McCOY SCHOOL
SITE DESIGN

Thursday,
August 15th, 2013
6:00 pm
AGENDA

Review of Project Progress

Project Background

Existing Conditions

Conditions to Remain

Priorities for Design

Master Plan

Preliminary Costs

Budget
WHO WE ARE

Kansas City Public Schools Repurposing Initiative

360 Architecture

Blue Valley Neighborhood Association Steering Committee

- Jacky Ross: President
- Verniece Ross: Secretary
- Arnold Shelby: Vice President
- Sherry Ashcroft: Planning Committee
- Dale Fugate: Planning Committee
- Linda Worley: Planning Committee
- Diane Marsh: Planning Committee
- Wuanita Small: Planning Committee
McCOY SCHOOL REPURPOSING BACKGROUND

Built: 1914
Closed: 2010

Recent Key Dates:

- Site tour: May 5, 2011
- Phase II meeting: August 23, 2011
- Listed with Block Real Estate Services: December 2011
- Sustained fire damage: September 2012
- Blue Valley Neighborhood Association Meeting vote to demolish McCoy: May 31, 2013

Demolition Timeline

- RFP Issued: April 18, 2013
- Contract approval: July 24, 2013
- Community meeting with demolition contractor: August, 2013
- Commence environmental abatement: by end of August, 2013
- Deconstruction/demolition complete: January, 2014
OPEN SPACE

Open Space is considered land that is not intensively developed for residential, commercial, industrial or institutional use. Open space can range from open fields to highly programmed parks.
PROJECT SCHEDULE

May 2013
• Site visit with Blue Valley Neighborhood Association members
• Pre-demolition site visit with contractors

June 2013
• Public notice for June meeting
• Community input for desired open space uses and amenities

July 2013
• Preliminary site plan
• High level cost estimates

August 2013
• Present final plan with phasing at Blue Valley Neighborhood Association Meeting on August 15th
WHAT EXISTS ON SITE TODAY

SITE PHOTOS
DESIGN PRIORITIES
BASED ON RESULTS OF PUBLIC SURVEY

MOST IMPORTANT
- flowering trees
- playground
- walking trail
- shelter
- site lighting
- fencing

SOMEWHAT IMPORTANT
- interactive pavement
- colored paving
- trash + recycling
- fitness trail
- native grasses
- planted flowers
- bike rack

LEAST IMPORTANT
- gravel path
- community gardens
- seating + tables
- bbq
EXISTING SITE CONDITIONS

- E 15th Terrace
- E 16th St.
- Topping Ave
- E 16th St.
- White Ave

LEGEND
- Site Boundary
- Existing Site Wall
- Existing Fence
- Pedestrian Entrance
- Curb Cut
- Existing Patio
- Existing Flag Pole
- Existing Electrical Poles
- Existing Trees

DEAD TREE TO BE REMOVED
TO BE DEMOLISHED

PUBLIC MEETING
August 15, 2013
EXISTING SITE CONDITIONS - TO REMAIN OR BE RELOCATED

120,000 sq. ft.
2.75 acres

LEGEND
- Site Boundary
- Existing Site Wall
- Existing Fence
- Pedestrian Entrance
- Existing Flag Pole
- Existing Electrical Poles
- Existing Trees

McCOY SCHOOL SITE
PUBLIC MEETING
August 15, 2013
BUILDING ARTIFACTS TO BE RETAINED

Limestone McCoy School Name Plate
(to be reused as park sign)
# PRELIMINARY BUDGET

## PHASE 1 (allowable under KCPS District ownership)

<table>
<thead>
<tr>
<th>Material</th>
<th>Notes</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost/Unit</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt 2” depth</td>
<td></td>
<td>2,170</td>
<td>sq.yd</td>
<td>$12.00</td>
<td>$26,040</td>
</tr>
<tr>
<td>Turf Seed, mechanically seeded</td>
<td></td>
<td>29,172</td>
<td>sq.yd</td>
<td>$0.53</td>
<td>$15,461</td>
</tr>
<tr>
<td>Flowering Trees 4’-5’, Eastern Redbud</td>
<td></td>
<td>3</td>
<td>each</td>
<td>$225.00</td>
<td>$675</td>
</tr>
<tr>
<td>Modular Play Equipment</td>
<td>including (polyurethane) deck, stairs, slide, crawl panel, ladder and fire pole</td>
<td>1 lump sum</td>
<td></td>
<td>$10,500.00</td>
<td>$10,500</td>
</tr>
<tr>
<td>Swings 8’ high, 4 seats</td>
<td></td>
<td>1</td>
<td>each</td>
<td>$1,775.00</td>
<td>$1,775</td>
</tr>
<tr>
<td>Parallel Bars 10’ long</td>
<td></td>
<td>1</td>
<td>each</td>
<td>$620.00</td>
<td>$620</td>
</tr>
<tr>
<td>Fencing (around playground)</td>
<td>chainlink fence</td>
<td>285</td>
<td>linear ft.</td>
<td>$9.00</td>
<td>$2,565</td>
</tr>
<tr>
<td>Woodchips 4” depth</td>
<td></td>
<td>35</td>
<td>cu.yd.</td>
<td>$25.00</td>
<td>$865</td>
</tr>
<tr>
<td><strong>PHASE 1 TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$58,501</td>
</tr>
</tbody>
</table>

## PHASE 2 (potentially allowable if under ownership other than KCPS District or with maintenance agreement)

<table>
<thead>
<tr>
<th>Material</th>
<th>Notes</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost/Unit</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal Shelter 20’x30’</td>
<td>dimensions, 8’ opening</td>
<td>1</td>
<td>lump sum</td>
<td>$5,000.00</td>
<td>$5,000</td>
</tr>
<tr>
<td>Concrete 4” depth, broomed finished</td>
<td></td>
<td>5,500</td>
<td>sq.ft.</td>
<td>$4.75</td>
<td>$26,125</td>
</tr>
<tr>
<td>Picnic Table 6’ length, bolted to ground</td>
<td></td>
<td>3</td>
<td>each</td>
<td>$385.00</td>
<td>$1,155</td>
</tr>
<tr>
<td>Grill 20” adjustable cooking grate</td>
<td></td>
<td>2</td>
<td>each</td>
<td>$265.00</td>
<td>$530</td>
</tr>
<tr>
<td>Trash Can combination recycling/trash, bolted to ground</td>
<td>2 each</td>
<td>$595.00</td>
<td>$1,190</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bench 6’ length, bolted to ground</td>
<td></td>
<td>8</td>
<td>each</td>
<td>$315.00</td>
<td>$2,520</td>
</tr>
<tr>
<td>Lightpole 8’ height</td>
<td></td>
<td>8</td>
<td>each</td>
<td>$920.00</td>
<td>$7,360</td>
</tr>
<tr>
<td><strong>PHASE 2 TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$43,880</td>
</tr>
</tbody>
</table>

**Shipping for BYO Recreation products (play equipment, shelter, picnic table, bench, grill)**

- **Documentation & Construction**
  - minimum approximation

**NET TOTAL**

- **$114,881**

## MATERIAL ALTERNATIVES/ADDITIONAL SITE NEEDS

<table>
<thead>
<tr>
<th>Material</th>
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<th>Cost/Unit</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fencing (around site) if existing fence cannot be reused</td>
<td></td>
<td>1,045</td>
<td>linear ft.</td>
<td>$9.00</td>
<td>$9,405</td>
</tr>
<tr>
<td>Concrete (path) 4” depth, broomed finished</td>
<td></td>
<td>19,427</td>
<td>sq.ft.</td>
<td>$4.75</td>
<td>$92,278</td>
</tr>
<tr>
<td>Rubber Playground Flooring 2.5” thickness</td>
<td></td>
<td>2,342</td>
<td>sq.ft.</td>
<td>$7.50</td>
<td>$17,565</td>
</tr>
<tr>
<td>Year-Round Pavilion steel structure, shingle roof</td>
<td>1 lump sum</td>
<td>$30,000 - $50,000</td>
<td>$30,000 - $50,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Data sources:**
- http://www.byoplayground.com/
- http://www.gazebocreations.com/
CONSIDERATION OF COSTS

asphalt paving

DETAILS
• $11.50/ sq.yd.
• 2” depth
• asphaltic concrete
• typical sidewalk application

SOURCE

flowering trees

DETAILS
• $225/ tree
• Eastern redbud
• 4’-5’ caliper

SOURCE

turf lawn

DETAILS
• $0.53/ sq.yd.
• mechanically seeded
• 44 lb/ M.S.Y.

SOURCE
modular play equipment *

**DETAILS**
- $10,500 (lump sum)
- polyurethane
- deck with stairs
- slide
- crawl panel
- ladder
- firepole

**SOURCE**
http://www.byoplayground.com/

parallel bars

**DETAILS**
- $620/ unit
- 10’ length

**SOURCE**

wood chips

**DETAILS**
- $25/ cu. yd.
- 4” depth
- hand spread

**SOURCE**

fence

**DETAILS**
- $9/ linear ft.
- galvanized steel
- Schedule 20,11 gauge wire
- 1-5/8” posts, 10’ o.c.
- 1-3/8” top rail, 2” corner post
- 4’ high

**SOURCE**

swings*

**DETAILS**
- $1,775 (lump sum)
- plain seats
- 8’ high
- 4 seats

**SOURCE**

* stock photo, specific product may differ
CONSIDERATION OF COSTS

**seasonal shelter**

**DETAILS**
- $5,000/unit
- 8’ high entry
- 20’-30’

**SOURCE**
http://www.byoplayground.com/

**year-round pavilion**

**DETAILS**
- $30,000 - $50,000
- steel frame
- shingle roofing

**SOURCE**
http://www.gazebocreations.com/

**interactive pavement**

**DETAILS**
- $11.50/ sq.yd.
- 2” depth
- asphaltic concrete
- typical sidewalk application
- $32/ gal (concrete applicable paint)

**SOURCE**

**pedestrian lights**

**DETAILS**
- $920/ unit
- 8’ high

**SOURCE**

* stock photo, specific product may differ
CONSIDERATION OF COSTS

**grill**

DETAILS
- $265/unit
- 20” adjustable cooking grate
- heavy duty

SOURCE
http://www.byoplayground.com/

**picnic table**

DETAILS
- $385/unit
- 6’ length
- heavy duty
- pressure treated wood
- galvanized hardware

SOURCE
http://www.byoplayground.com/

**trash/recycling can***

DETAILS
- $595/unit
- 32 gal.
- bolted to ground

SOURCE

* stock photo, specific product may differ

**benches**

DETAILS
- $315/unit
- 6’ length
- in-ground mount
- pressure treated wood

SOURCE
http://www.byoplayground.com/
HOW WE BUILD IT

Kansas City Public Schools Commitments

- Demolition of the McCoy School site
- Retain current rock retaining wall along the eastern and southern portion of the site.
- Retain the current fence line along the western and southern portions of the site.
- Grade and seed the site upon the completion of demolition.
- KCPS has asked the contractor for pricing to replace paved area to the east of the building, although it has not yet been determined if this can be integrated into the contract. If not, the area will be graded and seeded.
- KCPS will continue to mow the site in accordance with the current closed school site mowing schedule (every 2-3 weeks).

* Any additional improvements to the site that are above and beyond these stated commitments will need to be funded through outside fundraising efforts via the neighborhood association.

* While the site is still under District ownership, KCPS staff will not take on additional maintenance responsibility of any additional items that are installed onto the property. The additional items will need to be maintained by an outside source under a maintenance agreement.
HOW WE BUILD IT - FUNDRAISING OPPORTUNITIES

Fundraising (Possible Funding Sources)

- City of Kansas City, Missouri: RebuildKC Grant (up to $2,000) - Due June 28
- City of Kansas City, Missouri: PIAC Grant (Unlimited) - Due August 31
- Community Capital Fund: Tier 1 (up to $1,000) & Tier 2 grant (up to $20,000) - Next Round is Fall 2013

Neighbor.ly

- funding for civic projects
- gives community members access to information and ability to donate funds to projects in their cities and neighborhoods

Community Involvement & Volunteering

- helps increase chances of receiving grant money
- creates ownership in the neighborhood
- decreases installation costs