

KDE APPROVAL DATE: APRIL 2025

**GRAVES COUNTY SCHOOLS  
DISTRICT FACILITY PLAN**

NEXT DFP DUE: APRIL 2029

**PLAN OF SCHOOL ORGANIZATION**

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

<b>SCHOOL CENTERS</b>				6 yr proj. enroll deces. 0.12%	<b>2023-2024 SAAR Enrollment / Capacity</b>
	<b>School Classification</b>	<b>Status</b>	<b>Organization</b>		
1. Secondary					
a. Graves County High	A1	Permanent	9-12 Center	1151	1,165/1,012
b. Gateway Academy (Alternative School)	A5	Permanent	7-12 Center	11	11/50
2. Middle					
a. Graves County Middle		Permanent to become	7-8 Center 6-8 Center	568 843	575/633 853/633
3. Elementary					
a. Central Elementary	A1	Permanent to become	PS-6 Center PS-5 Center	367	431/550 371/550
b. Fancy Farm Elementary	A1	Permanent to become	PS-6 Center PS-5 Center	246	293/300 249/300
c. Farmington Elementary	A1	Permanent to become	PS-6 Center PS-5 Center	215	257/400 218/400
e. Sedalia Elementary	A1	Permanent to become	PS-6 Center PS-5 Center	293	349/350 297/350
f. Symsonia Elementary	A1	Permanent to become	PS-6 Center PS-5 Center	298	339/350 302/375
g. Wingo Elementary	A1	Permanent to become	PS-6 Center PS-5 Center	338	388/500 342/500

**CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2025-27 Biennium)**

- 1a. New Construction** to meet student capacity; further implementation of established programs; or complete approved projects in phases: Eff. %      Cost Est.
- 1b. New Construction** to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities: Eff. %      Cost Est.
- 1c. Major renovation/additions of educational facilities;** including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums: Eff. %      Cost Est.

**CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2027 Biennium)**

- 2c. Major renovation/additions of educational facilities;** including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums: Eff. %      Cost Est.

<b>1. Graves County High</b>		1985/2007		222,623	gsf		
Major Renovation to include: Roofing of the 1985 building. General renovations to the 1985 building includes: flooring finishes, wall finishes, ceiling finishes, doors & hardware, visual display boards, lockers, room signage, casework, telescoping bleachers, kitchen equipment, windows. High School and Middle School campus roadways, parking lots, pedestrian pavements, site lighting due to vehicle conflicts and safe pathways to school. Dumpster enclosures. Plumbing, domestic water distribution, sanitary waste; clean, sanitize and seal HVAC ductwork, Kitchen hoods & make-up air, Kiln hood & exhaust system, welding exhaust system. Electrical includes interior lighting upgrades, public address system, electrical power distribution. ADA change room at FMD, ADA ramps & upgrades. Renovate space within the existing building to address program deficiencies including (2) Resource rooms.							
1.1							\$17,599,784
	Construct:						
1.2	2	Science Labs	1,625	nsf	3,250	nsf	71% \$1,597,673
1.3	1	Cafeteria Addition	2,045	nsf	2,045	nsf	71% \$1,005,305
<b>2. Graves County Middle</b>		1996		92,969	gsf		
General renovation to include: roofing, flooring finishes, wall finishes, ceiling finishes, insulated glazing units, casework, visual display boards, room signage, kitchen equipment upgrades. Emergency generator replacement & relocation, change fire pumps to electric, relocate sanitary lift station. High School & Middle School campus roadways, parking lots, pedestrian pavements, site lighting due to vehicle conflicts and safe pathways to schools. Reprogramming of spaces to accommodate 6th grade.							
2.1							\$5,877,806
	Construct: (to accommodate the addition of the 6th grade)						
2.2	6	Standard Classrooms	750	nsf	4,500	nsf	71% \$2,212,162
2.3	6	Resource Rooms	375	nsf	2,250	nsf	71% \$1,106,081
2.4	1	Art Classroom	1,200	nsf	1,200	nsf	71% \$589,910
2.5	1	Computer Classroom	900	nsf	900	nsf	71% \$442,432
2.6	1	Administrative Area	300	nsf	300	nsf	71% \$147,477
2.7	1	Library Expansion	851	nsf	851	nsf	71% \$418,344
2.8	1	Kitchen Expansion	981	nsf	981	nsf	71% \$482,251
2.9	1	Cafeteria Expansion	1,453	nsf	1,453	nsf	71% \$714,283
<b>3. Central Elementary</b>		2004		50,524	gsf		
Renovations to include: Roofing, HVAC boilers/cooling tower, fluid cooler, water source heat pumps, kitchen hood & make-up air units, electrical upgrades to include lighting upgrades, central clock system, public address system. Site lighting. Following transition of the 6th grade to the MS, renovate existing space to accommodate: (3) Resource Rooms, (1) Computer Room, (1) Music Room, (1) Conference Room, (1) Family Resource Center, (1) Custodial Receiving.							
3.1							\$4,232,295
<b>4. Fancy Farm Elementary</b>		2009		37,637	gsf		
Renovations to include: Replace domestic water heaters, lighting improvements, central clock system, additional CCTV cameras. Following the transition of the 6th grade to the MS, renovate existing space to accommodate: (1) Music room, (2) Resource Rooms, (1) Conference room.							
4.1							\$830,058
<b>5. Farmington Elementary</b>		1982/1994/2023		37,519	gsf		
Renovations of the 1982 & 1994 buildings to include: Roofing, exterior & interior doors & hardware, exterior windows, flooring finishes, wall finishes, ceiling finishes, room signage, casework, toilet partitions, visual display boards, telescoping bleachers. Plumbing fixtures, intercom & paging system, clock system. Improve roadways, parking lots and pedestrian pavements, dumpster enclosures, site lighting. Following the transition of the 6th grade to the MS, renovate existing space to accommodate: (4) Resource Rooms, (1) Art classroom, (1) Music classroom, Administration expansion, & Media Center expansion.							
5.1							\$6,215,406
<b>6. Sedalia Elementary</b>		2004		46,650	nsf		
Renovations to include: Roofing. HVAC system upgrades to include geothermal loop sediment separator, replace MDF ductless split system, water source heat pumps. Plumbing to include domestic water heaters, plumbing fixtures, and water treatment system. Electrical to include lighting upgrades, central clock system, public address system, site lighting. Parking and driveway asphalt resurfacing. storm drainage system.							
6.1							\$2,866,625

7.	<b>Symsonia Elementary</b>	2004	46,650	gsf		
	Renovations to include: Roofing. HVAC system upgrades to include Boiler/Cooling tower, replace MDF ductless split system, water source heat pumps, kitchen hood & make-up air unit. Plumbing to include domestic water heaters, plumbing fixtures, and water treatment system. Electrical to include lighting upgrades, central clock system, public address system, site lighting. Parking and driveway asphalt resurfacing. Storm water inlets and piping repairs. Repairs to address below slab water issues reported at kitchen and cafeteria areas resulting damaged flooring. Following the transition of the 6th grade to the MS, renovate existing space to accommodate: (2) Resource Rooms & (1) Art classroom.					
7.1						\$2,743,350
8.	<b>Wingo Elementary</b>	1956/1980/2001	53,424	gsf		
	Major Renovations, mainly to the 1956 & 1980 sections, to include: Flooring finishes, wall finishes, ceiling finishes, casework, room signage, doors & hardware, toilet partitions, visual display boards, gym equipment, gym seating, window replacement. Sprinkler system. Plumbing includes Kitchen and primary wing plumbing, plumbing fixtures, kitchen water heater. HVAC includes dedicated HVAC in MDF and IDF, larger kitchen hood and correct makeup air unit, dishwasher hood, dedicated digital controls. Electrical includes power distribution (1980), lighting upgrades, central clock system, public address system. Site improvements: lighting, roadways, parking lots, pedestrian pavements, playgrounds, & storm water.					
8.1						\$6,174,670
	Construct: 1	Media Center Expansion	1,079	nsf	1,079	74% \$498,206
9.	<b>Gateway Academy/Field House</b>	2000	16,638	nsf		
	Renovation includes: HVAC and controls, Replace fire alarm system, lighting in ROTC and softball areas.					
9.1						\$229,245
9.2	Construct: 1	ROTC Classroom	2,000	nsf	2,000	68% \$1,096,794
2e.	<b>Renovation to upgrade all existing facilities</b> to meeting the most current life safety requirements of the Kentucky Building Code:					
						<b>Cost Est.</b>
1.	<b>Graves County High</b>	1985/2007	222,623	gsf		
	Renovation includes: Secure entrance, access controls, door & hardware upgrades, sprinkler system, fire alarm system upgrades, exit & emergency lighting.					
1.1						\$166,223
2.	<b>Graves County Middle</b>	1996	92,969	gsf		
	Renovation includes: emergency power transfer switch, fire protection specialties, exit and emergency lighting, exit signage, security system, CCTV system.					
2.1						\$599,883
3.	<b>Central Elementary</b>	2004	50,524	gsf		
	Renovation includes: Exterior & interior door hardware upgrades, access control, security system, CCTV system.					
3.1						\$396,729
4.	<b>Fancy Farm Elementary</b>	2009	37,637	gsf		
	Renovation includes: Access controls, security system, CCTV system.					
4.1						\$158,100
5.	<b>Farmington Elementary</b>	1982/1994/2023	37,519	gsf		
	Renovation includes: Secure entry, upgrade fire alarm system, security system, expansion of CCTV system, access controls, exterior & interior door hardware upgrades, emergency & egress lighting, egress signage.					
5.1						\$589,728
6.	<b>Sedalia Elementary</b>	2004	46,650	gsf		
	Renovation includes: Exterior & interior door hardware upgrades, new video/intercom access door control at school entrance, access controls, security system, CCTV system.					
6.1						\$368,501
7.	<b>Symsonia Elementary</b>	2004	46,650	gsf		
	Renovation includes: Exterior & interior door hardware upgrades, new video/intercom access door control at school entrance, access controls, security system, CCTV system.					
7.1						\$317,594
8.	<b>Wingo Elementary</b>	1956/1980/2001	53,424	gsf		
	Renovation includes: Exterior & interior door hardware upgrades, fire mains, sprinklers, access controls, video/intercom access door control at school entrance, security system, CCTV system, emergency & egress lighting, egress signage.					
8.1						\$744,150

**2f. Renovation to upgrade all existing facilities** to meet the most current handicapped accessibility

requirements of the Kentucky Building Code:

**Cost Est.**

<b>1. Graves County Middle</b>	1996	92,969 gsf		
Renovation includes: Doors (interior & exterior) & hardware upgrades, ADA shower at FMD room.				
1.1				\$418,362
<b>2. Wingo Elementary</b>	1956	58,817 gsf		
2.1	Renovation includes: Elevator to second floor.			\$303,750

<b>CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)</b>
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**4. Management support areas - Construct, acquisition, or renovation of central offices, bus garages, or central stores:** **Eff. %** **Cost Est.**

<b>1. Central Office</b>	2000	7,940 gsf		
Renovation to include: Roofing, lighting upgrades, Replace HVAC split systems, HVAC controls,				
1.1	dedicated HVAC for MDF, exit & emergency lighting & signage.			\$515,190
1.2	Construct: 4 Offices	150 nsf	600 nsf	74% \$273,195
1.3	1 Fire Proof Storage	2,000 nsf	2,000 nsf	74% \$910,649
<b>2. Maintenance Building</b>	1998	6,000 gsf		
Renovation to include: Roofing, exterior windows, doors & hardware, wood stairs, wall partitions, floor finishes, wall finishes, ceiling finishes, overhead sectional doors, lighting upgrades, plumbing fixtures, exit & emergency lighting & signage, ventilation, unit heaters, power distribution, paving of				
2.1	drives and parking areas, dumpster enclosure.			\$522,000
<b>3. Bus Garage</b>	1987	9,447 gsf		
Major renovation to include: Exterior doors, exterior windows, overhead doors, interior doors, wall finishes, casework, visual display boards, floor finishes, ceiling finishes, site improvements, roadways, parking lots, pedestrian pavements, automatic sprinkler system, emergency & egress lighting, emergency signage, fire alarm system, vehicle exhaust system, plumbing, water supply, HVAC system, HVAC controls, upgrade power for block heaters, additional fuel pumps, electrical distribution, site lighting. New fencing & gates around perimeter.				
3.1				\$920,115
3.2	Construct: 1 Service Bay	1,200 nsf	1,200 nsf	74% \$454,135
3.3	1 Wash Bay	1,200 nsf	1,200 nsf	74% \$454,135
3.4	1 Training Room	800 nsf	800 nsf	74% \$302,757
<b>4. District Storage building</b>				
4.1	Construct: 1 Storage Building	11,500 gsf	11,500 gsf	\$2,138,655

<b>DISTRICT NEED</b>	<b>\$67,634,008</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.

**Eff. %** **Cost Est.**

<b>1. Graves County High</b>	1985/2007	222,623 gsf		
1.1	Add canopy at parent pickup			\$190,000
<b>2. Central Elementary</b>	2004	50,524 gsf		
Renovations to include: Roadways, parking lots, pedestrian pavements, Add canopy at parent pick-up and				
2.1	and bus loading.			\$475,500
<b>3. Fancy Farm Elementary</b>	2009	37,637 gsf		
Renovations to includes: Upgrade site lighting, expand parking lot, add canopy at parent pick-up and				
3.1	bus loading.			\$526,484
<b>4. Farmington Elementary</b>	1982/1994/2023	40,818 gsf		
4.1	Renovations to include: Add canopy at parent pick-up and bus loading.			\$300,000
<b>5. Sedalia Elementary</b>	2004	46,650 gsf		
Renovations to include: Roadways, parking lots and pedestrian pavements. Add canopy at parent				
5.1	pick-up and bus loading.			\$475,450

<b>6. Symsonia Elementary</b>	2004	46,650 gsf		
Renovations to include: Roadways, parking lots and pedestrian pavements. Add canopy at parent pick-up and bus loading.				\$475,500
<b>7. Wingo Elementary</b>	1956/1980/2001	58,817 gsf		
7.1 Add canopy at parent pick-up and bus loading.				\$300,000
<b>8. Central Office</b>	2000	7,940 gsf		
8.1 Renovation to include: Exterior windows, upgrade interior finishes.				\$297,750
<b>9. Sports Complex</b>				
New Football/baseball entrance plaza with a new concessions, public restrooms & storage building. New fencing & gates around at entry & around track. Concrete sidewalks. Improvements to the storm drainage at baseball & baseball area. Improve ADA access to football home grandstands.				
9.1 Additional visitor side bleachers.				\$900,000
9.2 Construct: 1 Concession/restrooms	2,500 sf.	2,500 nsf	68%	\$1,370,993
<b>10. Baseball Press box</b>		750 gsf		
Renovation includes: ADA hardware, provide toilets, water and sewer, hand sinks, prep sinks, heating unit, ventilation, and emergency and egress lighting.				\$486,705
<b>11. Soccer Concession</b>		625 gsf		
Renovation includes: ADA door hardware and toilets, provide ventilation, gas heating, prep sinks and hand sink, lighting upgrades, emergency and egress lighting.				\$152,383
11.2 Construct: 1 Restrooms Expansion	200 sf.	200 nsf	68%	\$109,679
<b>12. Soccer Press box</b>		480 gsf		
Renovation includes: ADA door hardware, Provide toilets, gas heating, ventilation, and emergency and egress lighting.				\$136,946
<b>13. Rosenthal One Room School House</b>				
Renovation includes: Insulation, power and distribution, HVAC, water, waste, abatement of lead paint.				\$236,934
<b>14. Softball Field improvements</b>				
Build new public restroom & concession building				
14.1 Construct: 1 Concession/restrooms	1,000 sf.	1,000 nsf	68%	\$548,397
<b>15. Track resurfacing</b>				
15.1 Mill & overlay new asphalt with new rubber running surface				\$300,000
<b>16. Maintenance Building</b>				
16.1 Repair exterior metal wall panels for water leaks				\$80,000
<b>17. Football Field Improvements</b>				
17.1 Regrading, reseeding, drainage, & irrigation improvements				\$150,000
<b>18. Soccer Field Improvements</b>				
18.1 Extend soccer field to full regulation length				\$100,000