

KDE APPROVAL DATE: JUNE 2025

GREENUP COUNTY SCHOOLS DISTRICT FACILITIES PLAN

NEXT DFP DUE: JUNE 2029

PLAN OF SCHOOL ORGANIZATION

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

SCHOOL CENTERS	School Classificat ion	Status	Current Organization	6-Year Projected Enrollment (UL's KY, Data Center -5%)	2023- 2024 SAAR	Capacity (KFICS)
1. Secondary						
a. Greenup County High School	A1	Permanent	9-12 Center	848	895	900
b. Greenup County ATC	C2	Transitional	9-12 Center	N/A	N/A	120
2. Middle						
a. McKell Middle School	A1	Permanent	PS, 6-8 Center	335	353	450
to become McKell ES	A1	Permanent	2-5 Center	272	287	450
b. Wurtland Middle School	A1	Permanent	6-8 Center	230	243	425
to become Wurtland ES	A1	Permanent	PS-5 Center	203	214	300
to become Alt. Ed.(100 Students)	A5	Permanent	6-8 Center	N/A	N/A	N/A
3. Elementary						
a. Argillite Elementary School	A1	Permanent	PS-5 Center	200	211	300
b. Greysbranch Elementary School	A1	Permanent	PS-5 Center	262	276	350
c. McKell Elementary School	A1	Permanent	PS-5 Center	422	445	475
to become McKell ES	A1	Permanent	PS-1 Center	150	158	475
to become Early Childhood	A5	Permanent	EC Center	N/A	N/A	N/A
d. Wurtland Elementary School	A1	Transitional	PS-5 Center	203	214	300

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

1b. New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.	Eff. %	Cost Est.
(1) New Middle School		
1.1 New 600-Student Middle School	71%	\$ 30,868,548
(2) New Area Technology Center		
2.1 Construct: 1 AG Ed. With	74%	\$2,927,238
2.2 Construct: 1 Automotive Technology	74%	\$2,990,189
2.3 Construct: 1 Business Education	74%	\$1,232,797
2.4 Construct: 1 Electrical Construction	74%	\$2,229,527
2.5 Construct: 1 Health Science	74%	\$1,337,716
2.6 Construct: 1 Welding Technology	74%	\$2,654,449

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

(1)	Greenup County High School	1973, 1989, 2010	136,100 sf			
1.1	1973 & 1989 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Roadways(1989 only), Parking lots(1989 only), Pedestrian Paving(1989 only), Site Development(1989 only), Garbage area & Structure(1973 only), FOUNDATIONS: Foundations, EXTERIOR WALLS: Exterior walls, ROOFING: Roofing(1989 only), DOORS: Exterior doors(1989 only), Industrial doors, Interior Doors, WINDOWS:Windows(1989 only), INTERIOR FINISHES: Wall finishes(1989 only), Floor finishes(1989 & Gym floor only), Ceiling finishes, STRUCTURAL COMPONENTS: Superstructure, Stairs, MECHANICAL (HVAC): Boiler room piping & specialties(1973 only), Cooling piping & specialties(1973 only), Exhaust ventilation systems(1973 only), Make-up AHU(1973 only), ELECTRICAL: Electrical Service And Distribution(1973 only), Branch Wiring, Intercommunications And Paging(1989 only), Clock & Program System(1989 only), PLUMBING: Plumbing Fixtures(1973 only), Domestic Water Distribution(1973 only), Rain Water Drainage(1973 only), Hydronic Distribution Systems(1973 only), Water Supply(1989 only), SEWAGE: Sanitary Waste(1973 only), Sanitary Sewer(1989 only), Storm Sewer(1989 only), FIXED EQUIPMENT: Fixed furnishings (bleachers & Gym equipment), Kitchen equipment(1989 only), fittings(1989					\$8,111,859
1.2	Construct:	1 Auditorium	4,350 sf.	4,350 sf.	68%	\$2,483,338
1.3	Construct:	1 Vocal Music Classroom	900 sf.	900 sf.	68%	\$513,794
1.4	Construct:	1 Media Center Expansion	1,483 sf.	1,483 sf.	68%	\$846,619
1.5	Construct:	1 Locally Identified	9,810 sf.	9,810 sf.	68%	\$5,600,356

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

(1)	Greenup County High School	1973, 1989, 2010	136,100 sf			
1.1	Replace fire alarm system. Replace Sprinklers from original 1973 building section.					\$1,766,160

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

(1)	Greenup County High School	1973, 1989, 2010	136,100 sf			
1.1	Replace elevator system. Replace plumbing fixtures from original 1973 building section to meet ADA requirements.					\$1,113,740
(2)	Wurtland Middle School	1989, 1991	63,800 sf.			
2.1	Replace Roadways, Parking Lots, Pedestrian Paving, Site Development, to meet ADA requirements.					\$2,134,506

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

3.2	Construct:	1	Special Education Rooms	825 sf.	825 sf.	74%	\$396,546
3.3	Construct:	1	Art Classroom	800 sf.	800 sf.	74%	\$384,530
3.4	Construct:	1	Music Classroom	800 sf.	800 sf.	74%	\$384,530
3.5	Construct:	1	Computer Classroom	800 sf.	800 sf.	74%	\$384,530
3.6	Construct:	1	Family Resource Room	300 sf.	300 sf.	74%	\$144,199
3.7	Construct:	1	Locally Identified Program	1,500 sf.	1,500 sf.	74%	\$720,993
3.8	Construct:	1	Custodial Receiving	250 sf.	250 sf.	74%	\$120,166

(4) **Greysbranch Elementary School** 1954, '58, '98, 2024 51,120 sf
 School with less than the minimum enrollment - Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.

4.1 1954, 1958, 1998 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Roadways, Parking Lots, Pedestrian Paving, Site Development, FOUNDATIONS: Foundations, DOORS: Exterior doors(1998 only), Industrial doors, Interior doors(1998 only), WINDOWS: Windows(1998 only), INTERIOR FINISHES: Partitions(1958,1998 only), Wall finishes(1998 only), Floor finishes, Ceiling finishes(1998 only), STRUCTURAL COMPONENTS: Superstructure, Stairs, MECHANICAL (HVAC): Gas Supply System, Air Distribution Systems, Exhaust ventilation systems(1998 only), ELECTRICAL: Electrical Service And Distribution(1998 only), Branch Wiring, PLUMBING: Water Supply, SEWAGE: Sanitary Waste, FIXED EQUIPMENT: Kitchen equipment, Fixed furnishings, fittings. \$2,653,432

4.2 1954, 1958, 1998 BUILDING SECTIONS: Major Renovation of Building Sections less than 30 years old but more than 15 years old - NOT PREVIOUSLY RENOVATED IN 15 YEARS to include: MECHANICAL (HVAC): Packaged Air Conditioning Units, Controls And Instrumentation. \$869,654

4.3	Construct:	1	Kitchen Expansion	690 sf.	690 sf.	74%	\$331,657
4.4	Construct:	1	Custodial Receiving	250 sf.	250 sf.	74%	\$120,166

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

(1) **Wurtland Middle School** 1989, 1991 63,800 sf.
 1.1 Replace fire alarm system, Security Systems, Exit & Emergency Light Systems. \$667,174

(2) **Argillite Elementary School** 1958, 1998 31,230 sf.
 2.1 Replace Security Systems, Exit & Emergency Light Systems. \$60,768

(3) **Greysbranch Elementary School** 1954, '58, '98, 2024 51,120 sf.
 3.1 Replace Security Systems, Fire alarm System, install Sprinklers. \$583,814

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) Central Office & Bus Garage	1998	14,561 sf		
1.1	1998 BUILDING SECTION: Major Renovation of Building Systems more than 30 years old . NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK: Roadways, Parking Lots, Pedestrian Paving, Site Development, FOUNDATIONS: Foundations, ROOFING: Roofing, Canopies, DOORS: Exterior doors, Industrial doors, Interior doors, WINDOWS: Windows, INTERIOR FINISHES: Partitions, Wall finishes, Floor finishes, Ceiling finishes, STRUCTURAL COMPONENTS: Superstructure, MECHANICAL (HVAC): Domestic Water Heaters, Gas Supply System, Condensing Units, Air Distribution Systems, Exhaust Ventilation Systems, Terminal Self-Contained Units, Unit Heaters, ELECTRICAL: Controls And Instrumentation, Electrical Service And Distribution, Branch Wiring, Lighting Equipment, Telephone Systems, Security Systems, PLUMBING: Plumbing Fixtures, Domestic Water Distribution, Water Supply, SEWAGE: Sanitary Waste, FIXED EQUIPMENT: Kitchen equipment, Fixed furnishings, fittings.			\$3,197,879
(2) New Central Storage (Combined with Maintenance Bldg.)		5,556 gsf		
2.1	Construct Central Storage Building	5,000 nsf	90%	\$1,055,889

DISTRICT NEED	\$101,036,070
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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) Greenup County High School	1973, 1989, 2010	136,100 sf		
	DISCRETIONARY - Renovations too new or minor to qualify for Priority 1-4			
1.1	Replace Security Systems. Replace Roofing and Canopies (1973 & 2010). Upgrade Site Lighting. Replacement of Waste water treatment plant. Remodel all classrooms, labs, music classrooms, and career and tech classrooms to meet district needs.			\$1,000,000
	DISCRETIONARY - Athletics Facilities			
1.2	Update Tennis court lighting. Replace baseball bleachers and concrete pad. Renovate Soccer facility locker rooms and replace soccer bleachers. Replace track and resurface. Replace all track and field equipment, competition facilities, and throws areas. Upgrade athletic field maintenance. Replace athletics facilities doors. Update all sports facilities to comply with Title IX requirements.			\$2,000,000
(2) McKell Middle School	1970, 1989	63,300 sf.		
	DISCRETIONARY - Renovations too new or minor to qualify for Priority 1-4			
2.1	Replace Security systems. Replace Fire Alarm Systems. Remodel all classrooms, labs, music classrooms, and career and tech classrooms to meet district needs.			\$210,000
(3) Wurtland Middle School	1989, 1991	63,800 sf.		
	DISCRETIONARY - Renovations too new or minor to qualify for Priority 1-4			
3.1	Upgrade Site lighting. Remodel all classrooms, labs, music classrooms, and career and tech classrooms to meet district needs.			\$130,000
(4) Argillite Elementary School	1958, 1998	31,230 sf		
	DISCRETIONARY - Renovations too new or minor to qualify for Priority 1-4			
4.1	Upgrade Site lighting. Replace Fire Alarm Systems. Remodel all classrooms to meet district needs.			\$190,000

(5)	Greysbranch Elementary School	1954, '58, '98, 2024	51,120 sf	
	DISCRETIONARY - Renovations too new or minor to qualify for Priority 1-4			
5.1	Upgrade Site lighting. Remodel all classrooms to meet district needs.			\$125,000
(6)	McKell Elementary School	1954, '58, '95, 2004	45,050 sf.	
	DISCRETIONARY - Renovations too new or minor to qualify for Priority 1-4			
6.1	Upgrade Site lighting. Replace Security Systems. Remodel all classrooms to meet district needs.			\$175,000
(7)	Central Office & Bus Garage	1998	14,561 sf	
	DISCRETIONARY - Renovations too new or minor to qualify for Priority 1-4			
7.1	1998 BUILDING SECTIONS: Major Renovation of Building Systems to include: FOUNDATIONS: Garage bay replacement, STRUCTURAL COMPONENTS: Bus Canopy, SEWAGE: Storm Sewer.			\$200,000
(8)	New Maintenance Facility (Combined with Central Storage)		4,865 gsf	
8.1	Construct Maintenance Building		3,600 nsf	\$1,080,000
(9)	District Wide			
9.1	Acquisition of existing building for educational program office and/or property.			\$350,000
(10)	District Wide Green Energy Initiative			
10.1	Construct Geothermal field at McKell MS, move existing cooling tower to another district facility. Construct Photovoltaic panels at High School.			\$2,000,000