

November 11, 2025

**HENDERSON COUNTY SCHOOL DISTRICT
DISTRICT FACILITIES PLAN HEARING REPORT**

A public hearing was held on November 11, 2025, at 5:30 PM CST at the Henderson County School District's Professional Development Center which is located at 631 North Green Street, Henderson, Kentucky 42420. The purpose of the public hearing was to propose a new District Facility Plan developed by the Henderson County School's Local Planning Committee. The Local Planning Committee (LPC) voted on September 30, 2025, 14-0 in favor of the proposed new plan and the Henderson County BOE voted 5-0 on October 20, 2025, to approve the new plan.

Pete Galloway, Kentucky School Plant Managers Association Facilitator, was selected by the board to serve as the locally-appointed hearing officer. Chad Thompson, Assistant Superintendent for Teaching and Learning of the Henderson County Schools were in attendance..

COMMENTS

Pete Galloway, facilitator, called the Public Hearing to order. He outlined the purpose of the hearing and the hearing procedures in accordance with 702 KAR 4:180. It was explained that those persons wishing to speak would be given the opportunity and that written statements would be accepted. All considerations will be made available to the Kentucky Board of Education via the hearing officer's report. Copies of the new DFP were available for those in attendance.

The hearing officer highlighted the proposed new District Facility Plan. There were no items listed in Priority 1 on the new plan.

The format for developing the new District Facility Plan has changed. In Priority II the renovation costs and new construction costs were listed together for each school whereas the old plan listed each item individually with it's specific cost for each school. Everything was considered in order for each school to be brought in line with the qualifications for a model school. Any items needed to bring each school in line with current school safety code guidelines and American Disabilities Act regulations were also incorporated into the plan.

There were no projects listed in Priority III.

Priority IV projects are those that are considered management support areas. Projects listed here are renovations to the central office, bus garage and, and a central storage area.

The total "unmet need" of the Henderson County School District is \$191,673,853 as compared to \$110,807,668.00 four years ago/

Priority V lists various projects needed by the district which do not qualify for the use of "restricted funds" and thus have to be completed as local funds become available. These items are listed on the last two pages of the District Facility Plan and amount is at least \$14,865,403.

The floor was opened to those who wished to make a statement or for any letters, emails, or notes of concern to be presented. There were none.

RECOMMENDATIONS

It is recommended that the new District Facility Plan as developed by the Henderson County School District's Local Planning Committee and adopted by the Henderson County Board of Education be approved as the District Facility Plan for the Henderson County School District. A copy of the new plan is attached.

Respectfully submitted,

Pete Galloway

Pete Galloway, Hearing Officer / Facilitator
Kentucky School Plant Managers Association
112 Eagle Road, Sedalia, KY 42079
pgalloway@wk.net
Ph. 270-705-5582

KDE APPROVAL DATE: TBD

HENDERSON COUNTY SCHOOLS DISTRICT FACILITIES PLAN

NEXT DFP DUE: TBD

HENDERSON COUNTY SCHOOLS DISTRICT FACILITIES PLAN

NEXT DFP DUE: TBD

PLAN OF SCHOOL ORGANIZATION

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

					6-Year Projected Enrollment (UL's KY, Data Center)	2024- 2025 SAAR	Capacity (KFICS)
SCHOOL CENTERS					Decr. 6.04%		
	School Classification	Status	Current Organization				
1.	Secondary						
a.	Henderson County High School	A1	Permanent	9-12 Center	1,820	1,937	2,016
b.	CTE*	A2	Permanent	9-12 Center		NA	
	*Located within the Henderson Co. HS facility						
c.	The Central Academy	A5	Permanent	6-12 Center	234	249	147
2.	Middle						
a.	Henderson North Middle	A1	Permanent	6-8 Center	661	703	940
b.	Henderson South Middle	A1	Permanent	6-8 Center	642	683	837
3.	Elementary						
a.	Bend Gate Elementary	A1	Permanent	K-5 Center	404	430	586
b.	Cairo Elementary	A1	Permanent	K-5 Center	220	234	402
c.	A.B. Chandler Elementary	A1	Permanent	K-5 Center	249	265	450
d.	East Heights Elementary	A1	Permanent	K-5 Center	372	396	513
e.	Jefferson Elementary	A1	Permanent	K-5 Center	401	427	425
f.	Niagara Elementary	A1	Permanent	K-5 Center	261	278	407
g.	South Heights Elementary	A1	Permanent	K-5 Center	409	435	625
h.	Spottsville Elementary	A1	Permanent	K-5 Center	495	527	700
j.	Thelma B. Johnson Early Learning Center	A4	Permanent	PS Center	175	186	352

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2026-2028 Biennium)

2c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.

(1)	Bend Gate Elementary School	1959, 1971, 1995	68,320	sf.		
1.1	1959, 1971, 1995 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, site drainage, ROOFING: Roofing, DOORS: Interior and Exterior doors, accordian doors, WINDOWS: exterior windows, STRUCT COMPONENTS: partitions, INTERIOR FINISHES: VCT, ceramic tile, terrazzo, ceiling tile, MECHANICAL (HVAC): hot water boilers, boiler room piping, HVAC pumps, air distribution system, hydronic distribution system, exhaust ventilation, self-contained HVAC units, controls, ELECTRICAL: elect distribution, branch wiring, lighting, clock system, PLUMBING: plumbing fixtures, domestic water piping, sanitary waste, water heaters, FIXED EQUIPMENT: bleachers, toilet partitions, classroom casework, kitchen equipment, SITE UTILTIES: water supply, sanitary sewer, storm sewer				\$13,118,416	
1.2	Minor Renovation of Program Areas: remodel 450 sf for PE office and storage				\$320,000	
1.3	Major Renovation of Program Areas: remodel for 8 full size classrooms, 1 spec educ room,4 resource rooms, 2 offices (the front hallway 17,670 SF)				\$4,713,825	
1.4	Demolish 1972 open pod - 12,618 SF				\$250,000	
1.5	Major Renovation of Non-Program Areas: remodel 3 sets of toilets, upgrade courtyard, construct new toilets in new classroom addition				\$555,000	
1.6	Construct: 4	standard classrooms	800	sf	3200	sf. 74% \$1,538,119
(2)	Cairo Elementary School	1961, 1991	41,621	sf.		
	School with less than the minimum enrollment - Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.					
2.1	1961, 1991 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, site drainage, parking lot expansion and drives, site lighting, ROOFING: Roofing, WINDOWS: exterior windows, INTERIOR FINISHES: VCT, ceramic tile, gym wood flooring, MECHANICAL (HVAC): HVAC systems, exhaust ventilation, controls, ELECTRICAL: elect distribution, branch wiring, lighting, PA system, telephone system, exit and emergency ltg, PLUMBING: plumbing fixtures, domestic water piping, sanitary waste piping, gas supply system, FIXED EQUIPMENT: toilet partitions, classroom casework, library furnishings, kitchen equipment, SITE UTILTIES: water supply				\$ 8,327,810	
2.2	Major Renovation of Program Areas: remodel 420 SF for conference room and PE office				\$112,000	
2.3	Minor Renovation of Non-Program Areas: remodel 2 sets of toilets				\$180,000	
(3)	A.B. Chandler Elementary School	1993	51,228	sf.		
	School with less than the minimum enrollment - Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.					

3.1	1993 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, site drainage, site lighting, ROOFING: Roofing, DOORS: Exterior doors, WINDOWS: exterior windows, STRUCT COMPONENTS: change operable walls to permanent partitions, INTERIOR FINISHES: VCT, ceramic tile, wood gym flooring, ceiling tile, MECHANICAL (HVAC): HVAC systems, exhaust ventilation, controls, ELECTRICAL: elect distribution, branch wiring, lighting, PA system, telephone system, clock system, PLUMBING: plumbing fixtures, domestic water piping, sanitary waste piping, gas supply piping, FIXED EQUIPMENT: bleachers, classroom casework, kitchen equipment, SITE UTILTIES: water supply piping					\$13,032,520	
3.2	Major Renovation of Program Areas: remodel 750 SF for FRC and PE office and storage					\$200,000	
(4)	Niagara Elementary School	1959, 1990	41,529	sf.			
	School with less than the minimum enrollment - Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.						
4.1	1959, 1990 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, ROOFING: Roofing, DOORS: Exterior doors, WINDOWS: exterior windows, INTERIOR FINISHES: VCT, ceramic tile, wood gym flooring, ceiling tile, MECHANICAL (HVAC): hot water boilers, boiler room piping, HVAC pumps, condensing units, pkg air units, air distribution systems, hydronic distribution system, exhaust ventilation, self-contained HVAC units, controls, ELECTRICAL: elect distribution, branch wiring, PA system, PLUMBING: plumbing fixtures, domestic water piping, sanitary waste piping, FIXED EQUIPMENT: bleachers, toilet partitions, classroom casework, library furnishings, kitchen equipment, SITE UTILTIES: water supply, sanitary sewer, storm sewer					\$7,520,312	
4.2	Major Renovation of Program Areas: remodel 3 sets of toilets					\$241,000	
4.3	Construct:	1	conference rm	270 sf.	270 sf.	74%	\$129,779
4.4	Construct:	1	guidance office	150 sf.	150 sf.	74%	\$72,099
4.5	Construct:	1	site base office	150 sf.	150 sf.	74%	\$72,099
4.6	Construct:	1	FRC addition	185 sf.	185 sf.	74%	\$88,923
4.7	Construct:	1	gym addition	1,817 sf.	1,817 sf.	74%	\$873,363
(5)	South Heights Elementary School	1960, 1987, 1992	57,253	sf.			
5.1	1960, 1987 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, site lighting, ROOFING: Roofing, WINDOWS: exterior windows, STRUCT COMPONENTS: partitions, INTERIOR FINISHES: VCT, ceramic tile, MECHANICAL (HVAC): HVAC systems, exhaust ventilation, controls, radiant heaters, ELECTRICAL: elect distribution, branch wiring, lighting, clock system, PA system, telephone system, PLUMBING: plumbing fixtures, domestic water piping, sanitary waste, rain water drainage system, FIXED EQUIPMENT: bleachers, toilet partitions, classroom casework, library furnishings, kitchen equipment, SITE UTILTIES: water supply					\$7,971,110	
5.2	Major Renovation of Non- Program Areas: remodel 2 sets of toilets, add 1 set of toilets near the gym/cafeteria					\$369,000	

The Kentucky Department of Education, Division of Facilities Management

A-10

5.3	Construct:	1	gym expansion	1,962	sf.	1,962	sf.	74%	\$943,059
(6)	Henderson North Middle School		1953, 1954, 1957, 1971	101,680	sf.				
6.1	1953, 1954, 1957, 1971 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, site lighting, ROOFING: Roofing, DOORS: Exterior doors, WINDOWS: exterior windows, INTERIOR FINISHES: acoustical wall treatment - band and music, VAT abatement, VCT, ceramic tile, carpet, ceiling tile, MECHANICAL (HVAC): HVAC systems, exhaust ventilation, controls, ELECTRICAL: elect distribution, branch wiring, lighting, clock system, PA system, telephone system, gym sound system, PLUMBING: plumbing fixtures, domestic water piping, sanitary waste, rain water drainage system, FIXED EQUIPMENT: science casework, auditorium seating, library furnishings, musical risers, classroom casework, SITE UTILTIES: water supply piping								\$14,470,134
6.2	Major Renovation of Program Areas: remodel 1764 SF Home Ec space for FMD, remodel 1050 SF for Art room and add sinks, remodel 2858 SF for media center, remodel 2257 SF for office admin space, remodel 4800 SF for auditorium								\$ 2,835,000
6.3	Major Renovation of Non-Program Areas: remodel 3 sets of toilets, remodel boys/girls locker rooms								\$1,008,000
6.3	Construct:	2	standard classrooms	750	sf.	1,500	sf.	71%	\$767,620
6.3	Construct:	4	science rooms	1,000	sf.	4,000	sf.	71%	\$2,046,986
6.3	Construct:	1	custodial receiving	250	sf.	250	sf.	71%	\$127,937
(7)	Henderson South Middle School		1954, 1982	122,699	sf.				
7.1	1954, 1982 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, site lighting, ROOFING: Roofing, DOORS: Exterior doors, WINDOWS: exterior windows, STRUCTURAL COMPONENTS: exterior wall joint repairs, INTERIOR FINISHES: VAT abatement, VCT, ceramic tile, ceiling tile, ELECTRICAL: branch wiring, lighting, clock system, PA system, telephone system, PLUMBING: plumbing fixtures, domestic water piping, sanitary waste, gas supply system, domestic water heaters, rain water drainage system, FIXED EQUIPMENT: science casework, auditorium seating, library furnishings, metal lockers, classroom casework, toilet partitions, kitchen equipment, SITE UTILTIES: water supply piping								\$8,945,752
(8)	Henderson County High School		1969, 1971, 2002	252,152	sf.				
8.1	1969, 1971 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, ROOFING: Roofing, DOORS: exterior doors, WINDOWS: exterior windows, INTERIOR FINISHES: carpet, painting, ceramic floor and wall tile, acoustical wall treatment - auditorium, band and vocal, MECHANICAL (HVAC): HVAC systems, exhaust ventilation, controls, ELECTRICAL: elect distribution, branch wiring, clock system, band sound system, exit & emergency lighting, PLUMBING: plumbing fixtures, domestic water piping, sanitary waste, rain water drainage system, domestic water heaters, SPRINKLERS: fire suppression, FIXED EQUIPMENT: toilet partitions, SITE UTILTIES: water supply piping								\$34,507,674

8.2	Major Renovation of Program Areas: remodel FMD spaces to meet KDE guidelines in red hall, remodel art rooms including sinks and plumbing, remodel media center, remodel cafeteria serving lines					\$	3,248,000
8.3	Major Renovation of Non-Program Areas: remodel toilets in green hall, add toilets in kitchen, add security fencing at property perimeter						\$439,000
8.3	Construct:	1	Drama classroom	750 sf	750 sf.	68%	\$428,162
8.4	Construct:	4	science rooms	1000 sf	4000 sf.	68%	\$2,283,529
8.5	Construct:	1	science lab	1625 sf	1625 sf.	68%	\$927,684
8.6	Construct:	1	green room	400 sf	400 sf.	68%	\$228,353
8.7	Construct:	2	dressing rooms	330 sf	660 sf.	68%	\$376,782
8.8	Construct:	1	performing arts stage	1000 sf	1000 sf.	68%	\$570,882
(9)	Central Academy		1974	33,168	sf.		
9.1	1974 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, site lighting, ROOFING: Roofing, DOORS: exterior and interior doors, WINDOWS: exterior windows,STRUCTURAL COMPONENTS: masonry tuckpointing, interior wall partitions, INTERIOR FINISHES: VAT abatement, VCT, ceramic tile, carpet, ceiling tile, MECHANICAL (HVAC): air distribution systems, exhaust ventilation, ELECTRICAL: elect distribution, branch wiring, clock system, PA system, telephone system, PLUMBING: plumbing fixtures, domestic water piping, sanitary waste, gas supply piping, FIXED EQUIPMENT: toilet partitions, stair lift						\$5,071,813
9.2	Major Renovation of Program Areas: remodel 2 sets of toilets						\$147,000
(10)	Henderson County CTE		1967, 2002, 2016, 2024	68,141	sf.		
10.1	1967 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Asphalt paving, ROOFING: roofing, FITTINGS: metal lockers, DOORS: interior doors, WINDOWS: exterior windows, MECHANICAL (HVAC): HVAC systems, exhaust ventilation, controls, ELECTRICAL: elect distribution, branch wiring, clock system, exit & emergency lighting, PLUMBING: sanitary waste, rain water drainage system, domestic water heaters, SPRINKLER: sprinkler system						\$4,521,616
2d.	KERA Strands New Additions: Preschool, SBDM Office & Conf., Fam. Res.						
(1)	District Interactive Board Initiative						
1.1	Construct:	350	Interactive Smart Boards	\$6,500 per clrm.	\$	2,275,000	
2e.	Renovation to upgrade all existing facilities to meet the most current life safety requirements of the Kentucky Building Code.						
					Eff. %	Cost Est.	
(1)	Bend Gate Elementary School		1959, 1971, 1995	68,320	sf.		
1.1	sprinkler system, fire alarm, door access controls, security system, exit & emergency lighting						\$1,293,453
(2)	Cairo Elementary School		1961, 1991	41,621	sf.		
2.1	sprinkler system, fire alarm, door access controls, security system, exit & emergency lighting						\$824,584

(3)	A.B. Chandler Elementary School	1993	51,228	sf.	
3.1	sprinkler system, fire alarm, door access controls, security system, exit & emergency lighting				\$1,288,280
(4)	Niagara Elementary School	1959, 1990	41,259	sf.	
4.1	sprinkler system, fire alarm, door access controls, security system, exit & emergency lighting				\$1,076,745
(5)	South Heights Elementary School	1960, 1987, 1992	57,253	sf.	
5.1	fire alarm, door access controls, security system, exit & emergency lighting				\$1,132,764
(6)	Spottsville Elementary School	2018	76,833	sf.	
6.1	security system, door access controls				\$840,954
(7)	Thelma B. Johnson Early Learning Center	2008	45,874	sf.	
7.1	security system, door access controls				\$573,974
(8)	Henderson North Middle School	1953, 1954, 1957, 1971	101,680	sf.	
8.1	add handrails to stage, sprinkler system, fire alarm, door access controls, security system, exit & emergency lighting				\$2,437,317
(9)	Henderson South Middle School	1954, 1982	122,699	sf.	
9.1	add handrails to ramp, replace stairs in cafeteria corridor, upgrade secure entrance, fire alarm, door access controls, security system, exit & emergency lighting				\$3,172,894
(10)	Henderson County High School	1967, 1969, 1971, 2002, 2016, 2024	320,293	sf.	
10.1	sprinkler system, exit and emergency lighting, door access controls				\$1,446,457
(11)	Central Academy	1974	33,168	sf.	
11.1	sprinkler system, fire alarm, door access controls, security system, exit & emergency lighting				\$898,779
(12)	Henderson County CTE	1967, 2002, 2016, 2024	68,141	sf.	
12.1	sprinkler system, exit and emergency lighting, door access controls				\$317,098

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

				Eff. %	Cost Est.
(1)	Cairo Elementary School	1961, 1991	41,621	sf.	
1.1	Interior doors/hardware				\$240,316
(2)	A.B. Chandler Elementary School	1993	51,228	sf.	
2.1	Interior doors/hardware				\$295,786

(3) Niagara Elementary School The Kentucky Department of Education, Division of Facilities Management
1959, 1990
A-10

3.1	Interior doors/hardware				\$239,785
(4)	South Heights Elementary School	1960, 1987, 1992	57,253	sf.	
4.1	Interior doors/hardware				\$330,573
(5)	Henderson North Middle School	1953, 1954, 1957, 1971	101,680	sf.	
5.1	Interior doors/hardware, elevator				\$719,958
(6)	Henderson South Middle School	1954, 1982	122,699	sf.	
6.1	Interior doors/hardware, elevators (2)				\$963,778

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

4. Management support areas; Construct, acquisition, or renovation of central offices, bus garages, or central stores					
			Eff. %		Cost Est.
(1)	Maintenance Shop/ Bus Garage				
1.1	Construct a new Maintenance shop (30,000 SF) and new Bus Garage and training center (5 bays + 1 wash bay) (12,000 SF) on district owned property - site to be determined			\$	10,000,000
(2)	Central Office				
2.1	Construct a new Central Office, to house entire staff, including the Gulf Annex, Center for Support Services, and IT Bldg (50,000 SF) on district owned property - site to be determined			\$	20,000,000

DISTRICT NEED\$191,673,853

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.					
(1)	Old Jefferson Elementary	1964, 1994	47,151	sf	
	Transistional Facilitihy Renovations				
1.1	replace roofing, HVAC and electrical				\$3,000,000
(2)	Thelma B. Johnson Early Learning Center	2008	45,874	sf.	
	Renovations too new or minor to qualify for Priority 1-4				
2.1	replace digital sign				\$37,000
2.2	replace carpet in PD center				\$100,020
(3)	Henderson South Middle School	1954, 1982	122,699	sf.	
	Athletic Facilities				
3.1	add storage building for track and football equipment				\$400,000
3.2	replace athletic field lighting				\$500,000
3.3	Major Renovation of Program Areas: remodel office admin spaces, remodel science rooms				\$1,610,000
3.4	Major Renovation of Non-Program Areas: remodel 3 sets of toilets, remodel locker room in basement,				\$1,916,000
3.5	Construct: 1 media ctr expansion	The Kentucky Department of Education, Division of Facilities Management	2248 sf	71%	\$1,149,383

(4)	Henderson North Middle School	1953, 1954, 1957, 1971	101,680	sf.	
	Athletic Facilities				
4.1	add storage building for track and football equipment				\$400,000
4.2	replace athletic field lighting				\$500,000
(5)	Henderson County High School	1967, 1969, 1971, 2002, 2016, 2021	320,293	sf.	
	Renovations too new or minor to qualify for Priority 1-4				
5.1	expand auditorium seating				\$1,000,000
5.2	replace flooring in Aux Gym				\$250,000
	Athletic Facilities				
5.3	renovate stadium on home & visitor sides				\$1,000,000
5.4	provide athletic field house				\$500,000
5.4	replace sports lighting for football, baseball, tennis				\$1,500,000
5.5	replace fencing at all athletic fields				\$500,000
5.6	provide turf on baseball and softball fields				\$2,000,000
5.7	replace sound systems at all athletic fields				\$250,000