

APPROVAL OF A WAIVER REQUEST OF 702 KAR 4:180
RELATED TO THE TOTAL BUILDING AREA OF THE
NEW HIGH SCHOOL ON WINCHESTER ROAD
(1970 WINCHESTER ROAD)
BG 14-159

BACKGROUND AND RATIONALE: The construction of a new 1,800-student high school to be located on a new 65-acre site located at 1970 Winchester Road is listed as priority 1a.5 on FCPS's 2013 District Facility Plan. Tate Hill Jacobs Architects and Perkins + Will have produced Design Development Documents describing the construction a new high school totaling approximately 285,790 SF to serve 1,800 students. The building program is the result of several months of discussions among the design team, the building committee and small user groups to describe the instructional vision for, and to determine the exact form of, the 21st Century high school required of this project. KDE has withheld approval of the building area citing the Model Space Program for 1,500 students contained in 702 KAR 4:180, Table 304.7.3. Using 126 SF/student and an allowance of 120% of the Total Gross Area, KDE calculates that the maximum permissible building area for 1,800 students in the new high school shall be 272,160 SF. As indicated above the proposed new high school plan has 285,790 SF, of which 9,860 SF is an auxiliary gymnasium which the 4:180 model does not have. Removing the auxiliary gym and its 9,860 SF contribution from the argument, the proposed building would total 275,930 SF. This Total exceeds the limit by 3,770 SF (1.4%), or is 3,725 SF less than the new Bryan Station High School building approved by KDE in 2004.

KDE's position is final. In his letter dated October 13, 2014, Hiren Desai, KDE's Associate Commissioner in the Office of Administration and Support states that the current Design Documents are not approvable, and that a "possible resolution maybe for the district to request an official waiver (through KDE) from the Kentucky Board of Education for this particular project." In order to remove this potential obstacle out of the path of the new high school's progress, the approval of this waiver request is recommended

STAFF CONTACT: William R. Wallace, AIA, Director, Facility Design & Construction @ 381.3824

REFERENCE: 702 KAR 4:160

RECOMMENDATION: A motion is in order to:

"Approve the waiver request to the Kentucky Board of Education (via KDE) relative to 702 KAR 4:180 to allow the new high school to exceed the Model Space Program extrapolated for 1,800 students of 272,160 SF, removing the obstacle to KDE approval of the Design Development Documents prepared by Tate Hill Jacobs Architects and Perkins + Will, for the construction of the New High School at 1970 Winchester Road), with the understanding that if such a waiver is granted it would be for this project only and would not allow the district to bypass future project approvals of the Kentucky Department of Education, District Facilities Branch, per the provisions of 702 KAR 4:160."

On a motion by _____, and seconded by _____, the Board approves the waiver request to the Kentucky Board of Education (via KDE) relative to 702 KAR 4:180 to allow the new high school to exceed the Model Space Program extrapolated for 1,800 students of 272,160 SF, removing the obstacle to KDE approval of the Design Development Documents prepared by Tate Hill Jacobs Architects and Perkins + Will, for the construction of the New High School at 1970 Winchester Road), with the understanding that if such a waiver is granted it would be for this project only and would not allow the district to bypass future project approvals of the Kentucky Department of Education, District Facilities Branch, per the provisions of 702 KAR 4:160.

John Price, Chair

Tom Shelton, Superintendent

November 24, 2014