

Raymore-Peculiar School District Long Range Facility Plan: 2015-2020 Executive Summary

The Raymore-Peculiar School District has experienced tremendous growth over the past 20 years. District enrollment in 1995 was 3,501 students. By the fall of 2014 it had grown to 5,999 students. Changes in enrollment and educational programming over time require the District to evaluate existing facilities and plan for current and future needs. The Raymore-Peculiar Board of Education initiated a Long Range Facility Plan process to ascertain needs and establish future plans for facility development. With a reasonable enrollment growth estimate of one to two percent per year, this plan will provide the majority of the space needs anticipated by the District over the next eight to ten years.

During the initial phase of the Long Range Facility Plan process, a few key opportunities for improvement came to the forefront immediately:

- ❖ The need to find a solution to the two building high school configuration
- ❖ The need to address space needs at the middle school level
- ❖ The need to find a more permanent home for the early childhood education program that also allows for program growth over time
- ❖ The need to balance elementary enrollments
- ❖ The need to identify the long-term appropriate space for alternative education and other specialized programming at the secondary level

The following photos represent two of the existing facility challenges in the District. The first is an aerial photo of a class period transition at the two building high school campus. The second photo depicts the primary home of the early childhood program.



The Raymore-Peculiar School District assembled a Long Range Facility Planning Team made up of board of education members, administrators, and other staff for the purpose of organizing the process for engaging community stakeholders in the creation of an

updated plan. The Planning Team reviewed relevant data, surveyed stakeholders, and identified options to consider during the fall semester of 2014. During the spring of 2015, District staff presented to 24 different focus groups ranging from District employees, local civic and community organizations, local government groups, PTA Council and Booster Clubs, Ray-Pec High School Student Council, the Ray-Pec Citizen Advisory committee, and also hosted a public forum. More than 470 stakeholders provided input and feedback on the major plan elements.

Recommendations

The Long Range Facility Planning Team reviewed the focus group feedback and analyzed those results in context with relevant data and the Raymore-Peculiar Strategic Plan to form the following recommendations:

❖ **High School/Middle School Solution:**

- Add a significant addition on the South HS building to increase total capacity up to 2,200 students in grades 9-12, and convert the North HS building into the second middle school.

❖ **Early Childhood Solution:**

- Repurpose Shull Elementary to serve as the primary Early Childhood Center for the District.

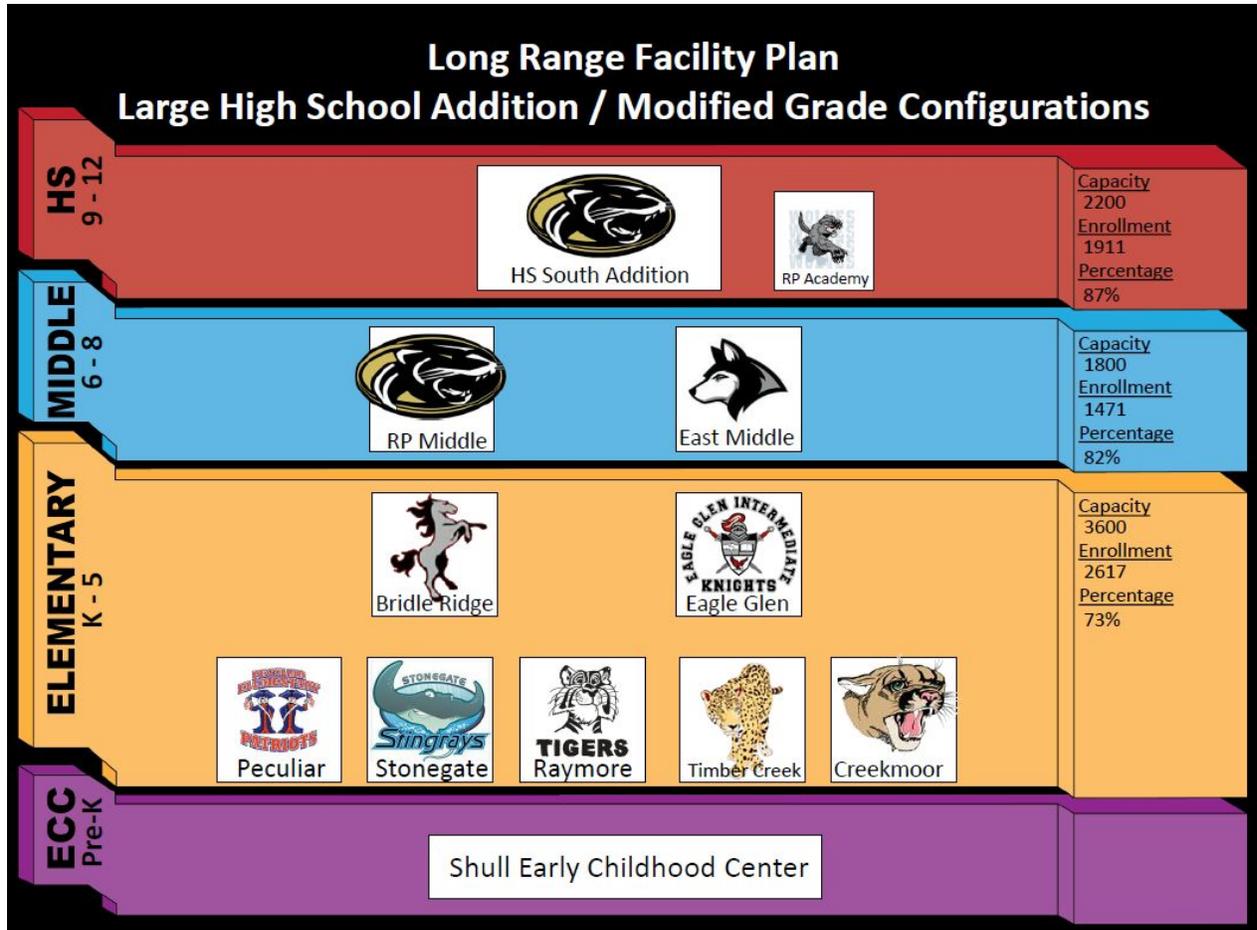
❖ **Alternative Education Solution:**

- The alternative education program will remain in its current facility at the Ray-Pec Academy building and expand in that location as needed. The Academy building can also provide space and support for any unique secondary programs such as Science, Technology, Engineering & Math (STEM) and/or career related instructional programs.

❖ **Grade Configuration Adjustment:**

- Change from the current configuration to K-5, 6-8, 9-12. This reduces one building-to-building transition from the current structure and provides more efficient use of space. The grade configuration change is contingent upon the approval of funds to finance the high school addition. The impact to current buildings would be as follows:

- Creekmoor, Peculiar, Raymore, Stonegate and Timber Creek elementary schools will change from grades K-4 to grades K-5
- Bridle Ridge and Eagle Glen will be converted from grades 5-6 to grades K-5 (including age appropriate playgrounds)
- East Middle School will change from grades 7-8 to grades 6-8
- The North High School building will change from one of our high school buildings to our second 6-8 middle school



Financial Considerations

The recommended improvements under this plan will require the issuance and financing of \$27 million in General Obligation Bonds. This will fund a high school addition, modifications to Bridle Ridge and Eagle Glen, and facility maintenance projects throughout the District to the extent funds allow. The amount for improvements to existing facilities can be adjusted once costs for other specified projects are known.

Project	Cost Estimate
South High School addition	\$20 million construction estimate
Bridle Ridge & Eagle Glen renovations	\$1 million construction estimate
Shull Early Childhood renovations	\$200,000 estimate
Design costs & contingency	\$2 million estimate
Capital improvements of existing facilities (TBD)	\$3.8 million estimate
Total estimated costs	\$27 million

Based on current assessed values and modest one percent growth assumptions, the recommended GO Bond issue would require no change in the current Debt Service Levy of \$1.3457 per \$100 of assessed value. The District’s combined total levy of \$5.0397 per \$100 of assessed valuation has remained unchanged since 2004.

The Planning Team recognizes the value in providing on-going maintenance improvements to existing facilities as part of the overall Long Range Facility Plan. The following maintenance improvement categories represent options for consideration in a bond issue for projects that exceed \$50,000:

- Asphalt/Concrete improvements (parking lots, sidewalks, walking paths)
- Building envelope improvements (masonry tuck pointing, window replacements, etc.)
- Electrical upgrades
- Heating, Ventilation, Air Conditioning (HVAC) improvements
- Roof repairs and improvements
- Safety & Security improvements

Key Events Timeline

A series of events must take place to implement the Long Range Facility Plan. Many of the activities are predicated on other events happening in a specific order. The timeline presented is intended to be a general guide to the events required to implement the plan.

Approximate Date	Action Step
November 2015	Architect selection
December 2015	Approval of April 2016 ballot language
January to March 2016	Preliminary design work for HS addition
April 2016	Voter approval of bond issue
June 2016 to August 2017	Construction of HS addition
September to December 2016	Attendance boundary committee work
January 2017	BOE approval of attendance boundaries for 2017-18
January to March 2017	Design work for BR, EG, and Shull renovations
February 2017	Notify families of school assignments for 2017-18
March 2017	Complete staff reassignments as needed for 2017-18
April 2017	Award bids for summer renovations - BR, EG, Shull
August 2017	Start of school in new configuration