

DATE:

3/28/2023

AGENDA ITEM (ACTION ITEM):

Consider / Approve the Draft District Facility Plan for submission to the Kentucky Department of Education for its approval.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board

HISTORY/BACKGROUND:

Pursuant to 702 KAR 4:180 the Local Planning Committee (LPC) is required to develop a Draft District Facility Plan (DFP). The Local Planning Committee convened on March 27, 2023, and presented the Draft District Facility Plan in a Public Forum which was advertised in the local paper on March 17, 2023, to receive comments, questions, and input from the community at large. There were thirteen (13) voting members of the LPC and no members of the public in attendance. Following the Public Forum, the LPC held a meeting which took a rollcall vote, thirteen (13) in favor and zero (0) opposed, to approve the Draft DFP.

FISCAL/BUDGETARY IMPACT:

none

RECOMMENDATION:

Approve the Draft District Facility Plan for submission to the Kentucky Department of Education for its approval.

CONTACT PERSON:

Rob Haney, Chief Operations Officer

Principal/Administrator

Rob Haney

District Administrator

[Signature]

Superintendent

Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda

Principal – Complete, print, sign and send to your Director. Director – if approved, sign and put in the Superintendent's mailbox

KENTON COUNTY SCHOOLS DISTRICT FACILITY PLAN

NEXT DFP DUE: TBD

PLAN OF SCHOOL ORGANIZATION

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

SCHOOL CENTERS	Status	Organization	2022 Student Enrollment / Capacity
1. Secondary			
a. Dixie Heights High School (A1 Center)	Permanent	9-12 Center	1,530 / 1,200
b. Scott High School (A1 Center)	Permanent	9-12 Center	1,081 / 1,300
c. Simon Kenton High School (A1 Center)	Permanent	9-12 Center	1,850 / 1,647
d. Virtual Learning Center Located within the former Patton Technical School Facility (A1 Center)	Transitional	6-12 Center	22 / NA
2. Middle			
a. Turkey Foot Middle School (A1 Center)	Permanent	6-8 Center	1,044 / 1,200
b. Twenhofel Middle School (A1 Center)	Permanent	6-8 Center	835 / 967
c. Woodland Middle School (A1 Center)	Permanent	6-8 Center	629 / 900
3. Elementary			
a. Beechgrove Elementary School (A1 Center)	Permanent	PS-5 Center	631 / 739
b. J. A. Caywood Elementary School (A1 Center)	Permanent	PS-5 Center	512 / 650
c. Ft. Wright Elementary School (A1 Center)	Permanent	PS-5 Center	439 / 650
d. R.C.Hinsdale Elementary School (A1 Center)	Permanent	PS-5 Center	545 / 700
e. Kenton Elementary School (A1 Center)	Permanent	PS-5 Center	582 / 633
f. Piner Elementary School (A1 Center)	Permanent	PS-5 Center	290 / 327
g. River Ridge Elementary School (A1 Center)	Permanent	PS-5 Center	854 / 1,172
h. Ryland Heights Elementary School (A1 Center)	Permanent	PS-5 Center	437 / 598
i. Taylor Mill Elementary School (A1 Center)	Permanent	PS-5 Center	465 / 611
j. White's Tower Elementary School (A1 Center)	Permanent	PS-5 Center	606 / 685
k. Summit View Academy (A1 Center)	Permanent	PS-8 Center	1,384 / 1,567

CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2024-2026 Biennium)

1a. New construction to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.	Eff. %	Cost Est.
1b. New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.	Eff. %	Cost Est.
1c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, and gymnasiums.	Eff. %	Cost Est.
1d. KERA Strands New Additions: Preschool, School Based Decision Making Meeting Area, Family Resource and fixed technology systems.	Eff. %	Cost Est.
1e. Renovation to upgrade all existing facilities to meet the most current life safety requirements of the Kentucky Building Code.	Eff. %	Cost Est.

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2024-2026 Biennium)

2a. New construction to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.	Eff. %	Cost Est.
2c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, and gymnasiums.	Eff. %	Cost Est.
1. White's Tower Elementary School Over 30 years - 1964, 1994 Major renovation NOT PREVIOUSLY RENOVATED WITHIN 30 YEARS to include: MECH (HVAC): replacement of mechanical systems in the 1964 and 1993 sections of the building, ELECTRICAL: Upgrade lighting systems, generator	1964, 1994, 2022	53,088 sf.

PLUMBING: plumbing systems,
 TECHNOLOGY: clocking system,
 INTERIOR FINISHES: ceiling systems, and all interior finishes in the 1964 and 1993 building sections ,
 ROOFING: Replace the roofing system over the 1964 and 1994 sections of the facility.
 SITEWORK: Major renovation to the site to include lighting, signage, site circulation, road marquee replacement, pedestrian connectivity, asphalt replacement, covered canopies, and playground upgrades.
 SEWAGE: sanitary line replacement,
 INTERIOR RENOVATIONS NOT AFFECTING MODEL PROGRAM SPACES: Renovate restroom facilities

\$ 9,031,551

Areas over 15 years & under 30 years old
 None

2. Ryland Heights Elementary School 1960, 1994 & 2006 66,909 sf.
 Over 30 years - 1964, 1994

Major renovation NOT PREVIOUSLY RENOVATED WITHIN 30 YEARS to include:
 MECH (HVAC): replacement of mechanical systems in the 1960 and 1994 sections of the building.
 ELECTRICAL: Upgrade lighting systems, upgrade fire alarm system, generator,
 PLUMBING: Upgrade plumbing systems
 TECHNOLOGY: Upgrade clocking system.
 INTERIOR FINISHES: ceiling systems, and all interior finishes in the 1960 and 1994 building sections.
 ROOFING: Replace the roofing system over the 1960 and 1994 sections of the facility.
 SITEWORK: Major renovations to the site include lighting, signage, covered canopies, site circulation, asphalt replacement, pedestrian connectivity, and playground upgrades.
 INTERIOR RENOVATIONS NOT AFFECTING MODEL PROGRAM SPACES: Upgrade restroom facilities

\$ 1,989,500

Over 15 years & Under 30 years - 2006
 Limited roofing and HVAC upgrades

\$300,000

3. Piner Elementary School 1962, 1968, 1993 and 2022 51,707 sf.
 Over 30 years - 1962, 1968 & 1993

ELECTRICAL: Generator
 PLUMBING: Upgrade restroom plumbing in 1962 building
 ROOFING: Replace roofing systems in the 1962, 1968, and 1993 sections of the building
 SITEWORK: site lighting, signage, site circulation, road marquee replacement, asphalt replacement, pedestrian connectivity, covered canopies, and playground upgrades.
 SEWAGE:
 INTERIOR RENOVATIONS NOT AFFECTING MODEL PROGRAM SPACES: Upgrade toilet room finishes in 1962 and 1968 buildings.

\$ 2,575,531

Areas over 15 years & under 30 years old
 None

4. River Ridge Elementary School 1992 138,808 sf.
 Over 30 years - 1992

MECH (HVAC): Replacement of major mechanical systems
 ELECTRICAL: Upgrade lighting systems, Generator, Upgrade gym sound system.
 PLUMBING: Upgrade plumbing systems
 TECHNOLOGY: Upgrade intercom system, upgrade clocking system,
 INTERIOR FINISHES: Upgrade ceiling systems, Interior finishes upgrade, Upgrade restroom facilities, Replacement of gymnasium flooring, gym bleachers, scoreboard.
 EXTERIOR BUILDING: Window and louvered awnings replacement., Masonry tuckpointing,
 ROOFING: Replacement of roofing system.
 SITEWORK: Site improvements to include lighting, signage, road marquee, pedestrian connectivity, concrete replacement, site circulation, asphalt replacement, covered canopies, site drainage, cafeteria patio, fencing, and playground upgrade

\$ 24,244,552

Areas over 15 years & under 30 years old
 None

5. Kenton Elementary School 1950 & 2001 71,286 sf.

Over 30 years - 1950			
MECH (HVAC): Replacement of major mechanical systems			
ELECTRICAL: Generator			
INTERIOR FINISHES: Replacement of classroom casework in 1950 building			
ROOFING: Replacement of roofing system on 1950 building.			
SITEWORK: Site improvements to include asphalt replacement, concrete replacement, signage, playground upgrades, lighting, and fencing.			\$ 5,431,470
Over 15 years & Under 30 years - 2001			
None			
6. Taylor Mill Elementary School	1953, 1959, 1986 & 2000	74,291 sf.	
Over 30 years - 1953, 1959 & 1986			
MECH (HVAC): Upgrade mechanical system			
ELECTRICAL: Generator			
INTERIOR FINISHES: Media Center upgrades,			
FIXED EQUIPMENT: Classroom casework upgrades.			
ROOFING: Replacement of roofing systems on 1953, 1959 and 1986 buildings			
SITEWORK: Courtyard drainage/upgrades			
INTERIOR RENOVATIONS NOT AFFECTING MODEL PROGRAM SPACES: Kitchen/Cafeteria upgrades			\$ 6,578,968
Over 15 years & Under 30 years - 2001			
None			
7. Summit View Academy	1998 & 2006	211,673 sf.	
Over 15 years & Under 30 years - 1998 & '06			
Major renovation NOT PREVIOUSLY RENOVATED WITHIN 15 YEARS to include:			
MECH (HVAC): Upgrade mechanical systems.			
ROOFING: Replacement of roofing systems			
MISC: Repurpose the current District Technology Department space for school level use.			\$ 13,881,587
8. Caywood Elementary School	2005	77,988 sf.	
Over 15 years & Under 30 years - 2005			
Major renovation NOT PREVIOUSLY RENOVATED WITHIN 15 YEARS to include:			
MECH (HVAC): Mechanical system upgrade to replace R-22 freon.			\$ 2,105,676
9. Beechgrove Elementary School	1968, 1986, 2005, & 2022	79,203 sf.	
Over 30 years - 1968 & 1986			
ROOFING: Replacement of roofing systems			
SITEWORK: Site improvements to include site circulation, asphalt replacement, playground upgrades, and pedestrian connectivity.			
INTERIOR RENOVATIONS AFFECTING MODEL PROGRAM SPACES: Renovate former media center into intervention OT/PT and resource rooms.			
INTERIOR RENOVATIONS NOT AFFECTING MODEL PROGRAM SPACES:			
Renovate existing cafeteria to include finishes, lighting, add windows, add second serving line, and construct a ramp to the 1986 addition.			\$ 3,338,769
Over 15 years & Under 30 years - 2005			
None			
10. Twenhofel Middle School	2006	112,175 sf.	
Over 15 years & Under 30 years - 2006			
MECH (HVAC): Mechanical systems upgrades to include replacement of 410 freon			
ROOFING: Replace roofing systems			\$ 5,575,568
11. Turkey Foot Middle School	2010	135,105 sf.	
Over 15 years & Under 30 years - 2006			
MECH (HVAC): Mechanical systems upgrades to include replacement of 410 freon			\$ 3,647,835
12. Dixie Heights High School	1936, 1969, 1980, 2002, & 2004	188,565 sf.	
Over 30 years - 1936, 1969 & 1980			
MECH (HVAC): Replacement of mechanical system equipment			

TECHNOLOGY: Upgrade intercom and clocking system
 INTERIOR FINISHES: Flooring replacement and interior finish upgrades
 ROOFING: Replacement of roofing systems
 INTERIOR RENOVATIONS NOT AFFECTING MODEL PROGRAM SPACES: Elevator replacement \$ 15,957,458

Over 15 years & Under 30 years - 2002 & 2004
 SITEWORK: Major site improvements to include site circulation, pedestrian connectivity, asphalt replacement, signage, and paver replacement. \$2,014,083

13. Simon Kenton High School 1936, 1969, 1980, 2002, & 2004 214,252 sf.
 Over 30 years - 1936, 1969 & 1980
 MECH (HVAC): Mechanical systems replacement
 ELECTRICAL: Auditorium sound/lighting equipment replacement,
 TECHNOLOGY: Intercom/clocking system replacement
 INTERIOR FINISHES: Flooring replacement
 ROOFING: Replacement of roofing systems
 INTERIOR RENOVATIONS AFFECTING MODEL PROGRAM SPACES: Band room modifications to include storage and practice rooms.
 INTERIOR RENOVATIONS NOT AFFECTING MODEL PROGRAM SPACES: Replace elevator in the 1969 addition, Replace gym sound equipment, and trophy cases. \$ 15,999,732

Over 15 years & Under 30 years - 2002 & '04
 SITEWORK: Major site improvements to include site circulation, site lighting, drainage, pedestrian connectivity, asphalt replacement, signage, and demolition of existing surplus buildings. \$3,428,771

2d. **KERA Strands New Additions:** Preschool, School Based Decision Making Meeting Area, Family Resource and fixed technology systems. Eff. % Cost Est.

2e. **Renovation to upgrade all existing facilities** to meet the most current life safety requirements of the Kentucky Building Code. Eff. % Cost Est.

1. Ryland Heights Elementary School 1960, 1994 66,905 sf.
 Over 30 years - 1992
 ELECTRICAL: Major renovation to include upgrading fire alarm system \$ 200,715

2. River Ridge Elementary School 1992 138,808 sf.
 Over 30 years - 1992
 ELECTRICAL: Major renovation to include upgrading fire alarm system \$ 416,424

2f. **Renovation to upgrade all existing facilities** to meet the most current handicapped accessibility requirements of the Kentucky Building Code. Eff. % Cost Est.

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

3. **Construction of non-educational additions** or expansions including; kitchen, cafeterias, administrative areas, auditoriums and gymnasiums. Eff. % Cost Est.

1. **Kenton Elementary School** 1950 & 2001 71,286
 Construct: 1 Gymnasium 10,150 sf. 10,150 sf. 74% \$5,190,079

4. **Management support areas;** Construct, acquisition, or renovation of central offices, bus garages, or central stores Eff. % Cost Est.

1 Central Office

Construct: Construct a new central office facility.

1	Central Office	35,380 sf.	35,380 sf.	74%	\$	16,348,429
	HEAD OF KSCD	850 sf.				
	Superintendent, Administrative Asst, Board Secretary, Conference Room, Restroom					
	OPERATIONS TEAM -					
	EXECUTIVES	1,500 sf.				
	Chief Operations Officer, Operations Support Cord., Conference Room, Restroom, Exec. Director of Finance, Exec. Director of Operations, Asst. Superintendent					
	HUMAN RESOURCES	1,830 sf.				

Asst. Director of HR, HR Admin. Asst., (3) HR Coordinator, (2) Add'l
Offices, Storage Closet, Basement Storage, Cart for Lobby, Collab Space for (8)

COMMUNICATIONS 600 sf.

TEAM

Director of Public Info, Pub Info Coordinator, Media Coordinator, Production
Studio

FINANCE TEAM 1,800 sf.

Accounting supervisor, (2) Finance bookkeeper, Asst. Director of Finance,
Payroll/Benefits Supervisor, Payroll/Benefits Specialist, (2) Benefits Coordinator, (2)
Additional Offices, Storage

STUDENT NUTRITION 950 sf.

TEAM

Director of Student Nutrition, Admin. Asst. of Student Nutrition, Systems
Coordinator, Systems/Op Coordinator, Storage

SUPPORT PURCHASING 750 sf.

TEAM

Procurement Coordinator, Purchasing Agent, Admin. Asst. Support Ops, Storage

TECHNOLOGY TEAM 200 sf.

Director of Technology

SAFETY TEAM 350 sf.

Safety Coordinator, Add'l Office

ACADEMIC TEAM - 1,750 sf.

EXECUTIVES

Chief Academic Officer, Admin. Asst., Conference Room, Restroom, Asst.
Superintendent Teaching and Learning, Asst. Superintendent Elementary,
Asst. Superintendent Middle, Asst. Superintendent High School

SPECIAL EDUCATION 1,750 sf.

TEAM

Director of Special Education, Asst. Director of Special Education, Special Education
Admin. Asst., Due Process Coordinator, (3) Special Education Consultant, (2)
Additional Offices, Storage

ACADEMIC PROGRAM 2,200 sf.

CONSULTANTS

Director of Instructional Tech., (8) Offices, Storage, Workroom, Collab Area

DISTRICTWIDE 350 sf.

PROGRAMS

Director of Districtwide Programs, Admin. Asst.

EARLY CHILDHOOD TEAM 1,250 sf.

Director of Early Childhood/Federal Programs, Admin. Asst., Academic
Program Consultant, (2) Gifted and Talented, (1) Additional Office, Storage

STUDENT SERVICES - 651 sf.

NURSE

Director of Health Services, District Nurse, Storage

STUDENT SERVICES 1,400 sf.

Director of Pupil Personnel, Admin. Asst., (3) RBTL Interventionists, Court
Liaison, Home Hospital, Student Info. Systems Spec., Student Engagement
Coordinator, Social Worker, (2) Additional Offices

ENGLISH LANGUAGE 500 sf.

DEVELOPMENT

EL-Coordinator, (2) Add'l Offices

REDUCING BARRIERS 1,000 sf.
 LEARNING TEAM
 Director of District Wide Programs, (3) KTP Social Workers, Mental Health
 Consultant, Behavior Support Coordinator

DISTRICTWIDE 350 sf.
 PROGRAMS
 (2) Additional Offices

FIRST FLOOR 9,370 sf.
 Receptionist, Lobby, (4) Huddle Rooms, Restrooms, Board Room (4,000 SF), Board
 Conference Room, Kitchen and Breakroom, Workroom, Conference Room, Janitor,
 Mail Room, Receiving, Elevator.

SECOND FLOOR 1,950 sf.
 Restrooms, Kitchenette/Breakroom, Workroom, Conference Room, Janitor

THIRD FLOOR 2,030 sf.
 Restrooms, Kitchenette/Breakroom, Workroom, Conference Room, Janitor

BASEMENT 2,000 sf.
 Storage

2 Northern Bus Lot & Garage Facility

RENOVATE Renovate an existing building into new central storage and bus maintenance facility

1	Bus Garage & Storage	41,338 sf.	41,338	sf.	90%	\$	13,054,081
	Two-bay bus repair area	13,800 sf.					
	Bus Garage Parts and Supplies	4,200 sf.					

Transportation 5,000 sf.
 Administrative Offices
 for the northern bus lot staff, staff lounge, and restroom facilities.

District Central Storage 7,200 sf.
 The overall campus (site) shall be renovated to accommodate additional bus
 parking and staff parking stalls. We intend to move buses and staff from the
 Summit View lot and consolidate all operations within two locations and
 ultimately close the Summit View lot. We will relocate the aboveground fuel tank from
 the Summit View lot to the Crescent Springs lot.

DISTRICT NEED	\$151,310,779
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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.

					Eff%	Cost Est.
8.	Turkey Foot Middle School					
	Site acquisition as deemed necessary and appropriate for purposes of expanding parking, athletic fields, and improving site circulation capabilities.				\$	610,000.00
9.	Dixie Heights High School				\$	11,825,163.82
	Site acquisition as deemed necessary and appropriate for purposes of expanding parking, athletic fields, and improving site circulation capabilities.					
	Repair drainage problems around softball field and tennis courts. Replace site fencing and add site security cameras				\$	548,050.00
Construct:	1 New baseball field restrooms, concessions	1,000 sf.	1,000	sf.	74%	\$ 324,324
	1 New multi-purpose athletic fieldhouse	15,000 sf.	15,000	sf.	74%	\$ 4,864,865

	1	New running track	70,625	sf.	11.35	sf.		\$	801,594
Construct:	1	New auditorium	9,500	sf.	9,500	sf.	68%	\$	5,286,331

10. Simon Kenton High School \$ 5,439,792

Site acquisition as deemed necessary and appropriate for purposes of expanding parking, athletic fields, and improving site circulation capabilities.

Miscellaneous Athletic Improvements to include softball field fencing, football field restroom upgrades, concession stand upgrades, locker room roof replacement, signage, pedestrian connectivity, storage and parking

Construct:	1	New soccer field							
	1	Track & field stadium with bleachers, press box, restrooms, irrigation, athletic lighting system	1	lump sum	4,097,352.00	lump sum			4,097,352
	1	Concession stand	1,000	sf.	350.00	sf			350,000
	1	Campus security camera system	10	ea.	3,000.00	ea.			30,000
	1	Campus signage	1	lump sum	15,000.00	lump sum			15,000
	1	Improve pedestrian connectivity	1	lump sum	200,000.00	lump sum			200,000
	1	Site storage	300	sf.	240.00	sf			72,000
	1	Expand site parking	1	lump sum	250,000.00	lump sum			250,000
	1	Softball fencing	650	lf	33.00	lf			21,450
	1	Football field restroom upgrades	1	lump sum	75,000.00	lump sum			75,000
	1	Concession stand upgrades	1	lump sum	75,000.00	lump sum			75,000
	1	Locker room floor replacement	11,000	sf.	23.09	sf			253,990

11. Summit View Academy

Football field upgrades to include drainage, irrigation system, press box, scoreboard, storage, sound system, and restrooms. \$ 549,600

1	Drainage	70,000	SF	1.00	70,000.00	
1	Irrigation System	1	EA	20,000.00	20,000.00	
1	Press box	600	SF	450.00	270,000.00	
1	Scoreboard	1	EA	10,500.00	10,500.00	
1	Storage	300	SF	Included	0.00	
1	Sound system	1	EA	7,500.00	7,500.00	
1	Restrooms	312	SF	550.00	171,600.00	

12. Turkey Foot Middle School

Football field upgrades to include drainage, irrigation system, field goal posts, bleachers, press box, restrooms, scoreboard, sound system, and storage. \$ 610,000

1	Drainage	70,000	SF	1.00	70,000.00	
1	Irrigation	1	EA	20,000.00	20,000.00	
1	Field goal posts	2	EA	10,300.00	20,600.00	
1	Bleachers	2	EA	19,900.00	39,800.00	
1	Press box	600	SF	450.00	270,000.00	
1	Restrooms	312	SF	550.00	171,600.00	
1	Scoreboard	1	EA	10,500.00	10,500.00	
1	Sound system	1	EA	7,500.00	7,500.00	
1	Storage	300	SF	Included	0.00	

13. Woodland Middle School

Football field upgrades to include drainage, irrigation, field goal posts, press box, restrooms, scoreboard, and sound system. Construct concession stand for the main gymnasium. Replace all student lockers. \$ 1,096,000

1	Drainage	70,000	SF	1.00	70,000.00	
1	Irrigation	1	EA	20,000.00	20,000.00	

1	Field goal posts	2	EA	10,300.00	20,600.00
1	Press box	600	SF	450.00	270,000.00
1	Restrooms	312	SF	550.00	171,600.00
1	Scoreboard and sound system	1	EA	67,000.00	67,000.00
1	Concession stand for main	350	SF	200.00	70,000.00
1	Replace all student lockers	678	EA	600.00	406,800.00

14. Scott High School

Replace football stadium turf and resurface running track.

\$ 600,000

1	Replace football stadium turf	75,000	SF	8.00	600,000.00
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1 Virtual Learning Center

Construct: Construct a new Virtual Learning Center

1	VLC	1,940	sf.	1,940	sf.	74%	\$ 917,568
	VLC Classroom	950	sf.				
	Director's Office	200	sf.				
	Instructional Aid Office	150	sf.				
	Lunch Area	200	sf.				
	Parent Meeting	200	sf.				
	Restrooms (2)	80	sf.				
	Janitor	50	sf.				
	Storage	50	sf.				
	Secure Lobby	60	sf.				