



FAYETTE COUNTY PUBLIC SCHOOLS

Executive Summary
Fayette County Public Schools Board Meeting
Agenda Item

MEETING: Regular

DATE: September 26, 2022

TOPIC: Approval of Bid, Interim and Proposed Contracts, and a Revised BG-1 Project Application for the Construction of the New Middle School on Polo Club Boulevard BG# 21-176

PREPARED BY: Myron Thompson, Chief Operating Officer @ 381-4165

Recommended Action on: 9/26/2022
Consent Item

Superintendent Prior Approval: No

Recommendation/Motion: Accept the base bid with Alternates #1, 3, 6, 7 & 8, as submitted by Rising Sun Developing, Inc.; approve the interim contract in the amount of \$2,500,000.00 (Two Million, Five Hundred Thousand Dollars) and the proposed contract in the amount of \$69,964,000.00 (Sixty-nine Million, Nine Hundred Fifty-four Thousand Dollars); and approve a revision to the BG-1 Project Application for a total of \$82,680,000.00 (Eighty-two Million, Six Hundred Eighty Thousand Dollars) for the construction of New Middle School on Polo Club Boulevard.

Background/Rationale: The construction of the New Middle School on Polo Club Boulevard is listed as priority 1.a.3. on FCPS's 2017 (amended) District Facility Plan. The Director of FCPS Facility Design & Construction has drafted a preliminary cost estimate for the new construction, yielding a final project of approximately 171,983 SF to serve 1,200 students. The program is consistent with other recent FCPS school projects. Project cost estimates are based on previous construction bids and include: design and financing fees; furnishings; surveys; and other miscellaneous costs. The project is planned to start construction in October 2022. Final completion is planned for May 2025. On Thursday, July 28, 2022, three (3) general contractors submitted proposals on a base bid with ten (10) alternate bids. The results of the bidding are as follows:

BIDDER	BASE BID	Alternate Bid Nos.	BASE BID plus Nos.
		1, 3, 6, 7 & 8	1, 3, 6, 7 & 8
1 Rising Sun Developing	\$68,500,000	\$1,454,400	\$69,954,000
2 D.W. Wilburn	\$69,040,000	\$1,497,000	\$70,537,000
3 Cleveland Construction	\$82,998,000	\$1,820,000	\$84,818,000
Alternate #1=Bi-polar Ionization; Alternate #2=Gym Windows; Alternate #3=Gym Bus Canopy; Alternate #4=Vestibule Wood Decorative Panels; Alternate #5=HVAC Warranty; Alternate #6=Outdoor Classroom; Alternate #7= Terrazzo; Alternate #8=Site Parking/Sidewalks/Stairs; Alternate #9=LVT Flooring; Alternate #10=SVT Flooring			

Proposal: Based on the review of these proposals, the FCPS staff and the design consultants recommend acceptance of the base bid with Alternates #1, 3, 6, 7 & 9, as submitted by Rising Sun Developing, Inc.; approve the interim contract in the amount of \$2,500,000.00 (Two Million, Five Hundred Thousand Dollars) and the proposed contract in the amount of \$69,954,000.00 (Sixty-nine Million, Nine Hundred Fifty-four Thousand Dollars); and approve a revision to the BG-1 Project Application for a total of \$82,680,000.00 (Eighty-two Million, Six Hundred Eighty Thousand Dollars) for the construction of New Middle School on Polo Club Boulevard. The FCPS staff and the design consultants recommend approval of the proposed contract and revised BG-1. Approval will allow the award of a contract for the new construction of New

Middle School on Polo Club Boulevard to commence with minimal delay. Based on this recommendation, a revision to the BG-1 is required as follows:

	Revised BG-1 Project Application (6/22)	Revised BG-1 Project Application
Total Construction Cost:	\$81,691,925.00	\$69,954,400.00
Contingencies:	\$4,084,596.25	\$3,497,720.00
Architect/Engineer Fee:	\$4,000,986.27	\$3,385,453.36
Fiscal Agent Fee:	\$430,786.97	\$243,800.00
Bond Discount:	\$1,612,700.00	\$1,241,746.78
Equipment/Furnishings:	\$2,103,115.00	\$1,841,699.64
Equipment/Computers:	\$1,535,880.00	\$848,385.00
Technology Network Systems (KETS), Telephone, etc.:	\$308,650.00	\$1,097,052.77
Site Acquisition:	\$0	\$0
Site Survey:	\$28,700.00	\$28,700.00
Geotechnical Investigation:	\$8,500.00	\$26,185.00
Special Inspections:	\$97,030.00	\$84,867.00
Commissioning:	\$84,730.00	\$84,730.00
Advertising:	\$0	\$0
Printing:	\$64,000.00	\$75,000.00
HVAC Balancing / Geothermal Testing:	\$70,790.00	\$71,500.00
Storm Shelter Review / LFUCG Permit Fee:	\$38,097.45	\$38,097.45
Construction Photo / Graphics Pkg / Tree Removal:	\$122,000.00	\$160,663.00
Total Estimated Cost:	\$96,282,486.94	\$82,680,000.00

Strategic Priority:

- ☒ Student Achievement ☐ Diversity, Equity, Inclusion & Belonging
☐ Highly Effective & Culturally Responsive Workforce
☐ Stakeholder Engagement & Outreach ☒ Organizational Health & Efficiency

Data Considerations: District Facility Plan

Policy: 702 KAR 4:160

Funding Source:

<u>Fund</u>	<u>Org. Code</u>	<u>Object Code</u>	<u>Balance</u>
Local FSPK Bond	360	5110	\$82,680,000.00

Attachment(s): Revised BG1 Form

The above agenda item was approved at the September 26, 2022, Board meeting. Final Board minutes and action records may be requested from the district at any time.

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

 Date