

ROBERT EHMET HAYES & ASSOCIATES, PLLC

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December 4, 2023

VIA EMAIL

TO: Ms. Misty Middleton, Superintendent  
Bellevue Independent Schools

RE: GRANDVIEW ELEMENTARY – GYM ADDITION AND HVAC RENOVATION  
REH #372-922 / BG #24-059

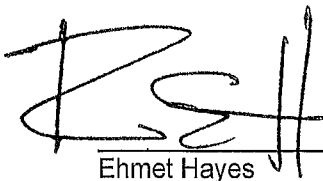
Enclosures:

1. Design Development Drawings dated December 13, 2023 for referenced project.
2. Two copies of the BG-2, dated December 13, 2023, for completed Design Development Drawings.
3. Two copies of the BG-3, dated December 13, for completed Design Development Drawings.

Action

Required:

1. Obtain Board approval of the Design Development Documents, BG-2, and BG-3.
2. Execute both the BG-2 and BG-3.
3. Retain one copy of the BG-2 and BG-3 and forward one copy of each to our office for subsequent upload to KDE.



Ehmet Hayes

EH:hkw

District Name: Bellevue Independent District Code: 032 Facility Name: Grandview Elementary School Code: 010  
 Date: 12/6/2023 REH: #372-922  
 Project Name: Grandview Elementary - Gym Addition and HVAC Renovation

PROJECT TYPE: Yes No Gross Building Area (sf.)  
 New Building    
 Addition   8,525 + 2,228 (Alt. Bld)  
 Renovation   62,484

Provisions for Future Expansion: Gymnasium has alternate bid to add stage area, coaches' office and storage

- Proposed Alternates:
- (1) Stage Addition and Associated Rooms
  - (2) Nora rubber flooring
  - (3) Rubber Flooring at Existing Classrooms
  - (4) Paxton (PaxLock Pro) Access control
  - (5) IP based PA with Clock System
  - (6) Security Cameras
  - (7) Metal Cladding at Existing Front Portion
  - (8) Cafeteria Improvements

Describe special conditions, phasing of project and alternates, attach a supplemental sheet, if needed.  
Total replacement of HVAC system for improved comfort, efficiency and air quality; new gym addition will be more accessible to students and better setup for nighttime functions; Alternate Bid would add stage, coach's office and storage. New sprinkler system throughout provides greater safety. New lighting, ceilings and fire alarm will also greatly enhance the aged facility.

**BUILDING CONSTRUCTION CHARACTERISTICS:**

Description of Building Structure:  
 Foundation: Cast in place concrete foundation with spread footings and reinforced concrete slab-on-grade construction.  
 Exterior Walls: Reinforced concrete block with air barrier and continuous insulation and metal wall panels with ventilated furring.  
 Roof Structure: Metal deck on steel joists with rigid insulation on top of deck with EPDM roof membrane and flashing.

**ENERGY EFFICIENT DESIGN (KRS 157.450 and KRS 157.455):**

90 Energy Consumption "Existing" (kBtu/sf/yr)  
85 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. Project is a renovation with old systems that will not meet these requirements.

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): 7,625 (Addition) Avg. Exterior Wall R-Value: 13  
 Gross Window / Door Area (sf): 904 (Addition) Avg. Window/Door R-Value: 2.77  
 Gross Roof Area (sf): 8,248 (Addition) Avg. Roof R-Value: 25.6  
 Exterior Wall Type: E - other, describe Other: \_\_\_\_\_  
 Other: Metal wall panels on metal furring with continuous rock wool insulation on air barrier on CMU  
 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: Grandview Elementary - Gym Addition and HVAC Renovation

Date: 12/6/23

REH: #372-922

Air Purification Systems : YES  NO

Gray Water System : YES  NO

Low Water Use Fixtures : YES  NO

Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLUMBING:**

Type of Sewage Disposal: Public

**HEATING, VENTILATION AND AIR CONDITIONING:**

Heating Only: \_\_\_\_\_ Heating & Mechanical: \_\_\_\_\_ HVAC: X A/C Only: \_\_\_\_\_  
Ventilation Only

Fuel Source/Backup (if applicable): \_\_\_\_\_

**ELECTRICAL:**

Source of Electric Power: Utility

Voltage Serving Facility: 480V 3Phase (2 services)

Number of Convenience Outlets:  
Classrooms N/A  
Library/Media Center N/A  
Business Ed N/A  
Family & Consumer Science N/A

Camera System: N/A

| Lighting Intensity (fc.): |           |
|---------------------------|-----------|
| Std. Classrooms           | <u>50</u> |
| Library/Media Ctr         | <u>50</u> |
| Science Lab               | <u>50</u> |
| Science Clrm              | <u>50</u> |
| Band/Music                | <u>50</u> |
| Business Ed               | <u>50</u> |
| Shops                     | <u>30</u> |
| Corridors                 | <u>30</u> |
| Stairways                 | <u>30</u> |
| Cafeteria                 | <u>50</u> |
| Pre-School Clrm           | <u>50</u> |
| Art Classroom             | <u>50</u> |
| Gymnasium                 | <u>60</u> |

**SPECIAL EQUIPMENT:**

| System               | Conduit Only | Conduit & Wiring | Complete with Equipment |
|----------------------|--------------|------------------|-------------------------|
| Bell                 | _____        | _____            | <u>N/A</u>              |
| Clock                | _____        | _____            | <u>N/A</u>              |
| Fire Alarm           | _____        | _____            | <u>Modify Existing</u>  |
| Intercom             | _____        | _____            | <u>N/A</u>              |
| Telephone            | _____        | _____            | <u>N/A</u>              |
| Television           | _____        | _____            | <u>N/A</u>              |
| Computer             | _____        | _____            | <u>N/A</u>              |
| Wireless Network     | _____        | _____            | <u>N/A</u>              |
| Interactive White bd | _____        | _____            | <u>N/A</u>              |
| Voice Amplification  | _____        | _____            | <u>N/A</u>              |

**FIXED EQUIPMENT:**

|                     |                 |                        |                 |
|---------------------|-----------------|------------------------|-----------------|
| Teacher Cabinet     | <u>Existing</u> | Custodial Room Shelves | <u>By Owner</u> |
| Student Lockers     | <u>N/A</u>      | Science Laboratories   | <u>N/A</u>      |
| Folding Bleachers   | <u>Yes</u>      | Family & Consumer Sci  | <u>N/A</u>      |
| Library Furnishings | <u>Existing</u> | Other                  | <u>Goals</u>    |
| Dry Food Shelves    | <u>Existing</u> | Other                  | _____           |

OUTLINE SPECIFICATIONS ENERGY DESIGN CRITERIA

Project: Grandview Elementary - Gym Addition and HVAC Renovatic

REH: #372-922

Date: 12/6/23

INTERIOR FINISH SCHEDULE:

| AREA                | FLOOR              | WAINSCOT | WALLS    | CEILING          |
|---------------------|--------------------|----------|----------|------------------|
| General Office      | Existing           | Existing | CMU      | Acoustic         |
| Corridors           | Rubber             | CMU      | CMU      | Acoustic         |
| Custodial           | Concrete           | CMU      | CMU      | Acoustic         |
| Kitchen             | Existing           | Existing | Existing | Existing         |
| Cafeteria           | Rubber             | CMU      | CMU      | Steel / Acoustic |
| Gym                 | Resilient Athletic | CMU      | CMU      | Steel exposed    |
| Showers/Locker      | N/A                | N/A      | N/A      | N/A              |
| Toilets             | Tile               | Tile     | Tile     | Acoustic         |
| Library/Media Cntr  | Existing           | Existing | Existing | Acoustic         |
| Classrooms          | Rubber             | Existing | Existing | Acoustic         |
| Music               | N/A                | N/A      | N/A      | N/A              |
| Art                 | N/A                | N/A      | N/A      | N/A              |
| Science             | N/A                | N/A      | N/A      | N/A              |
| FMD                 | N/A                | N/A      | N/A      | N/A              |
| <b>OTHER AREAS</b>  |                    |          |          |                  |
| Alt. Bid Stage      | Rubber             | CMU      | CMU      | Exposed          |
| Alt. Bid Coach Off. | Rubber             | CMU      | CMU      | Acoustic         |

Miscellaneous Project Specific Features Existing vinyl tile at classrooms; alternate bid to change to rubber.

Kentucky Registered Architect:

\_\_\_\_\_  
Signature  
Robert Ehmet Hayes & Associates, PLLC

Date: 12/6/23

Kentucky Registered Engineer:

*Stephen M. Fradeale*  
\_\_\_\_\_  
Signature

Date: 12-6-2023

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

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For Reference

District Name: Bellevue Independent District Code: 032 Facility Name: Grandview Elementary School Code: 010

Project Name: Grandview Elementary-Gym Addition and HVAC Renovator REH Project # 372-922 12/13/2023

Project Phase: Design Development:  Construction Documents:

|   |    |                  |
|---|----|------------------|
| 1. Site Development                             | \$ |                  |
| 2. General Construction                         | \$ | 5,203,000.00     |
| 3. Heating, Ventilation & Air Conditioning      | \$ | 3,550,000.00     |
| 4. Plumbing (Include Sprinkler System)          | \$ | 1,020,000.00     |
| 5. Electrical Work / CT                         | \$ | 1,345,000.00     |
| 6. Sewage Disposal System                       | \$ |                  |
| 7. Total Construction Cost (1-6)                |    | \$ 11,118,000.00 |
| 8. Site Acquisition Cost (Purchase Price)       | \$ |                  |
| 9. Legal Services                               | \$ |                  |
| 10. Fiscal Agent Fee                            | \$ |                  |
| 11. Bond Discount                               | \$ |                  |
| 12. Architect/Engineer Fee                      | \$ | 764,918.00       |
| 13. Construction/Manager Fee (if Applicable)    | \$ |                  |
| 14. Equipment/Furnishings (Not Fixed)/Computers | \$ |                  |
| 15. Property & Topographic Survey               | \$ | 10,000.00        |
| 16. Geotechnical Survey & Report                | \$ | 25,000.00        |
| 17. Special Inspections                         | \$ | 40,000.00        |
| 18. Asbestos Abatement                          | \$ | 125,000.00       |
| 19. Commissioning Fee                           | \$ | 30,000.00        |
| 20. Plan Review Fee                             | \$ | 8,000.00         |
| 21. Reproduction Bid Docs / Reimbursables       | \$ | 9,000.00         |
| 22. Contingencies - Minimum 5% of Line 7        | \$ | 582,282.00       |
| 23. Other Cost (Describe) TAB                   | \$ | 14,000.00        |
| 24. Total Other Cost (8-23)                     |    | \$ 1,608,200.00  |
| 25. TOTAL PROJECT COST (line 7 + line 24)       |    | \$ 12,726,200.00 |

- 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: 12/6/23

\_\_\_\_\_  
Date: \_\_\_\_\_

Board of Education Designee: \_\_\_\_\_ Date: \_\_\_\_\_