

**GREENUP COUNTY SCHOOLS  
DISTRICT FACILITY PLAN**

DFP REVISIONS

FINDING NO. 1: SEPTEMBER 2022 **BOLD, UNDERLINE**

NEXT DFP DUE: JUNE 2025

**PLAN OF SCHOOL ORGANIZATION**

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

SCHOOL CENTERS	Status	Organization	2019 SAAR	
			Enrollment	Capacity
1. Secondary				
a. Greenup County High School (A1)	Permanent	9-12 Center	804	800
	<b>To Become Permanent</b>	<b>9-12 Center</b>	<b>804</b>	<b>825</b>
b. Grenup County Area Technology Center (C2)	Permanent	9-12 Center		NA
2. Middle				
a. McKell Middle School (A1)	Permanent	PS, 6-8 Center	363	520
	<b>To Become Permanent</b>	<b>6-8 Center</b>	<b>363</b>	<b>400</b>
a. Wurtland Middle School (A1)	Permanent	6-8 Center	333	520
	<b>To Become Permanent</b>	<b>6-8 Center</b>	<b>333</b>	<b>400</b>
3. Elementary				
a. Argillite Elementary School (A1)	Permanent	PS-5 Center	253	245
b. Greysbranch Elementary School (A1)	Permanent	PS-5 Center	336	345
c. McKell Elementary School (A1)	Permanent	PS-5 Center	473	570
	<b>To Become Permanent</b>	<b>PS-5 Center</b>	<b>473</b>	<b>500</b>
d. Wurtland Elementary School (A1)	Permanent	PS-5 Center	214	400
	<b>To Become Permanent</b>	<b>PS-5 Center</b>	<b>214</b>	<b>250</b>

**CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2022-24 Biennium)**

1c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.	Eff. %	Cost Est.
<b>1. Greenup County High</b> Major Renovation in qualifying are (1973) and more than 30 years of age to include: Site development, Roadways, Parking, Pedestrian pavements, Sanitary sewer, Storm drainage, Elevator upgrade/replacement, hazardous material abatement. Restroom renovations (2 sets upstairs + faculty), flooring replacement.	1973, 2014	134,690 gsf \$1,661,290
<b>2. Greenup County Area Technology Center</b> Major Renovation to include: Roof Replacement.	1991	32,500 gsf \$661,500
<b>3. McKell Middle</b> <i>Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.</i> Major Renovation in qualifying areas (1970, 1989) and more than 30 years of age to include: Exterior doors & hardware, Exterior window replacement, Exhaust ventilation system, Hydronic piping, Water Supply, Domestic water distribution, Water softener system, Plumbing fixtures, Controls, Air distribution, Boilers, Cooling tower, hazardous material abatement, Gym roof replacement.	1970, 1989	67,340 gsf \$2,535,296
<b>4. Wurtland Middle</b> <i>Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.</i> Major Renovation to include: Site Development, Pedestrian pavement, Parking, Roadways, Exterior doors & hardware, Exterior window replacement, faculty restroom renovation.	1990	61,484 gsf \$732,514
<b>5. Argillite Elementary</b> <i>Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.</i> Major Renovation to include: Unit heaters, Intercom & paging, Replacement of wastewater package treatment facility.	1958, 1998	31,385 gsf \$267,345

<b>6. McKell Elementary</b>	1958, 2004	34,703 gsf			
Major Renovation in qualifying ares (1958) and more than 30 years of age to include: HVAC, Controls, Water softener system, Roofing replacement (not completed in 2020).					
					\$797,927
<b>7. Wurtland Elementary</b>	1958, 2001	37,000 gsf			
<i>Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.</i>					
Major Renovation in qualifying areas (1958) and more than 30 years of age to include: Roofing Replacement (not completed in 2020 and includes the 2001 addition). Renovate existing space to address program deficiencies of (1) FMD Classroom @ 825 SF.					
					\$202,143
<b>8. Greysbranch Elementary</b>	<b>1958, 1998</b>	<b>37,342 gsf</b>			
<b><u>Addition to include:</u></b>					
<b><u>Construct:</u></b>	<b>1</b>	<b><u>Music Classroom</u></b>	<b>800 nsf</b>	<b>1,081 gsf</b>	<b>74%</b>
					<b>\$284,000</b>
	<b>1</b>	<b><u>PE (Gymnasium)</u></b>	<b>5,500 nsf</b>	<b>7,432 gsf</b>	<b>74%</b>
					<b>\$1,952,500</b>
	<b>1</b>	<b><u>Added Gym Space (LIPSA)</u></b>	<b>1,750 nsf</b>	<b>2,365 gsf</b>	<b>74%</b>
					<b>\$621,250</b>
		<b><u>HB 678 (2022) - Extracurricular Space</u></b>			
	<b>1</b>	<b><u>(KHSAA and STLP)</u></b>	<b>7,229 nsf</b>	<b>9,769 gsf</b>	<b>74%</b>
					<b>\$2,566,295</b>

<b>CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2024 Biennium)</b>
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<b>2c. Major renovation/additions of educational facilities;</b> including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.	<b>Eff. %</b>	<b>Cost Est.</b>
<b>1. Greenup County High</b>	1973, 2014	134,690 gsf
Major Renovation in qualifying areas (1973) and more than 30 years of age to include: Primary HVAC pumps, Electrical service & distribution, Makeup AHU, Hydronic piping distribution, Domestic water heaters, Domestic water distribution, Ceilings, Overhead doors, Exterior wall upgrades, Water supply, Clock & Programming system, Intercom & paging, Branch wiring, Interior doors, hazardous material abatement. Renovate existing space to address program deficiencies of (3) Standard classrooms @ 750 SF/EA, (3) Resource Rooms @ 375 SF/EA, (2) Computer Classrooms @ 1,280 SF/EA, (1) Science Lab @ 1,625 SF, Media Center Expansion @ 2,061 SF, (1) Family Resource Center @ 300 SF, and (1) Custodial Receiving @ 250 SF.		
Construct:	1 Auditorium (350 Seats)	4,500 nsf
		68%
		\$10,256,700
<b>2. McKell Middle</b>	1970, 1989	67,340 gsf
<i>Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.</i>		
Major Renovation in qualifying areas (1970 and 1989) and more than 30 years of age to include: Parking, Roadways, Ceilings, Floor finishes, Wall finishes, Interior doors and hardware, Interior partitions, Overhead doors, Exterior wall upgrades, Site lighting, Storm sewer, Sanitary sewer, , Clock & Programs systems, Branch wiring, Electrical service & distribution, Storm drainage, Sanitary waster, hazardous material abatement. Renovate existing space to address program deficiencies of (1) FMD Classroom, (3) Resource Rooms @ 375 SF/EA, (1) Band/Vocal Classroom Expansion @ 1,010 SF and (1) Custodial Receiving @ 250 SF.		
		\$6,213,349
<b>3. Wurtland Middle</b>	1990	61,484 gsf
<i>Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.</i>		
Major Renovation to include: Kitchen renovation, Ceilings, Floor finishes, Wall finishes, Interior doors, Fittings, Clock & program systems, Telephone systems, Intercom & paging, Lighting equipment, Branch wiring, Electrical service & distribution, Makeup AHU, Exhaust ventilation, Packaged HVAC units, Sanitary waste, Domestic water distribution, Plumbing fixtures, Site lighting, Water supply. Renovate existing space to address program deficiencies of (6) Resource Rooms @ 375 SF/EA, (1) Family Resource Room @ 300 SF, and (1) Custodial Receiving @ 250 SF.		
Construct:	1 Cafeteria Expansion	1,371 nsf
		71%
		\$9,084,423
<b>4. Argillite Elementary</b>	1958, 1998	31,385 gsf
<i>Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.</i>		

Major Renovation in qualifying areas (1958) and more than 30 years of age to include: Clock & program system, Lighting equipment, HVAC Units/pumps & Cooling tower (1958 & 1998) Roofing (1958 & 1998), Electrical upgrades, hazardous material abatement. Renovate existing space to address program deficiencies of (1) Art Classroom @ 800 SF, (1) Music Classroom @ 800 SF & (2) Resource Rooms @ 400 SF/EA. \$2,673,988

Construct:	1	FMD Classroom	825 nsf	825 nsf	74%	\$271,180
	1	Custodial Receiving	250 nsf	250 nsf	74%	\$82,176
	1	PE (Gymnasium)	5,500 nsf	5,500 nsf	74%	\$1,807,865

**5. Greysbranch Elementary** 1958, 1998 37,342 gsf  
 Major Renovation of qualifying areas (1958) and more than 30 years of age to include: Water supply, Branch wiring, Sanitary waste, Plumbing fixtures, Site development, Pedestrian paving, Roadways, Floor finishes, Exterior door upgrades, Exterior window replacement, Exterior wall upgrades, hazardous material abatement. Renovate existing space to address program deficiencies of (1) Custodial Receiving @ 250 SF, (2) Resource Rooms @ 400 SF/EA, (1) FMD Classroom @ 825 SF, (1) Preschool Classroom @ 825 SF, (1) Art Classroom @ 800 SF, ~~(1) Music Classroom @ 800 SF,~~ & (1) Computer Classroom @ 800 SF. \$ 1,821,868

<b><u>Construct:</u></b>	<b><u>1</u></b>	<b><u>PE (Gymnasium)</u></b>	<b><u>5,500 nsf</u></b>	<b><u>5,500 nsf</u></b>	<b><u>74%</u></b>	<b><u>\$1,807,865</u></b>
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**6. McKell Elementary** 1958, 2004 34,703 gsf  
 Major Renovation of qualifying areas (1958) and more than 30 years of age to include: Storm sewer, Water supply, Intercom & paging, Branch wiring, Domestic water heaters, Sanitary waste, Domestic water distribution, Plumbing fixtures, Roadways, Wall finishes, Exterior Window replacement, Roofing (not completed in 2020), hazardous material abatement. Renovate existing space to address program deficiencies of (1) Family Resource Center @ 300 SF and Custodial Receiving @ 250 SF. \$794,082

Construct:	1	Music Classroom	800 nsf	800 nsf	74%	\$262,962
	2	Preschool Classroom	825 nsf	1,650 nsf	74%	\$542,359
	3	Resource Room	400 nsf	1,200 nsf	74%	\$394,443
	1	PE (Gymnasium)	5,500 nsf	5,500 nsf	74%	\$1,807,865

**7. Wurtland Elementary** 1958, 2001 37,000 gsf  
*Renovation funding pursuant to 702 KAR 4:180 Section 305.4.1.*  
 Major Renovation in qualifying areas (1958) and more than 30 years of age to include: Parking, Roadways, Exterior window replacement, Branch wiring, Sanitary waste, Interior partitions, hazardous material abatement. Renovate existing space to address program deficiencies of (1) Art Classroom @ 800 SF, (1) Music Classroom @ 800 SF, (1) Preschool Classroom @ 825 SF, and (1) Custodial Receiving @ 250 SF. \$781,900

Construct:	1	PE (Gymnasium)	5,500 nsf	5,500 nsf	74%	\$1,807,865
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**2e. Renovation to upgrade all existing facilities** to meet the most current life safety requirements of the Kentucky Building Code. **Cost Est.**

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| <b>1, Greenup County High</b>  | <span style="float: right;">1973, 2014 134,690 gsf</span> |             |
| Renovation includes: Sprinkler system, Fire alarm system, Stairs.                      |   | \$2,429,043 |
| <b>2. Wurtland Middle</b>  | <span style="float: right;">1,990 61,484 gsf</span>       |             |
| Renovation includes: Emergency & exit light system, Fire alarm system, Security system |   | \$550,673   |
| <b>3. Argillite Elementary</b>   | <span style="float: right;">1958, 1998 31,385 gsf</span>  |             |
| Renovation includes: Emergency & exit light system, Fire alarm system, Security system |   | \$206,240   |
| <b>4. Greysbranch Elementary</b>   | <span style="float: right;">1958, 1985 37,342 gsf</span>  |             |
| Renovation includes: Sprinkler system, Stairs.   |   | \$162,833   |

<b>CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)</b>
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| <b>4. Management support areas;</b> Construct, acquisition, or renovation of central offices, bus garages, or central stores.  | <b>Eff. %</b> | <b>Cost Est.</b> |
| <b>1. Central Office and Bus Garage</b>  | 14,561 gsf    |                  |
| Renovation to include: HVAC system upgrade/replacement, Exterior window replacement, Exterior caulking, Bus garage exhaust system upgrade, sprinkler system installation, fire alarm system, updating water coolers. |               | \$728,050        |

<b>2. New Central Storage (Combined with Maintenance Bldg.)</b>	5,556 gsf		
Construct Central Storage Building	5,000 nsf	90%	\$757,278

<b>DISTRICT NEED</b>			<b>\$57,877,530</b>
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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.

			<b>Eff. %</b>	<b>Cost Est.</b>
<b>1. Greenup County High</b>	1973, 2014	134,690 gsf		
Construct:	1 Replacement of bleachers and pressbox @ football field			\$687,500
	1 Install lighting at tennis courts			\$250,000
<b>2. New Maintenance Facility (Combined with Central Storage)</b>		4,865 gsf		
Construct Maintenance Building		3,600 nsf	74%	\$663,130
<b>3. Green Energy Initiative</b>				
Continue to implement strategies that reduce energy consumption through controls, equipment, maintenance and systems and explore alternative energy sources that will reduce the district's dependency on outside sources.				TBD