

May 31, 2022

Lu Young Ed.D., Chair
Kentucky Board of Education
300 Sower Boulevard
Frankfort, KY 40601

RE: FAYETTE CO.: Property Acquisition (36 acres±)

**New 900 Student Girls STEM School (DFP Priority 1a.1) 19 acres min. and
450-Student Elementary School (DFP Priority 1a.4) 10 acres min.**

**Donald Woodford Webb, Jr. Trustee U/A Westover Qualified Personal Residence Trust
2160 Versailles Road (US 60) and Mason Headley Road
Lexington, KY 40504**

VIA ELECTRONIC MAIL DELIVERY

Dear Dr. Young:

The Fayette County Board of Education desires to purchase the referenced site which consists of approximately 36 acres located in the western portion of the City of Lexington at the southwest corner of the intersection of Versailles Road (US 60) and Mason Headley Road for the construction of the two identified schools, a 900-student girls' STEM school (K-8) DFP Priority 1a.1 and a 450-student elementary school (K-5) DFP Priority 1a.3. The property is within New Circle Road and the Urban Service Area. The minimum area required for a 900-student K-8 school is 19 acres and the minimum area required for a 450-student K-5 school is 10 acres. Therefore, a campus for the combined projects requires a minimum of 29 acres.

Relevant excerpt from 702 KAR 4:050 Building Sites: Inspection, Approvals Section 5 states:

"After evaluation of the submitted documentation, the chief state school officer shall issue an approval to acquire the property or disapprove the acquisition, except when approval is required by the State Board for Elementary and Secondary Education for site cost analysis survey and acquisition cost exceeding ten (10) percent of the maximum budget for the project."


Multiple site options have been explored. Sites meeting the specific area requirements of the regulation are difficult to acquire. Property in Fayette County is more expensive than in rural areas of the state. The property has an appraised value of \$10,300,000 and a proposed purchase price of \$10,100,000.

Site Acquisition Cost:	\$10,100,000.00
Estimated Site Development Costs (two schools)	\$7,989,475.00
Estimated Projects Costs (two schools including site acquisition):	\$79,579,699.00

Site Acquisition and Site Development Costs / Total Projects Cost = 23%

The Fayette County Board of Education requests that the Kentucky Board of Education approve the purchase of the referenced property.

Sincerely,


Demetrus Liggins, Ed.D., Superintendent
Fayette County Schools

cc: Myron Thompson, Melinda Joseph-Dezarn & Lisa Clark
Greg Dunbar & John C. Gilbert

FCPS
KDE/DFB