

# McCOY SCHOOL SITE DESIGN

**Thursday,  
August 15<sup>th</sup>, 2013**

6:00 pm



# AGENDA

Review of Project Progress

Project Background

Existing Conditions

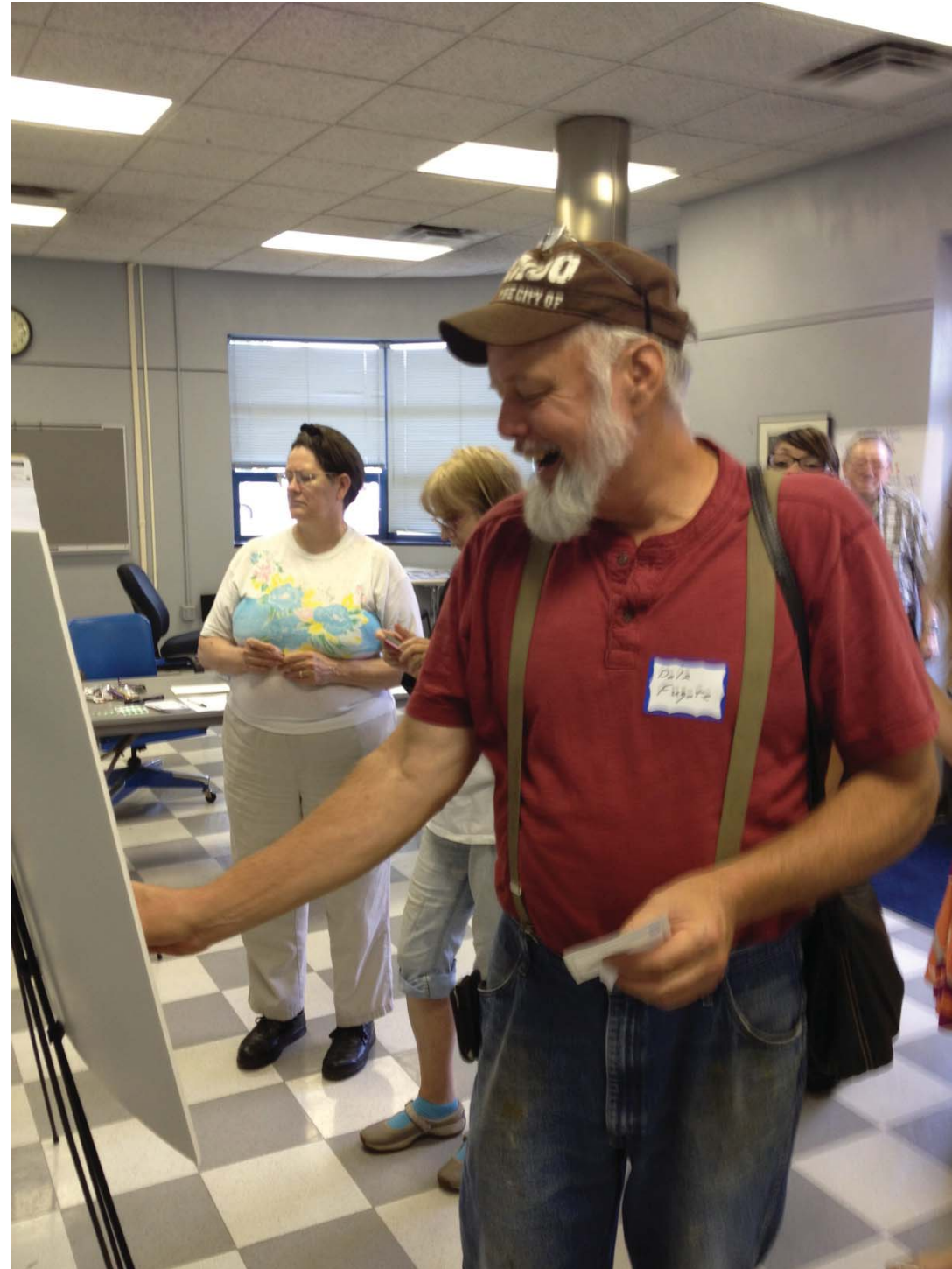
Conditions to Remain

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

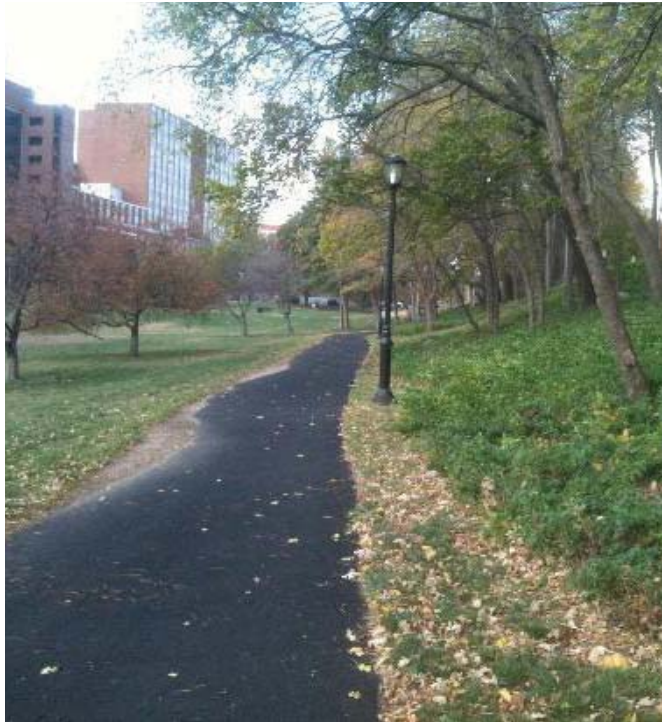
## Demolition Timeline

- 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

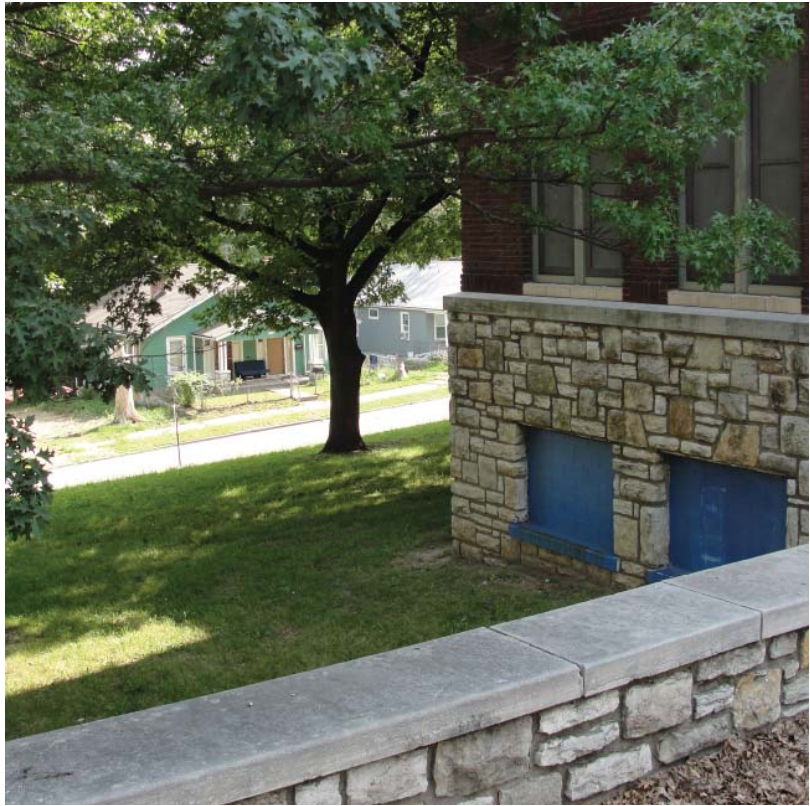
## August 2013

- Present final plan with phasing at Blue Valley Neighborhood Association Meeting on **August 15th**



# WHAT EXISTS ON SITE TODAY

## SITE PHOTOS

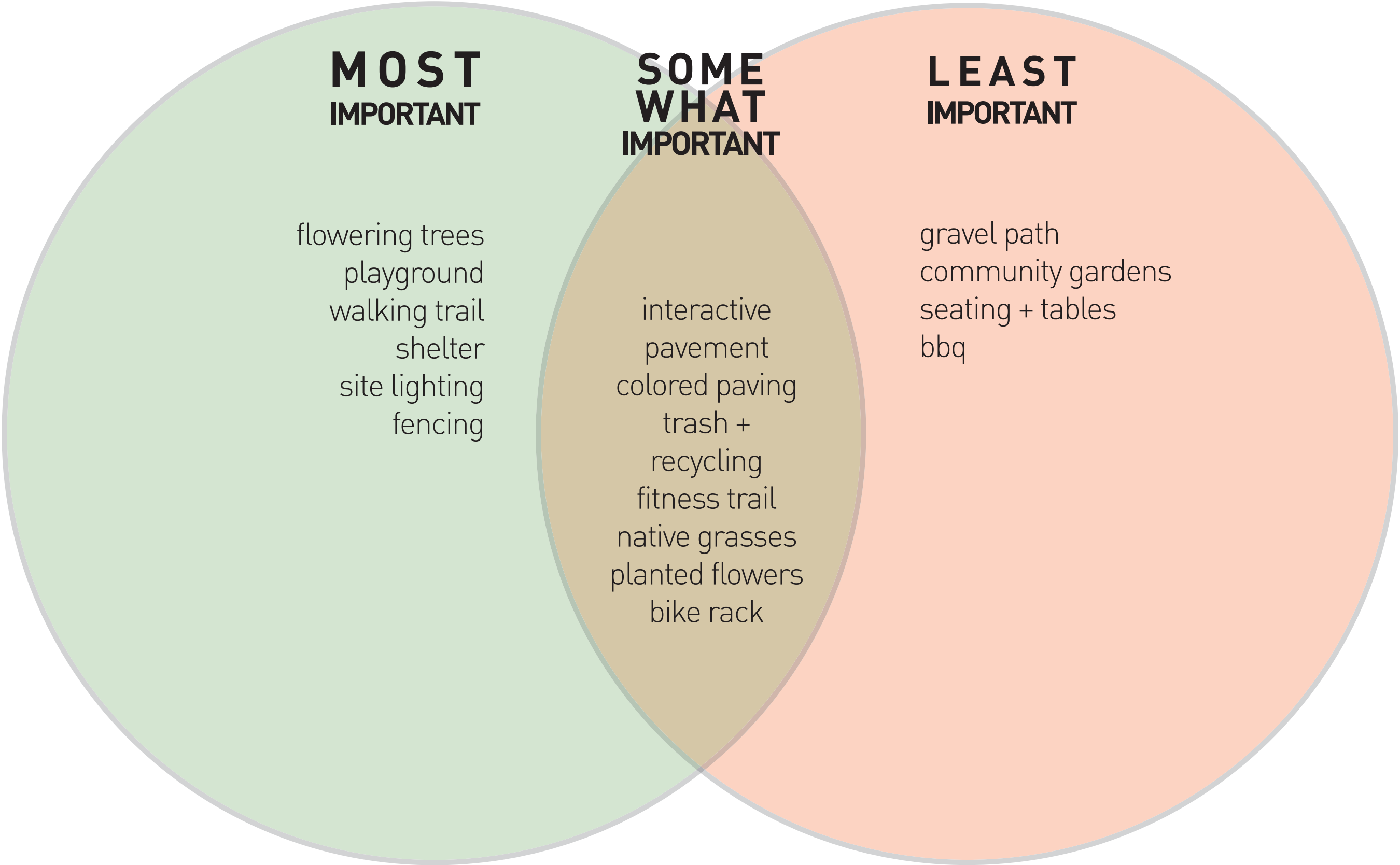




# DESIGN PRIORITIES

BASED ON RESULTS OF PUBLIC SURVEY

PRIORITIES FOR OPEN SPACE DESIGN





# EXISTING SITE CONDITIONS





# EXISTING SITE CONDITIONS - TO REMAIN OR BE RELOCATED





# BUILDING ARTIFACTS TO BE RETAINED



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



# MASTER PLAN - PHASE 1





# MASTER PLAN - FULL BUILD OUT



# PRELIMINARY BUDGET

MATERIALS					
PHASE 1 (allowable under KCPS District ownership)					
ITEM	NOTES	QUANTITY	UNIT	COST/UNIT	TOTAL
Asphalt	2" depth	2,170	sq.yd.	\$12.00	\$26,040
Turf Seed	mechanically seeded	29,172	sq.yd.	\$0.53	\$15,461
Flowering Trees	4'-5', Eastern Redbud	3	each	\$225.00	\$675
Modular Play Equipment	including (polyurethane) deck, stairs, slide, crawl panel, ladder and fire pole	1	lump sum	\$10,500.00	\$10,500
Swings	8' high, 4 seats	1	each	\$1,775.00	\$1,775
Parallel Bars	10' long	1	each	\$620.00	\$620
Fencing (around playground)	chainlink fence	285	linear ft.	\$9.00	\$2,565
Woodchips	4" depth	35	cu.yd.	\$25.00	\$865
PHASE 1 TOTAL					\$58,501

PHASE 2 (potentially allowable if under ownership other than KCPS District or with maintenance agreement)					
Seasonal Shelter	20'x30' dimensions, 8' opening	1	lump sum	\$5,000.00	\$5,000
Concrete	4" depth, broomed finished	5,500	sq.ft.	\$4.75	\$26,125
Picnic Table	6' length, bolted to ground	3	each	\$385.00	\$1,155
Grill	20" adjustable cooking grate	2	each	\$265.00	\$530
Trash Can	combination recycling/trash, bolted to ground	2	each	\$595.00	\$1,190
Bench	6' length, bolted to ground	8	each	\$315.00	\$2,520
Lightpole	8' height	8	each	\$920.00	\$7,360
PHASE 2 TOTAL					\$43,880

Shipping	for BYO Recreation products (play equipment, shelter, picnic table, bench, grill)		lump sum (approx.)		\$2,500
Documentation & Construction	minimum approximation		lump sum		\$10,000
NET TOTAL					\$114,881

MATERIAL ALTERNATIVES/ADDITIONAL SITE NEEDS					
Fencing (around site)	if existing fence cannot be reused	1,045	linear ft.	\$9.00	\$9,405
Concrete (path)	4" depth, broomed finished	19,427	sq.ft.	\$4.75	\$92,278
Rubber Playground Flooring	2.5" thickness	2,342	sq.ft.	\$7.50	\$17,565
Year-Round Pavilion	steel structure, shingle roof	1	lump sum	\$30,000 - \$50,000	\$30,000 - \$50,000

Data sources:

- *RSMeans Building Construction Cost Data* . Ed. Waier P.R. 69. 2011.
- <http://www.diamond-safety.com/Playground%20Product%20Listing.html>
- <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

*RSMeans Building Construction Cost Data.*  
Ed. Waier P.R. 69. 2011. p 600.



**flowering trees**

## DETAILS

- \$225/ tree
- Eastern redbud
- 4'-5' caliper

## SOURCE

*RSMeans Building Construction Cost Data.* Ed.  
Waier P.R. 69. 2011. p 619.



**turf lawn**

## DETAILS

- \$0.53/ sq.yd.
- mechanically seeded
- 44 lb/ M.S.Y.

## SOURCE

*RSMeans Building Construction Cost Data.* Ed. Waier P.R.  
69. 2011. p 617.



# CONSIDERATION OF COSTS



**modular play equipment \***

**DETAILS**

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

**SOURCE**

*RSMeans Building Construction Cost Data*. Ed. Waier P.R. 69. 2011. p 388.

<http://www.byoplayground.com/>

*\* stock photo, specific product may differ*



**parallel bars**

**DETAILS**

- \$620/ unit
- 10' length

**SOURCE**

*RSMeans Building Construction Cost Data*. Ed. Waier P.R. 69. 2011. p 388.



**wood chips**

**DETAILS**

- \$25/ cu. yd.
- 4" depth
- hand spread

**SOURCE**

*RSMeans Building Construction Cost Data*. Ed. Waier P.R. 69. 2011. p 616.



**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**

*RSMeans Building Construction Cost Data*. Ed. Waier P.R. 69. 2011. p 609.



**swings\***

**DETAILS**

- \$1,775 (lump sum)
- plain seats
- 8' high
- 4 seats

**SOURCE**

*RSMeans Building Construction Cost Data*. Ed. Waier P.R. 69. 2011. p 388.

*\* 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  
*RSMeans Building Construction Cost Data*. Ed. Waier P.R. 69. 2011. p 600.



**pedestrian lights\***

- DETAILS
- \$920/ unit
  - 8' high

SOURCE  
*RSMeans Building Construction Cost Data*. Ed. Waier P.R. 69. 2011. p 552.

*\* 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

*RSMeans Building Construction Cost Data*. Ed. Waier P.R. 69. 2011. p 411.

*\* 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

- ***<http://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



# McCOY SCHOOL SITE PUBLIC MEETING

---

**QUESTIONS?  
COMMENTS?**