

KDE APPROVAL DATE: TBD

**Draft 2026**

**DRAFT APRIL 2026**

**WEBSTER COUNTY SCHOOLS  
DISTRICT FACILITIES PLAN**

LPC Draft Approval 4/30/2026

Draft To KDE 5/1/2026

KDE Comments to Dist. 5/18/2026

NEXT DFP DUE: TBD

**PLAN OF SCHOOL ORGANIZATION**

1. Current Plan PS-6, 7-8, 9-12
2. Long Range Plan PS-6, 7-8, 9-12

SCHOOL CENTERS	School Classification	Status	Current Organization	6-Year Projected Enrollment	2023-2024	Capacity (KFICS)
				UL's KY, Data Center	SAAR	
1. Secondary						
a. Webster County High School	A1	Permanent	9-12 Center	657	672	825
c. Webster County Area Technology Center	C2	Permanent	9-12 Center	N/A	N/A	N/A
2. Middle						
a. Webster County Middle School	A1	Permanent	7-8 Center	319	326	375
3. Elementary						
a. Clay Elementary School	A1	Permanent	PS-6 Center	174	178	325
b. Dixon Elementary School	A1	Permanent	PS-6 Center	294	301	350
c. Providence Elementary School	A1	Permanent	PS-6 Center	262	268	325
d. Sebree Elementary School	A1	Permanent	PS-6 Center	362	371	375

**CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2026-2028 Biennium)**

**1c. Major renovation/additions of educational facilities;** including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums. Eff. % Cost Est.

(1) Sebree Elementary School 1986 51,027 sf  
 1.1 1985 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: \$ 29,565  
 RENOVATED SPACES TO INCLUDE:

ROOFING: Replace gutters and downspouts

**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. Eff. % Cost Est.

(1) Webster County High School 1963, '70, '89, '91, '10 & '19 120,725 sf

1.1	1963, '70, '89, '91 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITWORK: Site lighting ROOFING: Replace roofing '70 & '89 DOORS: Replace interior & exterior doors WINDOWS: Replace exterior windows INTERIOR FINISHES: Paint, replace VCT carpet and tile flooring, 2x2 lay-in ceiling, fix insulated vinyl ceiling MECHANICAL - HVAC: Replace gas supply, boiler piping, HVAC pumps, air distribution system, exhaust system, terminal self contained units, unit heaters, make-up air AHU, controls. ELECTRICAL: '63 Distribution and branch wiring, lighting equipment, emergency lighting PLUMBING: Replace fixtures, water distribution, sanitary waste, storm drainage, water heater. TECHNOLOGY: Telephone systems FIXED EQUIPMENT: Replace fixed bleachers, casework, toilet partitions, science casework, stage curtains and metal lockers.	\$ 10,087,102
1.2	1963, '70, '89, '91, '10 & '19 BUILDING SECTION: Major Renovation of Mech (HVAC) and/or Roofing Systems less than 30 years old but more than 15 years old - NOT PREVIOUSLY RENOVATED IN 15 YEARS to include: MECHANICAL - HVAC: Domestic Water Heaters ROOFING: Replace '91 band room roof, 1970 Classroom Roof	\$ 269,074
1.3	Major Renovation for Repurposing existing spaces: Remodel Shop to Maker Space	\$ 307,800
(2)	Webster County Area Technology Center      1975      23,981 sf	
2.1	1975 BUILDING: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE: DOORS: Interior Doors, Industrial Overhead Doors WINDOWS: Exterior windows MECHANICAL - HVAC: Hot water boilers, Boiler Room Piping, Hydronic distribution system, ELECTRICAL: Electrical service and distribution, Lighting equipment PLUMBING: Plumbing fixtures, Domestic water distribution TECHNOLOGY: Telephone systems, Clocks	\$ 1,914,245
2.2	1975 BUILDING SECTION: Major Renovation of Mech (HVAC) and/or Roofing Systems less than 30 years old but more than 15 years old - NOT PREVIOUSLY RENOVATED IN 15 YEARS to include:  MECHANICAL - HVAC: Packaged AC Units ROOFING: Replace roof	\$ 820,279
(3)	Webster County Middle School      1963, '10, '13 & '15      48,635 sf School with less than the minimum enrollment - Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.	
3.1	1963, '70, '89, '91 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE: SITWORK: Extend bus drive and provide canopy PLUMBING: Replace water supply	\$ 569,239
3.2	1975 BUILDING SECTION: Major Renovation of Mech (HVAC) and/or Roofing Systems less than 30 Plumbing: Replace domestic water heaters	\$ 31,859
(4)	Clay Elementary School      1956, '78, '96 & '05      52,908 sf School with less than the minimum enrollment - Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.	

4.1	1956, '78, '96 & '05 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE: SITWORK: Replace site lighting FOUNDATIONS: 1956 - Improve foundations ROOFING: '96 replace roofing DOORS:1956, '78 - Replace interior and exterior doors WINDOWS: 1956, '78 - Replace windows INTERIOR FINISHES: Replace '56, '79 & 96 flooring and ceilings MECHANICAL - HVAC: Replace '56, '79 & 96 gas supply, furnaces, hydronics, exhaust and controls  ELECTRICAL: Replace '56, '79 & 96 distribution, lighting equipment PLUMBING: replace '56, '79 & 96 fixtures, water heaters, waste and distribution TECHNOLOGY: Replace '56, '79 & 96 P.A./music system, telephone system, and clocks FIXED EQUIPMENT: Replace bleachers, science casework, library furniture, toilet partitions, casework and lockers	\$ 5,062,099
(5)	Dixon Elementary School 1971, '76, '91, '96 & '01 39,110 sf	
5.1	1971, '76, '91, '96 & '01 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE: SITWORK: Replace sidewalks, asphalt paving ROOFING: Replace 1976, '91 & '96 Roofing DOORS: Replace 1971, '91 & 96 interior and exterior doors WINDOWS: Replace 1971, '91 & 96 windows INTERIOR FINISHES: Replace flooring, 1976, '91 & '96 ceilings, paint walls MECHANICAL - HVAC: Replace hydronic distribution, terminal units, & '71 & '96 packaged AC units  ELECTRICAL: Replace distribution, PLUMBING: Replace plumbing fixtures, distribution, stormwater drainage. SEWAGE: Replace waste drainage TECHNOLOGY: Replace telephone system FIXED EQUIPMENT: Replace bleachers, casework, kitchen equipment, gym mezzanine stairs & handrail  RENOVATED SPACES TO INCLUDE: Classrooms partition walls, office and library	\$ 9,162,300
5.2	1971, '76, '91, '96 & '01 BUILDING SECTION: Major Renovation of Mech (HVAC) and/or Roofing Systems less than 30 years old but more than 15 years old - NOT PREVIOUSLY RENOVATED IN 15 YEARS to include:  MECHANICAL - HVAC: Domestic Water Heaters and '76 & '01 packaged AC Units	\$ 49,301
5.3	Construct: 1 Media Center 2,350 sf. 2,350 sf.	74% \$1,184,241
5.4	Construct: 1 Music Room 800 sf. 800 sf.	74% \$403,146
(6)	Providence Elementary School 1955, '65, '71, '91 & '96 69,434 sf School with less than the minimum enrollment - Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.	
6.1	1955, '65, '71, '91 & '96 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE: SITWORK: Parking, Drives and Entry DOORS:Replace 55', 65', 71, 91' & 96' windows. WINDOWS: Replace 55', 65', 71, 91' & 96' windows.	\$ 8,128,575

INTERIOR FINISHES: Replace flooring  
 MECHANICAL - HVAC: Replace 1955, 65', & 71' gas supply, packaged AHUs, distribution, exhaust, fan coils and controls.  
 ELECTRICAL: Replace 1955, 65', & 71' distribution system & emergency power  
 PLUMBING: Replace plumbing fixtures, distribution and waste  
 SEWAGE: Storm sewer, sanitary sewer  
 TECHNOLOGY: Replace PA, telephone and clock system  
 FIXED EQUIPMENT: Replace bleachers, kitchen equipment

(7)	Sebree Elementary School	1986		51,027 sf		
7.1	1985 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE:					\$ 3,445,271
	SITWORK: Site lighting					
	EXTERIOR WALLS: Replace metal panels					
	ROOFING: Replace standing seam roof					
	DOORS: Replace doors and hardware					
	WINDOWS: Replace windows					
	INTERIOR FINISHES: Replace ceilings					
	MECHANICAL - HVAC: Replace makeup AHU					
	PLUMBING: Replace plumbing fixtures					
	TECHNOLOGY: Replace PA and Clock system					
	FIXED EQUIPMENT: Replace toilet partitions, stage curtains and casework					
7.2	Construct:	1	Reception	300 sf.	300 sf.	74% \$151,180
7.3	Construct:	1	Records	150 sf.	150 sf.	74% \$75,590
7.4	Construct:	1	Standard classroom	800 sf.	800 sf.	74% \$403,146
7.5	Construct:	1	Music	800 sf.	800 sf.	74% \$403,146
7.6	Construct:	1	Art	800 sf.	800 sf.	74% \$403,146
7.7	Construct:	1	Science	800 sf.	800 sf.	74% \$403,146
7.8	Construct:	1	FRC	300 sf.	300 sf.	74% \$151,180

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

(1)	Webster County High School	1963, '70, '89, '91, '10 & '19	120,725 sf	
1.1	Life Safety Items: '63 Sprinklers, '63 & '91 Fire Alarm			\$212,974
(2)	Webster County Area Technology Center	1975	23,981 sf	
2.1	Life Safety Items: Fire Alarm			\$494,690
(4)	Clay Elementary School	1956, '78, '96 & '05	52,908 sf	
4.1	Life Safety Items: Emergency lighting, suppression system, fire service, fire alarm and CAT 6			\$574,195
(5)	Dixon Elementary School	1971, '76, '91, '96 & '01	39,110 sf	
5.1	Life Safety Items: Emergency Lighting, Fire Alarm and CAT 6			\$249,235
(6)	Providence Elementary School	1955, '65, '71, '91 & '96	69,434 sf	
6.1	Life Safety Items: Fire Alarm and CAT 6			\$257,785
(7)	Sebree Elementary School	1986	51,027 sf	
7.1	Life Safety Items: Sprinklers, Fire Alarm System, CAT 6			\$558,580

**2f. Renovation to upgrade all existing facilities** to meet the most current accessibility requirements of the

Kentucky Building Code.

(1)	Webster County High School	1963, '70, '89, '91, '10 & '19	120,725 sf	
1.1	1963 Doors and door hardware, ADA Signage, ADA drinking fountains, ADA toilets			\$384,210
(2)	Webster County Area Technology Center	1975	23,981 sf	
2.1	Accessibility / ADA Codes : Doors and Hardware, ADA Signage, ADA Drinking fountains, ADA toilets			\$193,928
(4)	Clay Elementary School	1956, '78, '96 & '05	52,908 sf	
4.1	Accessibility / ADA Codes : Doors and Hardware, ADA Signage, ADA Drinking fountains, ADA toilets, sidewalks and ramps.			\$589,530
(5)	Dixon Elementary School	1971, '76, '91, '96 & '01	39,110 sf	
5.1	Accessibility / ADA Codes : Doors and Hardware, ADA Signage, ADA Drinking fountains, ADA toilets, and ramps.			\$515,161
(6)	Providence Elementary School	1955, '65, '71, '91 & '96	69,434 sf	
6.1	Accessibility / ADA Codes: ADA Signage, ADA Drinking fountains, ADA toilets, ADA Door Hardware			\$306,925
(7)	Sebree Elementary School	1986	51,027 sf	
7.1	Accessibility / ADA Codes: ADA Signage, ADA door hardware, ADA toilets			\$347,288

<b>CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)</b>
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**4. Management support areas;** Construct, acquisition, or renovation of central offices, bus garages, or central stores

(1)	Central Office	1979 & '01	5,457 sf	
1.1	1979 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE: INTERIOR FINISHES: Replace carpet MECHANICAL - HVAC: Replace furnace split system and ductwork ELECTRICAL: Egress lighting and site lighting TECHNOLOGY: Replace telephone system RENOVATED SPACES TO INCLUDE: renovate lobby to have secure entry LIFE SAFETY ITEMS: Emergency Lighting, sprinkler system ACCESSIBILITY / ADA CODES: Add elevator			\$ 423,923
(2)	Maintenance Bldg	1980	4,140 sf	
2.1	1980 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE: MECHANICAL - HVAC: Replace furnace split system ELECTRICAL: Interior lighting, Egress lighting and branch circuits RENOVATE SPACE TO INCLUDE: renovate lobby to have secure entry LIFE SAFETY ITEMS: Emergency lighting and fire alarm ACCESSIBILITY / ADA CODES: Door hardware, drinking fountain and signage			\$ 201,222
(3)	Bus Garage	1972	7,010 sf	

3.1	1972 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE: SITEWORK: Paved parking lot ROOFING: Repair roof INTERIOR FINISHES: Remodel offices MECHANICAL - HVAC: Replace furnace split system and make-up air ELECTRICAL: Site lighting and electrical system complete TECHNOLOGY: Replace system LIFE SAFETY ITEMS: Emergency lighting and fire alarm ACCESSIBILTY / ADA CODES: ADA toilets, drinking fountain and signage		\$	908,739
(4)	Central Storage / IT	1990		5,250 sf
4.1	1972 BUILDING SECTIONS: Major Renovation of Building Systems, and Spaces more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: RENOVATED SPACES TO INCLUDE: INTERIOR FINISHES: Remodel foyer MECHANICAL - HVAC: Replace furnace split system ELECTRICAL: Electrical system complete TECHNOLOGY: Replace cable tray LIFE SAFETY ITEMS: Emergency lighting and fire alarm ACCESSIBILTY / ADA CODES: ADA toilets and door hardware		\$	644,480

**DISTRICT NEED**

**\$50,287,928**

**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)	Webster County High School Athletic Facilities	1963, '70, '89, '91, '10 & '19		116,858 sf		
1.1	Construct: 1 Multi-purpose Building 120'x200'					\$4,900,000
1.2	Major Renovation to FIELD HOUSE include: roofing, fire alarm, CCTV, lighting upgrades					\$95,000
1.3	Major Renovation to FOOTBALL PRESS BOX include: structural repairs, new crow's nest construction, painting, lighting upgrades, electrical power upgrades					\$230,000
(2)	Webster County Middle School New Construction in excess of maximum permitted gross area	1963, '10, '13 & '15		48,635 sf		
2.1	Construct: 1 Auditorium	5,500 sf.		5,500 sf.	68%	\$3,016,184
(3)	Providence Elementary School New Construction in excess of maximum permitted gross area	1955, '65, '71, '91 & '96		69,434 sf		
3.1	Construct: 1 Music Room	800 sf.		800 sf.	74%	\$403,146