



# WELCOME

# TOWN HALL MEETING

January 26, 2015



DLR Group

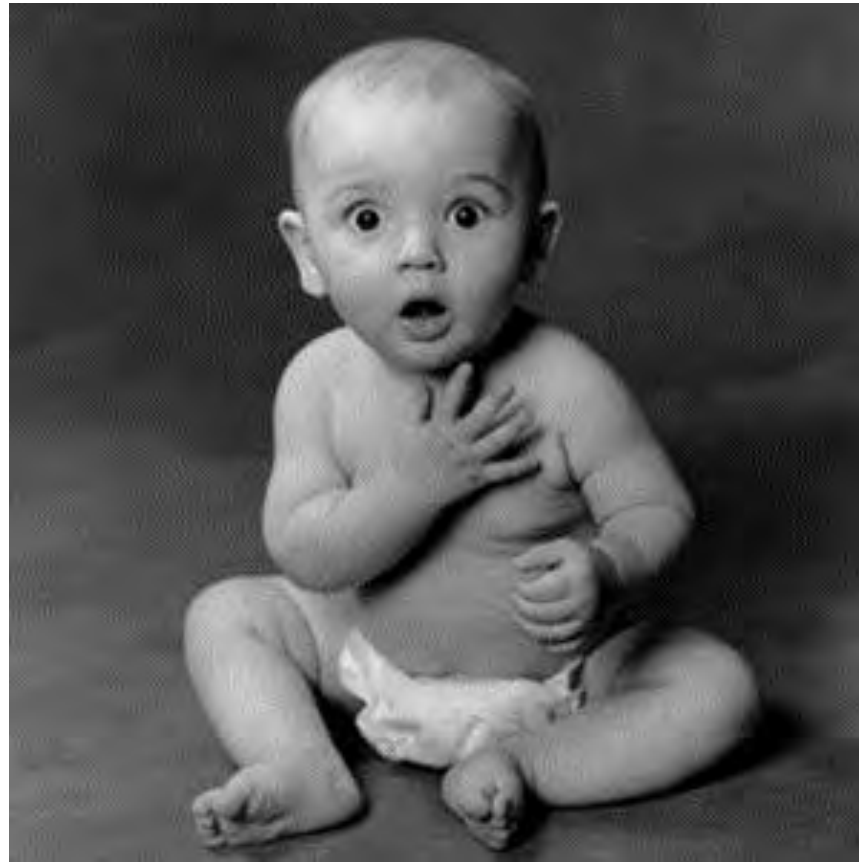
# Agenda for tonight:

## Welcome & Introduction

1. Where Have We Been
2. What Have We Learned
3. Where Do We Want To Go



# Welcome and Introductions



Who Are These Guys &  
Why Are They Here?



# 500 K-12 PROJECTS IN THE LAST 5 YEARS



DLR Group





**KEVIN GREISCHAR**  
Architect  
K-12 Thought Leader



**DLR Group**

Architecture Engineering Planning Interiors



**BRAD KIEHL**  
Architect  
Certified Educational  
Facility Planner

**ENGAGING &  
COLLABORATIVE**



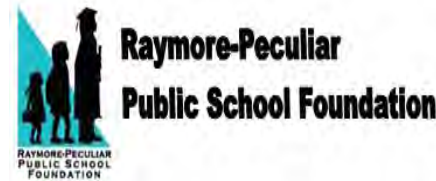
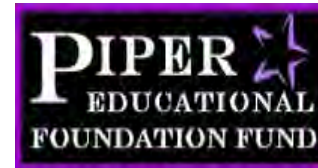
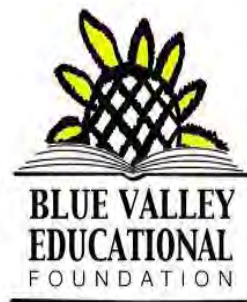
<b>5 YEARS</b>							
Year	District Name	Location	Yes %	Pass / Fail	Bond Amount	Mill Increase	Annual Impact on \$100k home
2014	Cheney School District	Cheney, KS	73%	<b>PASS</b>	\$15,400,000	7.25	\$83.40
2014	Liberal School District	Liberal, KS	76%	<b>PASS</b>	\$127,860,000	9.9	\$113.88
2014	Salina School District	Salina, KS	60%	<b>PASS</b>	\$110,700,000	4.7	\$54.00
<b>2014</b>	<b>Paola School District</b>	<b>Paola, KS</b>	<b>69%</b>	<b>PASS</b>	<b>\$17,000,000</b>	<b>0</b>	<b>\$0.00</b>
2013	Turner School District	Kansas City, KS	69%	<b>PASS</b>	\$19,500,000	0	\$0.00
2013	Osawatomie School District	Osawatomie, KS	69%	<b>PASS</b>	\$3,200,000	1.58	\$18.18
2013	Circle Public Schools	Towanda, KS	59%	<b>PASS</b>	\$37,120,000	6.89	\$79.20
2012	Gardner Schools	Gardner, KS	53%	<b>PASS</b>	\$72,000,000	2.97	\$51.24
2011	Fort Osage Schools	Independence, MO	62%	<b>PASS</b>	\$7,800,000	11.88	\$22.56
<b>2011</b>	<b>Spring Hill Schools</b>	<b>Spring Hill, KS</b>	<b>55%</b>	<b>PASS</b>	<b>\$39,000,000</b>	<b>0</b>	<b>\$0.00</b>
2010	El Dorado Public Schools	El Dorado, KS	52%	<b>PASS</b>	\$36,100,000	8.96	\$103.08

**100% SUCCESS IN KS & MO**



# PROVEN COMMUNITY PARTNER

**+\$100,000 DONATED IN THE LAST 5 YEARS**



**NORTH LITTLE ROCK  
PUBLIC EDUCATION FOUNDATION**



# We Want To Know About You

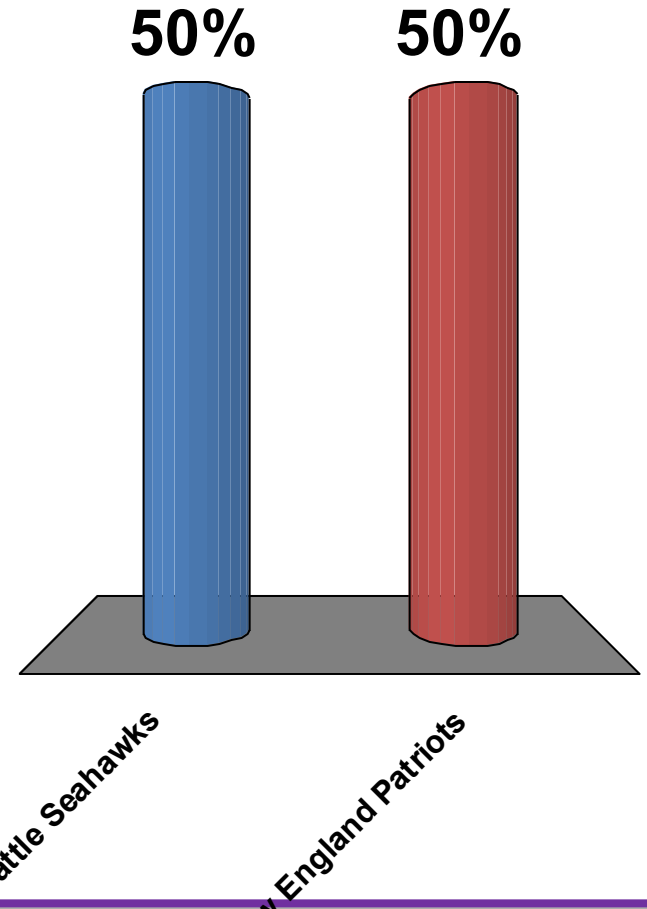




# TEST QUESTION:

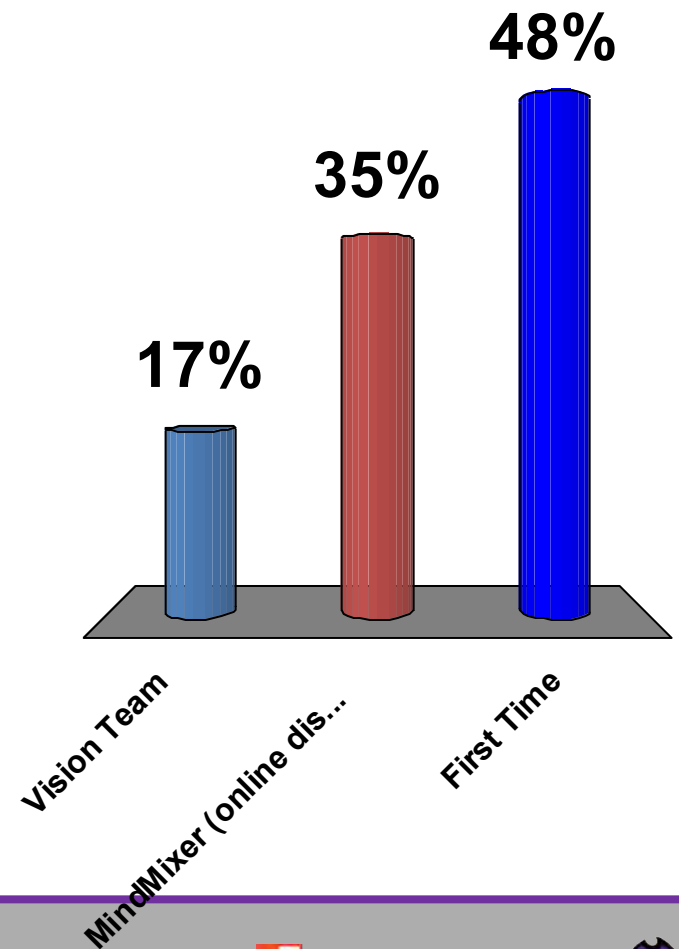
Who do you believe is going to win the Super Bowl?

- A. Seattle Seahawks
- B. New England Patriots



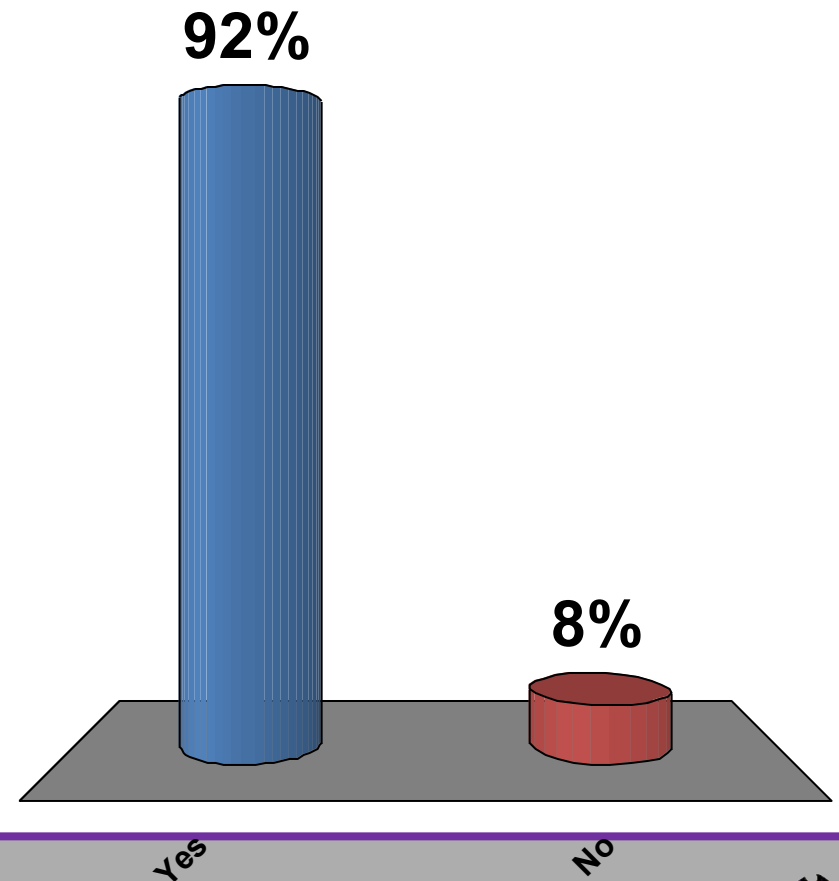
# Is this your first time learning about the District needs or have you already been involved?

- A. Vision Team
- B. MindMixer (online discussions)
- C. First Time



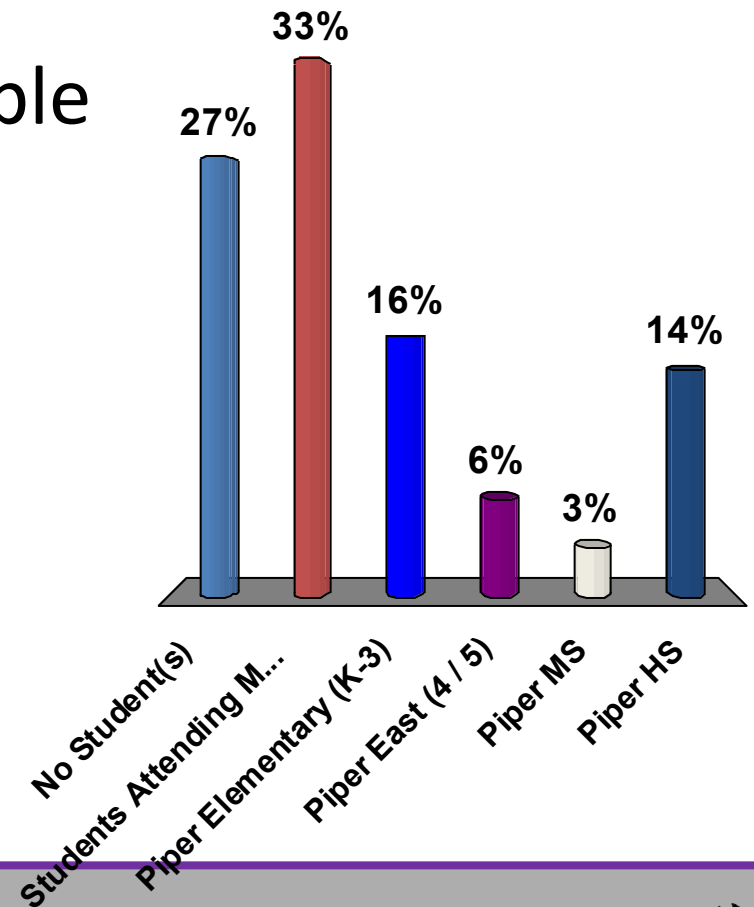
# Do you live within the boundaries of USD 203?

- A. Yes
- B. No



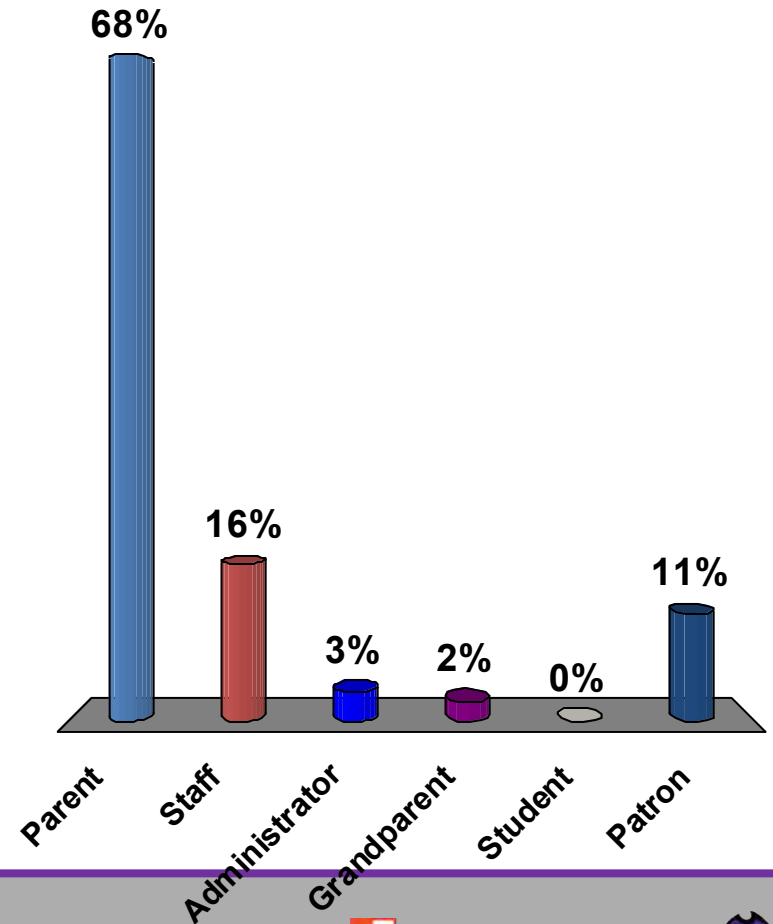
# Please tell us if you have children within the District and which school do they attend?

- A. No Student(s)
- B. Students Attending Multiple Schools
- C. Piper Elementary (K-3)
- D. Piper East (4 / 5)
- E. Piper MS
- F. Piper HS



# Please tell us who you are?

- A. Parent
- B. Staff
- C. Administrator
- D. Grandparent
- E. Student
- F. Patron



# Community Conversation Timeline



January 2014

To

May 2014

- 5 Meetings
- 12+ Hours
- 50 Patrons
- BoE Presentation

September 2014

To

December 2014

- 1162 Invitations
- 1943 Visitors
- 19 Different Topics
- 99 Specific Ideas
- 79 Comments

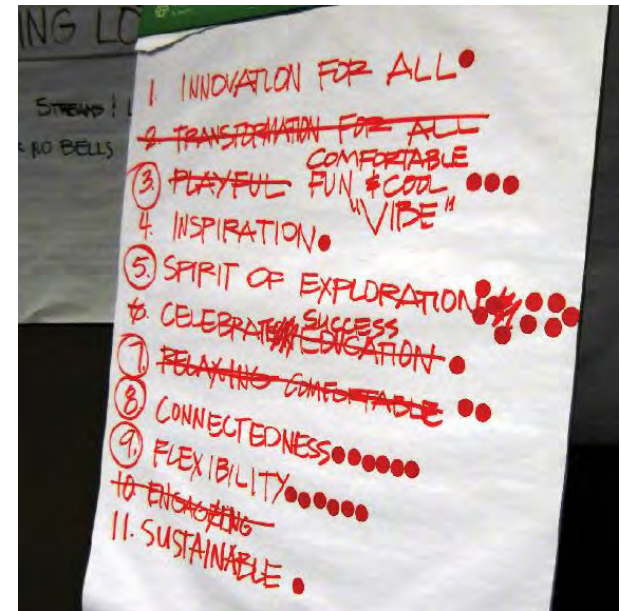
January 26, 2015



# Visionary Team: Created Guiding Principles

1. Maintaining Quality Education
2. Financially Responsible
3. Small Class Size

- help **focus** the work of the committee and **clarify important decisions** when individual interests and desires come in conflict with the overall goal.
- They will serve as the **filter** through which important decisions are made.
- They will keep the project on track and focused on **core values and purposes**.



# District Map:

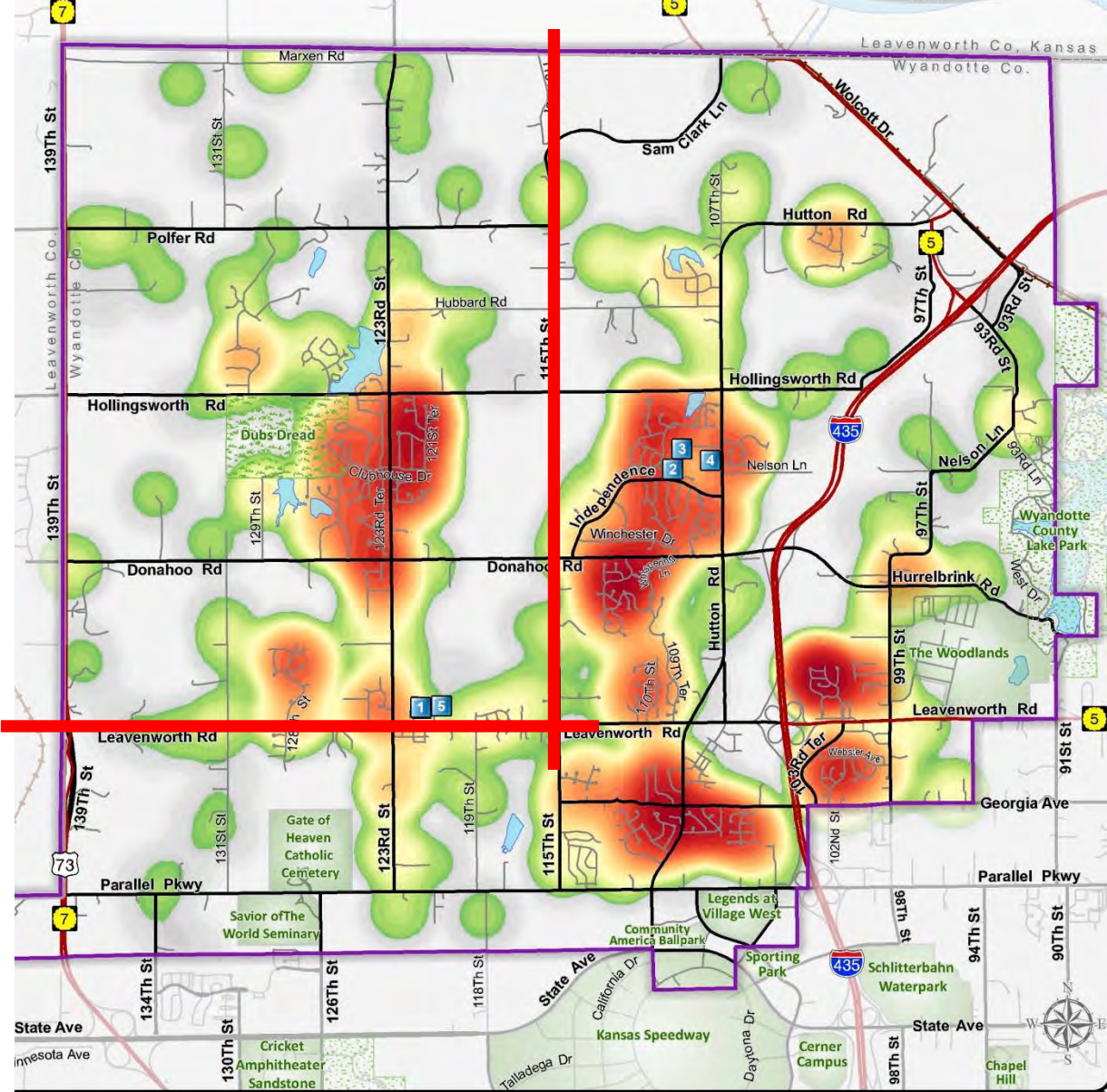
## West of 115<sup>th</sup> / North of Lvnwrth:

- K-5 = 294 students
  - 6-8 = 140 students
  - 9-12 = 192 students
- Total K-12 = 626 Students**

## East of 115<sup>th</sup> :

- K-5 = 666 students
  - 6-8 = 271 students
  - 9-12 = 374 students
- Total K-12: 1,311 Students**

**2013/14 Total: 1,937 Students**



### List of Schools

1. Piper Elementary
2. Piper East Elementary
3. Piper Middle School
4. Piper High School
5. Piper District Office

	Schools		Student Density
	District Boundary	Low Density	
	County		
	Cultural Areas		
	Golf Course		
	Park		High Density

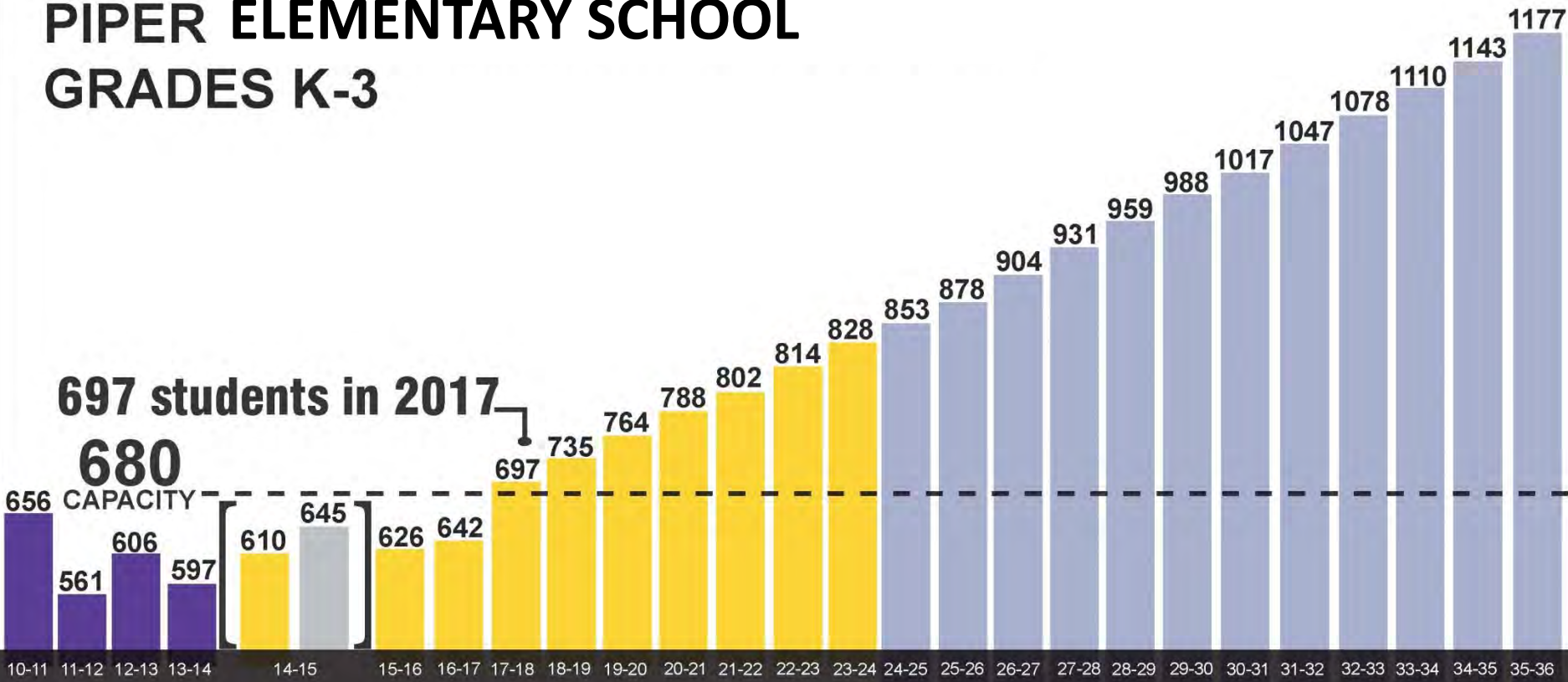
Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.



# PIPER ELEMENTARY SCHOOL GRADES K-3

697 students in 2017  
680

CAPACITY



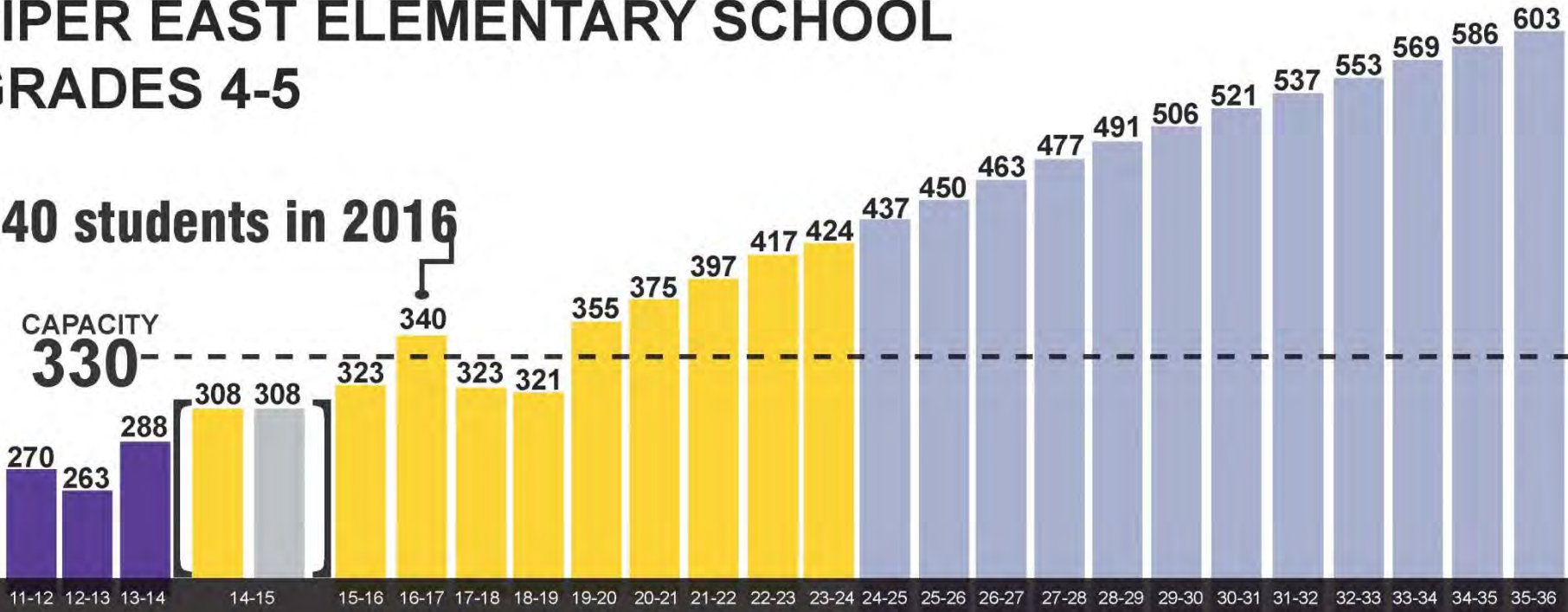
SCHOOL YEAR



# PIPER EAST ELEMENTARY SCHOOL GRADES 4-5

**340 students in 2016**

CAPACITY  
**330**



**SCHOOL YEAR**

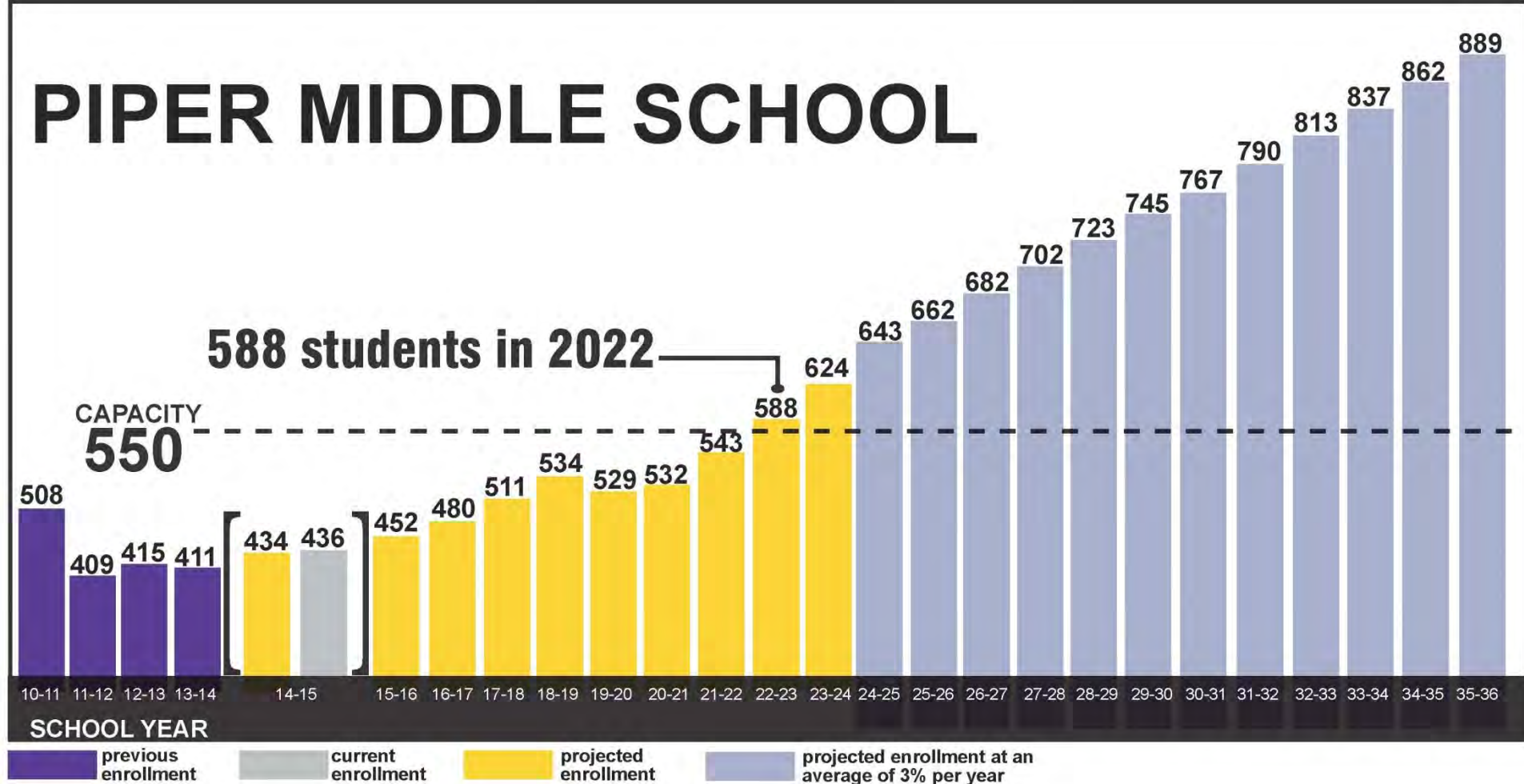
- previous enrollment
- current enrollment
- projected enrollment
- projected enrollment at an average of 3% per year



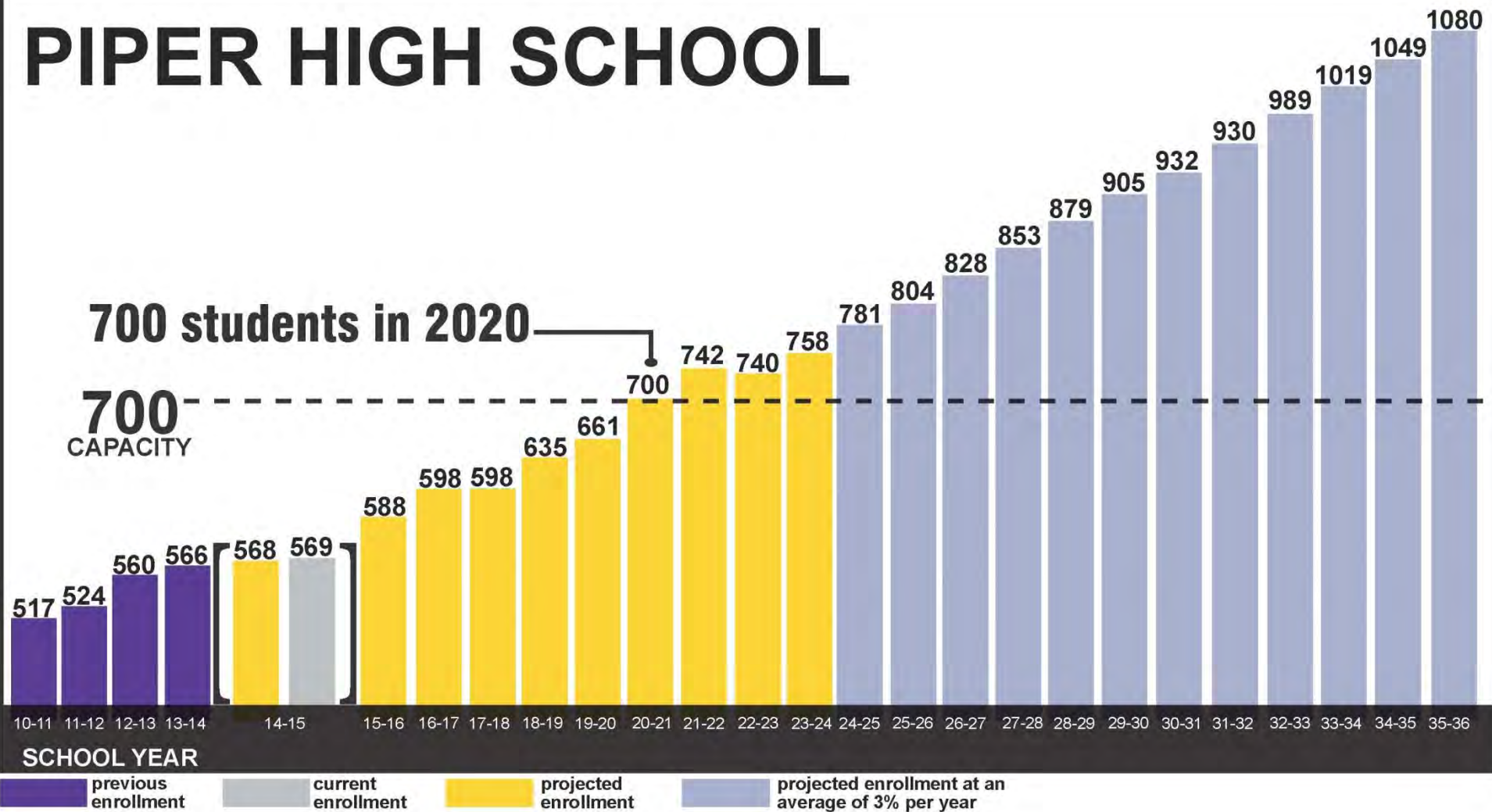
# PIPER MIDDLE SCHOOL

588 students in 2022

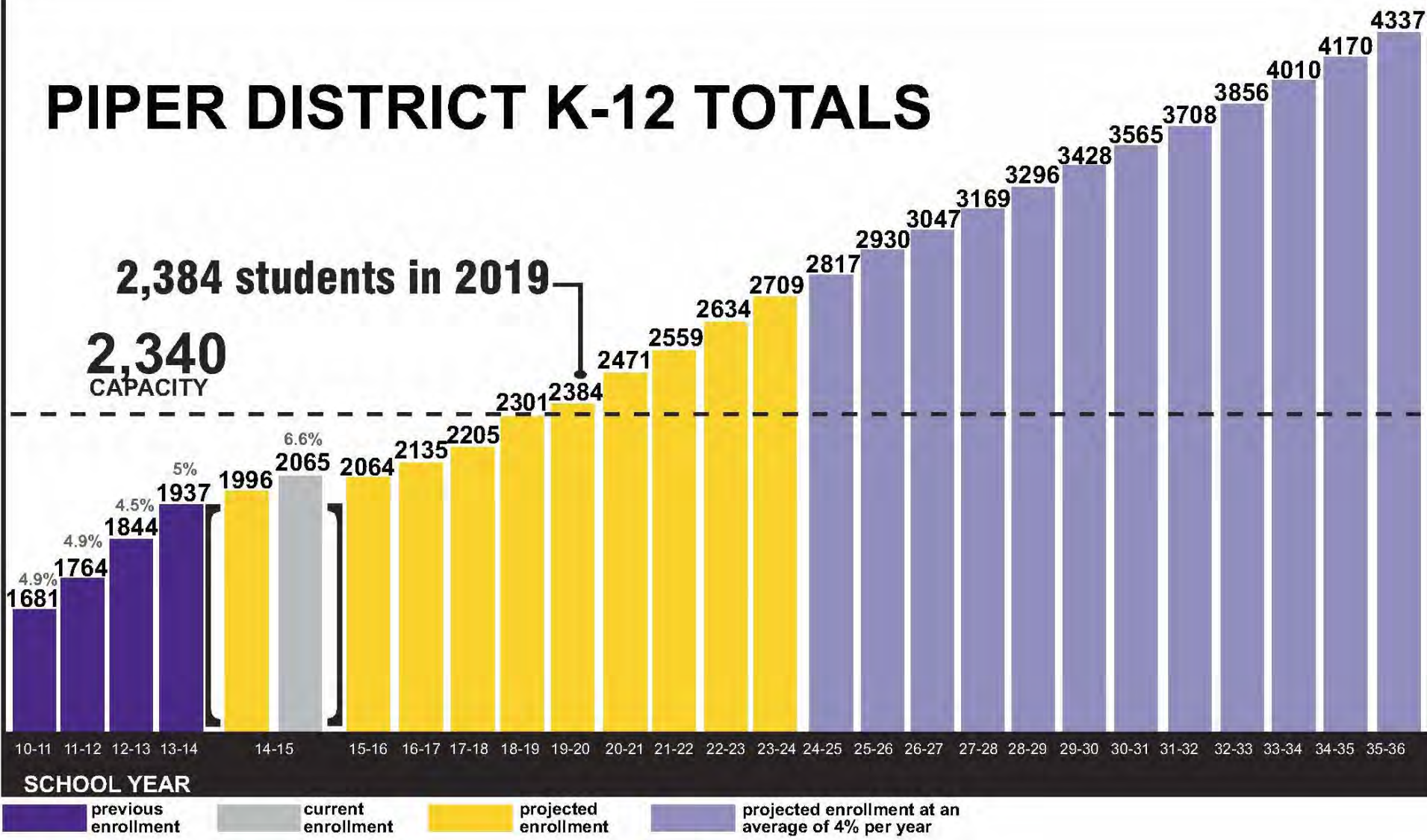
CAPACITY  
550



# PIPER HIGH SCHOOL

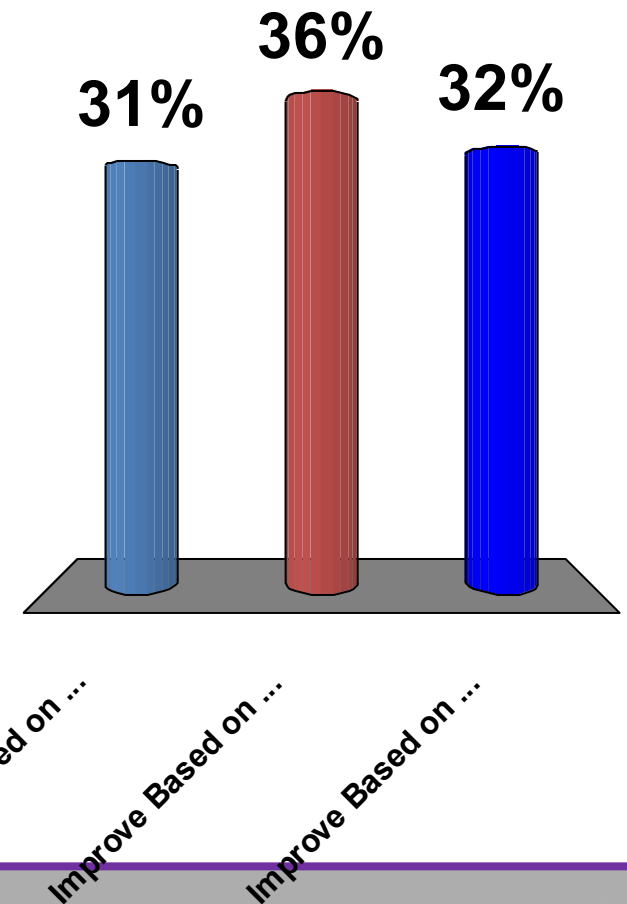


# PIPER DISTRICT K-12 TOTALS



# Rank the following criteria in the order of importance to make decisions on options:

- A. Improve Based on Funds Available
- B. Improve Based on Educational Excellence and Quality**
- C. Improve Based on Educational Needs



# USD203 SCHOOLS: OPTION - ES ADDITION

## SCHOOL YEAR: 2023-24

1 PIPER ES 1 - ADD.  
EXISTING K-3 ES



2 PIPER ES 2 - EAST  
EXISTING 4-5 ES



3 PIPER MS  
EXISTING MS (6-8)



4 PIPER HS  
EXISTING HS (9-12)



# **BoE requested time to study the options June through November**

1. Reviewed the current enrollment and identified where growth is.
2. Reviewed the options presented by the Vision team
3. Discussed potential options and placed them on Mindmixer for online engagement with the community.





# USD203 SCHOOLS: OPTION - ES ADDITION

## SCHOOL YEAR: 2023-24

1 PIPER ES 1 - ADD.  
EXISTING K-3 ES



2 PIPER ES 2 - EAST  
EXISTING 4-5 ES



3 PIPER MS  
EXISTING MS (6-8)



4 PIPER HS  
EXISTING HS (9-12)



1

# PIPER ES 1 - ADDITION

EXISTING: K-3  
922 CAPACITY; 922 ENROLLMENT

SCHOOL YR:  
2023-24



# USD203 SCHOOLS: OPTION - NEW ES PHASED

## SCHOOL YEAR: 2023-24

1 PIPER ES 1  
EXISTING K-3 ES



2 PIPER ES 2 - EAST  
EXISTING 4-5 ES



3 PIPER ES NEW  
NEW K-5 ES



4 PIPER MS  
EXISTING MS (6-8)



5 PIPER HS  
EXISTING HS (9-12)

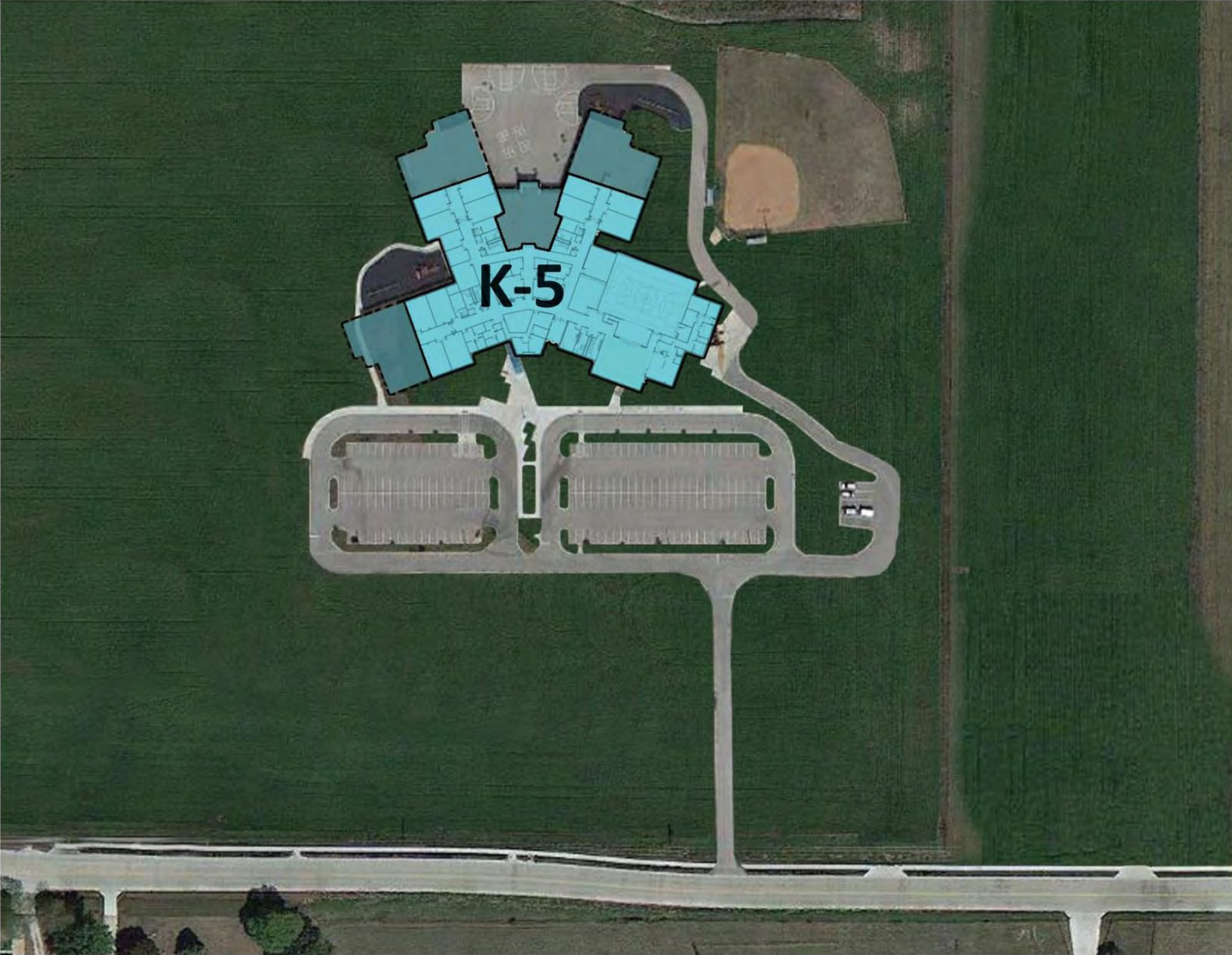


3

# PIPER ES NEW

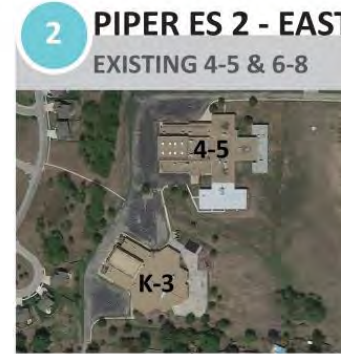
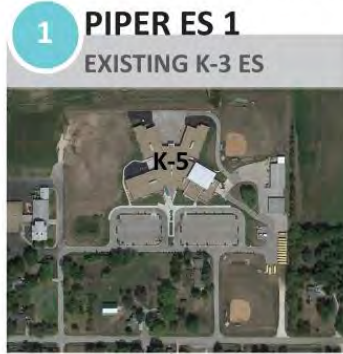
NEW K-5  
242 CAPACITY; 242 ENROLLMENT

SCHOOL YR:  
2023-24



# USD203 SCHOOLS: OPTION - NEW HS PHASED

## SCHOOL YEAR: 2023-24



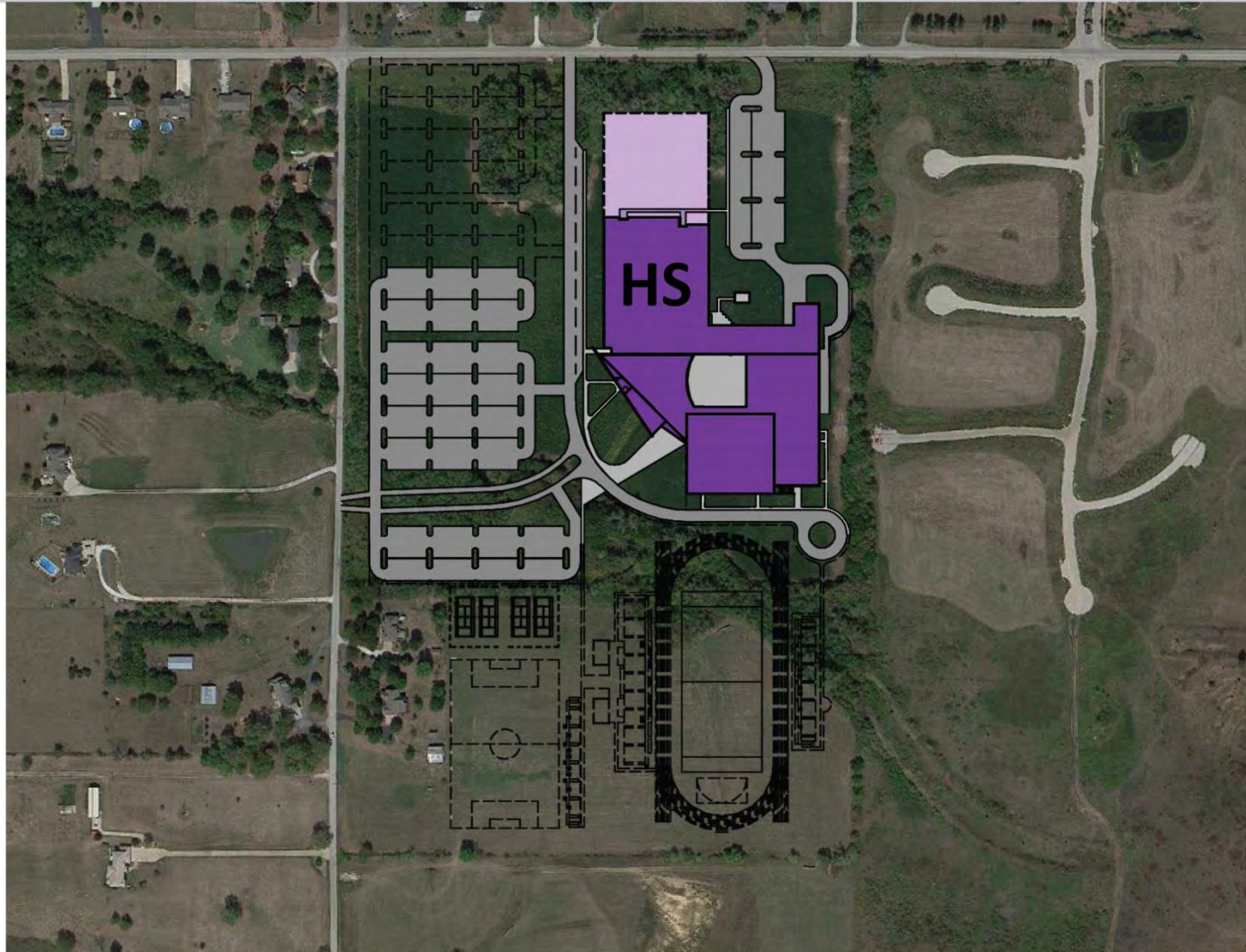
4

# PIPER HS

NEW HS (9-12)

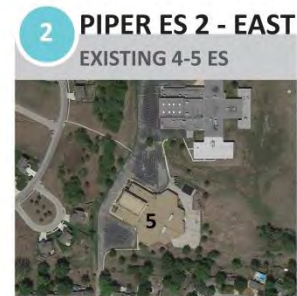
760 CAPACITY; 758 ENROLLMENT

SCHOOL YR:  
2023-24





# High School Middle School Elementary School OPTIONS





# High School – Most Popular

34 Yes / 5 No

## Potential plans include:

1. Build a new school at the 131st and Leavenworth site, that accommodates the need at least until the 2030 school year.
2. Move the Middle school to the existing High School. This will accommodate growth to the 2030 school year.
3. Use Piper Elementary, East Elementary and the existing Middle School to accommodate all the elementary age students to the 2030 school year. Configurations of the buildings will be decided by the most appropriate educational environment for the grade levels.







# Middle School

3 Yes / 30 No

## Potential Plans Include:

1. Make renovations and additions to the existing HS to accommodate students until the 2030 school year with plans for growth at the existing site.
2. Build a new Middle School on the 131st and Leavenworth site or a site that best accommodates the need.
3. Use Piper Elementary, East Elementary and the existing Middle School to accommodate all the elementary age students to the 2030 school year. Configurations of the buildings would be decided by the most appropriate educational environment for the grade levels.





# Elementary School

6 Yes / 25 No

## Potential plans include:

1. Make renovations and additions to the existing High School to accommodate students until the 2030 school year with plans for growth at the existing site.
2. Use the existing Piper Middle School as a 7-8 grade level building and Piper East as a 6th grade center to accommodate students to the 2030 school year .
3. Build a new Elementary School, at a site that best accommodates the need. With the existing Piper Elementary, this will create 2 neighborhood schools that accommodate students to the 2030 school year .



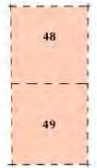


Participants prefer a **“Town Hall”  
Meeting** to discuss Piper School  
District’s Future



- MATHEMATICS
- LANGUAGE
- SCIENCES
- BUSINESS
- SPECIAL EDUCATION
- COMPUTER LAB
- FACS
- AUDITORIUM
- MUSIC & DRAMA
- ART
- GYMNASIUM
- P.E. FACILITIES
- LOCKER ROOMS
- ADMINISTRATION
- COMMONS
- FOOD SERVICE
- STORAGE/SERVICE/MECHANICAL
- MEDIA CENTER
- COURTYARD
- CIRCULATION
- INDUSTRIAL TECH.
- TOILETS
- FLEX ROOM
- HUMANITIES
- TEACHER PLANNING

1. PRINCIPAL'S OFFICE
2. ASSISTANT PRINCIPAL'S OFFICE
3. RECEPTION
4. SECRETARY
5. MAIL ROOM
6. CONFERENCE ROOM (ADMIN.)
7. WORK ROOM
8. TOILET
9. COMPUTER EQUIPMENT ROOM
10. STORAGE ROOM
11. HEALTH CENTER
12. IN SCHOOL SUSPENSION
13. RESOURCE OFFICE
14. STORAGE
15. RECORDS
16. COUNSELOR OFFICE
17. SOCIAL WORKER OFFICE
18. ITINERANT OFFICE
19. CONFERENCE ROOM
20. STORAGE
21. COMMONS
22. SCRAMBLE
23. KITCHEN PREP
24. DISHWASHING AREA
25. FREEZER
26. DRY STORAGE
27. TABLE/CHAIR STORAGE
28. KITCHEN OFFICE & LOCKERS
29. CUSTODIAL
30. RECEIVING DOCK
31. MECHANICAL/ ELECTRICAL ROOM
32. INDUSTRIAL TECHNOLOGY
33. INDUSTRIAL TECH OFFICE/ STORAGE
34. AUDITORIUM
35. VOCAL
36. PRACTICE ROOM
37. OFFICE (MUSIC)
38. MUSIC
39. STAGE CRAFT
40. DRAMA
41. LOBBY (AUDITORIUM)
42. MAIN GYMNASIUM
43. AUXILIARY GYMNASIUM
44. MEN'S LOCKER ROOM
45. WOMEN'S LOCKER ROOM
46. WEIGHT ROOM
47. COACH'S OFFICE
48. MEN'S VARSITY LOCKER ROOM
49. WOMEN'S VARSITY LOCKER ROOM
50. WRESTLING GYMNASIUM
51. LOBBY (GYMNASIUM)
52. ATHLETIC STORAGE
53. SCIENCE LAB
54. SCIENCE PREP/ STORAGE
55. TOILET
56. STORAGE
57. AGRICULTURAL SCIENCE
58. MATH
59. F.A.C.S.
60. INDEPENDENT LIVING
61. SPECIAL EDUCATION
62. ART
63. KILN
64. FLEX ROOM
65. SOCIAL STUDIES
66. LANGUAGE
67. COURTYARD
68. BUSINESS
69. COMPUTER LAB
70. FOREIGN LANGUAGE
71. LIBRARY
72. RECORDING STUDIO
73. A.V. EDITING ROOM
74. MEDIA WORK ROOM
75. PERIODICAL ROOM
76. MEDIA OFFICE
77. RESOURCE CENTER
78. HEAD END ROOM
79. CONCESSIONS
80. DRIVERS EDUCATION
81. TEACHER PLANNING CENTER



Lower level below Wrestling area

**First Floor Plan**





# New High School

for:

800 to 1100 students will  
Handle Projected Growth  
from 2017 – 2035

\*Note: Costs are for HS Building  
& Site Only not District Stadium



PRELIMINARY SITE STUDY - PIPER HS

DLR Group

LEAVENWORTH ROAD 1:8.15



DLR Group



# USD 203 Building Improvements: Why Now?

- Currently at historic **record low interest rates** – Interest rates have been higher 99.9% of the time since 1987
- Construction Pricing is continuing to **INCREASE** – Current costs projected to escalate at a rate of: 6% to 8% / Year.
- High School Option provides the District with 3 New Facilities:
  - **New High School** – With Capacity through 2035/36
  - **New Middle School** – Old High School Becomes Middle School
  - **New Attendance Center** – Old Middle School Becomes Grade Level Attendance Center
- **Need Never Goes Away!** It just gets more expensive.



# **I Like The Option BUT: What's the Cost & How Do We Pay For It?**



# New High School 17/18 to 35/36 School Year

## HS Program - 800 Capacity

• 30 Classrooms	\$ 5,814,000
• 4 Science Rooms	\$ 1,420,440
• 2 Art Room	\$ 638,400
• Band/Instrum/Vocal Rms (2)	\$ 1,026,000
• Media Center	\$ 990,660
• Workforce Dev / FACS	\$ 1,865,004
• Computer Class	\$ 410,400
• Special Education	\$ 1,079,352
• Physical Education	\$10,966,800
• Commons / Kitchen	\$ 2,188,800
• Administration	\$ 798,000
• Auditorium	\$ 4,788,000
• Building Services	\$ 3,579,600
• Support / Grossing Factor	\$11,533,495
• <b>Construction Cost</b> (207k SF)	<b>\$47,098,951</b>
• Soft Cost / Inflation	\$20,158,352
• <b>Project Cost</b>	<b>\$67,257,303</b>





## Current Area Mill Levies:

De Soto	71.9
Gardner	69.5
Blue Valley	67.9
Olathe	67.8
Spring Hill	64.2
Bonner Springs	63.3
Basehor	61.4
<b>Piper</b>	<b>59.5</b>
Tonganoxie	58.5
Lansing	58.3
Shawnee Mission	55.89
Turner	54.61
KCK	49.2



## Single Issue in 2015

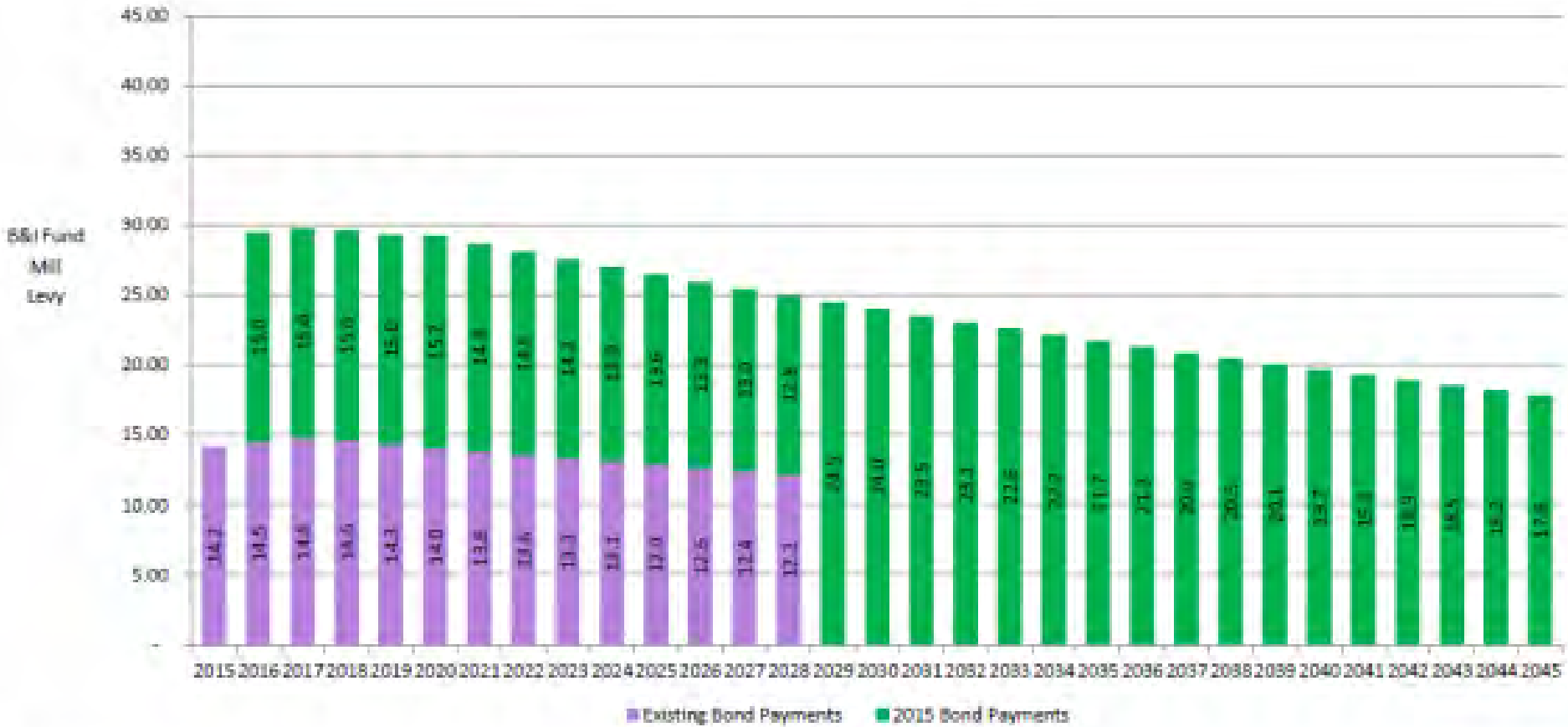
**\$67,500,000**

"Wrap Around" Payments

Unified School District No. 203

Wyandotte County, Kansas (Piper)

General Obligation Bonds, Series 2015



Assumes assessed valuation grows annually at rate of:

2.00%

# Homeowner Property Tax Impact

(Financing Scenario 7)

Unified School District No. 203  
Wyandotte County, Kansas  
(Piper)

Appraised  
Home  
Value

Annual	Monthly
\$67,500,000 Bond Issue	\$67,500,000 Bond Issue
15.00 Mills	15.00 Mills

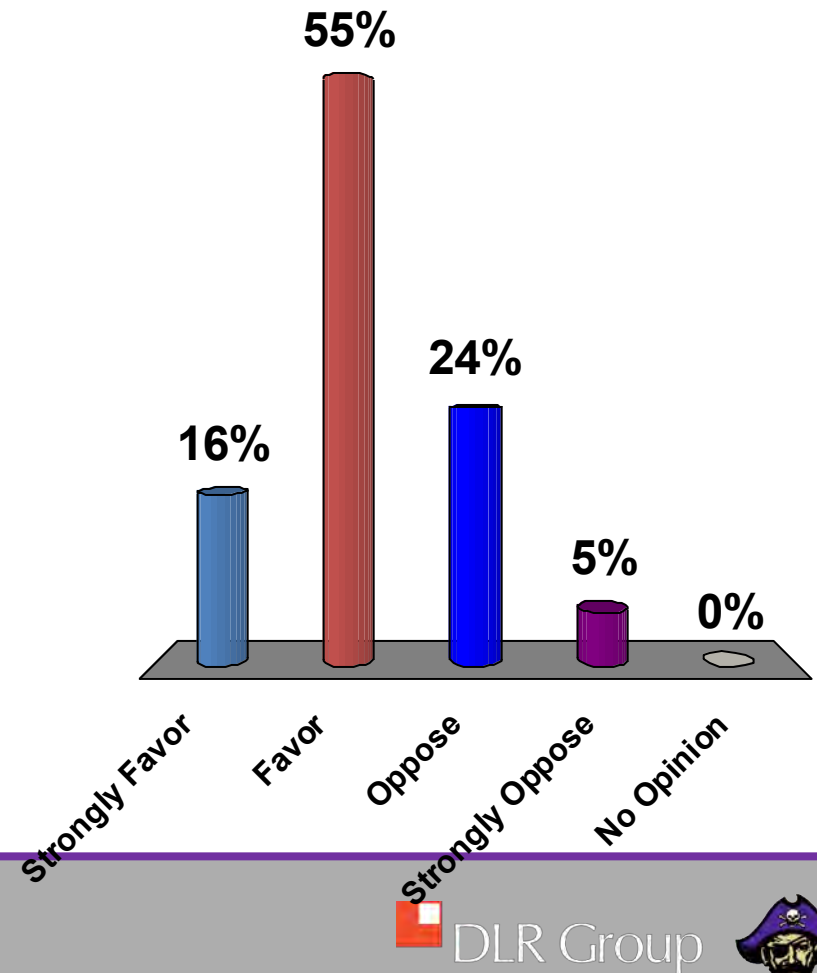
\$100,000	\$172.50	\$14.38
125,000	215.63	17.97
150,000	258.75	21.56
175,000	301.88	25.16
200,000	345.00	28.75
225,000	388.13	32.34
250,000	431.25	35.94
275,000	474.38	39.53
300,000	517.50	43.13
325,000	560.63	46.72
350,000	603.75	50.31
375,000	646.88	53.91
400,000	690.00	57.50

Assumes bonds are repaid over 30 years, average rate 4.25% and annual payments that "wrap around" existing bond payments.



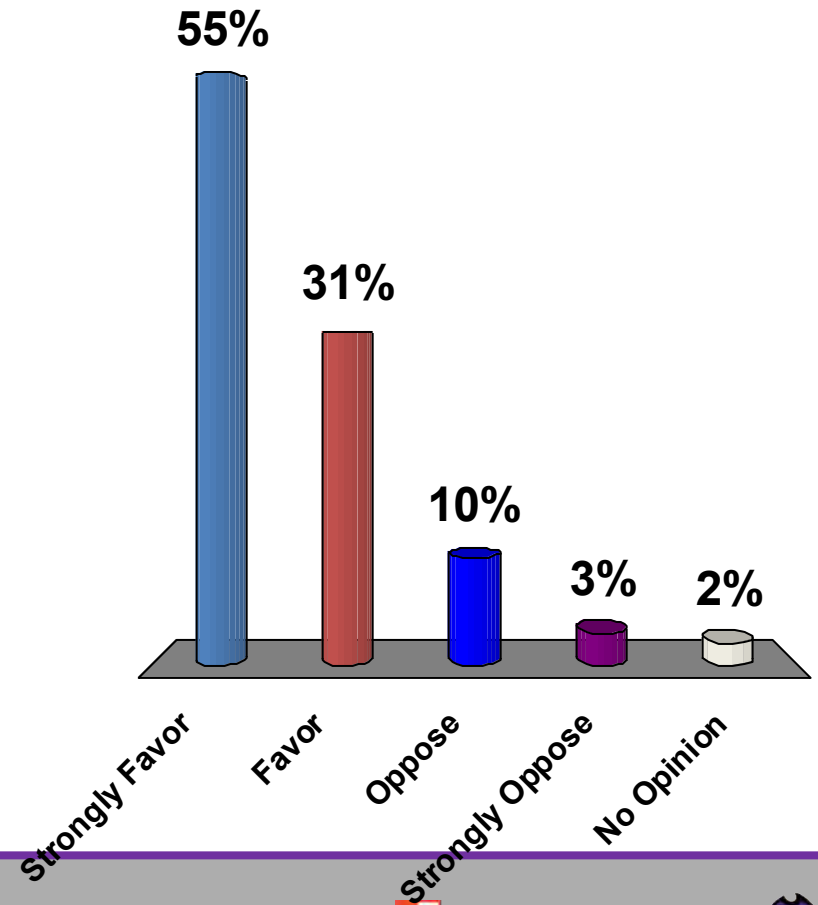
Based on the information shared tonight which of the following would accurately assess the **“COMMUNITY” support** of a new High School?

- A. Strongly Favor
- B. Favor
- C. Oppose
- D. Strongly Oppose
- E. No Opinion



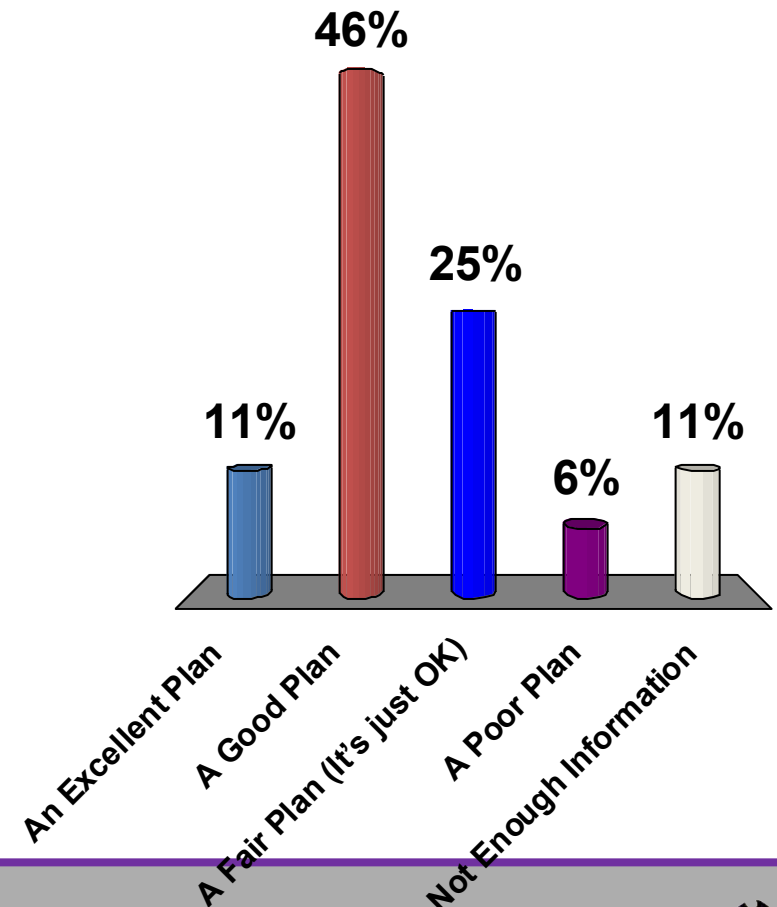
# Do you **personally support** a new High School?

- A. Strongly Favor
- B. Favor
- C. Oppose
- D. Strongly Oppose
- E. No Opinion



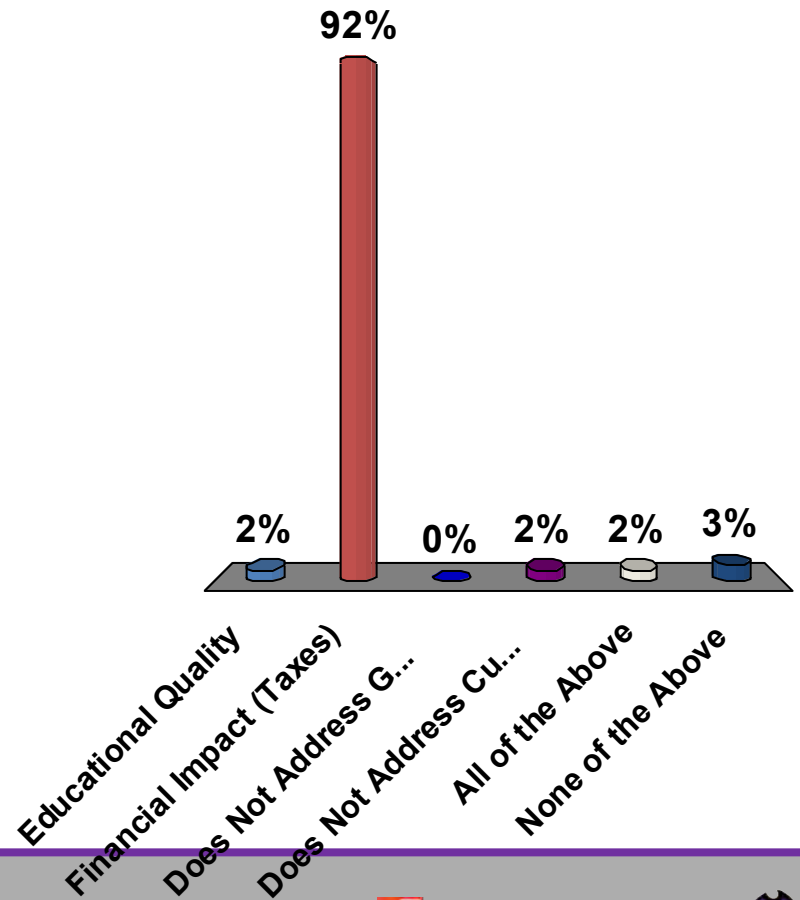
# What would the **community think** of this plan?

- A. An Excellent Plan
- B. A Good Plan
- C. A Fair Plan (It's just OK)
- D. A Poor Plan
- E. Not Enough Information



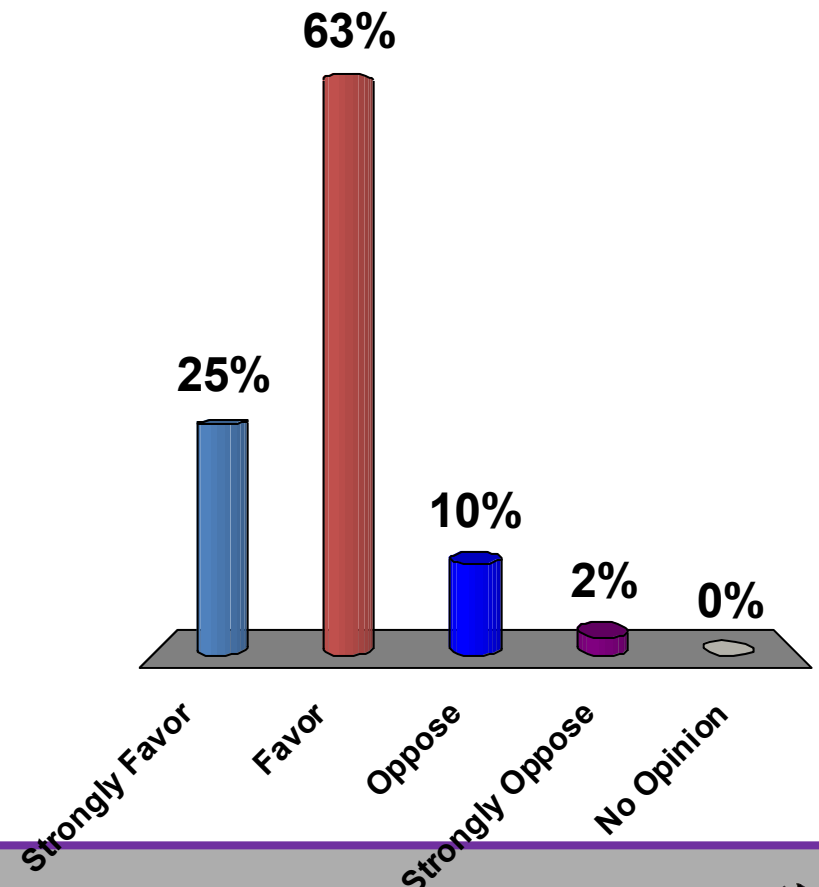
# What would the **community “Dislike”** about the plan:

- A. Educational Quality
- B. Financial Impact (Taxes)
- C. Does Not Address Growth
- D. Does Not Address Current / Future Needs
- E. All of the Above
- F. None of the Above



# Would the **community support** the re-allocation of buildings as presented with the New High School?

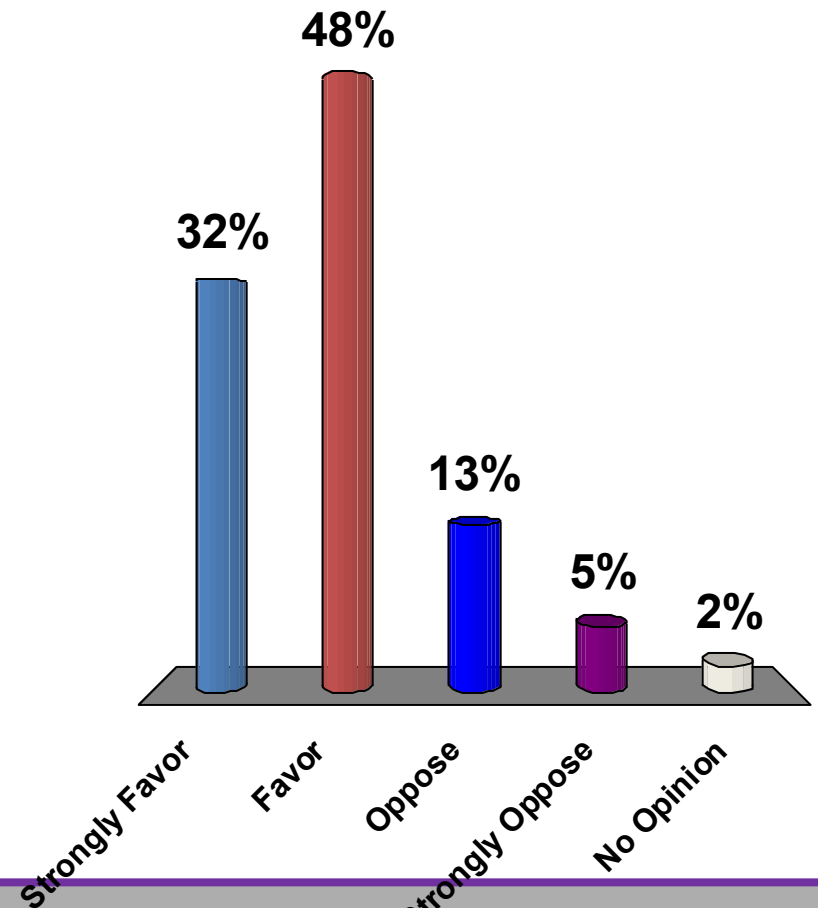
- A. Strongly Favor
- B. Favor
- C. Oppose
- D. Strongly Oppose
- E. No Opinion





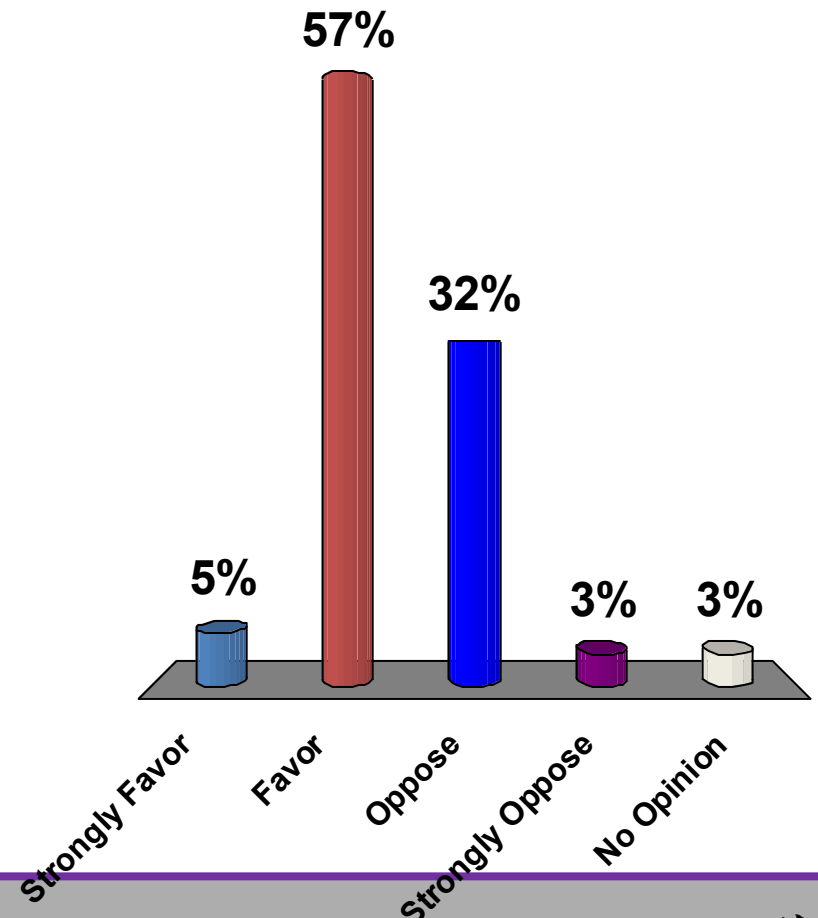
Based on what this would mean to you, based on the specific value of your home, would you \_\_\_\_\_ this plan?

- A. Strongly Favor
- B. Favor
- C. Oppose
- D. Strongly Oppose
- E. No Opinion



Based on what this would mean to **your community**, based on the anticipated values of their homes, would they \_\_\_\_\_ this plan?

- A. Strongly Favor
- B. Favor
- C. Oppose
- D. Strongly Oppose
- E. No Opinion





**THANK YOU**  
**for being involved in the**  
**future of our students.**



**DLR Group**