

ROBERT EHMET HAYES & ASSOCIATES, PLLC

2512 DIXIE HIGHWAY, COVINGTON (Ft. Mitchell), KENTUCKY 41017-3094

ARCHITECTS

859-331-3121

Fax: 859-331-3332

reh@reharchitects.com

www.reharchitects.com

ROBERT EHMET HAYES (1961-2009)

R. EHMET HAYES

JOSEPH AHRENS HAYES

MICHAEL BRENT BISHOP

RYAN THOMAS FICKE

NOAH C. ONKST

October 4, 2018

VIA EMAIL and HAND DELIVERY

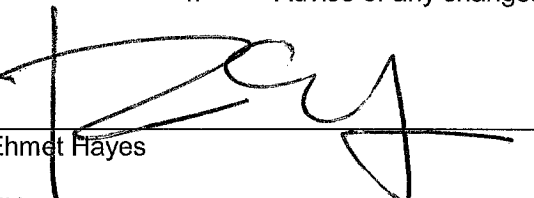
To: Mr. Greg Duty, Superintendent
Southgate Independent Schools

RE: Southgate Public School – Renovations
BG #19-033 / REH #350-1217

- Enclosures:
1. One copy of the Design Development Drawings, dated October 4, 2018.
 2. Two copies of associated BG-2 and BG-3, both dated October 4, 2018

Action

- Required:
1. Obtain Board approval of the Design Development Drawings, BG-2 and BG-3.
 2. Execute the BG-2 and BG-3 forms,
 3. Retain one copy of each for your file and return the others to our office. Upon receipt, we will upload to KDE for their approval along with the Design Development Drawings.
 4. Advise of any changes to be made.



Ehmet Hayes

EH:aes

District Name: Southgate Independent District Code: 537 Facility Name: Southgate Public School School Code: 010
Project Name: Renovations REH Project #350-1217 Date: 5/12/16 10-4-18

PROJECT TYPE: Yes No Gross Building Area (sf.)
New Building ☐ ☐
Addition ☒ ☐
Renovation ☒ ☐ 34,870 (entire building and mobiles)

Provisions for Future Expansion: _____

Proposed Alternates: (1) To be determined
(2) _____
(3) _____

Describe special conditions, phasing of project and alternates, attach a supplemental sheet, if needed.

BUILDING CONSTRUCTION CHARACTERISTICS:

Description of Building Structure:

Foundation: Concrete

Exterior Walls: Load bearing masonry

Roof Structure: Steel deck on steel joists and assumed wood in original building

ENERGY EFFICIENT DESIGN (KRS 157.450 and KRS 157.455):

_____ Energy Consumption "Existing" (kBtu/sf/yr)

_____ Energy Consumption Target (kBtu/sf/yr)

YES NO
☐ ☒ LEED Certified Other: _____
☐ ☒ Designed to meet Energy Star
☐ ☒ Exceeds ASHRAE 90.1(2007) by 10% (Minimum)
☐ ☒ Whole Building Life Cycle Cost Analysis Demonstrating Cost Effective Design

Life Cycle Cost Analysis Software Used: _____

If not yes to one or more of the above, explain why. LEED is not in budget and not feasible on this renovation.

☐ ☒ Designed to be Net-Zero
☐ ☒ Designed to be Net-Zero Ready

Energy Efficient Design Features (See List Page 4, or Use Drop Down List):

East / West Building Orientation ☐ YES ☐ NO

Gross Exterior Wall Area (sf): _____ Avg. Exterior Wall R-Value: _____

Gross Window / Door Area (sf): _____ Avg. Window/Door R-Value: _____

Gross Roof Area (sf): _____ Avg. Roof R-Value: _____

Exterior Wall Type: _____ Other: _____

Roofing Type: _____ Other: _____

HVAC System Type: VFR and RTU's Other: _____

Classroom Lighting: N/A Other: _____

Active Daylighting: N/A Other: _____

Passive Daylighting: N/A Other: _____

On Site Energy Generation: N/A Other: _____

Project: **Southgate Public School - Renovations**

REH Project #350-1217

Date: 10/1/18

Air Purification Systems : YES ☐ NO ☒

Gray Water System : YES ☐ NO ☒

Low Water Use Fixtures : YES ☐ NO ☒

Other: _____

PLUMBING:

Type of Sewage Disposal: _____

HEATING, VENTILATION AND AIR CONDITIONING:

Heating Only: _____ Heating & Mechanical: _____ HVAC: X A/C Only: _____
Ventilation Only

Fuel Source/Backup (if applicable): _____

ELECTRICAL:

Source of Electric Power: <u>Utility</u>	Lighting Intensity (fc.):
Voltage Serving Facility: <u>120/208 3 Phase</u>	Std. Classrooms <u>N/A</u>
Number of Convenience Outlets:	Library/Media Ctr _____
Classrooms <u>N/A</u>	Science Lab _____
Library/Media Center <u>N/A</u>	Science Ctrm _____
Business Ed <u>N/A</u>	Band/Music _____
Family & Consumer Science <u>N/A</u>	Business Ed _____
Camera System: <u>N/A</u>	Shops _____
	Corridors _____
	Stairways _____
	Cafeteria _____
	Pre-School Ctrm _____
	Art Classroom _____
	Gymnasium <u>↓</u>

SPECIAL EQUIPMENT:

System	Conduit Only	Conduit & Wiring	Complete with Equipment
Bell	<u>N/A</u>	_____	_____
Clock	_____	_____	_____
Fire Alarm	_____	_____	_____
Intercom	_____	_____	_____
Telephone	_____	_____	_____
Television	_____	_____	_____
Computer	_____	_____	_____
Wireless Network	_____	_____	_____
Interactive White bd	_____	_____	_____
Voice Amplification <u>↓</u>	_____	_____	_____

FIXED EQUIPMENT:

Teacher Cabinet _____	Custodial Room Shelves _____
Student Lockers <u>xx</u>	Science Laboratories _____
Folding Bleachers _____	Family & Consumer Sci _____
Library Furnishings _____	Other _____
Dry Food Shelves _____	Other _____

Project: Southgate Public School - Renovations

REH Project #350-1217

Date: 10/1/18

INTERIOR FINISH SCHEDULE:

AREA	FLOOR	WAINSCOT	WALLS	CEILING
General Office				
Corridors	Carpet	N/A	Drywall & existing plaster	Acoustic & existing tin
Custodial				
Kitchen				
Cafeteria				
Gym				
Showers/Locker				
Toilets				
Library/Media Cntr				
Classrooms				
Music				
Art				
Science				
FMD				
OTHER AREAS				

Miscellaneous Project Specific Features:

Kentucky Registered Architect:

Signature
Robert Ehmet Hayes & Associates, PLLC

Date: 10-4-18

Kentucky Registered Engineer:

Signature
KLH Engineers, PSC

Date: 9-27-18

Board Designee or Superintendent:

Signature
Southgate Independent Board of Education

Date: _____

Energy Efficient Design Features Lists

Exterior Wall Type

- A - face brick, captured air space, board insulation and waterproof CMU
- B - face brick, captured air space, sprayed insulation on CMU
- C - face brick, captured air space, sheathing over metal insulated stud system, interior finish system
- D - face brick, ICF poured concrete, interior finish system
- E - other, describe

Roofing Type List

- A - modified bitumen over rigid insulation
- B - EPDM over rigid insulation
- C - plastic single ply over rigid insulation
- D - metal roofing over nailable deck with insulation
- E - asphalt shingle roofing over nailable deck with insulation
- F - other, describe

HVAC System Type List

- A - two pipe unit ventilator system
- B - water source heat pump system with air make up
- C - ground source heat pump system with air make up
- D - hybrid water source heat pump system with boiler/chiller and well field with air make up
- E - variable refrigerant flow (VRF) with air make up
- F - hybrid geothermal/variable refrigerant flow (VRF) with air make up
- G - variable refrigerant volume (VRV) with air make up
- H - hybrid geothermal/variable refrigerant volume (VRV) with air make up
- I - chilled beam system
- J - hybrid chilled beam/geothermal system
- L - other

Classroom Lighting List

- A - T8 fluorescent fixtures
- B - T5 fluorescent fixtures
- C - high energy gas fixtures
- D - low voltage systems
- E - other

Active Daylight System List

- A - classroom fluorescent dimming including dimming switches, ballasts and sensors
- B - occupancy light control sensors
- C - remote sensor bi-level lighting with no fixtures dimming
- D - manual bi-level lighting with no fixture dimming
- E - other
- F - none

Passive Daylight Systems List

- A - upper classroom clerestory lighting with sloped ceiling plane
- B - lower classroom clerestory lighting that does NOT require sloping the ceiling place
- C - exterior light shelves
- D - solar tubes without dimming
- E - solar tubes with internal dimmers
- F - other
- G - none

On Site Energy Generation List

- A - solar water heating
- B - solar electric generation (small units for demonstration or for limited areas)
- C - solar electric generation (to support the entire building's energy needs)
- D - wind generation (small units for demonstration or for limited areas)
- E - wind generation (to support the entire building's energy needs)
- F - other
- G - none

District Name: Southgate Independent District Code: 537 Facility Name: Southgate Public School School Code: 010

Project Name: Renovations REH Project #350-1217 Date: 10/4/18

Project Phase:	Design Development:	<input checked="" type="checkbox"/>	Construction Documents:	<input type="checkbox"/>
1. Site Development	\$			
2. General Construction	\$		160,000	
3. Heating, Ventilation & Air Conditioning	\$		485,500	
4. Plumbing (Include Sprinkler System)	\$			
5. Electrical Work	\$		207,000	
6. Sewage Disposal System	\$			
7. Total Construction Cost (1-6)				852,500
8. Site Acquisition Cost (Purchase Price)	\$			
9. Legal Services Bank and Rating Fee	\$		7,500	
10. Fiscal Agent Fee	\$		6,000	
11. Bond Discount	\$		11,400	
12. Architect/Engineer Fee	\$		77,833	
13. Construction/Manager Fee (if Applicable)	\$			
14. Equipment/Furnishings (Not Fixed)/Computers	\$			
15. Property & Topographic Survey	\$			
16. Geotechnical Survey & Report	\$			
17. Special Inspections	\$		5,000	
18. Asbestos Abatement	\$		10,000	
19. Commissioning Fee	\$		5,000	
20. Plan Review Fee	\$			
21. Printing & Distribution of Bid Docs	\$		750	
22. Contingencies - Minimum 5% of Line 7	\$		42,625	
23. Testing and Balancing	\$		5,000	
24. Total Other Cost (8-23)				171,108
25. TOTAL PROJECT COST (line 7 + line 24)				\$1,023,608

- a. Gross Square Foot Area*
b. Total Cost Per Square Foot
c. Total Cost Per Pupil
d. Gross Sq. Ft. Area of Alternates
* Base Bid Area Only

\$

Kentucky Registered Architect/Engineer:

Date: 10/4/18

Board of Education Designee:

Date: