Needs a complete update.
Davis, Chris				x		Not enough space, older equipment
Feril, Orrin					x	This area is very cramped and in need of updated appliances.
Foote, Derek				x		Too tight and not functional enough
Garner, Bryce				x		This is outdated and small. To cook for 350 kids this needs a remodel, especially if closing lunch hour is on the horizon. Added cafeteria space will be needed to accommodate extra kids if lunch hour were closed.
Hickel, Jordan			x			
Keena, Nita				x		Small, out-dated equipment, no storage
Krehbiel, Bethany				x		Tight - no concession area at all. Little mor room would be nice
Long, Andrea						
Long, Andrea					x	Inadequate space, old equipment - shared space with concessions (need a separate concession stand area)
Petersen, Angela				x		They are extremely cramped and need more drawer space.
Roach, Aaron				x		very confined space for multiple people to work around each other. equipment is old
Ward, Shawn				x		
White, Blain					x	Everything is crowded. Equipment is out of date. New storage area is good but other storages are not great. Plumbing and fixtures are all pretty old and outdated.
Witt Sheila			x			Small, some light switches difficult to get to, equipment old
*Wedel, Clark						Inadequate space. Shared with concessions.
*Wiens, Bryant						Cooking for 310. Need separate concessions space. Space is very inadequate. Design is poor.
D-	0	0	2	9	4	15
62%	0.00	0.00	1.52	5.76	2.08	

“Old equipment, not laid out well.” – Leah Alpers

Inadequate space, old equipment – shared space with concessions (need a separate concession stand area.” – Andrea Long

PRIORITIZING THE NEEDS

St. John-Hudson USD 350
Facility Tour Evaluations Score Ranking

Order	Area	Average Score	Average Grade
12	Lockers below Old Gym	52%	F
36	North Athletic Complex	62%	D-
31	Kitchen	62%	D-
3	Title #1 & SPED #3	63%	D-
7	2nd – 4th Grades (10, 12, 13, 14)	63%	D-
11	Old Gym	63%	D-
17	SPED 26/28	64%	D
27	“New” Lockers	64%	D
35	Main Entry	64%	D
6	1st Grades (15 & 18)	65%	D
8	SPED #17	65%	D
34	High School Offices	67%	D+
2	English #2, Math #4	68%	D+
16	Classrooms 22, 24, 30, 32, 35	70%	C-
10	Auditorium & Stage	71%	C-
13	Art	71%	C-
15	Classrooms 23, 25, 27, 29, 31, 33	72%	C-
32	Cafeteria	72%	C-
5	District Offices	73%	C-
18	Classrooms 36 & 37	73%	C-
9	South Restrooms - West	77%	C
25	Weight Room	78%	C+
19	Lab 101	80%	B-
23	Wood Shop, Office, Toilets	81%	B-
22	Shop Classroom 105	82%	B-
33	Nurse, Counselor, Speech	82%	B-
30	Vocal Room	82%	B-
24	Metals Shop	83%	B-
28	Central Restrooms	83%	B-
29	Band Room	83%	B-
21	Classroom 104	83%	B-
14	East Restrooms - South	84%	B
20	Science 102 & 103	86%	B
26	“New” (1963) Gym	86%	B
4	South Restrooms - East	87%	B+
1	Pre-K & Kindergarten	92%	A-

REMODELING PRIORITIES

Elementary Classrooms

High School Classrooms

Kitchen & Cafeteria

ADA Accessibility

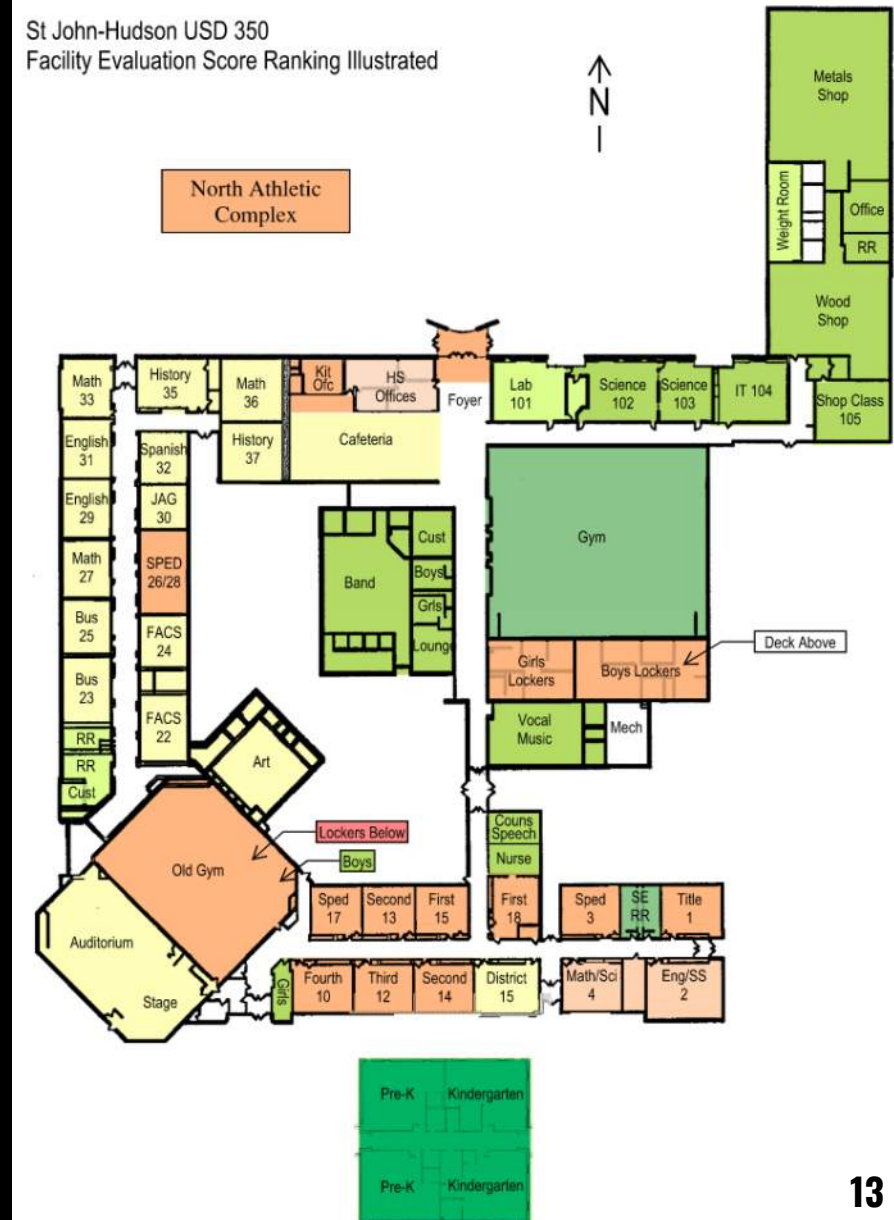
New HVAC Throughout

Electrical Upgrades

Plumbing Upgrades

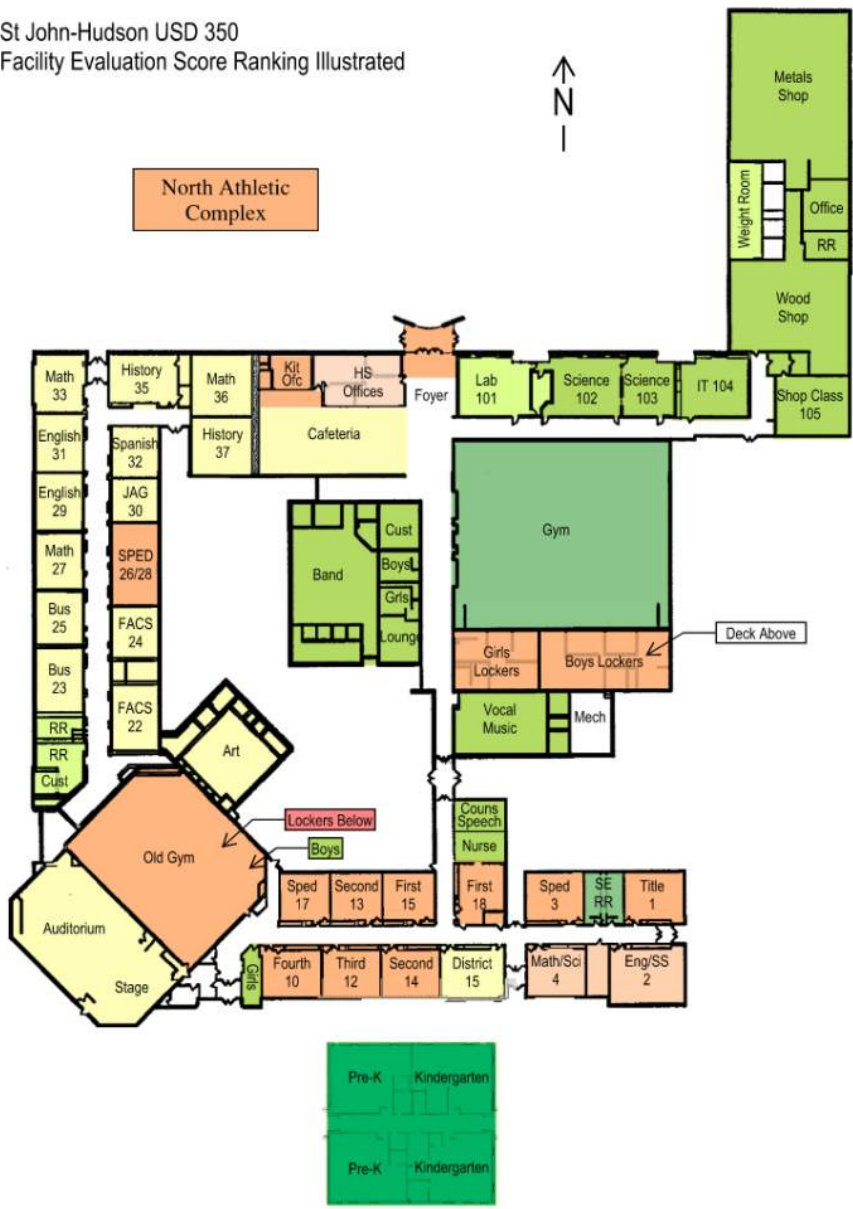
Roof Replacement

St John-Hudson USD 350
Facility Evaluation Score Ranking Illustrated



PRIORITIZING THE NEEDS

St John-Hudson USD 350
Facility Evaluation Score Ranking Illustrated



ADDITION PRIORITIES

Link to Kindergarten & Library

Add Elementary Classrooms

Add Secure Entries

Expand Offices

New Locker Rooms

PE / Gym Space

St. John-Hudson USD 350
Facility Tour Evaluations Score Ranking

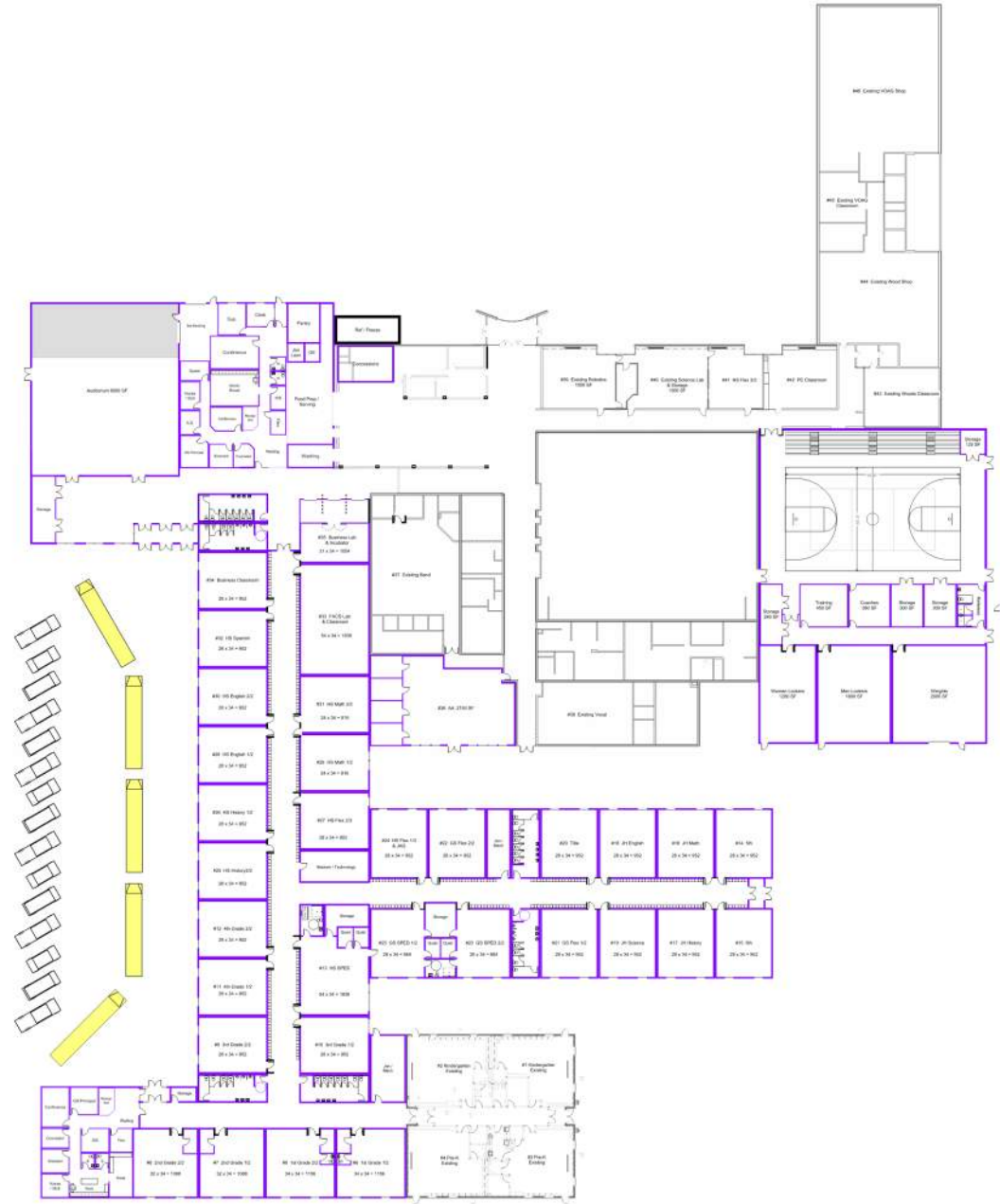
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36	North Athletic Complex	62%	D-
31	Kitchen	62%	D-
3	Title #1 & SPED #3	63%	D-
7	2nd – 4th Grades (10, 12, 13, 14)	63%	D-
11	Old Gym	63%	D-
17	SPED 26/28	64%	D
27	“New” Lockers	64%	D
35	Main Entry	64%	D
6	1st Grades (15 & 18)	65%	D
8	SPED #17	65%	D
34	High School Offices	67%	D+
2	English #2, Math #4	68%	D+
16	Classrooms 22, 24, 30, 32, 35	70%	C-
10	Auditorium & Stage	71%	C-
13	Art	71%	C-
15	Classrooms 23, 25, 27, 29, 31, 33	72%	C-
32	Cafeteria	72%	C-
5	District Offices	73%	C-
18	Classrooms 36 & 37	73%	C-
9	South Restrooms - West	77%	C
25	Weight Room	78%	C+
19	Lab 101	80%	B-
23	Wood Shop, Office, Toilets	81%	B-
22	Shop Classroom 105	82%	B-
33	Nurse, Counselor, Speech	82%	B-
30	Vocal Room	82%	B-
24	Metals Shop	83%	B-
28	Central Restrooms	83%	B-
29	Band Room	83%	B-
21	Classroom 104	83%	B-
14	East Restrooms - South	84%	B
20	Science 102 & 103	86%	B
26	“New” (1963) Gym	86%	B
4	South Restrooms - East	87%	B+
1	Pre-K & Kindergarten	92%	A-

CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 2.1

**\$38.6
MILLION**

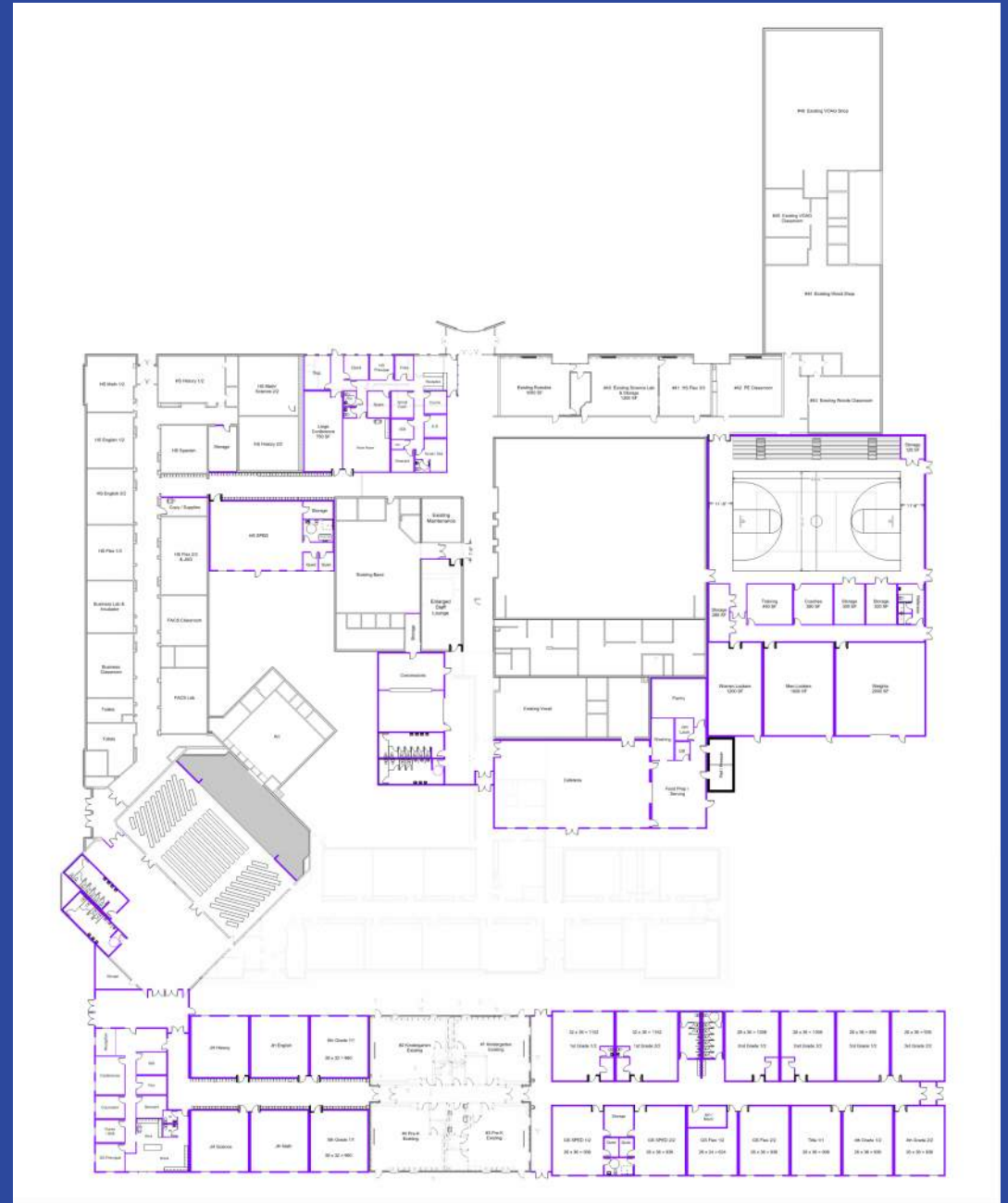


CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 3.1

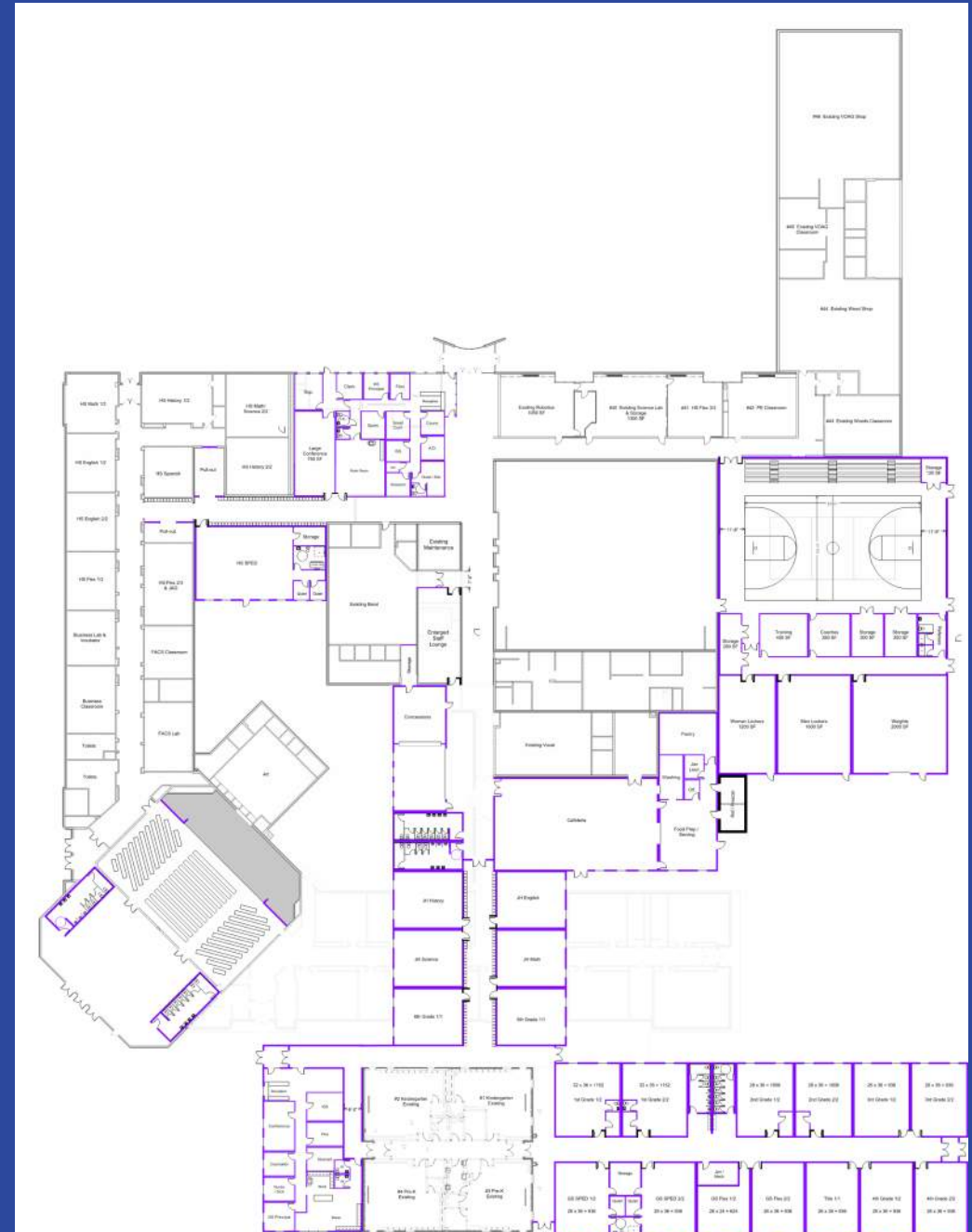
**\$34.9
MILLION**



- NARROWING IT DOWN -

Concept 3.3

**\$35.7
MILLION**

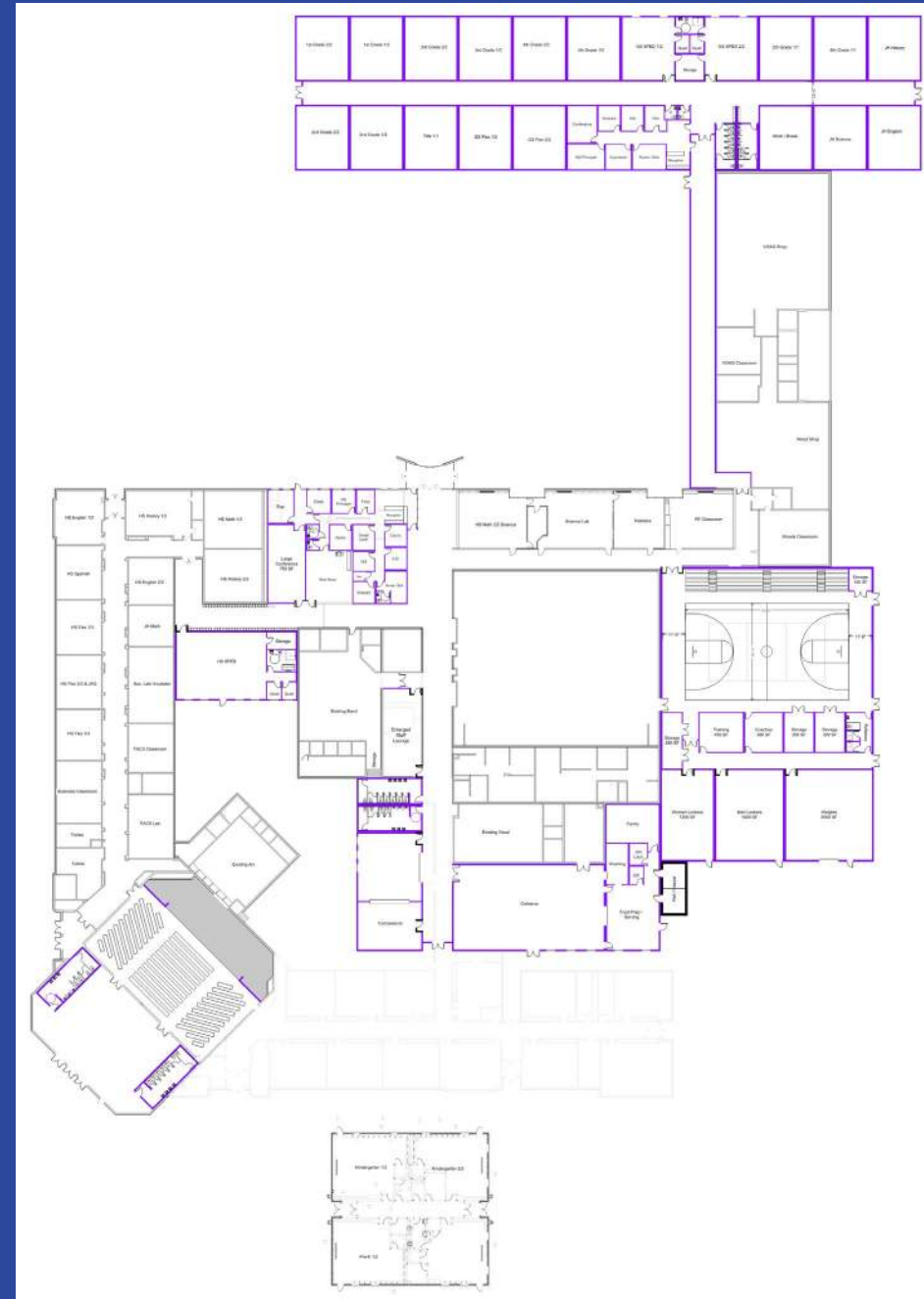


CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 4.1

**\$34.3
MILLION**

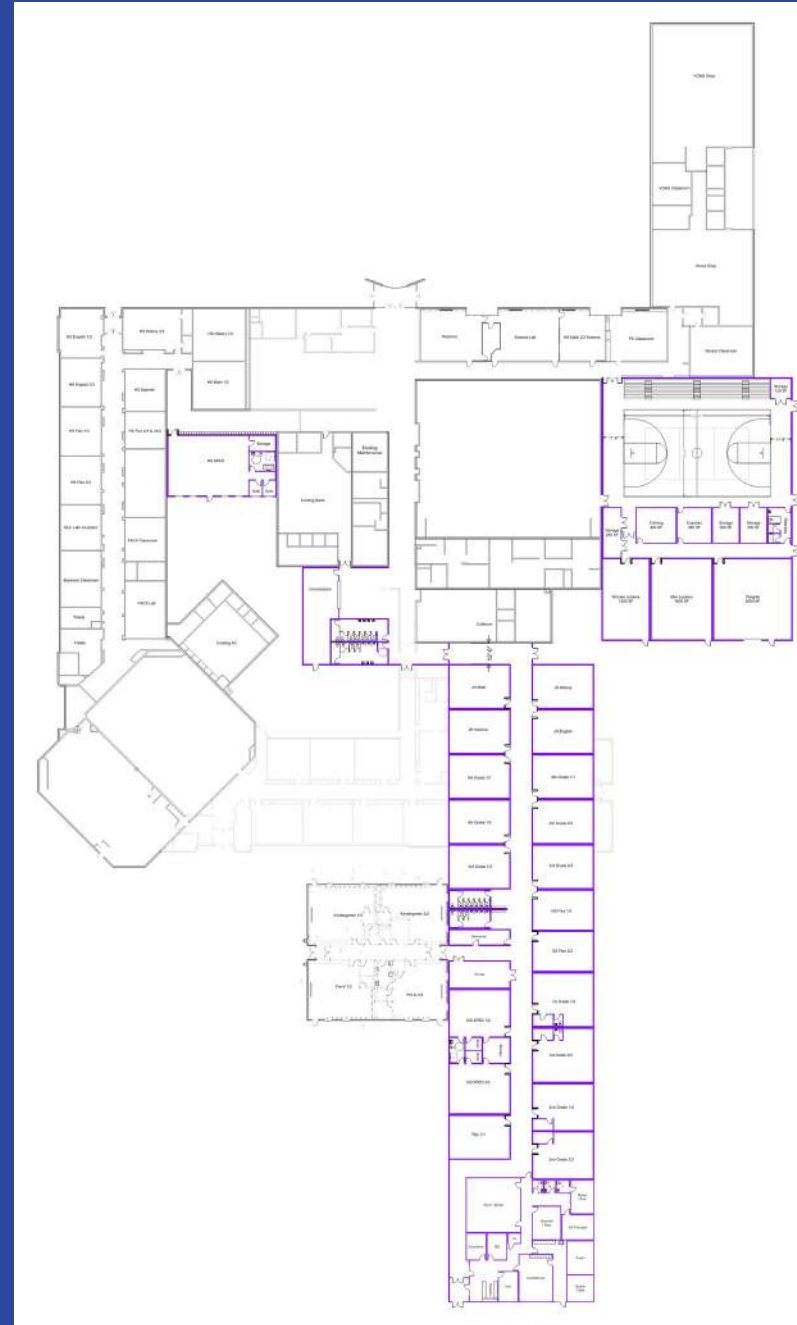


CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 5.2

**\$33.7
MILLION**

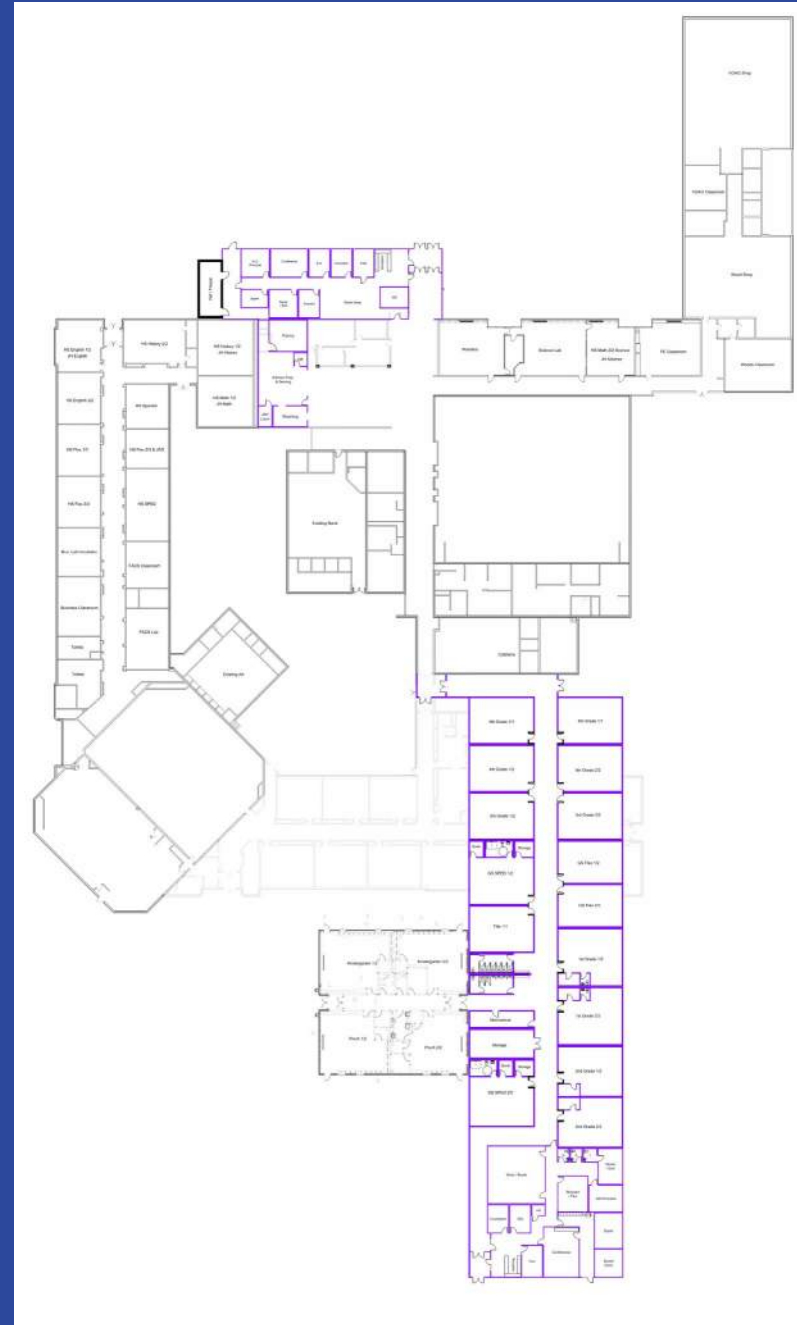


CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 5.3

**\$20.5
MILLION**



- NARROWING IT DOWN -

\$29.2

MILLION



CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 7.1

**\$37.3
MILLION**

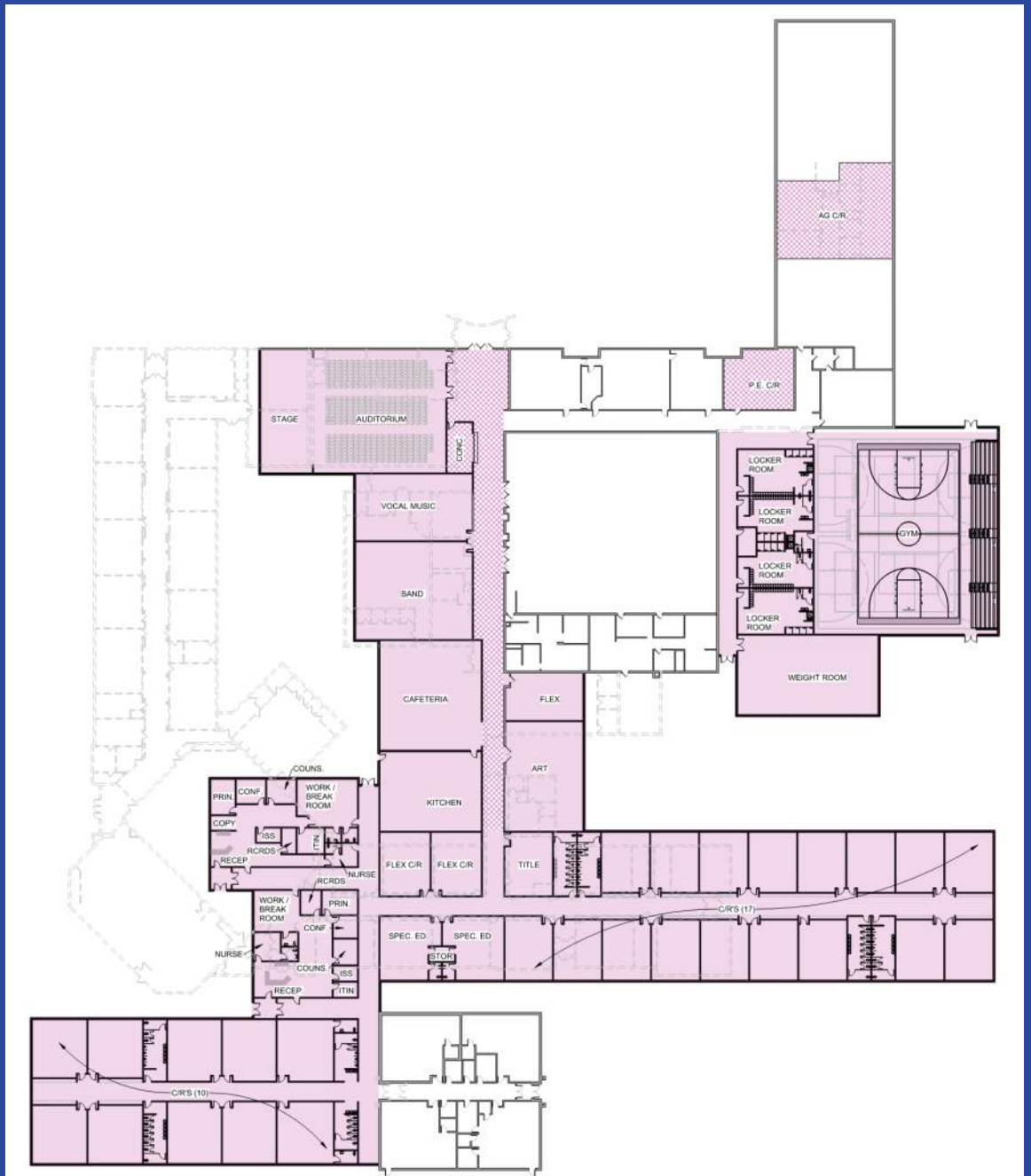


CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 8.1

**\$44.9
MILLION**



CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 9.1

**\$23.1
MILLION**



CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 10.1

**\$24.2
MILLION**



CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 11.1

**\$18.9
MILLION**

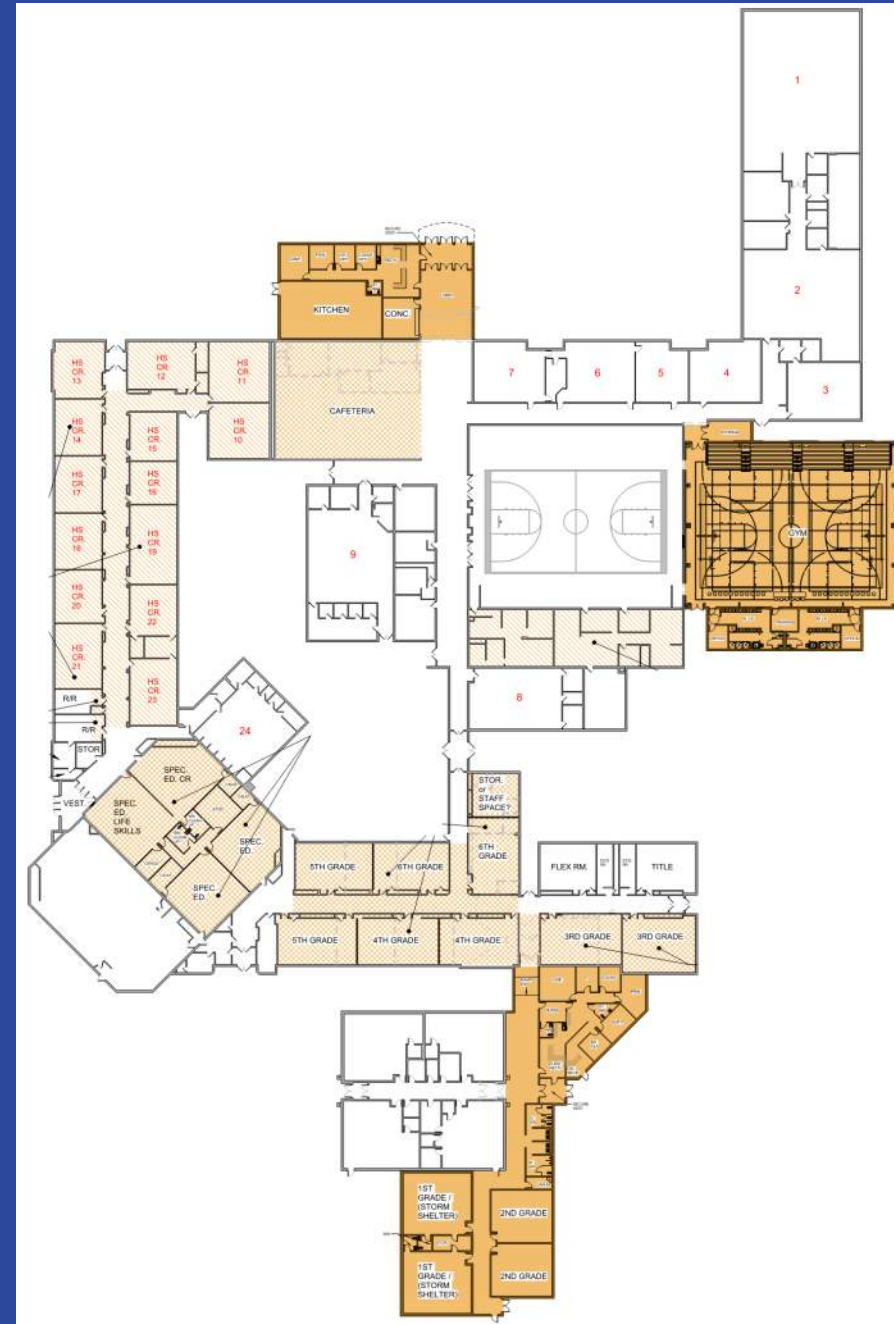


CONCEPTS & BUDGETING

- NARROWING IT DOWN -

Concept 12.1

**\$22.2
MILLION**

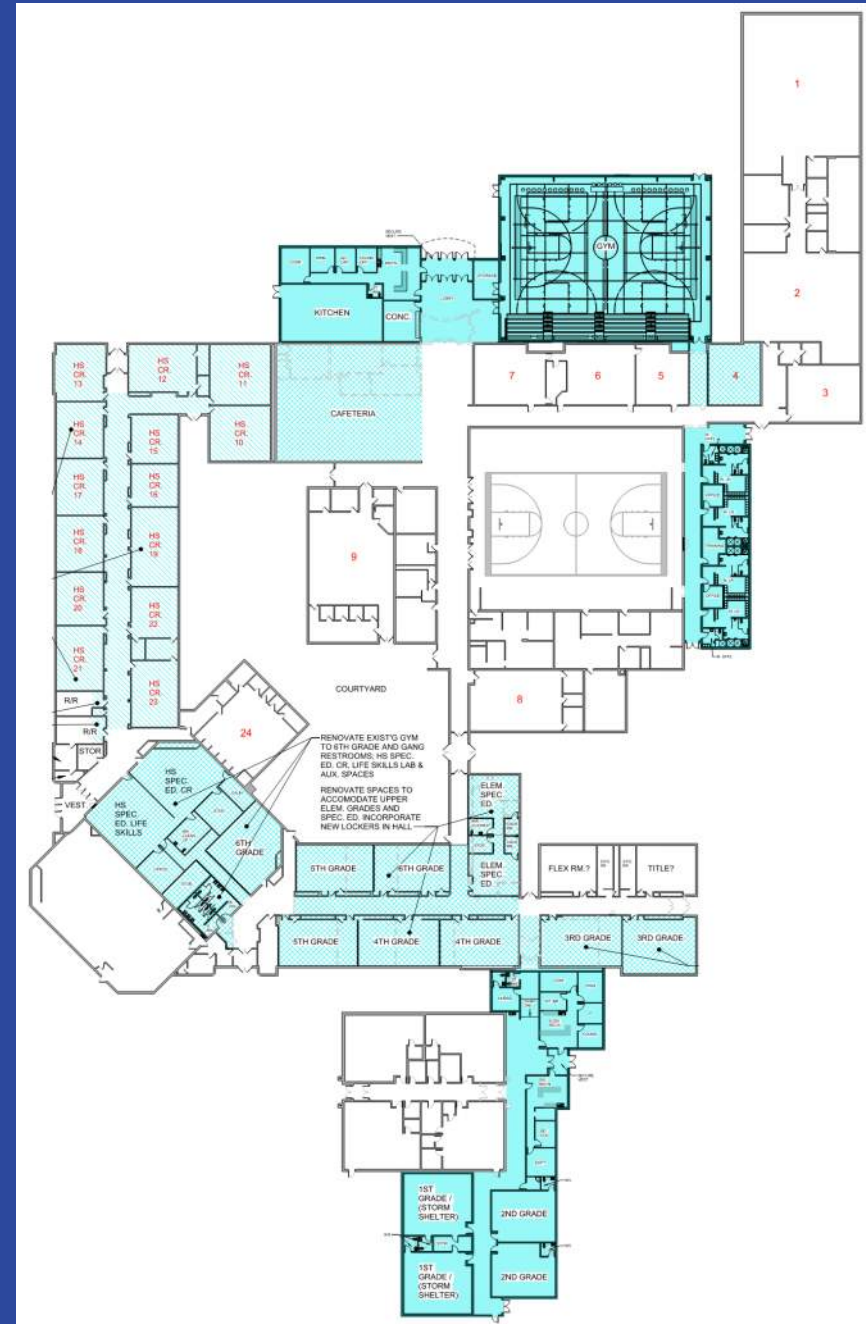


CONCEPTS & BUDGETING

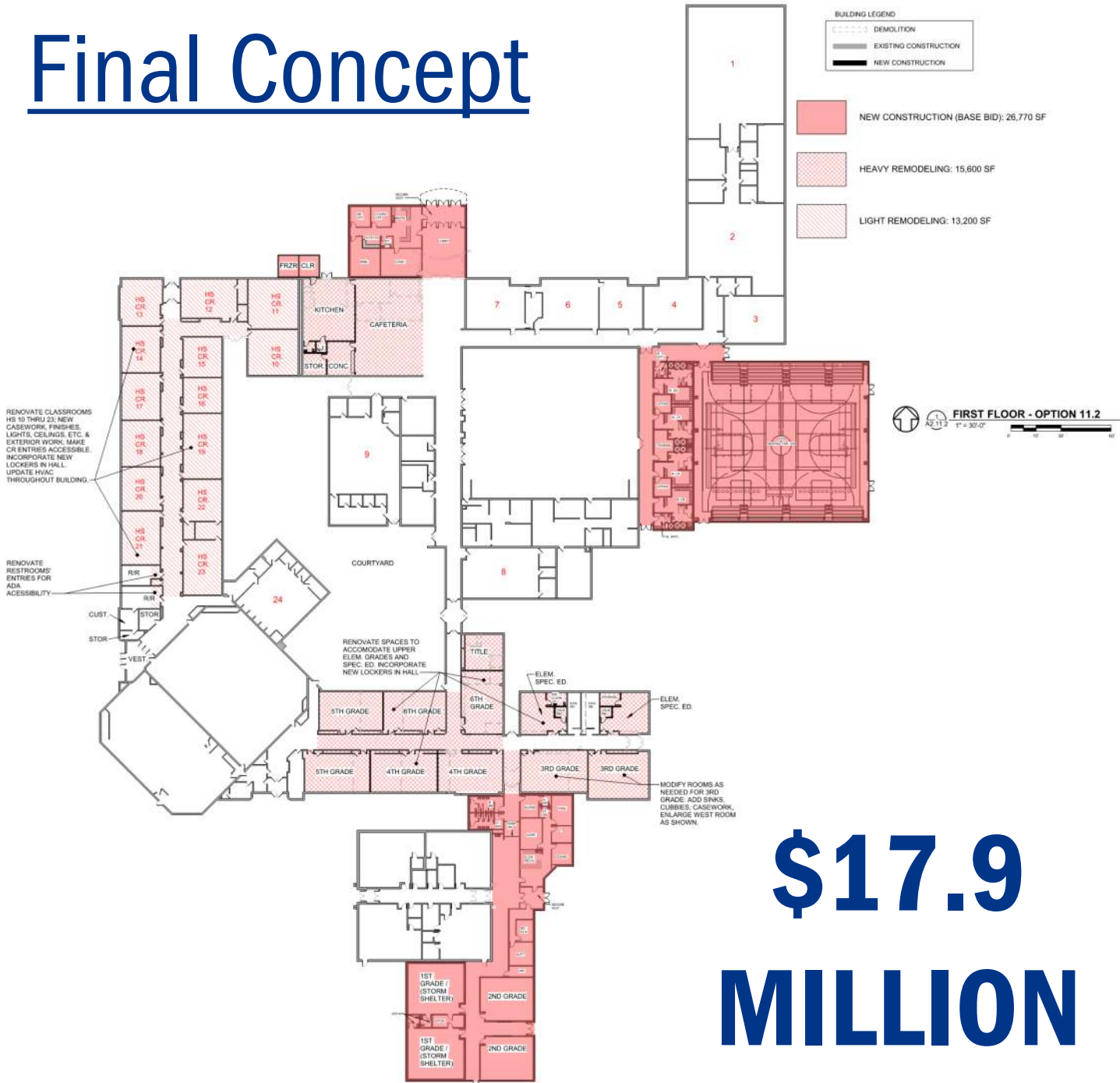
- NARROWING IT DOWN -

Concept 13.1

**\$23.1
MILLION**



Final Concept



**\$17.9
MILLION**

PROVIDING FOR THE NEEDS

- ✓ Remodel Elementary Classrooms
- ✓ Refresh Jr./Sr. High Classrooms
- ✓ Upgrade Kitchen & Cafeteria
- ✓ ADA Accessibility
- ✓ HVAC, Plumbing & Electrical
- ✓ Roof Replacements
- ✓ Link to Kindergarten & Library
- ✓ Additional Elementary Classrooms
- ✓ Add Office Space & Secure Entries
- ✓ New Locker Rooms
- ✓ PE / Gym Space



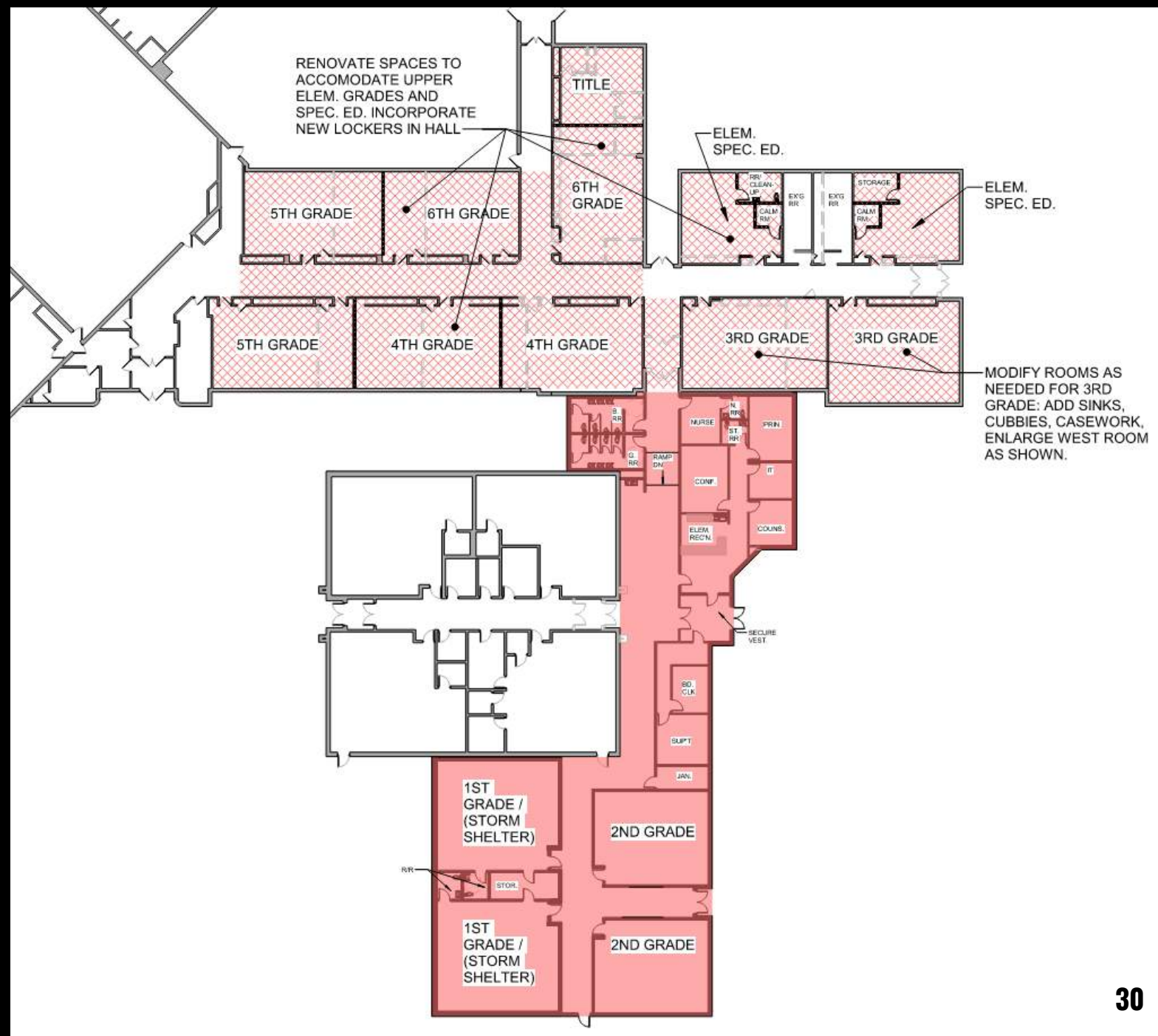
USD 350
St. John-Hudson

ELEMENTARY WORK

- ✓ Expand 3rd – 6th Classrooms
- ✓ Provide 2 Classrooms for 1st – 6th
- ✓ Remodel Title & Special Ed
- ✓ HVAC, Plumbing, Electrical, Roofs
- ✓ Restrooms for Lower Grades
- ✓ Secure Elementary Entry
- ✓ Connection to K/Pre-K & Library
- ✓ Additional Storm Shelter Space
- ✓ Additional Elementary Office Space
- ✓ Separate District Offices



USD 350
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JR-SR HIGH WORK

- ✓ Upgrade Classrooms
- ✓ ADA Accessible Doorways
- ✓ Kitchen & Cafeteria Remodel
- ✓ Separate Concessions Area
- ✓ HVAC, Plumbing, Electrical, Roofs
- ✓ Secure Entrance
- ✓ Office / Conference Area

RENOVATE CLASSROOMS
HS 10 THRU 23; NEW
CASEWORK, FINISHES,
LIGHTS, CEILINGS, ETC. &
EXTERIOR WORK; MAKE
CR ENTRIES ACCESSIBLE.
INCORPORATE NEW
LOCKERS IN HALL.
UPDATE HVAC
THROUGHOUT BUILDING.

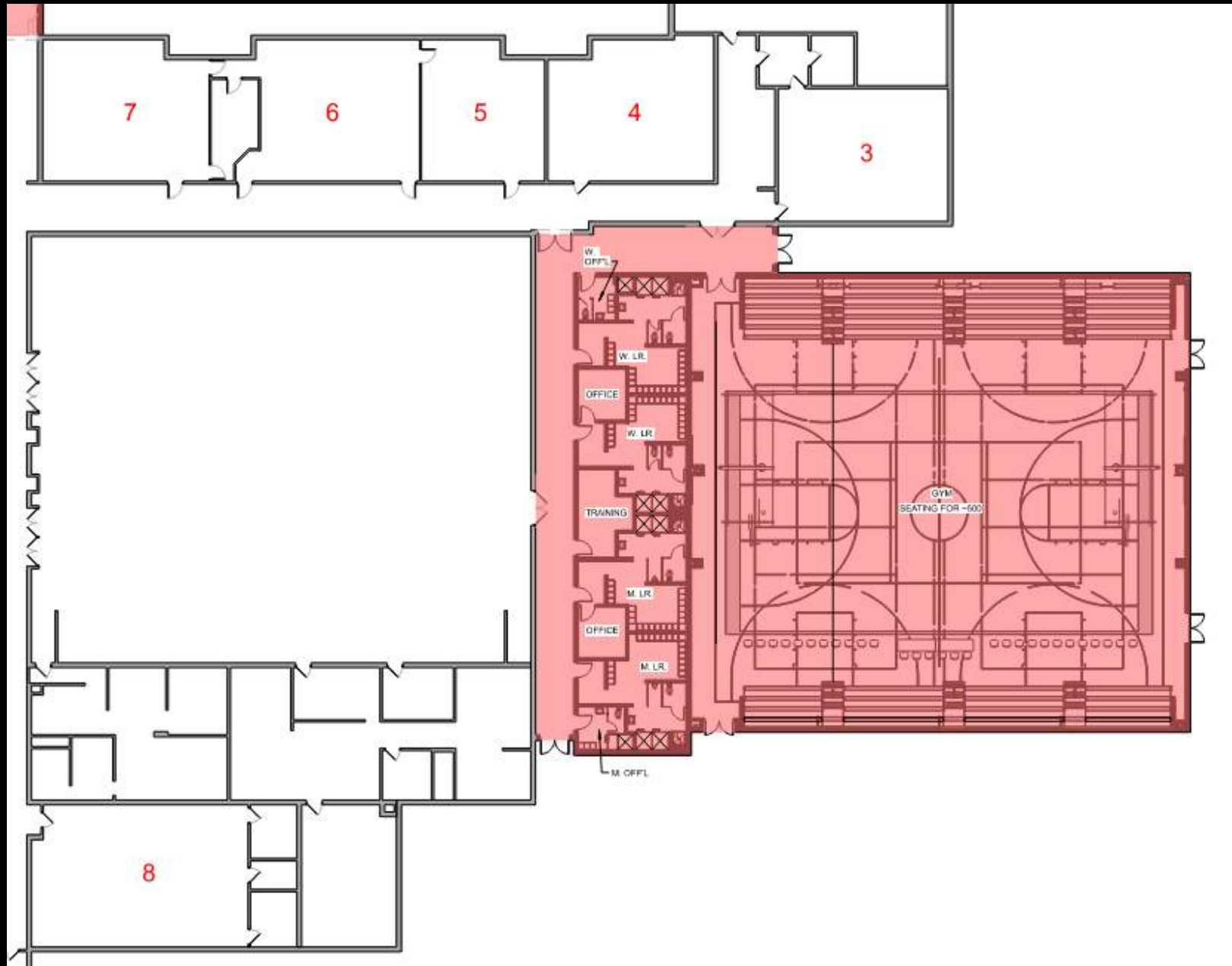
RENOVATE
RESTROOMS'
ENTRIES FOR
ADA
ACCESSIBILITY



USD 350
St. John-Hudson

PE / GYM WORK

- ✓ Additional Locker Rooms
- ✓ Secondary Gym Space

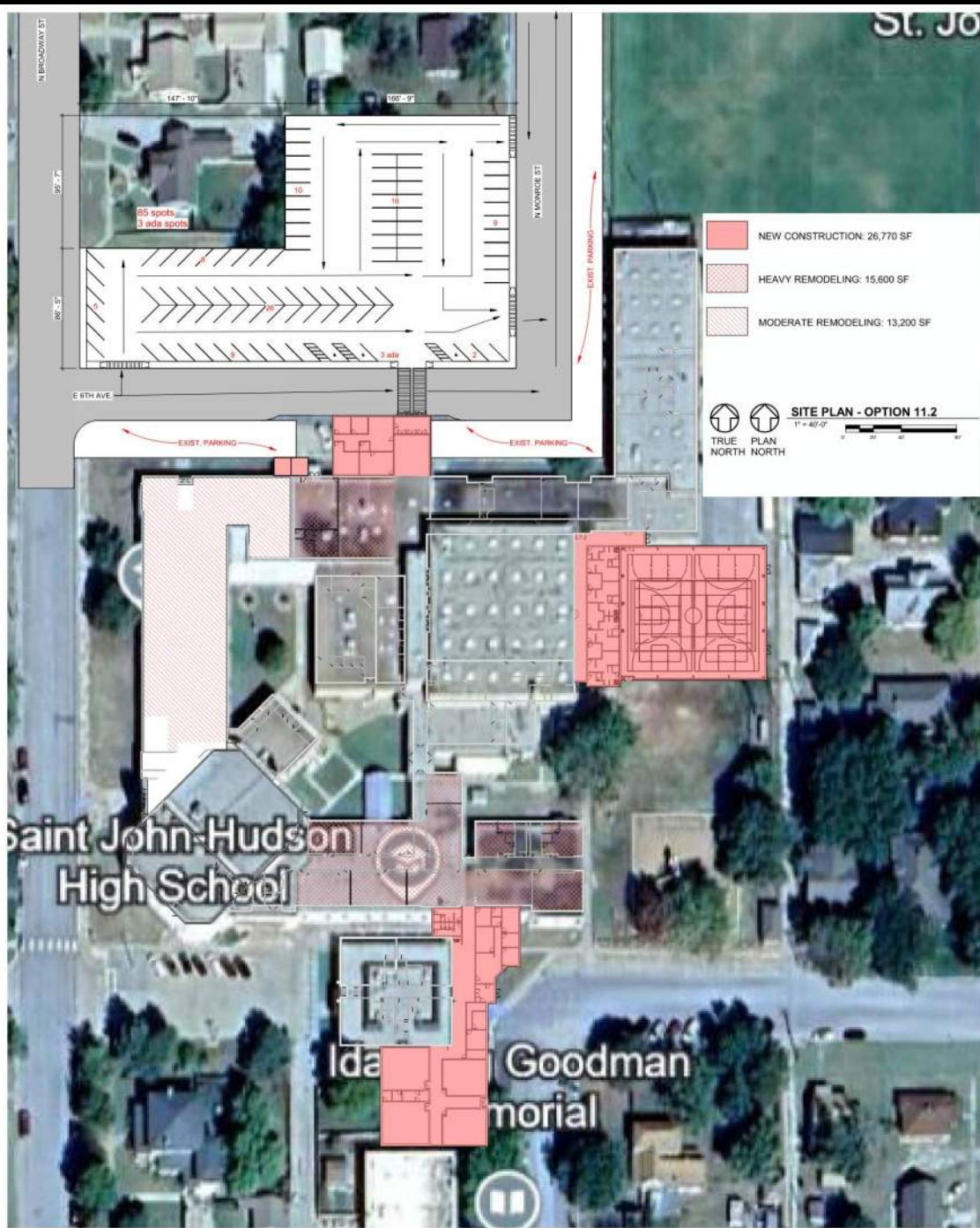


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CONCEPTUAL SITE PLAN

- Illustrates New Work Placement on Site
- Elementary Addition Connects to Library
- Jr-Sr High Entrance Abuts East 6th Avenue
- Lockers & PE Gym are East of Existing Gym

Note: North Parking Area is for illustration only and is not included in the budget



SOUTHEAST ELEVATION – ELEMENTARY ENTRANCE



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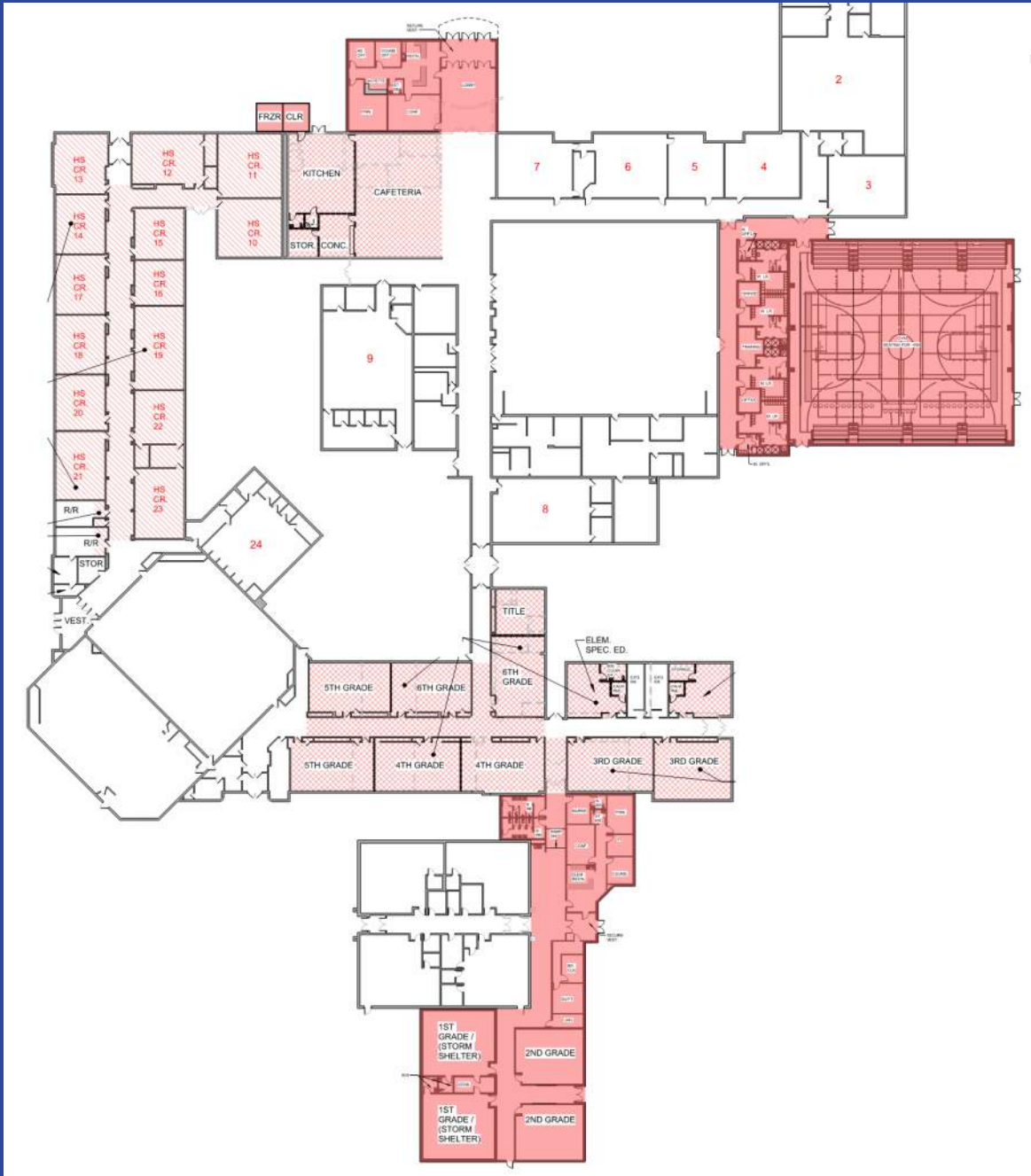
NORTH ELEVATION – JR-SR HIGH ENTRANCE



USD 350
St. John-Hudson



NORTH ELEVATION – JR-SR HIGH ENTRANCE



BREAKDOWN OF COSTS

Preliminary Estimate of Probable Cost Table

St. John-Hudson 350 Board Meeting

June 24, 2025

Concept 11.2D - Small Entry, Medium Gym

New Construction	Sq Ft	Select	\$/SF	\$ / Line	
North Entrance, Offices, Kitchen, Concessions	3,100	x	\$380	\$1,178,000	6.58%
South Classrooms, Connection to ILG Library	9,700	x	\$380	\$3,686,000	20.59%
Locker Room Addition	3,700	x	\$380	\$1,406,000	7.85%
Medium Secondary Gym (Seats 500)	10,500	x	\$275	\$2,888,000	16.13%
Heavy Remodeling - Structural, HVAC, Electrical, Plumbing, Roofing, Exteriors, Interiors					
South Classroom Wing	12,500	x	\$250	\$3,125,000	17.46%
Medium Remodeling - HVAC, Electrical, Plumbing, Roofing, Exteriors, Interiors					
West Classroom Wing	13,500	x	\$220	\$2,970,000	16.59%
Cafeteria	5,700	x	\$220	\$1,254,000	7.01%
Sub Total				\$16,507,000	
Design Fees 7%				\$1,155,000	
Design Contingency 1.44%				\$238,000	
Grand Total				\$17,900,000	



Unified School District No. 350
Stafford County, Kansas (St. John-Hudson)

Home Owner Property Tax Increase

Mill Levy Increase

\$17.9 Million over 25 Years	
1.00% Sales Tax	Without Sales Tax
25.000	28.500

Cost to Homeowner of Projected Mill Levy Increase

Annual Property Tax		
\$75,000 Home	215.63	245.81
\$100,000 Home	287.50	327.75
\$150,000 Home	431.25	491.63
\$200,000 Home	575.00	655.50
\$250,000 Home	718.75	819.38

Monthly Property Tax		
\$75,000 Home	17.97	20.48
\$100,000 Home	23.96	27.31
\$150,000 Home	35.94	40.97
\$200,000 Home	47.92	54.63
\$250,000 Home	59.90	68.28

Daily Property Tax		
\$75,000 Home	0.59	0.67
\$100,000 Home	0.79	0.90
\$150,000 Home	1.18	1.35
\$200,000 Home	1.58	1.80
\$250,000 Home	1.97	2.24

Unified School District No. 350 Stafford County, Kansas (St. John-Hudson)

Commercial Property Tax Increase

Mill Levy Increase

\$17.9 Million over 25 Years	
1.00% Sales Tax	Without Sales Tax
25.000	28.500

Cost to Commercial Businesses of Projected Mill Levy Increase

Annual Property Tax

\$75,000 Property	468.75	534.38
\$100,000 Property	625.00	712.50
\$150,000 Property	937.50	1,068.75
\$200,000 Property	1,250.00	1,425.00
\$250,000 Property	1,562.50	1,781.25

Monthly Property Tax

\$75,000 Property	39.06	44.53
\$100,000 Property	52.08	59.38
\$150,000 Property	78.13	89.06
\$200,000 Property	104.17	118.75
\$250,000 Property	130.21	148.44

Daily Property Tax

\$75,000 Property	1.28	1.46
\$100,000 Property	1.71	1.95
\$150,000 Property	2.57	2.93
\$200,000 Property	3.42	3.90
\$250,000 Property	4.28	4.88

Unified School District No. 350
Stafford County, Kansas (St. John-Hudson)

Agricultural Property Tax Increase

Mill Levy Increase

\$17.9 Million over 25 Years	
1.00% Sales Tax	Without Sales Tax
25.000	28.500

Cost to Agricultural Property Owners of Projected Mill Levy Increase

Annual Property Tax		
Dry Crop Land (Median Use Value = \$117/acre)		
160 Acres	140.40	160.06
Irrigated Land (Median Use Value = \$433/acre)		
160 Acres	519.60	592.34
Grass Land (Median Use Value = \$29/acre)		
160 Acres	34.80	39.67
Annual Cost per Acre		
Dry Crop Land	0.88	1.00
Irrigated Land	3.25	3.70
Grass Land	0.22	0.25
Monthly Property Tax		
Dry Crop Land		
160 Acres	11.70	13.34
Irrigated Land		
160 Acres	43.30	49.36
Grass Land		
160 Acres	2.90	3.31

Estimated Median Use Value of 160 Acres Dry Crop Land is \$18,720
Estimated Median Use Value of 160 Acres Irrigated Land is \$69,280
Estimated Median Use Value of 160 Acres Grass Land is \$4,640

PROJECTED WORKFLOW TIMELINE

	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	June 2026	July 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	June 2027	July 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	Jan 2028
1 Bond Campaign & Election																											
2 Design Development																											
3 Engineering & Detailed Drawings																											
4 Bidding																											
5 Contracting & Mobilization																											
6 Phase 1A: New Classroom & Gym																											
7 Phase 1B: Renovate Elementary																											
8 Phase 2A: New North Entry																											
9 Phase 2B: Renovate Kitchen/Cafeteria																											
10 Phase 2C: Renovate West H.S.																											
11 Vacate Kitchen - Cold Food Plan																											
12 Vacate Elementary Spring 2027																											
13 Extended 2027 Summer Break																											
14 Vacate West H.S. Fall 2027																											
	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	June 2026	July 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	June 2027	July 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	Jan 2028

Q & A



Thank You for Supporting St. John-Hudson USD 350, your Communities' School!