

**APPROVAL OF BID, INTERIM AND PROPOSED CONTRACTS,  
AND A REVISION TO THE BG-1 PROJECT APPLICATION  
FOR THE CONSTRUCTION OF THE  
NEW HIGH SCHOOL ON WINCHESTER ROAD  
(2000 WINCHESTER ROAD)  
BG 14-159**

**BACKGROUND AND RATIONALE:** The construction of a new high school to be located on 65 acres at 2000 Winchester Road (formerly 1970 Winchester Road) is listed as priority 1a.5 on FCPS's 2013 District Facility Plan. Tate Hill Jacobs Architects produced final Construction Documents for bidding describing the construction of a new building totaling approximately 285,790 SF to serve 1,800 students. The 21<sup>st</sup> Century high school program was developed during a series of Building Committee meetings attended by FCPS instructional and administrative leadership, and refined in small group meetings where teachers provided direction related to collaborative teaching and project-based subject matter. The program is consistent with recent new high school projects across the nation and provides new building space that functions and supports current FCPS enrollment growth. The project is planned to start construction around June, 2015. Final completion is planned for August 2017. On Thursday, May 7, 2015, three (3) general contractors submitted proposals on a base bid and nine (9) alternate bids. The results of the bidding are as follows:

<b>BIDDER</b>		<b>BASE BID</b>	<b>Alternate Bid Nos. 1, 4, 5, 6, 8 &amp; 9</b>	<b>BASE BID plus Nos. 1, 4, 5, 6, 8 &amp; 9</b>
1	D.W. Wilburn, Inc.	\$59,100,000	\$2,944,000	\$62,044,000
2	Monarch Construction	\$62,747,000	\$3,173,000	\$65,920,000
3	Denark Construction	\$61,900,000	\$4,074,000	\$65,974,000

Alternate #1=Hardware Manufacturer; Alternate #2=Plastic Laminate Casework; Alternate #3=Wood Casework;  
Alternate #4=Terrazzo Flooring; Alternate #5=Food Service Equipment; Alternate #6=Lower Site Work; Alternate #7= Electric/PV Array;  
Alternate #8=HVAC/Diakin; Alternate #9=Security System Manufacturer

**PROPOSAL:** Based on the review of these proposals, the FCPS staff and the design consultants recommend acceptance of the base bid of \$51,900,000, plus Alternates 1, 4, 5, 6, 8 and 9 for \$2,944,000. This would bring the value of the proposed total general construction contract with D.W. Wilburn, Inc. to \$62,044,000. (An existing separate price contract with U.S. Specialties, a KEDC vendor, allows FCPS to purchase the higher quality plastic laminate (\$440,200) and wood casework (\$614,800) for the project for a total of \$1,055,000. This eliminates the need to accept Alternates 2 and 3. 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 High School North on Winchester Road 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>Revised BG-1 Total (11/14)</b>	<b>Proposed BG-1 Revision Total</b>
Total Construction Cost:	\$62,957,250	\$62,044,000
Architect/Engineer Fee:	\$2,863,575	\$3,160,014
Bond Discount:	\$1,391,392	\$748,679
Fiscal Agent Fee:	\$256,854	\$249,886
Contingencies:	\$3,147,863	\$3,102,200
Site Acquisition:	\$7,475,000	\$7,494,072.50
Furnishings/Equipment:	\$2,225,000	\$2,925,000
Furnishings/Computers:	\$375,000	\$858,450
HVAC Balancing:	\$20,000	\$90,000
Technology Network Systems (KETS), telephone, etc.:	\$75,000	\$125,000
Surveys, Printing, etc.:	\$75,000	\$126,620
Special Inspections:	\$294,422	\$387,775

May 26, 2015

Fundamental Commissioning:	\$0	\$200,000
<b>Total Estimated Cost:</b>	<b>\$75,810,814</b>	<b>\$81,511,696.50</b>

**FUNDING SOURCE:**

<u>Fund</u>	<u>Org. Code</u>	<u>Object Code</u>	<u>Balance</u>
Construction Fund Residuals	36	5210	\$4,464,185.33
Capital Outlay SFCC escrow 2013	31	8738	\$1.34
Capital Outlay Future Construction 2014	31	8735	\$27,417.67
Capital Outlay Construction	0003112	0450	\$712,761.00
Building Fund SFCC escrow 2013	32	8738	\$2,407,487.36
Building Fund Future Construction 2014	32	8735	\$996,840.20
Building Fund Contingency	0003212	0840	\$1,200,119.00
Local FSPK and SFCC bond	360	5110	\$62,046,208.00
Bond Premium	360	5120	9,656,676.60

**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, 4, 5, 6, 8 and 9, as submitted by D.W. Wilburn, Inc., 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 \$62,044,000 (Sixty-two Million, Forty-four Thousand, and approve a revision to the BG-1 Project Application for a total of \$81,511,696.50 (Eighty-one Million, Five Hundred Eleven Thousand, Six Hundred Ninety-six Dollars and Fifty Cents), for the construction of the New High School on Winchester Road, 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, 4, 5, 6, 8 and 9, as submitted by D.W. Wilburn, Inc., 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 \$62,044,000 (Sixty-two Million, Forty-four Thousand, and approve a revision to the BG-1 Project Application for a total of \$81,511,696.50 (Eighty-one Million, Five Hundred Eleven Thousand, Six Hundred Ninety-six Dollars and Fifty Cents), for the construction of the New High School on Winchester Road, 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, Acting Superintendent

May 26, 2015