

August 20, 2020

Greg Dunbar, AIA
 Facilities Branch
 Division of District Support
 Kentucky Department of Education
 300 Sower Blvd., 4th Floor
 Frankfort, KY 40601

Re: 2185 and 2345 Polo Club properties

Dear Mr. Dunbar:

We received a tentative approval letter for a property purchase from KDE specifically in regard to 2185 & 2345 Polo Club properties in Lexington, Kentucky, dated February 18, 2020. We are compiling the required documents needed for final approval per 702 KAR 4:050 - Building sites; inspections, approval. However, based on the requirements listed in this regulation, our acquisition and site development costs appear to exceed 10% of the maximum budget for the two projects that we are currently planning to place on these approximate 47 acres, which requires State Board Approval.

I originally sent a cost to you on 6/12/220. However, I am **revising our cost** below based an amendment to the agreement with the owner of that property, which was approved at a special called board meeting held on 8/19/20. I am also revising the site development cost based on discussions with the landscape architect that helped to evaluate the property. I have included a projected Total Project Cost (TPC) minus the projected Site Development Cost (SDC) below for the elementary school listed as item 1a.5. and the middle school listed as item 1a.3 from the 2017 District Facility Plan (DFP). I have also attached the appraisal and purchase agreement.

Revised 8/20/20

1) Revised Site Acquisition Cost	\$13,265,519	20%
2) Site development (see below)	\$0	0%
3) Schools Total Project cost for each building		
1a5.) Elementary (650 Students) = TPC - SDC =	\$19,603,533	30%
Revised Site Development 9%		
=	\$1,764,318	3%
1a3.) Middle (900 Students) = TPC - SDC =	\$27,963,195	43%
Revised Site Development 10% =	\$2,796,320	4%
Total=	\$65,392,885	100%

Please contact us if further information is needed.

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Board of Education: Stephanie Spires, Chair • Raymond Daniels, Vice Chair • Daryl Love • Christy Morris • Tyler Murphy

Superintendent Emmanuel Caulk

400 Springhill Drive, Lexington, Kentucky 40503 • Phone: 859.381.3826 • www.fcps.net

Sincerely,
Melinda Joseph-Dezarn, AIA
Director, Facility Design & Construction