



# Spring Hill Pre-Bond and Facility Master Planning

*January 13th, 2025. Board of Education Update*



# Agenda

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**01** Fall 2024 Recap

**02** Scope Update

**03** FMP Update

**04**

**05**

**06**

# Fall 2024 Recap



INTRODUCTIONS

# Your Team Dedicated to USD

*The team to bring the most knowledge of USD 230 will be with you start to finish*



**Josh Erhart, ASLA**  
Senior Associate | Site  
Planner



**Ian Kilpatrick, AIA**  
Principal | Principal in Charge



**Peyton Nolan, AIA**  
Associate | Architect



**Robyn O'Rourke, AIA**  
Principal | Project Manager



**Joe Breidenbach, AIA**  
Senior Associate | Project Architect

# SEPTEMBER 10

## WORKSHOP 1

[EXECUTIVE TEAM + EDUCATION TEAM]



# SEPTEMBER 24

## WORKSHOP 2

[VISION TEAM]



# October 8

## WORKSHOP 3

[EXECUTIVE TEAM + EDUCATION TEAM + Vision Team]



# November 5

## WORKSHOP 4

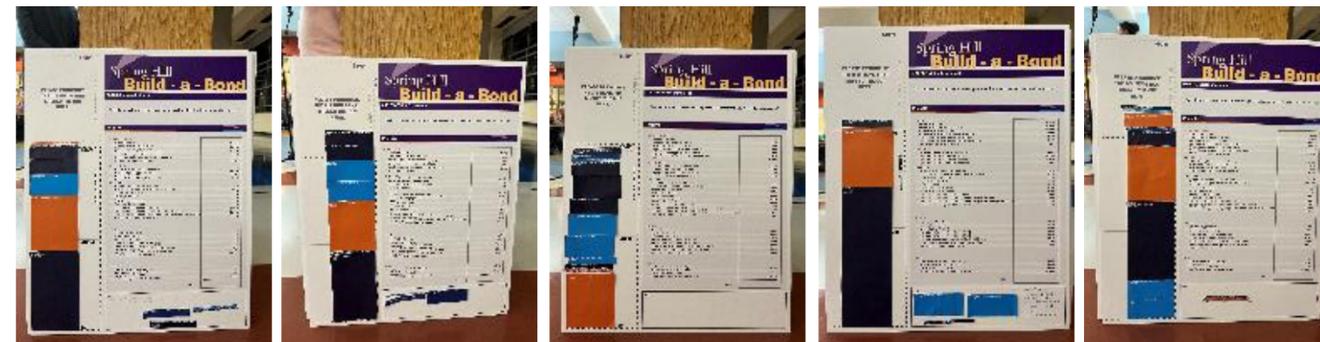
[EXECUTIVE TEAM + EDUCATION TEAM + Vision Team]



# November 13

## WORKSHOP 5

[EXECUTIVE TEAM + EDUCATION TEAM + Vision Team]



# November 19

## WORKSHOP 6

[EXECUTIVE TEAM + EDUCATION TEAM + Vision Team]



# 12/2/2024 BOE UPDATE:

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- Classroom Additions at SHES, TSES, and PCES.
- New Roofs at SHES and SHMS.
- HVAC Improvements at SHES, SHMS, and SHELA.
- CTE Addition to the High School.
- FLEX Commons addition.

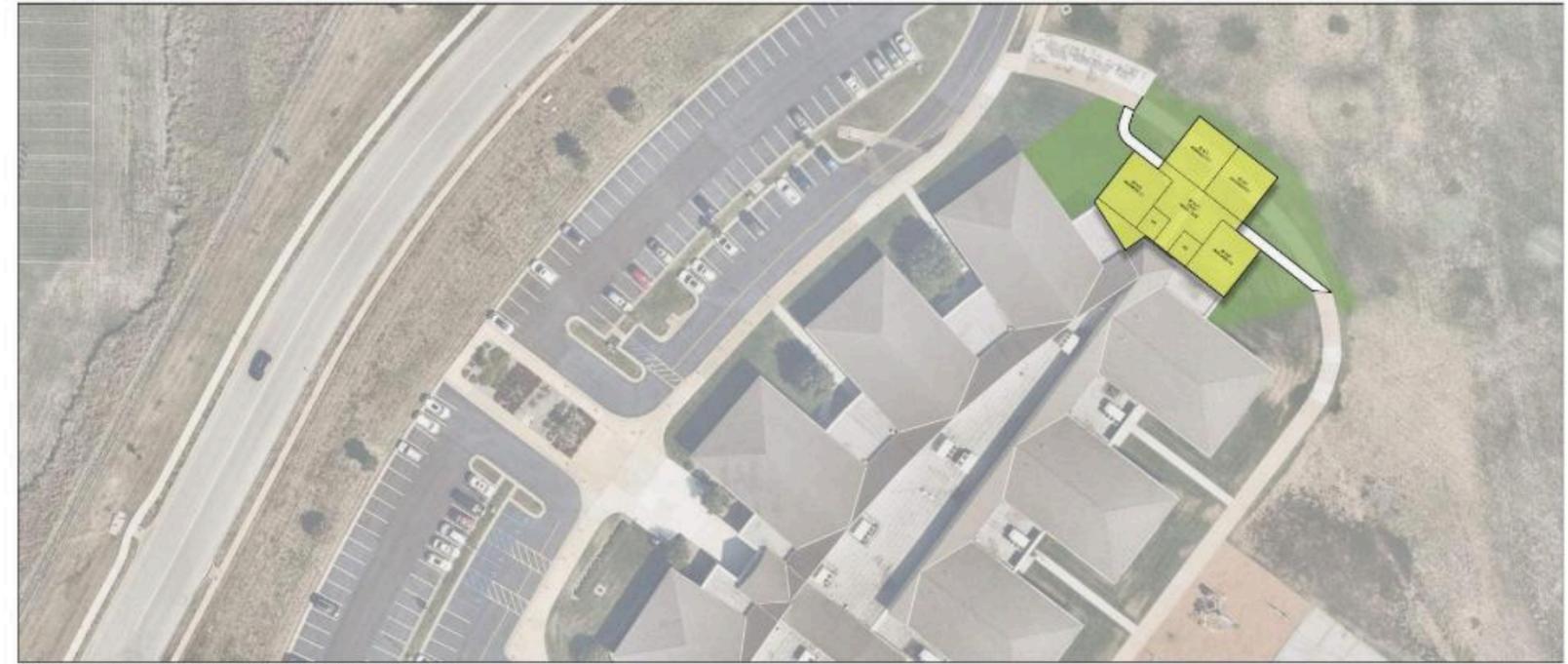
**\$60 MILLION**

# Scope Update



# Building Additions at SHES, TSES, and PCES

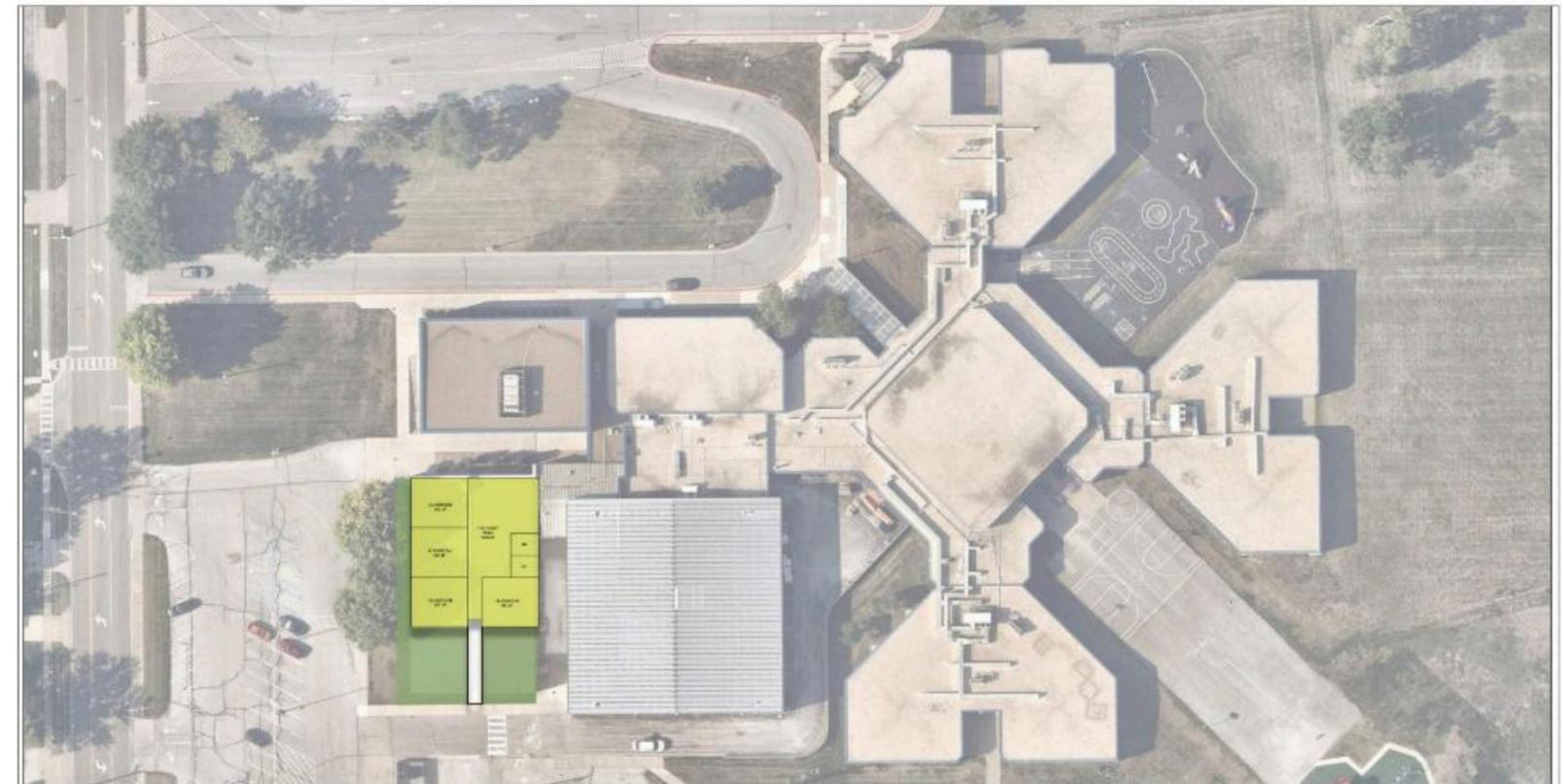
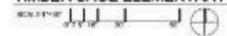
**\$16 Million**



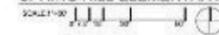
PRAIRIE CREEK ELEMENTARY SCHOOL BUILDING ADDITION



TIMBER SAGE ELEMENTARY SCHOOL BUILDING ADDITION

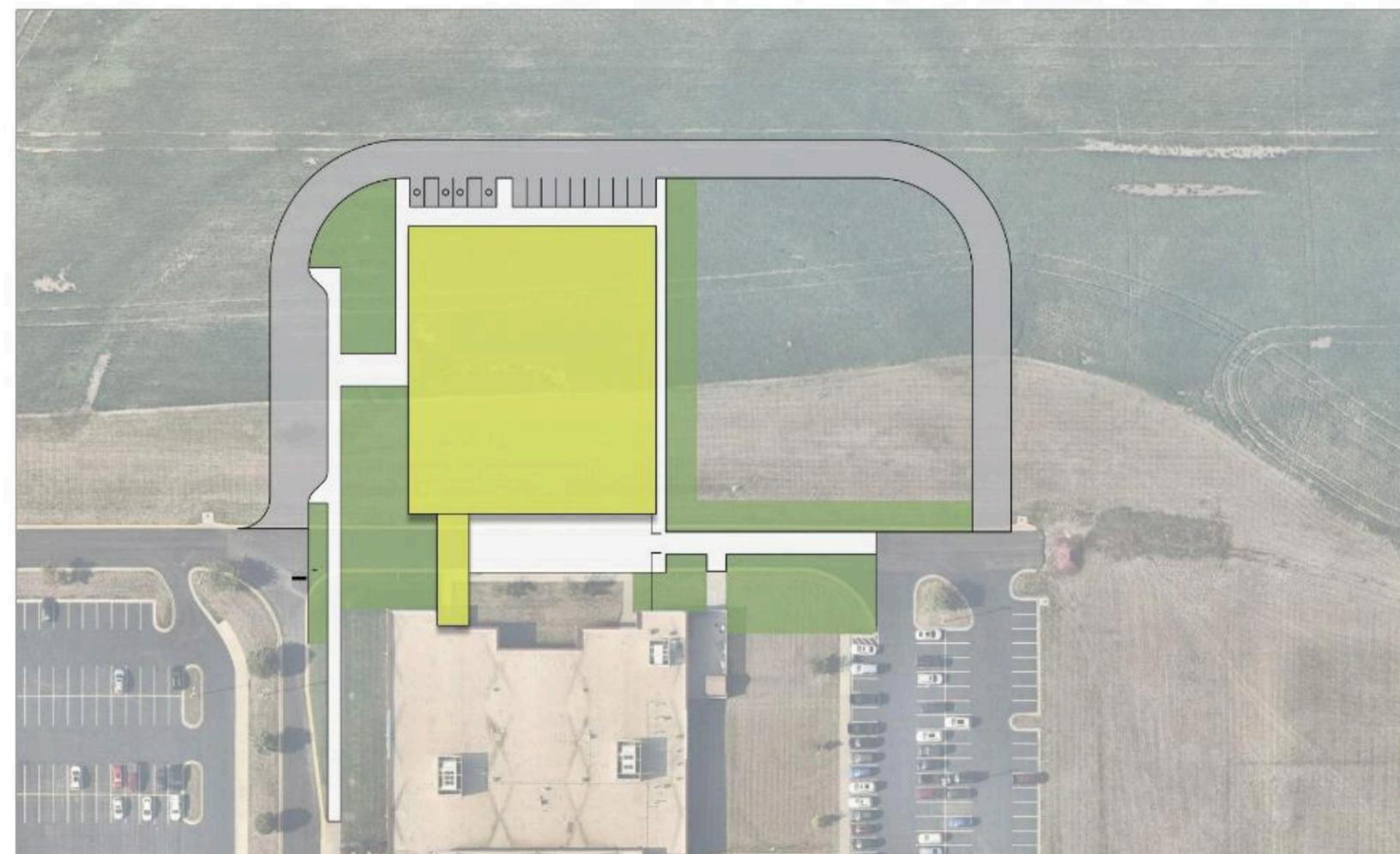


SPRING HILL ELEMENTARY SCHOOL



# CTE and FLEX Commons Addition at Spring Hill High

**\$25 Million**



# Bond2025 Scope of Work

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- CTE Addition and Commons Expansion at SHHS. **\$25.0M**
- Classroom Additions at SHES, TSES, and PCES. **\$16.0M**
- New Roofs at SHES and SHMS. **\$7.0M**
- HVAC Improvements at SHES, SHMS, and SHELA. **\$12.0M**

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**\$60 Million**



# FACILITY MASTER PLAN



A PLAYBOOK FOR  
**SPRING HILL  
SCHOOLS**  
USD 230

FALL 2024 - SPRING 2025





(IMAGE STUDENT)

LEARN  
CREATE  
ADAPT  
SUCCEED

**MISSION**

To be a school district that engages students to learn, create, adapt and succeed in an ever-changing world.

**VISION**

Maintain small-town values and empower each student to achieve world-class success.

## TABLE OF CONTENTS

I.	<b>INTRODUCTION</b>	5
	DATA-DRIVEN PROCESS	6
II.	<b>STATE OF THE DISTRICT</b>	8
	DEMOGRAPHIC STUDY	10
III.	<b>UNDERSTANDING OUR NEIGHBORS</b>	17
IV.	<b>VOICES OF THE FACILITY MASTER PLAN</b>	22
	WORKSHOP 01 - COLLECT AND ANALYZE	24
	WORKSHOP 02 - COLLECT AND ANALYZE	26
	WORKSHOP 03 - DISCOVER AND DREAM	28
	WORKSHOP 04 - TEST AND REFINE	31
	WORKSHOP 05 & 06 - TEST AND REFINE	32
V.	<b>DISTRICT DRIVERS</b>	34
VI.	<b>GAME PLAN</b>	38
	PHASE 01 - 2025 PROJECT FORECASTING	40
	PHASE 02 - 2025-2030 PROJECT FORECASTING	43
	PHASE 03 - 2031-2035 PROJECT FORECASTING	45
VII.	<b>APPENDIX</b>	46



(IMAGE STUDENT)

LEARN  
CREATE  
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SUCCEED

**MISSION**

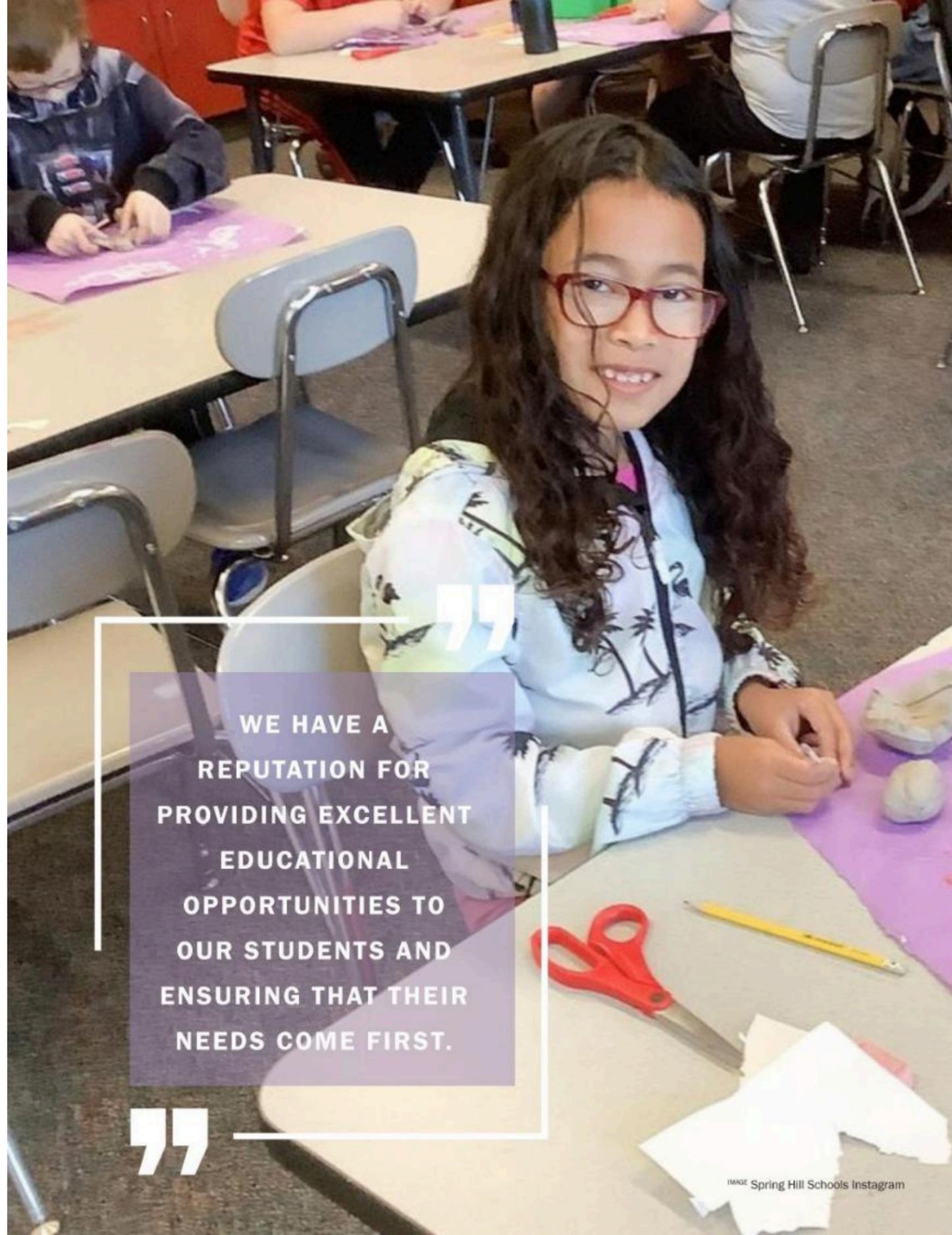
*To be a school district that engages students to learn, create, adapt and succeed in an ever-changing world.*

**VISION**

*Maintain small-town values and empower each student to achieve world-class success.*

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<b>I.</b>	<b>INTRODUCTION</b>	<b>5</b>
	DATA-DRIVEN PROCESS	6
<b>II.</b>	<b>STATE OF THE DISTRICT</b>	<b>8</b>
	DEMOGRAPHIC STUDY	10
<b>III.</b>	<b>UNDERSTANDING OUR NEIGHBORS</b>	<b>17</b>
<b>IV.</b>	<b>VOICES OF THE FACILITY MASTER PLAN</b>	<b>22</b>
	WORKSHOP 01 - COLLECT AND ANALYZE	24
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	PHASE 01 - 2025 PROJECT FORECASTING	40
	PHASE 02 - 2025-2030 PROJECT FORECASTING	43
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<b>VII.</b>	<b>APPENDIX</b>	<b>46</b>



“ WE HAVE A REPUTATION FOR PROVIDING EXCELLENT EDUCATIONAL OPPORTUNITIES TO OUR STUDENTS AND ENSURING THAT THEIR NEEDS COME FIRST. ”

IMAGE Spring Hill Schools Instagram

## INTRODUCTION



A master plan is not the solution for anticipated change, rather it serves as guide to offer insight that has been evaluated by the district, community, and professional consultants. The user can leverage this insight to provide a timely solution that meets the district and community needs.

This document outlines the strategic planning efforts organized by the Spring Hill School District, USD230, through a 20-year plan. This FMP (Facility Master Plan) Playbook documents community and district voices in ongoing conversations about education, physical, mental, and emotional health, and the spaces needed to support future ready learning environments for Spring Hill students and staff.

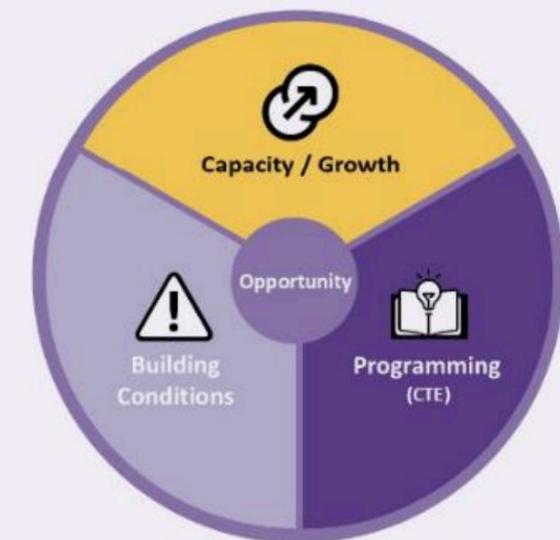
Outside of the Facility Master Plan, the Spring Hill School District also went through a visioning process for a future bond referendum that is planned to run in the spring of 2025. The planning process for the bond referendum aligned well with and provided support to the Facility Master Plan process. The bond referendum can be viewed as the first phase of many within the Facility Master Plan project projection.

Through the FMP process, the Spring Hill school district has been provided a unique opportunity to shape the future of schools in Spring Hill. This document is intended to support initial decision making in the district's quest for sustainable growth within USD230.

*The plan addresses the needs of the district through a three-legged approach: building improvements, building additions and enhanced programming.*

The plan addresses building conditions, enhances programming, and addresses growth and capacity through a strategic combination of:

- **Building Improvements,**
- **Building Additions,**
- **Enhanced Programming.**



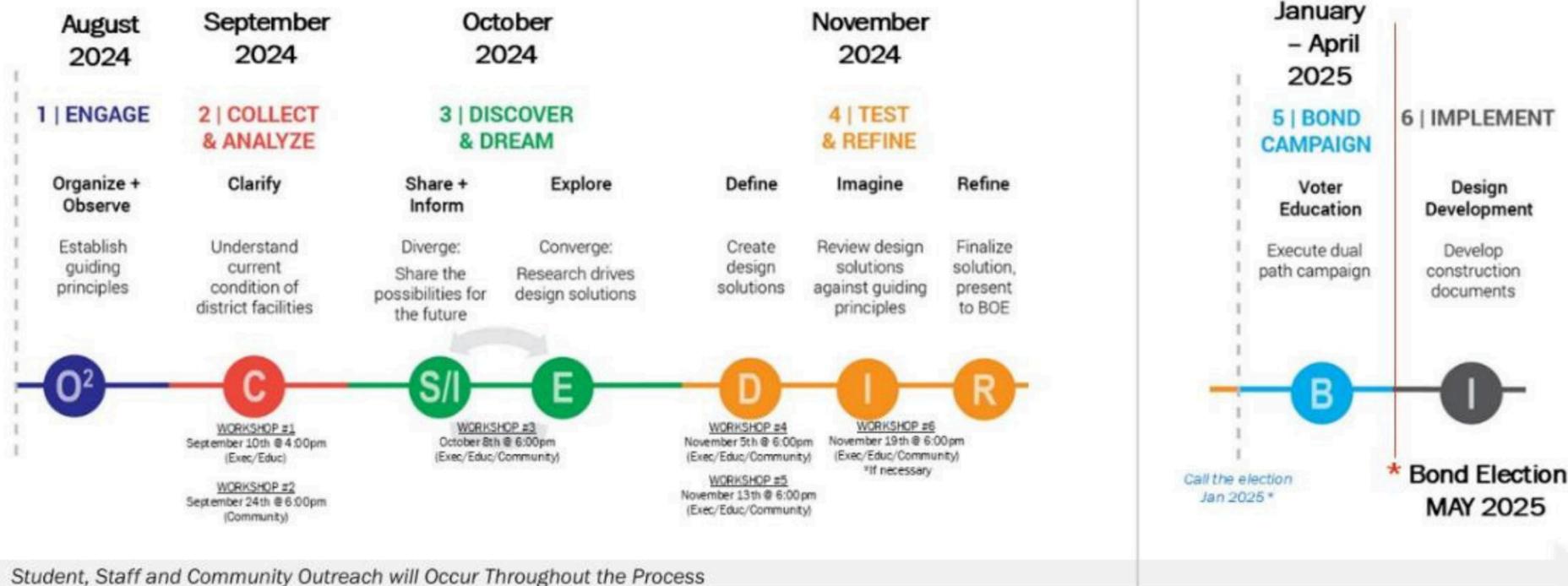
# STATE OF THE DISTRICT

## MISSION USD 230 - SPRING HILL SCHOOLS

To be a school district that engages students to learn, create, adapt and succeed in an ever-changing world.

## VISION USD 230 - SPRING HILL SCHOOLS

Maintain small-town values and empower each student to achieve world-class success.



## CORE VALUES

“Our core values affirm who we are, what we prioritize, and what guiding principles we live by as members of the Spring Hill School District. Every member of the Spring Hill School District community - educators, parents, students and community members - must work together, with intention, to live this set of values as we work to best serve students on their journey to success.”



### Student Success

We prioritize student success as the heart of our mission and vision. We develop students to be life-long learners, confident leaders, socially aware citizens, and life managers.



### Supportive Environment

We facilitate a safe, supportive environment to serve as the foundation for all learning. We provide a personalized approach to learning that maintains high expectations and rigorous standards.



### Transparent Leadership

We believe transparent leadership is built by leading with openness and honesty. We keep the community in the loop, share information freely, and invite open dialogue and feedback.



### World-Class Staff

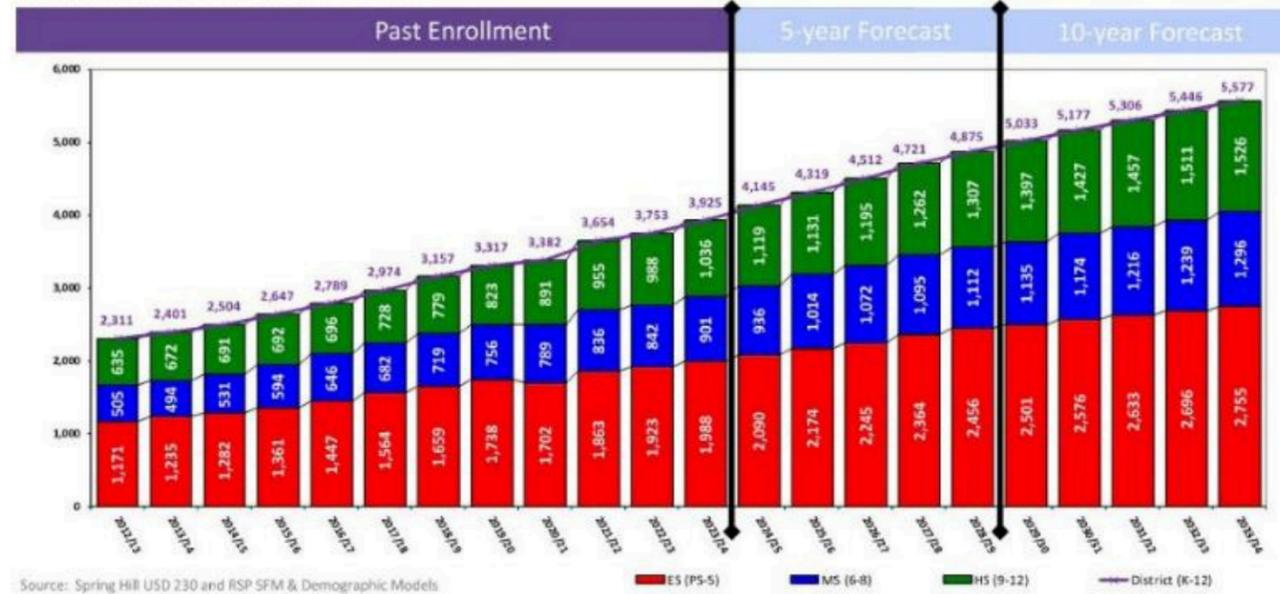
We support our world-class staff by providing opportunities to learn, grow, and innovate. We maintain high expectations for our staff to match their passion and drive to support students.



### Engaged Community

We, as an engaged community, leverage our strengths to support one another. We are family-focused and find strength in the diverse backgrounds and unique outlooks of our community.

PAST, CURRENT, & FUTURE ENROLLMENT



Source: Spring Hill USD 230 and RSP SFM & Demographic Models



IMAGE Spring Hill Schools Instagram

PAST, CURRENT, & FUTURE ENROLLMENT

Overall enrollment forecasted to be 4,875 students by 2028/29.

Observations:

- District increases by about 950 students in 5 years (+24.2%) (Annual Range: +3.3% to +5.6% a year)
- Elementary increases by about 470 students in 5 years (+23.5%) (Annual Range: +3.3% to +5.1% a year)
- Middle School increases by about 210 students in 5 years (+23.4%) (Annual Range: +1.6% to +8.3% a year)
- High School increases by over about students in 5 years (+26.2%) (Annual Range: +1.1% to +8.0% a year)
- 10-Year Outlook: Enrollment is forecasted to increase to over 5,500 by 2033/34

\*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography. The student database export will not always align perfectly with the Official Counts (statistically 99% greater match by grade)

# UNDERSTANDING OUR NEIGHBORS

DEMOGRAPHICS

- Demographic attribute information for Spring Hill School District is similar to Paola School District
- Vacancy Rate is lowest in the Spring Hill School District except for Gardner-Edgerton School District when compared to the other geographies
- The Unemployment Rate is lower than the State of Kansas (estimates from July 2023 from the US Census)
- Median Age is lowest in the Spring Hill School District when compared to the other geographies except for Gardner-Edgerton School District
- Median Household Income is highest in the Spring Hill School District when compared to the other geographies

	Spring Hill School District	Paola School District	Gardner-Edgerton School District	Miami County	Johnson County	State of Kansas
Unemployment Rate	3.8%	3.2%	3.9%	3.6%	3.4%	4.3%
Average Household Size	2.89	2.47	2.84	2.6	2.51	2.46
Median Age	37.4	43.6	34.8	41.5	38.6	37.9
Total Population	19,222	12,154	29,624	35,007	627,429	2,952,421
Median Household Income	\$111,131	\$75,476	\$83,656	\$80,114	\$96,187	\$65,296
Total Housing Units	6,970	5,209	10,569	14,283	260,876	1,295,571
Owner Occupied Housing	5,950	3,859	7,460	10,688	173,349	796,078
Renter Occupied Housing	666	1,004	2,665	2,610	74,320	368,302
Vacancy Rate	5.1%	6.6%	4.2%	6.9%	5.1%	10.1%

	Spring Hill School District	Paola School District	Gardner-Edgerton School District	Miami County	Johnson County	State of Kansas
White	85.0%	88.6%	77.2%	88.7%	74.7%	71.4%
Black	1.9%	1.4%	3.9%	1.3%	4.6%	5.6%
American Indian/Alaskan	0.3%	0.5%	0.4%	0.5%	0.3%	0.8%
Asian	2.2%	0.4%	1.5%	0.5%	5.4%	2.9%
Pacific Islander	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%
Other Race	0.5%	0.3%	0.4%	0.3%	0.4%	0.3%
Two or More Races	4.8%	5.5%	6.6%	5.1%	5.1%	5.2%
Hispanic	5.3%	3.3%	9.9%	3.7%	9.5%	13.7%

Source: U.S. Census, ESRI BAO

# VOICES OF THE FACILITY MASTER PLAN

## USD230 partnered with DLR Group to develop a Facility Master Plan for Spring Hill Schools.

DLR Group is a global design firm specializing in purposeful, sustainable architecture. DLR Group approaches educational design thoughtfully and holistically. Using survey data and pedagogical research, DLR Group worked with district personnel and a Facility Master Plan Team in Spring Hill to create an adaptable, budget-conscious master site plan for Spring Hill schools. The FMP process was designed to be reflective of today's collaborative, forward-thinking learning models and to engage a diverse group of voices, including families, staff, and community members.

### Members of the FMP team are identified below:

- **District Executive Team [District Voice]**
  - Superintendent
  - Assistant Superintendent
  - Technology Director
  - Facilities Director
  - Finance Director
- **Education Team [Educators Voice]**
  - Teachers
  - Building Staff
- **Vision Team [Community Voice]**
  - Students
  - Parents
  - City Staff
  - Community Patrons

To develop a recommendation for what Future Ready Learning Environments might look like in USD230, the design team worked through a series of workshops with the FMP team. Five workshops were held with the FMP team and each workshop was organized around content designed to provide a progressive understanding of the district's needs as it relates to planning for future growth.

The workshops were setup to be both educational and engaging. The first couple of workshops are structured to educate the FMP groups and gather their unbiased feedback. To do this, DLR Group hosted both the Executive and Education teams together in the first workshop. Here DLR Group provided background on how USD230 has handled growth in the past, and their forecasted growth over the next 10-years. The second Workshop provided the same information, but this time DLR Group hosted the Vision Team. Both workshops asked for the group's unsolicited feedback on where they felt the district's growth should be focused. The purposed of the two workshops were to arm each FMP group with the same information and data so that all individuals were on the same page as it pertained to growth.

The third workshop brings all three FMP groups together and begins to define the feedback that DLR Group has received to this point. This feedback not only includes the information provided to DLR Group during the first

two workshops, but it takes into account the feedback provided by USD230 staff, and DLR Group architects and engineers during their facility assessments. Between workshop 3 and workshop 4, DLR Group worked with Newkirk Novak, the partner Construction Manager of USD230, to develop costs associated with the items defined within workshop 3.

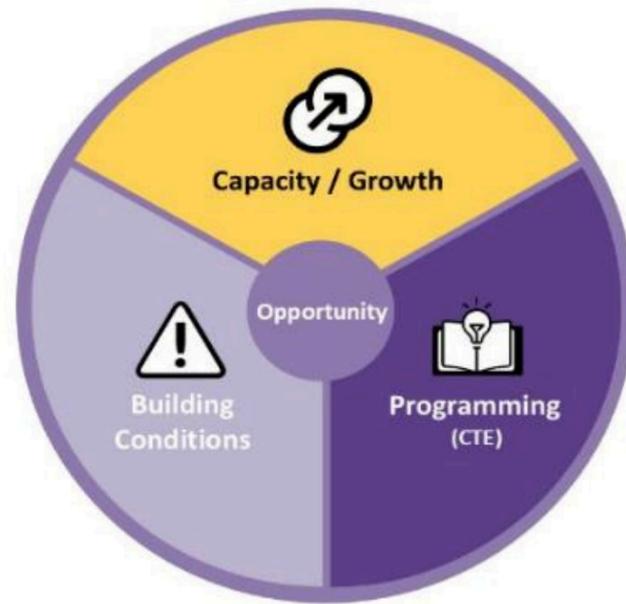
In the fourth workshop, the FMP teams engage in an activity called, "Build-A-Bond." This activity involves the FMP teams to get into small groups of 4-5 individuals. The groups are then tasked with the job to select projects from workshop 3 that would make of the scope of work for a bond referendum, without exceeding a defined dollar amount. In the case of USD230, this limit was set at \$60 Million. At the end of the exercise, the small groups are to present what their group selected to put in the bond.

Between workshop 4 and workshop 5, DLR Group takes the feedback from all small groups and compiles it into a scoresheet that ranks the various scopes of work from those with the greatest of support, to those with the least support. DLR Group then provide 1-3 options for the bond referendum scope of work.

In workshop 5, the FMP team votes on which scope of work they are most supportive of. The goal of this workshop is to come out with a majority consensus for one scope of work.



# DISTRICT DRIVERS



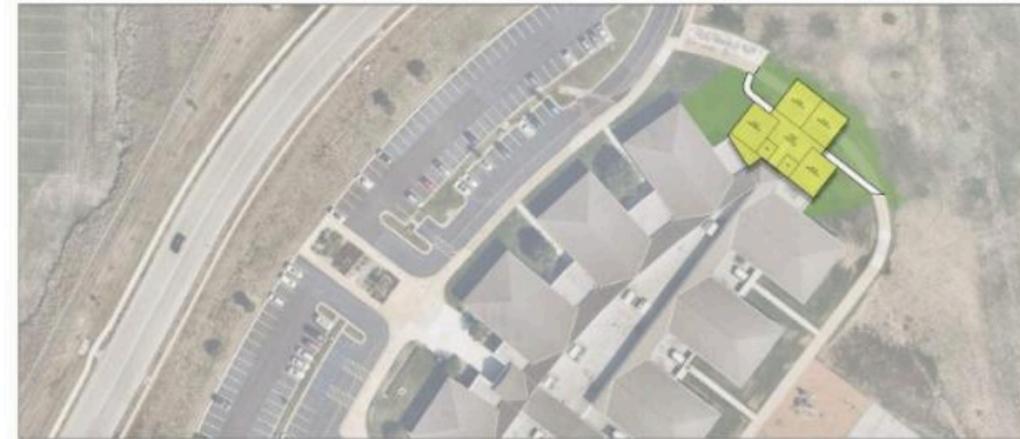
The facility master plan addresses building conditions, enhances programming, and addresses growth and capacity through a strategic combination of *building additions, enhanced programming, and building improvements.*

### BUILDING ADDITIONS - ELEMENTARY LEVEL

- Elementary forecasted to increase by about 760 students and in the next ten years
- Elementary schools currently nearing max capacity:
  - Timber Sage ES - 2025-26
  - Prairie Creek ES - 2028-29
  - Spring Hill ES - 2028-29
- Cost of New Elementary #6 - \$44.2 million
- Proposed additions to the prototype elementary schools and Spring Hill Elementary School would add 6,000 SF +/- to each school



TIMBER SAGE ELEMENTARY SCHOOL, BUILDING ADDITION



PRAIRIE CREEK ELEMENTARY SCHOOL, BUILDING ADDITION

### PROTOTYPE ELEMENTARY SCHOOL ADDITIONS - 6,000 SF +/-



SPRING HILL ELEMENTARY SCHOOL

### SPRING HILL ELEMENTARY SCHOOL ADDITION - 6,000 SF +/-

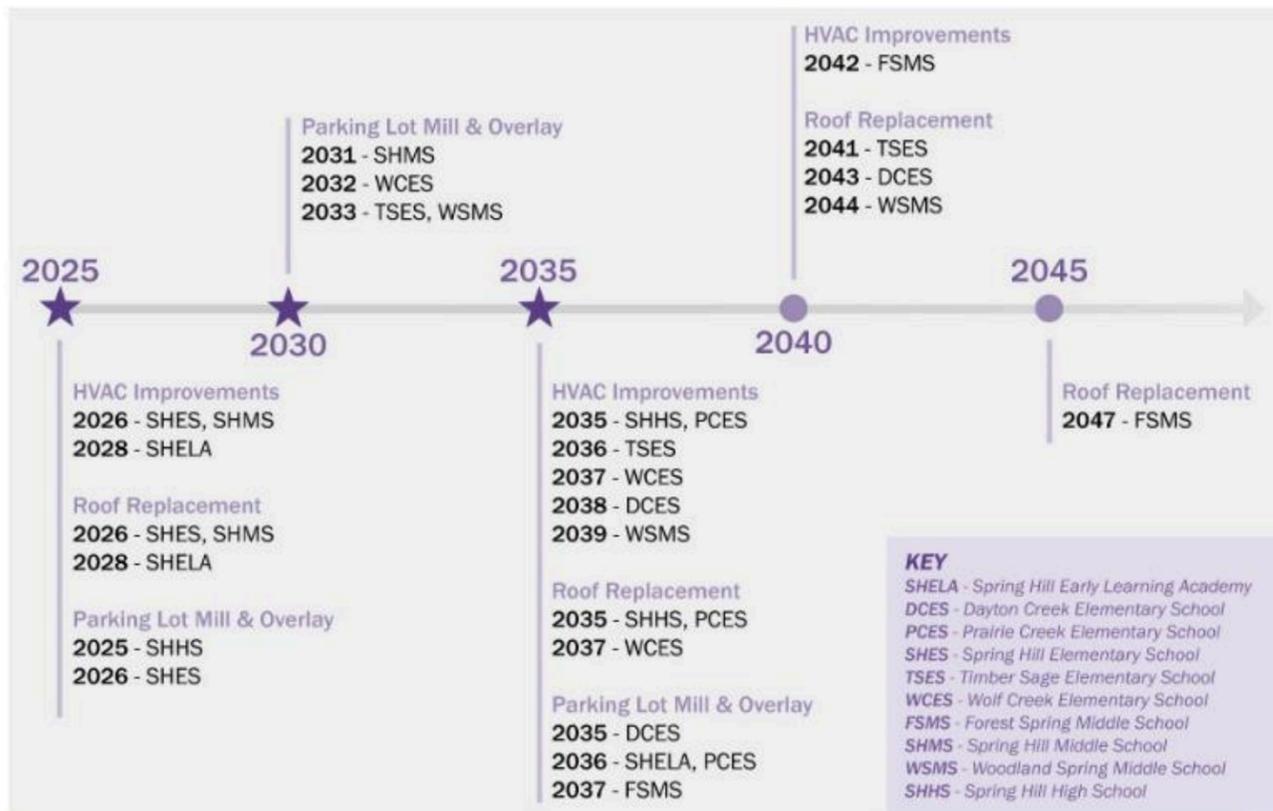
# GAME PLAN

## MASTER SITE PLAN

The Facility Master Plan has been organized into 5 phases. Each phase identifies potential bond projects as identified by the district and community workshops. In addition, ongoing district maintenance projects are identified by their anticipated date of replacement, based on industry standards.

All rough order of magnitude costs are snapshot construction estimates based on the 2024 construction market. All estimates are construction costs and do not include soft costs.

PHASE 01	PHASE 02	PHASE 03	PHASE 04	PHASE 05
2025	2030	2035	2040	2045
pg. 40-42	pg. 43-44	pg. 45	pg. 45	pg. 45



★ indicates potential year for bond referendum

## PHASE 01 | 2025 pg. 40-42

**\$60 MILLION\*** Bond Capacity

- HVAC Improvements: \$12M
  - SHELA, SHES, SHMS
- New Roofs: \$7.0M
  - SHES, SHMS
- SHHS Building Addition: \$25M
  - CTE Addition
  - FLEX Commons Expansion
- Building additions: \$16M
  - PCES
  - TSES
  - SHES

## PHASE 02 | 2026-2030 pg. 43-44

**\$100-120 MILLION\*** Bond Capacity

- High School #2 - Phase 1 - \$90M
- Elementary School #6 - \$42M
- SHHS - Multipurpose Activity Center - \$TBD
- Synthetic turf conversion at varsity baseball & varsity softball fields - \$5M
- SHES - Install metal wall panel system and upgrade parking lot - \$8.3M
- District deferred maintenance, as needed

## PHASE 03 | 2031-2035 pg. 45

**\$80-120 MILLION\*** Bond Capacity

- High School #2 - Phase 2 - \$TBD
- Building additions: \$16.2M
  - WCES
  - DCES
  - SHELA
- SHMS - Upgrade parking lot circulation (similar to SHELA) - \$1.2M
- District deferred maintenance, as needed.

## PHASE 04 | 2036-2040 pg. 45

(see Appendix for projected costs)

- HVAC improvements
  - TSES
  - WCES
  - DCES
  - WSMS
- Roof replacement - WCES
- Parking lot mill & overlay
  - SHELA
  - PCES
  - FSMS

## PHASE 05 | 2041-2045 pg. 45

(see Appendix for projected costs)

- HVAC improvements - FSMS
- Roof replacements
  - TSES
  - DCES
  - WSMS

\*Projected bonding capacity with a no mill levy increase, as of 2024.

# SUMMARY

## PROJECTED LONG RANGE DISTRICT MAINTENANCE

All rough order of magnitude costs are snapshot construction estimates based on the 2024 construction market. All estimates are construction costs and do not include soft costs.

	Projected HVAC Improvements	Projected Roof Replacement	Projected Parking Lot Mill and Overlay
2024			Spring Hill High School
2025			
2026	Spring Hill Elementary School - \$8.3M Spring Hill Middle School - \$8.5M	Spring Hill Elementary School - \$2.8M Spring Hill Middle School - \$4.1M	Spring Hill Elementary School - \$2.8M
2027			
2028	Spring Hill Early Learning Academy - \$5.8M	Spring Hill Early Learning Academy - \$3.4M	
2029			
2030			
2031			Spring Hill Middle School - \$1.2M
2032			Wolf Creek Elementary School - \$600K
2033			Timber Sage Elementary School - \$633K Woodland Spring Middle School - \$867K
2034			
2035	Spring Hill High School - \$24M Prairie Creek Elementary School - \$9.6M	Spring Hill High School - \$12M Prairie Creek Elementary School - \$4.6M	Dayton Creek Elementary School - \$611K
2036	Timber Sage Elementary School - \$9.9M		Spring Hill Early Learning Academy - \$550K Prairie Creek Elementary School - \$605K
2037	Wolf Creek Elementary School - \$10.2M	Wolf Creek Elementary School - \$5.0M	Forest Spring Middle School - \$1.1M
2038	Dayton Creek Elementary School - \$10.5M		
2039	Woodland Spring Middle School - \$15.2M		
2040			
2041		Timber Sage Elementary School - \$5.5M	
2042	Forest Spring Middle School - \$16.3M		
2043		Dayton Creek Elementary School - \$5.7M	
2044		Woodland Spring Middle School - \$8.5M	
2045			
2046			
2047		Forest Spring Middle School - \$8.9M	
2048			
2049			
2050			

## POWER BI | FACILITY MASTER PLAN WEBPAGE

In conjunction with Spring Hill Schools, DLR Group created a website for the district that contains information and studies for the district/schools, including demographic information, facilities assessment scores, and future district projections. The link to the webpage is included below:

<https://tinyurl.com/SpringHillMasterPlan>



IMAGE Spring Hill Schools Instagram

## NOTES

**VOTE YES  
FOR  
K.I.D.S**



**USD 230 Bond Election 2016**

**CHECK YOUR MAIL!  
BALLOTS START ARRIVING TODAY!**



**REGISTER TO VOTE!**

**VOTE YES  
FOR  
K.I.D.S**



**USD 230 Bond Election 2016**

**DEADLINE TO RECEIVE YOUR  
MAIL-IN BALLOT IS AUGUST 9!**

**USD 230 Residents  
Your Vote Counts!  
Please Vote  
Yes**



**VOTE YES  
FOR  
K.I.D.S**  
USD 230 Bond Election 2016

Thank you!