

**APPROVAL OF BID, INTERIM AND PROPOSED CONTRACTS,  
AND A REVISION TO THE BG-1 PROJECT APPLICATION  
FOR THE CONSTRUCTION OF THE NEW ELEMENTARY SCHOOL  
NORTH OF I-75/1281 DEER HAVEN LANE  
(INTERSECTION OF POLO CLUB BOULEVARD  
& PASSAGE MOUND WAY)  
BG 14-120**

**BACKGROUND AND RATIONALE:** The construction of a new 650-student elementary school to be located on 15 acres north of I-75 at 1281 Deer Haven Lane is listed as priority 1a.4 on FCPS's 2013 District Facility Plan. Moody-Nolan Architects produced final Construction Documents for bidding describing the construction of a new building totaling approximately 73,000 SF to serve 650 students. The program is consistent with other recent FCPS elementary school projects. The project is planned to start construction around April 1, 2015. Final completion is planned for August 2016. On Wednesday, February 11, 2015, five (5) general contractors submitted proposals on a base bid and eight (8) alternate bids. The results of the bidding are as follows:

<b>BIDDER</b>		<b>BASE BID</b>	<b>Alternate Bid Nos. 1 through 8</b>	<b>BASE BID plus Nos. 1 through 8</b>
1	Griggs Enterprises	\$14,649,000	\$331,350	\$14,980,350
2	Rising Sun Developing, Inc.	\$14,800,000	\$318,808	\$15,118,808
3	Marrillia Design & Construction	\$14,867,900	\$281,173	\$15,149,073
4	D.W. Wilburn, Inc.	\$15,190,000	\$380,000	\$15,570,000
5	Monarch Construction	\$16,287,000	\$339,600	\$16,626,600

Alternate #1= Hardware Manufacturer; Alternate #2=Plastic Laminate Casework; Alternate #3=HVAC Manufacturer; Alternate #4=Security System Manufacturer; Alternate #5= Fire Alarm Manufacturer; Alternate #6=PA System Manufacturer; Alternate #7=Food Service Equipment Manufacturer; Alternate #8=Terrazzo Flooring in Corridors

**PROPOSAL:** Based on the review of these proposals, the FCPS staff and the design consultants recommend acceptance of the base bid of \$14,649,000, plus Alternates 1 through 8 for \$331,350. This would bring the value of the proposed total general construction contract with Griggs Enterprises to \$14,980,350. (An existing separate price contract with U.S. Specialties, a KEDC vendor, will not be needed for FCPS to purchase the higher quality plastic laminate casework for this project only as Griggs Enterprises was able to include the preferred items in the apparent low-bid for \$1,895 less than available as a direct purchase by FCPS. This allows acceptance of Alternate 2.) The FCPS staff and the design consultants recommend approval of the proposed contract and revised BG-1. Upon the Board's approval, these documents will be submitted to the KDE District Facilities Branch for review and approval. Approval will allow the award of a contract and construction of the New Elementary School North of I-75 (at the intersection of Polo Club Boulevard and Passage Mound Way) to commence with minimal delay. An interim contract will be required until bond proceeds are available. Based on this recommendation, a revision to the BG-1 is required as follows:

	<b>Original BG-1 Total (12/13)</b>	<b>Proposed BG-1 Revision Total</b>
Total Construction Cost:	\$14,563,500	\$14,980,350
Architect/Engineer Fee:	\$729,236	\$832,848
Bond Discount:	\$328,540	\$357,855
Fiscal Agent Fee:	\$106,829	\$66,270
Contingencies:	\$728,175	\$749,018
Site Acquisition:	\$1,203,010	\$1,203,010
Furnishings/Equipment:	\$865,000	\$745,188
Furnishings/Computers:	\$175,000	\$204,540
HVAC Balancing:	\$7,500	\$7,206
Technology Network Systems (KETS), telephone, etc.:	\$70,000	\$136,600
Surveys, Printing, etc.:	\$60,000	\$62,000
Special Inspections:	\$75,281	\$93,627
Commissioning:	\$0	\$40,000
<b>Total Estimated Cost:</b>	<b>\$18,912,071</b>	<b>\$19,478,511</b>
<b><u>FUNDING SOURCE:</u></b>		

February 23, 2015

<u>Fund</u>	<u>Org. Code</u>	<u>Object Code</u>	<u>Balance</u>
General Fund	9201407	0710 CFWD	\$1,090,010
Donated Property			\$113,000
Capital Outlay	0003113	0910	\$500,000
Local Bond	360	5110	\$17,775,501

**STAFF CONTACT:** William R. Wallace, AIA, Director, Facility Design & Construction @ 381.3824

**REFERENCE:** 702 KAR 4:160

**RECOMMENDATION:** A motion is in order to:

“Accept the base bid with Alternates 1 through 8, as submitted by Griggs Enterprises, approve the interim contract in the amount of \$2,500,000 (Two Million, Five Hundred Thousand Dollars) and the proposed contract in the amount of \$14,980,350 (Fourteen Million, Nine Hundred Eighty Thousand, Three Hundred and Fifty Dollars), and approve a revision to the BG-1 Project Application for a total of \$19,478,511 (Nineteen Million, Four Hundred Seventy-eight Thousand, Five Hundred and Eleven Dollars), for the construction of the New Elementary School North of I-75 (at the intersection of Polo Club Boulevard and Passage Mound Way), 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 accepts the base bid with Alternates 1 through 8, as submitted by Griggs Enterprises, approve the interim contract in the amount of \$2,500,000 (Two Million, Five Hundred Thousand Dollars) and the proposed contract in the amount of \$14,980,350 (Fourteen Million, Nine Hundred Eighty Thousand, Three Hundred and Fifty Dollars), and approve a revision to the BG-1 Project Application for a total of \$19,478,511 (Nineteen Million, Four Hundred Seventy-eight Thousand, Five Hundred and Eleven Dollars), for the construction of the New Elementary School North of I-75 (at the intersection of Polo Club Boulevard and Passage Mound Way), subject to the approval of the Kentucky Department of Education, District Facilities Branch, per the provisions of 702 KAR 4:160.

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John Price, Chair

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Marlene Helm, Interim Superintendent