



Kenton County School District | It's about ALL kids.

Issue Paper

DATE:

2/12/2021

AGENDA ITEM (ACTION ITEM):

Consider/Approve Amendment 2 for the District Facility Plan.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board

HISTORY/BACKGROUND:

On January 4, 2021, the Kenton County Board of Education voted to reconvene the Local Planning Committee (LPC) for the purpose of amending the current District Facility Plan (DFP) due to the creation of District Programs, a reduction in enrollment at some District School Sites, and other unforeseen circumstances. In accordance with 702 KAR 4:180 the Local Planning Committee met on January 26, 2021, to draft and review a Draft District Facility Plan. On February 11, 2021, the LPC met and voted unanimously to approve the Draft DFP. Pursuant to Section 502 of Kentucky School Facilities Planning, the LPC is sending the amended DFP to the Board for its approval.

FISCAL/BUDGETARY IMPACT:

None

RECOMMENDATION:

Approve Amendment 2 for the District Facility Plan.

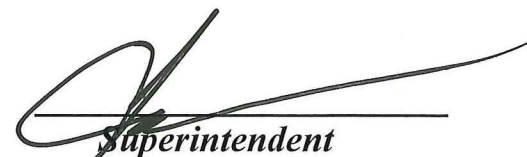
CONTACT PERSON:

Rob Haney, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent

Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda

Principal – Complete, print, sign and send to your Director. Director – if approved, sign and put in the Superintendent's mailbox

KBE APPROVAL DATE: JUNE 2017

KENTON SCHOOLS DISTRICT FACILITY PLAN

DFP REVISIONS

AMEND. NO. 1: OCT, 2018

BOLD, BLUE

FINDING. NO. 1: JAN, 2020

BOLD, BLUE
ITALICS,
UNDERLINED

FINDING. NO. 2: DEC, 2020,
Simon Kenton HS

BOLD, BLUE,
UNDERLINED

FINDING. NO. 3: DEC, 2020
Scott HS

BOLD, BLUE,
ITALICS

FINDING. NO.4: DEC, 2020,
Woodland MS

BOLD, BLACK
ITALICS,
UNDERLINED

FINDING. NO. 5: DEC, 2020,
Taylor Mill ES

BOLD, BLACK,
UNDERLINED

AMEND. NO. 2: TBD

BOLD BLACK WITH
~~STRIKE THROUGH~~

NEXT DFP DUE: JUNE 2021

PLAN OF SCHOOL ORGANIZATION

1. Current Plan PS-5-8, K-5, 6-8, 9-12,
2. Long Range Plan PS-5-8, K-5, 6-8, 9-12

SCHOOL CENTERS	Status	Organization	2017 Student <u>Enrollment</u> Capacity
1. Secondary			
a. Dixie Heights High School	Permanent	9-12 Center	1429/919
b. Scott High School	Permanent	9-12 Center	949/1233
c. Simon Kenton High School	Permanent	9-12 Center	1763/1533
d. Kenton Co. Academies of Innovation and Technology	Permanent	9-12 Center	244/450
e. Old Board Office (Daycare and Alternative School)	Permanent	PS and 9-12	46/68
2. Middle			
a. Turkey Foot Middle School	Permanent	6-8 Center	1099/1000
b. Twenhofel Middle School	Permanent	6-8 Center	796/933
c. Woodland Middle School	Permanent	6-8 Center	708/920
3. Elementary			
a. Beechgrove Elementary School	Permanent	PS-5 Center	689/645
b. J.A. Caywood Elementary School	Permanent	PS-5 Center	596/600
c. Ft. Wright Elementary School	Permanent	PS-5 Center	437/400
d. R. C. Hinsdale Elementary School	Permanent	K-5 Center	635/700
e. Kenton Elementary School	Permanent	PS-5 Center	664/655
f. Piner Elementary School	Permanent	PS-5 Center	371/349
g. River Ridge Elementary School	Permanent	PS-6 Center	1028/1250
h. Ryland Heights Elementary School	Permanent	PS-5 Center	554/451
i. Taylor Mill Elementary School	Permanent	PS-5 Center	629/611
j. Whites Tower Elementary School	Permanent	PS-5 Center	579/400
k. Summit View Academy	Permanent	PS-8 Center	1492/1445

CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2018-2020 Biennium)

- 1c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums. Eff. % 1st Est.

1. **Scott High School**

1979 add. 09, 11, 14

152,606 sf.

Major renovation to include; site development, site lighting, site security cameras, parking, and removal and replacement of remaining original exterior wall envelop. ~~Redevelop the former kitchen area into fine arts departmental spaces. Redevelop the former science classrooms into English and Social Studies classrooms, as well as a new Special Education Department. The former commons space to be developed into a new presentation hall and multipurpose maker space.~~ Major renovations to the existing gymnasium include the replacement of flooring, ceiling acoustical panels, scoreboard, sound system, mechanical systems, and interior finishes. Replace all HVAC, electrical, plumbing, lighting, fire protection systems, and interior finishes for all spaces not renovated under previous phases of construction. Major renovations to the existing auditorium to include mechanical systems, lighting, sound systems, media presentation equipment, seating, and interior finishes. Renovate a portion of the existing band and choral area and connect with the administrative offices constructed in a previous phase of construction. **Renovation of existing pool facility. Provide Facility-Wide Security Upgrades in accordance with the latest available security technology..**

\$24,141,450

2. **Hinsdale Elementary School**

1972, 89, 93

57,292 sf.

~~Major renovation of the 1972 portion of the building to include; site development, parking expansion, site circulation improvements, site lighting, fire protection, playground improvements, fencing, signage, roof replacement, HVAC replacement, electrical, plumbing, and interior finishes. Renovate the existing media center into science classroom, computer lab, and art classroom. Renovate the existing kitchen. Replace gymnasium floor. Construct new front entrance to include a secure vestibule design. Renovate the Cafeteria into a Media Center. Renovate undersized Computer Room into a Resource Room. Renovate Administrative Suite into (3) Resource Classrooms. Major renovation of the 1989 and 1993 portions of the building to include; roof replacement, HVAC replacement, safety/security and ADA upgrades and provide Facility-Wide Security Upgrades in accordance with the latest available security technology.~~

\$9,046,844

Construct:	4	Classrooms	800 sf.	3,200 sf.	74%	\$991,654
	1	Cafeteria	4,600 sf.	4,600 sf.	74%	\$1,425,503
	1	Administrative Suite	1,870 sf.	1,870 sf.	74%	\$579,498
	1	Spec. Ed. Self-Contained	825 sf.	825 sf.	74%	\$255,661
	4	Spec. Ed. Resource	400 sf.	1,600 sf.	74%	\$495,827
	1	Art Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Computer Classroom	800 sf.	800 sf.	74%	\$247,914

3. Piner Elementary School 1962, 68, 93 45,217 sf.

Major renovations of the 1962 and 1968 portions of the building to include; site development, parking expansion, site circulation improvements, playground improvements, fencing, kitchen, cafeteria, HVAC system, electrical, plumbing, interior finishes, media center, fire protection, and ADA accessibility improvements. Major renovation of the 1993 portion of the building to include; roof replacement, HVAC replacement, safety/security and ADA upgrades and provide Facility-Wide Security Upgrades in accordance with the latest available security technology.

\$7,620,792

Construct:	3	Classrooms	800 sf.	2,400 sf.	74%	\$743,741
	1	Spec. Educ. Self-Contained	825 sf.	825 sf.	74%	\$255,661
	5	Spec. Educ. Resource	400 sf.	2,000 sf.	74%	\$619,784
	1	Art Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Music Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Science Classroom (LIPS)	900 sf.	900 sf.	74%	\$278,903
	1	Computer Classroom	800 sf.	800 sf.	74%	\$247,914

4. Beechgrove Elementary School 1969, 86, 04 65,573 sf. 668

Major renovations of the 1969 and 1986 portions of the building to include; roofing, kitchen, cafeteria, restrooms, media center, resource rooms, interior finishes, site fencing, electrical, plumbing, fire protection, doors, hardware, windows and ADA accessibility improvements. Interior renovations shall accommodate classroom realignment and account for additional resource rooms. Renovate the existing Gym into (2) Classrooms and a new Media Center. Renovated the old Media Center into (4) Resource Classrooms. Major renovation of the 2004 portion of the building to include; safety/security and ADA upgrades. Provide Facility-Wide Security Upgrades in accordance with the latest available security technology.

\$8,521,879

Construct:	1	Gymnasium	5,500 sf.	5,500 sf.	74%	\$1,704,405
	3	Classrooms	800 sf.	2,400 sf.	74%	\$743,741

5. Kenton County Academies of Innovation & Technology 40,248 sf.
former Patton Area Technical School

Major renovation to include; roof replacement, HVAC, electrical, plumbing, presentation room, interior door replacement, exterior door replacement, fire protection, windows, ADA accessibility improvements, interior finishes, restrooms, secure vestibule entrance, and classroom renovations. Renovate the existing entrance to create a Security Vestibule. Provide Facility-Wide Security Upgrades in accordance with the latest available security technology.

\$2,402,479

6. Ryland Elementary School 1960, 93, 06 55,992 sf.

Major renovation of the 1960 portion of the building to include; site development, parking expansion, playground improvements, staff restroom, staff workroom, office administration realignment, site lighting, signage, electrical, HVAC, fire protection, ADA accessibility improvements, interior finishes, plumbing, kitchen, cafeteria, and Renovate the existing entrance to create a Security Vestibule. secure entrance. Remove mobile units currently housing Art and Music. Major renovation of the 1993 portion of the building to include; roof replacement, HVAC replacement, safety/security and ADA upgrades. Major renovation of the 2006 portion of the building to include; safety/security and ADA upgrades. Provide Facility-Wide Security Upgrades in accordance with the latest available security technology.-----

\$6,485,890

Construct:	8	Classrooms	800 sf.	6,400 sf.	74%	\$1,983,308
	1	Spec. Educ. Self-Contained	825 sf.	825 sf.	74%	\$255,661
	2	Spec. Educ. Resource	400 sf.	800 sf.	74%	\$247,914
	1	Art Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Music Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Science Classroom (LIPS)	900 sf.	900 sf.	74%	\$278,903
	1	Computer Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Kitchen Addition	1,300 sf.	1,300 sf.	74%	\$402,859
	1	Cafeteria Addition	2,000 sf.	2,000 sf.	74%	\$619,784

7. Whites Tower Elementary School 1964, 93 53,118 sf. 554

Major renovations of the 1964 portion of the building to include; site development, parking lot expansion, site lighting, signage, playground improvements, fencing, roof replacement, electrical, HVAC replacement, plumbing, fire protection, ADA accessibility, interior finishes, staff workroom, and staff restrooms. Remove mobile units currently housing Art and Music. Renovate the current Kitchen and Cafeteria for inclusion in the new additions and to provided needed staff services (restrooms, workrooms etc. and SBCM Office and Conference Space. Major renovation of the 1993 portion of the building to include; roof replacement, HVAC replacement, safety/security and ADA upgrades. Provide Facility-Wide Security Upgrades in accordance with the latest available security technology.-----

\$6,877,906

Construct:	8	Classrooms	800 sf.	6,400 sf.	74%	\$1,983,308
	1	Art Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Science Classroom (LIPS)	900 sf.	900 sf.	74%	\$278,903
	1	Music Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Kitchen Addition	3,000 sf.	3,000 sf.	74%	\$929,676
	1	Cafeteria	4,600 sf.	4,600 sf.	74%	\$1,425,503
	1	Security Entrance Expansic	80 sf.	80 sf.	74%	\$24,791

8. Dixie Heights High School 1937, 56, 62, 69, 80, 03 188,826 sf. 68% -

Provide Facility-Wide Security Upgrades in accordance with the latest available security technology.-----

\$100,000

9. Simon Kenton High School	1937, 56, 62, 69, 80, 03 renov. 07, 08, 09, 11	217,524 sf.	68%	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000
<u>Property Acquisition for Simon Kenton High School</u>				<u>\$1,000,000</u>
10. Alternative School		sf.	68% -	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000
11. Turkeyfoot Middle School		108,221 sf.	71% -	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000
<u>Property Acquisition in order to improve site circulation and vehicle stacking capacity.</u>				<u>\$650,000</u>
12. Twenhofel Middle School	2005	112,113 sf.	71% -	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000
13. J.A. Caywood Elementary	2005	77,988 sf.	74% -	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000
14. Taylor Mill Elementary School	1953, 59, 86	74,291 sf.	74%	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000
<u>Property Acquisition for Taylor Mill Elementary School</u>				\$3,000
<u>Demolition of 300,000 gallon water tank</u>				\$85,000
15. Fort Wright Elementary	1970, '93	50,865 sf.	74% -	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000

16. River Ridge Elementary	1991	138,808 sf.	74% -	
Renovate the existing entrance to create a Security Vestibule. Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000
17. Summit View Academy	1998, 2006	217,662 sf.	74% -	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000
18. Woodland Middle School	1988	94,040 sf.	71% -	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000
19. Kenton Elementary School	1950, 1970, 2000	71,286 sf.	74% -	
Provide Facility-Wide Security Upgrades in accordance with the latest available security technology. —				\$100,000

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2018-2020 Biennium)
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2a. New construction to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.

				Eff. %	Cost Est.
1. Caywood Elementary	2005		77,988 sf.		
Construct:	7 Classrooms	800 sf.	5,600 sf.	74%	\$1,735,395
	1 Science Classroom (LIPS)	900 sf.	900 sf.	74%	\$278,903
	3 Spec. Educ. Resource	400 sf.	1,200 sf.	74%	\$371,870
2. Dixie Heights High School	1937, 56, 62, 69, 80, 03		188,826 sf.		
Construct:	23 Standard Classrooms	750 sf.	17,250 sf.	68%	\$6,321,871
	8 Resource Rooms	375 sf.	3,000 sf.	68%	\$1,099,456
	2 Computer Labs	1,280 sf.	2,560 sf.	68%	\$938,202
	1 Media Center Addition	2,500 sf.	2,500 sf.	68%	\$916,213

2c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums. Eff. % Cost Est.

1. Summit View Academy 1998, 06 217,662 sf.

Major renovation of the 1998 portion of the building to include roofing, fire protection systems, HVAC, terminal and package units, ADA upgrades, and site improvements for safety and security. Renovation of the 2006 portion of the building to include; safety, security, life safety and ADA upgrades. Renovate the existing entrance to create a Security Vestibule.—

\$15,681,132

2. Taylor Mill Elementary 1953, 59, 86 74,291 sf.

Major renovation of the 1953, 1959 and 1986 portions of the building to include roofing, wall finishes, sprinklers, parking lots, HVAC, Controls and instrumentation, roadways, sanitary sewer, site development, fencing, fire protection, partitions, storm sewer, lighting, wiring, terminal and package units, site lighting, signage, site cameras.

\$8,132,104

Construct:	5 Classrooms	800 sf.	4,000 sf.	74%	\$1,239,568
	5 Spec. Educ. Resource	400 sf.	2,000 sf.	74%	\$619,784
	1 Kitchen Addition	950 sf.	950 sf.	74%	\$294,397
	1 Cafeteria Addition	1,000 sf.	1,000 sf.	74%	\$309,892

3. Woodland Middle 1988 94,040 sf.

Renovation to include wall and ceiling finishes, sprinklers, elevator/lift, sanitary waste, controls and instrumentation, fire protection, plumbing, ~~rain water drainage~~, standpipes, lighting and wiring, new lockers, terminal and package units. ~~Renovate (3) three extra Classrooms into (6) six Resource Rooms.~~

\$11,030,190

HVAC upgrades - Replace original 1986 cooling towers, boilers, water source heat pumps (wshp), make up air unit serving the kitchen, and air handler serving the lobby and gym locker rooms. Replace Flooring, Door Replacement, Replace Gymnasium Bleachers, Sound System and Scoreboard; Add screening around the 2nd floor overlook

4	River Ridge Elementary	1991	138,808 sf.			
	Major renovations to include HVAC, fire protection, repair wall systems from site settlement; construct new secure entrance connected with a redesign of administrative office suite.					\$13,476,172
Construct:	1	Art Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Music Classroom	800 sf.	800 sf.	74%	\$247,914
	1	Computer Classroom	800 sf.	800 sf.	74%	\$247,914
5	Kenton Elementary	1950, 70, 00	71,286 sf.			
	Major renovation of the 1950 and 1970 portions of the building to include roofing, interior finishes, HVAC, fire protection, signage, electrical, site improvements, fencing, and site improvements. Major renovation of the 2000 portion of the building to include; safety/security and ADA upgrades.					\$10,220,613
Construct:	4	Standard Classroom	800 sf.	3,200 sf.	74%	\$991,654
	1	Spec. Ed. Self-Contained	825 sf.	825 sf.	74%	\$255,661
6.	Simon Kenton High School	1937, 56, 62, 69, 80, 03 renov. 07, 08, 09, 11	217,524 sf.			
	Major Renovations of the 1937, 1956, 1962, 1969 and 1980 portions of the building not addressed in previous renovations to include HVAC, plumbing, conveying, roofing, and interior finishes. Major renovation of the 2003 portion of the building to include; safety/security and ADA upgrades.					\$4,987,567
7.	Turkey Foot Middle School		108,221 sf.			
	Major Renovation to include; security camera system upgrades.					\$75,000

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

4. Management support areas; Construct, acquisition, or renovation of central offices, bus garages, or central stores
 1. Bus Garage-South

Demolish the former Twenhofel Middle School facility to create a usable site. \$250,000

Construct: Construct a new bus garage facility. 12,000 sf. 74% \$3,092,108
 2. Bus Garage-North

Purchase property in the northern part of the county for a new bus facility. \$200,000

Construct: Construct a new bus garage facility. 5,000 sf. 74% \$1,288,378
 3. Old Board office 108,221 sf.

Major renovations to the former Board office to include roofing system replacement, new windows, HVAC replacement, plumbing, electrical, lighting, interior finishes, doors, fire protection, and construction of elevator. \$1,255,352
 4. Central Office

Construct: Construct a new central office facility. 20,000 sf. 74% \$6,275,405

5. Discretionary Construction Projects; Functional Centers; Improvements by new construction or renovation.

Estimated Costs of these projects will not be included in the FACILITY NEEDS ASSESSMENT TOTAL.

Eff. %

Cost Est.

1. Scott High School 1979 add. 09, 11, 14 152,606 sf.

Demolish existing pool facility. Baseball Field renovation to include new scoreboard, dugouts, bleachers, fencing, sound system, irrigation system, and press box improvements.

Construction of tennis courts, including bleachers, lighting, and fencing

Construct:	1	Auxiliary Gym	5,000 sf.	5,000 sf.	68%	\$1,832,426
	1	Natatorium	15,756 sf.	15,756 sf.	68%	\$5,774,342

2. Woodland Middle 1988 94,040 sf.

Construct an expansion to the existing gymnasium and install new bleachers to increase the seating capacity. Install a new scoreboard, sound system, and ceiling acoustical panels. Construct an elevated bridge and connect to Scott High School.

Renovate the Football Field

\$45,000

3. Simon-Kenton High School 1937, 56, 62, 69, 80, 03 renov. 07, 08, 09, 11 217,524 sf.

~~Coordinate the demolition of the existing transportation facility after the opening of a new transportation operation. Construct site parking, site circulation, site lighting, signage, and connectivity to the future S.R. 536 corridor. Construct a new track & field stadium with a soccer field in place of the existing transportation facility.~~

\$2,746,000

4. Twenhofel Middle School 2005 112,113 sf.

~~Minor Renovation to include; Interior finish renovations and replacement of site paving.~~

\$996,230

5. Dixie Heights High School 1937, 56, 62, 69, 80, 03 188,826 sf.

~~Minor Renovation to include; Campus site improvements to include concrete and asphalt replacement; construct a new athletic field house to include locker rooms, concession stand, weight training, multipurpose practice room; renovate and expand the auditorium~~

\$3,167,117

6. Turkey Foot Middle School 108,221 sf.

~~Minor Renovation to include; Campus site improvements, construction of bleachers at the football field, goal post, scoreboard~~

\$1,639,155