## THACHER CONSIDERATIONS

### Financial/Operations

<table>
<thead>
<tr>
<th>Costs:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Annual</strong></td>
<td></td>
</tr>
<tr>
<td>Board up rental:</td>
<td>$24,000/yr</td>
</tr>
<tr>
<td>Insurance:</td>
<td>$161/yr</td>
</tr>
<tr>
<td>Utilities:</td>
<td>$2,400/yr</td>
</tr>
<tr>
<td>Security staff:</td>
<td>$14,500/yr</td>
</tr>
<tr>
<td>Maintenance:</td>
<td>$1,600/yr</td>
</tr>
<tr>
<td><strong>One-time costs</strong></td>
<td></td>
</tr>
<tr>
<td>Board up labor:</td>
<td>$3,200</td>
</tr>
<tr>
<td>Demo of addition(^1):</td>
<td>$150,000</td>
</tr>
</tbody>
</table>

\(^1\) Note: KCPS would have to rebid demolition contract if board elected to proceed only with demolition of the 1910 addition versus both structures. Rebidding would not allow sufficient time for demolition of the 1910 addition to be completed prior to the start of SY2014-2015. We also anticipate demolition costs to be higher on a $/SF basis since the contractor will have to take additional care not to disturb the 1900 building.

### Legal/Liability

#### Safety/Security:

In the last 12 months, KCPD has no reported calls for police service to Thacher’s address, 5008 Independence.

However, it is not uncommon for calls for police service to only identify intersecting streets. In the last 12 months at Thacher’s intersections, Independence/Brighton, Independence/Quincy, and Independence/Chelsea, KCPD identified more than 125 police calls for service. For NE Middle School, at 4904 Independence, KCPD records show an additional 15 calls for police service.

Service call types included:
- suspicious prostitution activity
- suspicious person
- pedestrian check
- disturbance outside
- disturbance outside with weapon
- suspicious drug activity
- disperse group juvenile
- in progress burglary
- armed robbery
- stealing

See Attachment B: Photos of the interior/exterior of the Thacher building, showing vandalism that has occurred.

### Educational

#### Campus Standards:

As an urban school district, many of KCPS’ school sites, including NEHS and NEMS, are on undersized parcels, without sufficient room for adequate parking, playgrounds and athletic fields. The following outlines the acreage for NEHS and NEMS as compared to minimum campus size standards around the country.

<table>
<thead>
<tr>
<th></th>
<th>20+ acres</th>
<th>18+ acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>HS standards(^1):</td>
<td>NEHS: 8</td>
<td>NEMS: 8</td>
</tr>
<tr>
<td>MS standards(^1):</td>
<td>NEHS: 8</td>
<td>NEMS: 8</td>
</tr>
</tbody>
</table>

NEMS will have athletic programs and physical education classes that will utilize field space, however, the existing field is insufficient to accommodate the projected needs. See Attachment A: Site Plans for recommended field expansion.

In addition, NEHS athletic teams are sharing field space or using parking lots, etc. for practice areas. This does not allow the teams to simulate/prepare for a game-day experience.

Additional field space at NEMS could help accommodate some of the needs of NEHS athletics.

\(^1\) Based on 10 acres + 1 addt’l acre for every 100 students (1000 student high school; 800 student middle school). Note: these guidelines are from states with more urban districts. Many suburban school districts have middle and high school campuses greater than 30 acres.
ATTACHMENT A:

Site Plans
Site Plan
Northeast Middle School
KANSAS CITY PUBLIC SCHOOLS
02.26.2014
ATTACHMENT B:

Photos
THACHER SCHOOLS

CONDITION PHOTOS

Exterior photos: 2014
Interior photos: 2011 & 2014