

KENTUCKY DEPARTMENT OF EDUCATION

STAFF NOTE

Action/Consent Item:

Site Approval for the Proposed New Elementary School, Perry 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 acquisition of the Appalachian Regional Healthcare property located on Miss Edna Lane in Hazard, Perry County, KY by the Perry County Board of Education for the site of the proposed new elementary school (West Perry Elementary School)?

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 2013, identifies the construction of a new 600-student elementary school to be located on a new site to be determined to accommodate the students from the A. B. Combs, Big Creek and Willard elementary schools in Priority 1b.2 (New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.) The issue with the proposed site is that the cost of the property and site development is approximately 17% of the total estimated project cost.

The proposed site meets many of the other regulatory requirements. It contains 13.94 acres which exceeds the 11 acre minimum requirement for an elementary school serving 700 students. It is above the 100-year floodplain, is served by an adequate local road and has access to required utilities. The majority of the site is level because it is predominantly fill. A preliminary geotechnical investigation has indicated that it can be developed utilizing a combination of site improvement techniques and structural design in a manner similar to those employed at the new East Perry Elementary School. Site acquisition cost and an engineer's estimate of site development costs follow:

Site Acquisition Cost	\$3,300,000
Site Development including rough grading, drainage structures, building pad stabilization, vehicular pavement undercut and utility extension	\$643,750
Total, Site Acquisition & Estimated Site Development Cost	\$3,943,750
BG-1 Estimate of Total Project Cost	\$22,930,000
Site Acquisition & Site Development Cost / Total Project Cost =	17%

Staff Recommendation and Rationale:

Staff recommends approval by 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 is actively pursuing resolution of issues needed to obtain a title which is good and marketable for school use as required by the 702 KAR 4:050 and KRS 162.160.

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 elementary school will improve the instructional environment and favorably affect district progress toward reaching proficiency.

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Interim Commissioner of Education

Date:

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