

KBE APPROVAL DATE: DECEMBER 2021

DFP REVISIONS

FINDING NO. 1 DECEMBER 2022 *Italic*

**MCLEAN COUNTY SCHOOLS
DISTRICT FACILITY PLAN**

NEXT DFP DUE: DECEMBER 2025

PLAN OF SCHOOL ORGANIZATION

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

SCHOOL CENTERS	Status	Organization	Enrollment / Capacity
1. Secondary			
a. McLean County High School	Permanent	9-12 Center	495 / 575
2. Middle			
a. McLean County Middle School	Permanent	6-8 Center	360 / 466
3. Elementary			
a. Calhoun Elementary School	Permanent	P-5 Center	303 / 375
b. Livermore Elementary School	Permanent	P-5 Center	231 / 249
c. Marie-Gatton-Phillips Elementary School	Permanent	P-5 Center	107 / 155

CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2022-2024 Biennium)

1a. New construction to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.

- 1. (none)

1b. New construction to replace inadequate spaces; expand existing or new buildings for educational purposes; consolidate schools; or replace deteriorated facilities.

- 1. (none)

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

- 1. (none)

1d. KERA Strands New Additions: Preschool, School Based Decision Making Meeting Area, Family Resource and fixed technology systems.

- 1. (none)

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

- 1. (none)

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

- 1. (none)

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2022-2024 Biennium)

2a. New construction to meet student capacity; further implementation of established programs; or complete approved projects constructed in phases.

- 1. (none)

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

- 1. (none)

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

1. McLean County High School (1972 + 2003 Addition)	97,125 sf.	
Relates to 1972 Original Building	91,045 sf.	Cost Estimate \$13,228,600

Major Renovation for portion of building older than 30 years: Site drainage improvements, mill and pave lanes and parking lots, site signage, masonry renovation/tuckpointing, replace exterior doors/hardware, replace over-head sectional doors, replace windows, slab moisture mitigation and new floor finishes, replace interior doors/hardware, replace ceilings, replace classroom marker boards and tack boards, renovate FMD Suite, replace walk-in cooler and freezer.

Replace sanitary sewer lines, replace domestic water supply, renovate staff toilets, renovate exting space to provide public toilets for Gymnasium, replace missing drinking fountains, provide eye-wash stations in AG. Shop and janitor closets, provide grease trap for Kitchen, replace water heating boilers, HVAC renovation including controls, replace hood for Art kiln, provide welding exhaust system for Ag. Shop, replace building extrior lighting, replace Theater/Stage lighting, additional site lighting, electrical power distribution renovations and replace main switchgear, replace emergency power system, replace clock system, replace telephone/intercom system.

McLean County High School	2003	6,080 sf.	
Replace internal roof drains and add related overflow roof drains. (relates to roof)			Cost Estimate 26,400

For KDE Model Program: Renovate space within the existing building to provide (2) resource classrooms and a Family Resource Area/Youth Service Center.			Cost Estimate \$133,000
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2. McLean County Middle School	1994	67,203 sf.	Cost Estimate \$2,281,400
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Major Renovation of building less than 30 years but older than 15 years: Replace gutters (relates to roof), replace seals at metal roof penetrations (relates to roof).

HVAC renovation including controls, replace interior lighting and ceilings (relates to hvac).

3. Calhoun Elementary School	(1957 + 1978 and 1997 Additions)	50,844 sf.			
	Relates to 1957 Original Building and 1978 Addition	32,346 sf.			Cost Estimate \$3,435,300
<p>Major Renovation for portion of building older than 30 years: Site drainage improvements, mill and pave lanes and parking lots, site signage, replace gymnasium exterior doors, replace gymnasium windows, roof replacement, slab moisture mitigation and new floor finishes, re-finish stage wood floor, replace interior doors/hardware.</p> <p>Replace sanitary sewer line, provide HVAC for Gymnasium, electrical distribution renovation, replace building interior and exterior lighting (except Gym), provide emergency power system, provide central clock system, replace telephone/intercom system.</p>					
	Relates to 1997 Addition	18,498 sf.			Cost Estimate \$468,600
<p>Major Renovation for portion of building less than 30 years but older than 15 years: Roof replacement.</p>					
<p>For KDE Model Program:</p>					
<p>Convert Classroom-501 into an Art classroom, convert Preschool-301 back to an FMD suite, convert one classroom to a computer classroom, convert (2) classrooms into (4) resource classrooms, and convert existing space into a Family Resource Area.</p>					Cost Estimate \$520,000
				Eff. %	
Construct:	1 Preschool Classroom	825 sf.	825 sf.	74%	\$271,180
<p>(location of new Preschool classroom to relate to existing Preschool outdoor play area)</p>					
4. Livermore Elementary School	1957	53,187 sf.			Cost Estimate \$2,223,100
<p>Major Renovation for portion of building older than 30 years: Site drainage improvements, mill and pave lanes and parking lots, site signage, building envelope improvements/repairs, replace canopies, 1st Floor west corridor slab renovation/new floor finish, replace Gym wood floor, replace exterior doors/hardware, replace interior doors/hardware, Kitchen: replace walk-in cooler and freezer floors, Kitchen: replace booster heater.</p> <p>Provide backflow preventer for domestic water, replace water supply lines (existing galvanized piping), replace gas main into mech. room/provide outdoor shut-off valve, provide new HVAC controls, provide HVAC for stairs/corridors/toilet rooms, provide HVAC for Gym, provide water control valves and variable speed drives for geothermal pumps, provide LED site lighting, replace building interior and exterior lighting (except Gym), emergency power system upgrades to include cooler/freezer, provide central clock system, replace telephone/intercom system.</p>					
<p>For KDE Model Program:</p>					
<p>Convert Principal and Assistant Principal offices back into classroom space for an Art classroom and a Music classroom.</p>					Cost Estimate \$157,400
				Eff. %	
Construct:	1 Administrative Addition	1,200 sf.	1,200 sf.	74%	\$394,443
<p>(to include a security vestibule)</p>					
Construct:	1 Family Resource Area	300 sf.	300 sf.	74%	\$98,611

5. Marie-Gatton-Phillips Elementary School	1938	35,324 sf.	Cost Estimate
			\$2,075,700

Major Renovation for portion of building older than 30 years: Site drainage improvements, mill and pave lanes and parking lots, site signage, waterproofing/drainage improvements along west wall, masonry renovation/tuckpointing, replace exterior doors/hardware, replace kitchen equipment, replace south side and east side canopies, provide fence/gates for playground. Ag. Building (adjacent to Gym): replace roof/gutter/downspouts. Provide HVAC for Gym, complete Kitchen renovation: plumbing/hvac/electrical, provide LED site lighting, replace building interior and exterior lighting (except Gym), emergency power system upgrades to include cooler/freezer, provide central clock system, replace telephone/intercom system.

For KDE Model Program:						
Construct:	1	Administrative Addition	1,200 sf.	1,200 sf.	Eff. %	
		(to include a security vestibule)			74%	\$394,443
Construct:	1	Family Resource Area	300 sf.	300 sf.	74%	\$98,611

2d. KERA Strands New Additions: Preschool, SBDM Office & Conf., Fam. Res.

1. Classroom Interactive Technology

Provide interactive technology, projectors/boards/components, in all classrooms district wide. (none)

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

1. McLean County High School	(1972 + 2003 Addition)	97,125 sf.	Cost Estimate
	Renovate/convert existing Front Lobby to provide a Security Vestibule, Gymnasium Mezzanine: renovate/replace railings with code compliant guardrails and hanrails.		\$1,963,500
	Fire suppression system upgrades, replace light fixtures to eliminate conflict with sprinkler heads (existing surface mounted light fixtures obstruct existing sprikler heads at various locations), replace kitchen hood and make-up air, provide additional egress lighting, emergency lighting upgrades, renovate fire alarm system.		
2. McLean County Middle School	1994	67,203 sf.	Cost Estimate
	Renovate/convert existing Front Lobby to provide a Security Vestibule.		\$299,200
	Renovate fire alarm system, replace kitchen hood and mak-up air.		
3. Calhoun Elementary School	(1957 + 1978 and 1997 Additions)	50,844 sf.	Cost Estimate
	Provide exterior door access control system, and renovate/convert existing Front Lobby to provide a Security Vestibule.		\$512,600
	New egress lighting, emergency lighting upgrades, new fire alarm system, fire suppression system upgrades including replace system for 1978-Addition, replace kitchen hood and make-up air, security system upgrades/add exterior cameras.		
4. Livermore Elementary School	1957	53,187 sf.	Cost Estimate
	Provide exterior door access control system, replace stair railings with code compliant guardrails and handrails.		\$192,500
	Replace fire alarm panel/upgrade system, security system upgrades/add exterior cameras.		
5. Marie-Gatton-Phillips Elementary School	1938	35,324 sf.	Cost Estimate
	Provide exterior door access control system, provide handrails for west and north entrances, replace guardrail and provide handrails on east side exterior stair to lower		\$338,800
	Provide fire suppression system for Gymnasium, upgrade fire alarm system, replace kitchen hood and make-up air, security system upgrades/add exterior cameras		

5. Central Office/Central Storage/Maintenance Add fire suppression (sprinklers) for Maintenance Office and related restroom, add emergency lighting for Maintenance Storage and Central Storage.	32,252 sf.	Cost Estimate \$41,800
6. Bus Garage Provide emergency eye-wash station in Bus Bay area, provide emergency lighting and exit sign improvements.	1987 5,656 sf.	Cost Estimate \$18,700

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

1. McLean County High School (1972 + 2003 Addition) Renovate toilet rooms (adjacent to Media Center) 320sf and replace plumbing fixtures for ADA compliance.	97,125 sf.	Cost Estimate \$133,100
2. Calhoun Elementary School (1957 + 1978 and 1997 Additions) ADA site improvements for playground, ADA improvements for Gymnasium related to bleachers, add chairlift for Stage, Renovate 1978 Addition toilet rooms/replace plumbing fixtures for ADA compliance.	50,844 sf.	Cost Estimate \$267,300
3. Livermore Elementary School Replace 3-stop elevator (existing elevator does not serve the stage), ADA site improvements for playground, ADA improvements for Gymnasium related to bleachers.	1957 53,187 sf.	Cost Estimate \$190,300
4. Marie-Gatton-Phillips Elementary School ADA site improvements for playground, ADA improvements for Gymnasium related to bleachers, add chairlift for Stage.	1938 35,324 sf.	Cost Estimate \$94,600
6. Bus Garage Provide ADA compliant drinking fountain in Breakroom.	1987 5,656 sf.	Cost Estimate \$5,500

CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)

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

1. (none)

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

1. Central Office/Central Storage/Maintenance Provide additional lighting for Central Storage, provide lift station for sanitary waste system.	32,252 sf.	Cost Estimate \$184,800
2. Bus Garage Mill and pave the bus compound area, site drainage improvements, replace over-head doors, replace exterior dorrs/hardware, replace windows, replace roof, building envelope improvements. Renovate sanitary sewer system, provide HVLS (High-Volume-Low-Speed) fans for bus bays, provide residential type range hood for Breakroom, provide vehical exhaust system for bus bays, replace light fixtures for office and toilet rooms, electrical renovation.	1987 5,656 sf.	Cost Estimate \$641,300
Construct: Enclosed Wash Bay	1,200 sf.	Eff. % 74% \$304,995

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.

1. McLean County Middle School	1994	67,203 sf.	Cost Estimate
Site drainage improvements, mill and pave lanes and parking lots, additional site signage, replace windows, replace front canopy.			\$1,234,200
Replace remaining site lights with LED, replace building exterior lighting, renovate Art Room plumbing add plaster traps, replace water heaters. replace emergency power system, replace clock system, replace telephone/intercom system.			
2. Calhoun Elementary School - 1997 Addition		18,498 sf.	Cost Estimate
Replace front corridor windows, lighting replacement, replace walk-in cooler and freezer floors, repair ceramic tile floor in Girl's Toilet Room, replace water heater.			\$254,100
3. Calhoun Elementary School			Cost Estimate
Replace athletic fields lighting/poles (new metal poles/foundations/lights) for 2 baseball fields and 1 basketball court			\$187,000
4. Livermore Elementary School			Cost Estimate
Replace athletic fields lighting/poles (new metal poles/foundations/lights) for 2 baseball fields and 1 basketball court			\$187,000
5. Marie-Gatton-Phillips Elementary School			Cost Estimate
Replace athletic fields lighting/poles (new metal poles/foundations/lights) for 2 baseball fields			\$154,000
6. McLean County High School			Cost Estimate
Renovate metal building used as athletic fieldhouse (adjacent to greenhouse), <i>Construct new Athletic Facilities, Athletic Complex Improvements(Track, Seating, Lighting, Site Drainage, Athletic Field Repairs, and Safety)</i>			\$4,555,000