



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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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
TOTAL	207,958,000

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.

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EXHIBITS

VALUATION COMPARISON REPORT

Bldg ID #	Building	Address	City	Previous Values		New Values		% Change In Value	Notes:
				Building	Building	Building	Building		
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

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

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



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.