

**Tates Creek High School Construction Project**  
**Responses to Questions and Concerns Received from Neighbors as of March 25, 2020**

**Q: We support the idea of a new school, and know that it is desperately needed. New plan looks great. However, we want to know if you considered other ways to site the building.**

*A: After meeting with the school representative team multiple times in order to get their input on how they teach and how to best utilize the building, the design team looked at many different designs and possible placements on the site. This option met all the programming and construction needs. Additionally, it allows for the campus to be reimagined to improve safety for pedestrians and vehicular traffic.*

*The team explored several possible locations for the building, including adjacent to the middle school and near the elementary school. We also looked building a new building on the current building footprint, with a phased approach, in which portions of the existing facility would be incrementally torn down and the new building erected in a piecemeal manner. However, this was a very expensive option, given the fact that building utilities would need to stay up and running during the entire construction process, and it would require the use of portable classrooms. It would also add a minimum of two years to the construction timeline. The location chosen offered opportunity to build the new building without the use of portable classrooms, which is a significant savings, and, most importantly less disruptive to the learning environment of the students.*

**Q: Why, for example, is the gym not on the other side?**

*A: This was an option considered in one of the possible building configurations, but it didn't work well with the remainder of the building programming. As it is currently located, the gym and physical education areas are nearer to the football and tennis areas for better access to the locker room.*

*The other side of the building houses the auditorium, chorus, orchestra and band area – and is located closer to the band practice field. Our thought was that it would be easier for the football players to traverse the grade change to the football field than someone carrying a tuba or other large instrument.*

*Additionally, if the gym were placed on the other side of the building, the baseball and softball fields would have had to be relocated. You can build a building on a hill but not an athletic field.*

**Q: The geothermal field will look like what?**

*A: The geothermal well field is an underground system and once completed, will not be visible. The area will be covered in lawn similar to the existing grass areas.*

**Q: Did you even look at what the gym would look like from our perspective? How many different plans/options for a new high school to presented to/considered by the school board? Were any criteria other than legality and cost to the school system considered in deciding which plan to use/support? If so, what were those additional criteria? Hard to believe there was only one footprint possible for this project.**

*A: The primary consideration for this project is providing a 21<sup>st</sup> Century learning environment for students that will prepare them to be globally competitive. Design studies have been ongoing for two years since the project was competitively awarded in 2018 and news of the building campaign hit the newspapers shortly thereafter. Originally, the building was a renovation, but the Kentucky Department of Education suggested that a new facility be built as new buildings are more efficient and save money over their lifespan.*

*The design was originally proposed be a lower facility on a flattened site ... a plan that was scrapped as it would have required extensive retaining walls. Allowing the building to cascade down the site helped to lessen the reliance on retaining walls. Other design modifications came in the fall of 2019 during preliminary reviews with LFUCG, further reducing the building footprint and increasing the height of the classroom wings on the southern side of the side (near the baseball fields).*

**Q: Who besides Daryl Love even came and looked from the neighborhood perspective?**

*A: Chief Operating Officer Myron Thompson has also visited the neighborhood after the concerns were raised.*

**Q: Can the architects create a 3-d depiction of how this will look from our streets?**

*A: Yes, after bid documents are completed, a view from that side of the building can be completed and shared.*

**Q: According to law, you were required to get a land disturbance permit. According to Charlie Martin at LFUCG, you have not acquired the appropriate permit for the destruction of the vegetation and the construction. We ask that you halt all plans now until you have such a permit.**

*A: It is important to note that the trees were cut above the existing ground plane as not to disturb the existing ground plane. Prior to the start of construction and land disturbance, a Land Disturbance Permit will be obtained through the Division of Engineering. No bulldozers have been active on the project site moving dirt or changing the existing grade of the land.*

**Q: I believe that it is required if you take out vegetation. That is what Mr. Martin at the city told me.**

*A: It is important to note that the trees were cut above the existing ground plane as not to disturb the existing ground plane. Prior to the start of construction and land disturbance, a Land Disturbance Permit will be obtained through the Division of Engineering. No bulldozers have been active on the project site moving dirt or changing the existing grade of the land.*

*Additionally, the Land Disturbance Permit is handled through New Development at the LFUCG Division of Engineering. Cutting back the trees and bushes is not construction. The General Contractor will be required to get a land disturbance permit before construction starts.*

**Q. How can you build on a hill?**

*A: The existing land contours will be modified such that portions of the building will be at grade, and portions of the building will be partially underground, similar to the houses in the neighborhood – some set atop split-level or walkout basements and garages. This method of taking the ground contours into account tends to be a more responsive way to react to siting a building on the landscape. A geotechnical report was generated, which our structural engineer uses in order to determine the foundation systems required based on the building program and how the building is laid out. All requirements for site preparation for building placement are being followed.*

**Q. Kids playing in that area? How are we to prevent foot traffic through our neighborhoods?**

*A: As currently designed, the existing chain-link fence at the end of the cul-de-sacs will remain in place, so there should be no change to what is currently in place. During construction, there will be additional fencing required to restrict access to the construction area.*

**Q: Not foot traffic but car traffic. We have cars that often come down our street looking for access to the football field.**

*A: The location of the new school will not change the vehicular traffic pattern of the neighborhood. We are not adding access points to the campus or athletic facilities, so there should not be any impact.*

**Q: What is the dark line on the rendering between the cafeteria and the fence?**

*A: This is a poured-in-place concrete retaining wall.*

**Q. What retaining wall? Is there a retaining wall next to service area? So basically a big grey wall? How tall? What will I see from my front porch? A retaining wall to hold back the dirt/ or a block wall numerous stories tall?**

*A. There will be a concrete retaining wall adjacent to (north of) the service area. The retaining wall will slope from 0' tall to 11' tall and we will do what we can to provide some vegetation to obscure the view.*

**Q. Will there be a big retaining wall like the Walmart on Richmond Road or how do you build on that hill?**

*A: The retaining wall will be poured-in-place concrete. It will not be a segmental block wall like the Walmart on Richmond Road and it will be much, much shorter.*

**Q: What will be at the base of the retaining wall?**

*A: There will be a grass lawn at the base of the retaining wall.*

**Q: Would like confirmation that the service road and back of gym will not be lined with dumpsters?**

*A: There are (4) dumpsters associated with the service area. The dumpsters are adjacent to the loading dock and are not along the service drive.*

**Q: What kind of traffic on this service road closest to the houses? Dumpsters there? Dumpsters on the service road?**

*A: The traffic on this service road will not change from its current use, and will consist of kitchen deliveries, custodial deliveries, and solid waste pick-up. That is what the area is used for now. There will not be access all the way around the school, so traffic on this road is anticipated to be lighter than currently.*

**Q: Lights on the service road and back of the gym that will be burning all night?**

*A: We will have minimal lighting on the building as required for safety, which should alleviate concerns of vandalism that have been expressed.*

**Q: How tall will the gym be? What is the height measurement from the top of the gym to the bottom of the hill above the creek?**

*A: When completed, the top of the gym will be within 12" of the same height of the current school building. Additionally, there is a lower structure in front of the elevation facing the neighborhood that will break the scale of the wall. As the gym is below grade from the main entry level, a grass berm leading to a lower parking lot will help to break down the scale as well.*

**Q: I have been told that buildings cannot be placed on landfill. I have investigated this with regard to churches.**

*A: The building is not being placed on "landfill." A landfill is typically associated with engineered trash isolation and that is not the case here. A portion of the building is being built on earth (soil) fill, which is a normal and acceptable building practice – installed in lifts and compacted as required and designed by engineers and in conjunction with geotechnical investigations. The siting of the building, and allowing it to step down the hillside with the natural contours, allows the building to be supported by caissons and grade beams, a good number of which extend to rock bearing.*

**Q: What is this going to look like from our streets: Crimson King, Coldstream and Pimlico?**

*A: After construction documents are complete, a view from this area of the site can be provided by the design team.*

**Q. How far is the existing school from these houses right now? I see the 200+ feet but have no perspective.**

*A: The existing school is approximately 460' from 3427 Coldstream Court, 496' from 3426 Coldstream Court, 509' from 3425 Crimson King Court, and 525' from 3424 Crimson King Court.*

**Q. What about trees, you took down so many and now we get a LOT of light where we used to not. I see no trees in the area on the rendering? Will some of the trees be replaced to help the buffer and block light? Any trees between Gym and neighbors? Will there be a fence - trees replaced? Will there be a barrier fence? Made of what material? How tall? I can't tell that you left any trees on your side of the fence.**

*Since the trees removed were on the existing Tates Creek campus away from the border to the neighborhood, the removal of the trees should have no effect on the amount of sunlight reaching the cul-de-sacs. The trees were removed to allow for the construction of the geothermal wellfield. Once the*

*wellfield is in place, new trees cannot be planted within the wellfield given the rather shallow (48" deep) lateral piping that connects to each well. However, the existing chain-link fence and remaining trees and brush along the property line will remain.*

**Q: If we are heading into a major recession and tax revenues go down how will this affect the building?**

*A: We have a dedicated revenue stream for construction projects, and the action taken by the federal reserve took to lower interest rates may enable our bond to be at an even lower rate than anticipated. A large construction project like this also helps drive the economy and provide jobs for those who might otherwise face unemployment. During the recession in 2008, FCPS investments in school construction played a significant role in helping Fayette County weather the recession.*

**Q: Will there be a website with construction updates like the city has for major projects?**

*A: Our Chief Operating Officer provides regular construction updates during the monthly action meetings of the Fayette County Board of Education, which are televised live and replayed on cable channel 197, and are also available on YouTube/FCPSKY. Those updates are then posted on the construction and renovations page of the district website, which can be found at [www.fcps.net/construction](http://www.fcps.net/construction) or [www.fcps.net/renovation](http://www.fcps.net/renovation). We have also established a dedicated email address for this project at [newtchsinfo@fayette.kyschools.us](mailto:newtchsinfo@fayette.kyschools.us), which can be used for specific questions or issues.*

**Q. Who will we call with problems?**

*A: Questions or concerns should be directed to Chief Operating Officer Myron Thompson at 859-381-4165*

**Q. What about the creek? How do the geothermal fields effect to flooding situation? If this project does start to flood badly who is responsible? Is the city going to be forced to buy more houses?**

*A: Geothermal wellfields are very deep in the ground and will not create flooding of the surrounding neighborhood. The area above the wellfield is greenspace and will not contribute any additional run-off to the creek. The design team has accounted for the stormwater that is part of the FCPS property as they are required to do. This project is not near the creek and will not place any water into the creek.*

**Q: I would like to request a copy of the Civil Engineer report about how the new expansion will affect air flow in our cul de sac, as this question was not answered during the previous meeting. How will expansion of building affect air flow in the cul de sacs on Crimson King and Cold Stream Ct?**

*A: Airflow is not a design or code issue that is addressed by the Kentucky Department of Education, the Department of Housing, Buildings and Construction, or the LFUCG Division of Engineering. As such, this topic is not addressed in a report.*

**Q. How will my street be protected from vandalism?**

*A: The area where the new building will be located is currently an area out of sight from neighbors or school security cameras. The reallocation of the green space to the center of campus should actually help with security and drive students and other campus visitors further into the campus area and away from the neighborhood. There is no reason to believe the new building would create vandalism concerns for neighbors.*

**Q: I have lived on Crimson King Ct for 34 years I realize a new school is needed. I am concerned about noise. Will there be noise from air conditioning units? What noise will be added to the already noisy school and lighting on the exterior of the gym?**

*A: We believe the new facility should actually be less noisy than the current building. All air-conditioning equipment will be located on the inside of the building and will not create exterior noise. The existing root top units and cooling tower will no longer be in use, so that existing sound will be gone. The only exterior lighting to the back of the building will be the lighting required for safety.*

**Q: Do the Gainesway residents have any say in what happens?**

*A: Fayette County Public Schools serves a very broad set of stakeholders, including the neighbors. We are committed to maintaining communication and open to ideas for improvement as we fulfill our primary responsibility to establish schools, acquire sites and erect buildings that meet the needs of the students we serve.*

**Q: How will it affect us environmentally and financially?**

*A: The new facility will have no negative environmental impact on the surrounding neighborhood. The proposed development will provide water quality improvements as required by the LFUCG Division of Engineering, reduce the impervious area of the creek watershed by 12% and reduce the stormwater runoff from the 10-year storm by 22%. The entire design team is working to make this building sustainable, which will save money over the life cycle of the project. Our experience has been that the*

*addition of a new school building bolsters neighborhood pride and increases home values, and we would hope is the case here as well.*

**Q: We were told the storm drain under the football field was too small and now we will have MORE water coming down. The drain is almost always clogged with debris and pushes back water. Culvert is currently blocked up.**

*A: We are unaware of any such issue. In order to follow up on this concern, we have checked the drain multiple times. In fact, the day after our zoom meeting, we again inspected the drain on Friday, March 20, 2020 after a period of rain. There was no blockage and the drains were freely flowing.*

**Q: I do appreciate what you are doing for the youngsters in this community, but in all respectfulness to you, would you like your home to be sitting so close to the newly expanded Tates Creek High School?**

*A: We have many families who enjoy living in close proximity to our schools. The addition of a modern, environmentally sustainable building is an investment in the future of the Tates Creek area and we hope you will be pleased with the finished product.*