



Jason E. Glass, Ed.D.
Commissioner of Education and Chief Learner

KENTUCKY DEPARTMENT OF EDUCATION

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Phone: (502) 564-3141 • www.education.ky.gov

October 6, 2022

Mr. Jason Booher, Superintendent
Mercer County Public Schools
530 Perryville Street
Harrodsburg, KY 40330

**RE: MERCER CO: BG #22-405: Property Acquisition for
New Mercer County ES for 1,050 students (DFP Priority 1b.1)
Owner: Harrodsburg United Methodist Church
(property a.k.a. Triple Cross Cowboy Church Property)
1250 Industry Road (20 acres ±)
Harrodsburg, KY 40330**

VIA ELECTRONIC MAIL

Dear Superintendent Booher:

Pursuant to **702 KAR 4:050 Building Sites: Inspection, Approvals** and in response to our tentative approval letter dated April 22, 2022; for final approval consideration, the district has provided the following documents on September 8 and 13, 2022, for review and information:

1. Title opinion dated June 6, 2022, issued by Sheehan, Barnett, Dean, Pennington, Dexter & Tucker, P.S.C. The opinion stated fee simple title may be obtained. The opinion was for a period of sixty (60) years.
2. Commonwealth Land Title Insurance Company's Commitment for Title Insurance is dated June 6, 2022, providing a policy amount of \$450,000.
3. Topographic and Boundary Survey Plat information is performed by Kevin M. Phillips, PLS 3350, which indicates property boundaries, acreage, road access, easements, and certification that property is above the 100-year flood plain. The survey is dated July 14, 2022.
4. Letter from CMTA, Inc., the professional engineer providing assurance of adequate site utilities is dated July 6, 2022, as performed by Aaron Shultz, P.E. Water, sewer and power utilities are noted to be off the property but within approximately 500 ft to 1,400 ft from the site with reasonable work to bring these utilities to the property. The sewer line needs would require a lift station on the property. Natural gas is readily available along the road frontage in the current right-of-way.
5. Letter dated August 30, 2022, by Joshua Rodgers, P.E. from KYTC confirming, "*road adequacy for the proposed school project and funding responsibility for the required improvements on state right of way,*" subject to conditions outlined in the letter provided.
6. No other roads from authorities having jurisdiction beyond KYTC requiring road adequacy review has been identified in the review documents. This review is contingent upon the fact that only KYTC review is required.
7. Letter from RossTarrant Architects regarding any potential environmental or safety hazards in the vicinity of the proposed site dated June 16, 2022. The observation was performed by Laith M. Ross, P.E., LEED AP.

8. A site survey of development costs was performed by RossTarrant Architects with geotechnical exploration information provided by CSI, Inc. noting excavation, fill, utilities, and property purchase costs providing a total site development cost opinion of \$1,556,761. Relative to the proposed DFP Priority listing planning cost projections of \$28,415,996, site development costs are projected to be near 5.5% which is less than 10% of overall project costs meeting regulatory requirements for 702 KAR 4:050.
9. Appraisal was commissioned by the district and provided by a general certified real property appraiser by William L. Moore III (KY-#1994) from M3 Consulting Services, LLC. The total appraised "as-is" market value of the fee simple estate is listed at \$450,000. The appraisal has an effective date of April 23, 2022.
10. The proposed purchase agreement notes in the settlement statement a total purchase price of \$450,000. This information is prepared by the settlement agent of Sheehan, Barnett, Dean, Pennington, Dexter & Tucker, PSC.
11. Superintendent Jason Booher provided certification that the local board of education considered four reasonable sites within a given optimum area for the proposed new school and a decision had been made by the local board not to pursue three of the four sites that were considered by the district. The superintendent notes, *"This was the most economical piece of property because of the limited amount of excavation needed compared to the other three properties."*

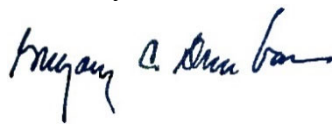
Receipt of the above demonstrates substantial compliance with the requirements of 702 KAR 4:050. Approval is hereby granted to the Mercer County Board of Education to proceed with the acquisition of the above referenced property subject to fulfilling the conditions set forth in the agreement and the requirements for receiving title insurance.

Submit an Initial BG-1 Project Application Form (in FACPAC) approved by the Mercer County Board of Education which identifies the proposed fund source(s). Include a signed pdf version of the BG-1 as an attachment to the FACPAC form submitted to our office.

As required by 702 KAR 4:050, within thirty (30) days after the closing, please provide a notarized copy of the executed deed and title insurance certificate to KDE. Submit these documents through the "My Document Submissions" in the SharePoint portal and submit your board-approved BG-5 with signatures through the FACPAC system to close the project.

If you have any questions about any of the above, please call us at (502) 564-4326.

Sincerely,



Gregory C. Dunbar, AIA, MBA, Manager
Division of District Support
District Facilities Branch

GCD/jcg

cc: Jaziel Guerra
Ricky Sizemore, PE, Robert Baker
John Gilbert
BG #22-405

Mercer County Schools
KYTC
KDE District Facilities Branch
DFB's FACPAC District Files