

FUNDING AGREEMENT

THIS FUNDING AGREEMENT dated as of [_____, 20__] (the “**Agreement**”), is made between the Kansas City Public Schools, a seven-director school district and political subdivision organized and existing under the laws of the State of Missouri, whose main office address is 2901 Troost Avenue, Kansas City, Missouri 64109 (“**KCPS**”) and _____ (the “**Charter School**”), a Missouri non-profit corporation incorporated pursuant to Chapter 355 RSMo, whose administrative offices are located at _____.

RECITALS

WHEREAS, on April 8, 2025 (the “**2025 Election**”), KCPS expects to call an election asking voters of KCPS to approve a general obligation bond question authorizing KCPS to issue general obligation bonds in the anticipated principal amount of \$[_____] (the “**Bonds**”) to fund certain facility and other capital improvements for KCPS and expects to include language in said general obligation bond question that will permit KCPS to set aside up to \$_____ of the total \$[_____] anticipated principal amount of said Bonds, less fees incurred by KCPS for costs of issuing the Bonds and a separate 1.5% Administration Fee to be retained by KCPS, to also fund certain facility and other capital improvements for certain charter schools located within KCPS (the “**Charter School Portion**”) as permitted by 160.415.12 RSMo, which provides in part: “A school district may incur bonded indebtedness or take other measures to provide for physical facilities and other capital items for charter schools that it sponsors or contracts with;” and

WHEREAS, in anticipation of the voter approval of said Bonds at the 2025 Election and the subsequent sale and issuance of said Bonds by KCPS after the 2025 Election, which will be authorized by, and at the sole discretion of, the Board of Directors of KCPS, the Charter School has submitted a facility plan to KCPS requesting \$_____ from proceeds of the Charter School Portion of the Bonds to be used by the Charter School for purposes set forth in Exhibit A; and

WHEREAS, in the event there is voter approval of said Bonds at the 2025 Election and the subsequent sale and issuance of said Bonds by KCPS after the 2025 Election, KCPS has approved anticipated Bond proceeds to be allocated to the Charter School in the maximum amount of \$_____ (less an allocable portion of the fees incurred by KCPS for costs of issuing the Bonds and the 1.5% Administration Fee to be retained by KCPS) from proceeds of the Charter School Portion of the Bonds which must be used for the purposes delineated in Exhibit A; and

WHEREAS, KCPS and the Charter School desire to enter into this Agreement to set forth certain terms and conditions under which KCPS expects to disburse to the Charter School said maximum amount of \$_____ (less an allocable portion of the

fees incurred by KCPS for costs of issuing the Bonds and the 1.5% Administration Fee to be retained by KCPS) from proceeds of the Charter School Portion of the Bonds, subject to voter approval of the Bonds at the 2025 Election, the subsequent sale and issuance of said Bonds by KCPS and certain other conditions set forth in this Agreement;

NOW THEREFORE, in consideration of the foregoing, the Charter School and KCPS hereby agree as follows:

Article I – Funding/Charter School Representations and Warranties

1. KCPS shall make available to Charter School funding in the maximum amount of \$ _____ (less an allocable portion of the costs of issuing the Bonds incurred by KCPS and the 1.5% Administration Fee to be retained by KCPS) from proceeds of the Charter School Portion of the Bonds, which shall be disbursed in accordance with the provisions of this Agreement.
2. Charter School shall use the funds solely for the purposes delineated in Exhibit A (the “**Approved Purposes**” or the “**Project**”).
3. Charter School represents and warrants:
 - It has the legal authority to enter into and execute this Agreement.
 - This Agreement is a legal, valid and binding obligation of the Charter School, enforceable against Charter School in accordance with its terms.
 - It will comply with all the terms, conditions, covenants, requirements and warranties contained in this Agreement.
 - It has made no material false statement or misstatement of fact in connection with Exhibit A and/or all of the information it has submitted or will submit to KCPS related to the funding or the disbursement.
 - It is not in material violation of any provisions of its Charter or the laws of the State of Missouri and there are no actions, suits or proceedings pending, or to its knowledge threatened, before any judicial body or governmental authority which would impair its ability to enter into this Agreement or to perform any of the acts required of it under this Agreement.
 - Neither the execution of this Agreement nor compliance with any of the terms, conditions, requirements or provisions contained herein is prevented by or is a breach of any agreement or document to which it is now a party or by which it is bound.
 - It will use the funding solely to pay for or reimburse itself for expenditures it makes for the purposes in Exhibit A. All purchases will be conducted in a manner that provides full and open competition consistent with state and

federal law, and in compliance with §177.086 RSMo., §§290.210-290.340 RSMo., §292.675 RSMo., and §285.530 RSMo.

- Any funds needed to complete or finish the Project over and above the funding provided by KCPS will be supplied by Charter School.

Article II – Disbursements

1. The proceeds of the Charter School Portion of the Bonds that will be used to pay for costs of Charter School's Project will be held by a third-party trustee bank in a segregated account. KCPS will direct the third-party trustee bank to disburse proceeds of the Charter School Portion of the Bonds to Charter School to pay costs of said Project upon receipt by KCPS of a disbursement request signed by an authorized representative of Charter School (the "**Disbursement Request**"), which Disbursement Request will contain the statements, representations and certifications set forth in the form of Disbursement Request attached hereto as **Exhibit B, and the following documentation:**
 - a. Explanation of competitive bid process;
 - b. Bid tabulation sheet;
 - c. Contract;
 - d. Board approval of project;
 - e. Purchase order; and
 - f. Invoice.
2. Within forty-five (45) days after receiving a Disbursement of proceeds pursuant to a Disbursement Request, Charter School will submit proof of payment of the Invoice submitted with the Disbursement Request.
3. Notwithstanding that this Agreement will be executed prior to the date of voter approval and the date the Bonds are issued by KCPS, the obligation of KCPS to disburse any funding to Charter School under this Agreement is expressly conditioned on the satisfaction of all of the following:
 - Voter approval authorizing KCPS to issue the Bonds in the principal amount of \$_____ at the 2025 Election.
 - KCPS has received net proceeds from the sale of the Bonds sufficient to make disbursements under this Agreement.
 - There is no Default or Event of Default by Charter School as further described in this Agreement.

- Satisfaction of all terms and conditions for disbursements as set forth herein.

Article III – Use of Funds

1. Charter School shall use disbursements only to pay or reimburse itself for costs of the Project as set forth in, and in compliance with, its Disbursement Requests.
2. If the full funding amount of \$_____ from the proceeds of the Charter School Portion of the Bonds is not required to pay costs of the Project that were incurred by Charter School on or before the Project Completion Deadline, KCPS will retain the excess and may apply such amounts to any purposes consistent with the use of Bond proceeds as authorized by voters at the 2025 Election.

Article IV – Preservation of Tax-Exempt Status

1. Charter School acknowledges that funding it receives from KCPS under this Agreement will be from the proceeds of the Charter School Portion of the Bonds, and the interest on said Bonds is to be excluded from gross income for federal income tax purposes. For purposes of this **Article IV**, the following definitions will apply:

“**Bond Counsel**” means Gilmore & Bell, P.C., Kansas City, Missouri, as bond counsel to KCPS with respect to the Bonds.

“**Code**” means the Internal Revenue Code of 1986, as amended.

“**Financed Property**” means any (a) building, facility or real property located at Charter School’s campus the renovation, repair, equipping or improvement of which is being financed by Charter School with proceeds of the Charter School Portion of the Bonds as part of the Project or (b) any equipment or personal property to be acquired and installed by Charter School and located at Charter School’s campus that is being financed by Charter School with proceeds of the Charter School Portion of the Bonds as part of the Project.

“**Financed Property Agreement**” means a legal agreement between the Charter School and a Non-Qualified User where the Non-Qualified User provides services involving all or a portion of any function of the Financed Property, such as a contract to manage the entire Financed Property or a portion of the Financed Property. However, a contract for services that are solely incidental to the primary governmental function of the Financed Property (for example, contracts for janitorial, office equipment repair, billing or similar services) is not a Financed Property Agreement.

“**Non-Qualified Use**” generally means any use of the Financed Property in a trade or business carried on by any Non-Qualified User that is different in form or

substance to the use made of the Financed Property by any other member of the general public. Generally, ownership, a lease, or any other use that grants a Non-Qualified User a special legal right or entitlement with respect to the Financed Property, will constitute use under IRS Regulations § 1.141-3.

“Non-Qualified User” means any person or entity other than a Qualified User.

“Qualified User” means a Tax-Exempt Organization, a City, a State, territory, possession of the United States, the District of Columbia, or any political subdivision thereof, or any instrumentality of such entity, but does not include the United States or any agency or instrumentality of the United States.

“Tax-Exempt Organization” means a nonprofit organization, organized under the laws of the United States of America or any state, that is described in Code § 501(c)(3) and is exempt from federal income taxes under Code § 501(a).

2. In order to maintain the tax-exempt status of the interest on the Bonds, the Charter School agrees:
 - It will, upon written request from KCPS, provide all information required to satisfy IRS requirements.
 - It will, upon written request from KCPS, take such actions and furnish such documents as KCPS reasonably deems necessary to ensure that the interest to be paid on the Bonds is exempt from federal income taxation.
 - As long as the Charter School Portion of the Bonds remains outstanding and unpaid, Charter School (a) will own all of the Financed Property, (b) will not transfer all or any portion of its ownership interest in the Financed Property, (c) will not lease all or any portion of the Financed Property to a Non-Qualified User, and (d) will not otherwise permit any of the Financed Property to be used in any Non-Qualified Use without first notifying KCPS in writing and obtaining advice of Bond Counsel.
 - As long as the Charter School Portion of the Bonds are outstanding and unpaid, the Charter School will not enter into any Financed Property Agreement with respect to the Financed Property without first notifying KCPS in writing and obtaining advice of Bond Counsel.
 - Charter School will only submit Disbursement Requests for the Project and all Financed Property will be located exclusively on Charter School’s campus.
 - It will not otherwise use any of the funding or take or permit to or cause to be taken any action that would adversely affect the exemption from federal income taxation of the interest on the Bonds.

- Prior to the issuance of the Charter School Portion of the Bonds by KCPS, the Charter School will enter into a separate Certificate and Agreement Relating to Bond Financed Property to be provided by Bond Counsel, that will set forth certain requirements related to the Charter School's use of the Charter School property financed with proceeds of the Bonds that must be satisfied in order to maintain the tax-exempt status of the interest on the Bonds.

Article V – Record Keeping and Reporting Requirements

1. Charter School shall maintain accurate books and records for the use of the funding and maintain them according to generally accepted accounting principles.
2. Charter School shall permit KCPS and any party designated by KCPS, including but not limited to Bond Counsel, to inspect and make copies of any accounts, books and records relating to the Projects in Exhibit A, including without limitation, Charter School's financial records regarding receipts, disbursements, contracts and any other related matters. KCPS or Bond Counsel shall not be entitled to inspect or copy any student records. Charter School shall supply any reports and information related to the funding as KCPS or its Bond Counsel may reasonably require. KCPS or Bond Counsel must provide at least 10 days written notice to Charter School with specific document requests prior to inspecting and copying records.
3. Charter School shall retain all books, documents, papers and records related to this Agreement until the date that is 3 years following the later of the final maturity of the Bonds (which is expected to be 20 years from the date of issuance of the Bonds) or earlier retirement of all Bonds or such longer period as may be required by other provisions of this Agreement or applicable law.

Article VI – Events of Default

1. Any of the following constitutes an "Event of Default" by Charter School:
 - Any material false or misleading representation made by or on behalf of Charter School, in this Agreement or in any document required to be provided by Charter School to KCPS by this Agreement.
 - Charter School fails to perform any obligation required under this Agreement, and that failure continues for 45 calendar days after written notice specifying such failure is given by KCPS if KCPS determines Charter School is not diligently pursuing corrective action.
 - Charter School closes for any reason within 3 years following the receipt of any bond proceeds.

2. Any of the following constitutes an “Event of Default” by KCPS:
 - Any material false or misleading representation made by or on behalf of KCPS in this Agreement or in any document required to be provided by KCPS to Charter School by this Agreement.
 - KCPS fails to perform any obligation required under this Agreement, and that failure continues for 45 calendar days after written notice specifying such failure is given by Charter School if Charter School determines KCPS is not diligently pursuing corrective action.

Article VII – Remedies for Default

1. Upon any Event of Default by Charter School, KCPS may pursue any or all remedies in this Agreement, and any other remedies available at law or in equity. Remedies may include, but are not limited to:
 - Terminating KCPS’s commitment and obligation to make any further disbursements under this Agreement.
 - Terminating this Agreement.
 - While any of the funding remains undisbursed, withholding amounts otherwise due to Charter School.
 - Requiring repayment of the funding disbursed to Charter School and KCPS’s costs of exercising its remedies under this Agreement, including reasonable attorney’s fees and costs.
 - No remedy available to KCPS is intended to be exclusive, and no delay or omission to exercise any right or remedy will be construed as a waiver of such right or remedy.
2. Upon any Event of Default by KCPS, Charter School may pursue any or all remedies in this Agreement, and any other remedies available at law or in equity. Remedies may include, but are not limited to:
 - Terminating KCPS’s commitment and obligation to make any further disbursements under this Agreement.
 - Terminating this Agreement.
 - Requiring repayment of Charter School’s costs of exercising its remedies under this Agreement, including reasonable attorney’s fees and costs.
 - No remedy available to Charter School is intended to be exclusive, and no delay or omission to exercise any right or remedy will be construed as a waiver of such right or remedy.

Article VII – General Terms and Conditions

1. **Relationship of the Parties.** The parties agree the terms of this Agreement do not constitute formation of a partnership, joint venture or other relationship and no form of agency exists between the parties.
2. **No Third Party Beneficiaries.** Nothing in this Agreement, express or implied, shall confer upon any other person or entity any right, benefit or remedy of any nature by reason of this Agreement.
3. **Successors and Assigns.** This Agreement will be binding upon and inure to the benefit of KCPS, Charter School and their respective successors and permitted assigns. Charter School may not assign or transfer any of its rights or obligations or any interest in this Agreement without prior written consent of KCPS and confirmation from Bond Counsel that such assignment or transfer does not impact the tax-exempt status of the Bonds or exceed the authority of KCPS to share Bond Proceeds as defined in §160.415.12.
4. **Disclaimer of Warranties.** KCPS makes no warranty or representation, either express or implied, as to the value, design, condition, or fitness for a particular purpose or fitness for any use of Charter School's Project.
5. **Limitation of Liability.** In no event is KCPS or its employees or agents liable or responsible for any direct, indirect, incidental, special, consequential or punitive damages in connection with or arising out of performance of and/or the existence, furnishing, functioning or use of the Project as set forth in Exhibit A.
6. **Indemnification.** To the fullest extent allowed by law, Charter School agrees to indemnify and hold harmless KCPS, its officers, agents and employees from and against all claims or losses, including reasonable attorneys' fees, arising out of or resulting from the Charter School's use of the funding under this Agreement. To the fullest extent allowed by law, KCPS agrees to indemnify and hold harmless Charter School, its officers, agents and employees from and against all claims or losses, including reasonable attorneys' fees, arising out of or resulting from KCPS's This provision shall not be deemed a waiver of sovereign immunity, and the parties shall continue to enjoy all rights, claims and defenses available under law, specifically including 537.600, RSMo, et seq.
7. **Insurance.** Charter School shall maintain property and casualty insurance policies with responsible insurers, at least to the extent that similar insurance is customarily carried by entities operating and maintaining similar facilities.
8. **Notices.** Any communications (including but not limited to disbursement requests) required under this agreement should be sent to:

Kansas City Public Schools
Attention: Jordan Gordon, COO
2901 Troost
Kansas City, Missouri 64109
Jgordon1@kcpublicschools.org

Charter School

With a copy to KCPS Bond Counsel:

With a copy to Charter School
Counsel:

Gilmore & Bell, P.C.
Attention: Haden Crumpton
2405 Grand Blvd., Suite 1100
Kansas City, Missouri 64108

9. **Severability.** If any provision in this Agreement is determined to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions will not be affected or impaired.
10. **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Missouri
11. **Amendments.** The terms and conditions of this Agreement may be modified only by mutual written agreement between the parties.

[The rest of this page intentionally left blank]

THE PARTIES TO THIS AGREEMENT have caused this Agreement to be duly executed by their duly authorized officers.

KANSAS CITY PUBLIC SCHOOLS

By: _____
Name: _____
Title: _____

[CHARTER SCHOOL]

By: _____
Name: _____
Title: _____

EXHIBIT A – PROJECT DESCRIPTIONS

EXHIBIT B

FORM OF DISBURSEMENT REQUEST

Disbursement Request
No.: _____

Date: _____

To: Kansas City Public Schools
2901 Troost Avenue
Kansas City, Missouri 64109
Attention: _____
Email: _____
Phone: _____

Pursuant to **Article II** of the Funding Agreement dated [_____, 20__] between Kansas City Public Schools (“**KCPS**”) and [_____] (“**Charter School**”), the Charter School hereby requests payment from the Charter School Portion of the Bonds held by KCPS that have been made available to said Charter School under the Funding Agreement in accordance with this Disbursement Request and said Funding Agreement, and the Charter School hereby states and certifies:

1. All capitalized terms used in this request have the meanings assigned in the Funding Agreement.
2. The names of the persons, firms or corporations, if any, to whom the payments requested hereby are due, the amounts to be paid are as set forth on **Attachment I** hereto.
3. The amount hereby requested (a) has been previously paid by Charter School directly to contractors, subcontractors, materialmen, engineers, or other persons who have performed necessary and appropriate work or furnished necessary and appropriate materials in connection with the Project and is justly due to and is requested to be paid to Charter School to reimburse Charter School (as described in **Attachment I** hereto) or (b) is justly due and is hereby requested to be paid to contractors, subcontractors, materialmen, engineers, or other persons (whose names and addresses are stated on **Attachment I** hereto) who have performed necessary and appropriate work or furnished necessary and appropriate materials in connection with the Project (a brief description of such work and materials and the several amounts so paid or due being set forth on **Attachment I** hereto).

4. No part of the several amounts paid or due, as stated in this Disbursement Request has been, is being or will be made the basis for the withdrawal of any moneys in any previous, pending or subsequently filed Disbursement Request;

5. There has not been filed with or served upon the Charter School any notice of any lien, right to a lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the respective amounts stated in this certificate that has not been released or will not be released simultaneously with the payment of such obligation.

6. Charter School has provided the following documentation in support of its Disbursement Request to KCPS:
 - a. Explanation of competitive bid process;
 - b. Bid tabulation sheet;
 - c. Contract;
 - d. Board approval of Contract and/or project;
 - e. Purchase order; and
 - f. Invoice.

7. Charter School has complied with all requirements of §177.086 RSMo., §§290.210-290.340 RSMo., §292.675 RSMo., and §285.530 RSMo.

8. With respect to this disbursement, the Charter School (i) certifies it has reviewed any wire instructions set forth herein to confirm such wire instructions are accurate, and (ii) agrees it will not seek recourse from KCPS as a result of losses incurred by it for making the disbursement in accordance with its instructions herein.

Pursuant to the Funding Agreement, the Charter School hereby states and certifies that (a) each of the Charter School's representations contained in the Funding Agreement is true, correct and not misleading as though made as of the date hereof, and (b) no event exists that constitutes, or with the giving of notice of the passage of time or both would constitute, an Event of Default under the Funding Agreement.

[CHARTER SCHOOL}

By: _____

Name: _____

Title: _____

APPROVAL:

KANSAS CITY PUBLIC SCHOOLS

By: _____
Name: _____
Title: _____

**ATTACHMENT I
TO DISBURSEMENT REQUEST**

SCHEDULE OF PAYMENTS REQUESTED

(to be paid in accordance with the invoices attached hereto)

<u>Payee and Address</u>	<u>Amount</u>	<u>Description</u>
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EXHIBIT A – ACADEMIE LAFAYETTE PROJECT DESCRIPTIONS

Locations

3421 Cherry Street
Kansas City, MO 64109

6903 Oak Street
Kansas City, MO 64113

201 E. Armour Blvd.
Kansas City, MO 64111

Projects may include:

Note: Project costs exceeding Charter School's allocation of Bond Proceeds to be paid by Charter School

Turfing of soccer fields (all sites)

Fence and gate replacement

Re-surfacing and painting parking lots and playgrounds (asphalt)

Roof replacement (Oak and Cherry)

Window replacement (Oak)

Painting (Oak and Cherry)

Replacement of interior doors (Oak and Cherry)

Replacement of gym floor (Oak)

Replacement of bleachers and basketball goals (Cherry)

HVAC (Oak and Cherry)

Plumbing (Oak and Cherry)

New Gymnasium/Auditorium (Armour)

Equipment (Smart Boards for all sites; maker space equipment for Cherry and Oak)

Academie Lafayette

Address	
Ownership	
Building Size	
Current Enrollment	
Programs Housed (elem., middle, high, etc)	
Insured Building Value	

Narrative of Current Status Related to GO Bond

Scope and pricing based on previous assessment by MC Realty and pricing by BNIM. Amour is included but eligibility needs to be reviewed.

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site					
Cherry - Turf soccer field	Replace grass with turf field	\$ 1,200,000	\$ 240,000	\$ 1,440,000	\$ 1,526,400
oak - Turf soccer field	Replace grass with turf field	\$ 1,200,000	\$ 240,000	\$ 1,440,000	\$ 1,526,400
Armour - Turf soccer field	Replace grass with turf field	\$ 750,000	\$ 150,000	\$ 900,000	\$ 954,000
Oak - repair fence surrounding entire property in poor condition	Repair fence and gates	\$ 90,000	\$ 18,000	\$ 108,000	\$ 114,480
Cherry - fence and gate repair	Repair fence and gates	\$ 85,000	\$ 17,000	\$ 102,000	\$ 106,120
Cherry - grounds clean up	brush and debris and trash onsite needs to be clean up		\$ -	\$ -	\$ -
Oak - asphalt lot / playground / striping	Asphalt is worn out and needs to be replaced - safety concern	\$ 75,000	\$ 15,000	\$ 90,000	\$ 95,400
Armour - asphalt lot / playground / striping	Asphalt is worn out and needs to be replaced - safety concern	\$ 150,000	\$ 30,000	\$ 180,000	\$ 190,800
Cherry - asphalt lot / playground / striping	Asphalt is worn out and needs to be replaced - safety concern	\$ 175,000	\$ 35,000	\$ 210,000	\$ 222,600
Accessibility					
			\$ -	\$ -	\$ -
Building Envelope					
Oak - Poor roof conditions	Replace roof	\$ 800,000	\$ 160,000	\$ 960,000	\$ 1,017,600
Cherry - Poor roof conditions	Replace roof	\$ 1,200,000	\$ 240,000	\$ 1,440,000	\$ 1,526,400
Oak - Windows	Repair / replace windows	\$ 500,000	\$ 100,000	\$ 600,000	\$ 636,000
Interior Finishes					
Oak - ceiling wall painting from damages	patch and paint	\$ 150,000	\$ 30,000	\$ 180,000	\$ 190,800
Cherry - ceiling wall painting from damages	patch and paint	\$ 150,000	\$ 30,000	\$ 180,000	\$ 190,800
Cherry - interior doors	replace interior doors	\$ 100,000	\$ 20,000	\$ 120,000	\$ 127,200
Oak - interior doors	replace interior doors	\$ 100,000	\$ 20,000	\$ 120,000	\$ 127,200
Oak - gym floor	replace gym flooring	\$ 135,000	\$ 27,000	\$ 162,000	\$ 171,720
FF&E / IT / Equipment					
Cherry - classroom technology	Add smart boards	\$ 200,000	\$ 40,000	\$ 240,000	\$ 254,400
Oak - classroom technology	Add smart boards	\$ 200,000	\$ 40,000	\$ 240,000	\$ 254,400
Armour - classroom technology	Add smart boards	\$ 200,000	\$ 40,000	\$ 240,000	\$ 254,400
Cherry - maker space equipment	Add maker space equipment	\$ 125,000	\$ 25,000	\$ 150,000	\$ 159,000
Oak - maker space equipment	Add maker space equipment	\$ 125,000	\$ 25,000	\$ 150,000	\$ 159,000
Cherry - interior bleachers and basketball goals	replace interior bleachers and basketball goals	\$ 125,000	\$ 25,000	\$ 150,000	\$ 159,000
Security					
			\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -
MEP					
Oak - HVAC	Full system renovation / replacement	\$ 3,000,000	\$ 600,000	\$ 3,600,000	\$ 3,816,000
Cherry - HVAC	Full system renovation / replacement	\$ 2,300,000	\$ 460,000	\$ 2,760,000	\$ 2,925,600
Cherry - plumbing repairs	repair plumbing issues	\$ 50,000	\$ 10,000	\$ 60,000	\$ 63,600
Oak - plumbing repairs	repair plumbing issues	\$ 50,000	\$ 10,000	\$ 60,000	\$ 63,600
Educational Adequacy					
Armour - Gymnasium / Auditorium	Construct Gymnasium / Auditorium addition to fill needs of current students	\$ 18,800,000	\$ 3,360,000	\$ 20,160,000	\$ 21,369,600
Total Estimated Bond Fund Need		\$ 30,035,000	\$ 6,007,000	\$ 36,042,000	\$ 38,204,520

EXHIBIT A – CITIZENS OF THE WORLD PROJECT DESCRIPTIONS

Locations

3435 Broadway Blvd
Kansas City, MO 64111

Projects may include:

Note: Project costs exceeding Charter School's allocation of Bond Proceeds to be paid by Charter School

Deferred maintenance, including building exterior, mechanical, electrical and plumbing
Renovations

Citizens of the World

Address	3435 Broadway
Ownership	Citizens working to purchase Broadway building from IFF
Building Size	
Current Enrollment	359
Programs Housed (elem., middle, high, etc.)	
Insured Building Value	

Narrative of Current Status Related to GO Bond

Citizens is in the process of purchasing their Broadway building from IFF to be eligible for bond funds. No acquisition costs are included in the potential costs. Scope and budget based on previous assessment and Master Plan work from Multi-Studio.

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site		\$ -	\$ -	\$ -	\$ -
Accessibility		\$ -	\$ -	\$ -	\$ -
Building Envelope		\$ -	\$ -	\$ -	\$ -
Interior Finishes		\$ -	\$ -	\$ -	\$ -
FF&E / IT / Equipment		\$ -	\$ -	\$ -	\$ -
Security		\$ -	\$ -	\$ -	\$ -
MEP		\$ -	\$ -	\$ -	\$ -
Educational Adequacy	Multi-Studio has been working with Citizens prior to the bond assessment process to evaluate their needs as a school. It is currently understood that Citizens will purchase their existing building and hope to renovate it. In addition to significant deferred maintenance needs of the building including site, skin, finishes, MEP, etc. the building space is not adequate for current educational standards. An addition is planned to provide space for needed closets, gymnasium and staff support. These costs do not include any real estate or acquisition costs.	\$ 8,500,000	\$ 1,700,000	\$ 10,200,000	\$ 10,812,000
Renovation of existing building for deferred maintenance.		\$ 8,500,000	\$ 1,700,000	\$ 10,200,000	\$ 10,812,000
Total Estimated Bond Fund Need		\$ 8,500,000	\$ 1,700,000	\$ 10,200,000	\$ 10,812,000

EXHIBIT A – CROSSROADS CHARTER SCHOOLS PROJECT DESCRIPTIONS

Locations

1011 Central
Kansas City, MO 64105

816 Broadway
Kansas City, MO 64105

1080 Washington – Quality Hill
Kansas City, MO 64105

Projects may include:

Note: Project costs exceeding Charter School's allocation of Bond Proceeds to be paid by Charter School

Deferred maintenance for parking lots, sidewalks, alley, entrance concrete, structural work, porch

Accessibility

Building Envelope, including roof placements, window replacements, brick exterior and wood exterior replacement

Interior, including painting, flooring, walls

Secure site entry and other security

Mechanical, electrical and plumbing

Windows and awnings

Furniture

New Gymnasium

Crossroads - Central Street

Address	1015 / 1011 Central
Ownership	
Building Size	
Current Enrollment	343
Programs Housed (elem., middle, high, etc)	PK / K-8
Insured Building Value	

Narrative of Current Status Related to GO Bond

Scope of work and pricing provided from previous building assessment by MC Realty and several individual scope bids provided by Crossroads Academy. It is believed this building is now eligible for building and equipment but it will need to be vetted through eligibility requirements.

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
<small>*No escalation, numbers provided in assessment already include escalation</small>					
Site					
1011 - parking/sidewalk/ally maintenance		\$ 80,000	\$ 16,000	\$ 96,000	\$ 96,000
1015 - parking/sidewalk/ally maintenance		\$ 40,000	\$ 8,000	\$ 48,000	\$ 48,000
Accessibility					
1011 -Code Improvements and Testing		\$ 55,000	\$ 11,000	\$ 66,000	\$ 66,000
1015 -Code Improvements and Testing		\$ 55,000	\$ 11,000	\$ 66,000	\$ 66,000
Building Envelope					
1011 - Roof replacement		\$ 300,000	\$ 60,000	\$ 360,000	\$ 360,000
1011 - Tuck pointing/brick repair		\$ 65,000	\$ 13,000	\$ 78,000	\$ 78,000
1015 - Roof replacement		\$ 240,000	\$ 48,000	\$ 288,000	\$ 288,000
1015 - Tuck pointing/brick repair		\$ 45,000	\$ 9,000	\$ 54,000	\$ 54,000
1015 - window replacement		\$ 1,500,000	\$ 300,000	\$ 1,800,000	\$ 1,800,000
Interior Finishes					
1011 - General painting		\$ 575,000	\$ 115,000	\$ 690,000	\$ 690,000
1011 - Flooring		\$ 400,000	\$ 80,000	\$ 480,000	\$ 480,000
1011 - Classroom wall protection		\$ 60,000	\$ 12,000	\$ 72,000	\$ 72,000
1011 - misc. small projects		\$ 500,000	\$ 100,000	\$ 600,000	\$ 600,000
1015 - General painting		\$ 575,000	\$ 115,000	\$ 690,000	\$ 690,000
1015 - Flooring		\$ 700,000	\$ 140,000	\$ 840,000	\$ 840,000
1015 - misc. small projects		\$ 500,000	\$ 100,000	\$ 600,000	\$ 600,000
FF&E / IT / Equipment					
1011 - Furniture replacement		\$ 330,000	\$ 66,000	\$ 396,000	\$ 396,000
1015 - Furniture replacement		\$ 330,000	\$ 66,000	\$ 396,000	\$ 396,000
Security					
1011 - Secure Entry		\$ 150,000	\$ 30,000	\$ 180,000	\$ 180,000
MEP					
1011 - Lighting		\$ 400,000	\$ 80,000	\$ 480,000	\$ 480,000
1011 - HVAC and controls		\$ 275,000	\$ 55,000	\$ 330,000	\$ 330,000
1015 - Lighting		\$ 600,000	\$ 120,000	\$ 720,000	\$ 720,000
1015 - HVAC and controls		\$ 275,000	\$ 55,000	\$ 330,000	\$ 330,000
Educational Adequacy					
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
Total Estimated Bond Fund Need		\$ 8,050,000	\$ 1,610,000	\$ 9,660,000	\$ 9,660,000

Crossroads - CPA

Address	816 Broadway Boulevard
Ownership	Crossroads Preparatory Academy
Building Size	
Current Enrollment	414
Programs Housed (elem., middle, high, etc)	Middle and High School
Insured Building Value	

Narrative of Current Status Related to GO Bonds

Scope of work and pricing provided from previous building assesment by MC Reaty and several individual scope bids provided by Crossroads Academy

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site					
West entrance concrete and structural work		\$ 200,000	\$ 40,000	\$ 240,000	\$ 240,000
Parking, sidewalk and alley maintenance		\$ 200,000	\$ 40,000	\$ 240,000	\$ 240,000
Accessibility					
General Code improvement	make various code improvements throughout building	\$ 110,000	\$ 22,000	\$ 132,000	\$ 132,000
Building Envelope					
Roofing replacements	replace all roof areas	\$ 650,000	\$ 130,000	\$ 780,000	\$ 780,000
Exterior tuck pointing		\$ 800,000	\$ 160,000	\$ 960,000	\$ 960,000
First level facade coating		\$ 75,000	\$ 15,000	\$ 90,000	\$ 90,000
Interior Finishes					
General painting	Ongoing painting needs to keep up with general mainteance	\$ 1,150,000	\$ 230,000	\$ 1,380,000	\$ 1,380,000
Misc. Small Projects		\$ 500,000	\$ 100,000	\$ 600,000	\$ 600,000
Cafeteria sound issue	Improve acoustics	\$ 50,000	\$ 10,000	\$ 60,000	\$ 60,000
2nd floor South Renovation		\$ 250,000	\$ 50,000	\$ 300,000	\$ 300,000
1st floor north renovation		\$ 250,000	\$ 50,000	\$ 300,000	\$ 300,000
Flooring Replacement	Replace damaged and worn out flooring	\$ 720,000	\$ 144,000	\$ 864,000	\$ 864,000
FF&E / IT / Equipment					
Window Treatments		\$ 180,000	\$ 36,000	\$ 216,000	\$ 216,000
Awning replacement		\$ 60,000	\$ 12,000	\$ 72,000	\$ 72,000
Furniture replacement		\$ 330,000	\$ 66,000	\$ 396,000	\$ 396,000
Security					
Stair towers	add mag locks	\$ 150,000	\$ 30,000	\$ 180,000	\$ 180,000
Atrium Safety		\$ 1,265,000	\$ 253,000	\$ 1,518,000	\$ 1,518,000
MEP					
Lighting replacement	Upgrade and repair interior lighting	\$ 600,000	\$ 120,000	\$ 720,000	\$ 720,000
Boiler	Replace boilers	\$ 200,000	\$ 40,000	\$ 240,000	\$ 240,000
Chillers	Replce chillers	\$ 1,050,000	\$ 210,000	\$ 1,260,000	\$ 1,260,000
AHU's	Study and replace	\$ 780,000	\$ 156,000	\$ 936,000	\$ 936,000
Control Units		\$ 430,000	\$ 86,000	\$ 516,000	\$ 516,000
Back flow units		\$ 50,000	\$ 10,000	\$ 60,000	\$ 60,000
Educational Adequacy					
New Gym	Construction of new Gym facility (without land acquisition)	\$ 11,500,000	\$ 2,300,000	\$ 13,800,000	\$ 14,628,000
		\$ -	\$ -	\$ -	\$ -
Total Estimated Bond Fund Need		\$ 21,550,000	\$ 4,310,000	\$ 25,860,000	\$ 26,688,000

Crossroads - Quality Hill

Address	1080 Washington St.
Ownership	
Building Size	
Current Enrollment	250
Programs Housed (elem., middle, high, etc)	K-8
Insured Building Value	

Narrative of Current Status Related to GO Bond

Scope of work and pricing provided from previous building assessment by MC Realty and several individual scope bids provided by Crossroads Academy

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site					
Porch Repair		\$ 115,000	\$ 23,000	\$ 138,000	\$ 138,000
Parking/sidewalk/ally maintenance		\$ 600,000	\$ 120,000	\$ 720,000	\$ 720,000
Accessibility					
Code improvements and testing		\$ 45,000	\$ 9,000	\$ 54,000	\$ 54,000
Building Envelope					
Roof replacement		\$ 500,000	\$ 100,000	\$ 600,000	\$ 600,000
Window replacemet		\$ 1,930,000	\$ 386,000	\$ 2,316,000	\$ 2,316,000
Exterior building painting		\$ 200,000	\$ 40,000	\$ 240,000	\$ 240,000
Wood rot repair		\$ 100,000	\$ 20,000	\$ 120,000	\$ 120,000
Tuck pointing / brick repair		\$ 200,000	\$ 40,000	\$ 240,000	\$ 240,000
Interior Finishes					
General painting		\$ 575,000	\$ 115,000	\$ 690,000	\$ 690,000
Misc small projects		\$ 500,000	\$ 100,000	\$ 600,000	\$ 600,000
Flooring		\$ 400,000	\$ 80,000	\$ 480,000	\$ 480,000
FF&E / IT / Equipment					
Furniture replacement		\$ 330,000	\$ 66,000	\$ 396,000	\$ 396,000
Security					
Secure entry		\$ 150,000	\$ 30,000	\$ 180,000	\$ 180,000
MEP					
Lighting		\$ 800,000	\$ 160,000	\$ 960,000	\$ 960,000
HVAC		\$ 300,000	\$ 60,000	\$ 360,000	\$ 360,000
Educational Adequacy			\$ -	\$ -	\$ -
Total Estimated Bond Fund Need		\$ 6,745,000	\$ 1,349,000	\$ 8,094,000	\$ 8,094,000

EXHIBIT A – GORDON PARKS PROJECT DESCRIPTIONS

Locations

3715 Wyoming St.
Kansas City, MO 64111

Projects may include:

Note: Project costs exceeding Charter School's allocation of Bond Proceeds to be paid by Charter School

Exterior including parking lots, secure student drop off, stairs, fencing

Accessibility

Building Envelope, including masonry and stone work, window replacement

Interior, including acoustical improvements, ceilings, and walls

Secure site entry

Mechanical, electrical and plumbing

Bathroom renovations

Gordon Parks

Address	3715 Wyoming St.
Ownership	Gordon Parks Elementary School
Building Size	
Current Enrollment	108
Programs Housed (elem., middle, high, etc)	Elementary
Insured Building Value	

Narrative of Current Status Related to GO Bond

Assessment performed by Multi Studio in July 2024. Below list and pricing is preliminary based on partial report results and general estimates. More investigation is required to finalize full scope and pricing.

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site					
Parking lot resurfacing	See below vestibule addition costs	See below			
no bus loop	site renovation to provide secure student drop off	\$ 380,000	\$ 76,000	\$ 456,000	\$ 483,360
exterior stairs are chipping and crumbling in places	repair of stairs	\$ 50,000	\$ 10,000	\$ 60,000	\$ 63,600
Playground fencing doesn't provide privacy and security	Add privacy screen and complete fence around site	\$ 29,855	\$ 5,971	\$ 35,826	\$ 37,878
Accessibility					
main entrance not accessible	provide lift at main entry interior stair - exterior ramp included with vestibule project.	\$ 80,000	\$ 16,000	\$ 96,000	\$ 101,700
elevator has frequent issues with buttons sticking	maintenance for existing elevator, may require replacement	\$ 20,000	\$ 4,000	\$ 24,000	\$ 25,440
Building Envelope					
exterior masonry in need of tuckpointing, stone coping leaking	tuckpointing of masonry and stone coping to prevent further leaks in areas indicated as typical in assessment report	\$ 50,000	\$ 10,000	\$ 60,000	\$ 63,600
Exterior window replacement	old windows need to be replaced	\$ 185,000	\$ 37,000	\$ 222,000	\$ 235,320
Interior Finishes					
no acoustic separation between offices	minor renovation to provide acoustic separation	\$ 2,500	\$ 500	\$ 3,000	\$ 3,160
General ceiling and wall damage	Repair / replace damaged and water stained ceiling tiles and patch and paint wall cracks and holes.	\$ 30,000	\$ 6,000	\$ 36,000	\$ 38,160
FF&E / IT / Equipment					
			\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -
Security					
	Hollis and Miller completed a preliminary design to add a secure entry vestibule and administrative space onto the West façade of the existing building. The current entry allows people to enter all the way into the school classroom area with no reception or administrative check point. The estimated cost also includes parking lot surfacing updates to the adjacent expansion area.	\$ 1,700,000	\$ 340,000	\$ 2,040,000	\$ 2,162,400
Secure Entry Addition					
MEP					
Kitchen equipment does not meet current needs and some equipment is non-functional	Renovate kitchen and provide new equipment	\$ 299,975	\$ 59,995	\$ 359,970	\$ 381,588
HVAC Equipment - patchwork of replacement parts in original units (MEP Item 1)	replacement of AHUs	\$ 150,000	\$ 30,000	\$ 180,000	\$ 190,800
Multiple Lightning strikes to building causing damage to equipment	install Lightning Protection System (LPS)	\$ 50,000	\$ 10,000	\$ 60,000	\$ 63,600
access to AHU for 3rd floor is not safe for personnel (MEP Item 4)	renovation to provide appropriate access. Additional study on feasibility required.	\$ 10,000	\$ 2,000	\$ 12,000	\$ 12,720
Electrical service and distribution system affected by utility changes (MEP Item 5)	installation of surge protection devices, undervoltage protection relays and uninterruptible power supplies	\$ 30,000	\$ 6,000	\$ 36,000	\$ 38,160
Domestic Water leaking service entrance (MEP Item 6)	repair service entry to fix leak	\$ 4,500	\$ 900	\$ 5,400	\$ 5,724
stage and theatrical lighting not functional	renovation to provide stage and lighting to support academic programming	\$ 20,000	\$ 15,000	\$ 35,000	\$ 37,100
Water fountain and urinals not in working order	replace water fountain and urinals along with urinal piping backed up from build up	\$ 12,000	\$ 2,400	\$ 14,400	\$ 15,264
			\$ -	\$ -	\$ -
Educational Adequacy					
No Kindergarten Restrooms	renovation to provide restrooms on kindergarten classroom floor	\$ 100,000	\$ 20,000	\$ 120,000	\$ 127,200
Total Estimated Bond Fund Need		\$ 3,203,830	\$ 651,766	\$ 3,855,596	\$ 4,086,932

EXHIBIT A – HOGAN PREP ACADEMY PROJECT DESCRIPTIONS

Locations

6409 Agnes Ave.
Kansas City, MO 64130

1331 E. Meyer Blvd.
Kansas City, MO 64132

Projects may include:

Note: Project costs exceeding Charter School's allocation of Bond Proceeds to be paid by Charter School

Site Exteriors including playground surfaces (asphalt), parking lots and driveways, signage, retaining wall, playground basketball goal

Accessibility

Building Envelope, including walls, roofs, windows

Interior, including painting, flooring, walls, ceilings

New Gymnasium and Gymnasium renovation

Athletic fields

Secure site including fencing and visitor management kiosk

Mechanical, electrical and plumbing

Kitchen and Cafeteria renovations

Hogan Prep (Agnes)

Address	6409 Agnes Ave.
Ownership	
Building Size	
Current Enrollment	566
Programs Housed (element., middle, high, etc)	Elementary and Middle School (thru 6th grade)
Insured Building Value	\$20,900,000

Narrative of Current Status Related to GO Bond

Assessment performed by Multi Studio in July 2024. Below list and pricing is preliminary based on partial report results and general estimates. More investigation is required to finalize full scope and pricing.

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site					
Playground and North Lot paving replacement	Asphalt paved area at playground is cracked and settled creating a safety and maintenance issue. Price is for full replacement assuming it is not thick enough for mill and overlay.	\$ 175,000	\$ 17,500	\$ 192,500	\$ 204,050
Exterior signage	Signage onsite identifying the school and navigating entry points is insufficient. Add site and safety signage around building.	\$ 15,000	\$ 3,000	\$ 18,000	\$ 19,080
Broken retaining wall	Replace retaining wall at loading dock creating accessibility issue with broken concrete on sidewalk.	\$ 7,000	\$ 1,400	\$ 8,400	\$ 8,904
Missing basketball goal at playground	Replace basketball goal on existing pole	\$ 500	\$ -	\$ 500	\$ 530
Accessibility					
Several doors do not have accessible hardware or it is broken	Replace door hardware with accessible hardware	\$ 32,000	\$ 1,600	\$ 33,600	\$ 35,616
Building Envelope					
Masonry tuck pointing at roof and walls	Repair brick/stone, tuck point and wash at miscellaneous locations noted on assessment	\$ 120,000	\$ 12,000	\$ 132,000	\$ 139,920
Roof soffit water damage	Patch and repair roof cracking and peeling paint at roof soffit. Further investigation is required to determine source of water damage.	\$ 10,500	\$ 2,100	\$ 12,600	\$ 13,356
Deteriorated sealant joints around windows	Remove and replace sealant	\$ 30,000	\$ 6,000	\$ 36,000	\$ 38,160
Interior Finishes					
Ceiling damage from water	Damage to corridor ceilings from past and potential current water damage. Previous damage was due to old roof which was repaired. Cause of current damage is not currently known and pending additional investigation and assessment results. Cost includes allowance for potential plumbing or roofing repairs causing the leak.	\$ 20,000	\$ 4,000	\$ 24,000	\$ 25,440
Old restroom used as storage, no fixtures	Fully renovate rooms to accessible closets	\$ 8,000	\$ 1,600	\$ 9,600	\$ 10,176
Gymnasium is in disrepair	Update gymnasium bleachers, floors, basket ball goals, wall pads, etc. Paint walls and repair ceilings from water damage.	\$ 1,235,200	\$ 247,040	\$ 1,482,240	\$ 1,571,174
Flooring and finishes deteriorating	Certain areas of the building have been updated over the years but several classrooms and common areas still have older VCT flooring and stained wall panels and cracking paint.	\$ 704,000	\$ 140,800	\$ 844,800	\$ 895,488
FF&E / IT / Equipment					
Security					
Improve site security fencing	Perimeter safety fencing does not surround the entire property, only the playground area. Additional fencing will provide more security for the campus. A new secure vestibule was added with the building addition in 2023 but the receptionist is located outside of the vestibule. The desire is to have a visitor check in kiosk in the secure vestibule to vet visitors before they are let in to unsecured areas. Guards would be stationed in these vestibules.	\$ 54,590	\$ 5,459	\$ 60,049	\$ 63,652
Visitor management kiosk		\$ 5,000	\$ 500	\$ 5,500	\$ 5,830
MEP					
Classroom Unit Ventilators aren't functioning properly (MEP Item 1) Supplemental cooling provided by window units.	Window units do not provide ample cooling and are frequently tripped due to non-dedicated outlets. Further investigation required but replacement of heating and cooling system is recommended (see other MEP items below)	\$ 2,000,000	\$ 400,000	\$ 2,400,000	\$ 2,544,000
exterior refrigerant piping (MEP Item 2) areas of deteriorated insulation and evidence of frost and ice indicative of operational problems	further investigation required to identify if unit is undersized or underperforming. Replacement of unit may be required (see above)	see above			
Boiler heating controls	Building heat is provided by boilers and radiators. There is no effective heat control and areas can become overheated and uncomfortable. This is also a energy use concern. Recommend full heating and cooling system replacement (see above)	see above			
Kitchen Exhaust Hood (MEP Item 3) is undersized for equipment. Controls don't meet current code	replacement of hood and equipment to code (included in cost of kitchen renovation below)	see below			
Dining Room exterior ductwork (MEP Item 4) bowed and collecting water	replacement of ductwork	\$ 3,500	\$ 700	\$ 4,200	\$ 4,452
Hot Water Pump (MEP Item 5) signs of leakage and corrosion	replacement of pump	see above			
Hot Water System Chemical Bypass Feeder corroded (MEP Item 6)	replacement of feeder	see above			
Domestic Hot water heaters visibly deteriorated and past expected lifespan (MEP Item 7)	replacement of water heaters	\$ 50,000	\$ 10,000	\$ 60,000	\$ 63,600
Piping wall penetrations degraded (MEP Item 8)	replacement of insulation and sealant as needed	\$ 3,500	\$ 700	\$ 4,200	\$ 4,452
Condensing unit control panel removed exposing components (MEP Item 9)	install new cover	in above			
Kitchen equipment cord and plug concerns (MEP Item 11)	relocate outlets to appropriate mounting heights and locations to reduce potential for damage (see kitchen renovation cost)	in below			
Domestic water service entrance corroded (MEP Item 12)	replacement of water service entrance components as needed	\$ 3,500	\$ 700	\$ 4,200	\$ 4,452
Lighting updates	Light fixtures are old and replacement parts for covers can no longer be found. Several lights have no covers which creates a safety and quality of learning environment issue. Current lighting also does not dim.	\$ 150,000	\$ 30,000	\$ 180,000	\$ 190,800
Existing building does not have a fire sprinkler system	Provide fire sprinkler system in existing building	\$ 1,200,000	\$ 240,000	\$ 1,440,000	\$ 1,528,400
Educational Adequacy					
Kitchen and cafeteria are undersized for current student population	Renovate / Addition to provide adequate space and updated kitchen equipment	\$ 2,152,500	\$ 430,500	\$ 2,583,000	\$ 2,737,980
Total Estimated Bond Fund Need		\$ 7,973,790	\$ 1,655,596	\$ 9,629,386	\$ 10,107,512

Hogan Prep - Meyer Campus

Address	1331 E. Meyer Blvd
Ownership	Hogan Prep
Building Size	
Current Enrollment	328
Programs Housed (elem., middle, high, etc)	High School and 7/6
Insured Building Value	

Narrative of Current Status Related to GO Bond

Assessment performed by Multi Studio in July 2024. Below list and pricing is preliminary based on partial report results and general estimates. More investigation is required to finalize full scope and pricing.

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site					
Parking lot and drive replacement	The previous new high school project did not have available funds to replace the parking lot and drive lane asphalt. It is in poor condition and in need of full replacement.	\$ 180,000	\$ 36,000	\$ 216,000	\$ 228,980
Site directional signage	Site signage is needed to direct separation of buses and car traffic on the site.	\$ 15,000	\$ 3,000	\$ 18,000	\$ 19,080
Accessibility			\$ -	\$ -	\$ -
Building Envelope			\$ -	\$ -	\$ -
Interior Finishes			\$ -	\$ -	\$ -
FF&E / IT / Equipment			\$ -	\$ -	\$ -
Security			\$ -	\$ -	\$ -
MEP			\$ -	\$ -	\$ -
Educational Adequacy					
New Gymnasium / old high school demolition	As part of the recent new high school construction, Hogan Prep vacated their existing building at Meyer Blvd. The new high school construction, though, did not include a new gymnasium. Conceptual plans were developed to demolish another adjacent building to build a new gym and then demolish the old high school building which has been deemed beyond repair for occupancy. Funding was unavailable to accomplish this and Hogan is still using the gym in the old building (Hogan did demolish the adjacent building to make the site ready for the new gym in 2023). The rest of the building is unoccupied and is a safety concern with frequent break ins. The current gym is not adequately sized for the current student population with grades 7-12 now on the Meyer campus. The cost presented is to construct the new gymnasium and demolish the old high school building.	\$ 11,445,590	\$ 1,144,559	\$ 12,590,149	\$ 12,590,149
Athletics fields	As a second phase to the new gym proposal, Hogan Prep has conceptual plans for construction of athletic fields on the site of the old high school building after a new gym is built and the old building is demolished.	\$ 8,123,750	\$ 912,375	\$ 8,936,125	\$ 8,936,125
Total Estimated Bond Fund Need		\$ 19,764,340	\$ 1,995,934	\$ 21,760,274	\$ 21,774,314

**EXHIBIT A – KANSAS CITY GIRLS PREPARATORY ACADEMY PROJECT
DESCRIPTIONS**

Locations

5000 E. 17th St.
Kansas City, MO 64127

Projects may include:

Note: Project costs exceeding Charter School's allocation of Bond Proceeds to be paid by Charter School

Site Exteriors including playground surfaces (asphalt), parking lots and driveways,

Accessibility, including elevators

Building Envelope, including walls, roofs, windows

Interior, including acoustic renovations and insulation

Equipment, including chrome books and classroom technology

Secure entry and other security renovations including fencing, cameras

Mechanical, electrical and plumbing

Educational Adequacy renovations

Kansas City Girls Preparatory Academy

Address	5000 E 17th St.
Ownership	Kansas City Girls Preparatory Academy Foundation
Building Size	74,364 SF
Current Enrollment	135
Programs Hosted (elem., middle, high, etc)	Middle and High School
Insured Building Value	

Narrative of Current Status Related to GO Bond

Assessment performed by Multi Studio in July 2024. Below list and pricing is preliminary based on partial report results and general estimates. More investigation is required to finalize full scope and pricing.

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site					
Outdoor play area	Current play area is not age appropriate for middle and high school students as the building was formerly for elementary age. The playground plastic surface causes rashes on students and there is no shaded areas. Cars and buses are combined and there is not enough parking. Future expansion plans included additional street parking and site circulation improvements but these can not be done independent of building construction. Cost of site improvements included in building construction cost below. More study is required for alternate solutions and costs.	\$ 200,000	\$ 40,000	\$ 240,000	\$ 254,400
Perking/drive circulation			\$ -	\$ -	\$ -
Accessibility	No current accessibility to lower level classrooms, gym, or playground. Limited accessible emergency egress. Multi Studio has studied addition of an elevator to the existing building and it has been estimated by Turner Construction. The cost listed is the result of this elevator study. This is not a recommended for though. It is anticipated that this work would trigger new KCMO storm shelter codes. In that case, it would be more efficient to consider accessibility with the planned future addition described below.	\$ 1,000,000	\$ 200,000	\$ 1,200,000	\$ 1,272,000
Elevator					
Building Envelope	KCGPA has experienced water intrusion and flooding in the lower level for years. Water has caused drywall damage and mold in occupied areas. It has also caused damage to gym flooring. Past inspections performed by Integrated Weather Barriers indicate no foundation drainage or waterproofing on foundation. In addition, exterior paving is sloped towards the building in some areas due to years of settling. More investigation and design is required to determine full cost of repairs. Estimated cost includes design fees to complete study and replacement of paving and stairs necessary to access foundation walls.	\$ 890,000	\$ 160,000	\$ 960,000	\$ 1,017,600
Lower Level water intrusion					
Roof Replacement	Roof inspection performed by Terracon in 2023 indicated roof near end of useful life and would need replacement or major repairs in 1-3 years. Additionally, the parapet wall caps require repair for active wall cavity leaks.	\$ 1,134,263	\$ 226,852	\$ 1,361,115	\$ 1,442,785
Window Repair	Windows in far wing leak, re-seal and verify installation of windows is correct	\$ 20,000	\$ 4,000	\$ 24,000	\$ 25,440
Interior Finishes					
Acoustics in teachers lounge	Acoustic separation between teachers lounge and classrooms is not sufficient and talking can be heard between rooms. Extend wall or add insulation to improve separation.	\$ 5,000	\$ 1,000	\$ 6,000	\$ 6,360
misc. minor projects		\$ 80,000	\$ 16,000	\$ 96,000	\$ 101,760
IT / Equipment					
Chrome book replacement	Current chrome books have quality and security issues. KCGPA would like to switch to apple devices for better security, quality and compatibility with teacher devices	\$ 135,000	\$ 27,000	\$ 162,000	\$ 171,720
Fixed classroom technology	Teachers currently share technology carts. Need fixed, standardized classroom AV technology in alignment with current educational standards. 24 existing classrooms including library.	\$ 192,000	\$ 30,400	\$ 230,400	\$ 244,224
Security	The building does not currently have a secure entry vestibule. See below as part of new construction proposal.	See Below			
Secure Entry	additional access control at doors with manual locks, provide access control at 5 additional doors	\$ 4,500	\$ 900	\$ 5,400	\$ 5,724
Access control	provide vape detectors in restrooms	\$ 3,500	\$ 700	\$ 4,200	\$ 4,452
no vape detectors in restrooms	provide additional fencing to secure entirety of campus. Gate at top of South Stair, East stair and extend perimeter fence around North East corner.	\$ 15,000	\$ 3,000	\$ 18,000	\$ 19,080
Fence line not continuous	provide additional cameras. Additional discussions needed to determine quantity.	\$ 10,000	\$ 2,000	\$ 12,000	\$ 12,720
Additional cameras for security	provide computer or TV at desk to monitor security camera and access	\$ 2,500	\$ 500	\$ 3,000	\$ 3,180
Security desk technology needed for monitoring	provide emergency button at reception with building speakers for notification. Additional investigation needed to determine scope.	\$ 40,000	\$ 8,000	\$ 48,000	\$ 50,880
No emergency notification system					
MEP	further investigation required to understand if it is due to building envelope or air distribution. May require additional insulation in walls or modifications to air distribution to wing	\$ 25,000	\$ 5,000	\$ 30,000	\$ 31,800
Furtherst wing of school has difficulty maintaining temperature	valve stem seal may need to be replaced, otherwise fossilification of condensation to be identified and addressed	\$ 5,000	\$ 1,000	\$ 6,000	\$ 6,360
Pump valving (MEP Item 1) significant corrosion	boiler 20 years past life expectancy, consider replacing with high efficiency double boiler system that meet current energy codes	\$ 200,000	\$ 40,000	\$ 240,000	\$ 254,400
Boiler age (MEP Item 2)	ru 5 years past life expectancy, consider replacement as parts may no longer be available	\$ 70,000	\$ 14,000	\$ 84,000	\$ 89,040
Gym RTU age (MEP Item 3)	approaching end of life expectancy, consider replacement as parts are repaired and replaced frequently	\$ 175,000	\$ 35,000	\$ 210,000	\$ 222,000
AHU & Fan Coil ages (MEP Item 4)					
Building Controls upgrades	Room controls are analog and not visible to building maintenance to maintain and adjust equipment for energy efficiency and comfort. This would also allow for un-occupied temperature set backs. Fan coils and other equipment would have to be upgraded alongside this option to allow for communication. further investigation required to understand if there is additional capacity available at panel and wiring to be re-circuited or if additional service capacity required	\$ 250,000	\$ 50,000	\$ 300,000	\$ 318,000
Electrical capacity, circuits trip often	Current area has low natural light and not enough overhead lighting. Add light fixtures to spaces	\$ 20,000	\$ 4,000	\$ 24,000	\$ 25,440
Increase lighting to high school lower level area	further investigation required to identify source of smell	\$ 5,000	\$ 1,000	\$ 6,000	\$ 6,360
Savange smell in high school lower level area		\$ 25,000	\$ 5,000	\$ 30,000	\$ 31,800
Edificatinal Adequacy	renovate existing classroom to support chemistry education	\$ 82,500	\$ 16,500	\$ 99,000	\$ 104,940
No chemistry classroom	Existing building does not have a full kitchen and limits potential food vendors and nutrition options for students.	See Below			
Kitchen	Current gym is not properly sized to host games for middle or high school. Existing gym is deficient in acoustics impacting teaching and does not contain any locker rooms or support spaces.	See Below			
Gym	The current building does not have a space large enough to hold full school gatherings with current enrollment.	See Below			
Multi purpose space	All three components above were part of the previous high school building plans which have been on hold since 2023. Studies have been performed by Multi-studio which include a phased option to build just the gym, kitchen, commons and secure entry vestibule that serves the needs of the current school population.	\$ 9,103,000	\$ 1,821,600	\$ 10,929,600	\$ 11,585,376
Total Estimated Bond Fund Need		\$ 12,007,265	\$ 2,721,452	\$ 16,326,718	\$ 17,386,444

**EXHIBIT A – KANSAS CITY INTERNATIONAL ACADEMY PROJECT
DESCRIPTIONS**

Locations

414 Wallace Ave.
Kansas City, MO 64125

Projects may include:

Note: Project costs exceeding Charter School's allocation of Bond Proceeds to be paid by Charter School

Educational Adequacy renovations

Kansas City International Academic

Address	414 Wallace Ave.
Ownership	KCIA
Building Size	
Current Enrollment	637
Programs Housed (elem., middle, high, etc)	Elementary and Middle School
Insured Building Value	

Narrative of Current Status Related to GO Bond
 Scope and pricing based on previous assessment and master plan by Hollis and Miller.

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site		\$ -	\$ -	\$ -	\$ -
Accessibility		\$ -	\$ -	\$ -	\$ -
Building Envelope		\$ -	\$ -	\$ -	\$ -
Interior Finishes		\$ -	\$ -	\$ -	\$ -
FF&E / IT / Equipment		\$ -	\$ -	\$ -	\$ -
Security		\$ -	\$ -	\$ -	\$ -
MEP		\$ -	\$ -	\$ -	\$ -
Educational Adequacy					
Hollis and Miller master plan identified several building deficiencies	Complete recommended repairs/replacements to site, structure, skin, interior, stairways, finishes, MEP and equipment. The old auditorium was converted to needed classroom space, teachers are using closets as office space, the library is a shared space with the cafeteria which is spread over 3 separate rooms as it is too small. KCIA serves a large immigrant community and they have added teachers and staff for language and cultural integration as well as a food pantry and clothes closet. The Hollis and Miller master plan identified options for additions to accommodate needs for existing student and teacher spaces. This is in addition to the existing building deficiencies above.	\$ 10,730,000.00	\$ 2,146,000.00	\$ 12,876,000.00	\$ 13,648,560.00
Building space is inadequate for current student enrollment		\$ 5,000,000.00	\$ 1,000,000.00	\$ 6,000,000.00	\$ 6,000,000.00
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
Total Estimated Bond Fund Need		\$ 15,730,000.00	\$ 3,146,000.00	\$ 18,876,000.00	\$ 19,648,560.00

EXHIBIT A – SCUOLA VITA NUOVA CHARTER PROJECT DESCRIPTIONS

Locations

535 Garfield Ave.
Kansas City, MO 64124

2021 Independence Ave.
Kansas City, MO 64

550 Garfield Ave.
Kansas City, MO

Projects may include:

Note: Project costs exceeding Charter School's allocation of Bond Proceeds to be paid by Charter School

Exterior site, including steps, retaining wall, site settlement issues and turf

Building Envelope, including windows and stonework

Interior and Deferred maintenance

Security, including fencing, cameras, entrances

Mechanical, Electrical and Plumbing

Scuola Vita Nuova Charter

Address	535 Garfield Ave Main Campus / 2021 Independence Ave Innovation Center / 550 Garfield New Building Purchased
Ownership	
Building Size	K-4: 34,368SF, 6th Grade: 6,034SF, Sherman Center: 15,788 SF, Innovation Center: 11,072 SF, New Building: 3,200 SF
Current Enrollment	381
Programs Housed (elem., middle, high, etc)	K-8
Insured Building Value	\$4M in 2021 - Current appraisal pre-dates \$7M building expansion and acquisition of Innovation Center

Narrative of Current Status Related to GO Bond

Assessment performed by Multi Studio in July 2024. Below list and pricing is preliminary based on partial report results and general estimates. More investigation is required to finalize full scope and pricing.

Identified Needs	Description	Potential Cost	Soft Costs (20%)	Total Cost	2026 Escalated Total Cost
Site					
Replace concrete steps	On Brooklyn Ave. existing concrete steps are in need of replacement from age and deterioration. Quote from JE Dunn.	\$ 192,531	\$ 38,506	\$ 231,037	\$ 244,899
K-5 Building exterior retaining wall is deteriorating	historic wall has areas of repair required	\$ 60,000	\$ 12,000	\$ 72,000	\$ 76,320
New Property (Church) has deteriorating historic retaining wall	significant repair work required for retaining wall further investigation required to identify source of settlement. May be tied to detention below turf.	\$ 120,000	\$ 24,000	\$ 144,000	\$ 152,640
Outdoor area between buildings, turf is settling		\$ 15,000	\$ 3,000	\$ 18,000	\$ 19,080
Accessibility					
			\$ -	\$ -	\$ -
Building Envelope					
Innovation Center Windows are original	consider replacement to improve insulation and HVAC efficiency	\$ 244,550	\$ 48,910	\$ 293,460	\$ 311,068
Building stone at grade is degrading from water exposure	Improve drainage at building and replace stone with different material	\$ 45,000	\$ 9,000	\$ 54,000	\$ 57,240
		\$ -	\$ -	\$ -	\$ -
Interior Finishes					
Misc code and infrastructure repairs on church building	upgrading to commercial school occupancy and addressing deferred maintenance	\$ 287,600	\$ 59,520	\$ 357,120	\$ 378,547
		\$ -	\$ -	\$ -	\$ -
FF&E / IT / Equipment					
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
Security					
Add security fencing and CR gate at new building	New property purchased is not fenced and is adjacent to apartments and driveways that pose safety and security risk. A CR entry gate is desired to allow perimeter fencing to remain closed with secure access to the campus.	\$ 48,060	\$ 9,972	\$ 58,032	\$ 63,422
New Property (Church) has no security	Installation of cameras and other security measures	\$ 25,000	\$ 5,000	\$ 30,000	\$ 31,800
Innovation Center has no fence/gate	Installation of fence and gate to provide security for students	\$ 20,000	\$ 4,000	\$ 24,000	\$ 25,440
MEP					
main building refrigerant piping insulation (MEP Item 1) deteriorated	replacement of insulation	\$ 15,000	\$ 3,000	\$ 18,000	\$ 19,080
6th grade center refrigerant pipin insulation (MEP Item 2) deteriorating	replacement of insulation, and sealant of wall penetrations	\$ 5,000	\$ 1,000	\$ 6,000	\$ 6,360
main building exterior ductwork damage (MEP Item 3)	replacement of ductwork to resolve issues	\$ 2,500	\$ 500	\$ 3,000	\$ 3,180
Innovation Center HVAC units at end of life	consider replacement	\$ 200,000	\$ 40,000	\$ 240,000	\$ 254,400
New Property (Church) has old HVAC units	consider replacement of units to serve building	\$ 20,000	\$ 4,000	\$ 24,000	\$ 25,440
K-5 Building HVAC units are near end of life and have trouble finding replacement parts	consider replacement of units	\$ 250,000	\$ 50,000	\$ 300,000	\$ 318,000
Educational Adequacy					
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
Total Estimated Bond Fund Need		\$ 1,562,041	\$ 312,408	\$ 1,874,449	\$ 1,986,916