

KBE APPROVAL DATE: JUNE 2021

DFP Revisions

FINDING NO. 1 JULY 2023

ITALIC

FINDING NO. 2 SEPT. 2023

ITALIC UNDERLINE

**MARION COUNTY SCHOOLS
DISTRICT FACILITIES PLAN**

NEXT DFP DUE: JUNE 2025

PLAN OF SCHOOL ORGANIZATION

1. Current Plan PS-5, 6-7, 8-9, 10-12
2. Long Range Plan PS-5, K-5, 6-7, 8-9, 10-12

| | | | SAAR 2019 Student Enrollment Capacity |
|--|---|---|--|
| SCHOOL CENTERS | | | |
| 1. Secondary | | | |
| a. Marion County High School (A1) | Permanent | 10-12 Center | 686/789 |
| b. Marion County Knight Academy (A1) | Permanent | 8 - 9 Center | 494/500 |
| c. Marion County Area Technology Center (A5) | Permanent | 8 -12 Center | NA |
| 2. Middle | | | |
| a. Marion County Middle School (A1) | Permanent | 6-7 Center | 524/521 |
| 3. Elementary | | | |
| a. Calvary Elementary School (A1) | Transitional | K-5 Center | 222/250 |
| Construct New Calvary ES | To Become Permanent | K-5 Center | 350/400 |
| b. Glasscock Elementary School (A1) | Permanent | PS-5 Center | 442/450 |
| Renovate To Become Permanent | Permanent | PS-5 Center | 375/375 |
| c. Lebanon Elementary School (A1) | Permanent <i>Transitional</i> | PS-5 Center | 374/541 |
| Construct New Lebanon ES | Renovate To Become Permanent <i>To Become Permanent</i> | PS-5 Center <i>K-5 Center</i> | 325/350 <i>325/350</i> |
| d. West Marion Elementary School (A1) | Permanent | PS-5 Center | 412/417 |
| Renovate To Become Permanent | Permanent | PS-5 Center | 400/417 |

CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2020-22 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 Calvary Elementary School 400 Student ES to replace Calvary ES on existing site | 74% | \$11,971,352 |

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

| | Eff. % | Cost Est. |
|--|---------------|------------------|
| 1. Marion County Middle School Major Renovation includes; Partial roof replacement; Interior items include replacing the stage floor, replacing some interior ceiling and grid and installing restroom for the FMD room; HVAC systems upgrade including replacement of water source heat pumps. | 71% | \$2,233,056 |
| Construct: 1 Special Ed. 825 nsf | 71% | \$285,950 |
| 4 Resource Rooms 375 nsf | 71% | \$519,908 |
| 1 Enlarge Band Room 1,013 nsf | 71% | \$351,112 |

2. Glasscock Elementary School 1949, 54, 57 ,03 55,680 gsf
 Renovation includes; Enlarge the preschool playground to fit two classes, Renovate existing standard classrooms back to Art, Music and Computer classrooms; Renovate existing Art/Music room back to FMD; Replace HVAC water source heat pumps; Air Conditioning added to the Gymnasium; kitchen hood updated to meet ventilation requirements; Clock system upgraded in part of the building. \$3,423,630

3. West Marion Elementary School 1988 43,219 gsf
 Major Renovation includes: Additional Entrance; Exterior walkways need to be replaced; site drainage improved at playgrounds and around the site in general; Fencing at playgrounds; Additional restroom facilities needed; New ceilings needed; Renovations of administration areas; Add exterior doors for preschool rooms; plumbing systems upgraded to low flow fixtures; HVAC updated to meet energy codes and ventilation requirements; kitchen and dishwasher hoods updated to meet ventilation requirements; Gymnasium lighting needs to be updated; Construct exterior storage; Renovate existing art room to (2) Resource classrooms, and renovate existing music room to Cafeteria space. \$4,681,680

| | | | | | | |
|------------|---|------------------------|---------|---------|-----|-----------|
| Construct: | 1 | Preschool Classroom | 825 nsf | 825 nsf | 74% | \$271,180 |
| | 1 | Art Classroom | 800 nsf | 800 nsf | 74% | \$262,962 |
| | 1 | Music Classroom | 800 nsf | 800 nsf | 74% | \$262,962 |
| | 1 | Computer Classroom | 800 nsf | 800 nsf | 74% | \$262,962 |
| | 1 | Enlarge Admin area | 556 nsf | 556 nsf | 74% | \$182,759 |
| | 1 | Family Resource Center | 300 nsf | 300 nsf | 74% | \$98,611 |

4. Lebanon Elementary School 1963 1968,1998 37,498 gsf
~~Major Renovation includes: Renovate existing surplus classrooms to be Computer, Art and Music Classrooms; Partial roof replacement to include gutters and downspouts; exterior wall repairs; interior doors; stair upgrades; finishes; site improvements to include parking, storm drainage, separation of bus and car traffic; Replace water damaged ceilings; renovation of existing restrooms to include fixtures and finishes; MEP upgrades to include sanitary, water heaters, cooling towers, AC units, exhaust, controls, wiring, fire alarm system, exit & emergency lighting, water supply, & site sanitary. Renovate (1) standard classroom to expand Administration Area. Renovate (1) standard classrom to become Preschool, Renovate (2) standard classrooms to become Resouce Rooms, Renovate (2) Standard Classrooms to expand Library.~~ \$5,171,131

| | | | | | | |
|-------------------|----------|---------------------------------------|------------------|------------------|------------|--------------------|
| <u>Construct:</u> | <u>1</u> | <u>Kitchen Addition</u> | <u>651 nsf</u> | <u>651 nsf</u> | <u>74%</u> | <u>\$213,985</u> |
| | <u>1</u> | <u>Physical Education (Gymnasium)</u> | <u>5,500 nsf</u> | <u>5,500 nsf</u> | <u>74%</u> | <u>\$1,807,865</u> |
| | <u>1</u> | <u>Administrative Suite Expansion</u> | <u>574 nsf</u> | <u>574 nsf</u> | <u>74%</u> | <u>\$188,675</u> |
| | <u>1</u> | <u>Family Resource Expansion</u> | <u>195 nsf</u> | <u>195 nsf</u> | <u>74%</u> | <u>\$64,097</u> |
| | <u>1</u> | <u>Custodial Receiving</u> | <u>250 nsf</u> | <u>250 nsf</u> | <u>74%</u> | <u>\$82,176</u> |

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

| | | | |
|---|-----------------------|-------------------|------------------|
| 1. Marion Co. Knight Academy | 1995 | 78,082 gsf | |
| Renovation includes: Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown. Other items include secure entry vestibule & door hardware replacements | | | \$177,000 |
| | | | |
| 2. Glasscock Elementary School | 1949, 54, 57 ,03 | 55,680 gsf | |
| Renovation includes: Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown. Other items include Sprinkler system | | | \$192,096 |
| | | | |
| 3. West Marion Elementary School | 1988 | 43,219 sf. | |
| Renovation includes: Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown. Other items include Fire alarm system upgrades; sprinkler system | | | \$218,688 |
| | | | |
| <u>4. Lebanon Elementary School</u> | <u>1963 1968,1998</u> | <u>37,498 gsf</u> | |
| <u>Renovation includes: Pursuant to KRS 158.162 provide (1) controlling outside access to exterior doors during the school day; (2) controlling the main entrance of the school with electronically locking doors, a camera, and an intercom system; (3) controlling access to individual classrooms; (4) requiring classroom doors to be equipped with hardware that allows the door to be locked from the outside but opened from the inside; (5) requiring classroom doors to remain closed and locked during instructional time; and (6) requiring classroom doors with windows to be equipped with material to quickly cover the window during a building lockdown. Other items include Add secure vestibule, door hardware replacements, fire alarm and exit/emergency lighting</u> | | | <u>\$201,250</u> |

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

| | | | |
|--|-----------------------|------------------|-----------------|
| 1. Marion County Middle School | 1949, 02, 06, 2020 | 71,800 gsf | |
| Renovation includes: ADA items - door hardware and signage | | | \$114,385 |
| | | | |
| 2. Glasscock Elementary School | 1949, 54, 57 ,03 | 55,680 gsf | |
| Renovation includes: ADA items - door hardware, signage, drinking fountains including adding one drinking fountain in a corridor without one currently | | | \$119,048 |
| | | | |
| 3. West Marion Elementary School | 1988 | 43,219 sf. | |
| Renovation includes: ADA items, signage and drinking fountains | | | \$97,553 |
| | | | |
| <u>4. Lebanon Elementary School</u> | <u>1963 1968,1998</u> | <u>37,498 sf</u> | |
| <u>Renovation includes: ADA items, door hardware, signage and drinking fountains</u> | | | <u>\$93,745</u> |

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2022 Biennium)

2b. 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 Lebanon Elementary School | 46,392 gsf | | | |
| 350 Student ES to replace Lebanon ES on existing site | 34,330 nsf | 74% | \$16,084,069 | |

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

| | | | Eff. % | Cost Est. |
|---|-------------------------|-------------------|---------------|--------------------|
| 1. Marion County Area Technology Center | 50,912 gsf | | | \$652,590 |
| Roof replacement of 1966 and 1975 portions of building totaling 36,255 SF | | | | |
| 2. <u>Glasscock Elementary School</u> | <u>1949, 54, 57, 03</u> | <u>55,680 gsf</u> | | |
| <u>Renovation includes: Due to water infiltration, replace existing masonry veneer at perimeter of original building construction and rebuild exterior walls, Replace existing windows in conjunction with masonry replacement.</u> | | | | <u>\$1,377,108</u> |

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

3. Construction of non-educational additions or expansions including: kitchen, cafeterias, administrative areas, auditoriums and gymnasiums.

| | | | Eff. % | Cost Est. |
|-------------------------------------|-------------|-----|---------------|------------------|
| 1. Marion County High School | 112,394 gsf | | | |
| Construct: 1 Auditorium (400 seats) | 4,500 nsf | 68% | \$1,683,132 | |
| 2. West Marion Elementary | 43,219 gsf | | | |
| Construct: 1 Enlarge Gymnasium | 1,890 nsf | 74% | \$621,248 | |

4. Management support areas; Construct, acquisition, or renovation of central offices, bus garages, or central stores

| | | | Eff. % | Cost Est. |
|---|-----------|-----|---------------|------------------|
| 1. Central Office | 6,993 gsf | | | |
| Minor Renovation includes: ADA improvements include door hardware and ramp; Add sprinkler system and fire service vault. | | | | \$81,721 |
| 2. Central Bus Garage | | | | |
| Minor Renovation includes: ADA improvements include door hardware and parking near an accessible entry; Add sprinkler system; Add fire alarm system and CCTV security system. | | | | \$76,689 |
| Construct: 1 Additional Service Bay | 1,200 nsf | 74% | \$304,995 | |

DISTRICT NEED **\$46,608,446**

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. Marion County High School | 112,394 gsf | | | |
| Construct: 1 Athletic practice facility | | | | \$261,500 |
| 1 Miscellaneous Athletic Locker rooms | | | | \$406,000 |
| 1 Soccer field | | | | \$133,000 |
| 1 Pavilion for Soccer (Storm Protection) | | | | \$75,000 |
| 1 Covered Batting Cages | | | | \$105,000 |
| 2. Renovate Knight Academy (Old LMS) | 1995 | 78,082 gsf | | |
| Major Renovation includes: Renovate restrooms to replace existing with low-flow fixtures and finishes; subdivide existing space into 2 Resource Rooms, renovation of 3,750 SF as Locally Identified Programs (LIPs); renovation of 3,000 as Science Classrooms; Renovation of 3,800 SF as Enrichment/Fine Arts; renovation of 3,650 as Locally Identified CTE, finishes throughout; repair/replace existing leaking skylight; upgrades to gymnasium sound system. | | | | \$4,367,384 |
| 3. Demolition of Ray House | | | | \$50,000 |