

KBE APPROVAL DATE: AUGUST 2021

GRAYSON COUNTY SCHOOLS DISTRICT FACILITY PLAN

NEXT DFP DUE: JUNE 2025

PLAN OF SCHOOL ORGANIZATION

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

			2019 Enrollment / Capacity
SCHOOL CENTERS	Status	Organization	
1. Secondary			
a. Grayson County High School (A1 Center)	Permanent	9-12 Center	1320/1064
b. Grayson County Area Vocational Ed Center (A2 Center)	Permanent	9-12 Center	NA
c. Grayson County Alternative Ed. (A2 Center)	Permanent	6-12 Center	NA
2. Middle			
a. Grayson County Middle School (A1 Center)	Permanent	6-8 Center	1020/933
3. Elementary			
a. Clarkson Elementary School (A1 Center)	Permanent	PS-5 Center	607/675
b. Caneyville Elementary School (A1 Center)	Permanent	PS-5 Center	342/725
c. Oran P. Lawler Elementary School (A1 Center)	Permanent	PS-5 Center	406/479
d. H.W. Wilkey Elementary School (A1 Center)	Permanent	PS-5 Center	460/700
4. Preschool			
a. Grayson County Preschool Center	Permanent	PS Center	50/96

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

1a. New construction to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.

1. (none)

1b. New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.

1. (none)

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

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| 1. Grayson County Middle School | '57, '78, '96 | 130,468 sf. | Cost Estimate |
| 1957 ORIGINAL BUILDING (GYMNASIUM) - 19,990 SF Major Renovation of building, or portions of building, older than 30 years: Renovate existing gymnasium to include new HVAC, Lighting, upgrade/replace electrical panels and circuits; replace gymnasium wood flooring, gymnasium equipment, replace interior doors and hardware, replace finishes. | | | \$500,000 |

1d. KERA Strands New Additions: Preschool, School Based Decision Making Meeting Area, Family Resource and fixed technology systems.

1. (none)

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

1. Grayson County Middle School	'57, '79, '96	130,468 sf.	Cost Estimate
1996 ADDITION (MAIN BUILDING) - 107,113 SF Construct security vestibule, reception office, and attendance clerk office within existing main lobby. Construction to include new walls, doors and hardware, finishes, and minor HVAC work as it relates to reconfigured lobby. Security vestibule shall be equipped with electronically locked doors, security camera system and intercom.			\$165,000
1957 ORIGINAL BUILDING (GYMNASIUM) - 19,990 SF Replace fire alarm system in this portion of building.			\$60,000

1f. Renovation to upgrade all existing facilities to meet the most current accessibility requirements of the Kentucky Building Code.

1. Grayson County Middle School	'57, '79, '96	130,468 sf.	Cost Estimate
1957 ORIGINAL BUILDING (GYMNASIUM) - 19,990 SF Major Renovation of building, or portions of building, older than 30 years: Renovate existing gymnasium locker rooms and public gang toilets to include ADA accessibility, new HVAC, Lighting, upgrade/replace electrical panels and circuits (relates to ADA renovations), and replace all plumbing fixtures and infrastructure; new lockers and finishes, new doors and hardware.			\$607,000
1979 ADDITION - 3,365 SF Major Renovation of building, or portions of building, older than 30 years: Renovate public gang toilets to include ADA accessibility, new mechanical ventilation, lighting, upgrade/replace electrical panels and circuits (as it relates to ADA renovations) and replace all plumbing fixtures and infrastructure; new furnishings and equipment, toilet partitions, new doors and hardware; new ceilings and finishes.			\$175,000

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2022-2024 Biennium)
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2a. New construction to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.

- (none)

2b. New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.

1. Grayson County Middle School	'57, '79, '96	130,468 sf.	Cost Estimate
Construct: 3 Standard Classrooms	750 sf.	2,250 sf.	71% \$779,863
Construct: 2 Computer Classrooms	900 sf.	1,800 sf.	71% \$623,890

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

1. Grayson County Middle School	'57, '79, '96	130,468 sf.	Cost Estimate
1979 AND 1996 BUILDING SECTIONS - 110,478 SF Major Renovation of building, or portions of building, less than 30 years but older than 15 years: Partial roof replacement over Media Center and replacement of gutters and downspouts for all sections of metal roofing; full HVAC renovation, lighting replacement, and new suspended ceilings (relates to HVAC renovation)			\$6,665,830
1996 ADDITION (MAIN BUILDING) - 107,113 SF Renovate and convert space in the existing excess science classroom into Family Resource/Youth Service Center (1015 sf.)			\$85,000

2. Caneyville Elementary School	'02	72,961 sf.	Cost Estimate
Major Renovation of building or portions of building, less than 30 years but older than 15 years: Full HVAC renovation, lighting replacement that is associated with the HVAC replacement, and new suspended ceilings (relates to HVAC renovation). Metal roof repairs and gutter/downspout replacement.			
			\$3,890,000
3. Oran P. Lawler Elementary School	'90, '91 & '93	46,784 sf.	Cost Estimate
1990 ORIGINAL BUILDING AND 1991 ADDITION - 37,836 SF Major Renovation of building, or portions of building, older than 30 years: renovate original building to include moisture mitigation of concrete floor slabs, new flooring, and finishes. New student and teacher storage casework in classrooms. Replace interior and exterior doors and hardware; replace ceilings and lighting. Full window replacement, electrical and technology upgrades. Replace kitchen equipment.			
			\$1,716,750
1990 ORIGINAL BUILDING - 29,992 SF Major Renovation of building, or portions of building, older than 30 years: Increase size of cafeteria by annexing and renovating existing undersized computer classroom. Renovate existing administration suite and adjacent corridors and expand administration suite into adjacent Media Center. Renovate Media Center into computer lab and Family Resource w/ direct exterior door. Renovate/reconfigure workroom w/ toilet, adjacent resource room and adjacent classroom into self-contained special Education (FMD) and resource room			
Construct:	1 Media Center	3,125 sf.	3,125 sf. 74% \$1,027,196
Construct:	1 Art Classroom	800 sf.	800 sf. 74% \$262,962
4. Grayson County High School	'73, '88, '92, '99	135,421 sf.	Cost Estimate
1973 ORIGINAL BUILDING AND 1988 AND 1992 ADDITIONS - 116,067 SF Major Renovation of building, or portions of building, older than 30 years: Full HVAC renovation, new lighting and ceilings (relates to HVAC replacement), moisture mitigation over floor slabs, new flooring, new finishes, equipment and furnishings; tackboards, markerboards, lockers, casework. Full window replacement. Replace electrical switchgear and branch panels and technology upgrades; new intercom system. Replace kitchen equipment. Replace gymnasium equipment (excluding bleachers) and replace wood floor in gymnasium. NOTE: Lockerrooms and public gang toilets in original building renovated in 2013 and are not part of this renovation.			
			\$4,207,159
1973 ORIGINAL BUILDING - 109,201 SF Major Renovation of building, or portions of building, older than 30 years: Renovate existing media center to increase size of Cafeteria and provide (3) Resource Classrooms. Renovate existing undersized administration suite into standard classrooms. Renovate existing lobby and construct security vestibule. Renovate existing Band/Chorus into standard classrooms.			
Construct:	1 Administration suite	2,170 sf.	2,170 sf. 68% \$811,644
	1 Media Center	7,325 sf.	7,325 sf. 68% \$2,739,765
	1 Auditorium	5,000 sf.	5,000 sf. 68% \$1,870,147
	1 Band/Orchestra	2,500 sf.	2,500 sf. 68% \$935,074
	1 Vocal Room	900 sf.	900 sf. 68% \$336,626
	1 Kitchen addition	1,600 sf.	1,600 sf. 68% \$598,409
	5 Standard Classrooms	750 sf.	3,750 sf. 68% \$1,402,610

1999 ADDITION - 19,354 SF Major Renovation of building or portions of building, less than 30 years but older than 15 years: Full HVAC renovation, lighting replacement, and new suspended ceilings (relates to HVAC renovation). Upgrades to existing electrical branch panels (relates to HVAC renovation). \$1,117,695

5. H.W. Wilkey Elementary School '71, '81, '85, '87 55,155 sf. Cost Estimate

ALL BUILDING SECTIONS - 55,155 SF Major Renovation of building, or portions of building, older than 30 years: renovate original building to include new flooring, and finishes. New student and teacher storage casework in classrooms. Replace ceilings and lighting. Full window replacement, replace electrical switchgear and branch panels and technology upgrades. Replace kitchen equipment. Replace gymnasium equipment and bleachers, new wood floor in gymnasium. NOTE: public gang toilets in original building renovated in 2013 and are not part of this renovation. \$1,865,800

1971 ORIGINAL BUILDING - 39,890 SF Major Renovation of building, or portions of building, older than 30 years: Renovate administration suite and media center into (4) resource classrooms. Renovate existing music room (oversized) into self-contained special ed (FMD) and family resource center. \$985,000

Construct:	1	Administration suite	1,870 sf.	1,870 sf.	74%	\$614,674
	1	Media Center	3,650 sf.	3,650 sf.	74%	\$1,199,765
	2	Preschool Classrooms	800 sf.	1,600 sf.	74%	\$525,924
	1	Computer Classroom	800 sf.	800 sf.	74%	\$262,962
	1	Art Classroom	800 sf.	800 sf.	74%	\$262,962

6. Grayson County Area Vocational Ed. Center '76 22,733 Cost Estimate

Major Renovation of building, or portions of building, older than 30 years: Full renovation of all plumbing and electrical infrastructure to include new underslab sanitary piping, new electrical switchgear, increased service, new branch circuit panels, window replacement. New ceilings, lighting, flooring, and equipment and furnishings. Renovate existing shops and remove temporary walls and rooms. Renovate existing classrooms into industrial shop classrooms. Renovate existing lobby and renovate existing administration area. \$2,976,800

Construct:	1	Administration suite	800 sf.	800 sf.	74%	\$242,292
	1	Machine Tool Lab	4,250 sf.	4,250 sf.	74%	\$1,287,176
	1	Machine Tool Classroom	750 sf.	750 sf.	74%	\$227,149
	2	Allied Health Labs	2,560 sf.	5,120 sf.	74%	\$1,550,668
	1	Marketing Lab	2,400 sf.	2,400 sf.	74%	\$726,876
	1	Business Lab	2,350 sf.	2,350 sf.	74%	\$711,732
	1	Computer Lab	1,450 sf.	1,450 sf.	74%	\$439,154

2d. KERA Strands New Additions: Preschool, SBDM Office & Conf., Fam. Res.

1. Classroom Interactive Technology

Provide interactive technology, projectors/boards/components, in all classrooms district wide.

Construct:	162	Interactive Technology System	\$5,000 Per Classroom	\$810,000
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2e. Renovation to upgrade all existing facilities to meet the most current life safety requirements of the Kentucky Building Code.

1. Oran P. Lawler Elementary School	'90	46,950	Cost Estimate
1990 ORIGINAL BUILDING AND 1991 AND 1993 ADDITIONS - 49,950 SF Install new fire suppression system and upgrade fire alarm system (related to fire suppression installation). Install security camera system. Renovate existing front lobby and administration area to provide a Security Vestibule. Security vestibule shall be equipped with electronically locked doors, security camera system and intercom.			\$546,025
2. H.W. Wilkey Elementary School	'71, '81, '85, '87	55,155 sf.	Cost Estimate
ALL BUILDING SECTIONS - 55,155 SF Install new fire suppression system and upgrade fire alarm system (related to fire suppression installation). Install security camera system. Renovate existing front lobby and administration area to provide a Security Vestibule. Security vestibule shall be equipped with electronically locked doors, security camera system and intercom..			\$623,972
1971 ORIGINAL BUILDING - 38,980 SF Remove and replace all wood framed and wood paneled classroom partition walls with permanent classroom partition walls of non-combustible materials (steel stud framing and gypsum board)			\$50,000
3 Grayson County High School	'73, '88, '92, '99	135,421 sf.	Cost Estimate
1973 ORIGINAL BUILDING - 18,254 SF Install fire suppression system in gymnasium.			\$55,000
1973 ORIGINAL BUILDING - 5,458 SF Renovate original science department (asbestos countertops). New underslab plumbing, new casework, equipment, furnishings.			\$750,000
1973 ORIGINAL BUILDING AND 1988 AND 1992 ADDITIONS - 116,067 SF Upgrade and replace fire suppression system heads. Replace and upgrade emergency lighting and exit signs.			\$160,000
ALL BUILDING SECTIONS - 135,421 SF Upgrade and install new full/central security camera system.			\$250,000
4. Grayson County Area Vocational Ed. Center	'76	22,733	Cost Estimate
Upgrade and replace fire suppression system heads. Replace and upgrade emergency lighting and exit signs. Install new security camera system.			\$90,000
Renovate existing front lobby and administration area to provide a Security Vestibule. Security vestibule shall be equipped with electronically locked doors, security camera system and intercom.			\$80,000

2f. Renovation to upgrade all existing facilities to meet the most current accessibility requirements of the Kentucky Building Code.

1. Oran P. Lawler Elementary School	'90	37,836	Cost Estimate
Complete renovation of public gang toilet rooms for ADA compliance. Renovation to include new fixtures, equipment, finishes.			\$280,000

2. H.W. Wilkey Elementary School	'71, '81, '85, '87	55,155 sf.	Cost Estimate
ALL BUILDING SECTIONS - 55,155 SF Replace interior and exterior doors and hardware for ADA compliance. Replace all signage with ADA compliant signage.			\$148,000
1985 and 1987 BUILDING SECTIONS 12,880 SF Renovate public toilets for ADA compliance.			\$150,000
3 Grayson County High School	'73, '88, '92, '99	135,421 sf.	Cost Estimate
1973 ORIGINAL BUILDING AND 1988 AND 1992 ADDITIONS - 112,351 SF Replace all interior doors and hardware for ADA compliance. Replace all signage with ADA compliant signage.			\$315,000
4. Grayson County Area Vocational Ed. Center	'76	22,733 sf.	Cost Estimate
Complete renovation of public gang toilets for ADA compliance. Renovation to include new fixtures, equipment, and finishes. Replace all signage with ADA compliant signage. Replace interior doors and hardware with new ADA compliant hardware.			\$987,000

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

3. Construction of non-educational additions or expansions including; kitchen, cafeterias, administrative areas, auditoriums and gymnasiums.

1. Grayson County High School	'73, '88, '92, '99	135,421 sf.	Cost Estimate
Construct: 1 Auxilliary Gymnasium	12,000 sf.	12,000 sf.	74% \$4,124,432
2. H.W. Wilkey Elementary School	'71	55,155	Cost Estimate
Site improvements to include new bus canopy, site drainage and construct new parking lot and parent/bus traffic loop road to connect over to adjacent Grayson County Preschool Center. Construct new preschool playground and general playground.			\$1,125,000
3. Grayson County Preschool Center	'04	5,915	Cost Estimate
Site improvements to include new parking lots and parent/bus traffic loop road and connection/access to adjacent H.W. Wilkey Elementary School			\$625,000
4. Caneyville Elementary School	'02	72,961 sf.	Cost Estimate
Site improvements to include storm water collection/removal and repavement of existing parking and bus/parent loop roads.			\$350,000

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

1. Former Central Office/Bus Garage	'69	9,950 sf.	Cost Estimate
Roof Replacement (1969 building)			\$135,000
2. New Central Bus Garage			Eff. % Cost Estimate
Construct: New 4-bay bus garage.		6,000 sf.	74% \$1,524,981

DISTRICT NEED	\$59,410,966
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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.

			Cost Estimate
1. Grayson County High School			
Construct:	1	Football Grandstands	\$800,000
	1	Synthetic Turf Football Field	\$775,000
	1	Soccer Grandstands	\$250,000
	1	Concession Building	\$500,000