1830 Destiny Lane, Suite 113
Bowling Green, KY 42104
P: 270.599.0182

April. 7th , 2021

Todd County Public Schools – Misc Upgrades - 2021
Elkton, KY

RE: BG-1 21-060 thru 21-064, Todd County School – Misc Upgrade 2021

Dear Todd County Board of Education,

We received bids on Tuesday April 6th for our school building upgrades (Please see attached Outline Scope of work) and had one General Contractor who bid the project: This General Contractor was GRAF Construction out of Franklin KY (Please see attached Bid Tab).

Total base bid was:
Base Bid: **$6,380,878.23**

Alternates:
We had several alternates to choose for each school. Alternates are setup for picking up desired equipment manufacturers and a scaled back door access controls . If the value is $0, then this equipment was included as base bid, however if additional cost incurred, then there is a $ value for the board to choose from.

Alternate #1:
We desired to have BCS perform the technology package. They were a bidding contractor whom came in as low bidder, thus $0 addition to the projects.

Alternate #2:
Under technology package, school district desired to have Verkada style cameras. This camera package was more expensive than bidding cameras, thus additional $ amount included for each school. Total added to $297,000 to the projects.

Alternate #3:
We desired to have Reliable controls as our HVAC control package. This equipment was our low bidding manufacturer, thus $0 addition to the projects.

Alternate #4:
We desired to have Daikin System as our HVAC equipment manufacturer. This equipment was our low bidding manufacturer, thus $0 addition to the projects.

Alternate #5:
Base bid includes access controls for both exterior of the building and all interior of the building system. This alternate will scale down this access controls to only exterior of the building, as the interior will remain keyed access to each classroom. Please keep in mind as we will be replacing door hardware for Middle School to bring up to ADA code. Cost savings to go this alternate will be a total of $260,310.70

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Total base bid amount came in at $6,380,878.23 or 50% higher than original estimation.

Our view of the this additional cost incurred:

1. Material costs are almost double currently and are not going down in any foreseeable future.

2. Very saturated market as we have a very hard time getting contractors to bid projects. We had 5 general contractors at our pre-bid meeting, however only one chose to bid this project, as they are very afraid of volatile costs, as they are currently picking projects with lower risks with high profits.

3. Very busy summer time as there are just about all school districts having projects in the market.

Our Recommendations:

I totally understand the desire of the district to have multiple bidders as I tried very hard to bring additional general contractors, however I am also tankful to at least have one bidding our work. Our market is going to be very busy next few years as there is a lot of money in the school system and value of money is going down daily. I recommend taking this bid and moving forward with construction, as if we must rebid this project, it will not be any lower for any unforeseeable future.
With this package, we are having very good sub-contractors on board to perform these projects and have vital systems up and running before school's opening in early August.

I am more than glad to answer any questions, please advise with your thoughts and alternates, as we are going ahead to prepare Revised BG-1 for board approval.

During our board meeting next Thursday,
I will be needing TC board of Education to ***make a motion to accept or reject****:*
BG-1 21-060 thru 21-064
Award Contract to GRAF Construction Inc. with total amount of $6,380,878.23.

I am very thankful and pleased to be working with you and look forward to a successful project.

Nami Nahid, PE LEED AP
Sr. Mechanical Engineer
Cell: 270-784-0719
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TODD County Public Schools: 2021 Misc Upgrade Scope of Work

Todd County High School:

1. **HVAC System:**
   - Replace existing 120 Ton Air cooled Chiller
   - Replace Mechanical room Pumps witn new and VFD driven
   - Replace single Boiler with two small high efficiency boilers
   - Replace all original Classroom Fan Coil Units (FCUs)
   - Replace 10 existing Roof top units (RTUs) serving front office / Library / Kitchen areas
   - Replace cafeteria existing FCUs with 2 new Roof top units
   - Upgrade complete HVAC controls
   - Modify Power for above HVAC Upgrade

2. **Plumbing Systems:**
   - Replace all gang bathrooms plumbing fixtures
   - Replace all gang bathrooms toilet partitions

3. **Electrical Systems:**
   - Rework gymnasium lighting system
   - Replace Original Main Power Switch Gear to the building

4. **Other Specific Items / Systems:**
   - Replace complete Fire Alarm System with devices / strobes, etc..
   - Replace complete Public Announcement (PA) system
   - Replace and upgrade camera system for exterior and hallways.
   - Replace Gymnasium Roof.
   - Install Exterior Card Readers for exterior building door entrances
   - Install all new interior Card reader hardware access to classrooms / Primary use areas.
   - Reseal / Restripe / Blacktop at gravel connection to Board
   - Relocate Existing shotput and discus throw location to practice football area.
   - Replace original front indoor to building with doors / etc..

Todd County Middle School:

1. **HVAC System:**
   - Replace Center Section 4-Pipe FCUs.
   - Replace West Wing (Gymnasium) pump with (2) pumps + VFD
   - Upgrade HVAC controls
   - Modify Power for HVAC system Upgrade
   - Replace 2-pipe system in East Wing to 4 pipe and replace associated FCUs

2. **Plumbing Systems:**
   - Replace all gang bathrooms plumbing fixtures
   - Replace all gang bathrooms toilet partitions
   - Replace existing water heater in main mechanical room
   - Replace some water coolers with new filtered bottle filler water fountains to meet KDE requirements

3. **Other Specific Items / Systems:**
   - Replace complete Fire Alarm System with devices / strobes, etc..
   - Replace complete Public Announcement (PA) system
   - Replace and upgrade camera system for exterior and hallways.
   - Parking lot sealing and restriping / Some patching work
   - Install Exterior and Interior Card Readers, Replacing Hardware
   - Gymnasium Acoustical Upgrade

Todd County Elementary Schools (North and South)

1. **Specific Items / Systems:**
    - Incorporate Existing Fire Alarm Systems to our new system. These systems will not be replaced (Both Schools)
    - Replace complete Public Announcement (PA) system (Both Schools)
    - Replace and upgrade camera system for exterior and hallways (Both Schools)
    - Replace Fence at N. Todd Elem School (Playground facing Hwy 181)
    - Replace all parking lot blacktop as needed and restripe. Seal all blacktop where not replaced (Both Schools)
    - North Todd County site Storm Reworking
    - Install Exterior Card Readers, Replacing Hardware (Both Schools)
    - Interior Doors Card Readers, Replacing Hardware (Both Schools)
    - HVAC Control Upgrade to campus system (Both Schools)
    - Installation of GPS air Purifiers for all classrooms (Both Schools)

Horizon Academy

1. **Specific Items / Systems:**
    - Replace and upgrade camera system for exterior and hallways.
    - Seal all blacktop and restripe
    - Install Exterior Card Readers, Replacing Hardware
    - Interior Doors Card Readers, Replacing Hardware

Todd County PS - 2021 Misc upgrade
Bid Opening 4/6/2021 - 2PM

General Contractor	GRAF Construction		
TODD County HS	$3,190,451.08		
Addendums	YES		
Bid Bond	YES		
ALT 1 - BCS If not Base-bid	$0.00		
ALT 2 - Use Verkada Camera	$87,000.00		
ALT 3 - Reliable Controls if not base bid	$0.00		
ALT 4 - Daikin Equip if not base bid	$0.00		
ALT 5 - Only exterior access control	**-$95,550.70**		
TODD County MS	$1,853,454.24		
Addendums	YES		
Bid Bond	YES		
ALT 1 - BCS If not Base-bid	$0.00		
ALT 2 - Use Verkada Camera	$71,000.00		
ALT 3 - Reliable Controls if not base bid	$0.00		
ALT 4 - Daikin Equip if not base bid	$0.00		
ALT 5 - Only exterior access control	**-$22,307.80**		
North Todd ES	$649,657.78		
Addendums	YES		
Bid Bond	YES		
ALT 1 - BCS If not Base-bid	$0.00		
ALT 2 - Use Verkada Camera	$59,000.00		
ALT 3 - Only exterior access control	**-$60,072.20**		
South Todd ES	$583,954.02		
Addendums	YES		
Bid Bond	YES		
ALT 1 - BCS If not Base-bid	$0.00		
ALT 2 - Use Verkada Camera	$59,000.00		
ALT 3 - Only exterior access control	**-$60,072.20**		
Horizon Academy	$103,361.11		
Addendums	YES		
Bid Bond	YES		
ALT 1 - BCS If not Base-bid	$0.00		
ALT 2 - Use Verkada Camera	$59,000.00		
ALT 3 - Only exterior access control	**-$22,307.80**		

TOTAL CONSTRUCTION	$6,380,878.23
ORIGINAL BUDGET	$4,269,000.00
% OVER	49.47%