

KBE APPROVAL DATE: AUGUST 2021

**GRAVES COUNTY SCHOOLS
DISTRICT FACILITY PLAN**

NEXT DFP DUE: JUNE 2025

PLAN OF SCHOOL ORGANIZATION

- 1. Current Plan PS-6, 7-8, 7-12, 9-12
- 2. Long Range Plan PS-5, 6-8, 7-12, 9-12

SCHOOL CENTERS	Status	Organization	<u>Student Enrollment</u> Capacity
1. Secondary			
a. Graves County High School (A1)	Permanent	9-12 Center	1,242/989
b. Gateway Academy (Alternative School) (A5)	Permanent	7-12 Center	36/50
2. Middle			
a. Graves County Middle School (A1)	Permanent	7-8 Center	588/667
	To Become Permanent	6-8 Center	926/967
3. Elementary			
a. Central Elementary School (A1)	Permanent	PS-6 Center	473/525
	To Become Permanent	PS-5 Center	408/525
b. Fancy Farm Elementary School (A1)	Permanent	PS-6 Center	199/275
	To Become Permanent	PS-5 Center	279/300
c. Farmington Elementary School (A1)	Permanent	PS-6 Center	259/348
	To Become Permanent	PS-5 Center	225/273
d. Lowes Elementary School (A1)	<i>Transitional</i>	PS-6 Center	248/382
e. Sedalia Elementary School (A1)	Permanent	PS-6 Center	350/400
	To Become Permanent	PS-5 Center	300/325
f. Symsonia Elementary School (A1)	Permanent	PS-6 Center	308/375
	To Become Permanent	PS-5 Center	345/350
g. Wingo Elementary School (A1)	Permanent	PS-6 Center	409/417
	To Become Permanent	PS-5 Center	351/342

CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2022-2024 Biennium)

1c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums:	Eff. %	Cost Est.
1. Graves County Middle School	1996	92,969 gsf
Renovation to include: High School & Middle School campus Roadways, Parking lots, Pedestrian pavements and Site lighting due to traffic conflicts between busses and parents, HVAC, Primary HVAC pumps, Air distribution systems, Fan coil units, Make-up AHU, Controls & instrumentation, Ceilings, finishes & Interior lighting upgrades associated with HVAC work, Improve HVAC in kitchen, cafeteria & stairs, Install HVLS fans in Lobby, Replace HVAC in dry food storage.		\$4,702,245

Construct: (to accommodate 6th grade and address program deficiencies)

9 Standard Classrooms	750 nsf	6,750 nsf	71%	\$2,339,588
4 Resource Rooms	375 nsf	1,500 nsf	71%	\$519,908
1 Administrative Area	300 nsf	300 nsf	71%	\$103,982
1 Library Expansion	1,666 nsf	1,666 nsf	71%	\$577,445
1 Kitchen Expansion	705 nsf	705 nsf	71%	\$244,357
1 Cafeteria Expansion	1,609 nsf	1,609 nsf	71%	\$557,688

1e. Renovation to upgrade all existing facilities to meeting the most current life safety requirements of the Kentucky Building Code:

			Eff. %	Cost Est.
1. Graves County Middle School	1996	92,969 gsf		
Renovation includes: Emergency power transfer switch, Fire protection specialties, Exit & emergency lighting, Exit signage, Security system, CCTV system.				\$479,906

1f. Renovation to upgrade all existing facilities to meeting the most current handicapped accessibility requirements of the Kentucky Building Code:

			Eff. %	Cost Est.
1. Graves County Middle School	1996	92,969 gsf		
Renovation includes: Door & hardware upgrades, ADA shower in FMD.				\$164,454

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2022-2024 Biennium)

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

			Eff. %	Cost Est.
1. Graves County High School	1985/2007	222,623 gsf		
Major Renovation to include: Roofing of the original (1985) building, High School and Middle School campus Roadways, Parking lots, Pedestrian pavements, due to vehicular conflicts, Site lighting, Plumbing, Domestic water distribution, Sanitary waste, Packaged AC units, Air distribution, Exhaust vent system, Upgrade sprinklers, Clean, sanitize and seal HVAC ductwork, Kitchen hoods & make-up air, Kiln hood & exhaust system, Weld exhaust system, Interior lighting upgrades, ADA change room at FMD, Electrical power distribution. Renovate space within the existing building to address program deficiencies including (13) Standard classrooms @750 SF/EA, (2) Science labs @1,625 SF/EA, (5) resource rooms @ 375 SF/EA, (1) Family resource center @300 SF/EA, and cafeteria expansion.				\$13,571,220
2. Central Elementary School	2003	50,524 gsf		
Renovations to include: Roofing, HVAC, Boilers/Cooling tower, Fluid cooler, Electrical upgrades to include building wide CCTV system and central clock system. Following transition of 6th grade to MS, renovate existing space to accommodate (1) Computer Classroom @ 800 SF/EA, (3) Resource Rooms @ 400 SF/EA, and (1) SBDM Conference Room @ 270 SF/EA.				\$1,650,513
3. Fancy Farm Elementary School	2010	37,637 gsf		
Renovations to include: Following transition of 6th grade to MS, renovate existing space to accommodate (1) Music Classroom @ 800 SF/EA, and (1) SBDM Conference Room @ 270 SF/EA.				\$276,686
4. Farmington Elementary School	1982/1994	36,211 gsf		
Renovations to include: Plumbing fixtures, Roofing, Install fire sprinkler system, Upgrade fire alarm system, Install security system, Intercom & paging, Clock system, Upgrade interior lighting, Replace wooden Gym bleachers, Replace gym flooring, Replace exterior windows, Exterior doors, Interior doors, Floor finishes, Improve roadways, parking lots and pedestrian pavements. Following transition of 6th grade to MS, renovate existing space to accommodate (1) Art classroom @ 800 SF/EA, (1) Music Classroom @ 800 SF/EA, (1) Library Expansion @ 605 SF, (1) Kitchen Expansion @ 607 SF/EA, and (1) Administration Expansion @ 564 SF/EA.				\$3,518,292

5. Sedalia Elementary School	2003	46,650 nsf	
Renovations to include: Roofing, HVAC system upgrades to include geothermal loop sediment separator, replace MDF ductless split system, Electrical to include upgrading lighting to LED, Upgrading art room lighting, Install new video/intercom access control at school entrance, Building wide CCTV system, Central clock system. Following transition of 6th grade to MS, renovate existing space to accommodate (1) Art classroom @ 800 SF/EA, and (2) Resource Rooms @ 400 SF/EA.			\$1,360,842
6. Symsonia Elementary School	2003	46,650 gsf	
Major Renovations to include: Roofing, Boiler/Cooling tower, Domestic water heaters, Electrical upgrades to include building wide CCTV system and central clock system. Following transition of 6th grade to MS, renovate existing space to accommodate (1) Art classroom @ 800 SF/EA, and (2) Resource Rooms @ 400 SF/EA.			\$1,267,542
7. Wingo Elementary School	1956	58,817 gsf	
Major Renovations to include: Roofing, Window replacement, Kitchen and primary wing plumbing, Plumbing fixtures, Hot water boilers, Packaged AC units, Exhaust ventilation, HVAC, Replace kitchen water heater, Install dedicated HVAC in MDF and IDF, Install larger kitchen hood and correct makeup air unit, Dishwasher hood, Dedicated outside air, Controls & Instrumentation, Electrical power distribution in primary wing, Install central clock system, Install new video/intercom access control at school entrance, Site lighting, Interior lighting, Roadways, Parking lots, Pedestrian pavements, Replace gym bleachers. Following transition of 6th grade to MS, renovate existing space to accommodate (2) Resource Rooms @ 400 SF/EA, (1) Media Center Expansion @ 1,490 SF/EA, (1) SBDM Conference Room @ 270 SF/EA, and (1) Custodial Receiving @ 250 SF/EA.			\$5,423,886
2e. Renovation to upgrade all existing facilities	to meeting the most current life safety requirements		Cost Est.
of the Kentucky Building Code:			
1. Graves County High School	1985/2007	222,623 gsf	
Renovation includes: Secure entrance, Access controls, Door & hardware upgrades, Sprinkler system, Fire alarm system upgrades, Exit & emergency lighting.			\$1,106,815
2. Central Elementary School	2003	50,524 gsf	
Renovation includes: Exterior door & hardware upgrades, Interior door & hardware upgrades, Access Control, Security System, CCTV System.			\$264,486
3. Fancy Farm Elementary School	2010	37,637 gsf	
Renovation includes: Access Controls, Security system, CCTV system.			\$105,400
4. Farmington Elementary School	1982/1994	36,211 gsf	
Renovation includes: Secure Entry, Upgrade fire alarm system, Security system, Improve CCTV system for additional interior coverage and exterior coverage, Access controls, Exterior door & hardware upgrades, Interior door & hardware upgrades, Emergency & egress lighting, Egress signage.			\$393,152
5. Sedalia Elementary School	2003	46,650 gsf	
Renovation includes: Exterior door & hardware upgrades, interior door & hardware upgrades. Access controls, Security system, CCTV System.			\$245,667
6. Symsonia Elementary School	2003	46,650 gsf	
Renovation includes: Exterior door & hardware upgrades, Interior door & hardware upgrades, Access controls, Security system, CCTV System.			\$211,729

7. Wingo Elementary School	1956	43,819 gsf			
Renovation includes: Fire mains, Sprinklers, Fire alarm system, Door upgrades, Exit & emergency lighting, Egress signage, Access control, Security system, CCTV system.					
					\$496,100

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

1. Wingo Elementary School	1956	58,817 gsf			
Renovation includes: Elevator to second floor.					
					\$202,500

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

3. Construction of non-educational additions or expansions including: kitchen, cafeterias, administrative areas, auditoriums and gymnasiums not associated with major additions: **Eff. % Cost Est.**

1. Farmington Elementary School	1982/1994	36,211 gsf			
Construct: 1 Cafeteria	3,000 nsf	3,000 nsf	74%		\$986,108

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

1. Central Office	2000	7,940 gsf			
Renovation to include: Roofing, Replace HVAC split systems, HVAC Controls, Install dedicated HVAC for MDF, Exit & Emergency Lighting & Signage.					
Construct: 4 Offices	150 nsf	600 nsf	74%		\$166,962
1 Fire Proof Storage	2,000 nsf	2,000 nsf	74%		\$556,541

2. Maintenance Building	1998	6,000 gsf			
Renovation to include: Exit & Emergency Lighting & Signage, HVAC, Ventilation, Unit Heaters.					
					\$162,000

3. Bus Garage	1987	9,447 gsf			
Renovation to include: Exterior Doors, Exterior windows, Overhead doors, Interior doors, Wall finishes, Floor finishes, Ceiling finishes, Site improvements, Roadways, Parking lots, pedestrian pavements, Automatic sprinkler system, Emergency & egress lighting, Emergency signage, Fire alarm system, Vehicle exhaust system, Plumbing, Water supply, Electrical distribution, Site lighting.					
Construct: 1 Service Bay	1,200 nsf	1,200 nsf	74%		\$304,995
1 Wash Bay	1,200 nsf	1,200 nsf	74%		\$304,995
1 Training Room	800 nsf	800 nsf	74%		\$203,330

DISTRICT NEED	\$43,338,573
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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.**

1. Graves County High School	1985/2007	222,623 gsf			
Add canopy at parent pickup					
Construct: 1 Athletic Multipurpose Bldg.	10,000 sf.	10,000 nsf	68%		\$2,805,221

2. Graves County Middle School	1996	92,969 gsf			
Renovation to include: Generator replacement/relocation, Relocate sanitary sewer lift station, Change fire pump from diesel to electric.					
					\$374,300

3. Central Elementary School	2003	50,524 gsf			
Renovations to include: Site lighting, Interior lighting upgrades, Roadways, Parking lots, pedestrian pavements, Add canopy at parent pick-up and bus loading.					
					\$335,300

4. Fancy Farm Elementary School	2010	37,637 gsf			
Renovations to includes: Upgrade site lighting, Expand parking lot, Add canopy at parent pick-up and bus loading.					
					\$263,242
5. Farmington Elementary School	1982/1994	36,211 gsf			
Renovations to include: Add canopy at parent pick-up and bus loading, Site development, Site lighting.					
					\$225,000
6. Sedalia Elementary School	2003	46,650 gsf			
Renovations to include: Domestic water heaters, Lighting upgrade, Clock system, Plumbing fixtures, Upgrade interior lighting from CFL to LED, Site lighting, Roadways, Parking lots and Pedestrian pavements, Storm drainage, Add canopy at parent pick-up and					
					\$316,997
7. Symsonia Elementary School	2003	46,650 gsf			
Renovations to include: Domestic water heaters, Lighting upgrade, Clock system, Plumbing fixtures, Upgrade interior lighting from CFL to LED, Site lighting, Roadways, Parking lots and Pedestrian pavements, Storm drainage, Add canopy at parent pick-up and					
					\$237,400
8. Wingo Elementary School	1956	58,817 gsf			
Add canopy at parent pick-up and bus loading.					
					\$100,000
9. Central Office	2000	7,940 gsf			
Renovation to include: Exterior windows, Electrical, LED Lighting, Upgrade finishes.					
					\$198,500
10. Athletics Fieldhouse		16,638 gsf			
Renovation includes: HVAC and controls, Replace fire alarm system, lighting in ROTC and softball areas.					
					\$152,830
Construct:	1 Concession	1,000 sf.	1,000 nsf	68%	\$374,029
	1 ROTC Classroom	2,000 sf.	2,000 nsf	68%	\$748,059
11. Baseball Pressbox		750 gsf			
Renovation includes: ADA hardware, Provide toilets, water and sewer, Hand sinks, Prep sinks, Heating unit, Ventilation, and Emergency and egress lighting.					
					\$324,470
12. Soccer Concession		625 gsf			
Renovation includes: ADA door hardware and toilets, Provide ventilation, Gas heating, Prep sinks and hand sink, Lighting upgrades, Emergency and egress lighting.					
					\$101,589
13. Soccer Pressbox		480 gsf			
Renovation includes: ADA door hardware, Provide toilets, Gas heating, Ventilation, and Emergency and egress lighting.					
					\$91,297
14. Rosenthal One Room School House					
Renovation includes: Insulation, Power and distribution, HVAC, Water, Waste, Abatement of lead paint.					
					\$178,146