

BG1 Project Application Form (Initial)

(Ref# 19887)

Form Status: Saved

Project: Site Acquisition -- 2160 Versailles Rd

BG Number: 22-373

District: Fayette County (HB678)

Status: New

Phase: No Data

Construction Delivery Method

Site Acquisition

Procurement Standard

Model Procurement

Emergency

No

Project Type and Description

Applicable Items

New Building	No
Addition	No
Major Renovation	No
GESC	No
Roofing	No
HVAC	No
ADA Compliance	No
Life Safety	No
Security	No
Minor Project	No
New Relocatable Classroom	No
Equipment / Furnishings Procurement	No
Site Acquisitions	Yes
New Acquisition or Expansion	New Acquisition
Number of Acres	34.987
Site Location	2160 Versailles Road
Site Acquired Per KAR Requirements	Yes
Proposed Site Currently Owned by	No
District	
Site Owner	Westover, LLC

District Facility Plan (DFP)

Compliance with 702 KAR 4:180 and 702 KAR 4:160

DFP Approval Date 8/1/2021

DFP Priority

1a.1 - New Girls STEM School (K-8)

Estimated Cost: \$25,882,682.00

Facility: No Data

1a.3 - New Carter G Woodson Preparatory Academy (K-5)

Estimated Cost: \$12,799,775.00

Facility: No Data	
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Project Not Listed on DFP	No
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Inventory

Facility Name	
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Scope

Provide a Complete Narrative of the Proposed Project	
Site acquisition, only.	
Work Related to Project But Excluded from this BG1 Scope	
Site acquisition, only.	

Financial Plan

Probable Costs

Proposed Plan to Finance Application	
Total Construction Cost	
Construction Contingency	
Architect / Engineer Fee	\$5,700.00
Construction Manager Fee	
Fiscal Agent Fee	\$93,710.00
Bond Discount	\$173,029.00
Equipment / Furnishings	
Equipment / Computers	
Technology Network System (KETS)	
Site Acquisition	\$10,100,000.00
Site Survey	\$29,160.00
Geotechnical Investigations	\$4,441.00
Special Inspections	
Commissioning	
Advertising	
Printing	

Other Probable Costs

Title	Amount
Appraisal / Ph 1 Environ Assessment	\$10,150.00
Traffic Study / Turn Lane Design	\$11,625.00
Closing Costs (title ins, atty fees, recording fees, etc.)	\$142,185.00
Total Project Cost	\$10,570,000.00

Funds Available

Bond Sale - SFCC
Bond Requirement - SFCC
Local FSPK Bond Sale \$10,570,000.00
Local General Fund Bond Sale
Cash - SFCC Requirement
Cash - Building Fund
Cash - Capital Outlay
Cash - Investment Earnings
Cash - General Fund
City - County - KYTC Reimbursement
KETS
Federal Funds
External Partner Agreement

Residual Funds

BG Number	Fund Source	Amount
No Data	No Data	No Data
Residual Funds Total:		\$0.00

Other Available Funds

Title	Amount
No Data	
No Data	
No Data	
Total Funds Available	\$10,570,000.00

BG1 Signature Page (Online Form Ref# 19887)

The signing of this financial document certifies the above stated funds are available and designated for this project during this fiscal year.

_____ Superintendent	_____ Date
_____ Finance Officer	_____ Date

Chairman

Date

NOTE: Any district anticipating the financing of this and/or other projects in a combined school revenue Bond should discuss the financing with the Director/Branch Manager, KDE - District Financial