

CAMPBELL COUNTY SCHOOLS

101 Orchard Lane Alexandria, KY 41001
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Dr. Shelli Wilson, Superintendent | Adam Ritter, Assoc. Superintendent | Mark Krummen, Asst. Superintendent

December 16, 2024

Kentucky Board of Education
300 Sower Blvd., 4th Floor
Frankfort, KY 40601

Dear Members of the Kentucky Board of Education,

We, the members of the Campbell County Board of Education, respectfully submit this letter to request a waiver from the requirements outlined in 702 KAR 4:180, Section 305, Paragraph 305, which states:

“When a building reaches one hundred and twenty-five percent (125%) of the projected gross square footage for that particular number of students, the facility no longer qualifies for additions of any type to be included on the District Facilities Plan in Priorities 1 through 4.”

Our request pertains specifically to Campbell County Middle School (CCMS), which occupies a building originally constructed as a high school in 1939 under the Works Progress Administration (WPA) program. The school currently serves 1,175 students and has a gross floor area of 183,819 square feet.

During the District Facilities Planning (DFP) process, renovation and new construction additions were proposed for CCMS, classified as Priority 1c.1 in the plan. These proposals include repurposing 26,091 square feet of the existing building for the district central office (17,189 square feet) and an alternative school (8,902 square feet), moving these areas to Priority 4 and Priority 1c.2, respectively. The floor area of the existing building and the proposed new construction totals 212,634 square feet. Excluding the repurposed areas, the building's remaining floor area combined with the proposed additions equals 186,543 square feet.

The Kentucky Department of Education's (KDE) interpolated Model Program of Spaces for a 1,175-student middle school allows for a maximum gross floor area of 136,444 square feet. Currently, the floor area ratio for CCMS exceeds the 125% limitation set forth in Section 305. Thus, the proposed additions result in the building's gross area exceeding this threshold.

We believe the unique circumstances surrounding CCMS warrant this waiver request, as outlined below:

1. **Disposition of Facilities:** Approval of the waiver will enable the district to dispose of two outdated facilities: the existing board office (7,700 square feet) and the Alexandria Education Center (43,000 square feet), optimizing operational efficiency.
2. **Replacement of Old Classrooms:** New classroom spaces will replace outdated classrooms that are being repurposed for the central office and alternative school.

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3. **Original High School Design:** As CCMS was originally designed as a high school, it contains spaces exceeding middle school requirements, such as gymnasiums and locker rooms, contributing to the larger gross floor area.
4. **Avoidance of Mobile Classrooms:** By constructing new classrooms and delaying the renovation of existing classrooms for repurposed use, the district can avoid the need for 15 mobile classrooms at a cost exceeding \$1 million. This approach allows for entire-floor renovations without disruption to current operations.

The requested waiver is essential to modernize CCMS while addressing these district-specific challenges. It will also allow the district to meet educational standards without incurring unnecessary expenses.

We respectfully ask for your support in granting this waiver to proceed with our plans.

We appreciate your consideration of this request and are happy to provide any additional information or documentation to assist in the review process. We look forward to continuing our collaboration to enhance educational opportunities in Campbell County.

Sincerely,



Kimber Fender, Chairperson
Campbell County Board of Education