

APPROVAL OF REVISED BG-1 PROJECT APPLICATION
FOR RADON REMEDIATION
AT LOCUST TRACE AGRISCIENCE CENTER
BG 15-152

BACKGROUND: Construction of the Locust Trace Agriscience Center was completed and occupied in August 2011. The building was designed to perform as a net zero energy user and has met that goal. The HVAC system was designed to provide cooling in offices and classrooms, but large instructional lab areas were designed with overhead doors to the exterior and with mechanical ventilation and cold-weather heating only. The ventilation system uses carbon dioxide sensors to activate the make-up air units that supply outside fresh air. By design, the system responds to changes in building occupancy throughout the day and night, but the make-up air units are rarely activated. This results in the building being under negative pressure at least 90% of the time.

Through a year-long radon screening using APPHA tracks, the levels of radon were found to average above the 4 picocurie per liter that the Environmental Protection Agency (EPA) recommends for indoor air quality. As a result of this testing, FCPS has installed a mitigation system in a portion of the building resulting in some improvement. However, significant areas of the building remain above the EPA recommendation of 4 picocurie per liter. Temporarily, overriding the HVAC system controls to pump outside fresh air into the building around the clock produces positive pressure and reduces the radon levels to EPA recommended levels. But, this method of mitigation defeats the design and operational intent of a net zero building, increasing the energy usage by approximately 20%. FCPS plans to complete the radon mitigation system during Winter Break.

In accordance with KRS 45A.380, on November 19, 2014, the Superintendent has declared this project to be an emergency in nature. The concern for the health, safety and welfare for the students, faculty and staff requires FCPS to move forward quickly to complete the radon mitigation system installation and to provide the indoor air quality recommended by the EPA during Winter Break.

This modification of a building system requires a BG-1 Project Application. Tate Hill Jacobs Architects was the design consultant for the original construction and has agreed to assist. A cost estimate as indicated below has been provided for use in preparing the BG-1. The work is planned to start and complete during the Winter Break (December 20, 2014 through January 4, 2015). The project design work will begin immediately. At this time the Board's approval is requested to allow this project to move forward.

PROPOSAL: Based on the rationale above, a revision to the BG-1 Project Application is required as follows:

	Initial BG-1 Total (12/14)	Proposed Revision BG-1
Total Construction Cost:	\$35,000	\$65,000
Architect/Engineer Fee:	\$4,025	\$2,000
Contingencies:	\$1,750	\$3,250
Industrial Hygienist Consultation:	\$5,000	\$8,000
Printing & Miscellaneous:	\$1,000	\$1,000
Total Estimated Cost:	\$46,775	\$79,250

FUNDING SOURCE:

<u>Fund</u>	<u>Org. Code</u>	<u>Object Code</u>
General Fund	0011072	0529

STAFF CONTACT: Mary Wright, Chief Operating Officer, 381-4165

REFERENCE: Board Policy 01.1 – General Powers and Duties of Board

January 26, 2015

RECOMMENDATION: A motion is in order to:

“Approve a revised BG-1 Project Application for the for the radon remediation project Locust Trace Agriscience Center in the amount of \$79,250 (Seventy-nine Thousand, Two Hundred Fifty Dollars), subject to the approval of the Kentucky Department of Education, District Facilities Branch, per the provisions of 702 KAR 4:160.”

On a motion by _____, and seconded by _____, the Board approved a revised BG-1 Project Application for the for the radon remediation project Locust Trace Agriscience Center in the amount of \$79,250 (Seventy-nine Thousand, Two Hundred Fifty Dollars), subject to the approval of the Kentucky Department of Education, District Facilities Branch, per the provisions of 702 KAR 4:160.

John Price, Chair

Marlene Helm, Interim Superintendent