



Prepared by

**CBIZ VALUATION GROUP, LLC**

An Insurance Valuation Report of Tangible Property Assets  
for

**Turner USD 202**

as of  
January 13, 2023



CBIZ Valuation Group

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| <b>D.</b> | Data File (Provided Separately in Excel format) |



February 2, 2023

Mr. Clint Schutte  
Board Chairperson  
Kansas Educational Risk Management Pool, LLC,  
1745 W. Grand  
Haysville, KS 67060

Dear Mr. Schutte:

CBIZ Valuation Group, LLC (CVG) has completed an insurance appraisal of certain property exhibited to us as part of Turner USD 202 located in Kansas City, Kansas and presents our findings in this report.

## **Purpose of the Valuation**

The purpose of this engagement was to provide to Kansas Educational Risk Management Pool, LLC a property insurance appraisal for Turner USD 202 in connection with its internal analysis for insurance needs for the identified property as of January 13, 2023.

CVG's opinion is intended to assist Kansas Educational Risk Management Pool, LLC in making informed business decisions and it is not a recommendation. Any decision relating to insurance coverage shall remain Kansas Educational Risk Management Pool, LLC responsibility and be made solely at its discretion. This report may only be used for the specific purpose stated.

Kansas Educational Risk Management Pool, LLC is the sole intended user of CVG's report or other work product. Kansas Educational Risk Management Pool, LLC shall not reference CVG or its work in any public filing or other materials distributed to actual or prospective shareholders, investors, financing parties, or similar third parties without CVG's prior written consent.

## **Definition of Value**

Replacement Cost New, as applicable to insurance valuations, is defined as the cost required to produce a property of like kind and materials at one time in accordance with current market prices for materials, labor and manufactured equipment, contractors overhead, profit and fees, but without provisions for overtime or bonuses for labor and premiums for materials. We did not take into consideration compliance with state or local ordinances or costs associated with demolition of property or the removal of debris.

Partial losses may result in higher replacement costs as partial losses often require a substantial amount of repair in conjunction with the replacement process. CVG's valuation methodology did not include the development of reproduction costs for ornate or historical property.

## **Valuation Methodology**

There are three fundamental techniques applied in the valuation of assets. These techniques are based on the cost to acquire new (cost approach); the cost at which the asset may change hands in the marketplace (sales comparison or market approach); and the present worth of expected cash flows (income approach). The principle of substitution is important to the development and application of these three techniques. This principle provides

that a prudent investor will pay no more for an asset, property or business than he would be required to pay for a replacement serving as a reasonable substitute of equal utility. The cost approach is most applicable in our valuation for property insurance reporting purposes, thus the cost approach was utilized.

The three principal methods for estimating value are summarized as:

Cost Approach	This approach considers the current cost of reproducing the appraised assets. The reproduction/replacement cost new of the appraised assets is estimated on the basis of current labor and material prices plus allowances for overhead, profit and provisions for mechanical and engineering fees, supervision and other miscellaneous fees.
Sales Comparison Approach	This approach produces an estimate of value by comparing the subject to sales of similar items. The technique is sometimes referred to as the market approach in that it is used to indicate the value established by informed buyers and sellers in the market. Caution must be exercised in using this method since the appraiser is not always privy to the intricacies of the transaction and yet must attempt to make a valid comparison with the subject. Therefore, the sales comparison approach, although considered, was not applied.
Income Approach	This approach gives consideration to the net income expectancy from the assets appraised, and to the capitalization of income in accordance with prevailing returns on properties or investments of similar risks, to determine the amount at which ownership by a prudent investor would be justified. Therefore, the income approach, although considered, was not applied.

## Valuation Scope

This report includes property classified as buildings. All other asset classifications were not included as part of the appraisal process, CVG's staff completed an inspection of the identified property located at these facilities on January 13, 2023.

- **Buildings & Structures** – CVG completed a limited scope physical inspection and valuation of buildings (structures with permanent foundations) with a replacement cost of \$1,000,000 or greater at the sites inspected. During the inspections, basic construction components including COPE data were observed and collected. Square footage was calculated using a combination of physically measuring the buildings, conducting take-offs of blueprints, and information made available by the Kansas Educational Risk Management Pool, LLC. Digital photos were taken of each structure inspected and incorporated into our reports and work files.

The valuation included a visit to the member property with analysis of other data made available to us and research of current construction costs. A detailed listing of the property appraised together with an estimate of the insurable values is contained in the summary and detail reports contained herein.

## Conclusion

Our opinion, as of January 13, 2023, of the Replacement Cost New is as follows:

Description	Replacement Cost New (\$)
Buildings	207,958,000
<b>TOTAL</b>	<b>207,958,000</b>

Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, actual results achieved may vary. We have no responsibility to update our report for events and circumstances occurring after the date of this report. The information provided to us by others is believed to be reliable, but no responsibility for its accuracy is assumed.

The values presented in this report represent conclusions based on conventional insurance reporting. They are not intended to reflect unusual circumstances or "broad evidence rule" considerations.

In a partial loss, the amount involved may be based upon repair cost which could be higher than reproduction/replacement cost new as defined in this report.

The indication of an opinion of value herein does not guarantee that a buyer or seller can be found at the amount indicated.

This report presents only summary discussions of the data, reasoning, and analyses used in the appraisal process to develop CVG's opinion of value. Supporting documentation concerning these matters has been retained in our work files. The depth of the discussion contained in this report is specific to your needs as the client and for the state intended use. CVG is not responsible for the unauthorized use of this report.

These analyses are intended to comply with generally accepted valuation methods, and our report is expressly subject to the Terms and Conditions included in our engagement letter and Assumptions and Limiting Conditions contained in this report.

Should you have any questions regarding this report, please contact Jamaal Condry at 850-320-4478.

Respectfully submitted,

*CBIZ Valuation Group, LLC*

CBIZ VALUATION GROUP, LLC

Contract #: 487458.1002

## ASSUMPTIONS AND LIMITING CONDITIONS

This valuation by CBIZ Valuation Group, LLC ("CBIZ") is subject to and governed by the following Assumptions and Limiting Conditions and other terms, assumptions and conditions contained in the engagement letter.

### LIMITATION ON DISTRIBUTION AND USE

The report, the final estimate of value, and the prospective financial analyses included therein (collectively, as used in this paragraph and the following paragraph, the "CBIZ Work Product") are intended solely for the information of the person or persons to whom they are addressed and solely for the purposes stated; they should not be relied upon for any other purpose, and no party other than the Company may rely on them for any purpose whatsoever. Neither the valuation report or its contents, nor the appraiser or CBIZ, may be referred to or quoted in any registration statement, prospectus, offering memorandum, sales brochure, other appraisal, loan or other agreement or document given to third parties. In addition, except as set forth in the report, our analysis and report are not intended for general circulation or publication, nor are they to be reproduced or distributed to third parties.

Notwithstanding the foregoing, if the Company desires to distribute or use the CBIZ Work Product in any way not expressly contemplated by these Assumptions and Limiting Conditions or the Agreement, including, without limitation and by way of example, reference to CBIZ by name or inclusion of any portion of the CBIZ Work Product in any regulatory filing, CBIZ, at our sole discretion, may permit the Company to do so for a fee commensurate to the additional risk associated with such distribution or use.

### NOT A FAIRNESS OPINION

Our opinion and our report are not to be construed as an opinion of the fairness of an actual or proposed transaction, a solvency opinion, or an investment recommendation; instead, they are the expression of our determination of the fair value between a hypothetical willing buyer and a hypothetical willing seller in an assumed transaction on an assumed valuation date where both the buyer and the seller have reasonable knowledge of the relevant facts.

### OPERATIONAL ASSUMPTIONS

Unless stated otherwise, our analysis (i) assumes that, as of the valuation date, the Company and its assets will continue to operate as configured as a going concern, (ii) is based on the past, present and future projected financial condition of the Company and its assets as of the valuation date, and (iii) assumes that the Company has no undisclosed real or contingent assets or liabilities, other than in the ordinary course of business, that would have a material effect on our analysis.

### COMPETENT MANAGEMENT ASSUMED

It should be specifically noted that the valuation assumes the property will be competently managed and maintained over the expected period of ownership. This appraisal engagement does not entail an evaluation of management's effectiveness, nor are we responsible for future marketing efforts and other management or ownership actions upon which actual results will depend.

### NO OBLIGATION TO PROVIDE SERVICES AFTER COMPLETION

Valuation assignments are accepted with the understanding that there is no obligation to furnish services after completion of the original assignment. If the need for subsequent services related to a valuation assignment occurs, including updates, conferences, testimony, preparation for testimony, document production, interrogatory response preparation, or reprint and copy services whether by request of the Company or by subpoena or other legal process initiated by a party other than the Company, the Company agrees to compensate CBIZ for its time at its standard hourly rates then in effect plus all expenses incurred in the performance of said services. CBIZ

reserves the right to make adjustments to the analysis, opinion and conclusion set forth in the report as we deem necessary by consideration of additional or more reliable data that may become available.

### **NO OPINION IS RENDERED AS TO LEGAL FEE OR PROPERTY TITLE**

No opinion is rendered as to legal fee or property title. No opinion is intended in matters that require legal, engineering or other professional advice that has been or will be obtained from professional sources.

### **LIENS AND ENCUMBRANCES**

We gave no consideration to liens or encumbrances except as specifically stated. We assumed that all required licenses and permits are in full force and effect, and we made no independent, on-site tests to identify the presence of any potential environmental risks. We assume no responsibility for the acceptability of the valuation approaches used in our report as legal evidence in any particular court or jurisdiction.

### **INFORMATION PROVIDED BY OTHERS**

Information furnished by others is presumed to be reliable; no responsibility, whether legal or otherwise, is assumed for its accuracy and it cannot be guaranteed as being certain. All financial data, operating histories and other data relating to income and expenses attributed to the business have been provided by management or its representatives and have been accepted without further verification except as specifically stated in the report.

### **PROSPECTIVE FINANCIAL INFORMATION**

Valuation reports may contain prospective financial information, estimates or opinions that represent reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as forecasts, prospective financial statements or opinions, predictions or assurances that a particular level of income or profit will be achieved, that events will occur or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis will vary from those described in our report, and the variations may be material.

Any use of management's projections or forecasts in our analysis will not constitute an examination, review or compilation of prospective financial statements in accordance with standards established by the American Institute of Certified Public Accountants (AICPA). We will not express an opinion or any other form of assurance on the reasonableness of the underlying assumptions or whether any of the prospective financial statements, if used, are presented in conformity with AICPA presentation guidelines.

*A&LCRev2016*



# EXHIBITS

# VALUATION COMPARISON REPORT

				Previous Values	New Values	
Bldg ID #	Building	Address	City	Building	Building	% Change In Value Notes:
Member Name: Turner USD 202						
0230013144	Turner Middle School	1312 South 55th Street	Kansas City	\$29,472,700	\$36,184,000	23%
0230023142	Turner Elementary School	1800 South 55th Street	Kansas City	\$11,936,000	\$18,620,000	56%
0230033155	Turner High School	2211 South 55th Street	Kansas City	\$47,768,600	\$65,635,000	37%
0230043159	District Activities Center - Field House - Press Box - Ticket Booth - Home Grandstand - Visitor Grandstand	2211 South 55th Street	Kansas City	\$4,522,200	\$4,700,000	4%
0230053169	Journey School of Choice	2520-40 Junction Road	Kansas City	\$4,047,900	\$6,500,000	61%
0230063134	Junction Elementary School	2570 South 42nd Street	Kansas City	\$10,253,900	\$12,714,000	24%
0230073136	Midland Trail Elementary School	3101 South 51Street Street	Kansas City	\$11,474,600	\$17,500,000	53%
0230083141	Oak Grove Elementary School	5340 Oak Grove Road	Kansas City	\$13,071,600	\$17,205,000	32%
0230093137	Turner Sixth Grade Academy	6425 Riverview	Kansas City	\$7,840,200	\$10,200,000	30%
0230103167	Administration Office	800 South 55th Street	Kansas City	\$2,220,900	\$6,800,000	206%
0230113168	Arthur C. Waugh Community Center	831 South 55th Street	Kansas City	\$2,332,300	\$11,900,000	410%
Totals for Turner USD 202 - 11 Appraisals				\$144,940,900	\$207,958,000	
Grand Totals - 11 Appraisals				\$144,940,900	\$207,958,000	

# BUILDING SUMMARY REPORT

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value
Site Number: 001						
Site Name: Turner Middle School						
BUILDING # 3144	Turner Middle School 1312 South 55th Street Kansas City, KS 66106	1958	4	3	121,669	\$36,184,000
Totals for Turner Middle School - 1 Appraisal						\$36,184,000
Totals for 001 - 1 Appraisal						\$36,184,000
Site Number: 002						
Site Name: Turner Elementary School						
BUILDING # 3142	Turner Elementary School 1800 South 55th Street Kansas City, KS 66106	1962	4	2	69,596	\$18,620,000
Totals for Turner Elementary School - 1 Appraisal						\$18,620,000
Totals for 002 - 1 Appraisal						\$18,620,000
Site Number: 003						
Site Name: Turner High School						
BUILDING # 3155	Turner High School 2211 South 55th Street Kansas City, KS 66106	2000	4	2	225,772	\$65,635,000
Totals for Turner High School - 1 Appraisal						\$65,635,000
Totals for 003 - 1 Appraisal						\$65,635,000
Site Number: 004						
Site Name: Turner High School						
BUILDING # 3159	District Activities Center - Field House - Press Box - Ticket Booth - Home Grandstand - Visitor Grandstand 2211 South 55th Street Kansas City, KS 66106	2020		1	7,607	\$4,700,000
Totals for Turner High School - 1 Appraisal						\$4,700,000
Totals for 004 - 1 Appraisal						\$4,700,000
Site Number: 005						
Site Name: Journey School of Choice						
BUILDING # 3169	Journey School of Choice 2520-40 Junction Road Kansas City, KS 66106	1945	4	1	24,322	\$6,500,000
Totals for Journey School of Choice - 1 Appraisal						\$6,500,000

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value
Totals for 005 - 1 Appraisal						\$6,500,000
Site Number: 006						
Site Name: Junction Elementary School						
BUILDING # 3134	Junction Elementary School 2570 South 42nd Street Kansas City, KS 66106	1957	4	1	49,037	\$12,714,000
Totals for Junction Elementary School - 1 Appraisal						\$12,714,000
Totals for 006 - 1 Appraisal						\$12,714,000
Site Number: 007						
Site Name: Midland Trail Elementary School						
BUILDING # 3136	Midland Trail Elementary School 3101 South 51Street Street Kansas City, KS 66106	1964	4	2	66,312	\$17,500,000
Totals for Midland Trail Elementary School - 1 Appraisal						\$17,500,000
Totals for 007 - 1 Appraisal						\$17,500,000
Site Number: 008						
Site Name: Oak Grove Elementary School						
BUILDING # 3141	Oak Grove Elementary School 5340 Oak Grove Road Kansas City, KS 66106	2015	4	1	64,180	\$17,205,000
Totals for Oak Grove Elementary School - 1 Appraisal						\$17,205,000
Totals for 008 - 1 Appraisal						\$17,205,000
Site Number: 009						
Site Name: Turner Sixth Grade Academy						
BUILDING # 3137	Turner Sixth Grade Academy 6425 Riverview Kansas City, KS 66102	1939	4	1	38,659	\$10,200,000
Totals for Turner Sixth Grade Academy - 1 Appraisal						\$10,200,000
Totals for 009 - 1 Appraisal						\$10,200,000
Site Number: 010						
Site Name: Administration Office						
BUILDING # 3167	Administration Office 800 South 55th Street Kansas City, KS 66106	1931	6	2	28,252	\$6,800,000
Totals for Administration Office - 1 Appraisal						\$6,800,000
Totals for 010 - 1 Appraisal						\$6,800,000

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value
Site Number: 011						
Site Name: Arthur C. Waugh Community Center						
BUILDING # 3168	Arthur C. Waugh Community Center	1935	6	4	42,616	\$11,900,000
	831 South 55th Street					
	Kansas City, KS 66106					
Totals for Arthur C. Waugh Community Center - 1 Appraisal						\$11,900,000
Totals for 011 - 1 Appraisal						\$11,900,000
Grand Totals - 11 Appraisals						\$207,958,000

# BUILDING DETAIL REPORT



# BUILDING DETAIL REPORT

## Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

### TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	001 - Turner Middle School		
Building	3144 - Turner Middle School		
Address	1312 South 55th Street		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.07548987	Longitude	W -94.70652876

INSURABLE VALUES	
Building	\$36,184,000
Per SqFt Rate	\$297

### UNDERWRITING DATA

Occupancy	15% Gymnasium (Elem - High School), 55% Junior High School, 20% Auditorium, 5% Library/Media Center (Elem - High School), 5% Cafeteria		
Stories above Grade	3	Year Built	1958
Superstructure SqFt	121,669	Vacant	No
Substructure SqFt	0		
Total SqFt	121,669		
ISO Class	15% 2 - Masonry/Joisted Masonry, 85% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	75% Brick on Masonry, 20% Concrete, Poured-in-Place, 7-10in, 5% Curtain Wall, Glass		
Roof Pitch	15% Medium (8:12 to 12:12 Pitch), 85% Flat		
Roof Geometry	Complex		
Roof Frame Type	Heavy Steel		
Roof Materials	85% Single-Ply Membrane, 15% Steel		
Heating System	20% Forced Warm Air, 80% Rooftop Unit		
Cooling System	20% Forced Cool Air, 80% Rooftop Unit		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	2		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type Central



**NOTES:** Includes: offices, classrooms, library, gymnasium, locker rooms, weight room, auditorium, and cafeteria.

# BUILDING DETAIL REPORT

## Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

### TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	002 - Turner Elementary School		
Building	3142 - Turner Elementary School		
Address	1800 South 55th Street		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.06811391	Longitude	W -94.70754390

INSURABLE VALUES	
Building	\$18,620,000
Per SqFt Rate	\$268

### UNDERWRITING DATA

Occupancy	20% Gymnasium (Elem - High School), 10% Cafeteria, 10% Multipurpose Buildings (Elem - High School), 60% Elementary School		
Stories above Grade	2	Year Built	1962
Superstructure SqFt	69,596	Vacant	No
Substructure SqFt	0		
Total SqFt	69,596		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Brick on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	5% Rooftop Unit, 95% Steam/Hot Water with Unit Heaters		
Cooling System	95% Chilled Water, with Air Handling Units, 5% Rooftop Unit		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	1		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	Central



NOTES: Includes: offices, classrooms, library, band room, music room, gymnasium, and cafeteria.

BUILDING DETAIL REPORT

Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	003 - Turner High School		
Building	3155 - Turner High School		
Address	2211 South 55th Street		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.05985896	Longitude	W -94.70293384

INSURABLE VALUES	
Building	\$65,635,000
Per SqFt Rate	\$291

UNDERWRITING DATA

Occupancy	25% Gymnasium (Elem - High School), 20% Natatorium, 10% Library/Media Center (Elem - High School), 45% High School		
Stories above Grade	2	Year Built	2000
Superstructure SqFt	225,772	Vacant	No
Substructure SqFt	0		
Total SqFt	225,772		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	55% Brick on Masonry, 15% Curtain Wall, Glass, 30% Stucco on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Heat Pump		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	2		
Freight Elevators	0		
Sprinkler System	Yes	Type	Wet Pipe
Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	Central



NOTES: Includes: offices, classrooms, library, gymnasiums, and cafeteria.



BUILDING DETAIL REPORT

Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

TURNER USD 202

Inspected: 1/13/2023

Insured	023	Tour Guide	Chris Crockett
Site	004 - Turner High School		
Building	3159 - District Activities Center - Field House - Press Box - Ticket Booth - Home Grandstand - Visitor Grandstand		
Address	2211 South 55th Street		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.06316779	Longitude	W -94.70360824

UNDERWRITING DATA

Occupancy	100% Athletic Fields – Complex		
Stories above Grade	1	Year Built	2020
Superstructure SqFt	7,607	Vacant	No
Substructure SqFt	0		
Total SqFt	7,607		
ISO Class	50% 2 - Masonry/Joisted Masonry, 50% 6 - Reinforced Concrete Frame/Fire Resistive		
Foundation Type	Mat/Slab		
Exterior Wall Finish	50% Concrete Block, Split-Face, 50% None		
Roof Pitch	60% Low (2:12 to 6:12 Pitch), 50% None		
Roof Geometry	Complex		
Roof Frame Type	Wood Purlins		
Roof Materials	50% Steel, 50% None		
Heating System	50% Heat Pump, 50% None		
Cooling System	50% Heat Pump, 50% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	Central

INSURABLE VALUES	
Building	\$4,700,000
Per SqFt Rate	\$618



NOTES: Includes: field house, pressbox, concessions area, restrooms, ticket booth, synthetic turf, and grandstands.

# BUILDING DETAIL REPORT

## Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

### TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	005 - Journey School of Choice		
Building	3169 - Journey School of Choice		
Address	2520-40 Junction Road		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.05623408	Longitude	W -94.66883192

INSURABLE VALUES	
Building	\$6,500,000
Per SqFt Rate	\$267

### UNDERWRITING DATA

Occupancy	18% Gymnasium (Elem - High School), 82% Elementary School		
Stories above Grade	1	Year Built	1945
Superstructure SqFt	22,947	Vacant	No
Substructure SqFt	1,375		
Total SqFt	24,322		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Masonry Basement		
Exterior Wall Finish	85% Brick on Masonry, 15% Siding, Vinyl		
Roof Pitch	10% Low (2:12 to 6:12 Pitch), 90% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Heat Pump		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	Central



NOTES: Includes: offices, conference rooms, library, gymnasium.

# BUILDING DETAIL REPORT

## Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

### TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	006 - Junction Elementary School		
Building	3134 - Junction Elementary School		
Address	2570 South 42nd Street		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.05522789	Longitude	W -94.67669467

INSURABLE VALUES	
Building	\$12,714,000
Per SqFt Rate	\$259

### UNDERWRITING DATA

Occupancy	65% Classroom (Elem - High School), 10% Library/Media Center (Elem - High School), 10% Cafeteria, 15% Gymnasium (Elem - High School)		
Stories above Grade	1	Year Built	1957
Superstructure SqFt	47,957	Vacant	No
Substructure SqFt	1,080		
Total SqFt	49,037		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Masonry Basement		
Exterior Wall Finish	60% Brick on Masonry, 30% Concrete Block, 10% Stucco on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Rooftop Unit		
Cooling System	100% Rooftop Unit		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	Central



NOTES: Includes: offices, classrooms, library, cafeteria, and gymnasium.



# BUILDING DETAIL REPORT

## Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

### TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	007 - Midland Trail Elementary School		
Building	3136 - Midland Trail Elementary School		
Address	3101 South 51Street Street		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.04611767	Longitude	W -94.69514938

INSURABLE VALUES	
Building	\$17,500,000
Per SqFt Rate	\$264

### UNDERWRITING DATA

Occupancy	5% Cafeteria, 15% Gymnasium (Elem - High School), 10% Library/Media Center (Elem - High School), 70% Elementary School		
Stories above Grade	2	Year Built	1964
Superstructure SqFt	66,312	Vacant	No
Substructure SqFt	0		
Total SqFt	66,312		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Brick on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	5% Rooftop Unit, 95% Steam/Hot Water with Unit Heaters		
Cooling System	95% Chilled Water, with Air Handling Units, 5% Rooftop Unit		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	1		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	Central



NOTES: Includes: offices, classrooms, library, gymnasium, and cafeteria.

BUILDING DETAIL REPORT

Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	008 - Oak Grove Elementary School		
Building	3141 - Oak Grove Elementary School		
Address	5340 Oak Grove Road		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.05582555	Longitude	W -94.70345213

INSURABLE VALUES	
Building	\$17,205,000
Per SqFt Rate	\$268

UNDERWRITING DATA

Occupancy	20% Gymnasium (Elem - High School), 10% Library/Media Center (Elem - High School), 10% Cafeteria, 60% Elementary School		
Stories above Grade	1	Year Built	2015
Superstructure SqFt	64,180	Vacant	No
Substructure SqFt	0		
Total SqFt	64,180		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	85% Brick on Masonry, 15% Stucco on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Rooftop Unit		
Cooling System	100% Rooftop Unit		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type Central



NOTES: Includes: offices, classrooms, library, gymnasium, and cafeteria.



BUILDING DETAIL REPORT

Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	009 - Turner Sixth Grade Academy		
Building	3137 - Turner Sixth Grade Academy		
Address	6425 Riverview		
City, State, Zip	Kansas City, KS 66102		
Latitude	N 39.10158569	Longitude	W -94.72768246

INSURABLE VALUES	
Building	\$10,200,000
Per SqFt Rate	\$264

UNDERWRITING DATA

Occupancy	15% Gymnasium (Elem - High School), 5% Library/Media Center (Elem - High School), 80% Classroom (Elem - High School)		
Stories above Grade	1	Year Built	1939
Superstructure SqFt	37,520	Vacant	No
Substructure SqFt	1,139		
Total SqFt	38,659		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Masonry Basement		
Exterior Wall Finish	100% Brick on Masonry		
Roof Pitch	20% Low (2:12 to 6:12 Pitch), 80% Flat		
Roof Geometry	Complex		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Rooftop Unit		
Cooling System	100% Rooftop Unit		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	Central



NOTES: Includes: offices, classrooms, band room, library, gymnasium, and storage area.

BUILDING DETAIL REPORT

Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	010 - Administration Office		
Building	3167 - Administration Office		
Address	800 South 55th Street		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.08360632	Longitude	W -94.70552293

INSURABLE VALUES	
Building	\$6,800,000
Per SqFt Rate	\$241

UNDERWRITING DATA

Occupancy	100% Office, Low-Rise		
Stories above Grade	2	Year Built	1931
Superstructure SqFt	27,202	Vacant	No
Substructure SqFt	1,050		
Total SqFt	28,252		
ISO Class	100% 6 - Reinforced Concrete Frame/Fire Resistive		
Foundation Type	Masonry Basement		
Exterior Wall Finish	100% Brick on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Poured Concrete		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Heat Pump		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	Central



NOTES: Includes: offices, conference rooms, board room, and storage areas.

BUILDING DETAIL REPORT

Kansas Educational Risk Management Pool



CBIZ Valuation Group, LLC

TURNER USD 202

Inspected: 1/12/2023

Insured	023	Tour Guide	Chris Crockett
Site	011 - Arthur C. Waugh Community Center		
Building	3168 - Arthur C. Waugh Community Center		
Address	831 South 55th Street		
City, State, Zip	Kansas City, KS 66106		
Latitude	N 39.08255779	Longitude	W -94.70416513

INSURABLE VALUES	
Building	\$11,900,000
Per SqFt Rate	\$279

UNDERWRITING DATA

Occupancy	100% Community Center		
Stories above Grade	4	Year Built	1935
Superstructure SqFt	42,616	Vacant	No
Substructure SqFt	0		
Total SqFt	42,616		
ISO Class	100% 6 - Reinforced Concrete Frame/Fire Resistive		
Foundation Type	Mat/Slab		
Exterior Wall Finish	75% Brick on Masonry, 25% Stone on Masonry		
Roof Pitch	40% Low (2:12 to 6:12 Pitch), 60% Flat		
Roof Geometry	Complex		
Roof Frame Type	Poured Concrete		
Roof Materials	100% Single-Ply Membrane		
Heating System	60% Heat Pump, 40% Rooftop Unit		
Cooling System	60% Heat Pump, 40% Rooftop Unit		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	Yes	Type	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type	Central Entry Alarms Yes Type Central



NOTES: Includes: offices, gymnasium, fitness room, multipurpose activity rooms, library, and kitchen.