

April 26, 2021

## **NEWPORT INDEPENDENT SCHOOLS**

### **DISTRICT FACILITIES PLAN HEARING REPORT\***

A public hearing was held at Newport Independent Schools Welcome Center on April 26, 2021, at 5:30 p.m. (local time). The purpose of the public hearing was to propose a new District Facility Plan developed by the Newport Independent Local Planning Committee. Eleven of the members of the Local Planning Committee (LPC) voted in favor of the proposed new plan on March 18, 2021 and the Board voted (5-0) to approve the new plan on March 24, 2021.

There was one individual(s) in attendance. Ehmet Hayes, Architect, served as the locally-appointed hearing officer. See attached sign-in sheet for those in attendance.

### **COMMENTS**

Ehmet Hayes called the public hearing to order. The hearing officer outlined the purpose of the hearing and the hearing procedures in accordance with 702 KAR 1:001. It was explained that those persons wishing to speak would be given the opportunity and that written statements would be accepted. All considerations will be made available to the Kentucky Board of Education via the hearing officer's report. The hearing officer read the proposed new District Facility Plan which includes:

#### **New Construction and Major Renovations / Additions (Priority 2)**

- Newport High School – Renovations
- Newport Intermediate School – Renovations
- Newport Primary School – Renovations

#### **Management Support Areas (Priority 4)**

- New Central Storage Facility
- Central Bus Garage – New Wash Bay /Storage
- Newport Welcome Center

#### **Discretionary Construction (Priority 5)**

- Newport High School – Renovations and Fieldhouse
- Newport Primary School – Renovations

The floor was opened to those who wished to make a statement.

- No one was in attendance from the general public; therefore, no comments were received and the meeting was adjourned.

### **RECOMMENDATIONS**

It is recommended that the new District Facility Plan developed by the Newport Independent School Local Planning Committee and adopted by the Newport Independent Board of Education be approved as the District Facility Plan for the Newport Independent School District. A copy of the new plan is attached.

Respectfully submitted,  
Ehmet Hayes

c: Gary Leist, Manager  
Tony Watts, Superintendent  
Planning File

Attachments: Sign-In Sheet  
Public Hearing Agenda  
Newport Independent District Facility Plan

\*This document is presented to KDE as submitted by the district-appointed hearing officer.

Date: April 26, 2021

## Newport Independent Schools District Facilities Plan Local/State Board Public Hearing Agenda

Hearing Officer: Ehmet Hayes

- ❑ Call to Order by the District Designee
- ❑ Hearing Officer Opening Remarks and "Statement of Purpose"
  - Pursuant to 702 KAR 4:180 Implementation Guidelines-Kentucky Schools Facilities Planning Manual this Local/State Board Hearing is convened.
- ❑ The Local Board of Education has submitted the Proposed Draft of the Facilities Plan to the Department of Education. This accepted "Proposed Draft Facilities Plans" is to be reviewed tonight in the Local/State Board Public Hearing (Copies Enclosed)
  - The LPC has advertised the Local/State Board Public Hearing at least 14 days prior to the hearing.
  - This Local/State Board Public Hearing should have;
    - Sign-In Sheet to record all present
    - Recording device to document the proceedings
    - Public address System to allow those speaking to be heard
  - **This Local/State Board Public Hearing is for the purpose of hearing and documenting testimony. The Hearing Officer is to document the public comments. It is not within the purview of the Hearing Officer to sway public opinion or to comment on the proposed plan.**
- ❑ Review of Facilities Plan
- ❑ Recording of Testimony
  - Reading of written testimony including that sent or e-mailed to the school district.
  - Oral testimony.
- ❑ **Following the Local/State Board Local Hearing the Department of Education will prepare a Hearing Officer's Report. This report will be submitted to the Local Board of Education for review**
  - If "accepted", the Local Board of Education votes for approval and submits the Final Proposal to the Kentucky Department of Education.
  - If "rejected" the Local Board submits a letter to the Department for review. The Local Board will then be asked to submit a letter to the LPC that gives specific direction as to the Board's concerns and intent. This will then be reviewed by the LPC and the plan will be adjusted and returned to the Board for their review to submit it back to the Department.
  - Currently, the Final Proposal is scheduled to be submitted to the State School Board in their **August 2021** meeting.
  - Following the meeting the Local School Board will be notified of the State School Boards decision.
  - If the Facilities Plan is "rejected" by the State Board, the Local Board of Education must submit a modification of the Hearing Officer Report from the Kentucky Department of Education
    - When "accepted", the Local Board of Education submits the Final Proposal to the Kentucky Department of Education
    - This Final Proposal is resubmitted to the State School Board in their regular meetings.
    - Following the meeting the Local School board is notified of the State School Boards decision.

Date: April 26, 2021

## Newport Independent Schools District Facilities Plan Local/State Board Public Hearing Sign-in Sheet

Hearing Officer: Ehmet Hayes

Name	Organization
1. <i>Ehmet Hayes</i>	<i>ARCHITECT</i>
2. <i>Tony Watts</i>	<i>Newport</i>
3. _____	_____
4. _____	_____
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24. _____	_____
25. _____	_____

KBE APPROVAL DATE:

## NEWPORT INDEPENDENT SCHOOLS DISTRICT FACILITY PLAN

NEXT DFP DUE:

### PLAN OF SCHOOL ORGANIZATION

1. Current Plan P-2, 3-6, 7-12
2. Long Range Plan P-2, 3-6, 7-12

SCHOOL CENTERS	Status	Organization	2019 Student Enrollment Capacity
1. Secondary			
a. Newport High School , A1 Center	Permanent	7 - 12 Center	693/752
b. Newport School of Innovation, A5 Center "Virtual School" - Does Not Utilize a District Owned Facility	N/A	K - 12 Center	46/N/A
2. Elementary			
a. Newport Intermediate School, A1 Center Located Within the Welcome Center Facility	Permanent	3-6 Center	548/480
b. Newport Primary School, A1 Center	Permanent	P - 2 Center	398/645

### CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2022-2024 Biennium)

1a. <b>New construction</b> to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.	Eff. %	Cost Est.
1b. <b>New construction</b> to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.	Eff. %	Cost Est.
1c. <b>Major renovation/additions of educational facilities;</b> including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.	Eff. %	Cost Est.
1d. <b>KERA Strands New Additions:</b> Preschool, SBDM Office & Conf., Fam. Res.	Eff. %	Cost Est.

### CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2022-2024 Biennium)

2a. <b>New construction</b> to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.	Eff. %	Cost Est.
2b. <b>New construction</b> to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.	Eff. %	Cost Est.
2c. <b>Major renovation/additions of educational facilities;</b> including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.	Eff. %	Cost Est.

1. Newport High School 1978, '14 135,495 sf.  
**1978 BUILDING SECTION (More than 30 years old):**

Major renovation of 1978 building to include; interior work (classrooms to receive new doors, flooring, finishes, ceiling upgrades, new plumbing fixtures, new lighting, data and CT work, and intercom upgrades; restroom renovation; convert graphic arts classroom into an elective and renovate; convert home economics classroom into an elective and renovate; and move family resource into a full size classroom and renovate); systems work (new HVAC upgrades, electrical upgrades); exterior work (windows and doors); and site work (pedestrian paving, site lighting, rear hillside, paving upgrades and drainage).

22,845,388

2. Newport Intermediate School	1993	96,204 sf.	
<b>1993 BUILDING SECTION:</b>			
Major renovation to include; interior work (classroom to receive new flooring, finishes, ceiling upgrades and new lighting); systems work (new HVAC upgrades); and site work (south bus loading zone to be expanded off of the city street).			11,406,020

3. Newport Primary School (formerly Owens Elementary)	1975, '80, '02	89,981 sf.	
<b>1975 and 1980 BUILDING SECTION (More than 30 years old):</b>			
Major renovation to include; interior work (classrooms to receive new doors, flooring, ceiling upgrades, new plumbing fixtures, fittings, new lighting, data and CT work, and intercom upgrades; new bleachers, Kitchen/Cafeteria upgrades to allow for Food Court, new access control and stair finishes); systems work (new HVAC upgrades, lighting, electrical upgrades, minor plumbing as not renovated in the previous project); exterior work (roof and lighting) and site work (digital marquee sign and outdoor classroom).			\$9,168,479

**2002 BUILDING SECTION:**

Major renovation to include; systems work (new HVAC upgrades); and exterior work (roof).	\$283,561
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<b>2d. KERA Strands New Additions:</b> Preschool, SBDM Office & Conf., Fam. Res.	<b>Eff. %</b>	<b>Cost Est.</b>
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<b>2e. Renovation to upgrade all existing facilities to meet the most current life safety requirements of the Kentucky Building Code.</b>	<b>Eff. %</b>	<b>Cost Est.</b>
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1. Newport High School	1978, '14	135,495 sf.	
<b>1978 BUILDING SECTION (More than 30 years old):</b>			
Renovation of 1978 building to include; life safety and security upgrades (fire alarm, new exit and emergency light system).			\$ 150,000

2. Newport Intermediate School	1993	96,204 sf.	
<b>1993 BUILDING SECTION:</b>			
Renovation to include; life safety and security upgrades (fire alarm, new exit and emergency light system).			\$ 50,000

4. Newport Primary School (formerly Owens Elementary)	1975, '80, '02	89,981 sf.	
<b>1975 and 1980 BUILDING SECTION (More than 30 years old):</b>			
Renovation to include; life safety and security upgrades (sprinklers, new exit and emergency light system).			\$125,000

<b>CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)</b>
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<b>3. Construction of non-educational additions</b> or expansions including; kitchen, cafeterias, administrative areas, auditoriums and gymnasiums.	<b>Eff. %</b>	<b>Cost Est.</b>
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**4. Management support areas;** Construct, acquisition, or renovation of central offices, bus garages, or central stores

1. New Central Storage Facility	5,556 sf.	90%	\$1,271,213
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2. Central Bus Garage	3,795 sf.		
Construct: 1 New bus garage wash bay/storage	1,200 sf.	74%	\$304,995

3. Newport Welcome Center	1927, '15	62,118 sf.	
<b>1927 BUILDING SECTION (More than 30 years old):</b>			
(includes Adult Education and Unique programs; no work in recently renovated Central Office area)			
Major renovation of 1927 building to include; interior work (renovations to spaces with new doors, flooring, finishes, ceiling upgrades, furring out walls, paint, data and CT work, fire alarm and intercom upgrades; renovate restrooms not previously renovated and new windows throughout); systems work (new HVAC upgrades, lighting, electrical upgrades and plumbing); and exterior work (masonry repairs and pavement upgrades). This excludes all work renovated in the 2015 areas.			\$12,791,339

**DISTRICT UNMET NEED****\$58,395,995**

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.

1.	Newport High School	1980, '15				
	<b>1978 BUILDING SECTION (More than 30 years old):</b>					
Construct:	1	Field House	10,000	sf	10,000 sf.	\$2,543,400
	1	Concessions & Ticketing Facility	2,000	sf	2,000 sf.	\$400,000
	1	Bleacher/Retaining Wall Replacement				\$750,000
2.	Newport Primary School	1975, '80, '02				
	(formerly Owens Elementary)					
	<b>2002 BUILDING SECTION:</b>					
	Major renovation to include; interior work (classroom upgrades and technology upgrades).				2,724 sf.	\$30,000
						\$62,119,395