

CONSENT ITEM B-4

July 29, 2024

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of the Revised BG-1, BG-2, BG-3, and Design Development Documents for the Buckner Alternative High School and OCHS Improvements Project.

DISCUSSION

On February 26, 2024, the Board of Education approved Schematic Design documents for the Buckner Alternative High School and OCHS Improvements Project.

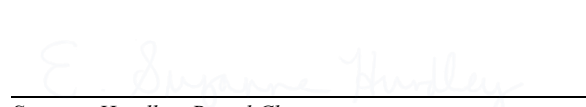
The Kentucky Department of Education requires that the Oldham County Board of Education approve the plans at various stages during the design process. The Design Development Documents (attached) for the Buckner Alternative High School and OCHS Improvements Project have been reviewed by Brent Bohannon, Director of Facilities, and Full Circle Architecture, and is recommended for approval.

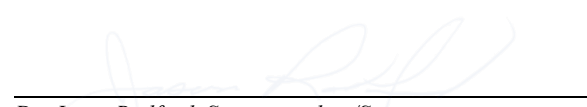
The attached BG-1 was revised based on the updated pricing estimate shown on the BG-3.

RECOMMENDATION

Approve the Revised BG-1, BG-2, BG-3 forms, and Design Development documents for the Buckner Alternative High School and OCHS Improvements 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, BG-2, BG-3 forms, and Design Development documents for the Buckner Alternative High School and OCHS Improvements Project and hereby authorize 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# 21594)

Form Status: Saved

Tier 1 Project: Buckner Alternative High School and OCHS Improvements Project
 BG Number: 24-104 District: Oldham County (HB678) (465)
 Status: Active Phase: Project Initiation (View Checklist)

| | |
|------------------------------|-------------------------|
| Construction Delivery Method | General Contractor |
| Procurement Standard | Bid Law |
| Reason for Revision | Change in cost estimate |
| Emergency | No |

Project Type and Description

Applicable Items

| | |
|-------------------------------------|-----|
| New Building | Yes |
| Addition | No |
| Major Renovation | No |
| GESC | No |
| Roofing | No |
| HVAC | No |
| 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 | 2/1/2023 |
| DFP Priority | |

1b.1 - New Buckner Alternative High School / ELL Facility (A5 Center)
 Estimated Cost: \$4,993,290.00
 Facility: No Data

5.16.3 -
 Estimated Cost: \$8,223,088.00
 Facility: No Data

| | |
|---------------------------|----|
| Project Not Listed on DFP | No |
|---------------------------|----|

Inventory

Facility Name

OLDHAM COUNTY HIGH SCHOOL (B10001415)

BUCKNER ALTERNATIVE HIGH SCHOOL (B10001418)

Scope

Provide a Complete Narrative of the Proposed Project

Replacement of existing Buckner Alternative High School building. New building to include BAHS, Community Outreach and Specialized Non-Traditional, and Little Colonels programs. Scope to include a new spectator gym, reconfiguration of the junior lot and realignment of Colonels Drive.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan**Probable Costs**

Proposed Plan to Finance Application

| | |
|----------------------------------|-----------------|
| Total Construction Cost | \$37,112,000.00 |
| Construction Contingency | \$1,855,600.00 |
| Architect / Engineer Fee | \$1,948,380.00 |
| Construction Manager Fee | |
| Fiscal Agent Fee | \$220,000.00 |
| Bond Discount | \$88,000.00 |
| Equipment / Furnishings | \$492,000.00 |
| Equipment / Computers | \$8,000.00 |
| Technology Network System (KETS) | \$19,500.00 |
| Site Acquisition | |
| Site Survey | \$16,000.00 |
| Geotechnical Investigations | \$12,500.00 |
| Special Inspections | \$50,000.00 |
| Commissioning | \$50,000.00 |
| Advertising | \$1,000.00 |
| Printing | \$12,500.00 |

Other Probable Costs

| Title | Amount |
|--------------------|-----------------|
| Abatement | \$300,000.00 |
| Plan Review | \$14,000.00 |
| No Data | |
| Total Project Cost | \$42,199,480.00 |

Funds Available

| | |
|------------------------------|-----------------|
| Bond Sale - SFCC | |
| Bond Requirement - SFCC | |
| Local FSPK Bond Sale | \$42,199,480.00 |
| Local General Fund Bond Sale | |
| Cash - SFCC Requirement | \$0.00 |
| Cash - Building Fund | \$0.00 |
| 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 | \$42,199,480.00 |

BG1 Signature Page (Online Form Ref# 21594)

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: Buckner Alternative HS School Code: 080
Oldham County HS Code: 060

Project Name: Buckner Alternative HS and Oldham County HS Improvements

PROJECT TYPE: Yes No Gross Building Area (sf)
 New Building ☐ ☐ _____
 Addition ☐ ☒ 96,873
 Renovation ☐ ☐ _____

Provisions for Future Expansion: _____

Proposed Alternates: (1) Roof Mounted Photovoltaics
 (2) Medium Voltage Service
 (3) _____
 (4) _____
 (5) _____

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

Replacement of existing BAHS, including Comm. Outreach, Non-Traditional Classrooms and Daycare, plus new OCHS spectator gym

BUILDING CONSTRUCTION CHARACTERISTICS:

Description of Building Structure:

Foundation: Cast-in-place concrete spread footings

Exterior Walls: Brick veneer and pre-finished metal panels veneer over load-bearing CMU / steel structure

Roof Structure: Single-ply roofing system over insulation

ENERGY EFFICIENT DESIGN (KRS 157.450 and KRS 157.455):

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

25 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.

District does not wish to pursue LEED and does not require LCCA
(Life Cycle Cost Analysis)

☒ ☐ 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): 47,100 Avg. Exterior Wall R-Value: 22

Gross Window / Door Area (sf): 8,679 Avg. Window/Door R-Value: 3

Gross Roof Area (sf): 63,482 Avg. Roof R-Value: 30

Exterior Wall Type: B - face brick, captured air space, sprayed insulation on CMU Other: _____

Roofing Type: C - plastic single ply over rigid insulation Other: _____

HVAC System Type: C - ground source heat pump system with air make up Other: _____

Classroom Lighting: E - other Other: LED

Active Daylighting: B - occupancy light control sensors Other: _____

Passive Daylighting: G - none Other: _____

On Site Energy Generation: C - solar electric generation (to support the entire building's energy needs) Other: Alternate Bid

Air Purification Systems : YES ☐ NO ☒Gray Water System : YES ☐ NO ☒Low Water Use Fixtures : YES ☒ NO ☐

Other: _____

PLUMBING:Type of Sewage Disposal: Municipal (MSD Sewer District)**HEATING, VENTILATION AND AIR CONDITIONING:**Heating Only: _____ Heating & Mechanical: _____ HVAC: X A/C Only: _____
Ventilation OnlyFuel Source/Backup (if applicable): Natural Gas Generator**ELECTRICAL:**Source of Electric Power: Utility - LG&EVoltage Serving Facility: 480/277V

Number of Convenience Outlets:

Classrooms

8

Library/Media Center

n/a

Business Ed

n/a

Family & Consumer Sci.

n/a

Camera System:

IP Based

Lighting Intensity (fc.):

Std. Classrooms

50FC

Library/Media Ctr

n/a

Science Lab

n/a

Science Ctrm

n/a

Band/Music

n/a

Business Ed

n/a

Shops

n/a

Corridors

20FC

Stairways

20FC

Cafeteria

n/a

Pre-School Ctrm

n/a

Art Classroom

n/a

Gymnasium

80FC**SPECIAL EQUIPMENT:**

| System | Conduit Only | Conduit & Wiring | Complete with Equipment |
|----------------------|--------------|------------------|-------------------------|
| Bell | _____ | _____ | <u>no</u> |
| Clock | _____ | _____ | <u>yes</u> |
| Fire Alarm | _____ | _____ | <u>yes</u> |
| Intercom | _____ | _____ | <u>yes</u> |
| Telephone | _____ | <u>yes</u> | _____ |
| Television | _____ | <u>yes</u> | _____ |
| Computer | _____ | <u>yes</u> | _____ |
| Wireless Network | <u>yes</u> | _____ | _____ |
| Interactive White bd | _____ | <u>yes</u> | _____ |
| Voice Amplification | <u>yes</u> | _____ | _____ |

FIXED EQUIPMENT:

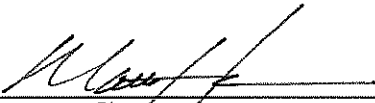
| | | | |
|---------------------|------------|------------------------|------------|
| Teacher Cabinet | <u>no</u> | Custodial Room Shelves | <u>yes</u> |
| Student Lockers | <u>no</u> | Science Laboratories | <u>no</u> |
| Folding Bleachers | <u>yes</u> | Family & Consumer Sci | <u>no</u> |
| Library Furnishings | <u>no</u> | Other | _____ |
| Dry Food Shelves | <u>no</u> | Other | _____ |

INTERIOR FINISH SCHEDULE:

| AREA | FLOOR | WAINSCOT | WALLS | CEILING |
|--------------------|-------------------------------------|----------|-------|-------------------------|
| General Office | carpet | n/a | paint | ACT |
| Corridors | resilient tile | n/a | paint | ACT |
| Custodial | sealed concrete | n/a | paint | ACT |
| Kitchen | n/a | n/a | n/a | n/a |
| Cafeteria | n/a | n/a | n/a | n/a |
| Gym | gym flooring / polished concrete | n/a | paint | ACT / open to structure |
| Showers/Locker | resinous flooring | n/a | paint | open |
| Toilets | ceramic tile / resinous flooring | n/a | paint | ACT |
| Library/Media Cntr | n/a | n/a | n/a | n/a |
| Classrooms | polished concrete | n/a | paint | ACT |
| 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 |
| OTHER AREAS | | | | |
| Gym Lobby | terrazzo | n/a | paint | ACT |
| | | | | |
| | | | | |

Miscellaneous Project Specific Features: _____

Kentucky Registered Architect:


Signature

Date: 7/18/2024

Kentucky Registered Engineer:


Signature

Date: 7/18/2024

Board Designee or Superintendent:

Signature

Date: _____

District Name: Oldham County District Code: 465 Facility Name: Buckner Alternative HS School Code: 080
Oldham County HS 060

Project Name: Buckner Alternative HS and Oldham County HS Improvements

| Project Phase: | Design Development: | <input checked="" type="checkbox"/> | Construction Documents: | <input type="checkbox"/> |
|---|---------------------|-------------------------------------|-------------------------|--------------------------|
| 1. Site Development | \$ | | 4,457,000 | |
| 2. General Construction | \$ | | 17,100,000 | |
| 3. Heating, Ventilation & Air Conditioning | \$ | | 5,674,000 | |
| 4. Plumbing / Fire Protection | \$ | | 1,705,000 | |
| 5. Electrical Work (+ Alternates) | \$ | | 8,166,000 | |
| 6. Sewage Disposal System | \$ | | 10,000 | |
| 7. Total Construction Cost (1-6) | | | \$ | 37,112,000.00 |
| 8. Site Acquisition Cost (Purchase Price) | \$ | | - | |
| 9. Legal Services | \$ | | - | |
| 10. Fiscal Agent Fee / Bank Rate Fee | \$ | | 220,000 | |
| 11. Bond Discount | \$ | | 88,000 | |
| 12. Architect/Engineer Fee | \$ | | 1,948,380 | |
| 13. Construction/Manager Fee (if Applicable) | \$ | | - | |
| 14. Equipment/Furnishings (Not Fixed) / Computers | \$ | | 500,000 | |
| 15. Property & Topographic Survey | \$ | | 16,000 | |
| 16. Geotechnical Survey & Report | \$ | | 12,500 | |
| 17. Special Inspections | \$ | | 50,000 | |
| 18. Asbestos Abatement | \$ | | 300,000 | |
| 19. Commissioning Fee | \$ | | 50,000 | |
| 20. Plan Review Fee | \$ | | 14,000 | |
| 21. Printing & Distribution of Bid Docs | \$ | | 13,500 | |
| 22. Contingencies - Minimum 5% of Line 7 | \$ | | 1,855,600 | |
| 23. Other Cost (Describe) | \$ | | 19,500 | |
| 24. Total Other Cost (8-23) | | | \$ | 5,087,480.00 |
| 25. TOTAL PROJECT COST (line 7 + line 24) | | | \$ | 42,199,480.00 |
| a. Gross Square Foot Area | | | | 96,873 |
| b. Total Cost Per Square Foot | | | | 435.6165289 |
| c. Total Cost Per Pupil | | | \$ | 26,964.52 |
| d. Gross Sq. Ft. Area of Alternates | | | | 0 |

Kentucky Registered Architect/Engineer:  Date: 7/18/2024

Construction Manager: _____ Date: _____

Board of Education Designee: _____ Date: _____