

**ADAIR COUNTY SCHOOLS
DISTRICT FACILITIES PLAN**

PLAN OF SCHOOL ORGANIZATION

- 1. Current Plan PS-2, 3-5, 6-8, 9-12
- 2. Long Range Plan PS-2, 3-5, 6-8, 6-12, 9-12

SCHOOL CENTERS	School Classification	Status	Current Organization	6-Year Projected Enrollment UL's KY, Data Center Decrease -3.40%	2024-2025 SAAR	Capacity (KFICS)
1. Secondary						
a. Adair County High School	A1	Permanent	9-12 Center	803	831	650
2. Middle						
a. Adair County Middle School	A1	Transitional	6-8 Center	562	582	275
*Active project replacing MS (BG# 22-433)						
**portion of existing MS building to become alternative education program	A5	Permanent	6-12 Center	-	-	75
3. Elementary						
a. Adair County Elementary School	A1	Permanent	3-5 Center	534	553	575
b. Adair County Primary Center	A1	Permanent	PS-2 Center	513	531	675

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

Eff. % Cost Est.

2b. New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.

(1) Adair County Career & Technical Center			17,230 sf.		
1.1 Construct:	1	Construction Technology - Electricity	4,250 sf.	4,250 sf.	74% \$2,016,166
1.2 Construct:	1	Construction Technology - HVAC	4,250 sf.	4,250 sf.	74% \$2,016,166
1.3 Construct:	1	Construction Technology - Plumbing	4,250 sf.	4,250 sf.	74% \$2,016,166
1.4 Construct:	1	Administrative Area	750 sf.	750 sf.	74% \$355,794

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

(1) Adair County High School	92, '95 '01, '14	133,123 sf.	
1.1 HB 727 (2024 RS)	Replace 2 tennis courts, Add 2 new tennis courts, Replace / Add lighting, Replace / Add bleachers		\$2,500,000
1.2 HB 727 (2024 RS)	Replace turf at Baseball field, Replace lighting at Baseball field		\$1,500,000
1.3 HB 727 (2024 RS)	Replace turf at Softball field, Replace lighting at Softball field, Add indoor batting cages for Softball		\$2,000,000
1.4 1992 & 1995 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, Garbage Area and Structure, Rain Water Drainage, Site Development, ROOFING: Replace Roof, Gutters, Downspouts, Canopies (1995 Section Only), DOORS: Replace Exterior Doors, Industrial Doors, Interior Doors, BUILDING HARDWARE: Replace Door Hardware, Stairs, Elevator, Exterior Signage, WINDOWS: Replace Exterior Windows, Interior Windows, INTERIOR FINISHES: Replace Wall Finishes, Ceiling Finishes, Floor Finishes, toilet partitions, toilet accessories, fittings, casework, Kitchen Equipment, Signage, MECHANICAL (HVAC): Replace Primary HVAC Pumps, Packaged Air Conditioning Units, Cooling Piping and Fittings, Air Distribution, Hydronic Distribution Systems, Exhaust Ventilation Systems, Controls and Instrumentation, Cooling Towers/Evaporative Coolers, Unit Heaters, Make-up AHUs, ELECTRICAL: Replace Electrical Service and Distribution, Branch Wiring, Lighting Equipment, Intercommunications and Paging, Telephone Systems, Clock and Program Systems, Fire Alarm System, Security System, Exit and Emergency Light Systems, Emergency Power and Generation Systems, Site Lighting, PLUMBING: Replace Plumbing Fixtures, Domestic Water Distribution, Compressed Air Systems, Gas Supply System, Hot Water Boilers, Boiler Room Piping and Specialties, Sprinklers, Standpipes, Domestic Water Heaters, Water Supply, SEWAGE: Replace Sanitary Sewer, Sanitary Waste, Storm Sewer.		\$19,064,159

1.5	2001 & 2014 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: ROOFING: Replace Roof, Gutters, Downspouts, Canopies, MECHANICAL (HVAC): Replace Primary HVAC Pumps, Packaged Air Conditioning Units, Cooling Piping and Fittings, Air Distribution, Hydronic Distribution Systems, Exhaust Ventilation Systems, Unit Air Conditioner, Controls and Instrumentation, Chillers, Cooling Towers/Evaporative Coolers, Furnaces, Terminal Self-Contained Units, Fan Coil Units, Radiant Heater Units, Make-up AHUs.				\$3,894,571	
1.6	Construct:	5 Standard Classrooms	750 sf.	3,750 sf.	68%	\$2,140,809
1.7	Construct:	1 Resource Classroom	375 sf.	375 sf.	68%	\$214,081
1.8	Construct:	1 Vocal Music Room	900 sf.	900 sf.	68%	\$513,794
1.9	Construct:	1 Auditorium	4,500 sf.	4,500 sf.	68%	\$2,568,971
1.10	Construct:	1 Cafeteria Addition	600 sf.	600 sf.	68%	\$342,529
1.11	Major Renovation for Repurposing existing spaces: Repurpose 2,000 nsf for administrative use primarily as a Locally Identified Program Space Allowance (LIPSA). Additional costs anticipated beyond standard major renovation descriptions noted in 2c.1.4 and 2c.1.5 above. Additions consider programmatic displacement.				\$625,000	

(2)	Adair County Middle School	'52, '70, '85	57,894 sf. (total)		
	to become Fieldhouse for Adair County High School		37,624 sf. (used)		
2.1	HB 727 (2024 RS) Fieldhouse Renovation for the following KHSAA-governed programs: Archery, Baseball, Cheerleading, Dance, Esports, Golf, Softball, Wrestling.				\$8,000,000

(3)	Adair County Middle School	'52, '70, '85	57,894 sf. (total)		
	to become Adair County Alternative School		15,270 sf. (used)		

3.1	1952, 1970, & 1985 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: FOUNDATIONS: Repair Foundations, SUPERSTRUCTURE: Repair Exterior Walls, Partitions, Building Superstructure, SITEWORK: Roadways, Parking Lots, Pedestrian Paving, Garbage Area and Structure, Rain Water Drainage, Site Development, ROOFING: Replace Roof, Gutters, Downspouts, Canopies, DOORS: Replace Exterior Doors, Interior Doors, BUILDING HARDWARE: Replace Door Hardware, Stairs, Exterior Signage: WINDOWS: Replace Exterior Windows, Interior Windows, INTERIOR FINISHES: Replace Wall Finishes, Ceiling Finishes, Floor Finishes, Toilet Partitions, Toilet Accessories, Fittings, Casework, Kitchen Equipment, Signage, MECHANICAL (HVAC): Replace Primary HVAC Pumps, Packaged Air Conditioning Units, Cooling Piping and Fittings, Air Distribution, Hydronic Distribution Systems, Exhaust Ventilation Systems, Unit Air Conditioner, Controls and Instrumentation, Furnaces, Terminal Self-Contained Units, Fan Coil Units, Radiant Heater Units, Make-up AHUs, ELECTRICAL: Replace Electrical Service and Distribution, Branch Wiring, Lighting Equipment, Intercommunications and Paging, Telephone Systems, Clock and Program Systems, Security System, Emergency Power and Generation Systems, Site Lighting, PLUMBING: Replace Plumbing Fixtures, Domestic Water Distribution, Gas Supply System, Hot Water Boilers, Boiler Room Piping and Specialties, Sprinklers, Standpipes, Domestic Water Heaters, Water Supply, SEWAGE: Replace Sanitary Sewer, Sanitary Waste, Storm Sewer.				\$4,267,184
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(4)	Adair County Elementary School	'06	72,554 sf.		
4.1	2006 BUILDING SECTION: Major Renovation of Building Sections less than 30 years old but more than 15 years old - NOT PREVIOUSLY RENOVATED IN 15 YEARS to include: ROOFING: Replace Roof, Gutters, Downspouts, Canopies, MECHANICAL (HVAC): Replace Primary HVAC Pumps, Packaged Air Conditioning Units, Air Distribution, Hydronic Distribution Systems, Exhaust Ventilation Systems, Controls and Instrumentation.				\$8,343,710

4.2	Construct:	1 Custodial Receiving	250 sf.	250 sf.	74%	\$120,166
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(5)	Adair County Primary Center	'13, '21	68,920 sf.		
5.1	2013 BUILDING SECTION: Major Renovation of Building Sections less than 30 years old but more than 15 years old - NOT PREVIOUSLY RENOVATED IN 15 YEARS to include: ROOFING: Replace Roof, Gutters, Downspouts, Canopies, MECHANICAL (HVAC): Replace Primary HVAC Pumps, Condensing Units, Packaged Air Conditioning Units, Air Distribution, Hydronic Distribution Systems, Exhaust Ventilation Systems, Unit Heaters, Controls and Instrumentation, Make-up AHUs.				\$7,925,800

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

(1)	Adair County High School	92, '95 '01, '14	133,123 sf		
1.1	Replace fire alarm system . Replace emergency system lighting and packs				\$350,000
(2)	Adair County Middle School	'52, '70, '85	57,894 sf. (total)		
	to become Adair County Alternative School		15,270 sf. (used)		
2.1	Replace fire alarm system . Replace emergency system lighting and packs				\$50,000

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)	Eff. %	Cost Est.
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4. Management support areas; Construct, acquisition, or renovation of central offices, bus garages, or central stores

(1) **New Central Office**

1.1 New Central Office (replace existing Central Office)	7,432 sf.	74%	\$3,458,290
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(2) **New Bus Garage**

2.1 New 4-Bay Bus Garage (replacing existing 3-Bay)	6,000 sf.	74%	\$2,320,622
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(3) **Adair County Middle School**

	'52, '70, '85	57,894	sf. (total)	
to become Central Storage Facility		5,000	sf. (used)	
3.1 1952, 1970, & 1985 BUILDING SECTIONS: Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: FOUNDATIONS: Repair Foundations, SUPERSTRUCTURE: Repair Exterior Walls, Partitions, Building Superstructure, SITEWORK: Roadways, Parking Lots, Pedestrian Paving, Rain Water Drainage, Site Development, ROOFING: Replace Roof, Gutters, Downspouts, Canopies, DOORS: Replace Exterior Doors, Interior Doors, BUILDING HARDWARE: Replace Door Hardware, Stairs, Exterior Signage: WINDOWS: Replace Exterior Windows, Interior Windows, INTERIOR FINISHES: Repalce Wall Finishes, Ceiling Finishes, Floor Finishes, Furniture, Fittings, Casework, Signage, MECHANICAL (HVAC): Replace Primary HVAC Pumps, Packaged Air Conditioning Units, Cooling Piping and Fittings, Air Distribution, Hydronic Distribution Systems, Exhaust Ventilation Systems, Unit Air Conditioner, Controls and Instrumentation, Furnaces, Terminal Self-Contained Units, Fan Coil Units, Radiant Heater Units, Make-up AHUs, ELECTRICAL: Replace Electrical Service and Distribution, Branch Wiring, Lighting Equipment, Security System, Site Lighting, PLUMBING: Replace Domestic Water Distribution, Gas Supply System, Hot Water Boilers, Boiler Room Piping and Specialties, Sprinklers, Standpipes, Domestic Water Heaters, Water Supply, SEWAGE: Replace Storm Sewer.				\$741,985

DISTRICT NEED	\$77,345,961
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