



Daviess County Public Schools

I am so excited to announce the acquisition of property that will be the home of the new Daviess County Middle School. This “Kids First” process has truly demonstrated the value our community places on quality learning environments for all students, as well as our district’s commitment to responsible stewardship.

A handwritten signature in black ink, appearing to read "Matt Robbins".

Matt Robbins
Superintendent
Daviess County Public Schools



MEADOW LANDS
ELEMENTARY SCHOOL

60

WENDELLFORD EXPRESSWAY

KY HWY 603

PLEASANT VALLEY ROAD

HAYDEN ROAD

FAIRVIEW DRIVE

GATEWAY
COMMONS

DAVIESS COUNTY
MIDDLE SCHOOL

FUTURE FAIRVIEW DRIVE

HAYDEN ROAD

THE DOWNS

CALUMET TRACE

BEI





Re-Connect with 'Why' Replacement of DCMS?

1. 900 Student DCMS – Desirable 30 acres; 80-100 YEARS; Iconic Building; **Spur Future Economic Development**
 2. 600 Student Elementary School – Desirable 20 acres (See 'Why' Below)
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PROCESS

--Began with a Publicly Advertised Bid - Request for Proposal (RFP) -- October 2017

--We Received 3 properties to evaluate (chosen site selected is a close version of one submittal received)

--DCPS further explored and selected a total 14 properties that received consideration

--Narrowed the list to 6

--Narrowed the list to 4

--KDE Division of Facilities visited 4 different sites in DC (highly unusual). Of 4 sites they reviewed, the site we chose was determined the best overall site by Division Director – Greg Dunbar.

--DCPS engaged the services of Re/Max Realty Group to assist with the search for additional properties and to represent DCPS in property acquisition.

Utilized a Rubric of 6 primary tools to evaluate sites:

- Property Cost;
 - Anticipated Site Development Cost;
 - Property Location-Population Center;
 - Accessibility to Transportation Network (Hwy 60 Bypass Access);
 - Utility Access;
 - Public Improvements (Sidewalks/Greenbelt)
-

Site Difficulties and Challenges Encountered:

Major, High Voltage Electric Lines across many properties – OMU Power Plant Proximity

Due to the Size/Amount of Traffic Volume (900 student MS), Transportation Network arose as the biggest obstacle to acquiring an acceptable site as determined by City/County/State engineers and multiple traffic studies we conducted.

KY Transportation Cabinet could not allow direct access from the bypass eliminating many properties

Several cases roads that did not exist were required to be constructed OR existing two-lane roads inadequate and unsafe to handle traffic load.

Ultimately, KDE requires local and state traffic engineers to 'sign-off' on road adequacy; again, multiple traffic studies conducted.

Why Highland Elementary Included with This (Long-Range Planning)?

*First, the school is now located in a high traffic zone along KY 54 and close proximity to commercial development (safety and traffic concerns)

*School property is also a highly sought after for commercial development making it a premium property (15 acres).

*Due to development throughout the HES Zone, the future availability of property in a desirable location will be very difficult and very expensive to procure in the future. (Long-Range: 5+ years)

*We know that it is much more economical and efficient to operate a combination school site (Elem-MS) than separate locations (less acreage; transportation; maintenance & upkeep etc.) (i.e. CVMS/DPES and BMS/BES)

*However, there were properties we examined that did not allow for this to happen and we did not make this a condition of DCMS purchase. Simply a desirable end goal IF achievable given we were looking at property that serves both areas (DCMS and HES).

*NOT on our current priority facility plan for replacement and fits within our long-range planning.

*Economically, much smarter to obtain the property well in advance –securing adequate land in a space not requiring rezoning families AND long-term saving larger dollars and large property acquisition challenges.

Site Selected/Chosen – approx. 43 acres (42.984 acres) – See attached exhibit

- Location (excellent – center of community served within school zone)
- Site Development Cost--“Shovel-Ready”; Very good; 50% of property already has had site development)
- Transportation Network (Ready Access to Bypass--short-term path excellent and long-term even better)
- Utility Access (Excellent; site utilities easy access)
- Public Improvements (Good with Bright Future for Sidewalks/Green Belt extension)
- Property Cost (Premium for This Area) Offset by Premium for Existing Sites

2 of 4 feeder Elems (MLES and HES) will be located within eye-site of the New DCMS, creating a Community aspect to the three schools.

No Rezoning Required

\$5.9M Gross Investment including Multi-Lane Driveway and potential completion of New Fairview Drive/603 Connector *(Fund Source – Local Bond Sale)

(\$1.4M) Existing DCMS (Per Contract for Sale)

(\$4.5M) Existing Highland Elem (Per Re-Max Listing Valuation)

\$0.0M Net Long-Term Property Costs

Aull Appraisals - \$7.85M (Purchase Price is \$1.95M less than appraisal)

**Current Ownership/Sellers: 20.185 acres Gateway Land, LLC / 22.799 acres SSS2 LLC (Settles Estate)
(See Attachment for Property Visual Description) Total 43 (42.984) acres.**

- **When – WE will have to closely work with Architect and Engineers to determine timeline that works. One thing we will not do is compromise adequate time to involve school and community stakeholder involvement in this historic opportunity to design this school.**

--Desired Goal was August 2020 ; NOW August 2021

Second – Best Option

- **60 acres W/ Drive construction was \$6.5 Million**
- **This Site ultimately could not handle the amount of traffic and failed engineering test per traffic study**

Items remaining:

Subject to KDE approval following submittal. KDE has reviewed and advised of requirements we must provide for approval (see KDE letter).

Contact List:

Matt Robbins, DCPS Superintendent	(270)-852-7000
Sean Land, Board Attorney	(270)-926-5011
Blake Hayden, Re/Max Realty Group	(270)-244-6162



Site Selected – Settles/Gateway Property (Hwy 60 Bypass-Pleasant Valley Exit)

- Site is centrally located to the DCMS student population- if you consider the cost of transporting students including factoring costs over the last 10 years, and accounting for the current value of money and time this location will improve transportation costs over the useful life of the school as compared to the current DCMS location and other potential locations considered.
- Acquisition and development costs are in line with the budget. Due to many factors, including existing access to public infrastructure such as utilities, roads, etc...this site was superior to others considered
- Significant thought has gone into how students/parents will get to and from the school. This location has ready-made and easy access to our major streets which have been planned and developed to handle the traffic surges safely and effectively. From a traffic perspective, it is almost like the traffic flow of the area was built to host a school at this location. Bottom line is that when you consider the quality of the routes and route environment as well as the commute time for most students, this is an ideal site
- This site has excellent pedestrian and bicycling potential including greenbelt proximity and connectivity to major neighborhood sidewalk system
- The immediate environment surrounding the school is safe, pleasant, new, attractive, and conducive to learning. The school site and its surroundings play an important part in developing a proper environment for education; they should stimulate creativity and imagination. Daylight obstructions are minimal which should be considered as sunlight enhances overall moods on a campus.
- From a utility perspective, the Gateway Commons and Hospital corridor were master planned to consider major increases in density which saves money in the long run of building a project- in short the site is build ready from a public infrastructure perspective
- Master planning for this area has already occurred which reduces the risk of further development or infrastructure interfering with the positive elements of the site selected
- One and a half years of diligent site selection planning has determined that this site is ideal for both the school and community place-making. DCPS used a systematic approach, including considerations for convenience and accessibility to users of the building; character of neighborhood environment; adequacy of parking and athletic areas accommodated; relation to present and future city development; and cost
- State supports this site selection, which is close to full time fire rescue, law enforcement, and medical facilities
- The site has adequate space for expansion and enhanced sports and activity amenities, as well as outdoor laboratory opportunities.

- This location is situated near efficient transportation avenues, but is not negatively affected by noisy thoroughfares or noxious industry
- Planned community will have sidewalks, reasonable grades for foot and bike traffic, limited high traffic crossing areas for walkers.
- Based on the geotechnical reports and the surrounding development- soil conditions, flood issues, and general engineering properties are positive for our planned development
- The site is best situated to accommodate projected residential growth potential for the community-
- Place-making and Place-keeping: Schools make a large economic development impact. Here are a few points on the place-making:
 - Schools attract outsiders. When an academic team, sports team, robot or social club, etc.. has a competition, it attracts visitors from near and far... locating the school in a dynamic and functional corridor shows off what Daviess County has to offer, highlights the best of our area, minimizes headache and dysfunction some feel when locations are hard to access.
 - Schools attract businesses and residential development if placed in the proximity of viable building sites. This location is ideal to maximize the draw of future development.
 - When visitors or even daily patrons of the new school have such convenient access to shopping and entertainment, they spend money, stay for a meal, etc., which drives the economic impact of locating the school in that vicinity
 - During construction, this project could have as many as 400 jobs associated with it, with the close proximity to restaurants, lodging, entertainment, fuel, supplies, etc. Those workers and contractors will be more likely to make local purchases, driving local impact numbers even 1 mile farther out would considerably reduce local spend.

Matthew G. Bevin
Governor



Derrick Ramsey
Secretary
Education and Workforce
Development Cabinet

Wayne D. Lewis, Ph.D.
Commissioner of Education

KENTUCKY DEPARTMENT OF EDUCATION

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Phone: (502) 564-3141 • www.education.ky.gov

January 28, 2019

Matt Robbins, Superintendent
Daviness County Public Schools
1622 Southeastern Parkway
Owensboro, KY 42303

**RE: DAVIESS COUNTY: Property Acquisition for
New Middle School - 900 students (DFP Priority 2b.1) – 19 acres min.
Settles Estate Property (32 ± Acres) & Gateway Commons Tract (10 ± Acres)
Owensboro, KY**

Dear Superintendent Robbins:

Upon your request and pursuant to 702 KAR 4:050 Building sites: inspection, approval, on January 11, 2019 an inspection of the referenced site were conducted by representatives of the district, KYTC and the department.

The site is located south of the intersection of the Wendell H. Ford Expressway (US 60/KY 19) and Pleasant Valley Road (KY 603). It consists of two parcels which appear to historically have been used for agricultural purposes. Access from the north can be obtained at the intersection of Pleasant Valley Road (KY 603) and Hayden Road, a recently constructed local road. Access from the west can be made from Calumet Trace, also a local road. These properties are located in an area that has seen significant development during the last few years.

In support of this proposed acquisition, the district provided the following information:

1. A conceptual layout demonstrating that the proposed middle school and associated site improvements could be accommodated on the site.
2. Site Investigation Report by Bryant Engineering, Inc. dated December 2018. This report included the following:
 - A. General descriptions of the properties.
 - B. Preliminary Report of Geotechnical Subsurface Characterization stating that “the site is suitable for the proposed use as a School.”
 - C. Phase 1 Environmental Site Assessment “which revealed no evidence of a recognized environmental condition in connection with the property.”
 - D. Statement that utilities “are within reasonable proximity to the site” and that they “are adequately sized” with are no known constraints.
 - E. Traffic impact study.

Tentative approval is hereby granted to the Daviness County Board of Education to acquire the referenced properties. For final approval, the following information shall be submitted to this office:

1. Letter from attorney indicating fee simple title may be obtained for each property. The title opinions shall be for a period of not less than sixty (60) years. Should the mineral rights not be acquired, a forbearance agreement to ensure surface support shall be required.

January 28, 2019

2. Commitment for Title Insurance for each property.
3. Plat by a registered surveyor indicating property boundaries, acreage, road access, easements, and certification that property is above the 100 year flood plain.
4. Letters from KYTC and the local agencies confirming road adequacy and funding commitments for future improvements in the various rights-of-way.
5. Site survey of site development costs by architects or engineers for the proposed sites to include but not be limited to: mass site excavation, cost of bringing utilities to site (including the costs to design and construct sanitary sewer extension(s) and acquire the associated easements) and infrastructures, on-site roadway access (less paving), and acquisition cost.
6. Appraisals by a certified general property appraiser commissioned by the district.
7. Proposed purchase agreements.

Although not currently in regulation, KDE recommends as best practice the following:

1. members of the school board requesting KDE approval to acquire property for a school site shall each submit a certification that the member has no conflict of interest with any property owner, vendor, or subcontractor involved in the acquisition transaction; and that any real or perceived conflict identified by a board member shall be addressed and resolved by the board's attorney prior to final acquisition, and that such resolution be disclosed in the minutes of the meetings of the board.
2. if a local board purchases real property that will require the extension of infrastructure, KDE shall require documentation from the school district as to how the proration of costs will be accomplished with any adjacent property owners or other parties that benefit at the time of the board's purchase, such documentation to be updated if construction begins at a later date."
3. if a local school board uses a third party to secure the property, which third party also has a pecuniary or proprietary interest in that property or in an adjacent property, the local board's meeting minutes shall document the arrangement, and the local board attorney shall advise KDE in writing that the arrangement has been reviewed and resolved."


After evaluation of the submitted documentation, final approval to acquire the properties or disapprove the acquisitions will be given unless approval is required by the Kentucky Board of Education because the site survey of site development costs plus the acquisition costs exceeds ten (10) percent of the maximum budget for the project. After final approval, submit an Initial BG-1 Project Application Form (in FACPAC) which identifies the proposed uses(s) and fund source(s).

The board shall obtain a written an option-to-purchase of sufficient duration to assure the availability of the sites during this approval process until final approval has been made in writing.

Please note that 702 KAR 4:050 requires the district to provide a notarized copy of the executed deed and title insurance certificate within thirty (30) days after closing of the property purchase.

If you have any questions regarding any of the above, please call us at (502) 564-4326.

Sincerely,


Gregory C. Dunbar, AIA, Manager
Division of District Support
District Facilities Branch

ec: David Shutt & Bailey Bennett, DCPS
Ricky Sizemore, KYTC
Donna Duncan, James Bauman & Denise Hartsfield, KDE
DFB Site Acquisition File/District Correspondence File



RE/MAX PROFESSIONAL REALTY GROUP
3115 Commonwealth Court, Suit A-2
Owensboro, KY 42303

Matt,

It is in my best professional opinion that as of today's current market value, Highland School has a median value between 4 to 4.5 million dollars.

The land certainly won't depreciate, therefore here is how I arrived at my numbers-

The front 3 acre lots have a value between 2.75- 3 million. The remaining 12 acres valued at \$150,000 equals 2 million dollars. If you apply \$250,000 to demo the existing school, the number lands at 4.5 million dollars...

Best Regards,

A handwritten signature in cursive script, appearing to read "Blake Hayden".

Blake Hayden, Realtor
RE/MAX Professional Realty Group
270-244-6162 Cellular

www.blakehayden.com
