



PULASKI COUNTY BOARD OF EDUCATION

P.O. Box 1055 • SOMERSET, KENTUCKY 42502-1055

(606) 679-1123 • FAX (606) 679-1438

E-MAIL: PATRICK.RICHARDSON@PULASKICOUNTY.KYSCHOOLS.US

PATRICK RICHARDSON
SUPERINTENDENT

SONYA WILDS
ASST. SUPERINTENDENT

MATT COOK
ASST. SUPERINTENDENT

CINDY PRICE
CHAIRPERSON

REBEKAH BRANSCUM
VICE CHAIRPERSON

PATRICIA EDWARDS
MEMBER

DAPHNE TUCKER
MEMBER

LAURA CARRIGAN
MEMBER

June 23, 2022

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

VIA ELECTRONIC MAIL DELIVERY

**RE: PULASKI COUNTY: Property Acquisition (42.47 Acres ±)
New PS-5 400 student Burnside ES
(DFP Priority 1b.1)
Rock Hill Drive and C. Vanhook Road
Somerset, KY 42503**

Dear Dr. Young:

The Pulaski County Board of Education desires to purchase the referenced site which consists of approximately 42 acres for the construction of a new 400 student PS-5 elementary school to replace the existing Burnside Elementary School. The site is approximately one-half mile (as the crow flies) north of the existing Burnside Elementary School across the Cumberland River southeast of the interchange of US 27, KY 1247 and KY 90. On August 30, 2021, this site was disapproved by the Department due to roadway adequacy and the lack of a funding commitment from the Kentucky Transportation Cabinet to construct the needed improvements in state-maintained rights of way. Funds were provided by the legislature during its 2022 regular session for this purpose. KBE approval will allow KDE to provide final approval of this acquisition.

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 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.”

The district has explored 9 sites. This process was done in coordination with representatives of the Pulaski County Board of Education and the Mayor's office in Burnside. The majority of the sites were located within the city of Burnside proper. The criteria used in selecting the proposed



Lu Young Ed.D., Chair

June 23, 2022

Page Two

property site included; school traffic impact on US highway 27 and side roads, proximity to access utilities, adequate distance from the Norfolk Southern railroad track, limited size of property, and sites most conducive to serve students within the Burnside attendance zone. The property has an appraised value of \$550,000 and a proposed purchase price of \$485,000. The Board of Education believes the proposed property meets the criteria set forth and believes this property is best for the construction of a new Burnside Elementary.

Site Acquisition Cost: \$ 485,000.00

Estimated Site Development Costs: 3,172,000.00

Total \$3,657,000.00

Estimated Projects Costs (including site acquisition): \$14,738,223.40

Site Acquisition and Site Development Costs/Total Projects Cost = 24.0%

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

Sincerely,



Patrick Richardson

Superintendent

Cc: Greg Dunbar & James Bauman KDE/DFB