

Northland Workforce Development Center Site Consideration Presentation

Prepared for Your Review by Brian Noller



The Purchase of the Land in Accordance with Board Policy & District Mission

- The idea to build a new Northland Workforce Development Center (NWDC) began during the 2017-2018 school year. The first consideration was to have the school site built on the acquired 80 acres of land that the district obtained in 2016 from MD Management.
- As the concept grew, it was determined that there would not be adequate acreage on the site* and land would have to be purchased. Northland Career Center and the Platte County School District were granted a \$30,000,000 matching award in June of 2022. *Land purchases can be matched with this state award.*
- The purchase of this land for this project is addressed in the following board policies
 - DD - Grant Management
 - DN - Surplus Property
 - FB - Facility Planning

*Site refers to the current 86 acre site that Platte Purchase Middle School is currently being built on and is reserved for a future second high school and other amenities.

Northland Career Center Current Consortium FY 2023 with potential sites shown

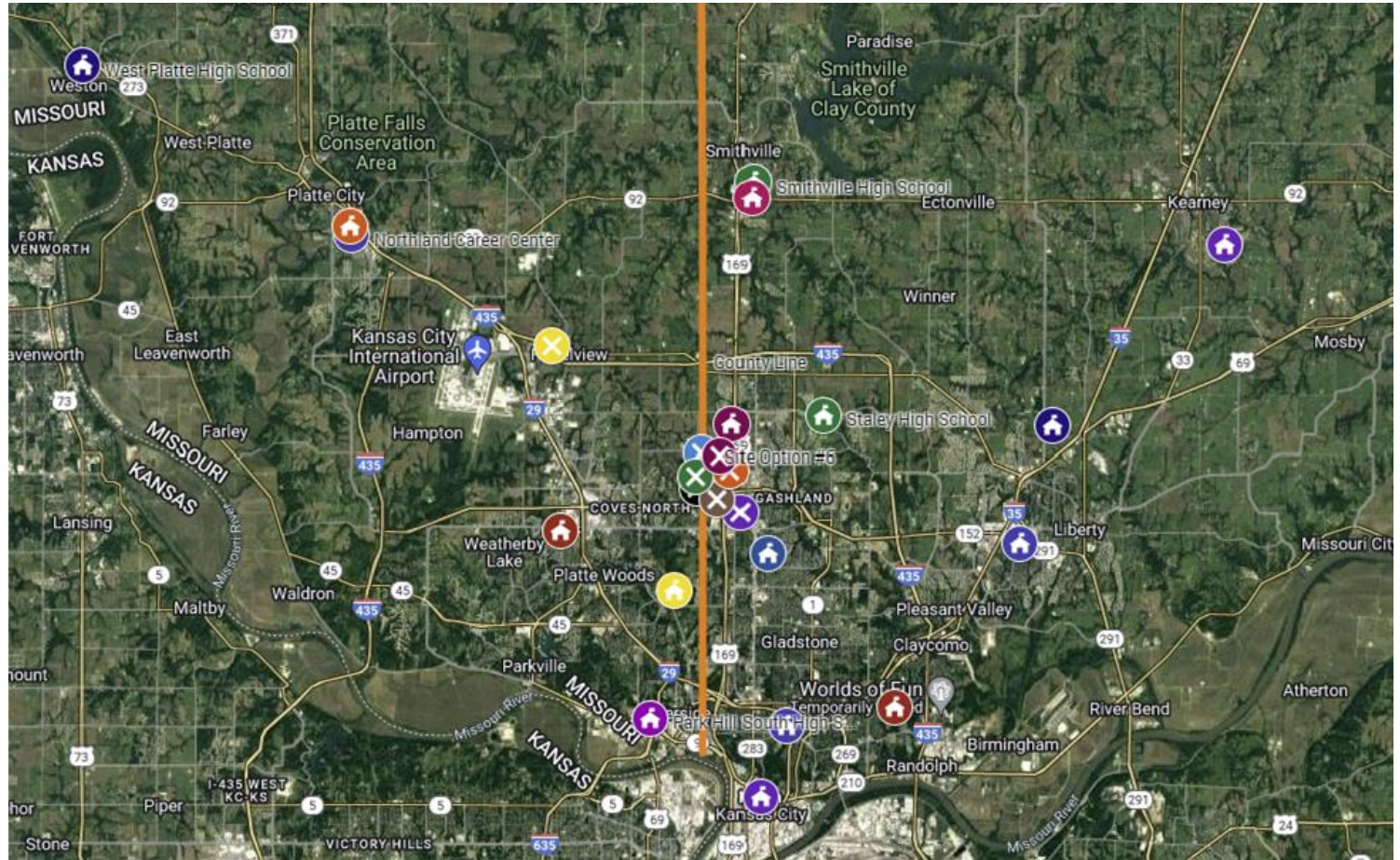
Northland Career Center Consorti...

99 views

Last edit was 2 minutes ago

Add layer Share Preview

- Northland Career Center
- Platte County High School
- Liberty High School
- West Platte High School
- Liberty North High School
- Kearney High School
- Winnetonka High School
- North Kansas City High School
- Staley High School
- Oak Park High School
- Smithville High School
- Park Hill South High School
- Park Hill High School
- LEAD Innovation Studio
- Northland Christian Schools
- St Pius X High School
- Our Savior Christian Academy
- County Line
- Site #1 Option
- Site #2 Option
- Site #3 Option
 Site #4 Option- Site #5 Option
- Site Option #6
- Site Option #7
- Site Option #8

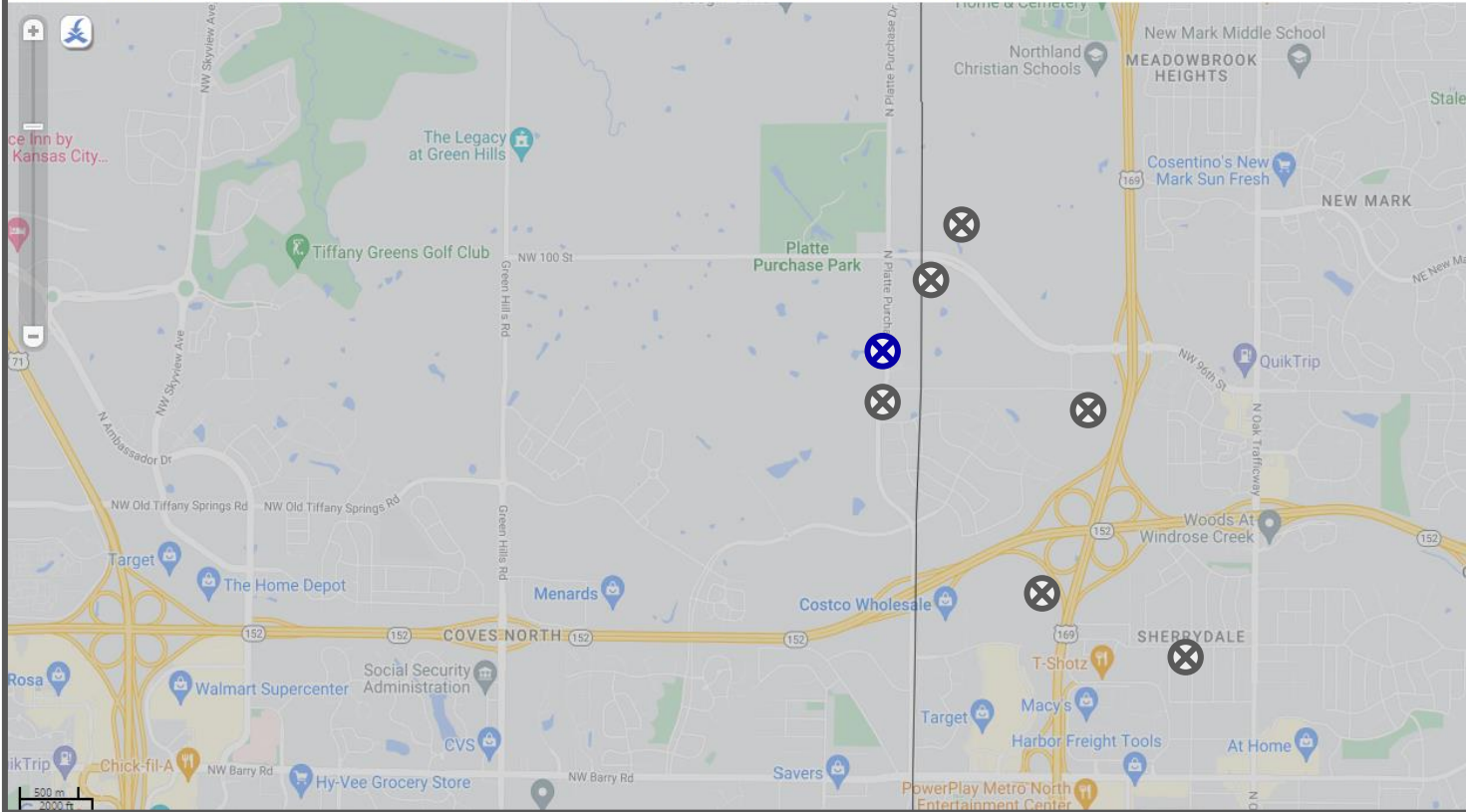




Missouri County Boundaries Map

Based on [Missouri County Boundaries Map](#)

This data set contains the boundaries of Missouri's 114 counties plus the boundary of the city of St. Louis. This data set was created to ▶



All eight explored sites are shown in relation to the county line.

Black line is the Clay/Platte County Line.

Map displays eight options related to the county line and center of the consortium

<https://data.mo.gov/Demographics/Missouri-County-Boundaries-Map/n34b-fwqr>

Site Evaluation Requirements and Criteria

Northland Workforce Development Center (NWDC)

Requirements:

- The entire site must be located within the boundaries of the Platte County R-3 School District.

Key Considerations:

- The location must be centralized within the consortium and centralized to both counties.
- The location must provide enough acreage for the current projected footprint.
- The location must be affordable within the budget for the new center utilizing the current \$60,000,000 budget.

Bonus Considerations:

- The property offers enough acreage for expansion opportunities in the future.
- The property is in a location near the Clay/Platte County line.

Evaluation of sites presented to NCC/PCR-3 Northland Workforce Development Center (NWDC)

Site #	PCR-3 Location	Centralized	Acreage (Recommended 12-15)	Total Cost	Expansion Opportunity?	Positioned in Both Counties?
Site #1	Yes	Yes	9.25 Acres*	\$2,250,000.00	No	Platte Only
Site #2	Yes	Yes	Approx. 18.0 Acres	\$4,500,000.00*	Yes	Clay Only
Site #3	Yes	Yes	11.79 Acres	\$3,600,000.00	No	Clay Only
Site #4	No*	Yes	15 Acres	NPD	Unknown	Clay Only
Site #5	Yes	No*	Unknown	NPD	Unknown	Platte Only
Site #6	Yes	Yes	Unknown	Choosing not to sell*	Potentially	Both
Site #7	Yes	Yes	18.23 Acres	\$2,250,000.00	Yes	Platte Only
Site #8	Partial Only*	Yes	13 Acres	NPD	No	Both

RED = Does Not Meet Requirement or Criteria

NPD = No Price Discussion

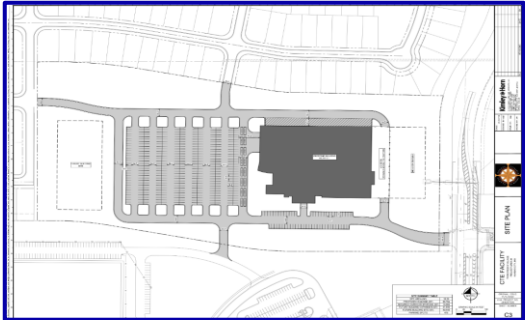
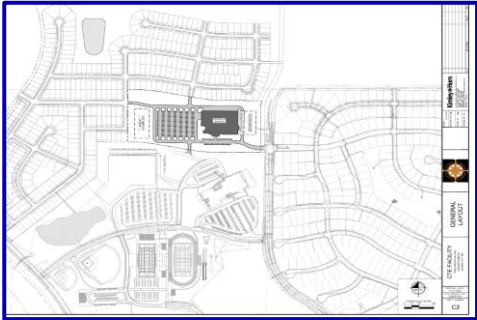


Site #7 is recommended

RED* = Cannot purchase due this specific requirement/criteria being misaligned with project

Northland Workforce Development Center Site Pictures and Renderings

Site #7, an MD Management Property, is recommended for purchases with a down payment of \$250,000. The 18.23 acre site is adjacent to the current 86 acre property and will serve the Northland for 50+ years as a centralized location. The total purchase price is \$2,250,000. As of January 10, 2023, a donation of \$125,000 has been made to the project campaign as the local match to purchase the land.



NWDC & NCC Travel Comparison for Clay/Platte Sending Schools

Northland School District	Northland High School	Distance in Miles to NCC in Platte City	Travel Time in Minutes	Distance in Miles to NWDC Site #7	Travel Time in Minutes	Change in Site: Shorter/ Longer Bus	Change in Distance in Miles (One Way)	Change in Travel Time in Minutes (One Way)
Kearney School District	Kearney High School	24.2	36	20.0	26	Shorter	4.2	10
Liberty School District	Liberty High School	22.0	27	9.0	14	Shorter	13.0	13
Liberty School District	Liberty North High School	21.3	26	12.0	18	Shorter	9.3	8
North Kansas City School District	North Kansas City High School	19.9	24	11.0	14	Shorter	8.9	10
North Kansas City School District	Oak Park High School	16.5	21	4.0	9	Shorter	12.5	12
North Kansas City School District	Staley High School	15.1	19	6.0	11	Shorter	9.1	8
North Kansas City School District	Winnetonka High School	21.8	26	12.0	14	Shorter	9.8	12
Park Hill School District	Park Hill High School	11.2	16	7.0	10	Shorter	4.2	6
Park Hill School District	Park Hill - Lead Innovation Studio	15.0	18	4.0	9	Shorter	11.0	9
Park Hill School District	Park Hill South High School	17.9	21	12.0	14	Shorter	5.9	7
Platte County School District	Platte County High School	0.2	2	14.0	16	Longer*	13.8	14
Smithville School District	Smithville High School	11.3	17	10.0	12	Shorter	1.3	5
West Platte School District	West Platte High School	9.5	15	24.0	27	Longer	14.5	12
Private	Northland Christian High School	14.0	15	4.0	5	Shorter	10.0	10
Private	Our Savior Christian Academy	11.0	15	9.0	11	Shorter	2.0	4
Private	St. Pius X	19.0	21	9.0	11	Shorter	10.0	10
16		15.8	20.6	11.2	14.9		9.0	9.7
		Average Current Distance to NCC	Average Current Time to NCC	Average Distance to Proposed Site	Average Time to Proposed Site		Average Change in Distance from NCC to Proposed Site	Average Change in Travel Time from NCC to Proposed Site

*The site will be adjacent to the property where a future Platte County School District high school building will be built in the future