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April 16, 2016

Via Sharepoint

Mr. Gregory C. Dunbar, Branch Manager
District Facilities Branch - Division of Support Services
Kentucky Department of Education
Capitol Plaza Tower - 15th Floor
500 Mero Street
Frankfort, Kentucky 40601

RE: DAYTON HIGH SCHOOL – RENOVATIONS AND ADDITIONS
REH Project #168-715; KDE BG #16-114

Dear Greg:

Following is our response to your Schematic Design Review dated 4/15/16, item by item:

1. The Dayton Independent Board of Education has approved the Schematic Design submittal.

2. The school was built in 1981, the same year that the "flood wall" (levy) was completed. Attached is a screen shot of the LINK-GIS map of this area from Northern Kentucky Planning and Development Services. On this portion of the map, you'll see the Ohio River at the upper left hand corner in deep blue. The flood wall zone is shown in a light blue zone with diagonal blue lines. The area where the high school is located is within an area with diagonal grey lines marked "X PROTECTED BY LEVY". This designation removes the school from the official flood plain. Therefore, since the school was allowed by KDE to be built in 1981, I would assume an addition is permissible since it is within the levy ("flood wall") protected area and thus removed out of the flood plain. The flood wall is actually an earthen berm levy, rather than a concrete "wall". On the attached screen shot of the map, the high school is the large tan block next to the levy in the center top of the attached drawing on Greendevil Lane, north of 3rd Avenue. Interestingly, you'll also see a new street with new, very expensive housing that is being constructed on the river side (north side) of the flood wall. This street is called "Manhattan Blvd" a portion of which is visible on the left hand side of the attached screen shot map. It is my understanding that flooding is not an issue since the construction of this levy since it removed the school from being within the official flood plain.

3. Dayton is a very small, urban school district and does not have bus service for its students.

4. New utility connections and site-drainage components will be included in the Design Development submission.

5. The Family Resource Room is on the Upper Level, as identified on the attached Upper Level Plan in the bright blue block.

6. In response to the comments regarding the First Aid Room:
   a.) A sidelight has been added as required.
   b.) We have revised the First Aid square footage.
   c.) Yes, there is space for one cot. We have now dashed it on the plan.

7. The project cost will be within the budget after the upcoming bond sale.

8. The work involves connecting to an existing rooftop unit. No new mechanical equipment is involved.

9. In response to the comments regarding the First Aid Room:
   a.) Yes, the cabinets will have locks.
   b.) We will provide space for the Owner to provide an undercounter refrigerator.
   c.) There will be data for computer hookups and networking.
   d.) We will provide for a telephone and computer. The school will provide equipment.
   e.) The school will need to provide the file cabinet with a lock.
   f.) We will provide additional electric for equipment.

10. We apologize for the confusion; the new First Aid Room will be the one that is used. The original First Aid Room will be converted to use by staff.

11. KLH Engineers has the KETS Building and Wiring Checklist in progress.

As always, we appreciate your review.

Sincerely,

Michael B. Bishop

MBB:czh

Enclosures

c: Jay Brewer w/enclosures
Ron Kinmon w/enclosures


FLOODWAY
AE
MLU
R-1 JJ
R-3
3RD AVE
2ND AVE
GREENDEVIL LN
X PROTECTED BY LEVEE
R-1 JJ
4TH AVE
R-4
MAIN ST
R-4
3RD AVE
BERRY AVE
4TH AVE
5TH AVE
CBD
CLAY ST
701
709
727
715-717
901


Legend
Computer Classrooms
Classrooms
Science Classrooms
Family & Consumer Science
Mechanical
Storage/ Janitor
Admin. Suite
Guidance Office
General Office
Family Resource
Misc.-see Plan
Restrooms
Gym Below
Assistant Principal's Office
624 sq ft
Classroom
625 sq ft
Classroom
625 sq ft
Women's Restroom
Men's Restroom
Classroom
626 sq ft
Office
140 sq ft
Office
137 sq ft
Staff Lounge/ Copy Room
626 sq ft
Computer Classroom
625 sq ft
Guidance Office
625 sq ft
Classroom
625 sq ft
Classroom
625 sq ft
Classroom
624 sq ft
Computer Classroom
1,251 sq ft
Off.
65 sq ft
Off.
85 sq ft
Family & Consumer Science
1,087 sq ft
Science Classroom
1,137 sq ft
Science Classroom
1,260 sq ft
Workroom
254 sq ft
Mechanical
531 sq ft
Health/P.E. Classroom
824 sq ft
Family Resource Center
729 sq ft
Classroom
625 sq ft
Classroom
625 sq ft
Upper Level
Dayton High School
N
0'
10'
25'
50'
Scale: 1" = 30'

Kentucky Department of Education
District Facilities Branch
Division of District Support

SCHEMATIC DESIGN REVIEW

Review Date:	4/15/2016
BG-#:	BG 16-114, DAYTON IND. – Dayton High School – Renovations and Additions
Project Number:	
District Name:	Dayton Independent
District Number:	
To:	Mr. Jay Brewer, Superintendent Dayton Independent Schools 200 Clay Street Dayton, KY 41074
Date Received:	3/24/2016

The above referenced project has been reviewed for compliance with 702 KAR 4:160.

Received		Approved / Compliant		Item / Description	Action Required
YES	NO	YES	NO		
		☒	☐	Conforms with District Facility Plan	
☐	☐			If not previously submitted during property acquisition: deed, certificate of title insurance, deed of easements for utilities, proof of road & utility access	Not Applicable (NA)
☐	☐			LEA Board Order approving plans	RESPONSE ITEM 1:Confirm that the local board has reviewed and approved the schematic design submittal.
☐	☐			Site Plan:	
		☐	☐	Proposed floor elevation minimum	RESPONSE ITEM 2: For approval of the project, regulation requires that no state funds are proposed for renovations below the 100-year flood plain. Please confirm the facility's floor elevation is above the 100-year flood plain.
		☒	☐	Appropriate Access	
		☒	☐	Vehicular & pedestrian circulation	
		☐	☒	Separation of bus loading away from other vehicular traffic	RESPONSE ITEM 3: The site plan does not indicate the bus loading / unloading area. Indicate the bus loading / unloading area and confirm that it is seperated from other vehicular traffic.
		☒	☐	Parking	
		☒	☐	Service	
		☐	☐	Play areas	NA
		☐	☐	Athletic areas	NA
		☐	☒	Utility connection	RESPONSE ITEM 4: For the Design Development submittal, indicate all new untility connections and site-drainage components.
		☐	☒	Drainage	See response item 4 above.
☒	☐			Schematic Floor Plans:	

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SCHEMATIC DESIGN REVIEW

Received		Approved / Compliant		Item / Description	Action Required
YES	NO	YES	NO		
		☐	☐	Education program specifications: number, type and size of planned spaces, including support spaces, agree with programming specs listed in BG-1 Educational Specifications and complies with model program space requirements, per 702 KAR 4:180	RESPONSE ITEM 5: The Family Resource room is not indicated on the plans; confirm the location of the Family Resource Room.
		☐	☐	Elementary schools within 110% tga	NA
		☒	☐	Middle/High schools within 115% tga	
		☒	☐	Building efficiency as listed in 702 KAR 4:180	
		☒	☐	Functional Aspects:	
		☒	☐	Distribution of functions	
		☒	☐	Compliance with Facility Programming & Construction Criteria, per 702 KAR 4:170	RESPONSE ITEM 6, Proposed First Aid Room: In accordance with 702 KAR 4:170, part 2-b.19.2, please note the following: a. Provide sidelight as required. b. Confirm that the Area of the First Aid Room (including the adjoining toilet) is a minimum of 200 square feet. If not; revise accordingly. c. Confirm space for 1 cot.
☐	☐			Budget:	RESPONSE ITEM 7: Confirm that the project cost is currently within the budget.
		☐	☐	Changed from original BG-1	
		☐	☐	Revised BG-1	
		☐	☐	LEA Board approval	
☐	☐			Efficient school design	RESPONSE ITEM 8:Consistent with KRS 157.450 and 157.455. you are "strongly encouraged to meet or exceed efficient school design standards", to use "life-cycle cost analysis", and consider the possibility that the project could be net zero at this time or at a later date as resources become available. a. "Life-cycle cost analysis" means to calculate and compare different building designs to identify which is the best investment over the long term. Life-cycle costs include design and construction costs, operating costs, maintenance costs and repair and replacement costs, adjusted for the time value of money. b. "Efficient school design" means a school building design; 1. That meets, at a minimum, the requirements of the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) for schools at the "Certified" level or certification under a comparable system with equivalent requirements or other building performance certification systems, such as the United States Department of Energy's Energy Star

SCHEMATIC DESIGN REVIEW

Received		Approved / Compliant		Item / Description	Action Required
YES	NO	YES	NO		
					programs; 2. That ensures energy savings from a building design that equates to or exceeds ten (10) percent over the American Society of Heating, Refrigerating, and Air Conditioning Engineers energy standard 90.1-2007; and 3. For which whole building life-cycle cost analysis illustrates that the design is cost effective.
		☐	☐	Project goals are efficient school design goals per KRS 157.450 & KRS 157.455	

RESPONSE ITEM 9 - Proposed First Aid Room: In addition to the minimum requirements listed under 702 KAR 4:170, we recommend the following items be provided in the proposed first aid room:

a. Storage cabinet or drawer with lock for medications (double locking cabinet if school has students on controlled substances).
b. Separate refrigerator for medications and supplies.
c. Data outlets for computer hookups and networking.
d. Telephone and computer.
e. Filing cabinet with lock in addition to storage cabinet or drawer with lock.
f. Additional electrical outlets for equipment.

Additional Comments:

RESPONSE ITEM 10:The schematic plans indicate two (2) First-Aid Rooms; an existing one and a proposed one. Confirm that the facility requires two (2) first aid rooms.

RESPONSE ITEM 11: Secure written approval of the KETS Building and Wiring Checklist for the project from Paul Shoemaker, with the KDE Office of Knowledge Information and Data Systems (KIDS), 500 Mero Street, 21st floor, Frankfort, Kentucky 40601.

To facilitate submittal and approval of the KETS Checklist, please have your architect, engineer or technology consultant send the checklist by email to the District Technology Coordinator, who must "sign" the checklist before forwarding it to Mr. Shoemaker, and put the project BG number on the Checklist. The Building and Wiring Checklist may be downloaded from Facilities Management on the KDE Web site.

Best Practices:

The Schematic Design Phase for the referenced project is conditionally approved in accordance with 702 KAR 4:160, pending resolution of the above referenced items. Please have the architect write us promptly to confirm compliance. You may proceed with the Design Development phase.

Our approval does not indicate the submittal has been checked in detail for compliance with all Kentucky Board of Education regulations. The architect has the responsibility to see that the KDE regulations are followed in the completion of bidding documents. Please provide the following for the Design Development submittal to this office:

- Completed BG-2 and BG-3 forms.
- Set of progress prints including site development, site utilities, site grading and paving, architectural, structural, mechanical and electrical drawings.
- LEA Board Order approving the Design Development drawings.
- Secure written approval of the KETS Building and Wiring Checklist for the project from Paul Shoemaker, Division of KETS Operation Services, Office of Education Technology, 15 Fountain Place, Frankfort, KY 40601. To facilitate submittal and approval of the KETS Checklist, please have your architect, engineer or technology consultant send the checklist, identified by the BG Project Number, by email to the District Technology Coordinator, who must "sign" the checklist before forwarding it to Mr. Shoemaker.

SCHEMATIC DESIGN REVIEW

Kentucky Department of Education
District Facilities Branch
Division of District Support

SCHEMATIC DESIGN REVIEW

If there are questions regarding KDE requirements, please call us at (502) 564-4326.

cc:

DFB Project File/District Correspondence Fil

Project Manager: Gary Leist, AIA _____ Date: _____

Branch Manager: Gregory C. Dunbar, AIA _____ Date: _____