



BG#24-059

Schematic Design

**Grandview Elementary - Gym Addition and HVAC Renovation**  
500 Grandview Avenue, Bellevue, Kentucky 41073

**Bellevue Independent Schools Board of Education**

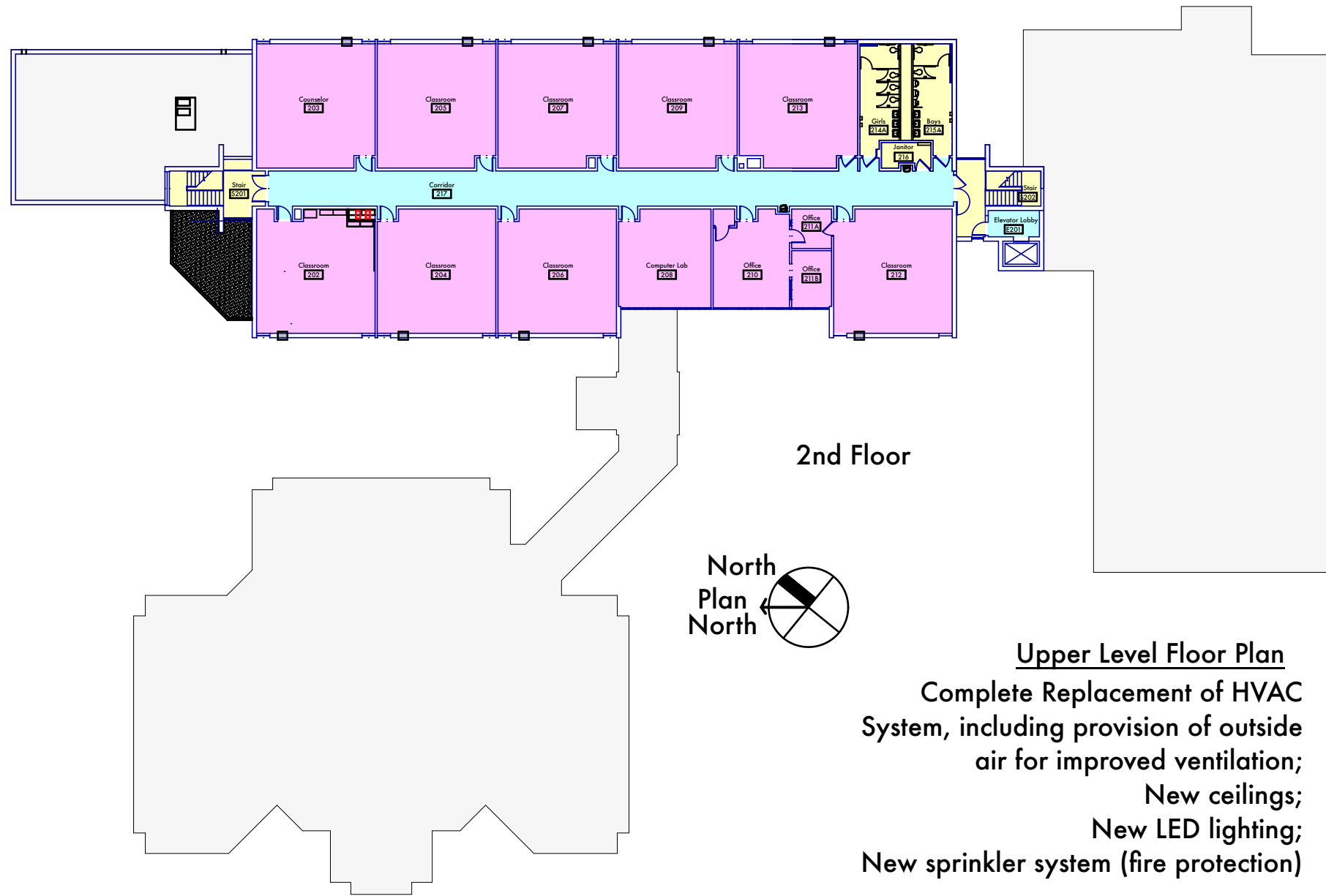
Misty Middleton, Superintendent

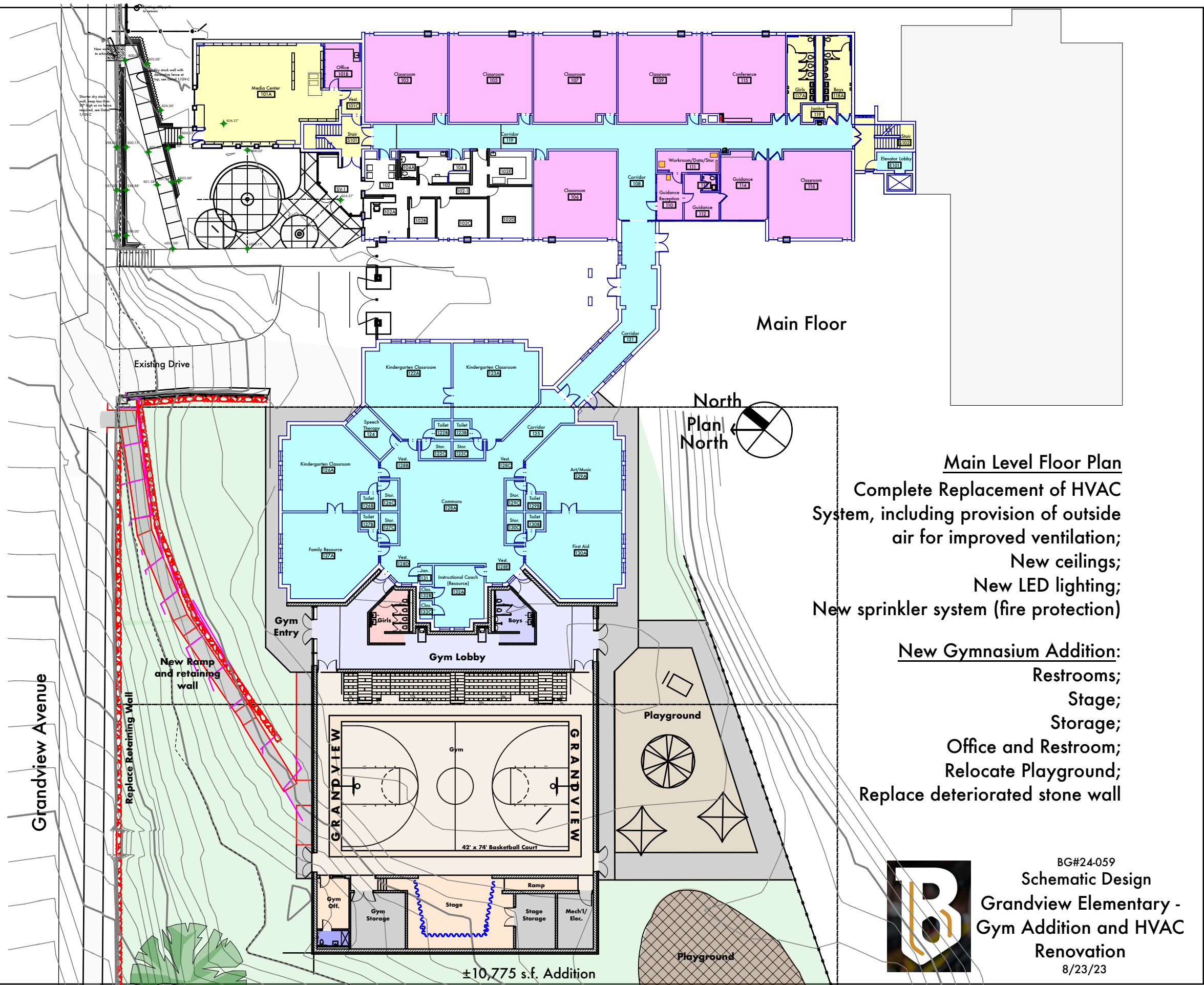
8/23/23

**REH&A**  
ARCHITECTS

ROBERT EHMET HAYES & ASSOCIATES, PLLC  
2512 DIXIE HIGHWAY - FORT MITCHELL, KENTUCKY 41017 - (859) 331-3121

**EKLH**  
ENGINEERS

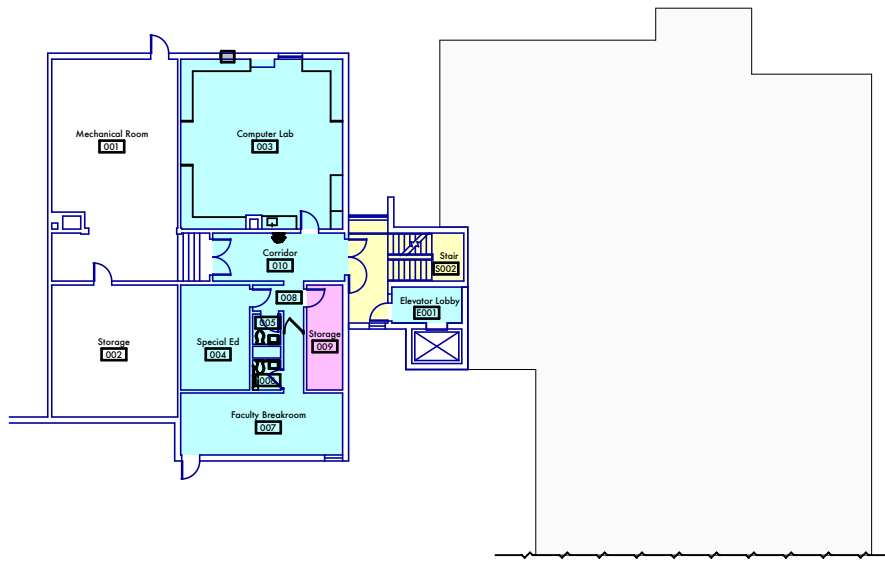




**Main Level Floor Plan**  
 Complete Replacement of HVAC System, including provision of outside air for improved ventilation;  
 New ceilings;  
 New LED lighting;  
 New sprinkler system (fire protection)

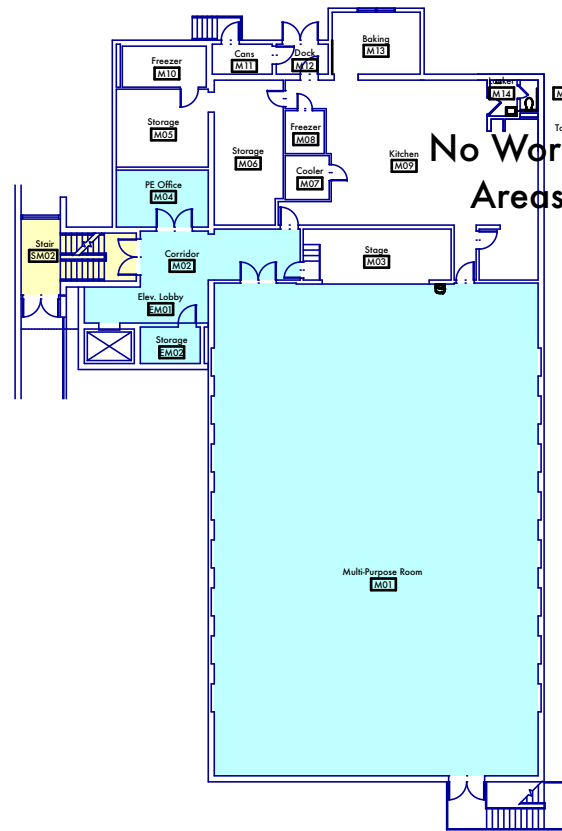
**New Gymnasium Addition:**  
 Restrooms;  
 Stage;  
 Storage;  
 Office and Restroom;  
 Relocate Playground;  
 Replace deteriorated stone wall





**Basement ("B" Level) Floor Plan**

Complete Replacement of HVAC System, including provision of outside air for improved ventilation;  
 New ceilings;  
 New LED lighting;  
 New sprinkler system (fire protection)

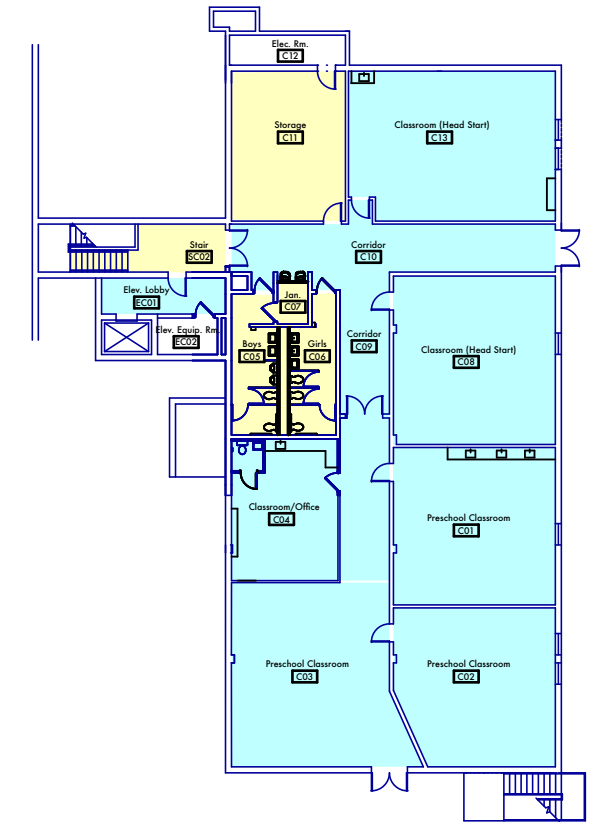


No Work in Kitchen Areas at this time



**Multi-purpose Room Level "M" Floor Plan**

Complete Replacement of HVAC System, including provision of outside air for improved ventilation;  
 New ceilings;  
 New LED lighting;  
 New sprinkler system (fire protection)



**Lowest Level "C" Floor Plan**

Complete Replacement of HVAC System, including provision of outside air for improved ventilation;  
 New ceilings;  
 New LED lighting;  
 New sprinkler system (fire protection)

**Grandview Elementary School**

Gym Addition & Renovation Estimates

August 23, 2023

**BUILDING RENOVATIONS**

**Electrical, HVAC, Fire Protection & Ceilings**

Level "C" (Lowest Level)			
5,292 sf @ 3.50 /s.f.	New Ceilings		\$18,522
Level "M" (Cafeteria & Kitchen Level)			
5,009 sf @ 3.50 /s.f.	New Ceilings		\$17,532
Level "B" (Mechanical / Basement)			
1,769 sf @ 3.50 /s.f.	New Ceilings		\$6,192
Main Level (First Floor Entrance Level)			
17,787 sf @ 3.50 /s.f.	New Ceilings		\$62,255
2nd Floor			
10333 sf @ 3.50 /s.f.	New Ceilings		\$36,166
		<b>Subtotal ceilings</b>	<b>\$140,665</b>
New LED Lighting for the entire buiding/New Fire Alarm System/Electric Service upgrades per new HVAC			\$900,000
Domestic Water piping replacement and water heaters No architectural demo included in this number (this scope will need to be better defined once design is started)			\$750,000
New Sprinkler System (not sprinklered currently) including pit			\$230,000
HVAC Upgrade/Controls/Demolition			\$3,000,000
Asbestos Abatement (minor areas to allow ductwork to pass through floor)			\$1,600
Steel/patching/chases for HVAC new work and removal of existing AC's			\$40,000
		<b>Total Renovations</b>	<b>\$5,062,265</b>

**NEW GYM ADDITION**

New Gym Addition			
10,787 sf @ \$ 500 /s.f. (Includes MEP costs)			\$5,393,500
Replace stone retaining wall along Grandview Avenue			\$240,000
Relocate Playground			\$45,000
		<b>Total New Construction</b>	<b>\$5,678,500</b>
		GRAND TOTAL	\$10,740,765
		18% Soft Costs	\$1,933,338
		<b>GRAND TOTAL PROJECT</b>	<b>\$12,674,103</b>



BG#24-059  
 Schematic Design  
**Grandview Elementary -  
 Gym Addition and HVAC  
 Renovation**  
 8/23/23

**POTENTIAL ALTERNATES IF ADDITIONAL FUNDING BECOMES AVAILABLE**

**FLOORING (ABATEMENT AND REPLACEMENT):**

Full Flooring Asbestos Abatement (flooring removal estimate per Air Source Technology)			\$450,000
Level "B" (Mechanical / Basement)			
105 sf @ \$15 /s.f.	New Flooring		\$1,575
Main Level (First Floor Entrance Level)			
6251 sf @ \$15 /s.f.	New Flooring		\$93,765
2nd Floor			
7856 sf @ \$15 /s.f.	New Flooring		\$117,840
	<b>Subtotal Flooring replacement</b>		<b>\$663,180</b>

**CAFETERIA IMPROVEMENTS**

Improvements to convert Existing Gym/Cafeteria to Cafeteria only			
Create new windows, remove tables in wall, remove goals			\$175,000

**PAINTING:**

Painting			\$120,000
----------	--	--	-----------

**ACCESS CONTROL:**

Paxton (PaxLock Pro) Access Control			\$125,000
100 doors at \$750 per door plus install and equipment			

**PA / CLOCK SYSTEM:**

IP based PA with Clock System			\$110,000
-------------------------------	--	--	-----------

**SECURITY CAMERAS:**

(assumes 25 cameras @ \$1,200 per camera = \$30,000 plus install and front end)			\$50,000
---	--	--	----------

	<b>Total of All Potential Alternates</b>		<b>\$1,243,180</b>
--	--	--	--------------------



**KLH ENGINEERS MEP RENOVATION ITEMS BREAKDOWN**

*(already included in above)*

New LED Lighting for the entire buiding/New Fire Alarm System/Electric Service upgrades per new HVAC	\$900,000
Domestic Water piping replacement and water heaters No architectural demo included in this number (this scope will need to be better defined once design is started)	\$750,000
New Sprinkler System (not sprinklered currently) not including work 5' beyond building	\$170,000
Paxton (PaxLock Pro) Access Control 100 doors at \$750 per door plus install and equipment	\$125,000
IP based PA with Clock System	\$110,000
Security Cameras (assumes 25 cameras @ \$1,200 per camera = \$30,000 plus install and front end)	\$50,000
HVAC Upgrade/Controls/Demolition	\$3,000,000
<hr/> Renovation Subtotal MEP	\$5,105,000

**KLH ENGINEERS MEP GYM ADDITION BREAKDOWN**

*(Already included in above)*

HVAC	\$550,000
ELECTRIC	\$160,000
PLUMBING	\$100,000
FIRE PROTECTION	\$50,000
TECHNOLOGY	\$60,000
<hr/> New Addition Subtotal MEP	\$920,000

**KLH Notes:**

- No asbsetos work included
- Assumes data cable is all plenum rated per Owner and not need to upgrade
- No Classroom AV updates or changes
- No Kitchen scope included in this work due to code complications

