

**MARSHALL COUNTY SCHOOLS
DISTRICT FACILITY PLAN**

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	School Classification	Status	Current Organization	Projecte	2023-24 SAAR
				d Enrollm ent 1%	Enrollment Capacity
1. Secondary				>1%	
a. Marshall County High School	A1	Permanent	9-12 Center	1242	1230/1236
b. Marshall County Tech Center	A2	Permanent	9-12 Center	NA	NA
2. Middle					
a. North Marshall Middle School	A1	Permanent	6-8 Center	502	497/666
b. South Marshall Middle School	A1	Permanent	6-8 Center	476	471/666
3. Elementary					
a. Benton Elementary School	A1	Permanent	PS-5 Center	521	516/625
b. Calvert City Elementary School	A1	Permanent	PS-5 Center	269	266/288
c. Central Elementary School	A1	Permanent	PS-5 Center	444	440/625
d. Jonathan Elementary School	A1	Permanent	PS-5 Center	237	235/300
e. Sharpe Elementary School	A1	Permanent	PS-5 Center	299	296/355
f. South Marshall Elementary School	A1	Permanent	PS-5 Center	250	248/350

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

1c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.	Eff. %	Cost Est.
(1) Benton Elementary 1993 69,716 sf.		
1.1 Major Renovation of Building Systems more than 30 years old – NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK – improve storm water system, replace gutter system, remove islands and reconfigure upper parking lot for bus drop off, install car rider and bus canopies, replace concrete at lower parking lot, miscellaneous site improvements; EXTERIOR WALLS - improve building envelope (insulation), replace existing EIFS; ROOFING - replace metal roofing (30 years old); DOORS – replace exterior doors, replace louvered H.M. doors, replace coiling door in Kitchen, replace operable wall; WINDOWS – replace classroom windows; INTERIOR FINISHES – renovate stairwells (paint, floor, ceiling), paint gymnasium, replace acoustic ceilings, replace rigid tile, renovate gym floor; MECHANICAL - HVAC chiller replacement, supplemental AC, replace HVAC pumps, replace boiler piping, replace exhaust fans, replace kitchen hood, replace VAVs & HVAC air handlers, install new dedicated HVAC unit in MDF & IDF; ELECTRICAL - improve power in gymnasium, PLUMBING - replace plumbing fixtures; TECHNOLOGY - renovate PA system, improve clock system; FIXED EQUIPMENT – replace marker boards & tack boards, replace gym equipment, replace S.S. kitchen equipment, replace gym bleachers, replace bathroom partitions.		8,180,000.00

(2) Central Elementary	1993, 1999	64,573 sf.					
2.1 Major Renovation of Building Systems more than 30 years old – NOT PREVIOUSLY RENOVATED IN 30 YEARS to include (1993 Section): SITEWORK - improve storm water system, add site lighting, replace gutter system, remove existing islands and reconfigure parking lot for bus drop off, install call rider and bus canopies, miscellaneous site improvements; EXTERIOR WALLS – improve building envelope (insulation), replace existing EIFS; ROOFING – replace metal roofing; DOORS - replace exterior insulated H.M. door, replace interior H.M. doors, replace coiling door in Cafeteria; WINDOWS - replace classroom windows; INTERIOR FINISHES – install new ceilings, renovate gym floor, replace rigid tile, paint gymnasium; MECHANICAL – replace individual HVAC units dedicated for dry food storage and MDF, replace chiller, replace kitchen hood, replace natural gas furnaces, replace domestic hot water heaters, replace HVAC air handlers, replace insulation on hydronic piping; PLUMBING - replace main water valves, replace domestic water piping, replace plumbing fixtures; TECHNOLOGY - install CAT6 data cabling, replace intercom system; FIXED EQUIPMENT – replace gym bleachers, replace bathroom partitions, replace SS commercial grade Kitchen equipment, replace marker boards and tack boards.							10,600,000.00
2.2 Major Renovation of Building Sections less than 30 years old but more than 15 years old - NOT PREVIOUSLY RENOVATED IN 15 YEARS to include (1999 Section): ROOFING – replace metal roofing; MECHANICAL - replace individual HVAC units in new wing.							460,000.00
(3) North Marshall Middle School	2006	95,300 sf.					
3.1 Major Renovation of Building Sections less than 30 years old but more than 15 years old - NOT PREVIOUSLY RENOVATED IN 15 YEARS to include: SITEWORK - Construction of new concession/restrooms at track/soccer/football field, replace existing asphalt track (Current track was left in place from previous facility. Exceeds the 2006 Original Building date), ROOFING - replace membrane (TPO) roofing and flashing, install new metal roof; MECHANICAL - new HVAC pumps and controls, new dedicated HVAC units, replace water source heat pumps; PLUMBING - Install water softener system							7,300,000.00
3.2 Construct:	1	Concession/Restroom HB 678 (2022 Reg); HB 727 (2024 Reg)	1,700 sf.	1,700 sf.	74%		617,513.51

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

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

							Eff. %	Cost Est.
(1) Calvert City Elementary	1960, 1963, 1968, 1995, 2008	57,974 sf.						
1.1 Major Renovation of Building Systems more than 30 years old – NOT PREVIOUSLY RENOVATED IN 30 YEARS to include (excluding 2008 building section): SITEWORK - Pave parking lot, add parking striping, add wheel stops, miscellaneous site development, replace covered entry canopy, upgrade storm water drainage, new concrete sidewalks; EXTERIOR WALLS - improve building envelope (insulation), tuck point and reset brick veneer; DOORS - replace louvered doors in cafeteria/kitchen, replace all interior and exterior doors; WINDOWS – replace existing windows with insulated windows with thermally broken frames; INTERIOR FINISHES – renovate entire kitchen, replace flooring in original building (asbestos abatement), replace all existing ceiling tile and grid in original building, new wall finishes; MECHANICAL – replace cafeteria and kitchen HVAC systems, install fresh air make-up for entire building, replace gym air handlers, replace natural gas boiler, renovate boiler piping, replace cooling tower, replace HVAC at Admin., replace packaged air units, replace OA unit, renovate hydronic piping, renovate water source heat pumps; ELECTRICAL - renovate electrical service and switchgear, renovate public address system, install clock system; PLUMBING - replace plumbing fixtures, renovate plumbing in older section of facility; SEWAGE - replace sewer piping; TECHNOLOGY - install CAT6 cabling; FIXED EQUIPMENT – replace bathroom partitions, new kitchen equipment.							5,000,000.00	

(2) Jonathan Elementary	1969, 2001	41,240	sf.	
2.1 Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include (excluding the 2001 building section): SITEWORK - resurface parking lot, improve storm water drainage, miscellaneous site development; DOORS - replace coiling door in kitchen; WINDOWS - replace exterior windows (1969); INTERIOR FINISHES – repaint walls in gymnasium, replace ceiling tiles and grid in original building, and replace flooring, renovate gym floor, replace rigid tile; ELECTRICAL - replace original electrical service and distribution; MECHANICAL - replace HVAC units, replace AHU for gymnasium, replace kitchen hood and make-up air unit, add dishwasher hood, add HVAC for network room, install new gas furnace; PLUMBING – replace domestic hot water heater, replace plumbing fixtures, SEWAGE - replace sanitary sewer piping out to WWTP; TECHNOLOGY - install CAT6 data cabling, new intercom system; FIXED EQUIPMENT – replace kitchen equipment, replace bathroom partitions, replace gym bleachers, replace gym equipment (basketball goal assembly), replace cafeteria tables & chairs.				2,900,000.00
(3) Sharpe Elementary	1958, 1959, 1961, 1962, 1964, 1965, 1971, 1987, 1999, 2019	56,395	sf.	
3.1 Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include (excluding the 1999 & 2019 building sections): EXTERIOR WALL - improve exterior wall thermal & moisture properties; ROOFING – replace roofing; DOORS - replace interior and exterior doors; WINDOWS - replace windows; INTERIOR FINISHES - replace finishes (floors, walls, ceilings), asbestos removal; MECHANICAL – renovate/replace HVAC system, renovate kitchen hood, MUAU, dishwasher hood, install fresh air make-up for entire building, replace entire HVAC system, new gas furnace; PLUMBING - renovate plumbing, replace plumbing fixtures; ELECTRICAL - improve power distribution; TECHNOLOGY - renovate technology; FIXED EQUIPMENT - replace kitchen equipment, replace toilet partitions and accessories, replace gym equipment (basketball goal assembly).				3,625,000.00
(4) South Marshall Elementary	1974, 1977, 1986, 1988, 1993, 1996	42,477	sf.	
4.1 Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include (excluding the 1996 building section): SITEWORK - Pave parking lot, add sidewalks; EXTERIOR WALLS - tuck point and reset brick veneer; DOORS - replace interior & exterior doors and hardware, replace coiling door in kitchen; WINDOWS – replace windows; INTERIOR FINISHES - replace interior finishes (floors, walls, ceilings); MECHANICAL - replace boiler with two high efficiency boilers, replace AHU and terminal units, replace kitchen AHU, install DOAS ventilation, install dedicated HVAC for dry food storage, two computer labs, and MDF, replace kitchen hood, MUAU, and dishwasher hood, new gas furnace; ELECTRICAL – improve electrical distribution service; PLUMBING - new plumbing fixtures, replace domestic hot water heater; SEWAGE - renovate WWTP, replace sewer piping; TECHNOLOGY - improve public address system, renovate clock system, install CAT 6 data cabling; FIXED EQUIPMENT - replace casework, replace marker board & tack boards, replace gym equipment, replace kitchen equipment.				5,356,000.00
(5) Marshall County High School - Ag Building	1974	6,961	sf.	
5.1 Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include: SITEWORK – provide improved access to fenced courtyard at greenhouse, replace rain water drainage; EXTERIOR WALLS - tuck point and reset brick veneer; ROOFING - replace single ply membrane roofing; DOORS - replace overhead doors, replace exterior doors; WINDOWS - replace windows; TECHNOLOGY – replace public address system. FIXED EQUIPMENT – built-in resource storage accessible from classroom.				470,000.00

(6) Marshall County High School	1974, 1980, 1985, 1989, 1994,1997, 2019	271,660 sf.	
6.1 Major Renovation of Building Systems more than 30 years old - NOT PREVIOUSLY RENOVATED IN 30 YEARS to include (excluding the 2019 building section): SITEWORK - replace existing site development, new asphalt paving in some areas; EXTERIOR WALLS - tuck point and reset brick veneer; DOORS - new interior doors, replace overhead coiling door in lobby; WINDOWS – new exterior windows; INTERIOR FINISHES - replace select areas of flooring, replace rigid tile (walls & floors), replace ceilings as needed; MECHANICAL - new HVAC unit/air handler in Freshman wing, replace hot water boilers, replace boiler room piping, replace chillers, replace cooling tower, replace AHU in Aux gym and PAC, install return air ductwork; ELECTRICAL - improve electrical power, improve lighting in PAC and stage; PLUMBING - replace domestic hot water heater; SEWAGE - renovate WWTP; TECHNOLOGY – install CAT6 cabling; FIXED EQUIPMENT - replace corridor lockers, replace toilet partitions, replace casework, replace auxiliary gym bleachers, replace gymnasium equipment, replace stage equipment.			10,172,500.00

(7) Star Academy High School	1990	3,072 sf.	
7.1 Major renovations include; SITEWORK - pave parking lot, misc. site improvements; ROOFING – replace metal roofing; DOORS - replace interior & exterior doors; WINDOWS - Replace windows; INTERIOR FINISHES - replace finishes (walls, ceilings); MECHANICAL - replace entire HVAC system and controls, replace furnace, replace outdoor condensing unit with indoor unit, install dedicated unit for data closet, replace DDC controls with new HVAC units; PLUMBING - replace domestic water heaters; FIXED EQUIPMENT - replace marker boards and tack boards, replace toilet partitions, replace casework.			332,245.00

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

(1) Benton Elementary	1993	69,716 sf.	
1.1 Emergency lighting, exit signs, renovate fire alarm system, install CCTV, install safety window in general office			1,215,500.00
(2) Calvert City Elementary	1960, 1963, 1968, 1995, 2008	57,974 sf.	
2.1 Add CCTV security system, replace emergency lighting and exit signage, add sprinklers to the building, replace fire alarm system			815,000.00
(3) Central Elementary	1993, 1999	64,573 sf.	
3.1 Add CCTV security system, renovate fire alarm system, replace sprinkler system and bring up to code.			1,000,000.00
(4) Jonathan Elementary	1969, 2001	41,240 sf.	
4.1 Add CCTV security system, replace emergency lighting and exit signage in original, improve fire alarm system, brink sprinkler system up to code.			900,000.00
(5) Marshall County High School	1974, 1980, 1985, 1989, 1994,1997, 2019	271,660 sf.	
5.1 Install stage smoke evacuation system, replace security system			2,534,000.00
(6) Sharpe Elementary	1958, 1959, 1961, 1962, 1964, 1965, 1971, 1987, 1999, 2019	56,395 sf.	
6.1 Add CCTV security system, Add Sprinkler System			335,000.00
(7) South Marshall Elementary	1974, 1977, 1986, 1988, 1993, 1996	42,477 sf.	
7.1 Install CCTV,handrails and guardrails at stairs, Add automatic sprinklers, renovate emergency lighting, renovate egress signage and lighting, improve fire alarm system			1,000,000.00
(8) Marshall County High School - Technical Center	1972	31,112 sf.	
8.1 Install CCTV			323,040.00

2f. Renovation to upgrade all existing facilities to meet the current handicapped accessibility requirements of the Kentucky Building Code.

(1) Benton Elementary School	1993	79,716 sf.	
1.1 Make playground ADA compliant solid surface, upgrade to ADA compliant playground equipment upgrade existing door hardware to be ADA compliant			665,000.00
(2) Calvert City Elementary	1960, 1963, 1968, 1995, 2008	57,974 sf.	
2.1 Make playground ADA compliant solid surface, upgrade to ADA compliant playground equipment, update existing door hardware to be ADA compliant, make gym ADA accessible from main lobby,			762,000.00
(3) Central Elementary	1993, 1999	64,573 sf.	
3.1 Replace plumbing guards with ADA compliant equipment, make playground ADA compliant solid surface, upgrade playground equipment to be ADA compliant.			510,000.00
(4) Jonathan Elementary	1969, 2001	41,240 sf.	
4.1 Update existing door hardware to be ADA compliant, install ADA toilet hardware, make playground ADA compliant solid surface, upgrade to ADA compliant playground equipment, make gym ADA compliant			700,000.00
(5) South Marshall Elementary	1974, 1977, 1986, 1988, 1993, 1996	43,391 sf.	
5.1 Update existing door hardware to be ADA compliant, renovate gym to be ADA compliant. Make playground ADA compliant solid surface, upgrade to ADA compliant playground equipment			594,500.00
(6) Star Academy High School	1990	3,072 sf.	
6.1 Update door hardware to be ADA compliant.			12,000.00
(7) Marshall County High School - Ag. Building	1974	6,961 sf.	
7.1 Update door hardware to be ADA compliant,			14,400.00
(8) Marshall County High School	1974, 1980, 1985, 1989, 1994, 1997, 2019	271660 sf.	
8.1 Replace non ADA compliant hardware, install ADA compatible access to auxilliary gym			90,000.00
(9) Sharpe Elementary	1958, 1959, 1961, 1962, 1964, 1965,	46,785 sf.	
9.1 Update existing door hardware to be ADA compliant, install ADA toilet hardware, make playground ADA compliant solid surface, install ADA compliant playground equipment.			648,500.00

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) Marshall County Central Office	10,168 sf.	
1.1 Renovation includes; Pave parking lot, add additional parking, replace toilet partitions		70,000.00

5. Discretionary Construction Projects; Functional Centers; Improvements by new construction or renovation. **Eff. %**
 Estimated Costs of these projects will not be included in the FACILITY NEEDS ASSESSMENT TOTAL.

(1) North Marshall Middle		2006	95,300 sf.		
1.1 Renovate:	1	Science Lab	# sf.	1,000 sf.	71% 346,605.63
1.2 Renovate:	3	Resource rooms	# sf.	1,125 sf.	71% 389,931.34
1.3 Renovate	1	replace select ceiling in PE locker rooms, science lab casework needs repair/replacement.			65,000.00
1.4 Renovate		gym floor		10,121 sf.	25,500.00
1.5 Replace plumbing fixtures					203,000.00
1.6 Replace kitchen hood					81,000.00
1.7 Replace inefficient can lighting					100,000.00
1.8 Install new toilet partitions					65,000.00
1.9 Install new flooring				15000 sf.	174,000.00
1.10 Install new ceilings in Locker Rooms				2700 sf.	25,000.00
(2) Marshall County High School		1990	271,660 sf.		
2.1 Construct:	1	Health Classroom/ Wellness Center/ Co-curricular Multi Purpose	# sf.	8,000 sf.	68% 3,162,352.94
(3) Marshall County High School		1990	271,660 sf.		
3.1 Renovate:	1	Artificial turf for athletic fields (Soccer, Football, Baseball & Softball)		297,000 sf.	4,500,000.00