

**NOTE: THIS SLIDE HAS BEEN ADDED TO THE ARCHIVED PRESENTATION FOR THOSE WHO DID NOT GET TO HEAR THE DISCUSSION.**

- The project estimates shared in this presentation are **total** costs, and include both construction, soft costs, and in some cases, site development.
- The design process for these projects has not concluded, and decisions regarding what projects would look like are still being made.
- This recommended package is still in a tentative/proposed stage, and has not (as of today, 12.11) been formally presented to the Board at a regular meeting. The Board is not expected to vote on the recommended bond package until Jan. 23.
- The price tags attached to these projects are construction estimates, and could change as the district continues to refine costs with construction managers and architects.
- Some adjustments to this presentation will be made due to Board of Education feedback from the Dec. 11 work session

# Board of Education / Citizens' Advisory Committee

2020 Bond Presentation

December 19, 2019



LEE'S SUMMIT  
R-7 SCHOOLS  
*Learning for Life*

# Why Now?

## 10 Year Enrollment Projections

### Capacity concerns

- Elementary schools (Mason, Summit Pointe, Trailridge, Hawthorn Hill)
- Lee's Summit High School (with boundary grandfathering)

### Instructional needs

- Middle school
- Early education



# Previous Bond Issues

- In the past twenty years, LSR7 has issued the following bonds approved by taxpayers.
- In 2002 and 2004 the taxpayers also voted to increase the operating levy by .25 and .59.
- Current debt service levy is set at \$1.07.

Year	Series Name	Purpose	Issued Amount
1999	BOND 1999	HHE/WLE/SCHOOL IMP	\$ 31,000,000
2002*	BOND 2002	LSW/SRA/SCHOOL IMP	\$ 67,000,000
2004*	BOND 2004	LFE/GBECC/ SCHOOL IMP	\$ 25,000,000
2006	BOND 2006	SPE/SLC/SCHOOL IMP	\$ 32,000,000
2008	BOND 2008	SVE/AQC/SCHOOL IMP	\$ 54,000,000
2010	BOND 2010	SCHOOL IMP	\$ 16,000,000
2015	BOND 2015	STA/SCHOOL IMP	\$ 40,000,000

\*in 2002 and 2004 operating levy increases of .25 and .59 were approved

# Assessed Valuation History

- Assessed Valuation (AV) has increased by \$710,644,238 in the last ten years.
- The change in AV has resulted in an increased bonding capacity of \$106,596,635.

$$\$710,644,238 \times 15\% = \$106,596,635$$

Fiscal Year	Assessed Valuation	% Increase
10-11	\$ 1,659,341,019	-0.58%
11-12	\$ 1,620,817,669	-2.32%
12-13	\$ 1,632,904,530	0.75%
13-14	\$ 1,682,183,866	3.02%
14-15	\$ 1,670,461,658	-0.70%
15-16	\$ 1,771,219,825	6.03%
16-17	\$ 1,828,705,105	3.25%
17-18	\$ 1,947,603,112	6.50%
18-19	\$ 2,010,328,801	3.22%
19-20	\$ 2,369,985,257	17.89%



# Rolling Five Year Bond Issues

Future “no tax rate” increase bond issues. Current rate is \$1.07.

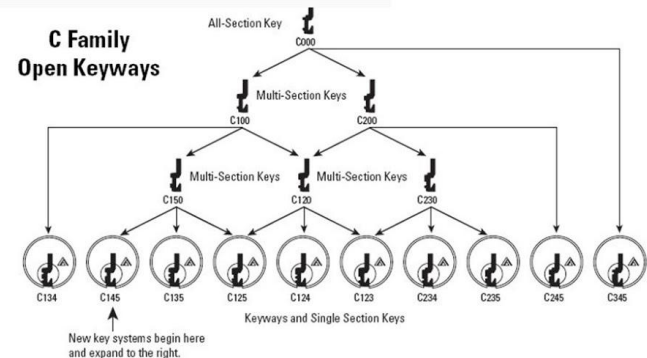
- If the 2019 AV is rolled back to 2018 values and growth is at 1.5% per year then we could issue \$50M in bonds.
- If the 2019 AV stays at current amount and growth is at 1.5% per year then we could issue \$150M in bonds.
- If the 2019 AV stays at current amount and growth is at 2.5% per year then we could issue \$250M in bonds.
- [Long Range Financial Projection](#)

# Safety & Security

LSR7 SCHOOL DISTRICT | LEE'S SUMMIT MISSOURI

## \$3 MILLION

- **Surveillance Cameras:** District standards will be used to ensure each school has comparable coverage.
- **Access Control:** Change to a networked system allowing for immediate response and hold open alarms.
- **Keying:** Change hard keying system with software management.
- **Playground fencing:** Uniform standards for barriers at appropriate locations.



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LSR7 2020 BOND PROJECTS

# Lee's Summit High School

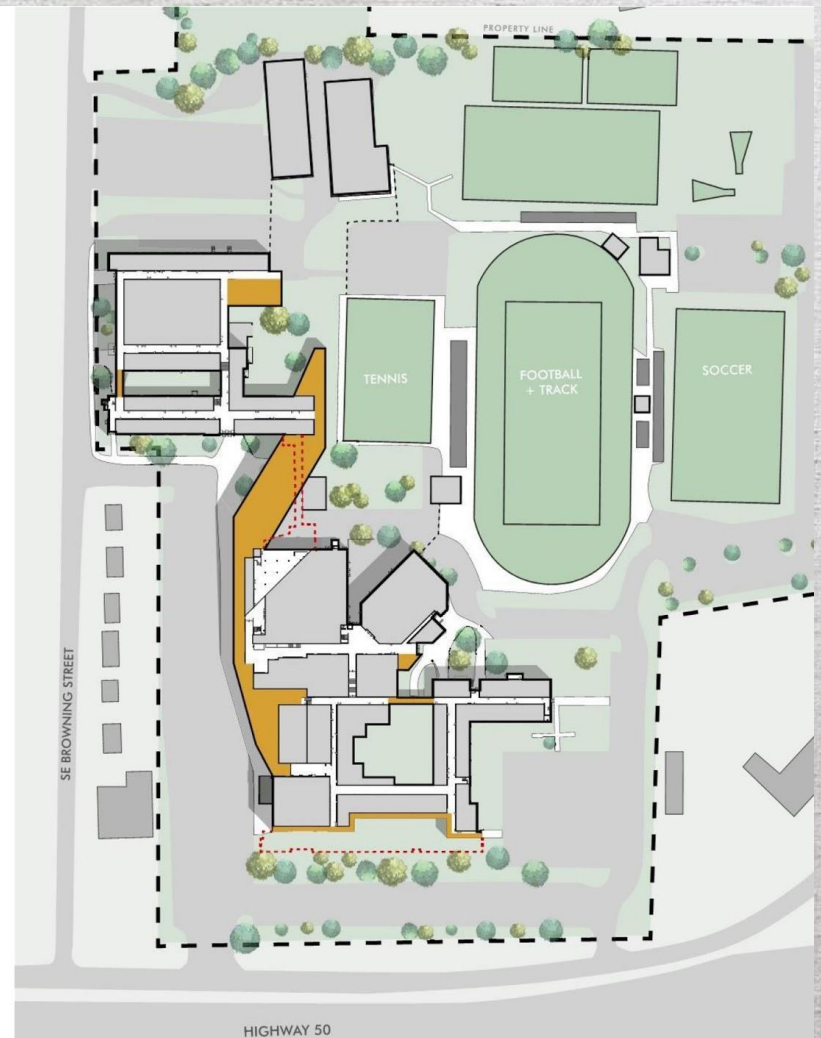
LSR7 SCHOOL DISTRICT | LEE'S SUMMIT MISSOURI

## \$80 MILLION

- Improved Security
- Centralized Resources
- Well-Connected Campus
- New face to Highway + Community
- Modernization/ Future Ready Learning
- Capacity
- Equitable Space Across District

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LSR7 2020 BOND PROJECTS





# Lee's Summit High School

LSR7 SCHOOL DISTRICT | LEE'S SUMMIT MISSOURI

**\$80 MILLION**

Schematic Design:

Jan – Mar 2020

Design Development:

Apr - Jun 2020

Construction Documents:

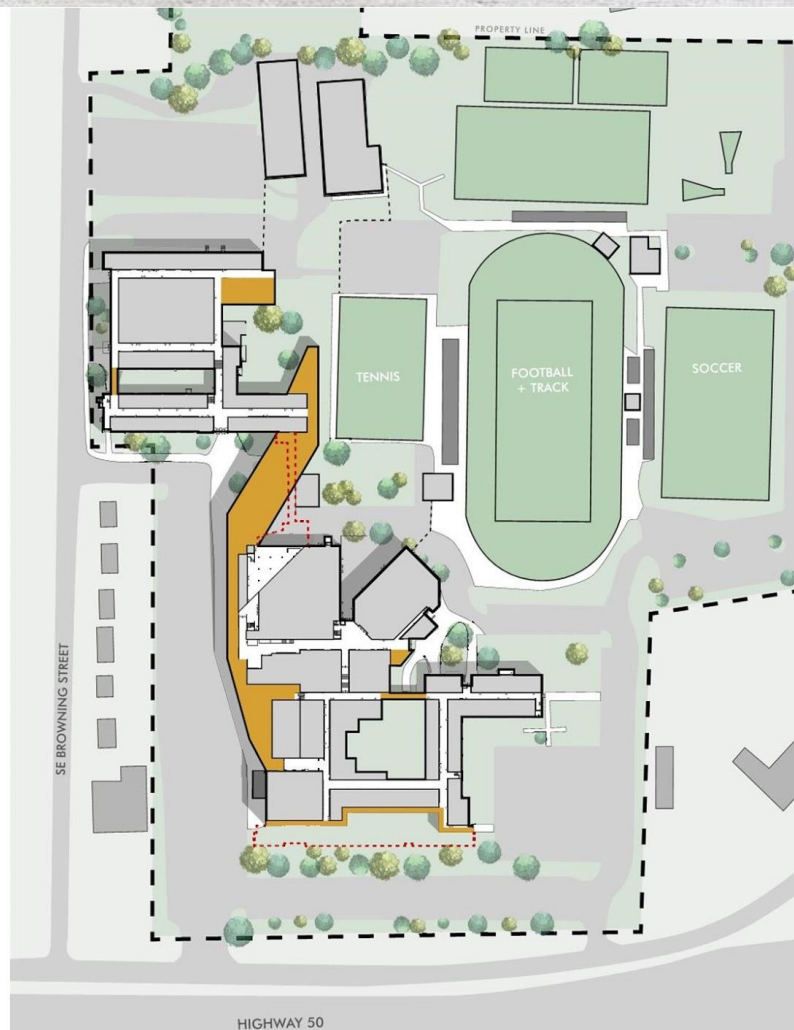
Jul – Dec 2020

Bid/Permit/Construction:

Jan 2021 – July 2023

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LSR7 2020 BOND PROJECTS

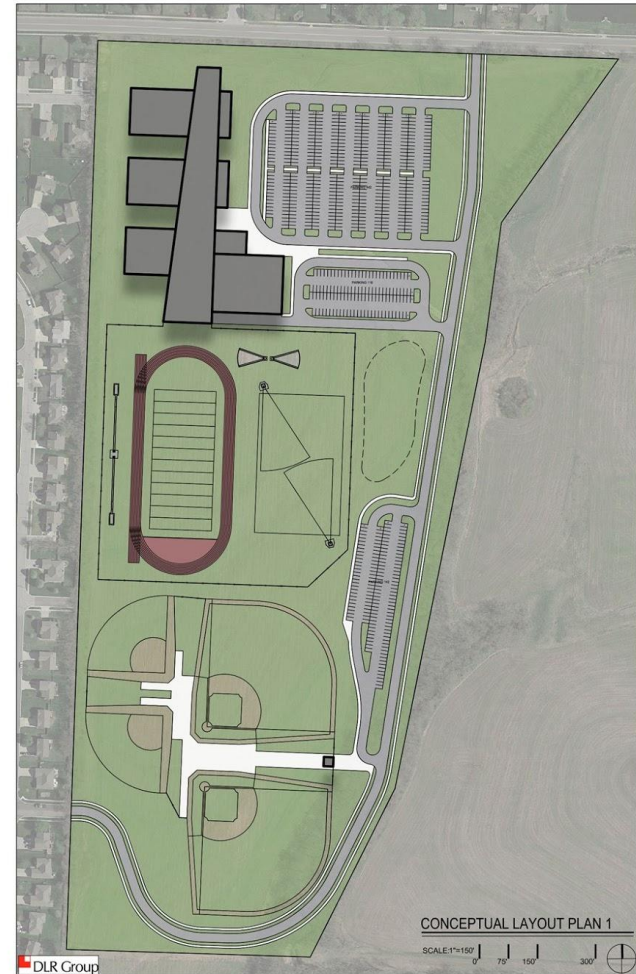


# Middle School #4

LSR7 SCHOOL DISTRICT | LEE'S SUMMIT MISSOURI

**\$72 MILLION**

- **Conceptual Layout Plan**
- 180,000 square feet
- 1,200 student capacity
- Future Ready Learning
- Includes LSHS Baseball / Softball complex





# Middle School #4

LSR7 SCHOOL DISTRICT | LEE'S SUMMIT MISSOURI

**\$72 MILLION**

Schematic Design:

Feb 2020 - Mar 2020

Design Development:

Apr 2020 – May 2020

Construction Documents:

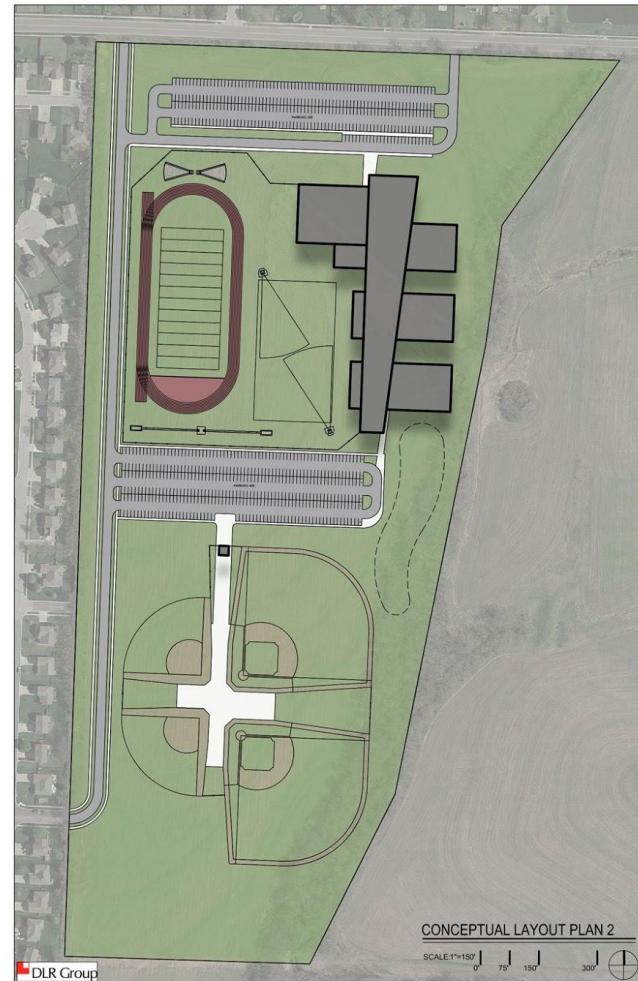
June 2020 – Sept 2020

Bid/Permit/Construction:

Oct 2020 – May 2022



LSR7 2020 BOND PROJECTS



# Middle School Additions & Renovations

LSR7 SCHOOL DISTRICT | LEE'S SUMMIT MISSOURI

**\$25 MILLION**

Schematic Design:

Sept 2020 - Oct 2020

Design Development:

Nov 2020 – Dec 2020

Construction Documents:

Jan 2021 – April 2021

Bid/Permit/Construction:

May 2021 – May 2022

6th Grade move requires additional space and improved circulation

- PLMS - New entry, music and art addition
- BCMS - Music addition / minor interior renovation
- SLMS - Music addition / minor interior renovation

PLMS will get extensive interior renovation for Future Ready Learning



LSR7 2020 BOND PROJECTS





# 6<sup>th</sup> Grade Transition - Effect on Elementary Schools

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- **Positive Impact on Scheduling**
- Without 6<sup>th</sup> grade, there will be greater flexibility around lunch schedules which will allow kindergarten to eat later in the day
- Not needing recess for 6<sup>th</sup> grade means that additional recess time might be available for other grade levels
- **Additional Space**
- Provide opportunities for specialized programs such as art, music, physical education, and special education
- Provide space for collaboration
- Provide space for STEM activities and project based learning

# Mason Elementary School

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## \$16 MILLION

- Increase capacity and modernize
- Existing Building - 51,589 sf
- New 4 section elementary school prototype - 72,700 sf
- Building Addition & Interior Reno



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LSR7 2020 BOND PROJECTS



# Mason Elementary School

LSR7 SCHOOL DISTRICT | LEE'S SUMMIT MISSOURI

**\$16 MILLION**

Schematic Design:

Dec 2020 - Jan 2020

Design Development:

Mar 2020

Construction Documents:

Apr 2020 – May 2020

Bid/Permit/Construction:

June 2020 – July 2021

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LSR7 2020 BOND PROJECTS



# Early Education Center @ Prairie View

LSR7 SCHOOL DISTRICT | LEE'S SUMMIT MISSOURI

**\$9 MILLION**

- Renovate North side of PVE to support Early Education Program



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LSR7 2020 BOND PROJECTS

# Early Education Center @ Prairie View

LSR7 SCHOOL DISTRICT | LEE'S SUMMIT MISSOURI

**\$9 MILLION**

Schematic Design:

Dec 2021 - Jan 2022

Design Development:

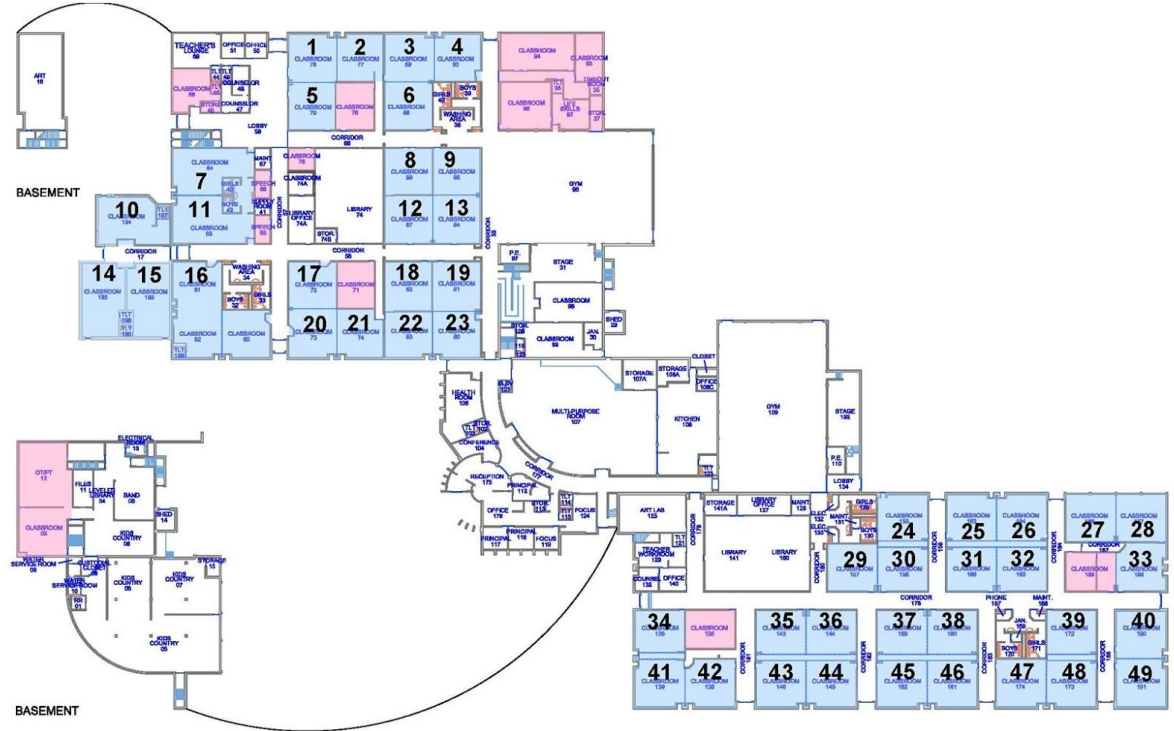
Feb 2022

Construction Documents:

Mar 2022 – May 2022

Bid/Permit/Construction:

June 2022 – July 2023



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LSR7 2020 BOND PROJECTS



# High School Athletics & Activities

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**LSHS / LSN / LSW**

**\$19 MILLION**

**Light Renovation Scope:**

Complete in August 2020

**Heavy Renovation + New Scope:**

Complete in August 2021

TURF REPLACEMENT  
TRACK RESURFACING  
STADIUM IMPROVEMENTS

- MORE SEATING
- PRESSBOX ADDITIONS
- TICKETING/CONCESSIONS
- ENTRY RENOVATION

LSHS BASEBALL/SOFTBALL  
COMPLEX

# Contingency Projects

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## Deferred Maintenance Long Range Capital Plan

ATHLETICS	FURNITURE
DOORS &	MECHANICAL
HARDWARE	PAINTING
ELECTRICAL HIGH	PAVING
VOLTAGE	PLAYGROUNDS
ELECTRICAL LOW	PLUMBING
VOLTAGE	ROOFING
ELEVATORS	SAFETY / SECURITY
ENVELOPE	TECHNOLOGY
FLOORING	

## Building Administrator Survey

- Available space in buildings for District curricular, non-curricular, and extra curricular programs
- Adequate space in buildings for District curricular, non-curricular, and extra curricular programs
- Environmental conditions including indoor air quality, lighting, finishes, and acoustics.
- Safety and security
- Building systems including roofing, exterior, playground, and site

# Phase I 2020 Bond Proposal

Sixth Grade Move - **\$97m**

New Middle School - \$72m

PLMS Renovation - \$11.8m

BCMS Addition / Reno - \$8.2m

SLMS Addition / Reno - \$5m

LSHS Addition / Reno - **\$80m**

Mason Addition / Reno - **\$16m**

Early Childhood @ PVE - **\$9m**

Safety / Security - **\$3m**

Stadium Improvements - **\$19m**

**\$224m**



# Looking Ahead

- [Current demographic report](#)
- Ten year growth
  - Approximately 1,514 increase in student enrollment
  - Elementary school enrollment increase, 474
  - Middle school enrollment increase, 195
  - High school enrollment increase, 845
- Secondary Program Expansion Team recommendations
- Continued growth in the southwest section of the district
- Monitoring the development of the Property Reserve Inc (PRI)

# Looking Ahead

## **Phase II Future Projects**

- Renovate the following elementary schools based on future-ready standards: GWE, HGE, LSE, PLE, and WVE
- Expansion of STA/MIC to accommodate for secondary program expansion
- Renovate BCMS and LSN

## **Phase III Future Projects**

- Renovate the following schools based on future-ready standards: CCE, MLE, PVE, RHE, TRE, UWE
- Renovate SLMS and LSW



# Looking Ahead

## **Phase IV Future Projects**

- Renovate the following schools based on future-ready standards:  
HHE, HPE, LFE, SPE, SVE, WLE
- Explore need for middle school #5