

KENTUCKY DEPARTMENT OF EDUCATION STAFF NOTE

Topic: Hardin County School District Request to Waive Regulations Related to Allowable Floor Area of the Additions and Renovation of Central High School

Date: April 2021

Action Requested: ☐ Review ☐ Action/Consent ☒ Action/Discussion

Held In: ☒ Full Board ☐ Curriculum, Instruction and Assessment ☐ Operations

SUMMARY OF ISSUE BEFORE THE BOARD:

To take action on a regulation waiver request submitted by the Hardin County School District regarding the allowable floor area of the additions and renovation of the Central Hardin High School. The district requests a waiver of 702 KAR 4:160 Capital Construction Process Section 6 (1)(c)4.c.(ii).

COMMISSIONER'S RECOMMENDATION:

The Commissioner recommends that the Kentucky Board of Education (KBE) approve the waiver request to allow the proposed renovation and addition to the high school building.

APPLICABLE STATUTE OR REGULATION:

KRS 156.160, KRS 162.060, 702 KAR 4:160 and 702 KAR 4:180

BACKGROUND:

Existing Policy:

702 KAR 4:160 Section 6 (1)(c)4.c.(ii), the Capital Construction Process regulation limits KDE approval of the gross floor area of a middle or high school project to 120 percent (120%) of the Model Program of Spaces based on the school's projected enrollment as described in the Kentucky School Facilities Planning Manual incorporated by reference in 702 KAR 4:180.

Summary of Issue:

The existing facility has a combined floor area of 209,837 gross square feet (GSF). Large portions of the existing Central Hardin High School facility were constructed in 1976 (77,969 GSF) and 1990 (91,823 GSF), predate the adoption of 702 KAR 4:180 in 1991 and do not comply with the net to gross floor area efficiency factor now required. It also includes a 1994 addition (40,045 GSF). The proposed capital construction project includes the demolition of a large portion of the 1976 section and the construction of a new Locally Identified Program Space Area (LIPSA) for an auxiliary gymnasium (9,975 GSF estimated). The project will be completed in two phases. The first phase involves the 1976 and 1990 sections and includes a large portion of the new addition. The future, second phase relates to the 1994 section. Upon final completion of both phases, the total floor area proposed is approximately 276,129 GSF.

The Model Program of Spaces interpolated for the projected enrollment of 1,800 students is 219,022 GSF. Therefore, the proposed increase is approximately 57,107 GSF or twenty-six percent (26%) exceeding the twenty percent (20%) threshold established in 702 KAR 4:160.

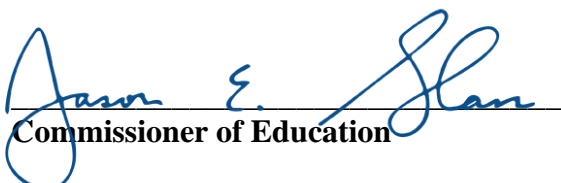
Strict application of the twenty percent (20%) threshold of Model Program of Spaces contained in 702 KAR 4:160 related to the unique and specific existing conditions of this facility creates a hardship to the district in providing the floor area needed for the continuation of existing educational programs and the phasing required to complete the work while students and staff occupy the facility. Therefore, the district requests a waiver from this regulation in order to construct beyond the floor area limits of the regulations.

Budget Impact:

Approval has no budget impact on state funds.

CONTACT PERSON(S):

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Commissioner of Education

Category:	<input type="checkbox"/> Educator Workforce Diversity Commitment	<input type="checkbox"/> Portrait of a Graduate Partnerships	<input type="checkbox"/> Racial Equity
	<input type="checkbox"/> Student-Centered Accountability System	<input type="checkbox"/> Early Childhood	<input checked="" type="checkbox"/> District Support