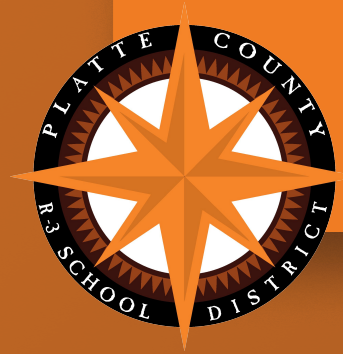


# APRIL 2025

# Potential Bond Projects





# WELCOME

## » PCR-3

- Devin Doll, Executive Director of Facilities and Operations

## » **Incite Design**, *Architect*

- Patrick Smith, Principal and Studio Director
- Mike Brown, Project Manager
- Donovan Douglas, Project Architect

## » **Newkirk Novak Construction Partners**, *Construction Manager*

- Jim Schneider, Group Leader and Project Executive
- Matt St. Louis, Project Manager



# THE PROJECTS



# POTENTIAL PROJECTS



**PHASE 2 OF  
PCHS REBUILD**

**Estimated Cost:**  
\$65 Million



**PLATTE PURCHASE  
SITE AMENITIES**

**Estimated Cost:**  
\$2.4 Million



**IMPROVEMENTS  
TO BARRY AND  
PATHFINDER**

**Estimated Cost:**  
\$1.9 Million



**COMPASS  
PARKING  
EXPANSION**

**Estimated Cost:**  
\$1.2 Million

# Compass Parking Expansion

## » Proposed Project

- Increase parking from 114 to 202 total stalls
- Improve traffic flow for arrival and dismissal
- Initial meeting with Kay Valley Engineering, NNCP, Compass Administration
- Estimated cost: \$1.2 Million



**COMPASS  
PARKING  
EXPANSION**

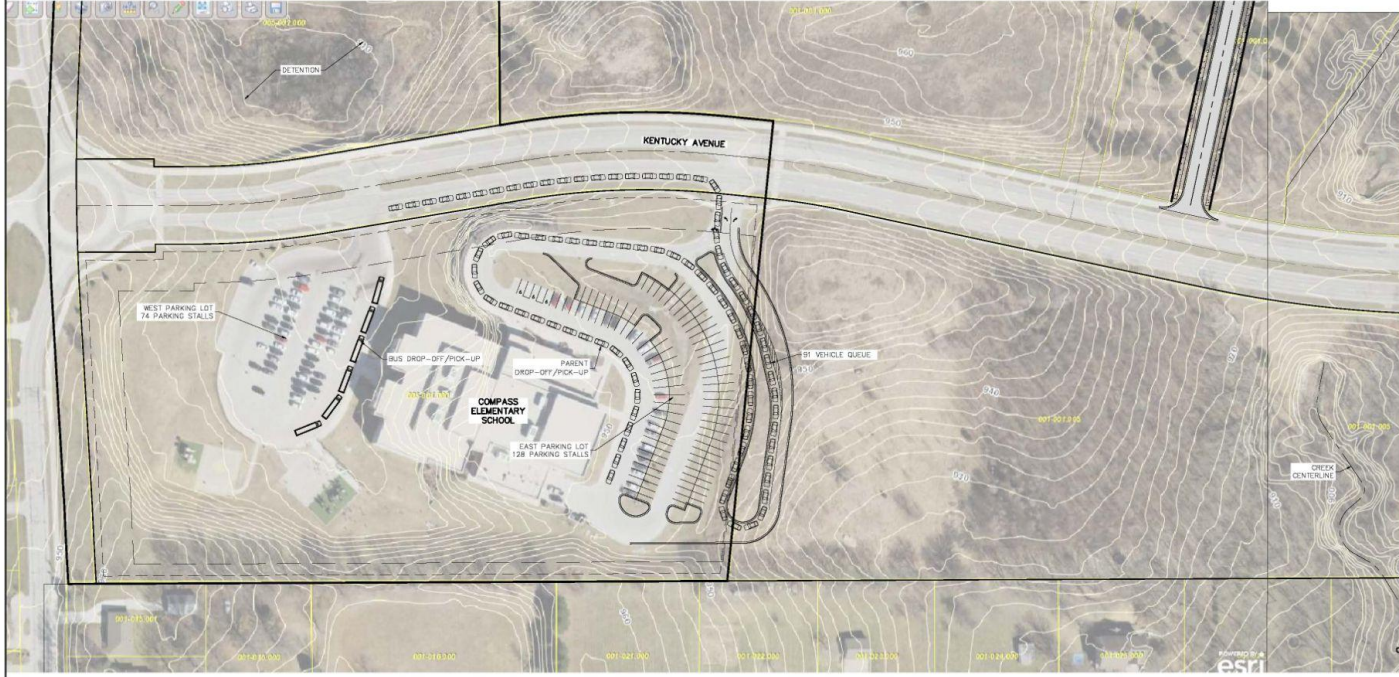
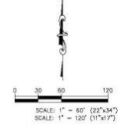
# COMPASS ELEMENTARY SCHOOL TRAFFIC CIRCULATION AND IMPROVEMENT PLAN CONCEPT B PLATTE CITY, MISSOURI 64079

**PREPARED FOR:**  
PLATTE COUNTY SCHOOL DISTRICT  
308 PLATTE FALLS ROAD  
PLATTE CITY, MISSOURI 64079  
PHONE: (816) 858-8420  
CONTACT: JAY HARRIS  
EMAIL: harrisj@plattco.k12.mo.us

**PREPARED BY:**  
KAW VALLEY ENGINEERING, INC.  
14200 W 114TH ROAD  
LENEXA, KANSAS 66215  
PHONE: (913) 894-8100  
CONTACT: DAVID WOOD  
EMAIL: wood@kveeng.com

**PARKING SUMMARY:**  
WEST LOT:  
EXISTING/PROPOSED: 74 PARKING STALLS  
EAST LOT:  
EXISTING: 40 PARKING STALLS  
PROPOSED: 128 PARKING STALLS  
TOTAL:  
EXISTING: 114 PARKING STALLS  
PROPOSED: 202 PARKING STALLS

→ PARENT PICKUP/DROPOFF  
→ BUS PICKUP/DROPOFF



KAW VALLEY ENGINEERING, INC.  
 14200 W 114TH ROAD  
 LENEXA, KANSAS 66215  
 PHONE: (913) 894-8100 | WWW.KVEENG.COM  

 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OPERATE ENGINEERING  
 EXAMINER #272701

**COMPASS ES**  
**401 KENTUCKY AVE**  
**PLATTE CITY, MISSOURI 64079**  
**TRAFFIC CIRCULATION AND**  
**IMPROVEMENT PLAN CONCEPT B**

PROJECT: C19\_0452  
 PREPARED BY: DOW  
 DATE: N.M.  
 DRAWING: COMPASS BASE 2  
 SHEET: OP B

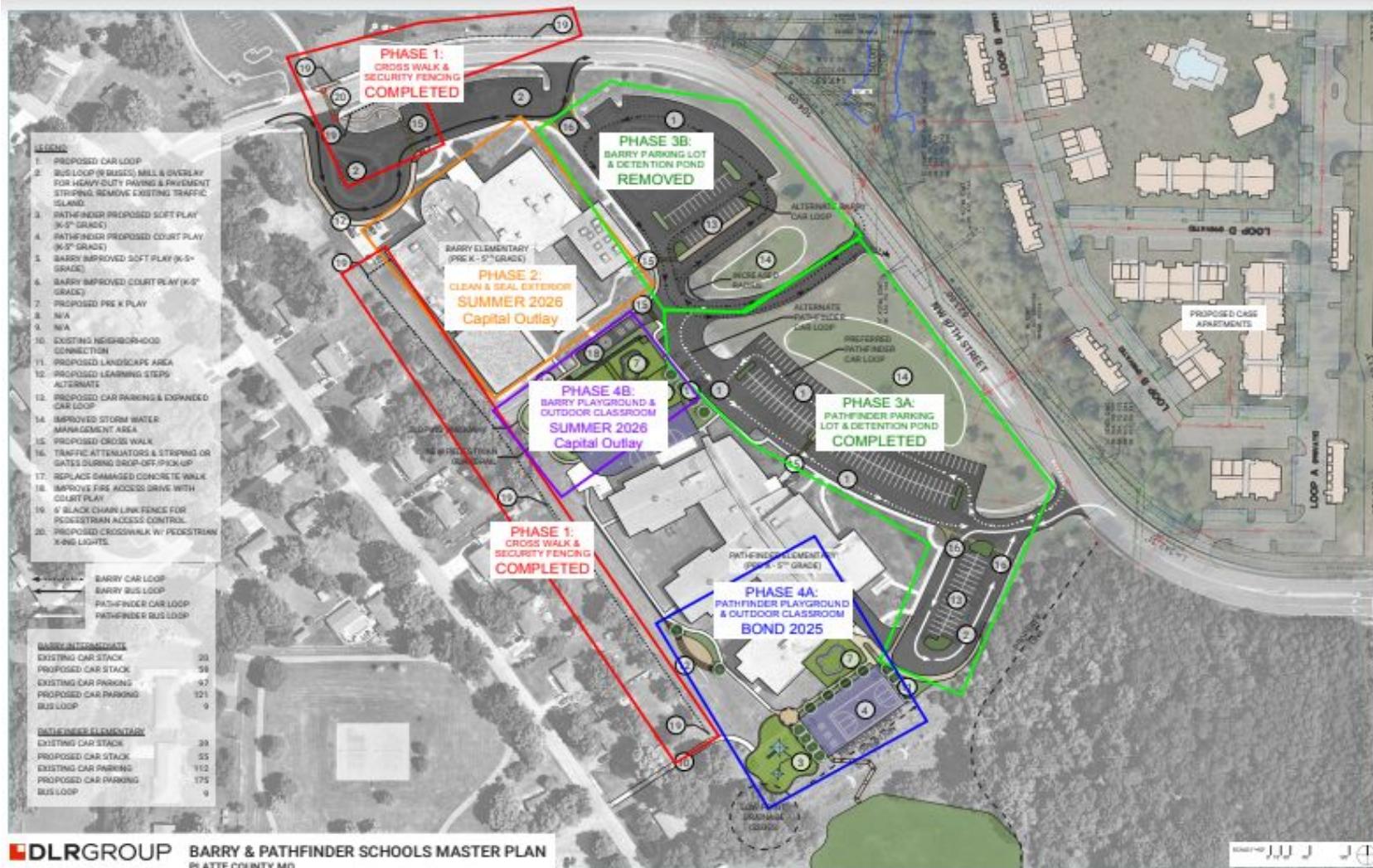
REV	DATE	DESCRIPTION	DSN	CHK

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

# Improvements to Barry/Pathfinder

- » **Phase 1 - Crosswalk/Fencing** *(Completed)*
- » **Phase 2 - Clean/Seal Exterior** *(Summer 2026/  
Capital Outlay)*
- » **Phase 3A - Pathfinder Parking Lot** *(Completed)*
- » **Phase 3B - Barry Parking Lot** *(Completed/Mill and Overlay)*
- » **Phase 4 - Pathfinder Playground**
  - *New Playground (2025 Bond)*
  - *Remodel Existing Playground (Summer 2026/Capital Outlay)*





**LEGEND**

1. PROPOSED CAR LOOP
2. BUS LOOP (BUSES) MILL & OVERLAY FOR HEAVY-DUTY PAVING & FURNISHING STRIPING. REMOVE EXISTING TRAFFIC ISLAND.
3. PATHFINDER PROPOSED SOFT PLAY (K-5" GRADE)
4. PATHFINDER PROPOSED COURT PLAY (K-5" GRADE)
5. BARRY IMPROVED SOFT PLAY (K-5" GRADE)
6. BARRY IMPROVED COURT PLAY (K-5" GRADE)
7. PROPOSED PRE K PLAY
8. N/A
9. N/A
10. EXISTING NEIGHBORHOOD CONNECTION
11. PROPOSED LANDSCAPE AREA
12. PROPOSED LEARNING STEPS ACTIVATE
13. PROPOSED CAR PARKING & EXPANDED CAR LOOP
14. IMPROVED STORM WATER MANAGEMENT AREA
15. PROPOSED CROSS WALK
16. TRAFFIC ATTENUATORS & STRIPING OR GATES DURING SCHOOL PICK-UP
17. REPLACE DAMAGED CONCRETE WALK
18. IMPROVE FIRE ACCESS DRIVE WITH COURTYARD PLAY
19. 6" BLACK CHAIN LINK FENCES FOR PEDESTRIAN ACCESS CONTROL
20. PROPOSED CROSSWALK W/ PEDESTRIAN KING LIGHTS

- BARRY CAR LOOP
- BARRY BUS LOOP
- PATHFINDER CAR LOOP
- PATHFINDER BUS LOOP

**BARRY INTERMEDIATE**

EXISTING CAR STACK	30
PROPOSED CAR STACK	58
EXISTING CAR PARKING	97
PROPOSED CAR PARKING	121
BUS LOOP	9

**PATHFINDER ELEMENTARY**

EXISTING CAR STACK	39
PROPOSED CAR STACK	55
EXISTING CAR PARKING	112
PROPOSED CAR PARKING	175
BUS LOOP	9



# Pathfinder Playground

## » Proposed Project

- Install hard play, soft play, and fencing on southern portion of Pathfinder
- User group meetings (*Staff Sept. 25, Students Oct. 4, Students Nov. 8*)
- Working with DLR, NNCP, Pathfinder staff and students
- Estimated cost: \$1.9 Million



IMPROVEMENTS  
TO BARRY AND  
PATHFINDER




# Platte Purchase Site Amenities

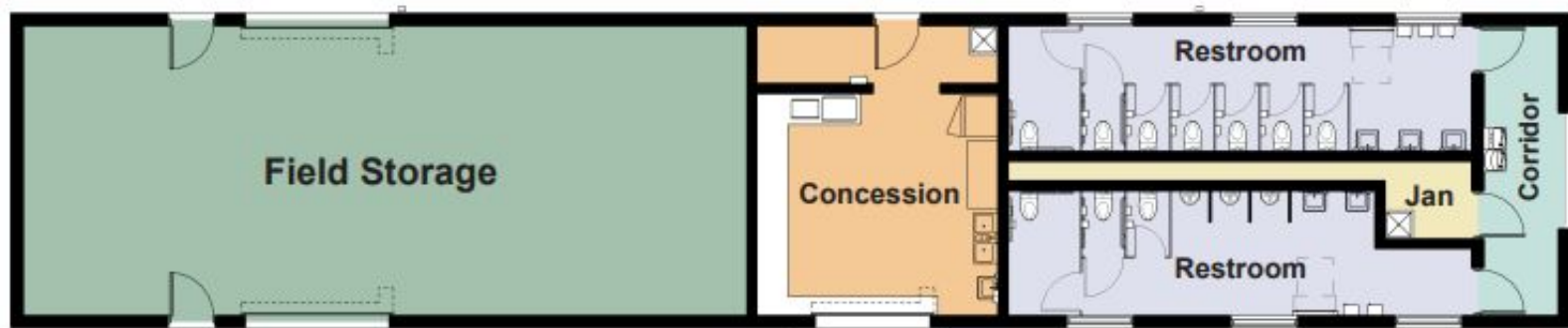
## » Proposed Project

- Construction of concession, restroom, and storage for Platte Purchase Activities Complex
- Working with Hollis and Miller, NNCP, Platte Purchase administration, and Activities Director
- Estimated cost: \$2.4 Million



An architectural rendering of a modern, single-story building with a flat roof. The building features a mix of materials: a dark grey brick lower section, a light grey brick upper section, and a reddish-brown brick section on the left. The words "PIRATE ACTIVITIES COMPLEX" are displayed in large, white, sans-serif capital letters on the dark grey brick wall. To the left of the main entrance, there is a small window with a person visible inside. Several people are shown walking on the paved plaza in front of the building. In the background, there is a green lawn and other buildings under a clear blue sky.

PIRATE ACTIVITIES COMPLEX



09.09.2024

# Pirate Athletic Complex / Field Building

## Platte Purchase Middle School



**hollis + miller**  
architects

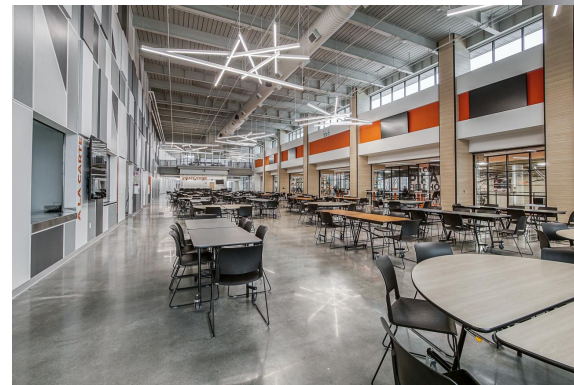
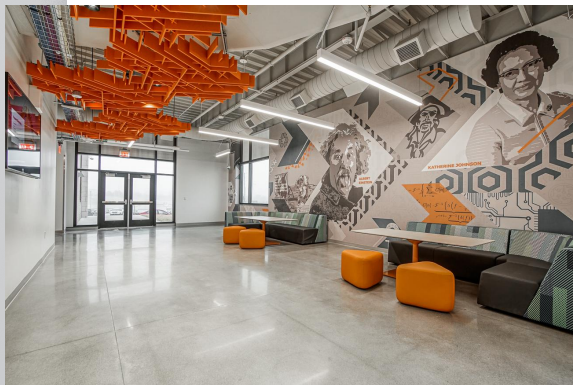


# REVIEW OF PCHS PHASE ONE

- » **Facility Design** *(150,503 SF)*
  - Two-story Classroom Wing
  - Robotics Arena
  - Cafeteria
  - Fieldhouse
  - Locker Rooms
  - Weight Room
  - Wrestling Room/High Wind Shelter

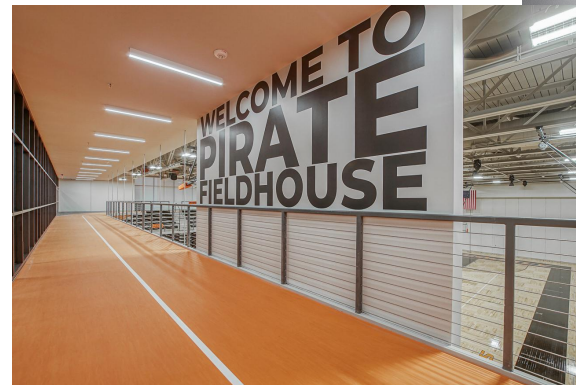
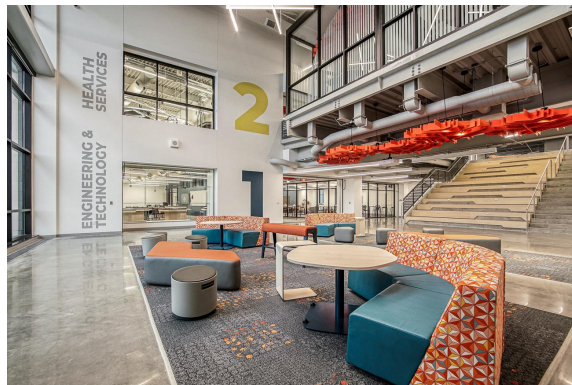


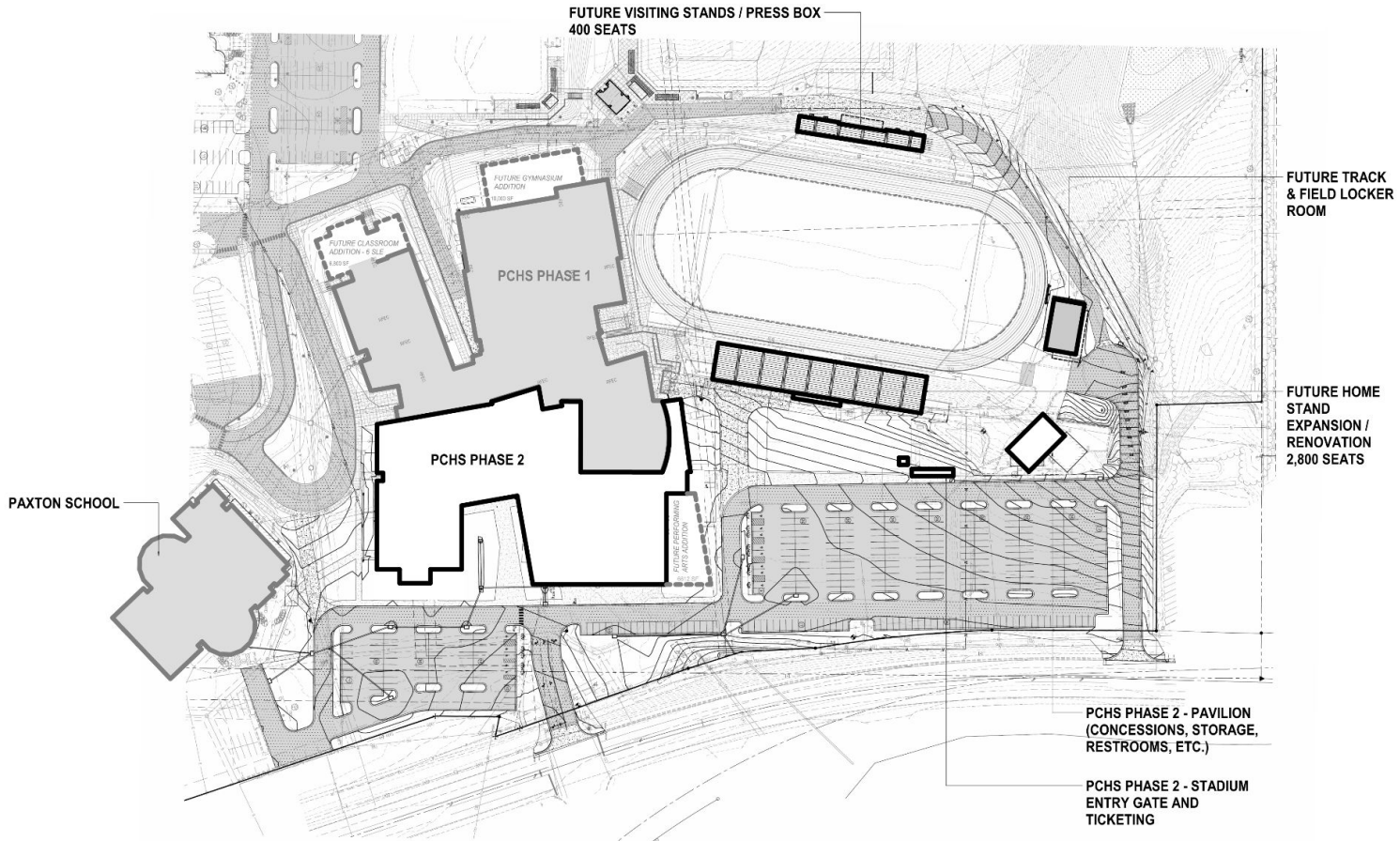
# REVIEW OF PCHS PHASE ONE





# REVIEW OF PCHS PHASE ONE



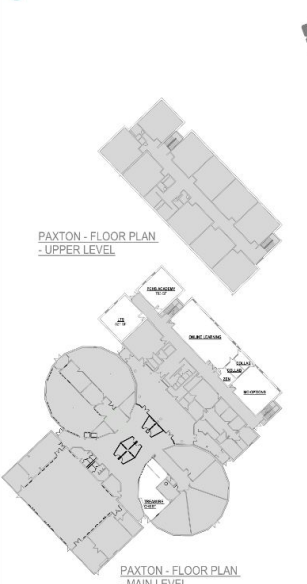




Room Type	Count	Area	Size	Vol	Cost	Capacity	Cost/Sq Ft	Cost/Cap
Core Lab	14	14	140	1	29	100	154	154
Core Lab II	1	1	100	1	29	100	154	154
Open Classroom/Ed	0	0	0	0	29	0	154	0
MEP/IT	5	5	50	1	25	100	129	129
AT/CT/STN	2	2	20	1	25	40	48	48
Business/Care Lab	1	1	10	1	25	100	129	129
Foreign Language	4	4	40	1	25	40	79	79
Comp Tech	2	2	20	1	25	40	48	48
Art Room	1	1	10	1	29	40	48	48
Art Lab	0	0	0	0	29	0	154	0
Dance/Spex	2	2	20	1	25	40	48	48
Music Vocal	1	1	10	1	25	40	48	48
Music Band	1	1	10	1	25	40	48	48
Music General	2	2	20	1	25	40	48	48
PL (non-Music)	1	1	1	0.5	25	40	48	48
PL (non-Music)	1	1	1	0.5	25	40	48	48
PL (non-Music)	1	1	1	0.5	25	40	48	48
PL (non-Music)	1	1	1	0.5	25	40	48	48
PL (non-Music)	1	1	1	0.5	25	40	48	48
Special Education - SC	4	4	40	1	25	40	48	48
Student Resource	6	6	60	1	25	40	48	48
Information Space	1	1	10	1	25	40	48	48

**COLOR LEGEND**

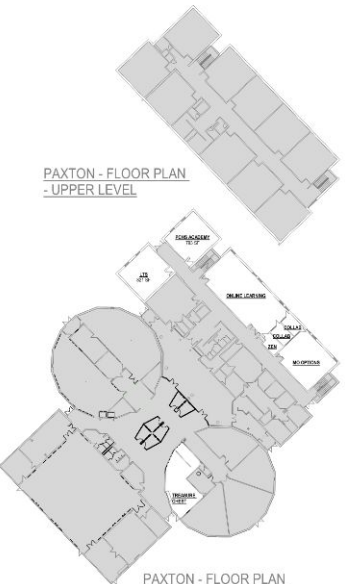
- 1 STANDARD LEARNING ENVIRONMENT
- 2 FLEX LEARNING ENVIRONMENT
- 3 SPECIALS LEARNING ENVIRONMENT
- 4 SPECIAL EDUCATION
- 5 STUDENT RESOURCE SPACE



Component Cost Summary	Quantity	Cost	Total SF
Planning/Pre-Construction	176,827 SF	\$ 877,738.00	8,540 SF
Phase 1 - Existing Construction	1,871,577 SF	\$ 2,084,295.00	18,716 SF
Phase 2 - New Construction	117,737 SF	\$ 441,501,634.00	407,741 SF
Phase 3 - Renovation	62,408 SF	\$ 985,252.00	105,000 SF
Phase 4 - Renovation (Phase 1/2/3/4)	1,028 SF	\$ 31,255.00	1,000 SF
Phase 5 - Renovation (Phase 1/2/3/4)	1,028 SF	\$ 31,255.00	1,000 SF
Performance/Use Center Renovation	15,800 SF	\$ 607,630.00	78,100 SF
Art/Perform Arts Center	3,000 SF	\$ 3,221,000.00	400,000 SF
Public Classroom Addition	10,000 SF	\$ 3,500,000.00	400,000 SF
Future Classroom Addition	6,000 SF	\$ 2,400,000.00	400,000 SF
Track & Field Locker Room	6,000 SF	\$ 2,400,000.00	400,000 SF
Student Center	1,000 SF	\$ 1,000,000.00	1,000 SF
100% Contingency and Profit (10%)	1,100 SF	\$ 2,421,000.00	1,100 SF
Construction (100% Cont)	5,100 SF	\$ 9,669,746.00	918,236 SF
<b>Hard Costs Subtotal</b>		<b>\$ 36,068,746.00</b>	<b>318,236 SF</b>
Design/Arch (50% Cont)	Quantity	Cost	Use Cost
Soft Costs Subtotal	16.7%	\$ 6,023,633.99	
<b>Total</b>		<b>\$ 42,092,380.00</b>	<b>418,236 SF</b>
<b>Budget</b>		<b>\$ 60,000,000.00</b>	
<b>Delta</b>		<b>\$ 17,907,620.00</b>	

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PAXTON - FLOOR PLAN  
- UPPER LEVEL



PAXTON - FLOOR PLAN  
- MAIN LEVEL

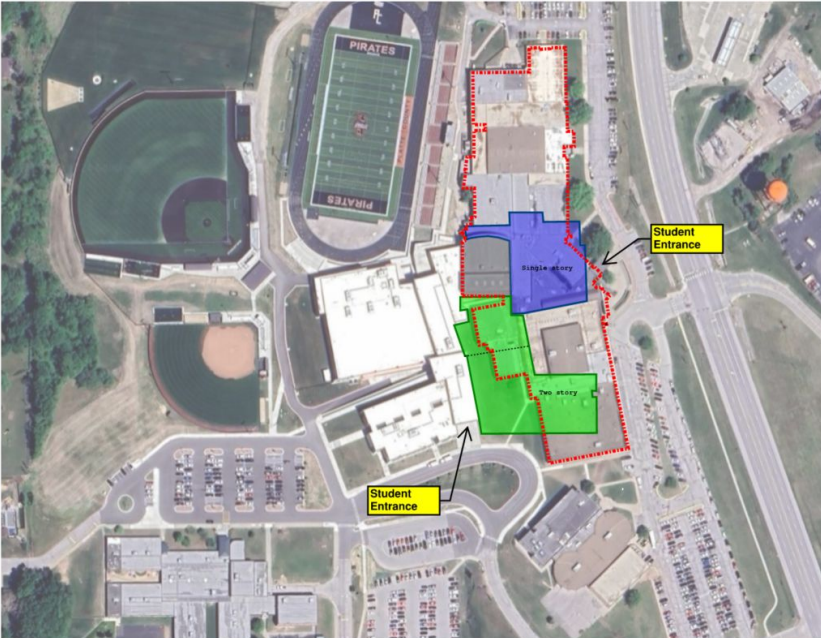
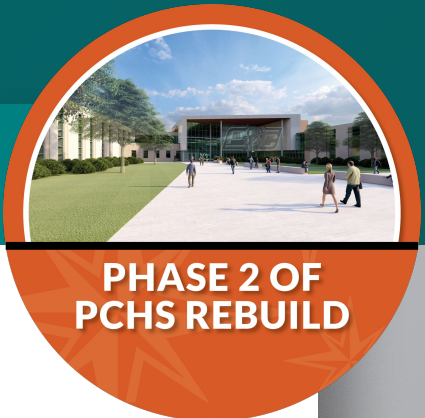


PCHS - FLOOR PLAN  
- MAIN LEVEL



PCHS - FLOOR PLAN  
- UPPER LEVEL

# Construction Timeline



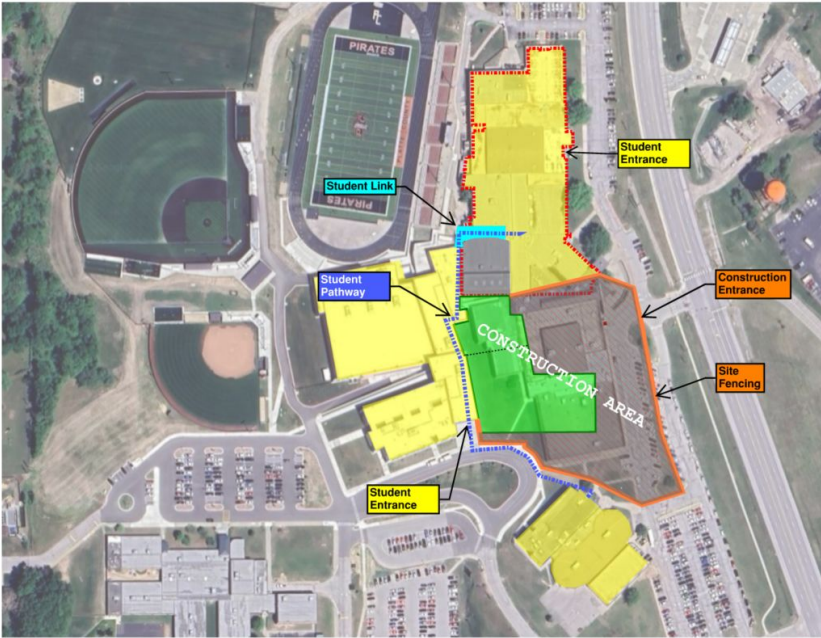
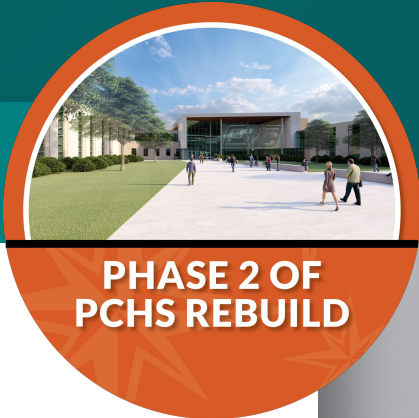
Current  
Phase 2 compared to  
Existing Building

Existing School

Phase 2b

Phase 2a

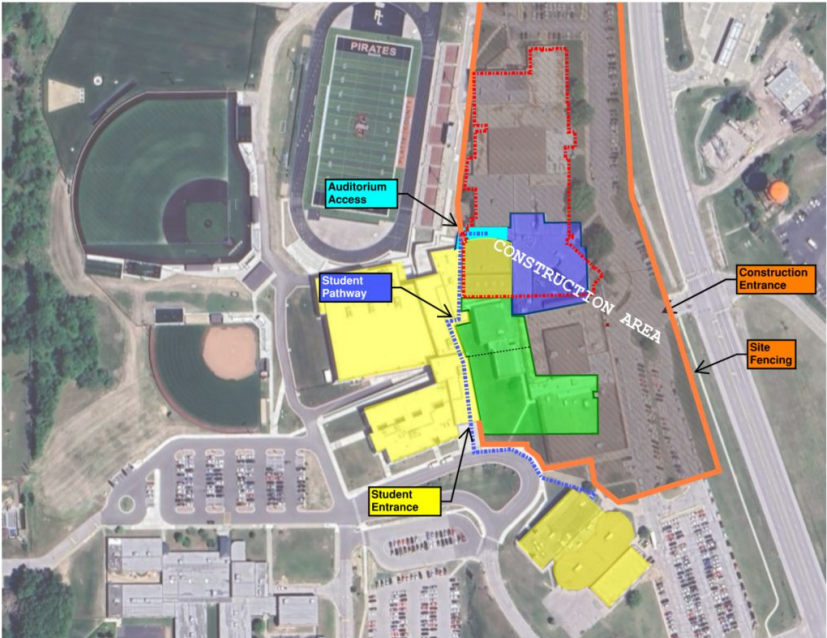
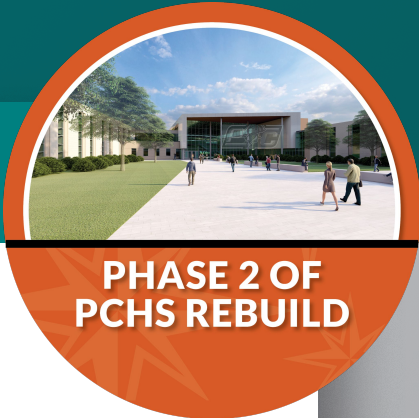
# Construction Timeline



May 2025 - May 2026  
Phase 2A Demo & Construction

- Existing School
- Open
- Phase 2a

# Construction Timeline



May 2026 - Aug 2026  
SUMMER

Phase 2A Construction  
Phase 2B Demo &  
Construction

Parking Lot Demo &  
Construction

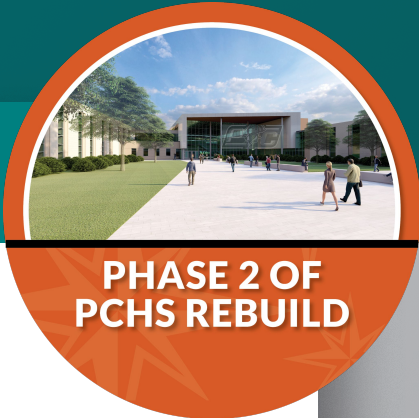
Existing School

Open

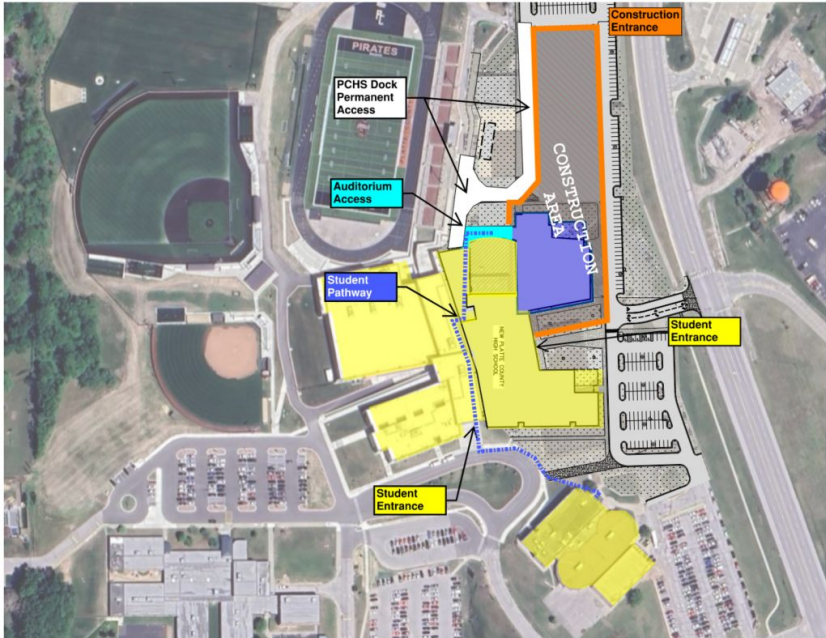
Phase 2b

Phase 2a

# Construction Timeline



## PHASE 2 OF PCHS REBUILD



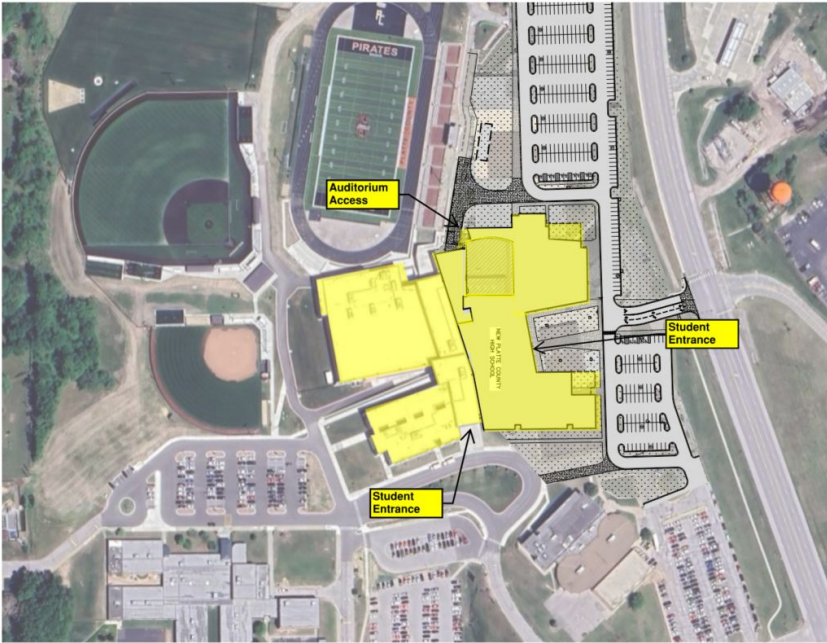
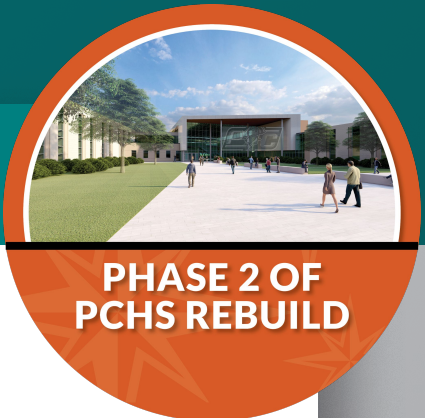
Aug 2026 to Aug 2027

- Phase 2A Open
- PCCHS Dock Access
- Open
- Parking Lot Partially Open

2B Under Construction

- Existing School
- Access
- Open
- Phase 2b

# Construction Timeline



Aug 2027  
All Areas open

Existing School

Open

PLATTE COUNTY HIGH SCHOOL  
MASTER PLAN  
1501 BRANCH STREET  
PLATTE CITY, MISSOURI 64079



WEST PARKING  
263 PARKING STALLS (9 ADA)

NORTH PARKING  
233 PARKING STALLS (7 ADA)

PAYTON SCHOOL

PHASE 3

PHASE 2 - FACILITY  
CONNECTIONS, FITNESS,  
RESTROOMS, ETC.

STADIUM PLAZA  
IMPROVEMENTS

TRUCK AND  
TRAILER BAY

SOUTH PARKING  
147 PARKING STALLS (5 ADA)

WEST PARKING  
102 PARKING STALLS (4 ADA)

PHASE 1

PHASE 2  
FIELD LOOKER WINDOW

STADIUM HOME STAND  
EXPANSION/RENOVATION

OUTRING  
STADIUM

ATLASE SEATING  
STANDARD/EMERGENCY ROW

OUTRING CONCESSIONS/  
RESTROOM BUILDING

EXISTING  
SOFTBALL FIELD

SECURITY PARKING  
114 PARKING STALLS (8 ADA)

TRAFFIC LEGEND:  
— BUS STOP OFF  
— PEDESTRIAN STOP/TURN-UP  
— SECURITY PATH



PREPARED BY:  
KAW VALLEY ENGINEERING  
1501 BRANCH STREET  
PLATTE CITY, MISSOURI 64079  
PHONE: (816) 788-1000  
WWW.KAWVALLEYENGINEERING.COM

PLATTE COUNTY HIGH SCHOOL  
REVISED 08/2024





# Relocation Programs/Staff

» **26 Classrooms (Standard, Resource, Pathways)**

» **June 2025**

- Salvage items from PCHS South end/Administration Offices
- Relocate Staff
  - Band/Vocal - Paxton
  - Administration - North end of PCHS
  - Science classrooms - Phase One

» **July 2025-December 2026**

- PCHS Operates out of North end of PCHS, Paxton, PCHS Phase One



**PHASE 2 OF  
PCHS REBUILD**

# Relocation Programs/Staff

## » **January 2027**

- Move staff into Phase 2A
  - Band, Vocal, Art remain in Paxton

## » **August 2027**

- Move Band, Vocal, Art into PCHS Phase 2B

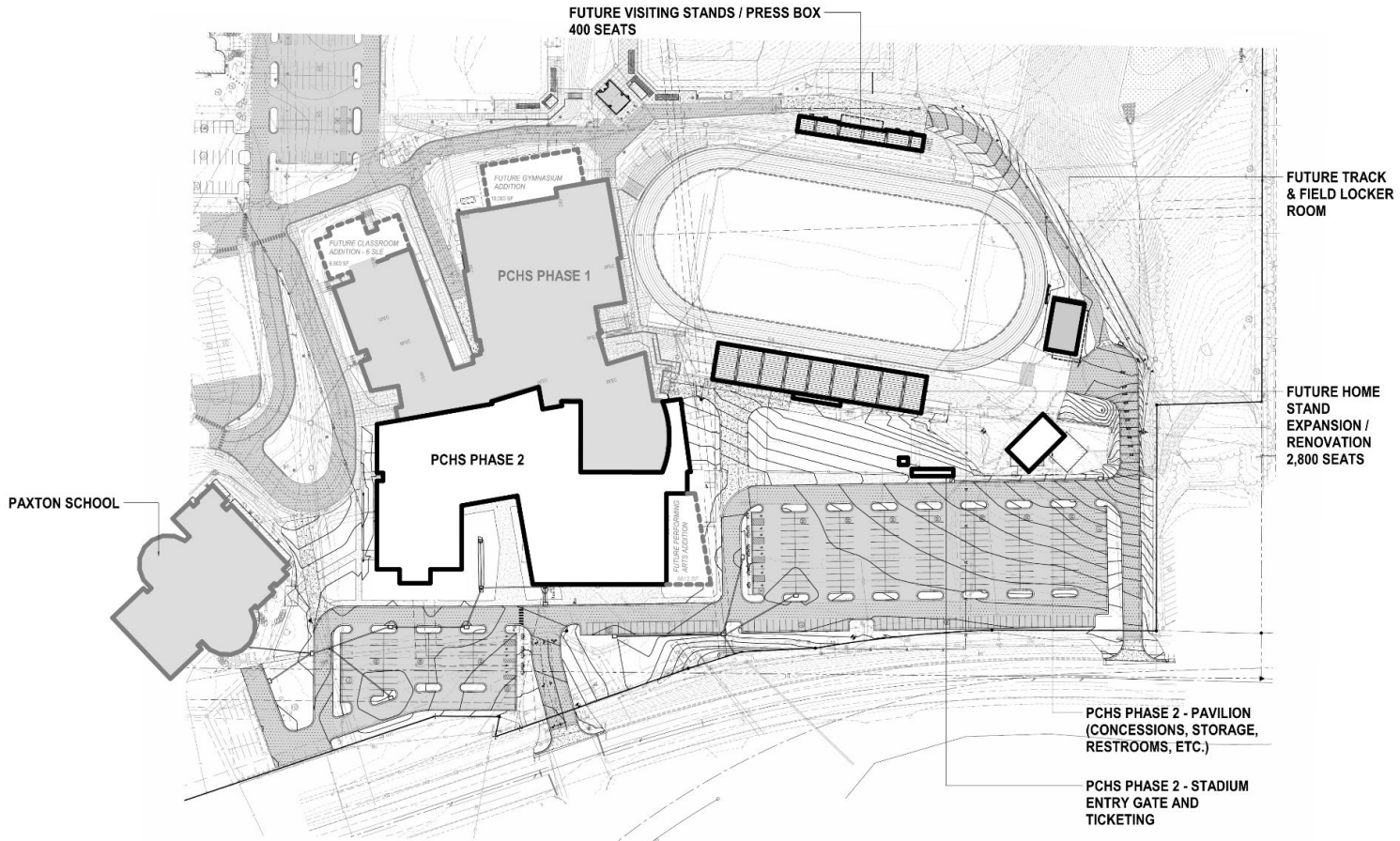


**PHASE 2 OF  
PCHS REBUILD**

# PCHS Master Plan

## » Full Build Out

- Areas Potentially not Covered in Phase Two
  - Additional classrooms, auxiliary multipurpose space, expand band/vocal
- Pirate Stadium Improvements
  - Visitor bleachers, Press Box, Track, Field turf, Home bleachers
- Athletics & Activities Storage/Visitor Locker Room





# QUESTIONS/ NEXT STEPS

*September* (PCHS User Group Meeting)

*December/January* (Public Renderings)

THANK  
YOU

