

May 17, 2021

**Elizabethtown Independent SCHOOL DISTRICT**  
**DISTRICT FACILITIES PLAN HEARING REPORT**

A public hearing was held at the Elizabethtown Independent Schools Board Room on May 17, 2021, at 5:30 p.m. EST. The purpose of the public hearing was to propose a new District Facility Plan developed by the Elizabethtown Independent Schools Local Planning Committee. The Local Planning Committee (LPC) voted 18-0 in favor of the proposed new plan and the Board voted 5-0 to approve the new plan.

There was/were 9 individual(s) in attendance. Andy Games, LPC Chairman, served as the locally-appointed hearing officer. Guy Wallace, Denise Morgan, Steve Smallwood, Michelle Motley, Kelli Bush, Andrew Harp, Carla Kuhn, Jessica Turner and Margie Maples were present.

**COMMENTS**

Paul Godfrey, EIS Board Chair 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; major renovations of building or portion of buildings older than 30 years at Elizabethtown High School, TK Stone Middle School and Morningside Elementary School in the first biennium and Valley View Education Center and Helmwood Heights Elementary in the second biennium. Additionally, renovate 1954 classroom wing to create appropriately sized spaces at TK Stone and construct cafeteria and kitchen expansion at Morningside. Renovate to upgrade all existing facilities to meet the most current life safety requirements of Kentucky at Elizabethtown High School, Valley View Education Center, TK Stone Middle School, Helmwood Heights Elementary, Morningside Elementary and Panther Academy. Construct a new central board office and bus garage as well as renovate the existing maintenance building to accommodate at bus service lift. Discretionary projects include replacing gym bleachers, add lighting and bleachers at the soccer practice field, improve drainage at the practice soccer field, construction new lighted tennis courts and renovate the baseball press box at Elizabethtown High School. Reconstruct the athletic field at TK Stone Middle school and renovate the gym at Helmwood Heights Elementary. Minor renovations at Morningside and Panther Academy.

The floor was opened to those who wished to make a statement. No one made a statement.

**RECOMMENDATIONS**

It is recommended that the new District Facility Plan developed by the Elizabethtown Independent Schools Local Planning Committee and adopted by the Elizabethtown

**Independent Schools** Board of Education be approved as the District Facility Plan for the **Elizabethtown Independent** School District. A copy of the new plan is attached.

Respectfully submitted,

Reviewed by,

**Andy Games, LPC Chairman**

**KDE Staff name and title**

cc: Greg Dunbar, Manager of  
District Facilities Branch  
Planning File

Attachments: Public Hearing Agenda  
**District Name** School District Facility Plan

# ELIZABETHTOWN INDEPENDENT DISTRICT FACILITY PLAN

NEXT DFP DUE: TBD, 2025

## PLAN OF SCHOOL ORGANIZATION

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

			EOY 2019 Student Enrollment Capacity
SCHOOL CENTERS		Status	Organization
1. Secondary			
a. Elizabethtown High School (A1)	Permanent	9-12 Center	766/833
b. Valley View Education Center (A5)	Permanent	K-12 Center	20/90
2. Middle			
a. T K Stone Middle School (A1)	Permanent	6-8 Center	625/464
3. Elementary			
a. Helmwood Heights Elementary School (A1)	Permanent	1-5 Center	398/600
b. Morningside Elementary School (A1)	Permanent	1-5 Center	446/510
c. Panther Academy (A1)	Permanent	PS-K Center	157/280

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

1c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.		Eff. %	Cost Est.
1. Elizabethtown High School (1972, 1998, 2005, 2007) (Area includes Auditorium at TK Stone MS) Major Renovation of buildings, or portions of buildings, older than 30 years (1972) that have not been renovated in that time to include: Renovation to include replacement of plumbing fixtures, domestic water distribution, sanitary waste, water supply, fittings, wall finishes, floor finishes, ceiling finishes, electrical service, distribution branch wiring, exterior windows, exterior doors / hardware, fittings, exterior walls, partitions and domestic water heaters.	150,452 gsf		\$8,564,174
2. T K Stone Middle School (1954, 1993, 2003, 2013) (Areas include Natatorium at TK Stone MS) Major Renovation of buildings, or portions of buildings, older than 30 years (1954, 1993) that have not been renovated in that time to include: Site improvement, Parking, Pedestrian pavements, Electrical, Branch wiring, Lighting, Storm drainage, Site lighting, Interior doors, Wall finishes, Floor finishes, Ceilings, HVAC, Building controls, Exterior windows, Exterior doors, and Interior partitions. Renovate 1954 classroom wing to create appropriately sized spaces. Renovation of Lobby, Administration area, Gymnasium, Media Center, Restrooms. Renovate existing undersized Band classroom to be Vocal Music Classroom. Renovation (3) existing undersized Science Labs to (3) Standard Classrooms. Renovate undersized Vocal Music Classroom to be (2) Resource Rooms. Renovate existing space to address program deficiencies of (1) FRC @ 300 SF, and (4) Resource Rooms @ 375 SF. Major Renovation of building, or portions of buildings, less than 30 years but older than 15 years (2003) that have not been renovated in that time to include: Roofing.	75,874 of 141,014 gsf		\$8,687,255  \$284,609

Construct:	4	Standard Classroom	750 nsf	3,000 nsf	71%	\$1,039,817
	2	Resource Rooms	375 nsf	750 nsf	71%	\$259,954
	1	FMD	825 nsf	825 nsf	71%	\$285,950
	2	Science Classrooms	1,000 nsf	2,000 nsf	71%	\$693,211
	1	Band Classroom	2,500 nsf	2,500 nsf	71%	\$866,514
	1	Computer Classroom	900 nsf	900 nsf	71%	\$311,945

65,140 of

**3. Morningside Elementary School (1954, 1957, 1997, 2003)**

128,020 gsf

Major Renovation of buildings, or portions of buildings, older than 30 years (1954, 1957) that have not been renovated in that time to include: Sanitary sewer, storm sewer, sanitary waste, primary HVAC pumps, controls and instrumentation, intercom and paging, fire alarm systems, and exterior wall repairs.

\$369,476

Major Renovation of building, or portions of buildings, less than 30 years but older than 15 years (1997, 2003) that have not been renovated in that time to include: Primary HVAC pumps, controls and instrumentation.

\$119,213

Construct:	1	Cafeteria Expansion	1,407 nsf	1,407 nsf	74%	\$462,485
	2	Kitchen Expansion	646 nsf	1,292 nsf	74%	\$424,684

**1e. Renovation to upgrade all existing facilities** to meet the most current life safety requirements of the Kentucky

Building Code.

Eff. %

Cost Est.

**1. Elizabethtown High School (1972, 1998, 2005, 2007)**

150,452 gsf

(Area includes Auditorium at TK Stone MS)

Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown.

\$150,000

**2. Valley View Education Center (1959)**

21,130 gsf

Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown.

\$125,000

75,874 of

**3. T K Stone Middle School (1954, 1993, 2003, 2013)**

141,014 gsf

(Areas include Natatorium at TK Stone MS)

Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown. Other items include Fire alarm systems, Exit & emergency light systems, and Security system.

\$50,000

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <p><b>4. Helmwood Heights Elementary (1962, 1987, 1991, 1996, 2001, 2011)</b></p> <p>Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown. Other items include</p>                                                                                                                    | <p>55,726 sf.</p> <p>\$50,000</p>                |
| <p><b>5. Morningside Elementary School (1954, 1957, 1997, 2003)</b></p> <p>(Total area includes Natatorium at TK Stone MS)</p> <p>Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown. Other items include Fire alarm systems, Intercom and paging systems and Security systems.</p> | <p>65,140 of<br/>141,014 gsf</p> <p>\$94,501</p> |
| <p><b>6. Panther Academy (1990, 2011)</b></p> <p>Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown. Other items include Exit and emergency lighting systems, and Security systems.</p>                                                                                             | <p>48,098 gsf</p> <p>\$30,000</p>                |

<b>CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2024 Biennium)</b>
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**2c. Major renovation/additions of educational facilities;** including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Eff. %                               | Cost Est. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------|
| <p><b>1. Valley View Education Center (1959)</b></p> <p>Major Renovation of buildings, or portions of buildings, older than 30 years (1959) that have not been renovated in that time to include: Exterior windows, exterior doors, roofing, fittings, interior doors, wall finishes, ceiling finishes, pedestrian paving, site development, domestic water distribution rainwater drainage, domestic water heaters, how water boilers, exhaust ventilation systems, radiant heater units, controls and instrumentation, branch wiring, exit and emergency lighting, water supply, sanitary sewer, site lighting, exterior walls, floor finishes, plumbing fixtures, sanitary waste, and electrical service and distribution.</p> | <p>21,130 gsf</p> <p>\$2,760,001</p> |           |
| <p><b>2. Helmwood Heights Elementary (1962, 1987, 1991, 1993, 1996, 2001, 2011)</b></p> <p>Major Renovation of buildings, or portions of buildings, older than 30 years (1962, 1987, 1991, 1993) that have not been renovated in that time to include: exterior windows, exterior doors / hardware, fittings, interior doors / hardware, wall finishes, floor finishes, ceilings, roadways, plumbing fixtures, domestic water distribution, domestic water heaters, sanitary waste, branch wiring, exit and emergency lighting systems, and water supply.</p>                                                                                                                                                                     | <p>55,726 gsf</p> <p>\$1,860,708</p> |           |

## CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

### 4. Management support areas; Construct, acquisition, or renovation of central offices, bus garages, or central stores

		Eff. %	Cost Est.
<b>1. Central Board Office</b>			
Construct: Construct a new central board office facility on a site tbd.	6,000 gsf	74%	\$1,669,622
<b>2. Central Bus Garage</b>			
Construct: Construct 2-bay bus garage facility on a site tbd.	3,600 gsf	74%	\$914,984
<b>3. Maintenance Building (Existing Bus Garage - 2000)</b>	5,100 gsf		
Existing facility's low structure will not accommodate a bus service lift. Convert use of this facility to accommodate District maintenance, buildings and grounds, and District storage. Major Renovation of building, or portions of buildings, less than 30 years but older than 15 years that have not been renovated in that time to include; Site improvements, site lighting, paving, site drainage, replace damaged wall panels, thermal envelope improvements, exterior and interior doors / hardware and frames including overhead doors, renovate toilet rooms, HVAC upgrades, electrical upgrades, replace lighting, power / data upgrades for technology, replace fire alarm / security systems, and add an exterior door access control system.			\$300,000

## DISTRICT NEED

**\$30,374,102**

### 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.
<b>1. Elizabethtown High School (1972, 1998, 2005, 2007)</b>	150,452 gsf		
(Area includes Auditorium at TK Stone MS)			
Renovation to include: Electrical service and distribution, branch wiring, water supply, and sanitary waste.			\$324,516
Replace Gymnasium bleachers			\$221,000
Add lighting & bleachers at the practice soccer field			\$450,000
Regrading & drainage improvements for practice soccer field			\$50,000
Construct 8 new lighted tennis courts			\$1,200,000
ADA improvements, replace doors & hardware, renovate toilets, add fire alarm for baseball press box.			\$65,000
	75,874 of		
<b>2. T K Stone Middle School (1954, 1993, 2003, 2013)</b>	141,014 gsf		
(Areas include Natatorium at TK Stone MS)			
Reconstruct athletic field due to required relocation to accommodate academic expansion, to include playing field, grandstands, support facilities of restrooms, concessions, etc., sports lighting and parking.			
<b>3. Helmwood Heights Elementary (1962, 1987, 1991, 1996, 2001, 2011)</b>	55,726 gsf		
Renovation to include: sanitary waste, branch wiring, exterior wall repairs at 1996			\$386,440
Gymnasium, add bleacher seating for 400, and bathroom renovations.			
	65,140 of		
<b>4. Morningside Elementary School (1954, 1957, 1997, 2003)</b>	141,014 gsf		
(Total area includes Natatorium at TK Stone MS)			
Renovation to include: sanitary waste, roof repairs @ low-slope roofs, and replace kitchen make-up air unit.			\$155,031
<b>5. Panther Academy (1990, 2011)</b>	48,098 gsf		
Renovation to include: Add canopies at exterior doors, site drainage improvements, add gates to patios, add gym bleacher seating, reconfigure bathrooms adjacent to Board room, and relocate washer and dryer to the special ed. classroom.			\$125,000

