

#299 13.3. Consider Approval of a Real Estate Purchase Agreement to Acquire 42.984 Acres of Real Property as the Site of the New Middle School, and Approve All Other Documents in Connection with the Proposed Purchase of Real Property

Mr. Matt Robbins, Superintendent, discussed the rigorous process that took place during the land selection for the new Daviess County Middle School.

Process:

- Began with a Publicly Advertised Bid – Request for Proposal (RFP) – October 2017
- DCPS received 3 properties to evaluate (chosen site is a close version of one submittal received)
- DCPS further explored and selected a total of 14 properties that received consideration
- Narrowed the list to 6
- Narrowed the list to 4
- KDE Division of Facilities visited 4 different sites in DC (highly unusual). Of the 4 sites they reviewed, the site we chose was determined the best overall site by Division Director
- DCPS engaged the services of Re/Max Realty Group to assist with the search for additional properties to represent DCPS in property acquisition

Daviess County Public Schools also utilized a rubric of 6 primary tools to evaluate sites:

- Property Cost
- Anticipated Site Development cost
- Property Location – Population Center
- Accessibility to Transportation Network (Hwy 60 Bypass Access)
- Utility Access
- Public Improvements (Sidewalks/ Greenbelt)

Site Difficulties and Challenges Encountered:

- **Major, High Voltage Electric Lines** across many properties – OMU Power Plant Proximity
- Due to the size/amount of traffic volume (900 students), **Transportation Network** arose as the biggest obstacle to acquiring an acceptable site as determined by City/County/State engineers and multiple traffic studies were conducted
- KY Transportation Cabinet could not allow direct access from the bypass eliminating many properties
- Several cases roads that did not exist were required to be constructed OR existing two-lane roads inadequate and unsafe to handle traffic load
- Ultimately, KDE requires local and state traffic engineers to ‘sign off’ on road adequacy; again, multiple traffic studies conducted

Why Highland Elementary Included with This (Long-Range Planning)?

- First, the school is now located in a high traffic zone along KY 54 and close proximity to commercial development (safety and traffic concerns)
- School property is also a highly sought after for commercial development making it a premium property (15 acres)

- Due to development throughout the HES Zone, the future availability of property in a desirable location will be very difficult and very expensive to procure in the future. (Long-Range: 5+ years)
- We know that it is much more economical and efficient to operate a combination school site (Elem-MS) than separate locations (less acreage; transportation; maintenance & upkeep etc.) (i.e. CVMS/DPES and BMS/BES)
- However, there were properties we examined that did not allow for this to happen and we did not make this a condition of DCMS purchase. Simply a desirable end goal IF achievable given we were looking at property that serves both areas (DCMS and HES)
- NOT on our current priority facility plan for replacement and fits within our long-range planning
- Economically, much smarter to obtain the property well in advance –securing adequate land in a space not requiring rezoning families AND long-term saving larger dollars and large property acquisition challenges

Site Selected/Chosen – approx. 43 acres (42.984 acres)

- Location (excellent – center of community served within school zone)
- Site Development Cost – “Shovel-Ready”; very good; 50% of property already has had site development)
- Transportation Network (Ready Access to Bypass – short term path excellent and long term even better)
- Utility Access (Excellent; site utilities easy access)
- Public Improvements (Good with Bright Future Sidewalks/Green Belt extension)

2 of 4 feeder Elementary Schools (Meadow Lands and Highland) will be located within eye-site of the new Daviess County Middle, creating a community aspect to all three schools.

No Rezoning Required

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| \$5.9M | Gross Investment |
| (\$1.4M) | Existing DCMS |
| (\$4.5M) | Existing Highland Elementary (Per Re-Max Listing Valuation) |
| <hr/> | |
| \$0.0M | Net Long-Term Property Cost |

Site Selected – Settles/Gateway Property (Hwy 60 Bypass-Pleasant Valley Exit)

- Site is centrally located to the DCMS student population- if you consider the cost of transporting students including factoring costs over the last 10 years, and accounting for the current value of money and time this location will improve transportation costs over the useful life of the school as compared to the current DCMS location and other potential locations considered.
- Acquisition and development costs are in line with the budget. Due to many factors, including existing access to public infrastructure such as utilities, roads, etc...this site was superior to others considered
- Significant thought has gone into how students/parents will get to and from the school. This location has ready-made and easy access to our major streets which have been planned and developed to handle the traffic surges safely and effectively. From a traffic perspective, it is almost like the traffic flow of the area was built to host a school at this

location. Bottom line is that when you consider the quality of the routes and route environment as well as the commute time for most students, this is an ideal site

- This site has excellent pedestrian and bicycling potential including greenbelt proximity and connectivity to major neighborhood sidewalk system
- The immediate environment surrounding the school is safe, pleasant, new, attractive, and conducive to learning. The school site and its surroundings play an important part in developing a proper environment for education; they should stimulate creativity and imagination. Daylight obstructions are minimal which should be considered as sunlight enhances overall moods on a campus.
- From a utility perspective, the Gateway Commons and Hospital corridor were master planned to consider major increases in density which saves money in the long run of building a project- in short the site is build ready from a public infrastructure perspective
- Master planning for this area has already occurred which reduces the risk of further development or infrastructure interfering with the positive elements of the site selected
- One and a half years of diligent site selection planning has determined that this site is ideal for both the school and community place-making. DCPS used a systematic approach, including considerations for convenience and accessibility to users of the building; character of neighborhood environment; adequacy of parking and athletic areas accommodated; relation to present and future city development; and cost
- State supports this site selection, which is close to full time fire rescue, law enforcement, and medical facilities
- The site has adequate space for expansion and enhanced sports and activity amenities, as well as outdoor laboratory opportunities.
- This location is situated near efficient transportation avenues, but is not negatively affected by noisy thoroughfares or noxious industry
- Planned community will have sidewalks, reasonable grades for foot and bike traffic, limited high traffic crossing areas for walkers.
- Based on the geotechnical reports and the surrounding development- soil conditions, flood issues, and general engineering properties are positive for our planned development
- The site is best situated to accommodate projected residential growth potential for the community-
- Place-making and Place-keeping: Schools make a large economic development impact. Here are a few points on the place-making:
 - Schools attract outsiders. When an academic team, sports team, robot or social club, etc.. has a competition, it attracts visitors from near and far... locating the school in a dynamic and functional corridor shows off what Daviess County has to offer, highlights the best of our area, minimizes headache and dysfunction some feel when locations are hard to access.
 - Schools attract businesses and residential development if placed in the proximity of viable building sites. This location is ideal to maximize the draw of future development.
 - When visitors or even daily patrons of the new school have such convenient access to shopping and entertainment, they spend money, stay for a meal, etc., which drives the economic impact of locating the school in that vicinity
 - During construction, this project could have as many as 400 jobs associated with it, with the close proximity to restaurants, lodging, entertainment, fuel,

supplies, etc. Those workers and contractors will be more likely to make local purchases, driving local impact numbers even 1 mile farther out would considerably reduce local spend.

Order #299 - Motion Passed: Consider Approval of a Real Estate Purchase Agreement to Acquire ±42.984 Acres of Real Property as the Site of the New Middle School, and Approve All Other Documents in Connection with the Proposed Purchase of Real Property passed with a motion by Mr. Todd Anderson and a second by Mr. Dale Stewart.

4 Yeas - 1 Nays.

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| Dr. Tom Payne | Yes |
| Mr. Dale Stewart | Yes |
| Mr. Todd Anderson | Yes |
| Mr. Frank Riney | No |
| Mr. James Morgan | Yes |