

THIS IS A DECISION PAPER

TO: Members of the Nelson County Board of Education

FROM: Tim Hockensmith, Chief Operating Officer

CC: Anthony Orr, Superintendent

DATE: October 15, 2013

RE: BG-1 TNHS Baseball-Softball Proposal

ISSUE: BG-1 TNHS Baseball-Softball Proposal

RECOMMENDATION: I recommend the Nelson County Board of Education approve the attached BG-1 for construction of a baseball/softball batting cage facility at TNHS. This project is to be funded through fundraising activities conducted by the TNHS baseball and softball teams.

RECOMMENDED MOTION: I move that the Nelson County Board of Education approve the attached BG-1 for construction of a baseball/softball batting cage facility.

Emergency ☐

District: Nelson County District Code: 451 Facility Name: Thomas Nelson High School School Code: 101

Grade Level Served: _____ Current Student Capacity: _____ District Organization Plan: _____

1. DESCRIPTION AND SCOPE OF PROPOSED PROJECT

A. Check and complete the applicable items:

1. New Building
- ☒ 2. Addition
- X 3. Renovation or Alteration (Describe) Construction of a 60X100 Pre-engineered building to be used by TNHS athletes.
4. Relocatable Classroom. Number _____ Size _____
5. Equipment/Furnishings Procurement (Describe) _____
6. Other (Describe) _____
7. Site (Complete the Following)
- a. Site Acquisition _____ Expansion _____ Number of Acres _____
- b. A site has been acquired in accordance with 702 KAR 4:050 regulations _____
- c. Location Existing
- d. Proposed site currently owned by District: YES

B. Compliance with 702 KAR 4:180 and 702 KAR 4:160

This application is being submitted for (refer to current District Facility Plan):

1. Priority Category: _____
2. Discretionary Item Number: _____
3. Minor project not listed on Facility Plan: X

If none of the above apply, your District Facility Plan will need to be amended.

C. Provide a complete narrative of the proposed project.

Construction of a 60 X 100 pre-engineered building for use by TNHS athletes.

D. Proposed work related to the project but excluded from the scope of this BG1: _____

Local board order authorizing project and narrative justification must be attached.

E. Program Space Square Footage

Complete for new facilities, additions and renovations.

New Facility:

_____ Preschool _____ Elementary _____ Middle _____ High _____ Alternative Center

Additions or Renovations: (Please mark "R" after total program square footage entered if renovation.)

<u>Number</u>	<u>Total Net Program Sq. Ft.</u>	<u>Number</u>	<u>Total Net Program Sq. Ft.</u>
Instructional:		Support Space:	
_____ Preschool Classroom (P)	_____	_____ General Office (GO)	_____
_____ Elementary Classroom (E)	_____	_____ Staff Office (SO)	_____
_____ Middle/High Classroom (MH)	_____	_____ Administrative Area (AD)	_____
_____ Special Education/FMD	_____	_____ Guidance Office (GUO)	_____
_____ (Self-Contained) (SE)	_____	_____ Guidance Reception (GUR)	_____
_____ Resource - Elementary (ER)	_____	_____ Custodial Receiving (CR)	_____
_____ Resource - Middle/High (MHR)	_____	_____ Site Based Office (SBO)	_____
_____ Art - Elementary (ARE)	_____	_____ Site Based Conference (SBC)	_____
_____ Art - Middle/High (AR)	_____	_____ Family Resource Area (FRA)	_____
_____ Band (BA)	_____	_____ First Aid with Toilet (FA)	_____
_____ Vocal Music (MUV)	_____	_____ Records Room (RR)	_____
_____ Music (MUE)	_____	_____ Workroom (WR)	_____
_____ Computer (Elementary) (COE)	_____	_____ Kitchen (K)	_____
_____ Computer - Middle (COM)	_____	_____ Cafeteria (C)	_____
_____ Computer - High (COH)	_____	_____ Mechanical Room (MR)	_____
_____ Science Classroom (SCR)	_____	_____ Other:	
_____ Science Lecture Lab (SCL)	_____		
_____ Auditorium (AU)	_____		
_____ Business Education			
_____ Computer Lab (BEL)	_____	_____ Bay Bus Garage (BU)	_____
_____ Pathways to Careers (PC)	_____	_____ Central Office (CO)	_____
_____ Marketing Education 1 Lab (ME)	_____	_____ Board Room (BR)	_____
_____ Fam. & Consumer Sciences (FCS)	_____	_____ Central Storage Facility (CSF)	_____
_____ Industrial Technology (IT)	_____		
_____ Drafting (DRF)	_____	_____ Other	_____
		_____ Other	_____
_____ Other	_____	_____ Other	_____
_____ Other	_____		
_____ Other	_____		
_____ Other	_____		
_____ Other	_____		

TOTAL NET PROGRAM SPACE _____

For Phased Projects:	
Estimated Total Net Program Square Footage (include all Phases)	_____
Estimated Total Construction Cost (Include all Phases)	_____
Estimated Contract Date of Final Phase	_____
This BG-1 is for Phase _____ of _____ Phases	

Local board order authorizing project and narrative justification must be attached.

II. PROPOSED PLAN TO FINANCE APPLICATION

A. Statement of Probable Costs:

1. Total Construction Cost	60,000
2. Architect/Engineer Fee	10,000
3. Construction Manager Fee	
4. Bond Discount	
5. Fiscal Agent Fee	
6. Contingencies	3,500
7. Site Acquisition	
8. Equipment/Furnishings	
9. Equipment/Computers	
10. Technology Network Sys. (KETS)	
11. Other* Printing/Survey	
12. Other* Special Inspections	
13. Other* Bank & Rating	
14. Other*	
Total Estimated Cost	73,500

*Define

B. Funds Available:

1. SFCC Cash Requirement	_____
2. SFCC Bond Requirement	_____
3. SFCC Bond Sale	_____
4. Local Bond Sale	_____
5. Cash - General Fund	_____
6. Cash - Capital Outlay	_____
7. Cash - Building Fund	_____
8. Cash - Investment Earnings	_____
9. KETS	_____
10. Other TNHS athletic fund	\$73,500
11. Other	_____
12. Other	_____
13. Other	_____
14. Other	_____
Total Funds Available	\$73,500

THE ABOVE INFORMATION IS A STATEMENT OF PROBABLE COST AND FUNDS AVAILABLE AND IS REQUIRED TO BE REVISED TO CORRESPOND TO ACTUAL BIDS RECEIVED PRIOR TO THE SIGNING OF CONSTRUCTION CONTRACTS.

TO BE COMPLETED ON INITIAL & REVISED APPLICATION: The signing of this financial document certifies the above stated funds are available and designated for this project during this fiscal year.

Superintendent
Finance Officer
Chairman

Date
Date
Date

ORIGINAL SIGNATURES REQUIRED

NOTE: Any district anticipating the financing of this and/or other projects in a combined school revenue Bond should discuss the financing with the Director/Branch Manager, Division of District Operations.

TO BE COMPLETED ON INITIAL APPLICATION:

This building project application is approved by the Division of Facilities Management indicating compliance with current Facility Plan or minor project under 702 KAR 4:180.

Comments: _____

Director/Branch Manager, Facilities Management

Date: _____

TO BE COMPLETED ON INITIAL & REVISED APPLICATION:

Tentative financial approval based upon information provided to this office in support of projected cost.

Comments: _____

Director/Branch Manager, Division of District Operations

Date: _____

TO BE COMPLETED ON INITIAL APPLICATION:

This building project application is hereby approved according to the conditions outlined in the application. Proceed in accordance with the attached submittal checklist.

Comments: _____

Associate Commissioner, District Support Services

Date: _____

LOCAL BOARD ORDER AUTHORIZING PROJECT MUST BE ATTACHED ON INITIAL & REVISED APPLICATION

Project Name: TNHS Baseball/Softball Training Facility

AGREEMENT

This Agreement, made and entered into, by and between the Nelson County Board of Education, Bardstown, Kentucky, hereinafter referred to as Board, and TNHS baseball and softball teams, a school support group, hereinafter referred to as Boosters.

WITNESSETH:

WHEREAS, the Board owns the property at Thomas Nelson High School in Bardstown County, Kentucky, and

WHEREAS, the TNHS baseball and softball programs are in need of certain structural facilities for use in the program, and

WHEREAS, the Board at the present time is unable to supply the funds for said structural facilities, and

WHEREAS, the Boosters are willing to provide labor, materials, and funds for the construction of such facilities, and donate same to the Board.

NOW THEREFORE, for and in consideration of the foregoing, the parties covenant and agree as follows:

1. The Board will prepare necessary documents and submit same for the approval of a BG-1 construction application and other necessary approval from various state agencies as may be required for the construction contemplated by the parties.
2. The Board will provide, at its expense, architectural services for the purpose of obtaining an approvable set of completed plans and specifications for such structures as the parties may agree to construct, and shall submit such plans and specifications for approval from the Kentucky Department of Education and the Department of Housing, Buildings, and Construction.
3. The Board will further provide at its expense architectural services to oversee the construction project. Architectural services will further be provided for the purpose of certifying to the board that the contemplated project will be constructed in compliance with the plans and specifications as approved.
4. The Boosters will begin no work until the plans and specifications have been approved by the aforementioned state agencies and the Board has authorized the project to begin after the Boosters have

shown the Board adequate resources (both monetary and donated materials) to accomplish said construction without financial liability to the Board.

5. The Boosters, while utilizing Board-owned property, shall operate within Board approved policies for securing resources.

6. The Boosters will complete the structure in accordance with the conformance with the plans and specifications as approved.

7. The structure will be completed and certified for occupancy no later than February 1, 2014.

8. Upon completion of the structure as contemplated herein, the Boosters will release all claims of ownership and title to the structure will vest in the Board. The Board shall have complete control of the structure.

WITNESS the hands of the parties this the 14th day of October, 2013.

BY: _____

Chairman, Board of Education

ATTEST:

Secretary

BY: _____

President, Boosters Club

ATTEST:

Secretary

**Department of Physical Support Services
Project Proposal Form**

There are times when school administration may identify a need for alterations to current facilities in order to accommodate the educational process. The attached project proposal form was developed to facilitate the communication of these needs with the Directors and the Department of Physical Support Services.

Any alterations or changes to existing facilities must be submitted on this form. The background and rationale for the project should be filled out in detail in order to help Directors and fund managers determine the actual need. The amount of funding must be estimated prior to submitting the form. The Division of Maintenance can help with obtaining estimates and quotes and can give you guidance on which contractors have access to Board of Education projects. Funding sources must also be identified prior to submittal. **Note: These projects are typically construction projects and therefore are not funded with Maintenance Division funds. Maintenance dollars are used on actual maintenance of your facilities and not on construction.**

Identify if there are recurring or non-recurring costs associated with project. For example, will there be additional furniture needs as a result of the project (non-recurring cost) or routine maintenance requirements such as filter changes (recurring cost).

In the measurable impact block, please identify the measurable benefits to the educational process and how this benefits the District. The form should be submitted to the Site Based Council for approval if school funds are being utilized for the project. The principal must sign and forward the form to the appropriate School Director for approval. The Director of Physical Support Services will provide a response and recommendation concerning approval or rejection of the project.

It is anticipated that this process will facilitate communication and prevent problems such as schools initiating projects on their own only to have to remove the work because it does not meet with building codes and regulations. It also ensures that any alterations are noted and are updated on drawings and blueprints for future reference. Furthermore, this method will provide a process for prioritizing work and substantiate that the district gets the best value and benefit for the dollars that are spent.

PROJECT/EVENT PROPOSAL FORM

Proposal: Indoor Hitting Facility for Baseball and Softball at TNHS

Date:	9.30.13	School:	Thomas Nelson High School	
<u>Submitted by:</u>	Brian Coffman & Ed Phelps – Head baseball and softball coaches In collaboration with Sara Thurmond – Athletic Director		<u>Phone:</u>	502-349-4650
<u>Project Description:</u>	<p>We are proposing an indoor hitting facility for baseball and softball. The indoor facility would be a 60 x 100 16ft. tall metal building on a concrete slab behind the outfield of the baseball field. The labor for pouring the concreted slab, laying indoor/outdoor carpet, and hanging the cages will be done by the baseball and softball coaches and parents. The company ARCO will provide labor and the metal building for purchase (please see attached). We will need to run electric to the building for the pitching machines. We would like to use a company that comes highly recommended by the District. The baseball and softball coaches and teams will be responsible for keeping the facility cleaned and maintained.</p> <p>This will be placed directly behind the right centerfield fence approximately 40 feet out. The quote that we received from Argo Building Systems was \$34,357.00 for the steel building only (please see attached). We are estimating the additional labor, electric and material to be approximately \$25,000.</p> <p>The space will be shared by both softball and baseball teams at Thomas Nelson High School. Much like gym space, there will be schedule set in place for teams to alternate usage of the facility. We will use our “shared Google calendar” for putting those times in place. This will ensure that we are Title IX compliant among that space specifically.</p>			
<u>Educational Objective:</u>	<p>Our goal is provide the same opportunities for both softball and baseball teams so that they may improve their hitting capabilities. Our athletic department vision as a whole is to increase participation among all levels in high school athletics. If our teams achieve success by improving both on offense and defense, then it’s more fun for them to participate. The more they are involved in extracurricular activities, the more support they have academically, thus the more success they have in their college and career endeavors.</p>			

<u>Project Cost Estimate:</u>	\$60,000 total Steel Building = \$35,000 Labor = \$10,000 Concrete = \$10,000 Electric = \$5,000	<u>Funding Source:</u> Baseball and Softball to pay it off within 2 years.	Baseball and Softball will be fundraising for this project. <u>September 2013 – September 2014:</u> <ul style="list-style-type: none"> • Golf Scramble \$1100 • Zero Turn Mower Raffle \$6000 • Pie Sales \$3000 • Hosting Spring Break Tournament \$3500 • Oaks and Derby \$6000 • Hosting Perfect Game summer and fall baseball tournaments \$7000 <u>Year One:</u> \$26,000 <u>Year Two:</u> \$26,000 <u>Total:</u> \$53,200 <u>Current Funds Available (9.30.13):</u> Baseball: \$7,012.29 Softball: \$1,564.53
Principal's signature:	<i>Wes Bradley</i>	Date:	<i>9-30-13</i>
School Director's signature:	<i>Sarah Hermond</i>	Date:	<i>9-30-13</i>
PSS Director signature:	<i>Todd Sondus</i>	Date:	<i>9-30-2013</i>
PSS Coordinator:		Date:	

Project Status Recommendation:

Approved:		Disapproved:	
Date:	Signature:		
		Yes	No
Funding Source			Comments
Board Agenda required			
Ky Dept. Of Ed – BG Form			
Building Codes and Regulations			
Prioritized Work (Preventive Maintenance Schedule)			
Continuing Maintenance			
Archive Update of Drawings/Blueprints			
Safety & Liability review			
Divisional Impact or Concern			

Copy to:	Maintenance:	Operations:	Transportation:	
Warehouse:	Food Services:		Risk/Safety:	Energy:
Construction Mgmt:			Project Coordinator:	

Toll Free: 800-241-8339
In Georgia: 770-447-1928



Sales Fax: 770-662-5053
Customer Service Fax: 770-368-1969

BUILDING SYSTEMS, INC.
3300 Holcomb Bridge Rd., Suite 201
Norcross, Georgia 30092

Quote #: 52109
Quote Date: 07/29/2013
Good Thru: 08/31/2013

Purchaser: SCHOOL
Primary Contact: BRIAN COFFMAN
Address: TBD

Phone: (502) 775-9219
Cell: _____
Fax: _____
E-mail: brian.coffman@jefferson.kyschools.us

Date: 7/29/13
Sales Rep: ADAM POSEY
Building #: 1 of 1

City: BARDSTOWN County: NELSON State: KY Zip: 40004

CUSTOMER IS HEREBY PRESENTED A PROPOSED CONTRACT FOR THE STEEL BUILDING BELOW:

Width: 60 Length: 100 Eave Height: 16
Code: KY 2007 Snow Load: 15 Wind Load: 90 EX B
Building Profile: GABLE CLEAR SPAN Column Type: STANDARD Girt Condition: STANDARD
Bay Spacing: 4@25 Roof Pitch: 1:12 Roof Type: 26 ga pbr
Roof Color: CHOICE Wall Color: CHOICE Trim Color: CHOICE

Special Specifications: _____

Anchor Bolt Drawings; Stamped Certified Drawings: State Of KY

LABOR IS NOT INCLUDED IN MATERIAL TOTAL BELOW: \$12,700.00 LABOR BY OTHERS.

ACCESSORIES FOR BUILDING		BASE PRICE:	\$28,480.00
QUANTITY	DESCRIPTION	ADD'L PRICE	
2	Walk in Door Size: 3070 COMPLETE W/ WEATHERSTRIP	INCL	
	Walk in Door Size:		
	Ventilator:		
ROOF & WALLS	Sq Ft of Insulation Thickness: 3" Backing: WHITE VINYL REINFORCED	\$4,033.00	
	Windows Type: Size:		
	Light Panel: Size:		
1	Large Door Type: ROLL UP WITH TOP DRAFT STO Size: 8 X 8	\$552.00	
	Size:		
	Size:		
1	Framed Openings: Size: 8 X 8 INCL TRIM	INCL	
	Size:		
	Size:		
200 LF	Eave Condition: GUTTER AND DOWNSPOUTS	\$1,292.00	
	Fasteners: LONG LIFE Base Option: BASE ANGLE W/TRIM	INCL	
	Louvers:		
	Other: 1# COL. LOAD FOR MISC ELEC.	INCL	
	Other:		
	Components:		
25 % of Contract Price Due Upon Acceptance: \$8,589.00		BUILDING & ACCESSORIES SUBTOTAL:	\$34,357.00
Balance due in Cashiers Check Prior to Unloading: \$25,768.00		FREIGHT:	INCL
Special Instructions: _____		OTHER: _____	
		TOTAL:	\$34,357.00

Estimated Delivery: 6-8 Weeks

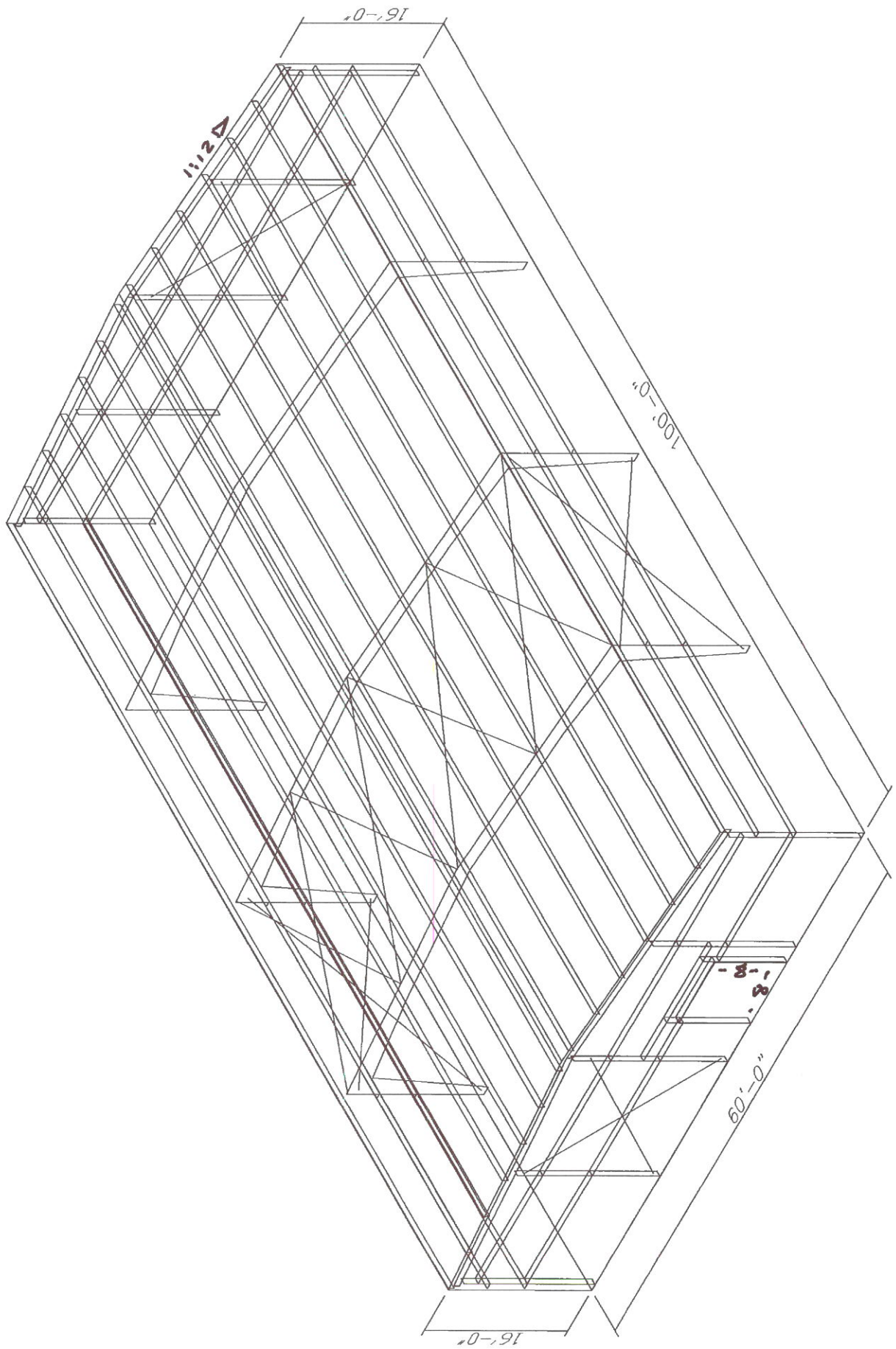
Accepted by Purchaser this the _____ day of _____ 2013

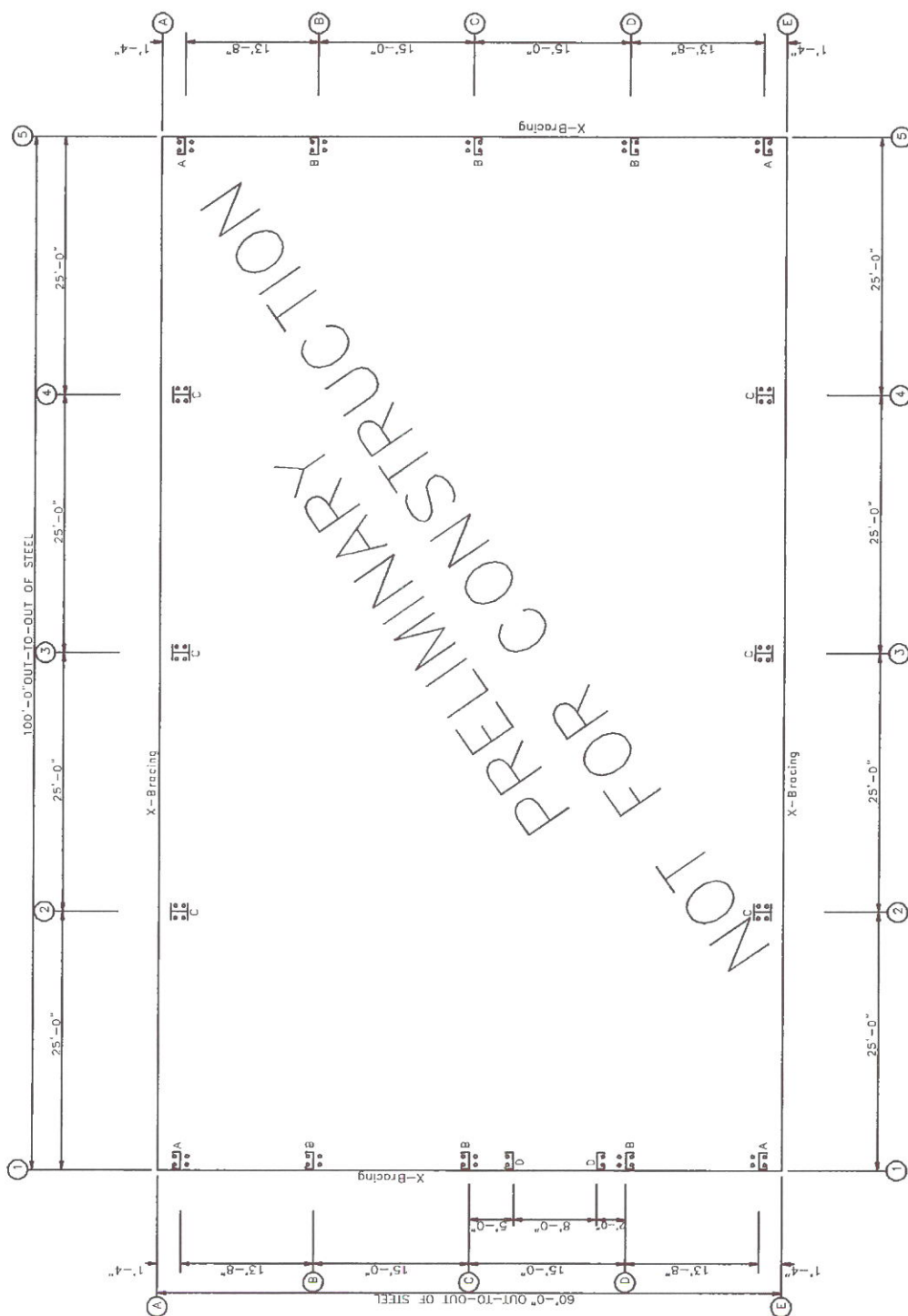
X

Approved and Accepted by Arco Building Systems

Title

_____ day of _____ 2013

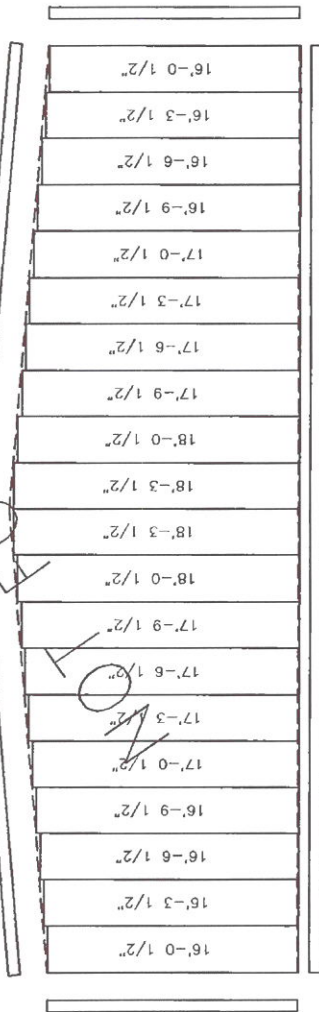
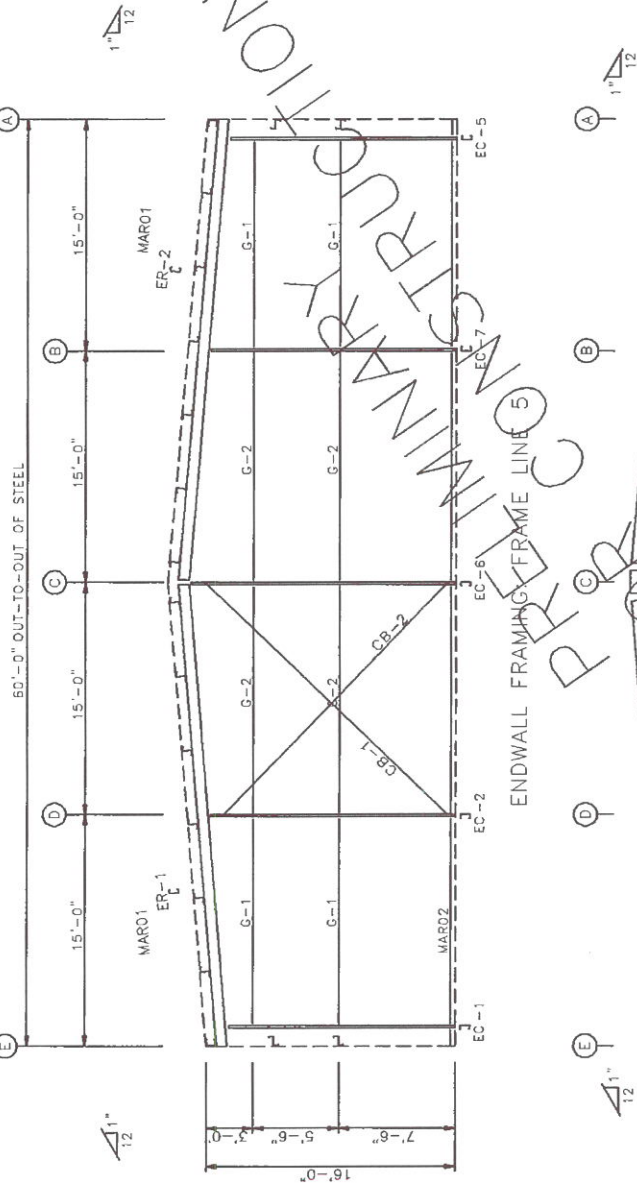




ANCHOR BOLT PLAN

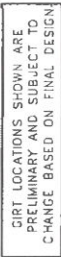
ARCO BUILDING SYSTEMS
briancoffman
Customer Name
Project Name
Jobsite Address
40004

BOLT TABLE		
FRAME LINE	5	
LOCATION		QUAN TYPE DIA LENGTH
ER-1/ER-2	4	A325 1/2" 2"
Columns/Ref	6	A325 1/2" 2"



ENDWALL SHEETING & TRIM: FRAME LINE 5
 PANELS: 26 Ga. CW - Undefined color C

ARCO BUILDING SYSTEMS
 brucehoffman
 Customer Name
 Project Name
 Job Site Address
 48004



ARCO BUILDING SYSTEMS
briancoffman
Customer Name
Project Name
Jobsite Address
40004



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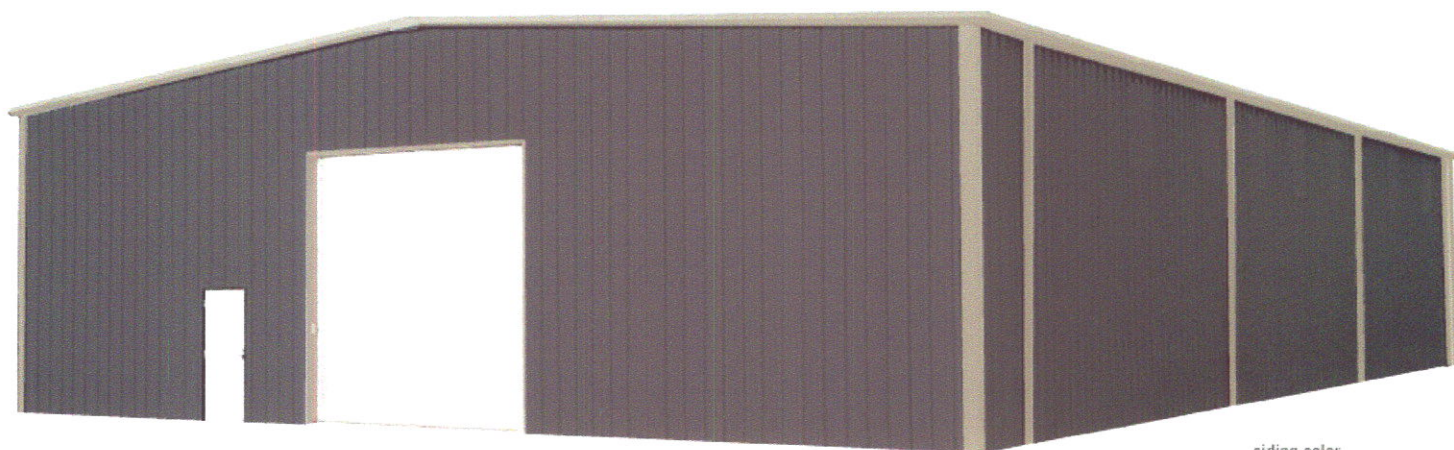
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Commercial / Industrial Series Color Chart



siding color

GALLERY BLUE

trim color

ASH GRAY

COLOR PICKER

Click on siding and trim color squares to design the perfect color combination for your building!

siding



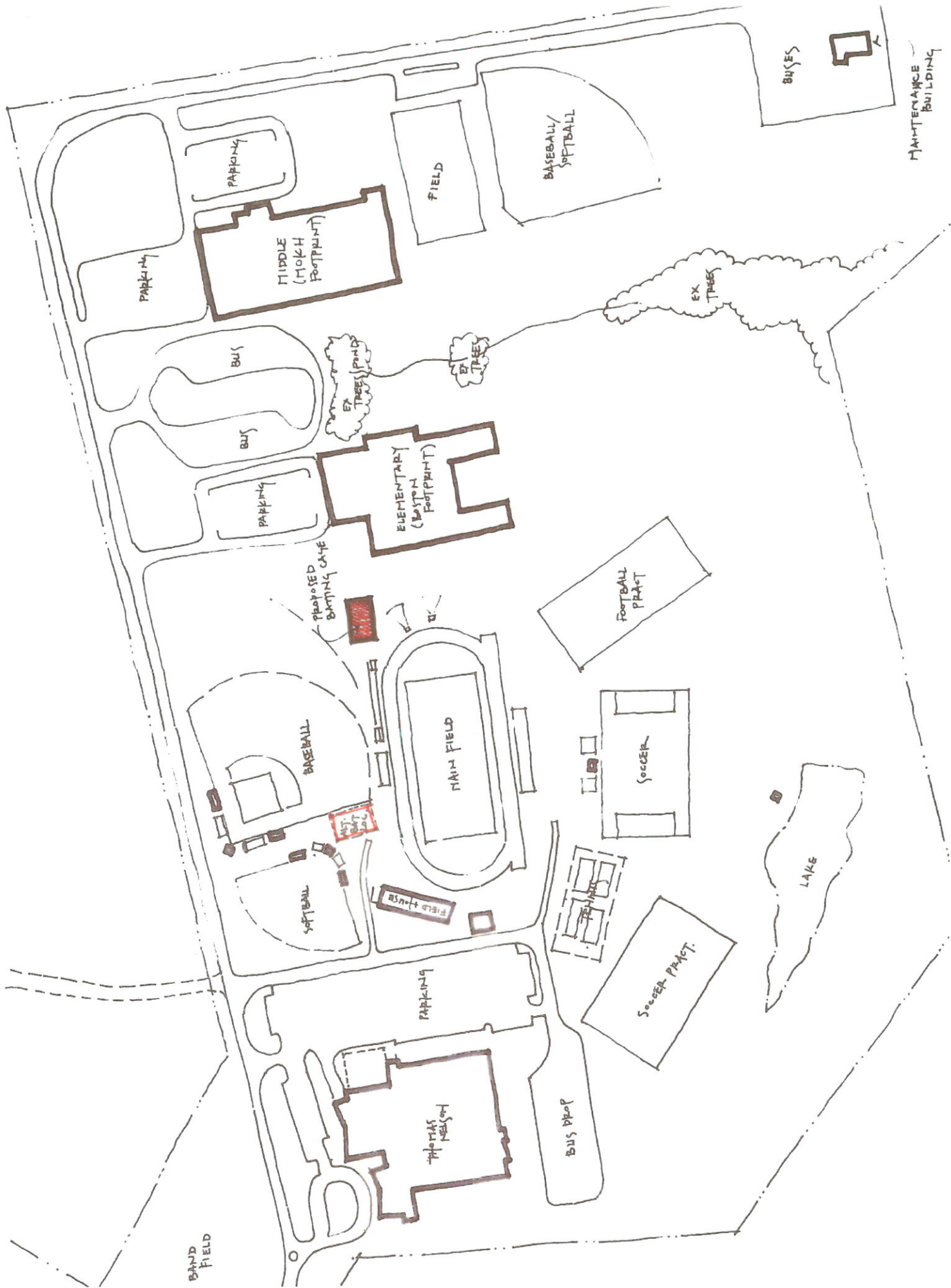
trim



(Colors indicated may vary due to different computer monitors. For reference only.)

20 year limited manufacturer's warranty available upon written request except for Crimson Red (10 year limited warranty). For warranty information outside the continental United States, please inquire. *Polar White is a non-siliconized polyester.

- Not all colors available from all shipping points.
- All products available in smooth finish. Consult ARCO for embossed finish pricing and availability.
- Heavier gauges, narrower widths, striations and embossing minimize oil canning.
- 20 year limited warranty available upon written request. For warranty information outside the continental United States, please inquire.
- All colors approximate actual finish colors as accurately as possible. Actual color may vary slightly.
- Colony Green has been discontinued



9 October 2013

Mr Tim Hockensmith
Chief Operating Officer
Nelson County Schools
288 Wildcat Lane
Bardstown KY 40004



Re: Nelson County Schools
Services for Design/Approval of a Batting Cage
Thomas Nelson High School

Dear Mr Hockensmith,

Studio Kremer Architects Inc is very pleased to present this proposal for facilitation of construction of a batting cage structure at Thomas Nelson High School. This proposal is for architectural and minor structural, electrical, and plumbing services associated with the work and for coordination with the Kentucky Department of Education's facilities requirements.

I have verified what the Kentucky Department of Education will require for this project. First, because the facility is valued at over \$25,000, the construction work will have to be competitively bid. For Studio Kremer that means that we will be required to provide a narrative and specification describing structural and life safety requirements, a foundation/footing/slab plan, and basic architectural, electrical, and plumbing drawings.

Services to be provided:

- Architectural: My understanding is that we will only do the documentation necessary to facilitate a simple pre-engineered structure like the example shared with me. The package we've reviewed does not indicate footing, foundation, or slab is included in the metal structure package, so we will document the work required to bid and construct these. We will include any work necessary to meet Kentucky Department of Education requirements, code requirements, and any other life safety considerations.

We will also provide a site plan. If no explicit sidewalk, drive, or other site improvements are necessary, we do not anticipate using a civil engineer for this work.

Fee for this architectural work: If we draw the structural drawings (which would reduce the structural cost), this work will be \$3,800. If the structural engineer engaged draws their own drawings (included in Slesser's number below), the architectural work will be only \$3,000.

- Structural: We have a proposal for \$6,500 from Carl Slesser. I've got another query out for a proposal from the structural engineer who did the Central Office, but don't have his information yet. We'll see if it's more competitive.
- Electrical & Plumbing: Estu Inc, a small MEP consultant with whom we work regularly, will provide information necessary for bidding/installation of all code-required power and systems, including lighting, and provide information necessary to get rough-ins for future plumbing as you described for \$4,160.

studio kremer architects

Considerations:

There will be no heating and air or ventilation in the building, so no design fee for this work has been included. If it is necessary to add any heating, air, or ventilation, additional services can be provided on an hourly basis. As you requested, we will ask the electrical engineer to provide enough service for future shop heaters.

There will be no added finishes, independent window or door systems, or other systems added to the structure other than those described in this letter. No design fee or service fee for this work has been included.

We have also not included any Bidding/Negotiation or Construction Administration services. For this simple building these may not be necessary. If it is determined that they are, Studio Kremer Architects will provide services on an hourly basis at a rate of \$100/hour.

We should have sufficient geotechnical information from the construction of the press boxes and dugouts in this area, so we do not believe that contracting for that work would be required. If it is, we will help facilitate the work, but it would have to be performed by a geotechnical consultant.

Because this building is on a school campus and is for student use, it does fall under the code requirements for an architect and engineer. This also means that you will be required to contract for independent structural testing and inspection services by an independent third party. Even though we are not likely to be involved in construction, we will help you get proposals and select a consultant for this work.

Any necessary travel costs are included in the total fee. The only reimbursable will be the actual cost of reproduction of drawings, if we pay for any. If handled through GBA, we can have most of them invoiced directly to you.

We are assuming that, as in the past, the district will pay any code review/approval fees directly.

If you are in agreement with the proposal as described, this letter can serve as our agreement for services. Please sign one copy and return it to me while retaining the second copy for your records. I will provide you with updated information regarding structural engineering services, at which point we can replace this proposal or attach an addendum.

We are looking forward to working with Nelson County Schools to realize this project for Generals baseball and softball!

Thank you.

Sincerely,
Studio Kremer Architects


Steven R. Ward AIA
Architect/Partner

Accepted

Date

cc: Scott Kremer
Herb Shulhafer