

THIS IS A DECISION PAPER

TO: HARDIN COUNTY BOARD OF EDUCATION MEMBERS

FROM: NANNETTE JOHNSTON, SUPERINTENDENT

DATE: JULY 21, 2011

SUBJECT: APPROVE DRAFT DISTRICT FACILITY PLAN

ISSUE

The Board needs to approve a draft District Facility Plan

FACTS

The Kentucky Department of Education (KDE) requires that a Local Board of Education (LBE) revise their District Facility Plan (DFP) every four years after reassessing their facility and program needs. A total of 20 committee members were selected by their peers and the Board of Education to serve on the Local Planning Committee (LPC).

The Department of Education provided specific direction in process of revising the DFP. The committee met on 3 different evenings and reviewed information pertaining to:

- a. Review of the current DFP;
- b. Evaluation of building and site conditions by architects and engineers;
- c. Construction costs and estimates to correct deficiencies;
- d. Educational program needs of the district;
- e. Financial information on bonding potential and;
- f. Capacity and projected growth of the district to name just a few of the topics.

A total of three community forums were advertised in the local newspaper with opportunity for community members to speak to the committee in regard to the DFP.

KDE has reviewed the draft plan and has made comments for the LPC to consider. (See attached letter). After consideration, the LPC has voted to accept the revised DFP and forward it to the Local Board of Education for approval.

If rejected, the local board returns the draft DFP back to the LPC for revision and resubmission to the LBE.

If the LBE approves the Draft DFP, then the board selects a hearing officer. A hearing process is advertised at least 14 days prior to the meeting for community input. After the hearing process, a report is generated and sent back to the LBE for review. If accepted, the DFP is submitted to the State Board of Education. If rejected, the LBE submits a letter explaining proposed modification to KDE for review.

- a. The LBE's modification of the Hearing Report is noted and reviewed by KDE. The modifications are noted in the staff notes to the State Board of Education along with KDE staff recommendations.

- b. When accepted, the LBE submits the final proposal to the Kentucky Department of Education.

The Kentucky Board of Education (SBE) reviews and votes on the DFP. The LBE is then notified the plan is approved for the next four years. If it is not approved, the Kentucky SBE will include direction to the local board on how it must proceed.

RECOMMENDATION

I RECOMMEND THE HARDIN COUNTY BOARD OF EDUCATION APPROVE THE DRAFT DISTRICT FACILITY PLAN AND SELECT GARY MILBY AS HEARING OFFICER FOR COMMUNITY INPUT ON THE DRAFT DISTRICT FACILITY PLAN.

RECOMMENDED MOTION

I MOVE THE HARDIN COUNTY BOARD OF EDUCATION APPROVE THE DRAFT DISTRICT FACILITY PLAN AND SELECT GARYMILBY AS HEARING OFFICER FOR COMMUNITY INPUT ON THE DRAFT DISTRICT FACILITY PLAN.

Steven L. Beshear
Governor



Terry Holliday, Ph.D.
Commissioner of Education

**EDUCATION AND WORKFORCE DEVELOPMENT CABINET
DEPARTMENT OF EDUCATION**

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July 18, 2011

Ms. Nannette Johnston, Superintendent
Hardin County Schools
65 W. A. Jenkins Road
Elizabethtown, KY 42701

Re: Hardin County Schools District Facilities Plan – Information Review

Dear Ms. Johnston,

We are in receipt of the information that was submitted by your district to allow this office to assist in our completion of your District Facilities Plan. The information allowed us to better understand your intentions and review the costs associated with your plan. We have several questions and observations that will be outlined herein.

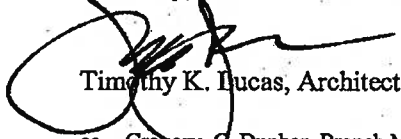
- ☐ As outlined in 702 KAR 4:180 The Kentucky School Facilities Planning Manual, the cost allowed by the regulation for new constructions and additions shall be as noted in the Means Pricing Guide for the ¾ Costs. **The maximum cost for renovation would be 80% of that stated above for entire building renovation.**
- ☐ The proposed additions have been evaluated against the Model Program outlined in 702 KAR 4:180. Spaces that exceed these maximums cannot be considered for funding. **We have used the inventories provided by your Architect for this evaluation.**
- ☐ To qualify as a "major renovation", three major building systems must be replaced, the building cannot have been constructed or renovated in the last 30 years and the cost of renovation must exceed 20% of the replacement cost of the building. If it does not meet these criteria it does not qualify for renovation unless it has been damaged or some other major event that would justify work at this time. Currently the regulation is completing final review by the General Assembly and one of the changes is that as an exception to that rule any building that is 15 years old can have consideration for replacement of four (4) specific systems; Roofs, HVAC, ADA Requirements and Life Safety Requirements
- ☐ We have also revised the DFP submitted by the district. The form has been changed to reflect the pricing outlined by 702 KAR 4:180. In addition, the templated DFP is linked to the KDE data information to allow us to update all pricing on an annual basis.

- ☐ Any space that is within 75% of the Model Program is not considered to be deficient and replacement of this space is not justified by size.

We have reviewed pricing information, the inventories sent by the district and proposed DFP that was presented to glean the intent of the district. Our review comments are noted on the attached District Facilities Plan.

We have included the revised District Facilities Plan (DFP). Please review this with your LPC. They shall vote on the DFP. If the LPC votes to approve the DFP it is sent to the Local Board of Education. The Board shall then vote on the DFP in a regular or special called meeting. Changes made by the LPC or local board may result in the DFP being forward to the State Board with the KDE staff recommendation not to approve the DFP. **Please record the vote totals, date of the vote and chairperson's signature on the attached District Facilities Plan Submittal Form.** Once the required voting is complete, if both groups vote in favor of the Plan, contact us to schedule the public hearings. If you have any questions or require any additional assistance, please do not hesitate to contact this office.

Sincerely,



Timothy K. Lucas, Architect

cc. Gregory C. Dunbar, Branch Manager
Gary Milby, HCPS
Rodney Bennett
Planning File
Correspondence File

Att: Revised District Facilities Plan
Plan Submittal Form

HARDIN COUNTY SCHOOLS DISTRICT FACILITIES PLAN

PLAN OF SCHOOL ORGANIZATION

1. Current Plan PS-5, 6-8, 9-12
2. Long Range Plan PS-5, 6-8, 9-12

			<u>2011 EOY</u> <u>Enrollment</u> <u>Capacity</u>
SCHOOL CENTERS		Status Organization	
1.	Secondary		
a.	Central Hardin High School	Permanent 9-12 Center	1774/1047
b.	North Hardin High School	Permanent 9-12 Center	1371/1367
c.	John Hardin High School	Permanent 9-12 Center	1073/967
d.	Brown Street Alternative Educ. School (To be declared as surplus after renovation of G.C. Burkhead)	Permanent 7-12 Center	76/150
e.	Mulberry Helm Alternative High School	Permanent 7-12 Center	35
2.	Middle		
a.	Bluegrass Middle School	Permanent 6-8 Center	606/671
b.	East Hardin Middle School	Permanent 6-8 Center	718/815
c.	James T. Alton Middle School	Permanent 6-8 Center	648/616
d.	North Middle School	Permanent 6-8 Center	576/600
e.	West Hardin Middle School	Permanent 6-8 Center	583/579
3.	Elementary		
a.	Creekside Elementary School	Permanent PS-5 Center	547/600
b.	G. C. Burkhead Elementary School	Permanent PS-5 Center	828/746
	to become a	Permanent ATC Center	n/a
c.	Heartland Elementary School	Permanent PS-5 Center	458/600
d.	Howe Valley Elementary School	Transitional PS-5 Center	247/293
e.	Lakewood Elementary School	Permanent PS-5 Center	654/600
f.	Lincoln Trail Elementary School	Permanent PS-5 Center	544/557
g.	Meadow View Elementary School	Permanent PS-5 Center	472/525
h.	New Highland Elementary School	Permanent PS-5 Center	640/514
i.	North Park Elementary School	Permanent PS-5 Center	620/685
d.	Radcliff Elementary School	Permanent PS-5 Center	386/500
j.	Rineyville Elementary School	Permanent PS-5 Center	547/600
k.	Vine Grove Elementary School	Permanent PS-5 Center	434/525
l.	Woodland Elementary School	Permanent PS-5 Center	470/575

CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2011-2012 Biennium)

- 1a. New construction** to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.

Cost Est.

- | | |
|---|-------------|
| 1. North Hardin High School (77,501 sf. completed) 198,553 sf.
Phased Construction Major Renovation to include; roof replacement, doors, hardware and windows, interior finishes and accessories, HVAC replacement, electrical and lighting, plumbing, fire protection and annunciation systems, ADA accessibility, site improvements, asphalt paving. | \$6,500,000 |
|---|-------------|

2. Vine Grove Elementary School	56,128 sf.	
Phased Construction Major Renovation to include; doors, frames and hardware, windows, roof replacement, interior finishes and accessories, HVAC replacement, electric, plumbing, ADA access, fire alarm, suppression and annunciation, site improvements, asphalt paving.		\$1,255,000
1b. New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities		
1. New Elementary School	65,736 sf.	
600 Student capacity on a new site to be determined in the vicinity of Howe valley-Cecilia Area to replace Howe valley Elementary School and relieve overcrowding due to BRAC		\$13,160,347
2. New Elementary School	65,736 sf.	
600 Student capacity on a new site to be determined to replace G.C. Burkhead's renovation into a career voc/technical center and alternative programs.		\$13,160,347
1c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.		
		Cost Est.
1. G.C. Burkhead	91,300 sf.	
Renovated into Career and Technical Education/KY Tech Area Technology Center and Alternative Education. Major Renovation to include; roof replacement, doors, hardware and windows, interior finishes and accessories, HVAC replacement, electrical and lighting, plumbing, fire protection and annunciation systems, ADA accessibility, site improvements, asphalt paving. Renovation of existing building to include the following: Administrative Area (500 sf.), Business Educ. Lab (1,600 sf.), Business Education Classroom (900 sf.), Health Services/Allied Health Lab (1,280 sf.), Health Service/Allied Health (900 sf.), Auto Tech. Suite (3,000 sf.), Auto Tech Classroom (750 sf.), Drafting Lab (1,800 sf.) and Drafting Classroom (750 sf.)		\$11,697,356
2. North Park Elementary	71,525 sf.	
Major Renovation to include; doors, frames and hardware, windows, roof replacement, interior finishes and accessories, electric, plumbing, ADA access, fire alarm, suppression and annunciation, interior walls, site improvements, asphalt paving.		\$7,163,787

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2012 Biennium)

2a. New construction to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.		Cost Est.
1. New Elementary School	65,736 sf.	
600 Student capacity on a campus of North Middle School		\$13,160,347
2b. New Construction to replace inadequate spaces, expand existing or new buildings for educational purposes; consolidate schools, or replace deteriorated facilities		
1. New Elementary School	65,736 sf.	
600 Student capacity on a site to be determined, in lieu of building additions on sites who currently fall under K.D.O.E minimums/remove mobile units		\$13,160,347
2. New Middle School	102,924 sf.	
750 Student capacity on a site to be determined, in lieu of building additions on sites who currently fall under K.D.O.E minimums/remove mobile units		\$21,006,788

2c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.

Cost Est.

1. Lincoln Trail Elementary School	53,626 sf.	
Major Renovation to include; ADA access, doors frames and hardware, roof replacement, interior finishes and accessories and HVAC replacement. fire alarm, site improvements, asphalt paving		\$859,737
Construct: 1 Cafeteria Addition	2,000 sf.	\$541,081
1 Administrative Addition	700 sf.	\$189,378
2. Meadow View Elementary School	51,254 sf.	
Major Renovation to include; HVAC replacement, interior finishes & accessories, doors, frames and hardware, ADA access, fire alarm, suppression and annunciation, site improvements, asphalt paving.		\$3,350,000
Construct: 1 Cafeteria Addition	1,500 sf.	\$405,811
3. New Highland Elementary School	54,410 sf.	
Major Renovation to include; doors, frames and hardware, roof replacement, interior finishes and accessories, electric, plumbing, ADA access, fire alarm, suppression and annunciation, site improvements, asphalt paving.		\$3,370,000
Construct: 1 Kitchen Addition	1,100 sf.	\$297,595
4. Brown Street Alternate Educational Center	42,700 sf.	
To be delcared as surplus and sold once GC Burkhead is renovated to a Vocational Eduation and Alternative Education Center.		
5. Central Hardin High School	201,976 sf.	
Major Renovation to include; doors, frames and hardware, roof replacement, interior finishes and accessories, electric, plumbing, ADA access, fire alarm, suppression and annunciation, HVAC, site improvements, asphalt paving.		\$5,202,719
6. Mulberry Helm Alternative High School	20,500 sf.	
Major Renovation of the 1956 portion of the building to include; doors, frames and hardware, windows, interior finishes and accessories, electric, plumbing, ADA access, fire alarm, suppression and annunciation, site improvements, asphalt paving.		\$3,558,810
7. Bluegrass Middle School	70,406 sf.	
Major Renovation to include; HVAC replacement, fire protection and annunciation systems, ADA accessibility.		\$1,800,000
Construct: 1 Administrative Addition	800 sf.	\$229,972
8. James. T. Alton Middle School	86,607 sf.	
Major Renovation to include; roof replacement and HVAC replacement, fire alarm, suppression and annunciation ADA accessibility		\$2,000,000

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

3. Construction of non-educational additions or expansions including; kitchen, cafeterias, administrative areas, auditoriums and gymnasiums.

Cost Est.

4. Management support areas; Construct, acquisition, or renovation of central offices, bus garages, or central stores

1. Central Bus Garage	8,104 sf.	
Minor renovation to include: ADA compliance, Life Safety, Pavement, Lighting and Mechanical.		\$1,087,232

2. Central Office Annex Facility (Unrenovated portion)	21,000 sf.	
Minor Renovation to include: ADA compliance, Life Safety, Plumbing, Electrical , Mechanical (Unrenovated portion approximately 11,000 sf of the total 21,000 sf.)		\$1,050,000
3. Food Service Building	7,395 sf.	
Major Renovation to include; roof replacement, ADA access and code compliance, site improvements, asphalt paving, additional warehouse space.		\$369,000

DISTRICT NEED

\$124,575,656

Discretionary Construction Projects; Functional Centers; Improvements by new construction or renovation.

5. Estimated Costs of these projects will not be included in the FACILITY NEEDS ASSESSMENT TOTAL.

1. Aquatic Center	16,000 sf.	
New pool facility for the entire district for use by all of the district's swim teams.		\$2,560,000
4. West Hardin Middle School	62,292 sf.	
Minor Renovation to include; building façade, cafeteria HVAC unit and roof replacement.		\$364,484
3. East Hardin Middle School	64,723 sf.	
Minor Renovation to include; façade of building, roof replacement.		\$755,000
4. Buildings and Grounds Facility	12,018 sf.	
Minor Renovation to include; ADA access and code compliance.		\$21,000
5. Central Hardin High School	201,976 sf.	
Construct: 1 Administrative Suite	2,320 sf.	\$740,694
6. Bluegrass Middle School	70,406 sf.	
Major Renovation to include; site improvements, asphalt paving electrical and lighting, plumbing,.		\$1,717,976
7. James. T. Alton Middle School	86,607 sf.	
Major Renovation to include; site improvements, asphalt paving electrical and lighting, plumbing,.		\$2,610,090