

ROBERT EHMET HAYES & ASSOCIATES, PLLC

2512 DIXIE HIGHWAY, FT. MITCHELL, KENTUCKY 41017-3094

ARCHITECTS

859-331-3121

reh@reharchitects.com

www.reharchitects.com

February 17, 2023

VIA EMAIL

To: Mr. Tony Watts, Superintendent
Newport Independent Schools

RE: Newport Primary School
Reroof
REH #149-1222 / BG#23-283

- Enclosures:
1. Copy of BG-2 dated February 22, 2023.
 2. Copy of BG-3 dated February 22, 2023.
 3. Construction Documents, all dated February 22, 2023.

- Action Required:
1. Obtain Board approval of the Construction Documents, BG-2, and BG-3.
 2. Execute both the BG-2 and BG-3. Return a copy of each to our office for subsequent upload to KDE and retain a copy for your records.



Ehmet Hayes

EH:jhf

District Name: Newport Independent District Code: 452 Facility Name: Newport Intermediate School Code: 20
Date: 2/22/23 REH: 149-1222
Project Name: Newport Primary School - Reroof

PROJECT TYPE: Yes No Gross Building Area (sf.)

New Building ☐ ☐ _____

Addition ☐ ☐ _____

Renovation ☒ ☐ 37,880 +/- (Renovation Area)

Provisions for Future Expansion: _____

Proposed Alternates: (1) None
(2) _____
(3) _____

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

BUILDING CONSTRUCTION CHARACTERISTICS:

Description of Building Structure:

Foundation: Cast-in-place concrete.

Exterior Walls: Masonry composite walls and metal panels on girts.

Roof Structure: Metal deck on steel joist and concrete deck on steel joist.

ENERGY EFFICIENT DESIGN (KRS 157.450 and KRS 157.455):

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

27.6 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. Reroof project only.

☐ ☐ 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): +/- 37,880 (Reroof Area) Avg. Roof R-Value: _____

Exterior Wall Type: _____ Other: _____

Roofing Type: B - EPDM over rigid insulation Other: _____

HVAC System Type: _____ Other: _____

Classroom Lighting: _____ Other: _____

Active Daylighting: _____ Other: _____

Passive Daylighting: _____ Other: _____

On Site Energy Generation: _____ Other: _____

Project: Newport Intermediate School - Reroof

Date: 2/22/23

REH: 149-1222

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: _____ A/C Only: _____
Ventilation Only

Fuel Source/Backup (if applicable): _____

ELECTRICAL:

Source of Electric Power: _____	Lighting Intensity (fc.):
Voltage Serving Facility: _____	Std. Classrooms _____
Number of Convenience Outlets:	Library/Media Ctr _____
Classrooms _____	Science Lab _____
Library/Media Center _____	Science Clrm _____
Business Ed _____	Band/Music _____
Family & Consumer Science _____	Business Ed _____
Camera System: _____	Shops _____
	Corridors _____
	Stairways _____
	Cafeteria _____
	Pre-School Clrm _____
	Art Classroom _____
	Gymnasium _____

SPECIAL EQUIPMENT:

System	Conduit Only	Conduit & Wiring	Complete with Equipment
Bell	_____	_____	_____
Clock	_____	_____	_____
Fire Alarm	_____	_____	_____
Intercom	_____	_____	_____
Telephone	_____	_____	_____
Television	_____	_____	_____
Computer	_____	_____	_____
Wireless Network	_____	_____	_____
Interactive White bd	_____	_____	_____
Voice Amplification	_____	_____	_____

FIXED EQUIPMENT:

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

KENTUCKY DEPARTMENT OF EDUCATION

702 KAR 4:160

OUTLINE SPECIFICATIONS ENERGY DESIGN CRITERIA**BG-2**

Project: Newpot Intermediate School - Reroof

REH Project: 149-1222

Date: 2/22/23

INTERIOR FINISH SCHEDULE:

AREA	FLOOR	WAINSCOT	WALLS	CEILING
General Office				
Corridors				
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: 2/16/2023

Kentucky Registered Engineer:

Signature

Date:

Board Designee or Superintendent:

Signature

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 plane
- 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

For Reference

District Name: Newport Independent District Code: 452 Facility Name: Newport Primary School School Code: 20

Project Name: Newport Primary School - Reroof REH Project #149-1222 Date: 2/22/23

Project Phase: Design Development: ☐ Construction Documents: ☒

1. Site Development	\$	
2. General Construction	\$ \$	1,353,888.00
3. Heating, Ventilation & Air Conditioning	\$	
4. Plumbing (Include Sprinkler System)	\$	
5. Electrical Work	\$	
6. Sewage Disposal System	\$	
7. Total Construction Cost (1-6)	\$	1,353,888.00
8. Site Acquisition Cost (Purchase Price)	\$	
9. Legal Services	\$	
10. Fiscal Agent Fee	\$	
11. Bond Discount	\$	
12. Architect/Engineer Fee	\$ \$	92,064.00
13. Construction/Manager Fee (if Applicable)	\$	
14. Equipment/Furnishings (Not Fixed)/Computers	\$	
15. Property & Topographic Survey	\$	
16. Geotechnical Survey & Report	\$	
17. Special Inspections	\$	
18. Asbestos Abatement	\$	
19. Commissioning Fee	\$	
20. Plan Review Fee	\$ \$	1,000.00
21. Printing & Distribution of Bid Docs	\$ \$	1,000.00
22. Contingencies - Minimum 5% of Line 7	\$ \$	69,695.00
23. Other Cost (Describe) Test Cuts/Structural	\$ \$	10,000.00
24. Total Other Cost (8-23)	\$	21,950.00
25. TOTAL PROJECT COST (line 7 + line 24)	\$	1,375,838.00
a. Gross Square Foot Area*		
b. Total Cost Per Square Foot		na
c. Total Cost Per Pupil	\$	
d. Gross Sq. Ft. Area of Alternates * Base Bid Area Only		

Kentucky Registered Architect/Engineer: Robert Ehmet Hayes & Associates, PLLC Date: 2/22/2023

Construction Manager: _____ Date: _____

Board of Education Designee: _____ Date: _____