

# KENTUCKY DEPARTMENT OF EDUCATION

## STAFF NOTE

### Action/Consent Item:

Site approval for the proposed new high school, Floyd County

### Applicable Statute and Regulation:

702 KAR 4:050. Building Sites, Inspection, Approvals, and KRS 162.010, Title to School Property

### Action Question:

Should the Kentucky Board of Education (KBE) approve the site acquisition for the Stanley Allen property located on the north side of KY Route 680 at the physical address of 889 KY Route 680 West in Floyd County, KY, for the site of the proposed new high school for the Floyd County Board of Education?

### History/Background:

*Existing Policy.* 702 KAR 4:050 states that site acquisition and site preparation costs of the local school board shall be ten (10) percent or less of the maximum budget for the project, unless authorized by the Kentucky Board of Education.

The current District Facility Plan, approved by the KBE in June 2011, notes in Priority 1.b.1 (New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.) construction of a new 750-student high school to be located on a new site, to be determined, to accommodate the students from the South Floyd and Allen Central High Schools. The issue with the proposed site is that the cost of the property and site development is 27.8% of the total estimated project cost.

The proposed site totals approximately 153 acres with about 28 usable acres. The land has an elevation change of about 400 ft. and is outside of the 100-year floodplain. It has access to all utilities, although some must be brought to the site. It has state roadway approved access. Site acquisition cost and an engineer's estimate of site development costs are as follows:

Site Acquisition Cost \*\$550,000

**\*Please note that currently the actual "fair market" price is under dispute with the owner and may require the district to seek eminent domain to secure the property; therefore, the actual cost has not been determined.**

Site Development, including demolition, clearing and grubbing, drainage structures and rough grading.	\$8,500,000
Total, Site Acquisition & Estimated Site Development Cost	\$9,050,000
BG-1 Estimate of Total Project Cost	\$32,550,000
Site Acquisition & Site Development Cost / Total Project Cost =	27.8%

**Staff Recommendation and Rationale:**

Staff recommends approval by the KBE of the site acquisition cost and estimated site development cost for the property. After consideration of three other sites, this site was selected by the local board of education because it meets the criteria of the facility plan, is above the 100-year floodplain, has utilities, has access to public roadways, is close to other district facilities, and is available. The district has also submitted all documentation required by the “Site Selection Process” of 702 KAR 4:050.

**Impact on Getting to Proficiency:**

Good school facilities are a necessary component for academic success; a school’s physical environment has an impact on student achievement and the attitude of teachers and staff. The construction of the new preschool will improve the instructional environment and favorably affect district progress toward reaching proficiency.

**Contact Person:**

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**Commissioner of Education**

**Date:**

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