rosstarrant architects

Estill Springs Elementary Phase 2
ARP ESSER Renovation & Addition

Estill County Board of Education
Irvine, Kentucky

RTA 2148

Programming Document

January 13, 2022

Architect
RossTarrant Architects, Inc.

MEP Engineer
CMTA, Inc.

ESTILL COUNTY - ESTILL SPRINGS ELEMENTARY RENOVATION & ADDITION

PROGRAM SPACE REQUIREMENTS
500 STUDENT ELEMENTARY SCHOOL

PROGRAM **1/13/2022**

KDE STATE STANDARDS (500 Students)				EXISTING ELEMENTARY PROGRAM PER CURRENT ESTILL COUNTY DISTRICT FACILITY PLAN				PROPOSED PROGRAM CLASSROOM ADDITION & INTERIOR RENOVATION				Notes on Renovation Addition Changes
PROGRAM SPACE	**NO. OF RMS.**	**S.F. AREA EACH**	**TOTAL S.F. AREA**	**PROGRAM SPACE**	**NO. OF RMS.**	**S.F. AREA EACH**	**TOTAL S.F. AREA**	**PROGRAM SPACE**	**NO. OF RMS.**	**S.F. AREA EACH**	**TOTAL S.F. AREA**	
STANDARD CLASSROOMS				**STANDARD CLASSROOMS**				**STANDARD CLASSROOMS**				**CLASSROOMS**
Standard Classrooms	20	800	16,000	Standard Classrooms	19		13,699	Standard Classrooms (reno)	18	721	12,978	* (1) Classroom renovated into Art Room.
Preschool Classrooms	2	825	1,650	Preschool Classrooms	-	-		Standard Classrooms (New)	2	800	1,600	
Preschool Toilet	1	80		Preschool Toilet	-	-		Preschool (New)	2	826	1,652	
Preschool Storage	1	50		Preschool Storage	-	-						
Preschool Wet Area	1	15		Preschool Wet Area	-	-						
SPECIALTY CLASSROOMS				**SPECIALTY CLASSROOMS**				**SPECIALTY CLASSROOMS**				**SPECIALTY CLASSROOMS**
Special Education	1	825	825	Special Education	1	790	790	Special Education	1	790	790	
Accessible Restroom	1		-	Accessible Restroom	1	70	-	Accessible Restroom	1	70	-	*included*
Resource Rooms	6	400	2,400	Resource Room	8	385	3,080	Resource Rooms (reno)	8	385	3,080	
Art Classroom	1	800	800	Art Classroom	-	-	-	Art Room (reno)	1	721	721	* (1) Classroom renovated into Art Room.
Music Classroom	1	800	800	Music Classroom	1	721		Music Room (reno)	1	721	721	
Computer Classroom	1	800	800	Computer Classroom	1	721	721	Computer Room (reno)	1	721	721	
Allowance local programs	1	3,000	3,000	Allowance local programs				Allowance local programs (reno)				
CLASSROOM SUBTOTAL			**23,275**	**CLASSROOM SUBTOTAL**			**18,290**	**CLASSROOM SUBTOTAL**			**22,263**	
MEDIA CENTER				**MEDIA CENTER**				**MEDIA CENTER**				**MEDIA CENTER**
Media Center	1	3,125	3,125	Media Center	1	3,502	3,502	Media Center (reno)	1	3,502	3,502	
Media Center Storage	-	200		Media Center Storage	1	270		Media Cener Office (reno)	1	270		*included*
Media Center Workroom	-	200		Media Center Workroom	1	148		Media Center Workroom (reno)	1	148		*included*
				Media Center Office	1	145		Media Center Office	1	145		*included*
MEDIA CENTER SUBTOTAL			***3,125***	***MEDIA CENTER SUBTOTAL***			***3,502***	***MEDIA CENTER SUBTOTAL***			***3,502***	
KITCHEN				**KITCHEN**				**KITCHEN**				**KITCHEN**
Kitchen	1	2,200	2,200	Kitchen	1	2,612	2,612	Kitchen (reno)	1	2,612	2,612	
Managers Office		64	-	Managers Office	1	68		Managers Office	1	68		*included*
Staff Toilet		25	-	Staff Toilet	1	59		Staff Toilet	1	59		*included*
Dry Food Storage		235 - 467	-	Dry Food Storage	1	595		Dry Food Storage	1	595		*included*
Non-Food Storage		80	-	Non-Food Storage	1	42		Non-Food Storage	1	42		*included*
KITCHEN SUBTOTAL			**2,200**	**KITCHEN SUBTOTAL**			**2,612**	**KITCHEN SUBTOTAL**			**2,612**	
CAFETERIA				**CAFETERIA**				**CAFETERIA**				**CAFETERIA**
Cafeteria	1	3,000	3,000	Cafeteria	1	2,420	2,420	Cafeteria (reno)	1	2,420	2,420	
CAFETERIA SUBTOTAL			**3,000**	**CAFETERIA SUBTOTAL**			**2,420**	**CAFETERIA SUBTOTAL**			**2,420**	
PHYSICAL EDUCATION				**PHYSICAL EDUCATION**				**MOVEMENT CENTER**				**MOVEMENT CENTER**
Physical Education	1	5,500	5,500	P.E. Gymnasium	1	5,784	5,784	P.E. Gymnasium	1	5,784	5,784	
Office	-	150		Office	1	110	110	Office	1	110	110	
Storage	-	300		Storage	1	400	400	Storage	1	400	400	
				Restrooms w vestibules	2	154	308	Restrooms w vestibules	2	154	308	
PHYSICAL ED SUBTOTAL			**5,500**	**PHYSICAL ED SUBTOTAL**			**6,602**	**PHYSICAL ED SUBTOTAL**			**6,602**	

KDE STATE STANDARDS (500 Students)			
PROGRAM SPACE	**NO. OF RMS.**	**S.F. AREA EACH**	**TOTAL S.F. AREA**
ADMINISTRATION			
Administration	1	1,720	1,720
Reception	-	200	
Staff Office	-	150	
SBDM Office	-	150	
SBDM Conference	-	270	
Record's Room	-	150	
First-Aid Room (w/toilet)	-	200	
Guidance Reception	-	150	
Guidance Office	-	150	
Workroom	-	150	
ADMINISTRATION SUBTOTAL			**1,720**
MISCELLANEOUS SPACES			
Family Resource Center	1	300	300
Office			
Storage			
Restroom			
W/D area			
Sink/Kitchette			
Custodial Receiving	1	250	250
MISC. SUBTOTAL			**550**
KDE STATE STANDARDS (500 Students)			
PROGRAM SPACE	**NO. OF RMS.**	**S.F. AREA EACH**	**TOTAL S.F. AREA**
TOTAL PROGRAM NET AREA			**39,370**
PROJECTED TOTAL GROSS AREA			
Elementary Bldg. Efficiency Factor = 74%			13,833
TOTAL GROSS AREA			**53,203**
TOTAL PROGRAM NET AREA, KDE MAX. (NET PROGRAM + 15%)			**45,276**
PROJECTED TOTAL GROSS AREA			
Preschool Bldg. Efficiency Factor = 74%			15,908
TOTAL GROSS AREA, KDE MAX.			**61,183**

EXISTING ELEMENTARY PROGRAM PER CURRENT ESTILL COUNTY DISTRICT FACILITY PLAN			
PROGRAM SPACE	**NO. OF RMS.**	**S.F. AREA EACH**	**TOTAL S.F. AREA**
ADMINISTRATION			
Reception	1	494	494
Staff Office	1	63	63
Staff Office	1	161	161
SBDM Office	1	154	154
SBDM Conference	1	278	278
Record's Room	1	118	118
First-Aid Room (w/toilet)	1	200	200
Guidance Reception	1	48	48
Guidance Office	1	164	164
Workroom/Breakroom	1	149	149
Admin Restroom	2	30	60
ADMINISTRATION SUBTOTAL			**1,889**
MISCELLANEOUS SPACES			
Family Resource Center	1	301	301
Office			-
Storage			-
Restroom			-
W/D area			-
Sink/Kitchette			-
Custodial Receiving	1	124	124
MISC. SUBTOTAL			**425**
PRELIMINARY PROGRAM (500 Students)			
PROGRAM SPACE	**NO. OF RMS.**	**S.F. AREA EACH**	**TOTAL S.F. AREA**
TOTAL PROGRAM NET AREA			**35,740**
EXISTING TOTAL GROSS AREA			
Elementary Bldg. Efficiency Factor = 74%			12,557
TOTAL GROSS AREA			**48,297**

PROPOSED PROGRAM CLASSROOM ADDITION & INTERIOR RENOVATION			
PROGRAM SPACE	**NO. OF RMS.**	**S.F. AREA EACH**	**TOTAL S.F. AREA**
ADMINISTRATION			
Reception	1	494	494
Staff Office	1	63	63
Staff Office	1	161	161
SBDM Office	1	154	154
SBDM Conference (new)	1	278	278
Record's Room (new)	1	118	118
First-Aid Room (w/toilet)	1	200	200
Guidance Reception (new)	1	48	48
Guidance Office (new)	1	164	164
Workroom/Breakroom	1	149	149
Admin Restroom	2	30	60
ADMINISTRATION SUBTOTAL			**1,889**
MISCELLANEOUS SPACES			
Family Resource Center	1	301	301
Office			-
Storage			-
Restroom			-
W/D area			-
Sink/Kitchette			-
Custodial Receiving	1	124	124
MISC. SUBTOTAL			**425**
PROPOSED PROGRAM (500 Students)			
PROGRAM SPACE	**NO. OF RMS.**	**S.F. AREA EACH**	**TOTAL S.F. AREA**
TOTAL PROGRAM NET AREA			**39,713**
PROJECTED TOTAL GROSS AREA			
Elementary Bldg. Efficiency Factor = 74%			13,953
TOTAL GROSS AREA			**53,666**

Notes on Renovation Addition Changes
ADMINISTRATION
MISCELLANEOUS SPACES

BG1 Project Application Form (Revised) (Ref# 19162)

Form Status: Incomplete

Tier 1 Project: Estill Springs Elementary Phase 2 Renovations & Addition - ESSER III

BG Number: 22-207 District: Estill County (161)

Status: Active Phase: Project Initiation (View Checklist)

Construction Delivery Method	Construction Manager
Procurement Standard	Model Procurement
Reason for Revision	CM Delivery
Emergency	No

Project Type and Description

Applicable Items

New Building	No
Addition	Yes
Major Renovation	No
GESC	No
Roofing	No
HVAC	No
ADA Compliance	Yes
Life Safety	Yes
Security	Yes
Water Bottle Filling Stations	No
Minor Project	No
New Relocatable Classroom	No
Equipment / Furnishings Procurement	No
Site Acquisitions	No

District Facility Plan (DFP)

Compliance with 702 KAR 4:180 and 702 KAR 4:160

DFP Approval Date	6/1/2019
DFP Priority	

2b.1 - Estill Springs Elementary School
Estimated Cost: $1,005,000.00
Facility: No Data

Project Not Listed on DFP	No

Inventory

Facility Name

(B10000461)

Scope

Provide a Complete Narrative of the Proposed Project

Renovation/Addition including 4,300 square feet, four-classroom addition; complete interior door hardware upgrades per Senate Bill 1 and ADA; site improvements including improved parent loop and service drives and parking lots, new outdoor learning space; interior renovation of existing gymnasium and media center spaces.

Estill Springs is currently experiencing overcrowded conditions. This project will promote social distancing by providing four additional classrooms to the building as well as an outdoor learning area. Note: standard classrooms at Estill Springs are undersized compared to the current KDE Model Program.

Replacing flooring in the Media Center (old carpet) and Gymnasium (resilient tile) will provide new floor finish that will be easier to clean and help the district reduce the risk of virus transmission. Replacing the original bleachers will provide the custodial team the ability to retract the bleachers and provide additional space for social distancing protocols in the gymnasium.

Providing upgraded hardware throughout the building to meet compliance with SB1 will enable the school to better manage and enforce district safety protocols. School safety and discipline practices that create and sustain safe... environments for students are more effective in meeting students social, emotional, physical, and mental health, and academic needs. (ED COVID-19 Handbook, Vol. 2, 2021, p. 12)

Pavement improvements have been included in the project, but the district is planning to use non-ESSER funding for this portion of the scope.

ADDITIONAL DFP PRIORITIES: 2b.1.2 AND 2b.1.3

Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	$2,769,000.00
Construction Contingency	$138,450.00
Architect / Engineer Fee	$207,675.00
Construction Manager Fee	$263,988.00
Fiscal Agent Fee	
Bond Discount	
Equipment / Furnishings	$50,000.00
Equipment / Computers	
Technology Network System (KETS)	
Site Acquisition	
Site Survey	$20,000.00
Geotechnical Investigations	$15,000.00
Special Inspections	$30,000.00
Commissioning	
Advertising	
Printing	$8,000.00

Other Probable Costs

Title	Amount
No Data	
No Data	
No Data	
Total Project Cost	$3,502,113.00

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	
Local General Fund Bond Sale	
Cash - SFCC Requirement	
Cash - Building Fund	
Cash - Capital Outlay	$550,000.00
Cash - Investment Earnings	
Cash - General Fund	
City - County - KYTC Reimbursement	
KETS	
Federal Funds	
External Partner Agreement	

Residual Funds

BG Number	Fund Source	Amount
No Data	No Data	No Data
	Residual Funds Total:	$0.00

Other Available Funds

Title	Amount
ESSER III	$2,952,113.00
No Data	
No Data	
Total Funds Available	$3,502,113.00
Attachments	20211216-MinuteReport.pdf CFR Estill Co.pdf CFR for West Irvine and Estill Springs.pdf CFR letter - Estill Co 011122.pdf ESSER III Budget.pdf

BG1 Signature Page (Online Form Ref# 19162)

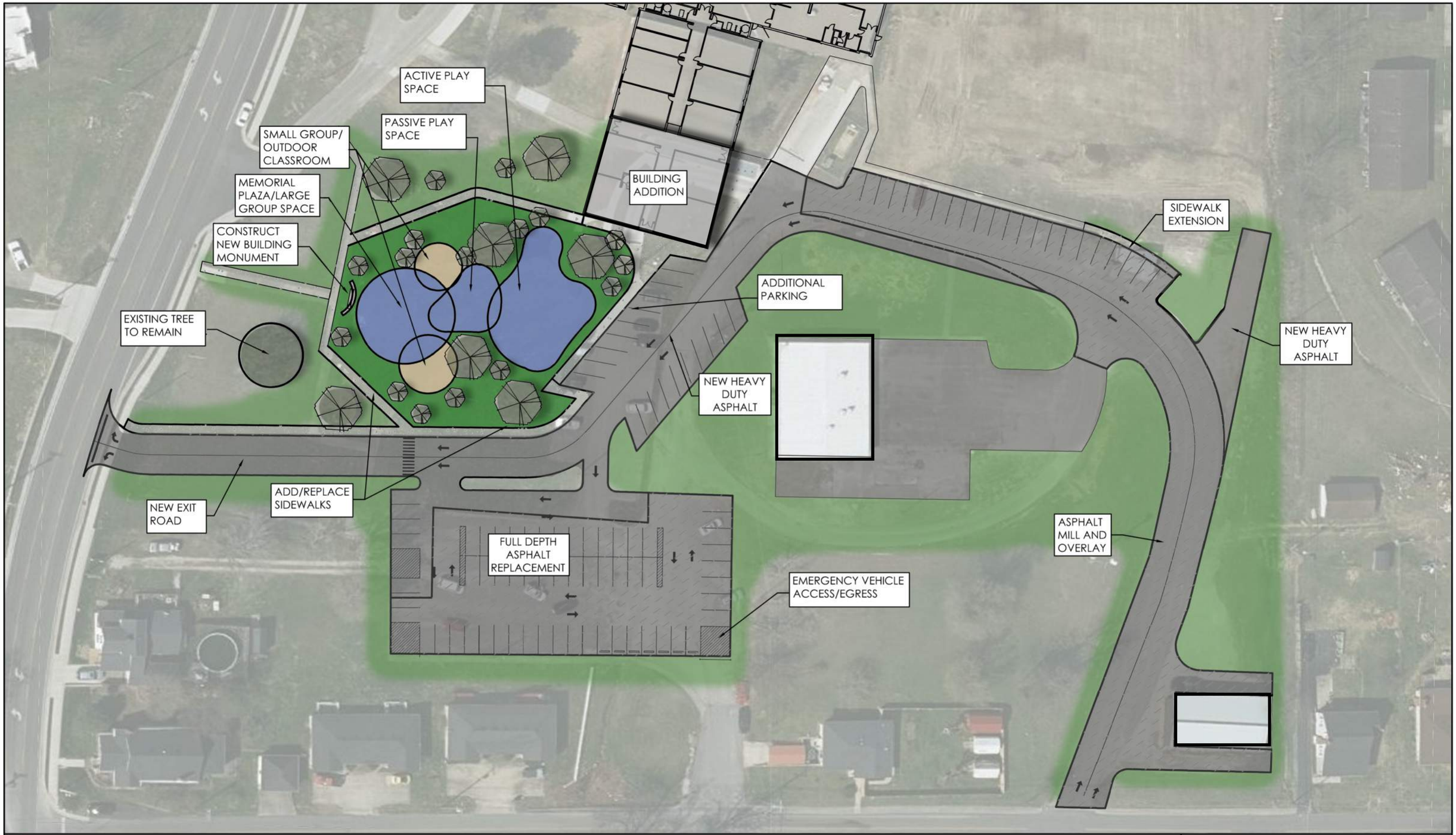
The signing of this financial document certifies the above stated funds are available and designated for this project during this fiscal year.

Superintendent — Date: 12/16/2021

Finance Officer — Date: 12/16/2021

Chairman — Date: 12/16/2021

NOTE: Any district anticipating the financing of this and/or other projects in a combined school revenue Bond should discuss the financing with the Director/Branch Manager, KDE - District Financial



rosstarrant architects
101 old lafayette avenue lexington, kentucky 40502 p 859.254.4018 rosstarrant.com

SCHEMATIC DESIGN LAYOUT

ESTILL SPRINGS ELEMENTARY ARP ESSER
PHASE II ADDITION/RENOVATION
IRVINE, KENTUCKY
1/13/2022

PROJECT SCOPE

PROGRAM ADDITIONS AND REVISIONS (#)

1. FOUR(4) CLASSROOM ADDITION ~ 4,550 SF
2. MEDIA CENTER - RENOVATION
3. GYM - REPLACE BLEACHERS AND FLOORING
*NOTE: USE OF SALVAGED WOOD FLOOR FROM CENTRAL STORAGE DEMOLITION IS TBD.

SYSTEM UPGRADES (#)

1. DOOR HARDWARE (PER SENTATE BILL 1 AND ADA)

SITE REMEDIATION AND DEVELOPMENT (#)

1. ADDITIONAL PARKING AND PAVEMENT IMPROVEMENTS
*REFER TO SITE SCHEMATIC PLAN FOR ADDITIONAL INFORMATION

DEPARTMENT LEGEND

- ADMINISTRATION
- CIRCULATION
- CLASSROOM
- GYMNASIUM
- KITCHEN/CAFETERIA
- MEDIA CENTER
- SPECIALTY CLASSROOMS
- SUPPORT SPACES

COLORED FLOOR PLAN
3/32" = 1'-0"
1 SD1.0

rosstarrant architects
101 old lafayette avenue lexington, kentucky 40502 p.859.254.4018

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
ESTILL SPRINGS ELEMENTARY ARP ESSER PHASE II RENOVATION & ADDITION
FOR:
ESTILL COUNTY BOARD OF EDUCATION
IRVINE, KENTUCKY

BG# 22-207

Project No:	2148
Drawn By:	KM
Rev'd By:	Checker

SHEET RELEASE

1		
2		
3		
4		
5		
6		
7		
8		

SCHEMATIC DESIGN

SD1.0

SCHEMATIC DESIGN

DATE ISSUED:
JANUARY 13, 2022

Crime Prevention Through Environmental Design
CPTED Principles Checklist for Kentucky Public Schools

KRS 158.447, Required review of Crime Prevention Through Environmental Design (CPTED) principles prior to school construction or renovation.

The Kentucky Department of Education shall require a local board of education to review CPTED principles when constructing a new school building or when renovating an existing school building. Effective: June 25, 2013

Keeping Kentucky's schools as safe as possible begins with prevention. As such, when planning to build a new school or renovate an existing school building, a critical level of security can be provided when specific principles and guidelines are considered. CPTED standards are designed to encourage review and consideration of best practices in physical plant safety and security.

Any effort local school officials can make to enhance the safety of children and school employees must be considered as being of paramount importance.

Listed below are specific topics for school officials and local boards of education, in cooperation with their design professionals, to consider when beginning the planning process for new construction:

District Name: Estill County **District Code:** 161

Facility Name: Estill Springs Elementary School

Project Name: Estill Springs ARP ESSER Addition & Renovations

BG Number: 22-207

1. What risks and opportunities do students encounter between home and school?

	Yes	No	Remarks
Are crosswalk locations hazardous?		X	
Can physical surveillance of the campus be improved?		X	

2. What risks and opportunities are posed on the school property and areas directly adjoining school property?

	Yes	No	Remarks
Traffic Related	X		Redesign of Parent Entrance
Are student drop-off areas separated from school buses and other forms of transportation?	X		
Are parking lots separate for staff, students, and visitors with appropriate signage?	X		

Is adequate signage provided to direct visitors to the primary entrance of the building?	X		
Is the parking lot positioned in areas adequate for surveillance (physical and electronic)?	X		
Are walkways positioned for adequate surveillance from within the building?	X		
Is adequate external lighting provided?	X		
During renovations, consider surrounding hazards	X		
Is access to school property controlled by fencing, walls, signs (territorial, directional, and regulatory)?		X	
Do solid walls, fences, trees, and hedges block surveillance or attract graffiti? (3/7 rule – bushes trimmed 3 feet or shorter, trees cut 7 feet high)		X	
Are possible evacuation sites available? Do they have telephones, bathrooms, heat, securable areas?		X	

3. Can the office staff observe approaching visitors before they reach the school entry?

	Yes	No	Remarks
Is the office located adjacent to the main entry?	X		
Does anything block the view? (Sculpture, landscaping features)	X		
Do windows allow natural surveillance of approaching visitors?	X		
Does the office layout allow staff to see approaching visitors from normal working positions?	X		
If poorly located, can new locations for the office be identified and the office moved?			N.A.

4. Do staff members have the physical ability to stop visitors from entering?

	Yes	No	Remarks
Is there an airlock or sally port vestibule?	X		
Is it difficult for staff members to lock entry doors in an emergency?		X	

Can staff use an emergency electronic lock button?	X		
Do staff members use keys? Are they required to go outside the room in order to lock the door?		X	Doors will be upgraded during Reno.
Is the primary entrance secured, monitored and identified with appropriate signage?	X		
Do counters or windows protect office staff?	X		
If threatened, can office staff retreat to safer locations?	X		
Do staff members have panic button alarms?		X	
Can intruders gain access any other way than through the main entry?		X	
Are all exterior doors numbered?			?
Can those secondary entries be locked, staffed, and otherwise controlled?	X		
Is an alarm system in place? What triggers the alarmand what happens then?			Fire alarm & Intercom only

5. How well can people see what is going on inside the school?

	Yes	No	Remarks
Can office staff and others see activity in immediately adjacent areas, as well as up and down hallways? Can they see over the heads of crowds using mirrors, cameras, raised areas?	X		
Do blind corners, niches, unlocked and unattended rooms block surveillance?		X	
Can access to hidden areas be denied? Can those areas be locked off?	X		
Would convex mirrors help? If yes, where?		X	
Can internal windows be uncovered, or blinds be opened, to improve surveillance?	X		
Can first responders see what is going on in the building?	X		Access to Camera system remotely.

6. Do staff members have immediate lockdown capability in classrooms and other locations?

	Yes	No	Remarks
Can rooms be used as safety areas in emergencies? If yes, which ones?	X		

Is it difficult to lock each room in an emergency?			Will be upgraded.
Is a key required to lock the classroom door?	X		
Does a person have to step into the hallway to lock the door?			will be upgraded
Will classroom doors lock automatically when closed?			will be upgraded
Is there a two-way intercom or telephone in each room?	X		
Are there secondary emergency exits available from each room?		X	

7. Are there identifiable or predictable trouble spots or high-risk locations? (These locations may have already been addressed in #1-6. This serves as a fail-safe measure, to see if any locations have been missed, and require more specific recommendations.)

	Yes	No	Remarks
Climbing hazards (trees, ladders, etc)		X	
School boundaries	X		Fencing to be installed
School grounds		X	
Playgrounds		X	
Driveways		X	
Bike racks		X	
Main entry area		X	
Secondary entryways		X	
Main office		X	
Hallways (specify which ones)		X	
Courtyards		X	
Classrooms		X	
Temporary classrooms			N/A.
Gymnasium		X	
Locker rooms, locker bays, locker halls		X	

Toilets		x	
Library		x	
Cafeteria		x	
Loading docks and dumpsters		x	
Custodial receiving and storage areas		x	
Boiler room		x	
Auditorium			N.A.
Art rooms			N.A
Science labs		x	
Preschool or Head Start classrooms		x	
Music rooms		x	
Special education rooms		x	
Computer/technology rooms		x	
Family/Consumer science rooms			NA
Technology education rooms			NA
Agriculture classrooms/labs			NA
Time-out rooms			NA
Meeting or conference rooms		x	
Informal or formal gathering areas		x	
Roof		x	
Crawl spaces		.	N.A
Surveillance equipment closet		x	
Key control			? will be addressed.
Lighting problems indoors or out		x	

8. Security Technology

	Yes	No	Remarks
Are access control devices used?	X		
Are electronic access control devices being used?	X		
Do emergency workers have easy access when needed?	X		
Are surveillance cameras used?	X		
Is a monitoring station provided? Can they be viewed off-site?	X		
If yes, are cameras maintained, protected from vandals, functional, and of adequate quality?	X		

9. Miscellaneous

	Yes	No	Remarks
Is hallway lighting positioned perpendicular to the walls?	X		
Are stairwells lit adequately?			NA
Is appropriate directional signage provided for other areas than the primary entrance (gym, theatre, stadium, etc)?	X		
Are emergency call stations or panic alarms provided?		X	

Notes:

Kentucky Licensed Design Professionals: _____ Date: _____
Signature

Kentucky Registered Engineer: _____ Date: _____
Signature

Kentucky Landscape Architect: _____ Date: _____
Signature

Superintendent or Board Designee: Jeff Sayers Date: 1/10/2022
Signature