

April 22, 2024

**OLDHAM COUNTY BOARD OF EDUCATION**

**CONCERN**

Consider Approval of Revised BG-1 and Award of Contract for the Oldham County Preschool Renovation & Addition.

**DISCUSSION**

January 22, 2024 the Board approved the construction documents for the Oldham County Preschool Renovation & Addition.

On April 11, 2024 bids for the project were received, opened, and read aloud for the above referenced project. Two (2) contractors submitted a lump sum bid. The lowest and best bid submitted, complying with the plans and specifications, was received from Redlee Construction and Development Inc in the base bid amount of \$9,963,000.00 (Refer to the attached bid tabulation.)

After thorough review by McCulloch Associates Architects and Brent Bohannon, Director of Facilities Management, it is the recommendation that the contract be awarded to Redlee Construction and Development Inc in the base bid amount of \$9,963,000.00.

**RECOMMENDATION**

Approve the Revised BG-1, and Award of Contract for the Oldham County Preschool Renovation & Addition. to Redlee Construction and Development Inc, 800 Stonecreek Parkway Suite 5A, Louisville, KY 40223 in the base bid amount of \$9,963,000 and hereby authorizes the Director of Facilities Management to execute the necessary documentation.

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On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the Board approved Revised BG-1, and Award of Contract for the Oldham County Preschool Renovation & Addition to Redlee Construction and Development Inc, 800 Stonecreek Parkway Suite 5A, Louisville, KY 40223 in the base bid amount of \$9,963,000.00 and hereby authorizes the Director of Facilities Management to execute the necessary documentation.

  
Suzanne Hundley, Board Chair

  
Dr. Jason Radford, Superintendent/Secretary

# BG1 Project Application Form (Revised)

## (Ref# 20946)

Form Status: Saved

Tier 2 Project: Oldham County Preschool - Expansion &amp; 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

Post bid revision

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

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Facility Name

OLDHAM COUNTY PRESCHOOL (B10001421)

## Scope

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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 Mulitpurpose Room and Kitchen.

Geothermal, HVAC &amp; Secuirty 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

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|                                  |                |
|----------------------------------|----------------|
| Total Construction Cost          | \$9,963,000.00 |
| Construction Contingency         | \$498,150.00   |
| Architect / Engineer Fee         | \$697,410.00   |
| Construction Manager Fee         |                |
| Fiscal Agent Fee                 | \$97,040.00    |
| Bond Discount                    | \$234,400.00   |
| Equipment / Furnishings          | \$125,000.00   |
| Equipment / Computers            | \$45,000.00    |
| Technology Network System (KETS) |                |
| Site Acquisition                 |                |
| Site Survey                      |                |
| Geotechnical Investigations      | \$10,000.00    |
| Special Inspections              | \$14,000.00    |
| Commissioning                    | \$30,000.00    |
| Advertising                      | \$1,000.00     |
| Printing                         | \$5,000.00     |

### Other Probable Costs

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| Title | Amount |
|-------|--------|
|-------|--------|

Bank and Rating Fee

No Data

No Data

|                    |                 |
|--------------------|-----------------|
| Total Project Cost | \$11,720,000.00 |
|--------------------|-----------------|

### Funds Available

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Bond Sale - SFCC  
 Bond Requirement - SFCC  
 Local FSPK Bond Sale \$11,720,000.00  
 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 | \$11,720,000.00 |

### BG1 Signature Page (Online Form Ref# 20946)

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

April 11, 2024

Brent Bohannon  
Oldham Co. Board of Education  
6165 W. Highway 146  
Crestwood, KY 40014

1225 GARVIN PLACE

LOUISVILLE, KY 40203

(502) 636-5138

FAX (502) 636-3436

Re: Letter of Recommendation:  
**977 OCBF Preschool Expansion & Renovation**

Dear Brent:

Bids for the above referenced project were received April 11, 2024, at 2:00 PM.

**One** Contractor submitted a lump sum bid in compliance with the plans and specifications. The bid tabulation sheet is attached indicating the bid received.

The apparent low bidder is **Redlee Construction Co Inc.**, with a Base Bid of \$ **9,963,000.00**

We recommend the acceptance of the Base Bid.

We reviewed the listed sub-contractors and manufacturers provided on the Form of Proposal and determined them to be acceptable. We have also determined the Bid Bond provided with the bid has a Traveler's Casualty & surety Co. of America rating of "A++". The Contract Documents require a rating "A-" or better. We recommend that a Contract be awarded to **Redlee Construction Co Inc.**, by accepting the Base Bid for a total contract amount of \$ **9,963,000.00** with no alternates.

Sincerely,



Barnett P. McCulloch, AIA

BPM  
c: file



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