

KENTUCKY DEPARTMENT OF EDUCATION

STAFF NOTE

Action/Consent Item:

Waiver Request from Pike County School District of Section 305 of the Kentucky Facility Programming and Construction Criteria, as Incorporated by Reference into 702 KAR 4:180

Commissioner's Recommendation:

It is recommended that the Kentucky Board of Education (KBE) approve the requested waiver, which will allow the district to proceed with plans for the addition and renovation to Elkhorn Elementary School.

Rationale:

Elkhorn Elementary School was constructed in 1981. The building was originally a high school. It has been repurposed as an elementary school. As such, it predates efficiency and size regulations for school buildings. The Pike County Board of Education seeks to renovate the building. The proposed construction to the structure necessitates a waiver to existing efficiency and size standards.

Action Question:

Should the Kentucky Board of Education approve a request from the Pike County School District to waive the requirements of Section 305 of the Kentucky Facility Programming and Construction Criteria, as incorporated by reference to 702 KAR 4:180, regarding the allowable size and efficiency for the proposed renovation and addition to the elementary school?

Applicable Statute or Regulation:

KRS 156.070, 702 KAR 4:160 and 702 KAR 4:180

History/Background:

Existing Policy: The Kentucky Facility Programming and Construction Criteria is incorporated by reference into 702 KAR 4:180. The planning manual establishes the space and efficiency requirements for elementary schools. KRS 156.160 allows the KBE to approve a written request from a local board of education to waive an administrative regulation when the school district demonstrates good cause.

Summary: The combined floor areas of the existing building and the proposed addition (100,023 sq. ft.) exceed the allowable square footage for a 500-student school based on the Model Program of Spaces (56,581 sq. ft.) including the permissible increase (125%), or 70,726 gross square feet.

The original two-story building was designed as a high school and is 93,193 gross square feet in area. It is 67% efficient (percentage of assignable space to gross floor area) which is significantly less than the required minimum for an elementary school (74%). It also includes a 31,320 gross square foot gymnasium which is more than 500% greater than the KDE Model Program for physical education spaces for an elementary school of its enrollment.

When the existing gymnasium for the original high school and the existing plan are taken into consideration, the Elkhorn Elementary School is within the permitted gross area for a school of its enrollment:

Total Gross Floor Area	100,023 s.f.
Less adjustment for existing over-sized gymnasium	-23,888 s.f.
<u>Less adjustment for existing inefficient plan</u>	<u>-5,554 s.f.</u>
Adjusted Gross Area	70,581 s.f.

The adjusted gross area of 70,581 square feet is less than the maximum permissible 70,726 gross square feet under the regulation.

KDE staff believes that the larger building area and lower efficiency will have no negative impact on student proficiency.

Budget Impact: There is no budget impact at the state level.

Groups Consulted and Brief Summary of Responses:

The Pike County Board of Education voted unanimously to request a waiver of this requirement (See attachment).

Contact Person:

Robin Kinney, Associate Commissioner
Office of Administration and Support
(502) 564-1976
robin.kinney@education.ky.gov

Donna E. Duncan, Director
Division of District Support
(502) 564-3930
donna.duncan@education.ky.gov



Commissioner of Education

Date:

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