

KENTUCKY DEPARTMENT OF EDUCATION

STAFF NOTE

Action/Discussion Item:

Site approval for additional properties for the proposed Phelps High School Athletic Fields to replace the fields displaced by the construction of the new Phelps Elementary School in Pike County

Applicable Statute and Regulation:

702 KAR 4:050-Building sites; inspection, approval and KRS 162.010-Title to School Property

Action Question:

Should the Kentucky Board of Education (KBE) approve the acquisition of nine (9) additional properties (1.73 acres \pm) neighboring the five (5) properties adjacent to the former Phelps Elementary School on State Highway 194, which had been previously approved by the KBE for the 400-student Phelps High School Athletic Fields to replace the fields displaced by the construction of the new Phelps Elementary School for the Pike County Board of Education, and the revised development costs?

History/Background:

Existing Policy. 702 KAR 4:050 states that Kentucky Board of Education approval is required when site acquisition and site preparation costs of the local school board exceed ten percent of the maximum budget for the project.

After review of sites for the new Phelps Elementary School, it was determined by the district to construct the new school on the campus of Phelps High School in the area occupied by the sports fields. The district proposed to demolish the former Phelps Elementary and place the high school sports fields on that site. The district received approval at the February 2013 KBE meeting to purchase an additional five (5) properties (2.195 acres \pm) adjacent to the site. The district now has the opportunity to purchase an additional nine (9) properties adjacent to the site. This acquisition allows more flexibility for the placement of the athletic fields and parking, reduces the volume of earthwork and increases the distance between the fields and high wall excavations, which addresses concerns previously expressed related to the safety of student athletes and spectators.

Several issues need to be considered relating to the site:

- Total Project Cost has been reduced by approximately \$1,000,000 from \$7,388,174.44 (Staff Note February 2013) to \$6,354,932.00 (BG-1 approved 12/4/13 attached– site cost to be revised).
- Site acquisition costs including coal reserves have increased by \$814,943.83 (Property Listing attached).

- Demolition, earthwork and storm drainage costs have been reduced by approximately \$1,000,000 from \$1,698,982.50 (Staff Note February 2013) to \$707,502 (Estimate dated July 15, 2014 attached. The construction manager has indicated that the modifications will be made to match the project cost with the BG-1).
- The percentage of total costs for Demolition, Extraordinary Earthwork-Drainage and Acquisition has minimally increased from 30.7% to 32.8% of the Total Project Cost although the Total Project Cost has decreased.
- Concerns related to Corps of Engineers and Division of Water have been addressed.

Site acquisition cost and construction manager's estimate of site development costs follow:

Total Site Acquisition Cost (\$570,000.00 + \$814,943.83)	\$ 1,376,943.83
Project Cost (BG-1 approved 12/4/13 attached – site cost to be revised)	\$ 4,977,988.17
Total Project Cost (BG-1 approved 12/4/13 attached – site cost to be revised)	\$ 6,354,932.00

Total Site Acquisition Cost	\$ 1,376,943.83
Demolition/Earthwork/Drainage Cost (see attached budget estimate)	\$ 707,502.00
Total Extraordinary Demolition/Earthwork/Drainage and Acquisition Costs	\$ 2,084,445.83

Total Site Acquisition Cost plus Total Extraordinary Demolition/Earthwork/Drainage Costs divided by Total Project Cost = 32.8%

The Board has the following options regarding this site acquisition request:

1. Approve the purchase of the site.
2. Delay action and request additional information.
3. Disapprove acquisition of the site.

Staff Recommendation and Rationale:

The acquisition of the additional nine (9) properties allows more flexibility for the placement of the athletic fields and parking, reduces the volume of earthwork and increases the distance between the fields and high wall excavations which addresses concerns previously expressed related to the safety of student athletes and spectators. Staff recommends approval of the additional sites by the KBE. The district is currently securing 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 and outdoor athletic space has an impact on student achievement, and the attitude of teachers and staff. The construction of the new athletic fields allowed the new elementary school to be constructed on the same campus as the Phelps High School and provides a facility that will improve the instructional environment and favorably affect district progress toward reaching proficiency.

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