

May 17, 2021

**LaRUE COUNTY SCHOOL DISTRICT
DISTRICT FACILITIES PLAN HEARING REPORT**

A public hearing was held at the **LaRue County High School** on **May 17, 2021**, at **5:30 pm** (local time). The purpose of the public hearing was to propose a new District Facility Plan developed by the **LaRue County** Local Planning Committee. The Local Planning Committee (LPC) voted **10 for and 0 against** in favor of the proposed new plan and the Board voted **5 for and 0 against** to approve the new plan.

Peter Fisher of RossTarrant Architects, served as the locally appointed hearing officer. Besides Peter Fisher, Superintendent David Raleigh and Board of Education members Dawn Conner, Paul Cooper, Farrah Pruitt, Price Smith and Joanna Hinton were present.

COMMENTS

Peter Fisher called the public hearing to order. No one wishing to speak was present and no written statements were presented. The meeting was adjourned at 6:00 pm.

RECOMMENDATIONS

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

Respectfully submitted,



Peter G. Fisher, AIA, LEED AP

cc: Marcus Highland, Kentucky Department of Education
Public Hearing Agenda
Planning File

Attachments: **LaRue County** School District Facility Plan

Date: May 17, 2021

LaRue County District Facilities Plan
Local/State Board Public Hearing Sign-in Sheet

Hearing Officer: Peter Fisher

Name	Organization
1. <u>PETER FISHER</u>	<u>ROSS TARRANT ARCHITECTS</u>
2. <u>PRICE SMITH</u>	<u>LARUE COUNTY BOARD OF EDUCATION</u>
3. <u>Dawn Conner</u>	<u>LaRue Co Board / DFP Rep</u>
4. <u>Farrak Pruitt</u>	<u>LC BOE</u>
5. <u>Paul Cooper</u>	<u>LaRue Co Board</u>
6. <u>Jeanna Hinton</u>	<u>LC BOE</u>
7. <u>David Raleigh</u>	<u>LC BOE</u>
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KBE APPROVAL DATE: AUGUST 2021

LARUE SCHOOLS DISTRICT FACILITY PLAN

Draft
22-Apr-21 update

NEXT DFP DUE: AUGUST 2025

PLAN OF SCHOOL ORGANIZATION

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

SAAR 2019
Student
Enrollment
/Capacity

SCHOOL CENTERS

	Status	Organization	
1. Secondary			
a. LaRue County High School (A1 Center)	Permanent	9-12 Center	698/807
2. Middle			
a. LaRue County Middle School (A1 Center)	Permanent	6-8 Center	605/856
3. Elementary			
a. Abraham Lincoln Elementary School (A1 Center)	Permanent	K-5 Center	488/650
b. Hodgenville Elementary School (A1 Center)	Permanent	K-5 Center	524/675
c. Preschool on College Street (A4 Center)	Permanent	PS Center	NA/75

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. LaRue County High School (1994)

88,552 sf.

Major Renovation of building, or portions of buildings, less than 30 years but older than 15 years (1994) that have not been renovated in that time to include; roofing, internal reconfiguration of large classrooms on second floor (3 to become 6), convert 2 classrooms adjacent to band to vocal room, convert classroom 144 to virtual learning lab.

\$1,547,181

Construct: 1 Gymnasium 14,400 sf. 14,400 sf. 68% \$5,386,024

2. LaRue County Middle School (1957, 1961, 1975)

103,753 sf.

Major Renovation of buildings, or portions of buildings, older than 30 years (1957, 1961, 1975) to include: roof systems, replacement of auxiliary gymnasium flooring, primary HVAC pumps, packaged AC units, and hydronic distribution system .

\$1,303,349

3. Hodgenville Elementary School (2002, 2008)

63,260 sf.

Major Renovation of building, or portions of buildings, less than 30 years but older than 15 years (2002) that have not been renovated in that time to include; cooling tower replacement, HVAC system and roof system.

\$120,000

4. Preschool on College Street (1958)

13,885 of 35,753 sf.

Major Renovation of buildings, or portions of buildings, older than 30 years (1958) to include: exterior windows, exterior doors/hardware, roof system, fittings, and stair repairs.

\$642,423

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

Eff. % Cost Est.

1. LaRue County High School (1994)

88,552 sf.

Renovation to include; security systems related to KRS 158.162 which is specific to controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system and controlling access to individual classrooms.	\$50,000
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Secure entry vestibule upgrades at high school and NEST interior to the building	\$75,000
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2. LaRue County Middle School (1957, 1961, 1975)	103,753 sf.
Renovation to include; security systems related to KRS 158.162 which is specific to controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system and controlling access to individual classrooms.	\$20,000

4. Hodgenville Elementary School (2002, 2008)	63,260 sf.
Renovation to include; security systems related to KRS 158.162 which is specific to controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system and controlling access to individual classrooms.	\$20,000

5. Preschool on College Street (1958)	13,885 of 35,753 sf.
Renovation to include; security systems related to KRS 158.162 which is specific to controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system and controlling access to individual classrooms.	\$20,000

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2024 Biennium)

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

Eff. %	Cost Est.
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1. LaRue County High School (1994)	88,552 sf.
Renovation of buildings, or portions of buildings, older than 30 years (1994) that have not been renovated in that time to include; exterior windows, exterior doors/hardware, industrial doors, fittings, interior doors/hardware, wall finishes, floor finishes, ceilings, kitchen equipment, roadways, parking, pedestrian paving, site development, garbage enclosure, plumbing fixtures, domestic water heaters, and standpipes (PIV replacement).	\$7,674,961

2. LaRue County Middle School (1957, 1961, 1975)	103,753 sf.
Renovation of buildings, or portions of buildings, older than 30 years (1957) that have not been renovated in that time to include; exterior doors/hardware, fittings, interior doors/hardware, stair repairs, fixed furnishings, floor finishes, kitchen equipment, roadways, parking, domestic water distribution, sanitary waste, storm drainage, hot water boilers, boiler room piping and specialties, air distribution systems, exhaust ventilation systems, radiant heater units, make-up AHU, controls and instrumentation, clock and program, exit and emergency light systems, and emergency power & generation systems.	\$6,248,240

2d. KERA Strands New Additions: Preschool, School Based Decision Making Meeting Area and fixed technology systems.

Eff. %	Cost Est.
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1. District White Board Initiative	
Provide fixed interactive panels in all classrooms district wide with wireless capability for hand held student assessments and remote operation.	
Construct: 50 Interactive Panels \$4,500 per classrm. \$225,000	\$0

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

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

1. Central Office (1938)	21,868 of 35,753 sf.
Major Renovation to include: exterior wall repairs, exterior windows, exterior doors/hardware, roofing, fittings, stair repairs, plumbing fixtures, domestic water distribution, sanitary waste, hot water boilers, boiler room piping & specialties, primary HVAC pumps, packaged air conditioning units, hydronic distribution systems, and exhaust ventilation systems.	\$2,226,162

2. **Bus Garage (1993)** **7,480 sf.**
 Major Renovation to include: exterior windows, exterior doors/hardware, roofing, industrial doors, fittings, interior doors/hardware, wall finishes, floor finishes, ceilings, roadways, parking pedestrian paving, site development, garbage enclosure, plumbing fixtures, domestic water distribution, compressed air system, domestic water heaters, package air conditioning units, exhaust ventilation system, electrical service & distribution, lighting equipment, security systems, exit and emergency light systems, water supply, and site lighting.

\$717,547

DISTRICT NEED

\$26,050,887

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. LaRue County High School (1994) **87,000 sf.**

Minor Renovations to include; auditorium/stage upgrades, locker replacement, welding booth upgrades, and HVAC purification/filtration system, paved pathway from new ticket gate to baseball complex, and paving over gravel lot adjacent to football field.

\$1,500,000

Renovation and addition of football field house, installation of new flooring and goal lifts.

\$1,600,000

Construct:	1	CTE wing	12,000 sf.	12,000 sf.	68%	\$4,488,353
	1	Wrestling room	10,000 sf.	10,000 sf.	72%	\$2,777,778
	1	Dressing room / Storage bldg.	5,000 sf.	5,000 sf.	72%	\$1,388,889

Bleachers (300 @ Baseball, 300 @ Softball, 500 @ Soccer, 200 @ Tennis)	\$260,000
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Football field fencing, scoreboard, field lighting upgrades, concessions & restrooms.	\$1,000,000
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New band tower	\$50,000
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Provide tennis court lighting and add three additional courts	\$650,000
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Synthetic sports turf for football field	\$1,200,000
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Synthetic sports turf for soccer field	\$900,000
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Pressbox for soccer field	\$125,000
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Soccer field lighting	\$350,000
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Irrigation upgrades at football, soccer, baseball & softball fields	\$100,000
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Renovate / expand existing track from 6 lanes to 8 lanes	\$650,000
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New practice field for multiple sports	\$750,000
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Fencing at Baseball & Softball Fields (8' high)	\$100,000
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2. LaRue County Middle School (1957, 1961, 1975) **86,189 sf.**

Renovations to include; enclose walkway between 7th grade hallway and cafeteria, storage room for cafeteria, storage shelving in science labs, convert hvac cabinets to storage shelves in 6th grade wing, concessions stand in gymnasium, replace existing trophy cases and add trophy case, and ceiling tile replacement.

\$1,500,000

3. Abraham Lincoln Elementary School (2007) **61,315 sf.**

Renovation to include Playground & fencing upgrades, Music room & Gymnasium acoustic panels, carpet replacement in common areas, and repair/replace hand dryers in restrooms.

\$250,000

4. Hodgenville Elementary School (2002, 2008) **63,260 sf.**

Renovation to include: Playground & fencing upgrades, gymnasium acoustic panels, interior finishes and accessories, selected carpet replacement, digital clock system needed, painting of walls, pave the gravel lot, shortage of staff restrooms, and replace window tint on cafeteria windows.

\$450,000

5. Each School Center District-Wide

Construct:	4	Outdoor Classrooms (all schools)	\$400,000
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4	Walking Trails (all schools) - 8' wide x 1/4 mile	\$200,000
4	Marquee digital signage (all schools)	\$100,000
6.	Athletic Field House (1974)	5,476 sf.
	Renovation to include: doors, hardware, interior finishes and accessories, lockers, HVAC, plumbing, fire protection and annunciation systems, ADA accessibility.	\$350,000
7.	Athletic Facility: Wrestling and Baseball (2007)	16,500 sf.
	Renovation to include: roof replacement, doors, hardware, interior finishes and accessories, lockers, plumbing, fire protection and annunciation systems, ADA accessibility.	\$450,000