



PROJECT: MCSD MP

PROJECT NO: 2021-004.000

DATE: 7/14/21

ATTENDANCE: See sign in sheet

SUBJECT: PAT 4 Meeting

- 1) Brian gave short intro.
- 2) ECC Discussion
 - a. Penny gave an explanation of new early childhood status in the state
 - b. Carrie talked about how all-day KG will change things.
 - c. Penny shared more numbers. (RTA to get more data from Penny.)
 - d. Before and after school care to help drive the local economy.
 - e. Questions from the group about how child care is provided in the area. Many not licensed.
- 3) Brian guided the group into looking at the long-range plan, which will then help guide the shorter-range goals. Emphasized that the MP is not driving toward a bond.
- 4) The PAT broke into small groups. Option Review Results:

Elementary Schools

1. Maintenance and Redistricting
 - a. Strengths
 - i. Cost – low cost
 - ii. Can fix capacity issues and allow for 5-year growth
 - iii. Allows time to plan for funding
 - b. Weaknesses
 - i. People don't like boundary changes
 - ii. No major capital improvements
 - iii. Not taking advantage of opportunities
 - iv. Reactive no proactive
 - v. Not addressing the major issues with all elementary schools
 - vi. Postponing the inevitable
2. Maintenance and Additions
 - a. Strengths
 - i. Eliminates modular
 - ii. Addresses predicted growth
 - iii. All elementary schools and addressed
 - iv. We don't have to adjust school boundaries
 - v. Maintain tradition
 - vi. Lower cost option

- vii. Everyone gets something
- b. Weaknesses
 - i. NES and PES have highest FCI scores; PES will only get maintenance
 - ii. Are we wasting money fixing what needs replaced?
 - iii. Routing money into worn out buildings

3A Replace

- a. Strengths
 - i. 1 building for Pomona
 - ii. Elementary modular
 - iii. Long term solution at PES
 - iv. No modular
 - v. Fixes PES
- b. Weakness
 - i. Tough to juggle children and families with moving Pomona
 - ii. Expensive
 - iii. Boundary changes will create friction and anxiety
 - iv. Construction phasing challenges
 - v. Where does ECC go?
 - vi. Doesn't address FCI at NES
 - vii. Temporary ECC?

3B New and Renovation

- a. Strengths
 - viii. No weird shuffling of kids during construction
 - i. New Elementary
 - ii. Good solution for ECC
 - iii. New building
- b. Weaknesses
 - i. No site for new school
 - ii. Cost
 - iii. One school is favored
 - iv. North side needs more than "maintenance"
 - v. Construction challenges at site Brown Ranch
 - vi. OES not getting the proportional share

4. Addition and Major Renovation

- a. Strengths
 - i. Nicer Pomona makes redistricting possible
 - ii. Leave neighborhood schools
 - iii. Addresses needs
 - iv. New facilities
 - v. Eliminate modular
 - vi. Increased security of buildings
 - vii. Balanced solution
- b. Weaknesses
 - i. Olathe gets left out
 - ii. Limited space at NES
 - iii. OES only gets maintenance

- iv. Cost is higher
- 5. Addition and Consolidation
 - a. Strengths
 - i. School boundaries cheap
 - ii. Efficiency/less duplication
 - iii. 500 enrollment “sweet spot”
 - iv. Can meet the enrollment needs
 - v. Less facilities to maintain
 - vi. Can use NES for ECC
 - b. Weaknesses
 - i. Northside location (no neighborhood school)
 - ii. Boundary change unpopular
 - iii. Closing school unpopular
 - iv. Big schools have challenges
 - v. Unpopular to close NES/redistrict
 - vi. Redistributing NES staff

Early Childhood Centers

- 1. New Construction and Addition
 - a. Strengths
 - i. Centrally located
 - ii. New
 - iii. Close to outdoor learning center
 - iv. No more modular
 - v. Familiar to families
 - vi. (?) on new fee for Olathe
 - b. Weaknesses
 - i. Main site doesn't have the space
 - ii. Site limitations
 - iii. Limits capacity, no opportunities for growth
 - iv. Preschool would not grow capacity
 - v. Where would we serve children during construction?

2A New Construction

- a. Strengths
 - i. Grow the number of children served
 - ii. Continue to operate preschool while being constructed
 - iii. Opens property use (for what?) on admin campus
 - iv. Operating costs of one ECC
- b. Weakness
 - i. Too far out/not centrally located (Brown Ranch)
 - ii. Traffic flow
 - iii. DECC is still modular
 - iv. C-DOT highway permits

2B Renovation

- a. Strengths
 - i. NES campus geography

- ii. Centrally located at PES or NES
- iii. Cost is relatively low
- iv. Consolidated services (all Montrose ECC together)
- b. Weaknesses
 - i. Separate ECC and elementary campus
 - ii. No elementary site
 - iii. Facilities are old, spending money on old property
 - iv. Still need a location for the displaced K-5 kids

3. Decentralize and Addition

- a. Strengths
 - i. Convenient for families – siblings at same school
 - ii. New outdoor learning close
 - iii. (?)
 - iv. Easy access for families
 - v. Neighborhood schools
- b. Weaknesses
 - i. Confusing plan
 - ii. Spreading out kids
 - iii. Programming challenges – some PK to K; some (?)
 - iv. Increase staffing costs may be more costly when you consider
 - v. Not equitable facilities – or access to nearby amenities (outdoor classroom)

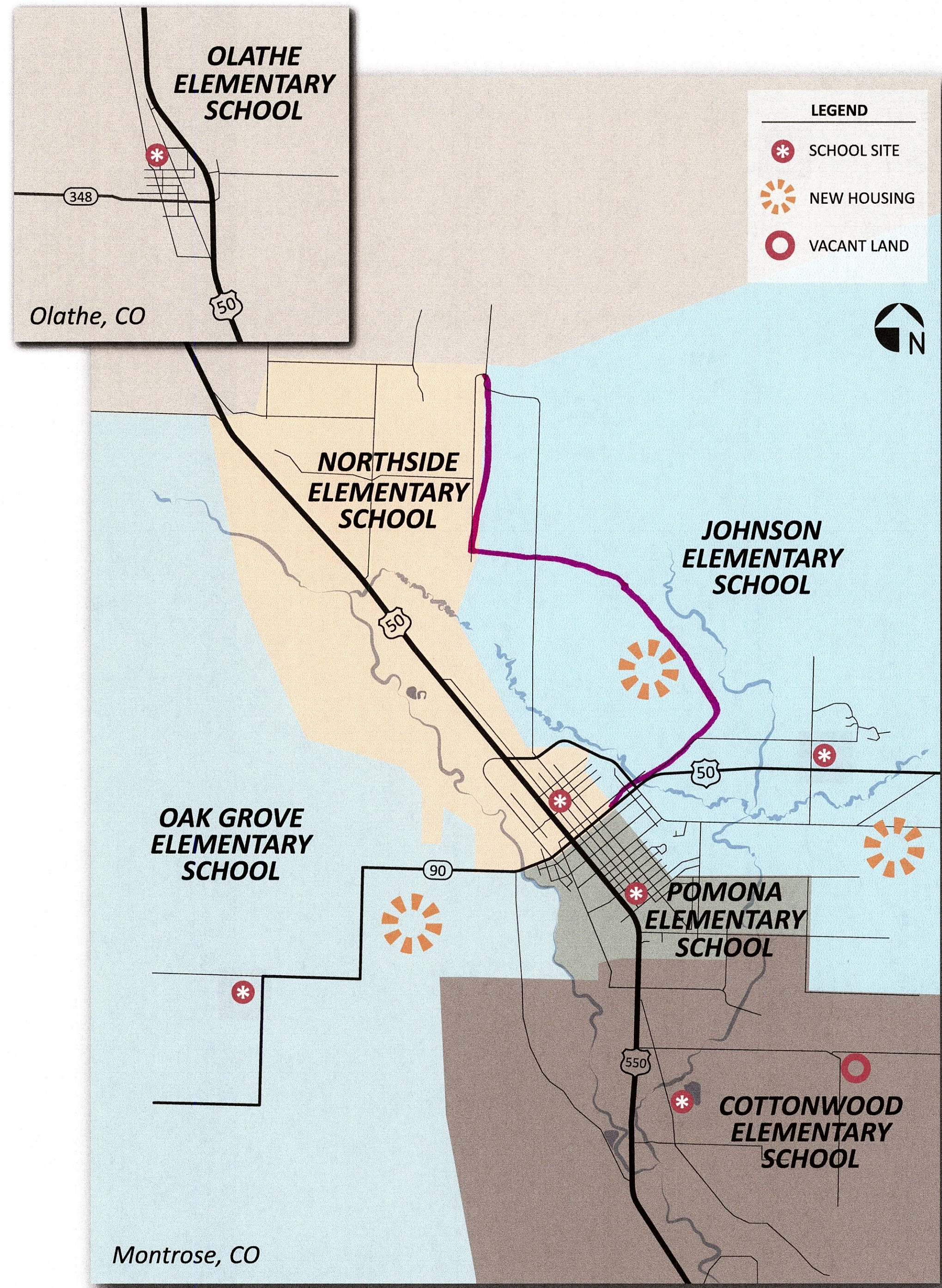
4. Maintenance Only

- a. Strengths
 - i. Low cost (relatively)
 - ii. Safe option (politically)
 - iii. Doesn't take political will/capital
 - iv. Safer for children
 - v. No need to ask voters?
- b. Weaknesses
 - i. No forward thinking
 - ii. Stop-gap measure – just a Band-Aid
 - iii. Limits opportunities for the program to grow and meet demand
 - iv. Throwing good money to bad investment
 - v. Modular are not energy efficient
 - vi. Does not address security issue and security risk

1

MAINTENANCE & REDISTRICTING

Elementary School Boundary Map



MAINTENANCE & REDISTRICTING

\$\$\$\$\$
\$15,000 - \$20,000

MAINTENANCE
@ ALL Campuses

+

REVISE

District Boundary Lines to
resolve capacity issues

Existing Building Capacity for
Elementary Schools: **2738 students**

Projected 2025 Enrollment for
Elementary Schools: **2514 students**

STRENGTHS

Cost - low cost
can fix capacity issues + allow
for 5-yr growth
• allows time to plan for funding

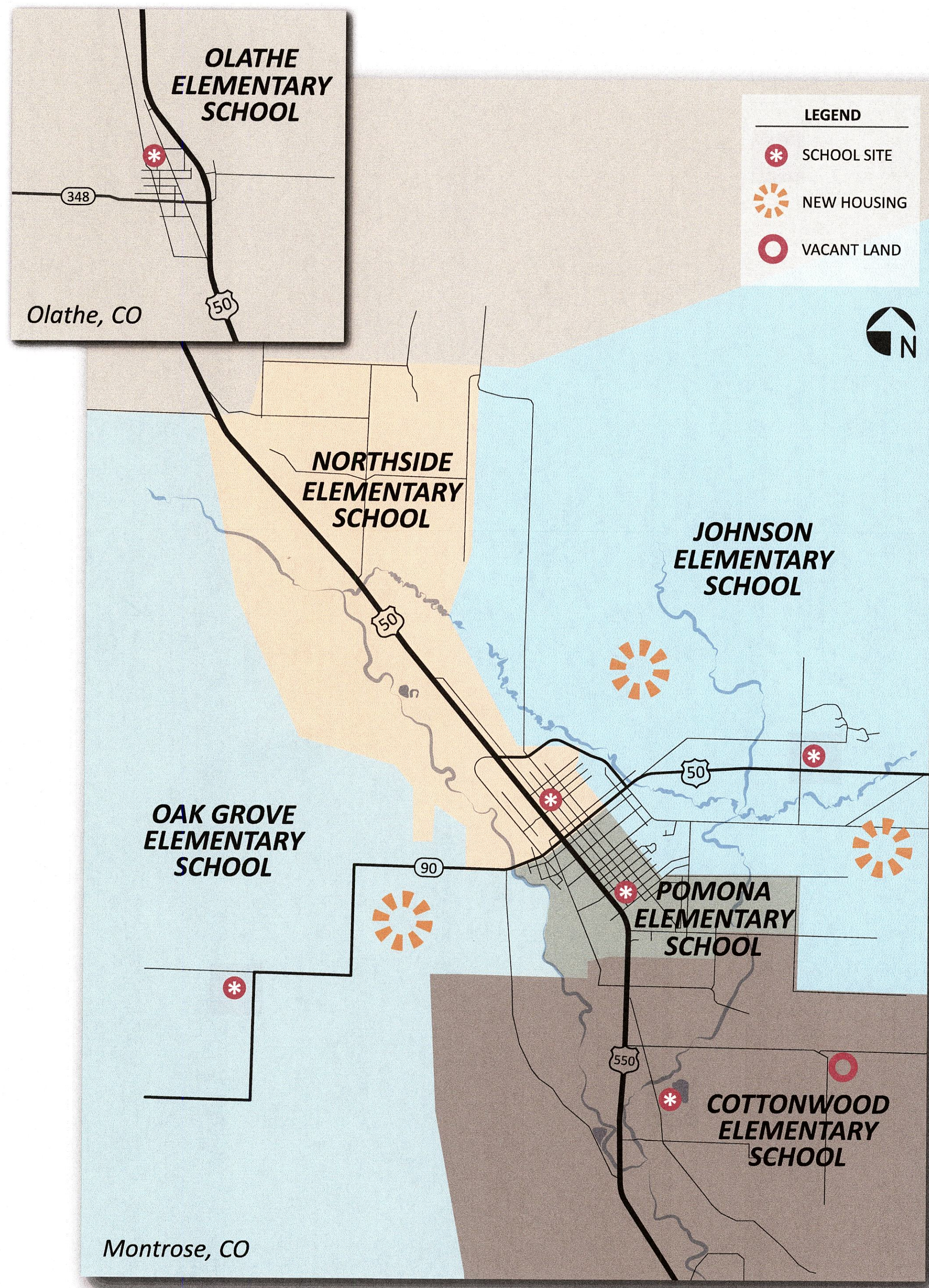
WEAKNESSES

✓ people don't like boundary changes
- no major capital improvements
- not taking advantage of opportunities
*- reactive not proactive
• not addressing the major issues of all elem. schools
• postponing the inevitable

2

MAINTENANCE & ADDITIONS

Elementary School Boundary Map



MAINTENANCE & ADDITIONS

\$\$\$
\$30,000,000 - \$35,000,000

ADDITION & MAINTENANCE
@ NES, JES
to eliminate modulares

+

ADDITION & MAINTENANCE
@ OGES, CES
to eliminate modulares and
resolve capacity issues
(OGES expands to 3-Track + 2)
(CES expands to 4-Track)

+

MAINTENANCE @ OES & PES

STRENGTHS

- ✓ eliminates modulares
- addresses predicted growth
- all elementary schools + addressed
- we don't have to adjust school boundaries ✓
- maintain tradition
- Lower Cost Option
- everyone gets something

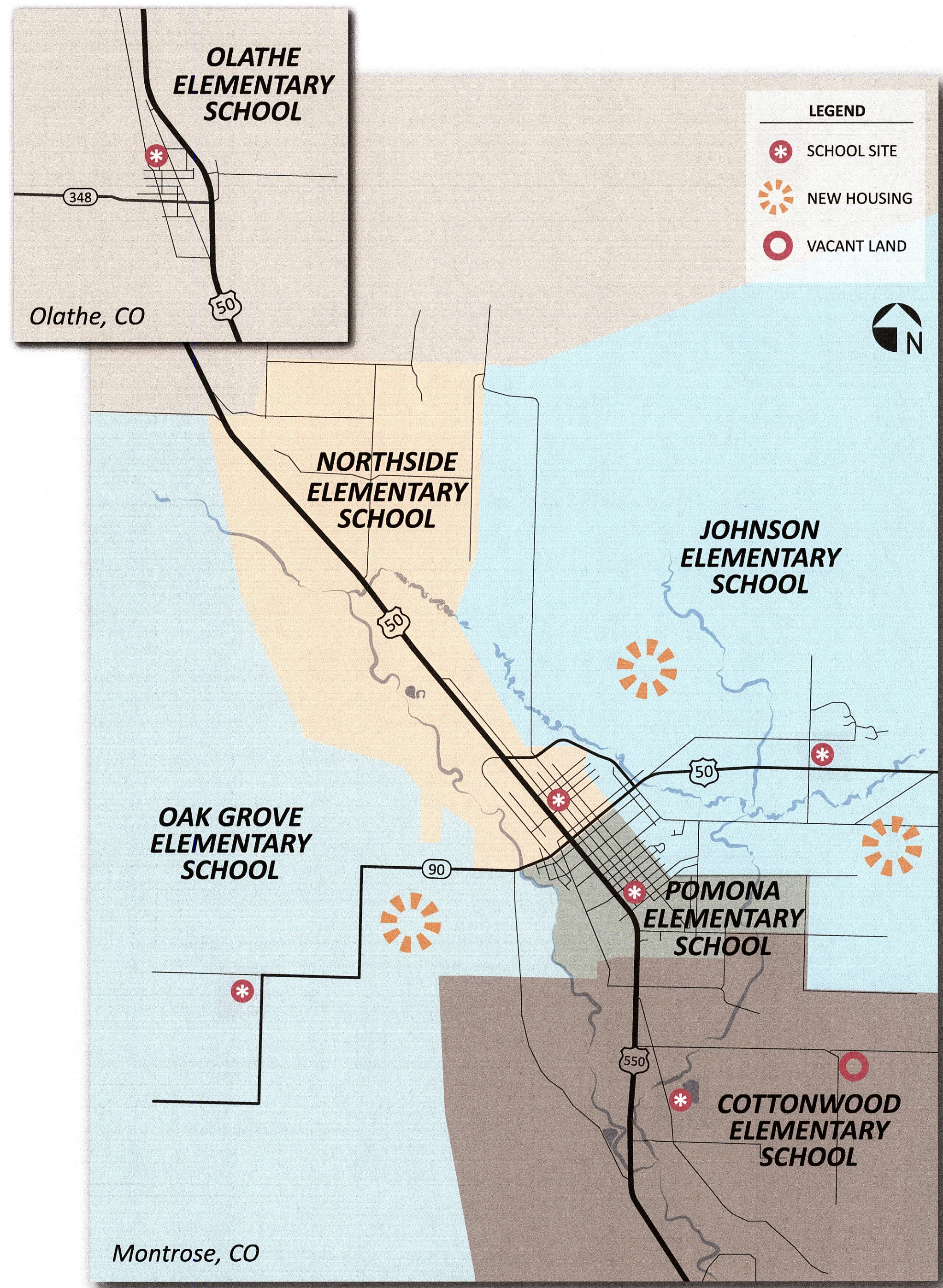
WEAKNESSES

- NES + PES are have highest FCI scores; PES will only get maintenance
- are we wasting \$\$ fixing what needs replaced?
- Putting money into worn out Bldgs

3 3A

REPLACE

Elementary School Boundary Map



REPLACE

\$\$\$\$\$

\$65,000,000 - \$70,000,000

REPLACE Pomona w/ 4-round
(use ECC Main as temporary ES)

+

REVISE school boundaries to
resolve overcrowding @ CES

+

ADDITION & MAINTENANCE
@ CES, NES, OGES, JES
to eliminate modulares and
resolve capacity issues
(OGES expands to 3-Track + 2)

+

MAINTENANCE @ OES

STRENGTHS

1 Bldg for Pomona
* Eliminate Modulares
Long term solution @ PES
no modulares
fixes PES

WEAKNESSES

Tough to juggle children
+ families w/ moving
Doesn't address PCS
@ NES
Temporary ECC?

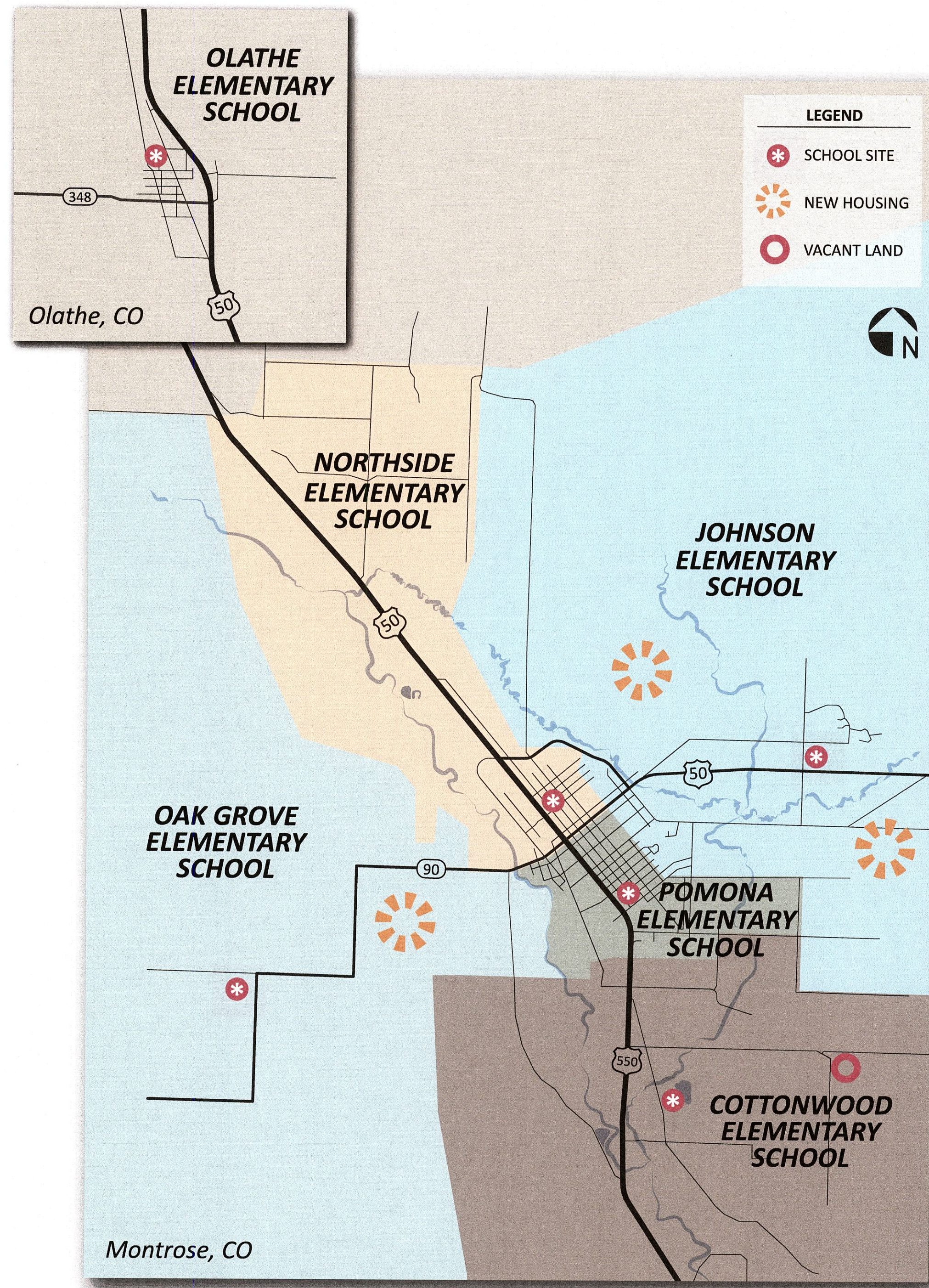
Pomona
Expensive
Boundary changes will create
friction + anxiety

* Construction phasing challenges
Where does ECC go?

3 3B

NEW & RENOVATION

Elementary School Boundary Map



NEW & RENOVATION

\$\$\$\$\$

\$65,000,000 - \$70,000,000

NEW 4-round on New Site
(vacate & renovate PES for ECC)
(vacate Main ECC Site)

+

REVISE school boundaries to
incorporate new site & resolve
overcrowding @ CES

+

ADDITION & MAINTENANCE
@ CES, NES, OGES, JES
to eliminate modulars and
resolve capacity issues
(OGES expands to 3-Track + 2)

+

MAINTENANCE @ OES

STRENGTHS

No weird shuffling of kids during construction

New Elementary
good solution for ECC
new building

WEAKNESSES

No site for new school
Cost

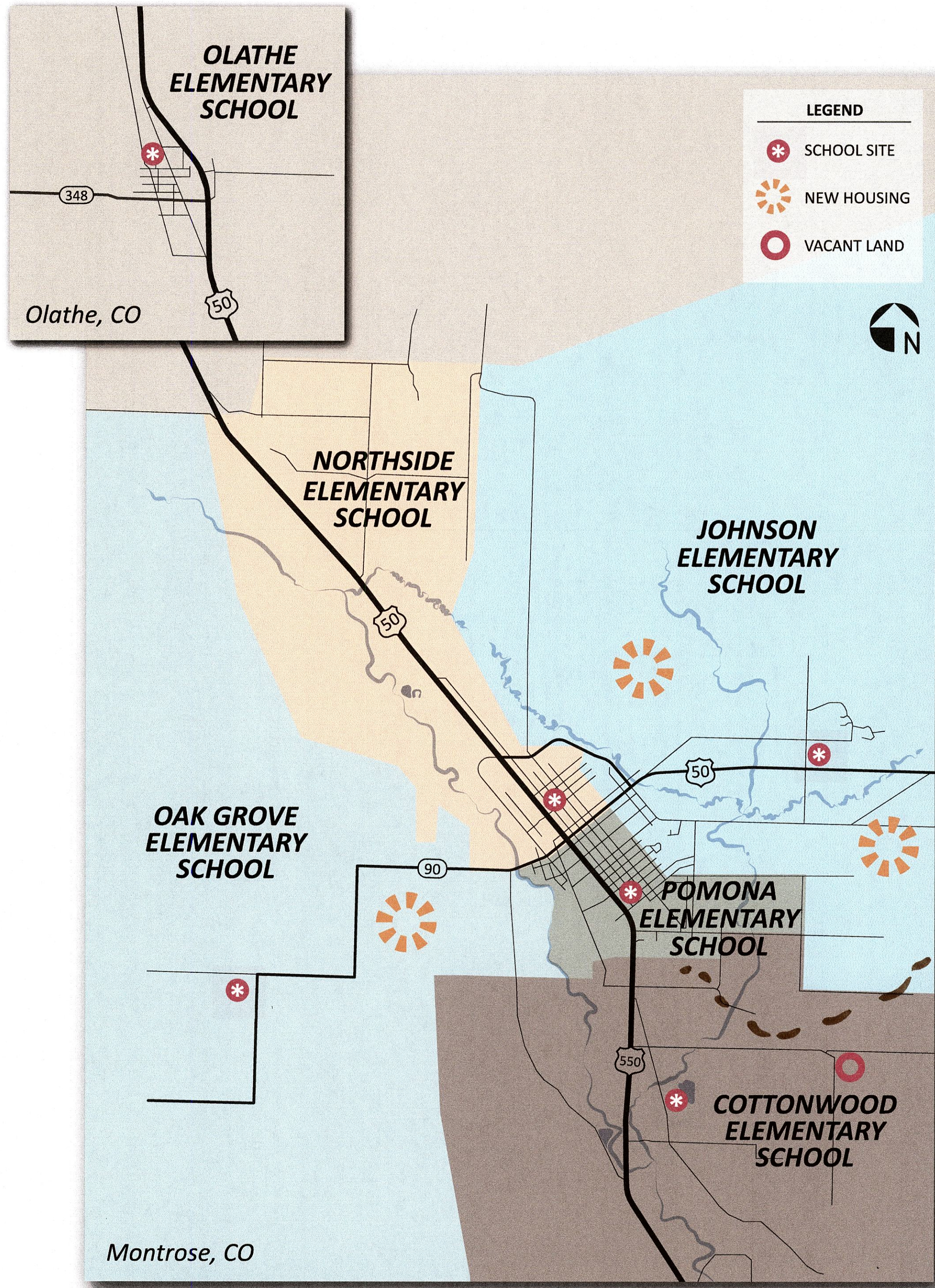
One school is favored
N. side needs more than 'maintenance'
Construction challenges at site
OES not getting the proportional share

Brown Ranch

4

ADDITION & MAJOR RENOVATION

Elementary School Boundary Map



ADDITION & MAJOR RENOVATION

\$\$\$\$\$
\$55,000,000 - \$60,000,000

ADDITION & MAINTENANCE
@ CES, OGES, JES
to eliminate modulares and
resolve capacity issues
(OGES expands to 3-Track + 2) *rooms*

+

RENOVATE & ADDITION
@ NES and PES
(worst FCI scores)
(eliminate modulares @ NES)
(consolidate PES to single
building)

+

MAINTENANCE @ OES

STRENGTHS

*Nicer Pomona it makes redistricting palatable
Leaves neighborhood schools*

*Addresses needs
new facilities
eliminate modulares (yay!)
Increased security of buildings
Balanced solution*

er)

WEAKNESSES

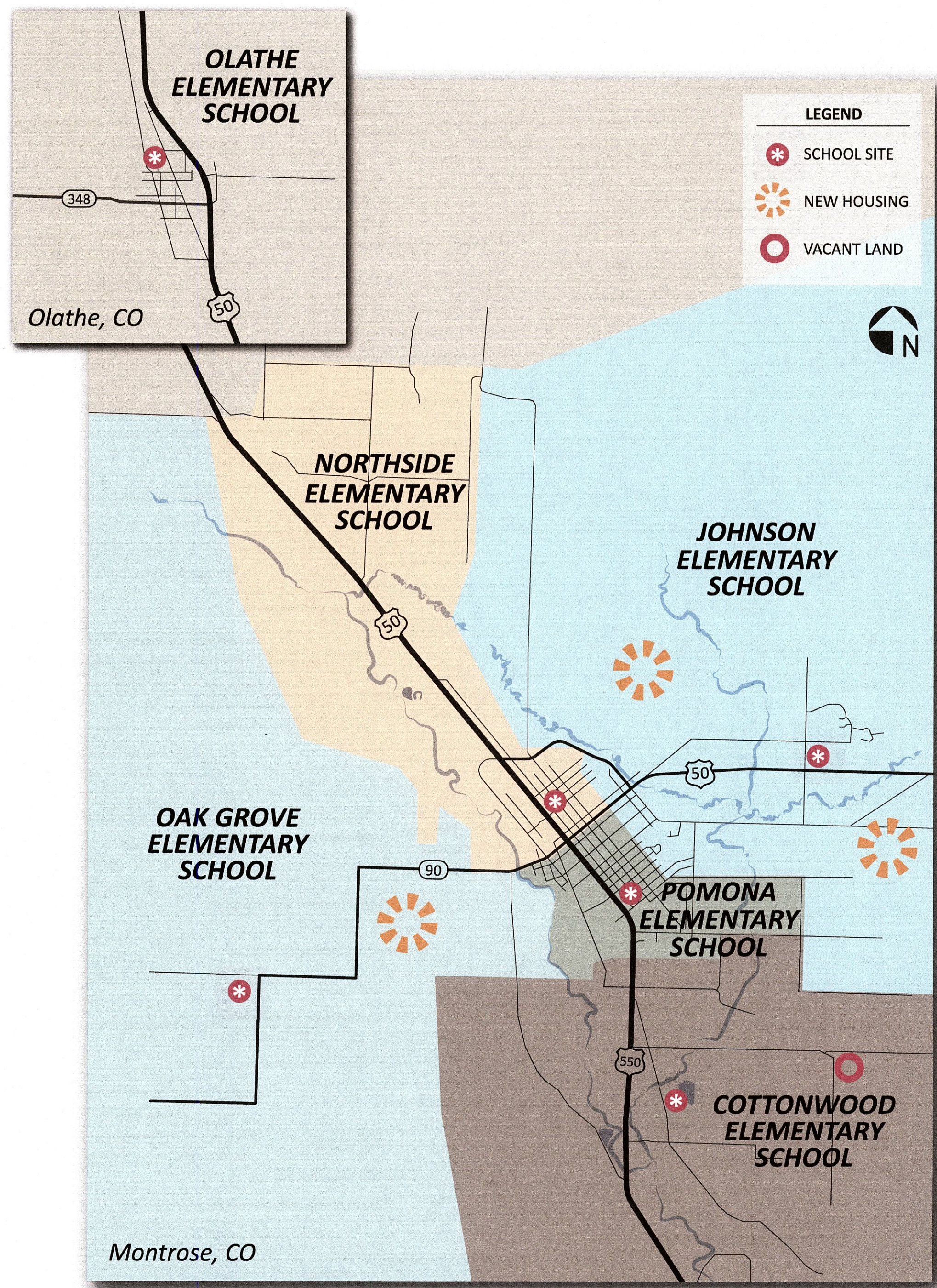
*Olathe gets left out
* Limited space @ NES
OES only gets maintenance
Cost is higher*

5

ADDITION & CONSOLIDATION

Existing Building Capacity for ALL Elementary Schools:	2738 students
Projected 2025 Enrollment for ALL Elementary Schools:	2514 students
Olathe Elementary Capacity:	466 students (3-Track + 2 Flex)
(4) 4-Track Elementary Schools:	$(4) \times 568 = 2,272$ students (4-Track)
	2,738 students

Elementary School Boundary Map



ADDITION & CONSOLIDATION

\$\$\$
\$45,000,000 - \$50,000,000

ADDITION & MAINTENANCE

@ PES, CES, OGES,
to convert schools to
4-ROUND

+

MINOR ADDITION at JES
to eliminate modulars

+

VACATE NES
(worst FCI score)

+

REVISE school boundaries to
balance student population
across the district

+

MAINTENANCE @ OES & JES

STRENGTHS

School boundaries cheap
Efficiency/Less duplication
~ 500 enrollment "sweet spot" ★
Can meet the enrollment needs
less facilities to maintain
Can use NES for ECC

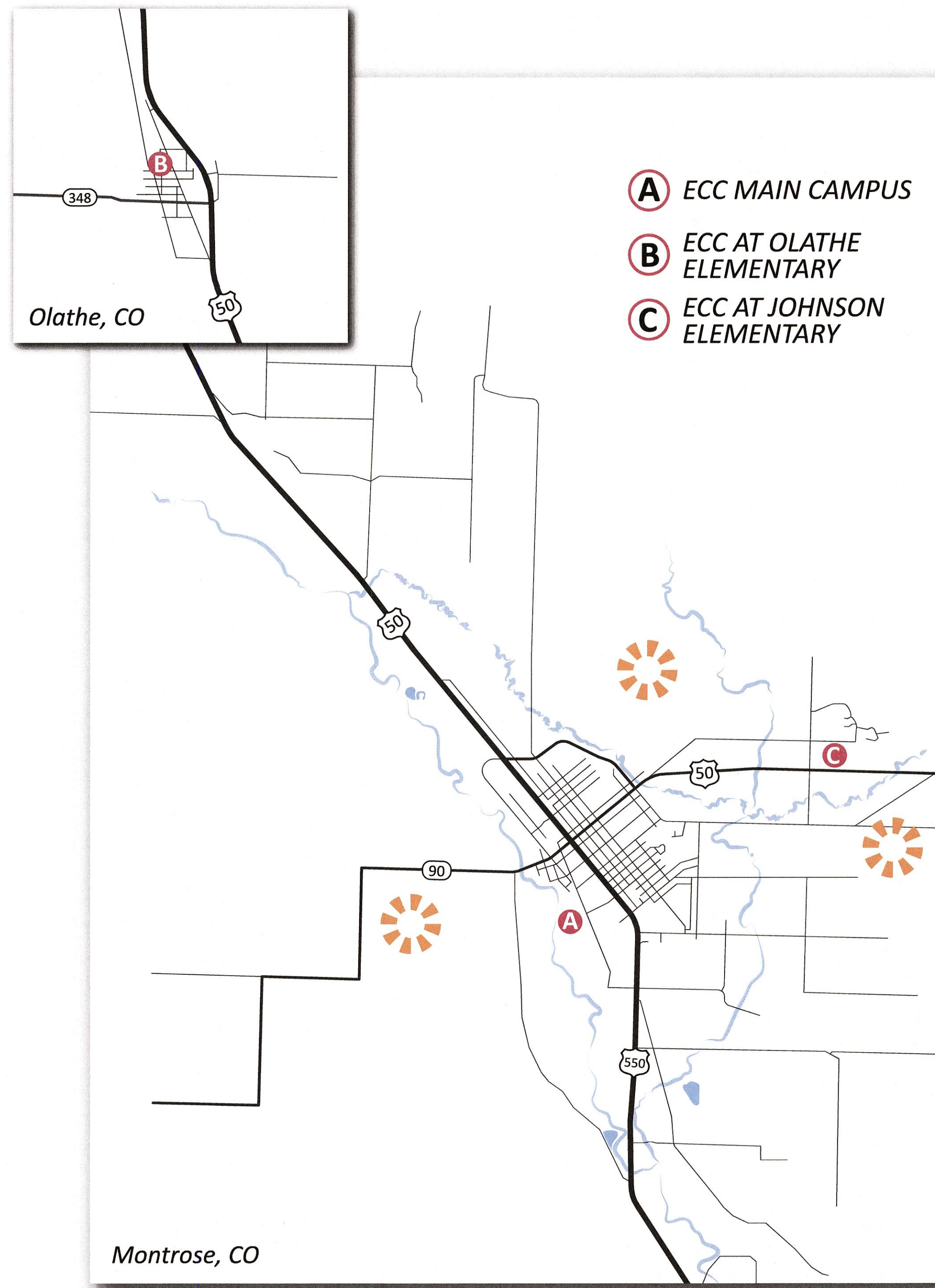
WEAKNESSES

Northside Location (no neighborhood school)
Boundary change unpopular
Closing school unpopular
Big schools have challenges
Unpopular to close NES / redistrict
- redistributing NES staff

1

NEW CONSTRUCTION & ADDITION

Early Childhood Center Locations



NEW CONSTRUCTION & ADDITION

\$\$\$\$

\$25,000,000 - \$30,000,000

NEW standalone @ Main Site
(vacate JES Site)

+

NEW standalone @ OES
OR
ADDITION @ OES

STRENGTHS

✓ Centrally located
New
Close to outdoor learning center
NO MORE MODULARS!
Familiar to families
Parity on new fee. for Olathe

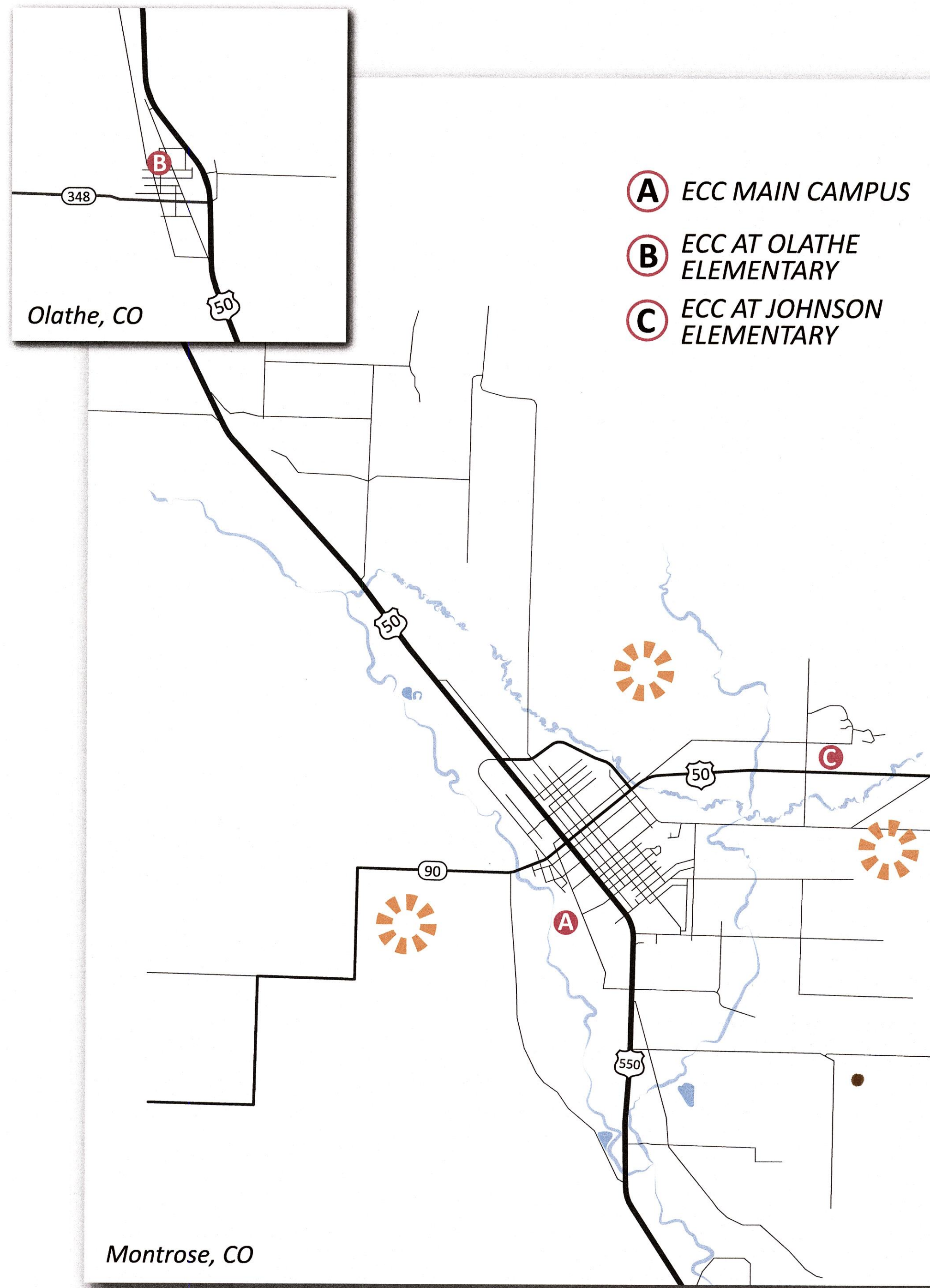
WEAKNESSES

Main site doesn't have the space
Site limitations
limits capacity, no opportunities for growth
Preschool would not grow capacity
Where would we serve children during construction?

2 2A

NEW CONSTRUCTION

Early Childhood Center Locations



NEW CONSTRUCTION

\$\$\$

\$20,000,000 - \$25,000,000

NEW standalone @ JES Site
 (vacate Main Site)

+

MAINTENANCE @ OES

STRENGTHS

- grow the # of children served
- continue to operate preschool while being constructed
- opens property use on admin campus ✓
 → for what?
- operating costs of one ECC

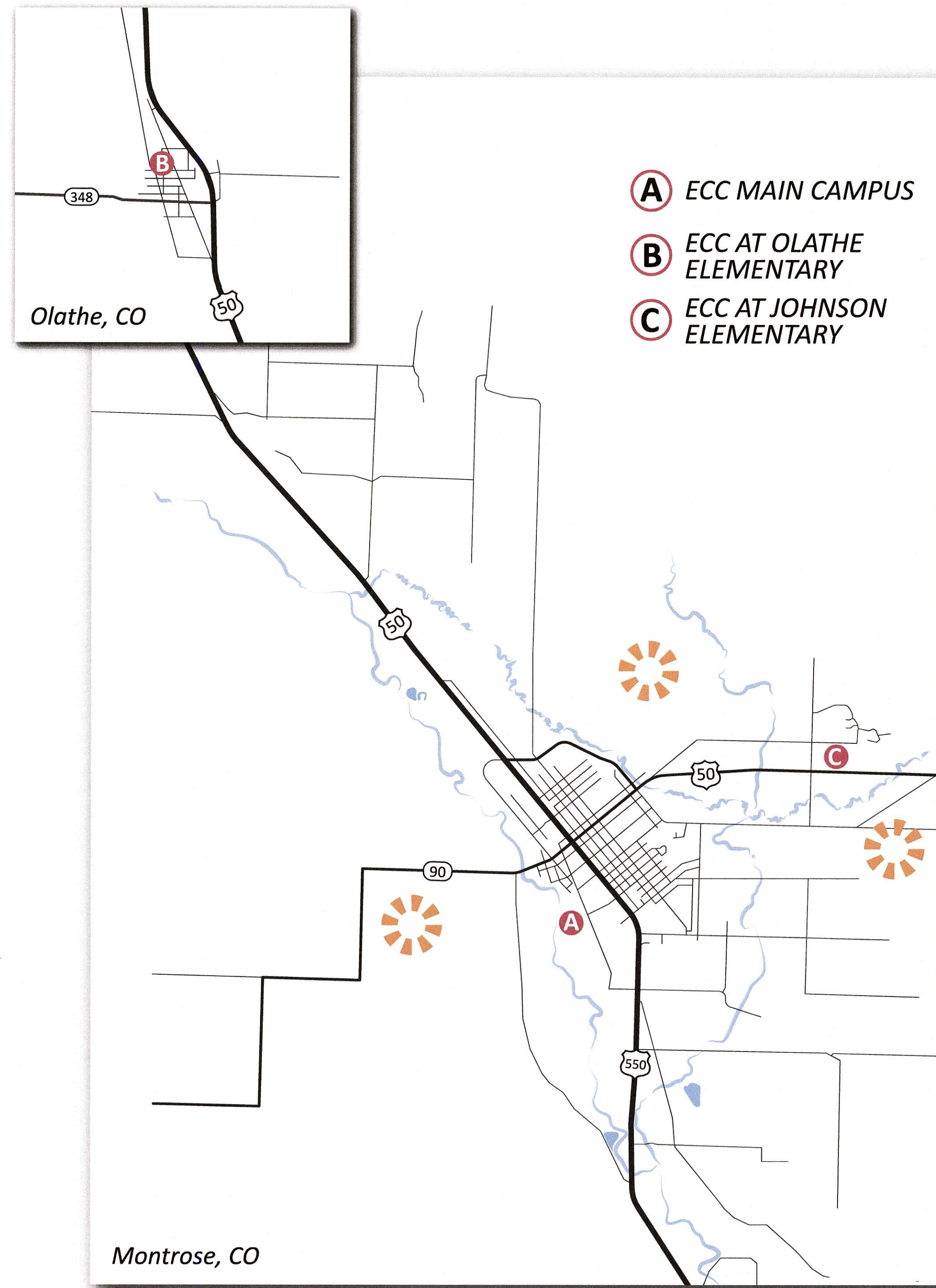
WEAKNESSES

- too far out / not centrally located * Brown ranch?
- traffic flow
- DECC is still in modulars
- CDOT. Hwy permits

2 2B

RENOVATION

Early Childhood Center Locations



RENOVATION

\$\$\$
 \$10,000,000 - \$15,000,000

RENOVATE PES or NES for ECC
 (vacate Main Site & JES)
 (move PES to New Site)

+

MAINTENANCE @ OES

STRENGTHS

NES campus geography
 centrally located at PES or NES
 cost is relatively low
 consolidated services (All ^{montrose} ECC together)

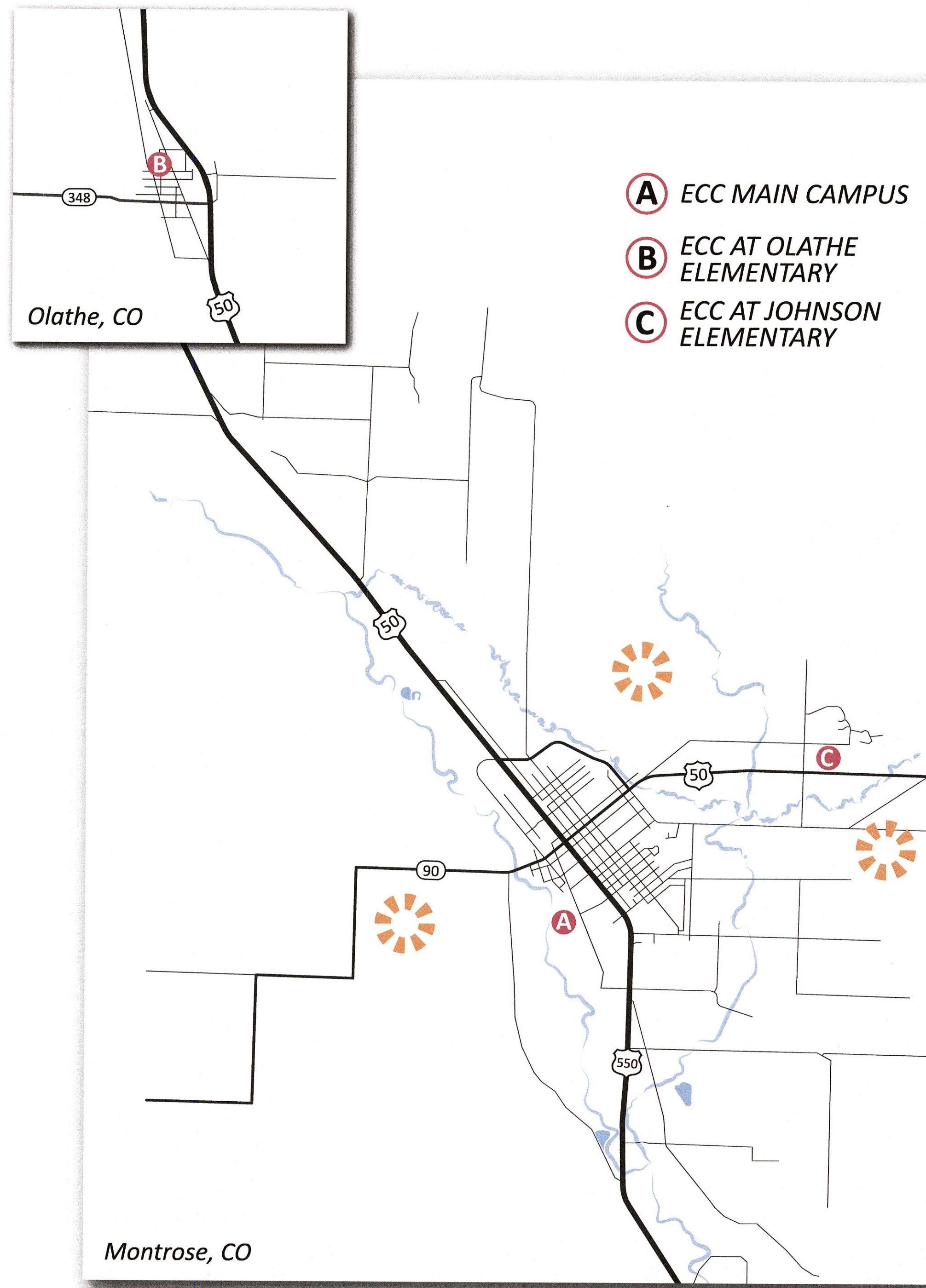
WEAKNESSES

Separate ECC & Elementary campus
 No elementary site
 Facilities are old, spending \$ on old property
 still need a location for the displaced K-5 kids

3

DECENTRALIZE & ADDITION

Early Childhood Center Locations



DECENTRALIZE & ADDITION

\$\$\$
 \$20,000,000 - \$25,000,000

DECENTRALIZE Main Site
 (NEW smaller standalone @
 Main Site)

+

NEW standalone OR Additions
 @ multiple Elementary
 School Campuses

STRENGTHS

Convenient for families - siblings @ same school
 New outdoor learning close

Cheaper
 Easy access for families
 Neighborhood schools

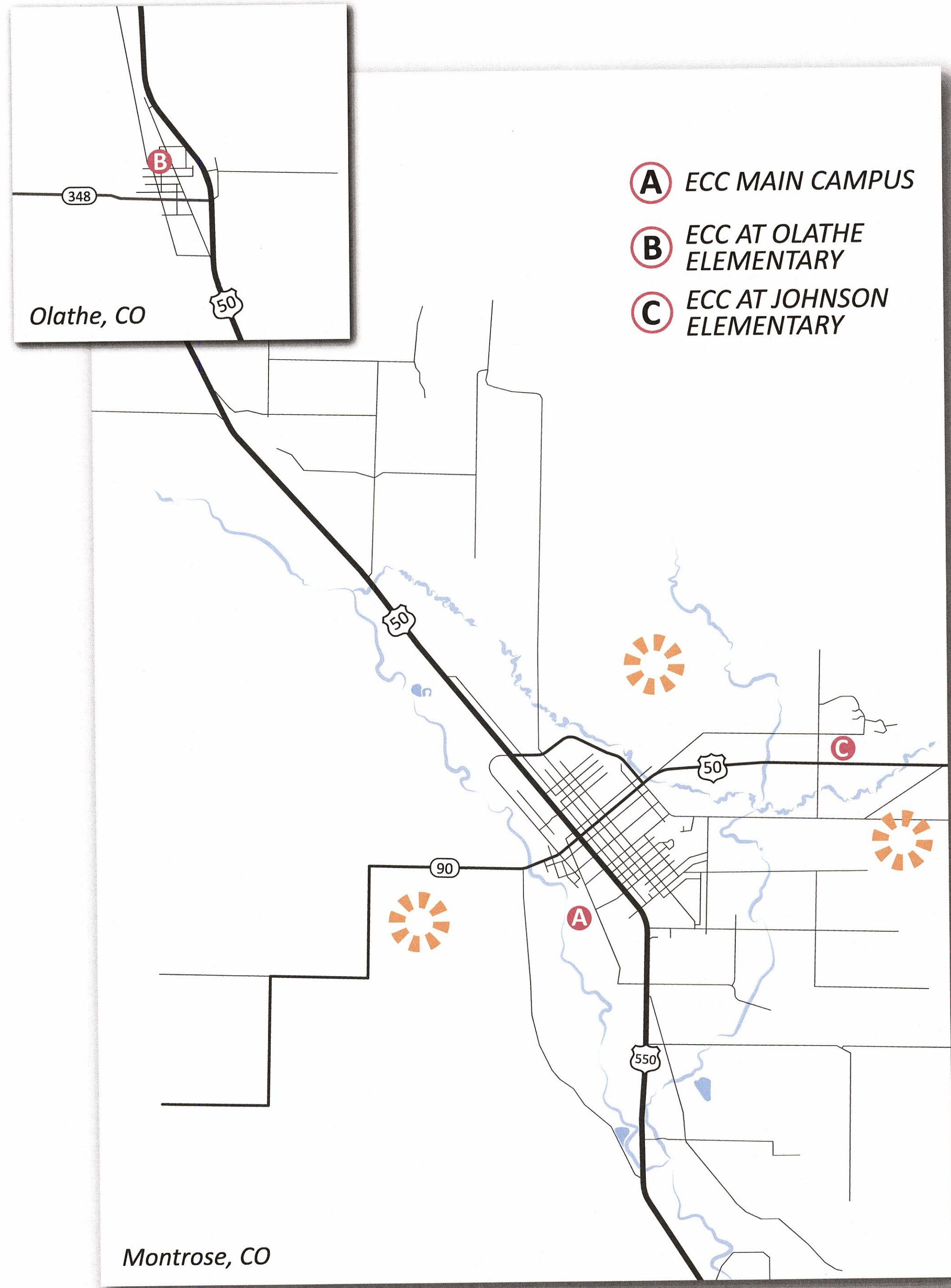
WEAKNESSES

Confusing Plan
 * Spreading out kids
 * Programming challenges - some pk → k; some Standalone
 increase staffing costs ←
 may be more costly when you consider
 Not equitable facilities - or access to
 Nearby amenities (outdoor classroom)

4

MAINTENANCE ONLY

Early Childhood Center Locations



MAINTENANCE

\$\$\$\$
 \$400,000 - \$450,000

MAINTENANCE Only at existing locations

STRENGTHS

- ✓ low cost (relatively)
- Safe option (politically)
- doesn't take political will/capital
- safer for children
- No need to ask voters?

WEAKNESSES

- no forward thinking
- ✓ stop-gap measure - just a bandaid
- limits opportunities for the program to grow and meet demand
- throwing good \$ to bad investment
- ✓ modulars are not energy efficient + ~~don't~~ security issues
- does not address security issues
- ~~may not be~~