

**WOODFORD COUNTY BOARD OF EDUCATION
AGENDA ITEM**

ITEM #: VIII E **DATE:** March 25, 2024

TOPIC/TITLE: DFP Draft Plan

PRESENTER: Shane Smith

ORIGIN:

- TOPIC PRESENTED FOR INFORMATION ONLY (No board action required.)
 - ACTION REQUESTED AT THIS MEETING
 - ITEM IS ON THE CONSENT AGENDA FOR APPROVAL
 - ACTION REQUESTED AT FUTURE MEETING: (DATE)
 - BOARD REVIEW REQUIRED BY
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- STATE OR FEDERAL LAW OR REGULATION
 - BOARD OF EDUCATION POLICY
 - OTHER:

PREVIOUS REVIEW, DISCUSSION OR ACTION:

- NO PREVIOUS BOARD REVIEW, DISCUSSION OR ACTION
 - PREVIOUS REVIEW OR ACTION
-
- DATE:
 - ACTION:

BACKGROUND INFORMATION:

The District Facility Plan lists the pending capital construction and/or renovation projects that the school district may undertake, and the priority order, if applicable, that projects may be initiated. The attached DFP version is seeking approval by the WCPS Board following a series of 6 LPC meetings since the spring of 2023. Four public forum opportunities were also sought by the LPC Committee. If the School Board were to approve the DFP, the approved plan would be submitted to KDE for the next stage of the DFP process.

SUMMARY OF MAJOR ELEMENTS:

IMPACT ON RESOURCES:

TIMETABLE FOR FURTHER REVIEW OR ACTION:

SUPERINTENDENT'S RECOMMENDATION: Recommended Not Recommended

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3. Simmons Elementary School	1952, '68, '87, '06	58,871 sf	
Replace rusted out hollow metal doors and frame at the main entry vestibule and correct water leak.			\$50,000

1f. Renovation to upgrade all existing facilities to meet the most current handicapped accessibility requirements of the Kentucky Building Code. **Cost Est.**

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2024-2026 Biennium)
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2a. New Construction to meet student capacity; further implementation of established programs; or complete approved projects in phases:	Eff. %	Cost Est.
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2b. New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.	Eff. %	Cost Est.
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2c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.	Eff. %	Cost Est.
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1. Southside Elementary School	1991, 2019	72,004 sf	
Over 30 years old - '91			

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 30 YEARS
 - to include: EXTERIOR WALLS: Repair the cracking of exterior walls, WINDOWS: Replace exterior windows with new windows, DOORS: Replace exterior doors with new doors and hardware. Replace existing interior doors with new interior doors, INTERIOR FINISHES: Replace existing floor finishes, FIXED EQUIPMENT: Replace fixed furnishings with new fixed furnishing, SITEWORK: Repave pedestrian walking paths, replace / repair elevators and lifts, and ELECTRICAL: Replace existing emergency power and generation systems with new systems. \$3,743,211

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 15 YEARS
 - to include: ROOFING: Replace existing roofing with new roofing and MECHANICAL (HVAC): Replace existing air Distribution systems. \$1,512,307

2. Northside Elementary School	1991	55,728 sf	
Over 30 years old - 1991			

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 30 YEARS
 - to include: EXTERIOR WALLS: Repair cracks on exterior walls, WINDOWS: Replace exterior windows with new windows, DOORS: Replace exterior doors with new doors, replace interior doors with new interior doors, replace door hardware, INTERIOR FINISHES: Replace existing floor finishes, FIXED EQUIPMENT: Replace fixed furnishings with new fixed furnishings, SITEWORK: Repave pedestrian walking paths, site development, garbage area, PLUMBING: plumbing fixtures, domestic water distribution, ELECTRICAL: Replace branch wiring, and emergency power and generation systems with new. \$4,114,282

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 15 YEARS
 - to include: ROOFING: Replace existing roofing with new roofing, TECHNOLOGY: Replace clock system with new clock system. \$1,628,869

3. Huntertown Elementary School	1981, 2008	61,543 sf	
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Over 30 years old - 1981

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 30 YEARS
- to include: DOORS: Replace existing interior doors with new interior doors, PLUMBING:
Replace domestic water heater with new domestic water heater.

\$274,291

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 15 YEARS
- to include: ROOFING: Replace existing roofing with new roofing.

\$1,146,459

4. Simmons Elementary School 1952, '68, '87, '06 58,871 sf

Over 30 years old - '52, '68, 87'

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 30 YEARS
- to include:

1952 Building Section: EXTERIOR WALLS: Replace exterior walls with new exterior walls,
WINDOWS: Replace exterior windows with new exterior windows, DOORS: Replace exterior
doors with new exterior doors, replace industrial doors with new industrial doors, replace
interior doors with new interior doors, replace door hardware, ROOFING: Replace existing
roofing with new roofing, Repair/ replace existing stairs, garbage area, MECHANICAL
(HVAC): Replace existing HVAC units with new units, ELECTRICAL: Replace existing
electrical service and distribution, branch wiring with new systems.

1968 Building Section: EXTERIOR WALLS: Replace portions of existing exterior walls
with new exterior walls, WINDOWS: Replace existing exterior windows with new windows,
DOORS: Replace existing exterior doors with new exterior doors and replace existing interior
doors with new interior doors, replace door hardware, ROOFING: Replace existing roofing
with new roofing.

1987 Section: EXTERIOR WALLS: Replace existing exterior walls with new exterior walls,
WINDOWS: Replace existing exterior windows with new exterior windows, DOORS:
Replace existing exterior doors with new exterior doors, replace existing interior doors with
new interior doors, replace door hardware, ROOFING: Replace existing roofing with new
roofing, KITCHEN EQUIPMENT: Replace existing kitchen equipment with new,
MECHANICAL (HVAC): Replace HVAC units with new units, ELECTRICAL: Replace
existing electrical service and distribution, branch wiring with new systems. PLUMBING:
Repair/ replace water supply.

\$6,215,232

Under 30, Over 15 years old - '06

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 15 YEARS
- to include ROOFING: Repair leaking areas of roofing.

\$45,132

Major Renovations of Program Areas: Renovate special education classroom to include self-
contained restroom, construct 57 additional square feet.

57 sf 74% \$26,319

5. Woodford County Middle School 2004 127,625 sf

Under 30, Over 15 years old - '04

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 15 YEARS

- to include: ROOFING: Replace existing roofing with new roofing.

\$3,322,627

6. Old Woodford County High School 1963, '81, '96, '98 154,560 sf

Major Renovations of Program Areas : Repurpose 20,021 Gross Square Feet of the old Woodford County High School for the Career and Technical Education Center for Manufacturing (an A1 facility): Repurpose 14,662 Gross Square Feet of the old Woodford County High School for the Early Learning center/Preschool Renovations include retrofit of facility as required to include the programs listed above.

\$4,070,241

Over 30 years old -

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 30 YEARS

- to include:

Repurpose 14,662 Gross Square Feet of the old Woodford County High School for the Early Learning center/Preschool: Major Renovation to buildings or portions of buildings to include: roof replacement, HVAC replacement, floor finishes, site development, and intercomm systems. Renovations include retrofit of facility as required to include the programs listed above.

\$2,980,764

7. Safe Harbor Academy 1952, 2000 12,471 sf

Over 30 years old - '52

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 30 YEARS

- to include: EXTERIOR WALLS: Replace existing exterior walls with new exterior walls, WINDOWS: Replace existing exterior windows with new windows, SITEWORK: parking, MECHANICAL (HVAC): gas supply system, air distribution system.

\$162,178

Under 30, Over 15 years old - '00

Major Renovation to 2000 portion of the building- NOT PREVIOUSLY RENOVATED IN 15 YEARS - to include: ROOFING: Replace existing roofing with new roofing.

\$119,524

Construct:	1	Resource Room	375	sf	74%	\$	176,873
	1	Custodial Receiving	250	sf	74%	\$	117,916

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. Northside Elementary School 1991 55,728 sf

Major Renovations of Building Systems to include TECHNOLOGY: fire alarm system,
LIGHTING: exit and emergency light systems. \$250,086

2. Simmons Elementary School 1952, '68, '87, '06 58,871 sf
Major Renovations of Building Systems to include TECHNOLOGY: fire alarm system,
security systems \$181,340

3. Safe Harbor Academy 1952, 2000 12,471 sf
Major Renovations of Building Systems to include TECHNOLOGY: fire alarm system,
security system, LIGHTING: exit and emergency light systems. \$95,483

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

1. Southside Elementary School 1991, 2019 72,004 sf \$52,005
ADA upgrades including first aid toilet facilities (150SF)

2. Northside Elementary School 1991 55,728 sf \$52,005
ADA upgrades including first aid toilet facilities (150SF)

3. Safe Harbor Academy 1952, 2000 12,471 sf \$30,000
ADA upgrades including providing accessible route to the stage.

4. Central Bus Garage 1954, 1994 12,000 sf \$50,000
Staff restroom to be renovated to meet ADA requirements.

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.**

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

1. Old Woodford County High School 1963, '81, '96, '98 154,560 sf
Major Renovations of Program Areas: Repurpose 25,000 Gross Square Feet of the old
Woodford County High School for The Central Office and Administration Center: Repurpose
5,000 Gross Square Feet of the old Woodford County High School for the Central Storage. \$5,082,465

Repurpose 5,000 Gross Square Feet of the old Woodford County High School for the Central
Storage: Major Renovation to buildings or portions of buildings to include: roof
replacement, HVAC replacement, floor finishes, site development, and intercomm systems. \$1,016,493

2. Central Bus Garage 1954, 1994 12,000 sf

Over 30 years old - '54, '94

Major Renovations of Building Systems - NOT PREVIOUSLY RENOVATED IN 30 YEARS
- to include:

1954 Building Section: EXTERIOR WALLS: Exterior walls, ROOFING: Replace roofing with new roofing, DOORS: replace interior doors with new interior doors, FIXED EQUIPMENT: replace fixed furnishings with new fixed furnishings, SITEWORK: replace paving with new paving, PLUMBING: replace portions of domestic water distribution system, sanitary waste system, rain water drainage system, gas supply system, and water supply system with new piping, MECHANICAL (HVAC) replace air distribution system with new ductwork, ELECTRICAL: upgrade electrical service and distribution system and branch wiring, SEWAGE: replace sanitary sewer system.

\$1,371,405

1994 Building Section: INTERIOR FINISHES: replace floor finishes with new, replace interior casework with new, ROOFING: replace roofing system with new roofing, DOORS: replace industrial doors, exterior doors, interior doors, and door hardware.

DISTRICT NEED

\$37,957,507

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.