WICHITA PUBLIC SCHOOLS

FACILITY MASTER PLAN

Why do we have a Facility Master Plan?

We want to make sure every WPS student has access to modern, well-staffed, safe schools that support their success now and in the future. A Facility Master Plan creates the roadmap to achieve this vision. *This plan was approved by the Wichita Board of Education on Aug. 26, 2024.*

Goals

- **High-impact learning spaces:** Adequately-sized classrooms, flexible learning spaces, safe school grounds, and bright welcoming environments provide high-impact, modern learning spaces to support student success now and in the future.
- **Schools located where students are:** As the Wichita community changes and student population has declined and shifted, this plan uses data to make sure schools are built and maintained close to where students live.
- **Financially responsible:** The average age of district school buildings is nearly 60 years old. Delaying investments now will increase future maintenance costs. This plan reduces the number of schools and allows the district to use its budget wisely to provide well-staffed, well-resourced schools.

Facility Data Considerations

- **Schools where students live:** Analysis of historic enrollment trends, building utilization data and population projections assure schools are located near families.
- **Building condition and age:** Building age, facility condition, classroom size and maintenance needs are all considered to determine future needs and improvement costs.
- **Site size:** The physical size of each location's school grounds was evaluated when considering potential for building expansion, addition of parent pick-up/drop-off lanes, and outdoor learning spaces.
- **Financial sustainability:** Enrollment drives funding, and current and projected student population trends allow the district to plan for well-staffed, well-resourced schools.

For more information about the plan visit
usd259.org/plan
Email questions to **info@usd259.net**

Funding The Plan

- **How much will improvements cost?** Step 1 is estimated to cost $450 million.
- **Where will the money come from?** All Step 1 improvements could be funded through a voter-approved facility bond issue with no tax rate increase over the current bond mill levy.
- **When will the decision be made?** A decision on whether to ask voters to pass a facility bond issue will be made by the Board of Education on Sept. 9, 2024. Regardless of the outcome of a decision on facility improvements, closures in the plan will still be considered due to enrollment projections.

WICHITA PUBLIC SCHOOLS

Step 1 Plan

Rebuild

Schools will be completely rebuilt on or near their current location, creating facilities properly sized for current and future enrollment with modern and flexible learning spaces, and updated furniture and equipment.

- Adams Elementary
- Caldwell Elementary
- McLean Elementary
- Truesdell Middle
- Black Elementary
- Irving Elementary
- Coleman Middle (new)

New

Facilities will be designed to support innovative learning opportunities.

- Early Childhood Center - located at the current site of Chester Lewis ALC
- Future Ready Center for Trades - located at East High School
- Northeast Magnet outdoor athletic fields

Renovate and Repurpose

Existing learning spaces will be enhanced to support new or expanded learning opportunities, maintain and preserve historic facilities, and assure high-quality learning spaces across the community.

- Cessna Elementary - expand and convert to K-8
- Coleman Middle – current building will be renovated and repurposed into an alternative learning center
- High school maintenance
- Isely Elementary - convert to K-8
- Wells Alternative Middle – current building will be expanded and repurposed to include Sowers Alternative High

Close and Relocate

Current school facilities will be closed, and programs relocated to new or repurposed facilities.

- Chester Lewis Academic Learning Center – Wichita Alternative High and other programs will be relocated
- Dunbar Support Center – Multilingual Education Services and other programs will be relocated
- Focht Instructional Support Center – Education Imagine Academy and other programs will be relocated
- Gateway Alternative Program – program will be relocated
- Little Early Childhood Center – program relocated to new Early Childhood Center facility
- Sowers Alternative High – school relocated to expanded Wells Alternative Middle

Close

Current school facilities will be closed, students relocated to other nearby schools.

- L'Ouverture Elementary
- Pleasant Valley Elementary
- OK Elementary
- Woodland Elementary

Appendix 2

WICHITA PUBLIC SCHOOLS
UNIFIED SCHOOL DISTRICT NO. 259
WICHITA, KANSAS

SEPTEMBER 9, 2024

RESOLUTION NO. 2024-07

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE CALLING OF A BOND ELECTION IN UNIFIED SCHOOL DISTRICT NO. 259, SEDGWICK COUNTY, KANSAS (WICHITA) FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF THE DISTRICT THE QUESTION OF ISSUING GENERAL OBLIGATION BONDS OF THE DISTRICT; AUTHORIZING APPLICATION TO THE STATE BOARD OF EDUCATION FOR THE AUTHORITY TO CALL THE BOND ELECTION AND FOR CAPITAL IMPROVEMENT STATE AID; AND PROVIDING FOR THE GIVING OF NOTICE OF THE BOND ELECTION.

WHEREAS, K.S.A. 72-5457 authorizes the board of education of any unified school district to determine it necessary to purchase or improve a site or sites, or to acquire, construct, equip, furnish, repair, remodel or make additions to any building or buildings used for school district purposes and to issue general obligation bonds of the district to pay the costs thereof provided that the question of issuing such general obligation bonds is submitted to the electors of the district and a majority of the electors voting on such proposition authorizes the issuance of the general obligation bonds; and

WHEREAS, the Board of Education (the "Board") of Unified School District No. 259, Sedgwick County, Kansas (Wichita) (the "District"), deems it advisable to authorize and provide for the calling of a bond election in the District for the purpose of submitting to the qualified electors of the District the question of issuing general obligation bonds of the District to pay the costs of certain school building improvements; and

WHEREAS, K.S.A. 72-5458 *et seq*., as amended, provides in substance that the District may apply to the State Board of Education for authority to call and hold an election to authorize the issuance of bonds of the District in excess of the amount which the District may issue under the provisions of K.S.A. 72-5457, for the purposes set forth therein; and

WHEREAS, K.S.A. 72-5462 provides that prior to such bond election the District shall apply to the State Board of Education in order to be eligible for future potential capital improvement state aid payments on such bonds, and the Board deems it advisable to make such application; and

WHEREAS, in order to authorize such general obligation bonds, it is deemed advisable to call a bond election in the District to be held on February 25, 2025.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF EDUCATION OF UNIFIED SCHOOL DISTRICT NO. 259, SEDGWICK COUNTY, KANSAS (WICHITA):

Section 1. It is hereby deemed necessary and advisable to pay the costs to make improvements in the District, including the following: (a) construct, furnish and equip new facilities, including a Trades Future Ready Center and an Early Childhood Center; (b) upgrade, remodel, rebuild, renovate, improve, equip, consolidate and/or construct additions to District facilities; (c) acquire and

improve sites as needed; (d) make all other necessary improvements related thereto; and (e) pay fees, costs and expenses incidental thereto (collectively the "Project"), at an estimated cost of $450,000,000.

Section 2. In order to pay the costs of the Project, it is necessary to issue general obligation bonds (the "Bonds") of the District in an amount not to exceed $450,000,000. The Bonds shall be issued if a majority of the qualified electors of the District voting on the proposition shall vote in favor thereof at a bond election to be held in the District for that purpose.

Section 3. It is hereby authorized, ordered and directed that a bond election shall be and is hereby called to be held in the District on February 25, 2025, and will be established by action of the Board after approval thereof by the State Board of Education (the "Election"), at which time there shall be submitted to the qualified electors of the District the following proposition:

Shall the following be adopted?

> Shall Unified School District No. 259, Sedgwick County, Kansas (Wichita) (the "District"), issue general obligation bonds in an amount not to exceed $450,000,000, to pay the costs to make improvements in the District, including the following: (a) construct, furnish and equip new facilities, including a Trades Future Ready Center and an Early Childhood Center; (b) upgrade, remodel, rebuild, renovate, improve, equip, consolidate and/or construct additions to District facilities; (c) acquire and improve sites as needed; (d) make all other necessary improvements related thereto; and (e) pay fees, costs and expenses incidental thereto; all pursuant to the provisions of K.S.A. 10-101 *et seq*., K.S.A. 25-2018(f), K.S.A. 72-5457, and K.S.A. 72-5458 *et seq*.?

Section 4. The vote at the Election, if approved by the State Board of Education, shall be by ballot, and the proposition stated above shall be printed on the ballot, together with voting instructions as provided by law. The Bonds authorized by the Election may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation § 1.150-2.

Section 5. The Sedgwick County Election Commissioner shall give notice of the Election as provided by law by publishing a Notice of Bond Election in substantially the form attached hereto as ***Exhibit A***: (a) once each week for two (2) consecutive weeks in a newspaper of general circulation in the District, with the first publication to be not less than twenty-one (21) days prior to the date of the Election, and the last publication being not more than ninety (90) days prior to the date of the Election, and (b) on the website of the county election office of any county where the Election is to be conducted not less than 21 days prior to the Election and shall remain on the website until the day after the Election.

Section 6. Prior to submitting the proposition to the electors of the District, the Board shall apply to the State Board of Education for authority to issue the Bonds in excess of the statutory limitation on bonded debt applicable to the District (the "Debt Limit") and to call and hold an election to issue the Bonds in excess of the Debt Limit. The Board shall also apply to the State Board of Education for future potential capital improvement state aid payments on the Bonds. Notice of filing the application with the State Board of Education shall be given to the electors of the District by publication one time in a newspaper of general circulation in the District as provided by law.

Section 7. This Resolution shall take effect and be in full force from and after its adoption by the Board.

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ADOPTED AND APPROVED by the Board of Education of Unified School District No. 259, Sedgwick County, Kansas (Wichita), on September 9, 2024.

(Seal)

_____
Stan Reeser, President

ATTEST:

_____
Patrick Greene, Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2024-07 of Unified School District No. 259, Sedgwick County, Kansas (Wichita) adopted by the Board of Education on September 9, 2024, as the same appears of record in my office.

DATED: September 9, 2024.

_____
Patrick Greene, Clerk

IN THE MATTER OF THE ISSUANCE OF BONDS BY UNIFIED SCHOOL DISTRICT NO. 259, SEDGWICK COUNTY, KANSAS (WICHITA) IN EXCESS OF THE BONDED DEBT LIMITATION AND REQUESTING CAPITAL IMPROVEMENT STATE AID PAYMENTS FOR SUCH BONDS

Stan Reeser, President of the Board of Education
Kelly Bielefeld, Superintendent of Schools
Patrick Greene, Clerk

Piper Sandler & Co., Leawood, Kansas
Gilmore & Bell, P.C., Wichita, Kansas, Bond Counsel

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BEFORE THE KANSAS STATE BOARD OF EDUCATION

IN THE MATTER OF THE ISSUANCE OF BONDS IN EXCESS OF THE GENERAL BOND DEBT LIMITATION BY UNIFIED SCHOOL DISTRICT NO. 259, SEDGWICK COUNTY, KANSAS (WICHITA) AND REQUESTING CAPITAL IMPROVEMENT STATE AID PAYMENTS FOR SUCH BONDS;

APPLICATION UNDER K.S.A. 72-5458 *ET SEQ.*, AS AMENDED, FOR PERMISSION TO VOTE AND ISSUE BONDS IN AN AGGREGATE AMOUNT EXCEEDING THE DISTRICT'S GENERAL BOND DEBT LIMITATION UNDER K.S.A. 72-5457 AND REQUESTING CAPITAL IMPROVEMENT STATE AID PAYMENTS FOR SUCH BONDS.

The Board of Education (the "Board") of Unified School District No. 259, Sedgwick County, Kansas (Wichita) (the "District"), pursuant to K.S.A. 72-5458 *et seq.*, as amended, hereby makes application for permission to call an election for the purpose of permitting the electors of such District to vote on the question of issuing general obligation bonds (the "Bonds") in an aggregate amount exceeding the limitation prescribed in K.S.A. 72-5457, for the purpose or purposes stated herein, and authorizing capital improvement State aid payments for such Bonds.

The aggregate amount of bonds which the District can issue without authority from the State Board of Education (the "State Board") is approximately $589,202,097, calculated by multiplying the District's 2024 Assessed Valuation ($4,208,586,408) by 14%. The existing bonded indebtedness of the District is $157,305,000. The amount of Bonds proposed to be issued is $450,000,000. Therefore, if the Bonds are issued, the District's bond indebtedness will be approximately $607,305,000. This exceeds the District's general limitation by approximately $18,102,903.

The Bonds are to be issued to pay the costs to make improvements in the District, including the following: (a) construct, furnish and equip new facilities, including a Trades Future Ready Center and an Early Childhood Center; (b) upgrade, remodel, rebuild, renovate, improve, equip, consolidate and/or construct additions to District facilities; (c) acquire and improve sites as needed; (d) make all other necessary improvements related thereto; and (e) pay fees, costs and expenses incidental thereto (collectively the "Project"), at an estimated cost of $450,000,000.

The Board has caused a Notice of its intention to file this application to be published in the form prescribed by the State Board, and an affidavit evidencing the publication of said Notice is attached hereto and made a part hereof.

The Board requests that the State Board issue an order authorizing the Board to call an election for the purpose of permitting the electors of the District to vote on the question of issuing the Bonds in an aggregate amount exceeding the limitation prescribed in K.S.A. 72-5457 and authorizing capital improvement State aid payments for the Bonds for the purpose or purposes stated herein.

Dated: September 9, 2024.

BOARD OF EDUCATION
UNIFIED SCHOOL DISTRICT NO. 259,
SEDGWICK COUNTY, KANSAS (WICHITA)

By: _____
President

ATTEST:

_____
Clerk

600876.20012\ELECTION DOCS

(Signature page to Application)

ASSESSED VALUATION OF SCHOOL DISTRICT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, the undersigned County Clerk of Sedgwick County, Kansas, hereby certify that the equalized assessed valuation of tangible taxable property in Sedgwick County for bonded debt computation purposes of Unified School District No. 259, Sedgwick County, Kansas (Wichita) is calculated as follows:

	2024*
Equalized Assessed Valuation of Taxable Tangible Property.....	$ 3,861,306,962
Tangible Valuation of Motor Vehicles (2023).....	347,279,446
Equalized Assessed Tangible Valuation for Computation of Bonded Debt Limitations (Sum of Line 1 and Line 2).....	$ 4,208,586,408

* *2024 estimated assessed valuation. 2024 motor vehicle valuation not yet available; 2023 data used for estimation purposes only.*

WITNESS my hand and seal on 8/8/24.

County Clerk
Sedgwick County, Kansas

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

(Published in the ***Wichita Eagle*** on September 13, 2024)

NOTICE
OF INTENT TO FILE AN APPLICATION FOR PERMISSION
TO VOTE AND ISSUE SCHOOL BONDS IN EXCESS OF
THE DISTRICT'S GENERAL BOND DEBT LIMITATION

To the Electors of Unified School District No. 259, Sedgwick County, Kansas (Wichita):

You are hereby notified that the Board of Education (the "Board"), of Unified School District No. 259, Sedgwick County, Kansas (Wichita) (the "District"), will make and file its application with the State Board of Education, Topeka, Kansas, together with proof of publication of this Notice, for permission to vote general obligation bonds (the "Bonds") in excess of the District's general bond debt limitation for the purpose of providing funds to pay the estimated $450,000,000 costs to make improvements in the District, including the following: (a) construct, furnish and equip new facilities, including a Trades Future Ready Center and an Early Childhood Center; (b) upgrade, remodel, rebuild, renovate, improve, equip, consolidate and/or construct additions to District facilities; (c) acquire and improve sites as needed; (d) make all other necessary improvements related thereto; and (e) pay fees, costs and expenses incidental thereto (collectively the "Project"). The costs of the Project will be payable from proceeds of the Bonds in an amount not to exceed $450,000,000.

The application will be filed pursuant to a resolution adopted by the Board on September 9, 2024, under the authority of K.S.A. 72-5458 *et seq.*, as amended.

Dated: September 9, 2024.

BOARD OF EDUCATION
UNIFIED SCHOOL DISTRICT NO. 259,
SEDGWICK COUNTY, KANSAS (WICHITA)

By: /s/ Stan Reeser, President

ATTEST:

/s/ Patrick Greene, Clerk