

July 31, 2023

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of the Revised BG-1, Design Development Documents, BG2/3 for the Oldham County Preschool Expansion & Renovation Project.

DISCUSSION

On March 27, 2023, the Board of Education approved the Design Development Documents for the Oldham County Preschool Expansion & Renovation Project.

The Kentucky Department of Education requires that the Oldham County Board of Education approve the plans at various stages during the design process. The Design Development documents (attached) for the Oldham County Preschool Expansion & Renovation Project has been reviewed by Brent Bohannon, Director of Facilities, and McCulloch Associates Architects, and is recommended for approval.

The attached Revised BG-1 form includes the addition of the Multipurpose Room, new gang restrooms, and redesign of the office areas to the original roof replacement and classroom renovation scope.

The attached BG-2/BG-3 forms are required by the Kentucky Department of Education, District Facilities Branch, Division of District Support to outline the specifications of the energy design criteria and update the probable cost of the project.

RECOMMENDATION

Approve the Revised BG-1, Design Development Documents, BG2/3 for the Oldham County Preschool Expansion & Renovation Project and hereby authorize the Director of Facilities Management to execute the necessary documentation.

On a motion by _____, seconded by _____, the Board approved the Revised BG-1, Design Development Documents, BG2/3 for the Oldham County Preschool Expansion & Renovation Project and hereby authorize the Director of Facilities Management to execute the necessary documentation.



Suzanne Hundley, Board Chair



Jason Radford, Superintendent/Secretary

BG1 Project Application Form (Revised)

(Ref# 20694)

Form Status: Saved

Tier 2 Project: Oldham County Preschool - Expansion & Renovation
BG Number: 20-194 District: Oldham County (HB678)
Status: Active Phase: Project Initiation (View Checklist)

Construction Delivery Method	General Contractor
Procurement Standard	Bid Law
Reason for Revision	Change in project scope
Emergency	No

Project Type and Description

Applicable Items

New Building	No
Addition	Yes
Major Renovation	No
GESC	No
Roofing	Yes
Repair and / or Replace	Replace
HVAC	Yes
ADA Compliance	No
Life Safety	No
Security	No
Minor Project	No
New Relocatable Classroom	No
Equipment / Furnishings Procurement	No
Site Acquisitions	No

District Facility Plan (DFP)

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

DFP Approval Date 6/1/2017
DFP Priority

2c.10 - O. C. Preschool (Increase enrollment to 300 students /session)
Estimated Cost: \$936,000.00
Facility: No Data

2c.10.1 - Preschool Classrooms
Estimated Cost: \$478,277.03
Facility: No Data

2c.10.2 - Multipurpose Room
Estimated Cost: \$1,449,324.32
Facility: No Data

2c.10.3 - Kitchen

Estimated Cost: \$289,864.86

Facility: No Data

5.3 - Oldham County Preschool

Estimated Cost: \$208,200.00

Facility: No Data

Project Not Listed on DFP

No

Inventory

Facility Name

OLDHAM COUNTY PRESCHOOL (B10001421)

Scope

Provide a Complete Narrative of the Proposed Project

Replace shingle roof with Standing Seem Metal Roof.

Addition to expand capacity to 300 students.

Addition of multipurpose room and gang restrooms.

Renovation of Classroom (previously BES classrooms) to comply with KDE preschool standards.

Relocate Covered Play area and add bus dock canopy.

Renovate Multipurpose Room and Kitchen.

Geothermal, HVAC & Security Upgrades.

Work Related to Project But Excluded from this BG1 Scope

Commencement contingent upon completion of BG#19-360 Buckner Classroom Addition

Financial Plan**Probable Costs**

Proposed Plan to Finance Application

Total Construction Cost	\$10,419,750.00
Construction Contingency	\$520,987.50
Architect / Engineer Fee	\$706,882.50
Construction Manager Fee	
Fiscal Agent Fee	
Bond Discount	
Equipment / Furnishings	\$80,000.00
Equipment / Computers	\$45,000.00
Technology Network System (KETS)	
Site Acquisition	

Site Survey	
Geotechnical Investigations	\$10,000.00
Special Inspections	
Commissioning	\$30,000.00
Advertising	\$1,000.00
Printing	\$5,000.00

Other Probable Costs

Title	Amount
No Data	
No Data	
No Data	
Total Project Cost	\$11,818,620.00

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	\$11,818,620.00
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	\$11,818,620.00

BG1 Signature Page (Online Form Ref# 20694)

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

District Name: Oldham County District Code: 465 Facility Name: Oldham County Preschool School Code: 100

Project Name: Oldham County Preschool - Expansion & Renovation

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

New Building ☐ ☒ _____

Addition ☒ ☐ 5000

Renovation ☒ ☐ 24430

Provisions for Future Expansion: NA

Proposed Alternates: (1) NA

(2) NA

(3) NA

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

BUILDING CONSTRUCTION CHARACTERISTICS:

Description of Building Structure:

Foundation: Strip footings (addition only)

Exterior Walls: 8" Reinforced CMU, 1.5" insulation board, 1.5" air gap, 3-5/8" brick veneer

Roof Structure: New standing seam roof over existing plywood decking. - PARTIAL RENOVATION
Modified bitumen cap and base seats over rigid insulation (25 LTTR) , 1.5" acoustical metal decking-ADDITION

ENERGY EFFICIENT DESIGN (KRS 157.450 and KRS 157.455):

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

52.45 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. _____

☐ ☒ 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): 10690 Avg. Exterior Wall R-Value: 15

Gross Window / Door Area (sf): 2241 Avg. Window/Door R-Value: 5.4

Gross Roof Area (sf): 29042 Avg. Roof R-Value: 25

Exterior Wall Type: D - face brick, ICF poured concrete, interior finish system Other: _____

Roofing Type: D - metal roofing over nailable deck with insulation Other: _____

HVAC System Type: _____ Other: _____

Classroom Lighting: _____ Other: _____

Active Daylighting: _____ Other: _____

Passive Daylighting: _____ Other: _____

On Site Energy Generation: _____ Other: _____

Air Purification Systems : YES ☐ NO ☐Gray Water System : YES ☐ NO ☐

Buckner Elementary

Low Water Use Fixture Buckr YES ☐ NO ☐

Other: _____

PLUMBING:

NA

Type of Sewage Disposal: Municipal Sewer District**HEATING, VENTILATION AND AIR CONDITIONING:**

NA

Heating Only: _____ Heating & Mechanical: _____ HVAC: X A/C Only: _____
Ventilation Only

Fuel Source/Backup (if applicable): _____

ELECTRICAL:

NA

Source of Electric Power: UtilityVoltage Serving Facility: 480

Number of Convenience Outlets:

Classrooms

Library/Media Center

Business Ed

Family & Consumer Science

Camera System:

Lighting Intensity (fc.):

Std. Classrooms 50FC

Library/Media Ctr

Science Lab

Science Clrm

Band/Music

Business Ed

Shops

Corridors

Stairways

Cafeteria

Pre-School Clrm

Art Classroom

Gymnasium

SPECIAL EQUIPMENT:

NA

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:

NA

Teacher Cabinet

Student Lockers

Folding Bleachers

Library Furnishings

Dry Food Shelves

Custodial Room Shelves

Science Laboratories

Family & Consumer Sci

Other

Other

INTERIOR FINISH SCHEDULE:

AREA	FLOOR	WAINSCOT	B WALLS	CEILING
General Office	N/A	N/A	Paint	AC Tile
Corridors	VCT	N/A	Paint	AC Tile
Custodial	Sealed concrete	N/A	Paint	Exposed structure
Kitchen	N/A	N/A	N/A	N/A
Cafeteria	N/A	N/A	N/A	N/A
Gym	N/A	N/A	N/A	N/A
Showers/Locker	N/A	N/A	N/A	N/A
Toilets	Ceramic tile	N/A	Glazed tile	Vinyl coated AC tile
Library/Media Cntr	N/A	N/A	N/A	N/A
Classrooms	VCT	N/A	Paint	AC Tile
Music	N/A	N/A	N/A	N/A
Art	MMA	N/A	Paint	Exposed structure
Science	N/A	N/A	N/A	N/A
FMD	VCT	N/A	Paint	AC Tile
OTHER AREAS	N/A			

Miscellaneous Project Specific Features: _____

Kentucky Registered Architect: _____

Signature

Date: 07/24/2023

Kentucky Registered Engineer: _____

Signature

Date: _____

Board Designee or Superintendent: _____

Signature

Date: _____

KENTUCKY DEPARTMENT OF EDUCATION

702 KAR 4:160

BG-3

STATEMENT OF PROBABLE COST

District Name: Oldham County District Code: 465 Facility Name: Oldham County Preschool School Code: 100

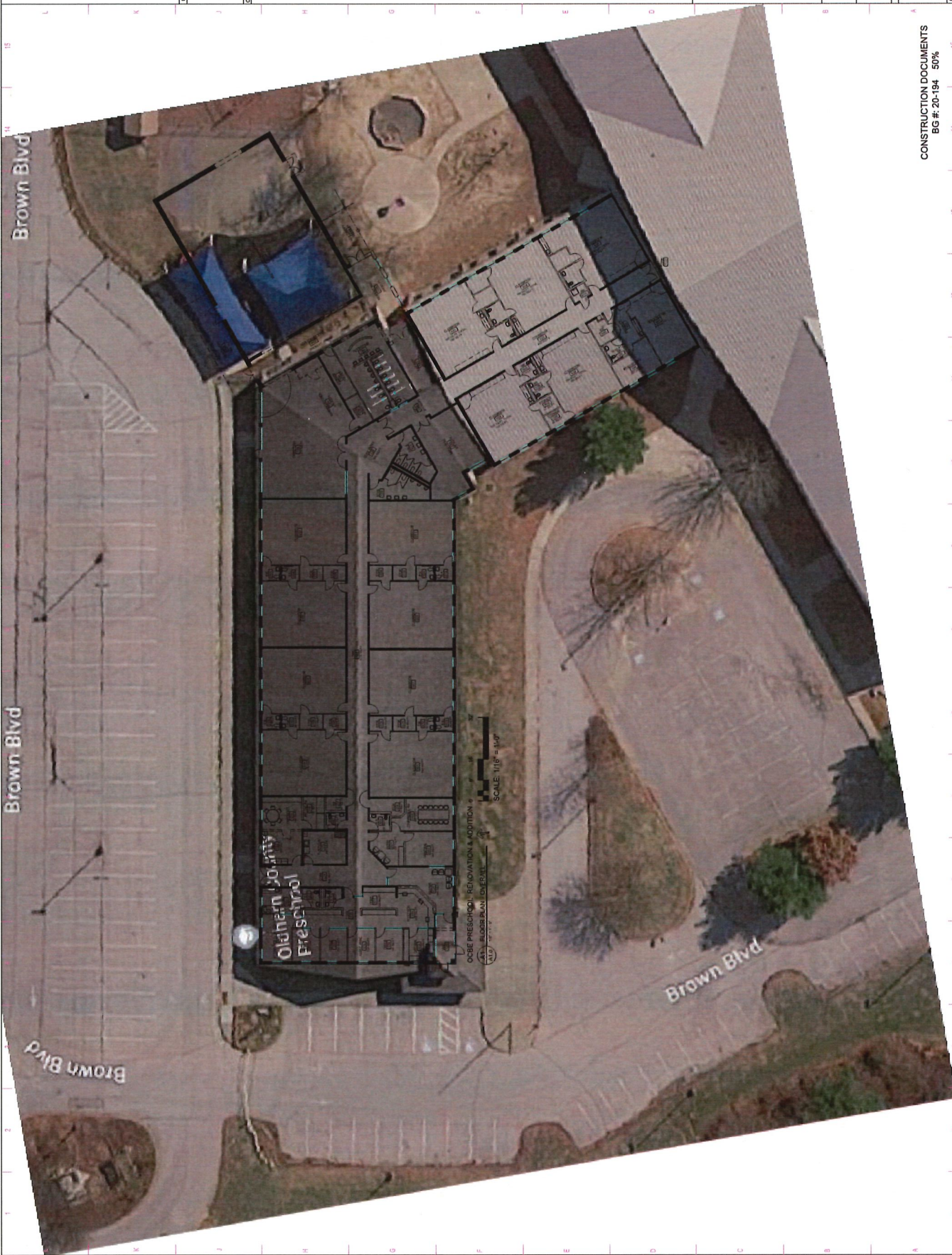
Project Name: Oldham County Preschool - Expansion & Renovation

Project Phase:	Design Development:	☐	Construction Documents:	☒
1. Site Development	\$			
2. General Construction	\$		10,419,750.00	
3. Heating, Ventilation & Air Conditioning	\$			
4. Plumbing (Include Sprinkler System)	\$			
5. Electrical Work	\$			
6. Sewage Disposal System	\$			
7. Total Construction Cost (1-6)			\$ 10,419,750.00	
8. Site Acquisition Cost (Purchase Price)	\$			
9. Legal Services	\$			
10. Fiscal Agent Fee	\$			
11. Bond Discount	\$			
12. Architect/Engineer Fee	\$		706,882.50	
13. Construction/Manager Fee (if Applicable)	\$			
14. Equipment/Furnishings (Not Fixed)/Computers	\$		125,000.00	
15. Property & Topographic Survey	\$		10,000.00	
16. Geotechnical Survey & Report	\$			
17. Special Inspections	\$			
18. Asbestos Abatement	\$			
19. Commissioning Fee	\$		30,000.00	
20. Plan Review Fee	\$			
21. Printing & Distribution of Bid Docs	\$		6,000.00	
22. Contingencies - Minimum 5% of Line 7	\$		190,000.00	
23. Other Cost (Construction Material Testing)	\$			
24. Total Other Cost (8-23)			\$ 1,067,882.50	
25. TOTAL PROJECT COST (line 7 + line 24)			\$ 11,487,632.50	
a. Gross Square Foot Area*			15,835	
b. Total Cost Per Square Foot	\$		725.46	
c. Total Cost Per Pupil	\$		16,410.90	
d. Gross Sq. Ft. Area of Alternates			N/A	
* Base Bid Area Only				

Kentucky Registered Architect/Engineer: _____ Date: _____

Construction Manager: N/A Date: _____

Board of Education Designee: _____ Date: _____



**MCCULLOCH ASSOCIATES
ARCHITECTS**
MEMBER AMERICAN INSTITUTE OF ARCHITECTS

1200 CANTON PLACE, SUITE 1000
ANN ARBOR, MI 48106
734.769.1234
www.mcculloch-associates.com

CONSULTANTS

GENERAL NOTES

**OLDHAM COUNTY
PRESCHOOL
RENOVATION & ADDITION**

4000 BROWN BLVD.
ANN ARBOR, MI 48106

OLDHAM COUNTY SCHOOLS
1000 BROWN BLVD.
ANN ARBOR, MI 48106

SITE PLAN

DRAWN BY:
PROJECT NO.
DATE
BY: J.T. 2023
REVISION

C1.0

CONSTRUCTION DOCUMENTS
BG # 20-194 50%

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1225 GLENN BLVD. LANSING, MICHIGAN 48203
P: 313.963.1234 F: 313.963.1235 WWW.MCCULLOCH-ARCH.COM

CONSULTANTS

GENERAL NOTES

**OLDHAM COUNTY
PRESCHOOL**
RENOVATION & ADDITION

4205 BROWN BLVD.
LANSING, MI 48203

OLDHAM COUNTY SCHOOLS
8150 W. 14 MILE AVE.
CANTON, MI 48104

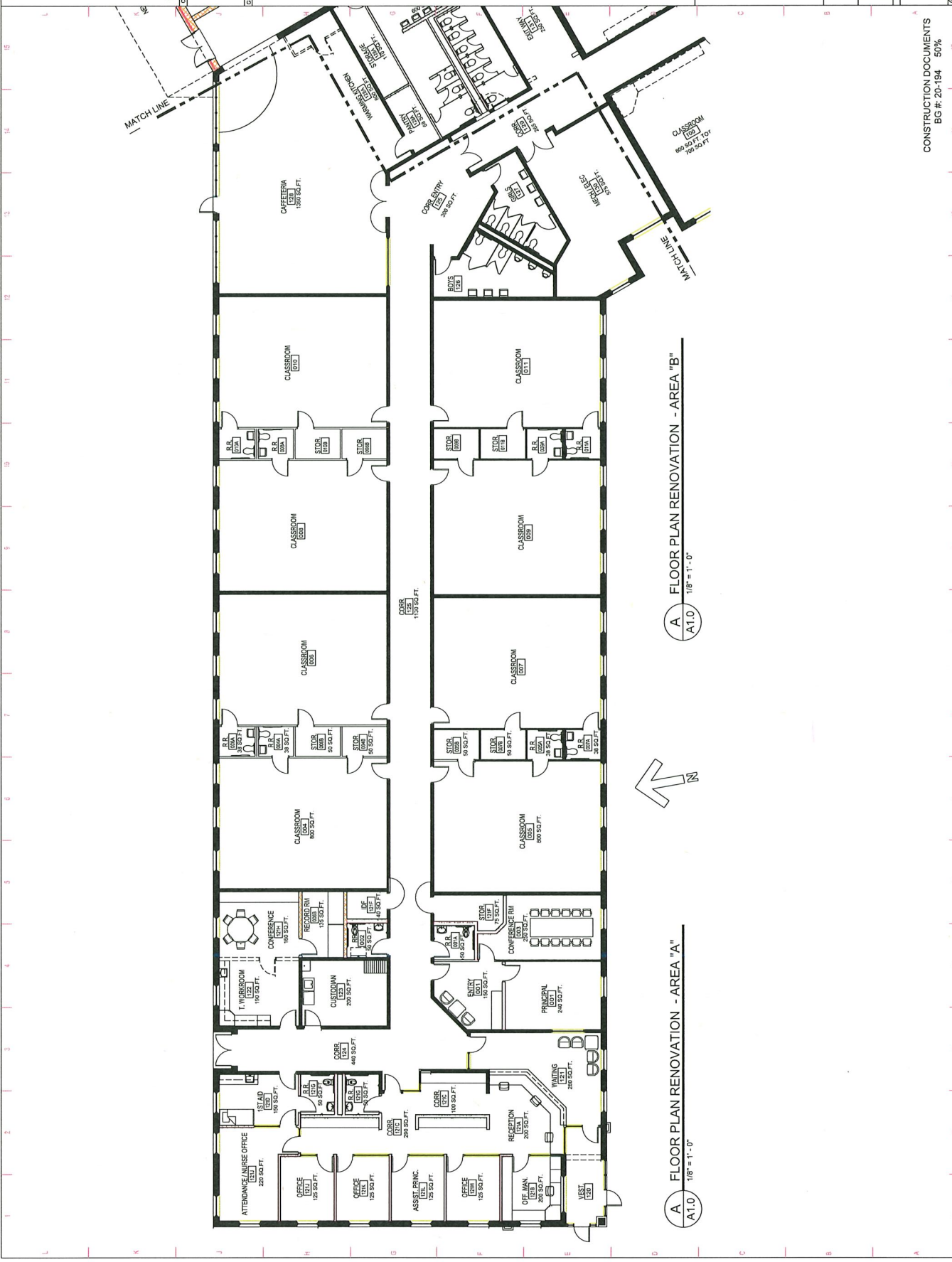
**FLOOR PLAN RENOVATION
AREAS 'A' & 'B'**

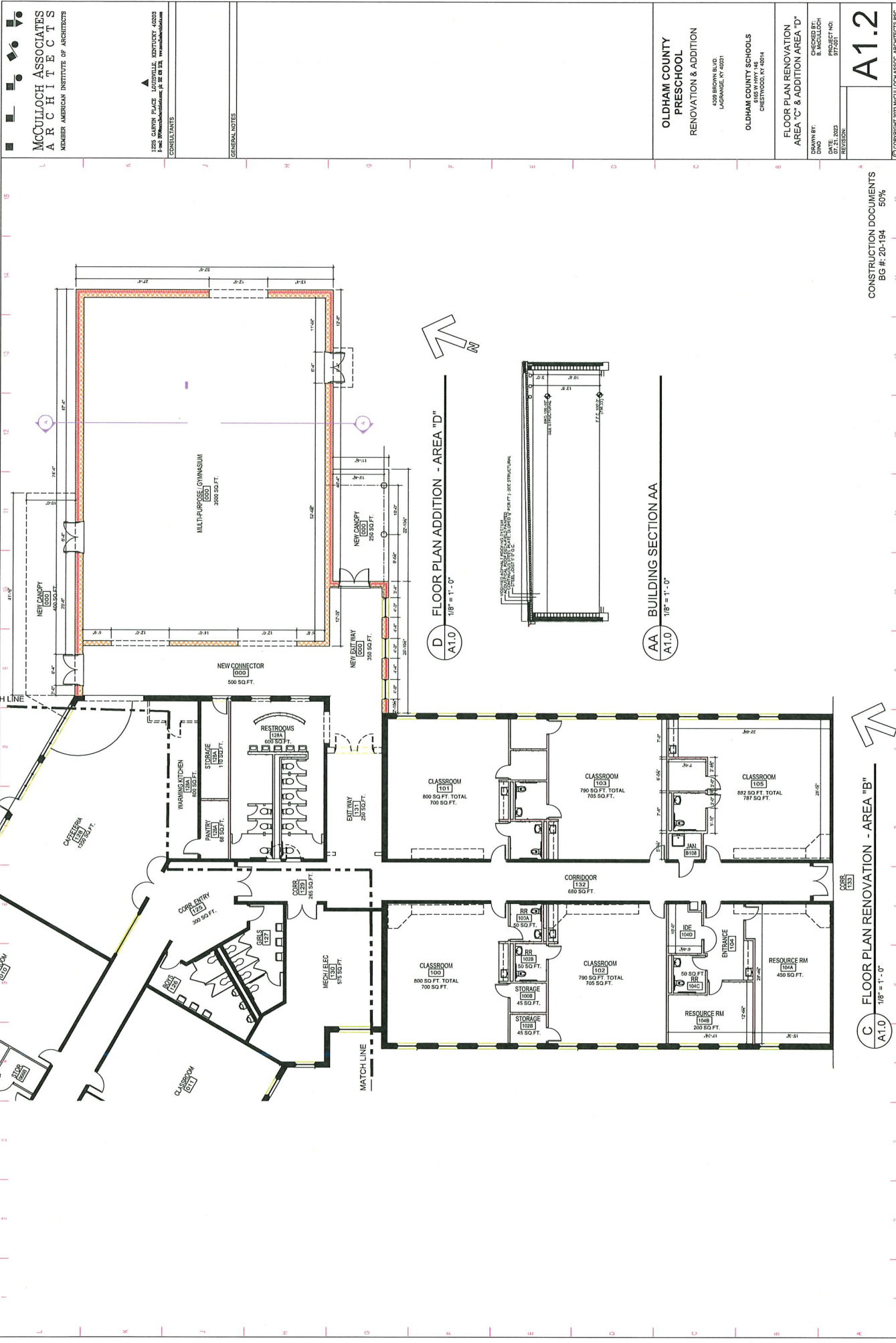
DRAWN BY:
DND
CHECKED BY:
S. MCCULLOCH
PROJECT NO.
07-17-2023
REVISED:
07/20/23

A1.1

CONSTRUCTION DOCUMENTS
BG # 20-194 50%

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CONSULTANTS

GENERAL NOTES

**OLDHAM COUNTY
PRESCHOOL**
RENOVATION & ADDITION

4209 BROWN BLVD.
LAPORTE, KY 40351

OLDHAM COUNTY SCHOOLS
605 W. MAIN ST.
CHESTERTON, KY 40014

**FLOOR PLAN RENOVATION
AREA 'C' & ADDITION AREA 'D'**

CHECKED BY:
DMD
B. MCCULLOCH
07.11.2023
PROJECT NO.
2023-001
REVISION:

A1.2

CONSTRUCTION DOCUMENTS
BG # 20-194
50%

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