

CONSENT ITEM B-1
August 26, 2024

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of the Revised BG-1 and Award of Contract for the Site/Access Improvements at Various Elementary Schools Phase 2 project.

DISCUSSION

On June 26, 2024 the Board approved the BG-3 Construction Documents for the Site/Access Improvements at Various Elementary Schools Phase 2 project.

On August 7, 2024 bids for the project were received, opened, and read aloud for the above referenced project. One contractor submitted a lump sum bid. The lowest and best bid submitted, complying with the plans and specifications, was received from Redlee Construction & Development Inc. with a base bid of amount of \$8,463,000.00 (Refer to the attached bid tabulation)

After thorough review Ross Tarrant Architects and Brent Bohannon, Director of Facilities Management, it is the recommendation that the contract be awarded to Redlee Construction & Development Inc. with a base bid of amount of \$8,463,000.00.

RECOMMENDATION

Approve the Revised BG-1 (attached) and Award of Contract for the Site/Access Improvements at Various Elementary Schools Phase 2 project to Redlee Construction & Development Inc., 800 Stonecreek Parkway, Ste 5A, Louisville, KY 40223 in the base bid amount of \$8,463,000.00 and hereby authorizes the Director of Facilities Management to execute the necessary documentation.

On a motion by _____, seconded by _____, the Board approved the Revised BG-1 and Award of Contract for Site/Access Improvements at Various Elementary Schools Phase 2 project to Redlee Construction & Development Inc, 800 Stonecreek Parkway, Ste 5A, Louisville, KY 40223 in the base bid amount of \$8,463,000.00 and hereby authorized the Director of Facilities Management to execute the necessary documentation. (,)



Suzanne Hundley, Board Chair



Dr. Jason Radford, Superintendent/Secretary



BID-TABULATION

Oldham County Elementaries:

Site & Access Improvements - Phase 2

RTA Project No. 23050 / BG # 24-109

8/7/2024

BIDDER	BID BOND	ADDENDA (1, 2, 3)	BASE BID	TOTAL
1 Redlee Construction & Development, Inc. 800 Stonecreek Parkway, Ste 5A Louisville, KY 40223	y	y	\$8,463,000.00	\$8,463,000.00
2				
3				



rosstarrant architects

architecture · civil engineering · landscape architecture · interior design

August 15, 2024

Dr. Jason Radford
Superintendent
Oldham County Schools
6165 W. Highway 146
Crestwood, Kentucky 40014

Re: **Letter of Recommendation**
Oldham County Elementaries Site & Access Improvements – Phase 2
Crestwood, Kentucky
BG 24-109
RTA 23050

Upon receipt of bids received on August 7, 2024 for the above referenced project, we find no reason not to recommend that a construction contract for the Oldham County Elementaries Site & Access Improvements – Phase 2 project be awarded to the apparent low bidder, Redlee Construction & Development, Inc.

Upon selection of the contractor, the Board should make a motion to award a construction contract to Redlee Construction & Development, Inc pending approval by the Kentucky Department of Education. The Board should also approve a revised BG1 form which reflects the final construction total.

We have attached a copy of the Bid Tabulation Form for your review. If you have any questions or concerns, please don't hesitate to contact us.

Sincerely,

Beth Bauer, AIA, LEED AP
Associate | Project Manager

/ml

Enclosures

c: Laith Ross, PE, LEED AP
Kevin McCalla, ASLA, PLA, LEED BD+C
File 23050
LOR240815 -23050

BG1 Project Application Form (Revised) (Ref# 21636)

Form Status: Saved

Tier 4 Project: Site/Access Improvements at Various Elementary Schools PH 2
 BG Number: 24-109 District: Oldham County (HB678) (465)
 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	No
Major Renovation	No
GESC	No
Roofing	No
HVAC	No
ADA Compliance	No
Life Safety	No
Security	No
Minor Project	Yes

Minor Project Description

Minor project improvements include accessibility improvements, site grading , storm water contrals and shade structures at various elementary schools.

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	

<p>5.2.4 - Estimated Cost: \$129,000.00 Facility: No Data</p>
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<p>5.3.1 - Estimated Cost: \$255,600.00 Facility: No Data</p>
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<p>5.5 - Goshen Elementary School</p>
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Estimated Cost: \$220,800.00

Facility: No Data

5.6.4 -

Estimated Cost: \$235,200.00

Facility: No Data

5.8 - LaGrange Elementary School (Replacement)

Estimated Cost: \$217,200.00

Facility: No Data

5.9.3 -

Estimated Cost: \$214,800.00

Facility: No Data

Project Not Listed on DFP

No

Inventory

Facility Name

GOSHEN AT HILLCREST ELEMENTARY SCHOOL (B10001411)

LOCUST GROVE ELEMENTARY SCHOOL (B10001412)

HARMONY ELEMENTARY SCHOOL (B10001408)

LAGRANGE ELEMENTARY SCHOOL (B10001413)

CRESTWOOD ELEMENTARY SCHOOL (B10001410)

Scope

Provide a Complete Narrative of the Proposed Project

Provide expanded outdoor learning opportunities, new playground, new safety surfacing and site access improvements at Buckner, Camden Station, Centerfield, Crestwood, Goshen, Harmony, Lagrange, and Locust Grove Elementary Schools.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	\$8,463,000.00
Construction Contingency	\$423,150.00
Architect / Engineer Fee	\$473,928.00
Construction Manager Fee	
Fiscal Agent Fee	
Bond Discount	
Equipment / Furnishings	

Equipment / Computers	
Technology Network System (KETS)	
Site Acquisition	
Site Survey	\$25,000.00
Geotechnical Investigations	
Special Inspections	\$38,400.00
Commissioning	
Advertising	\$1,000.00
Printing	\$4,000.00

Other Probable Costs

Title	Amount
Owner Direct Purchase	\$525,000.00
No Data	
No Data	
Total Project Cost	\$9,953,478.00

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	\$9,953,478.00
Local General Fund Bond Sale	
Cash - SFCC Requirement	
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	\$9,953,478.00
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BG1 Signature Page (Online Form Ref# 21636)

The signing of this financial document certifies the above stated funds are available and designated for this project during this fiscal year.

_____ Superintendent	_____ Date
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_____ Finance Officer	_____ Date
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_____ Chairman	_____ Date
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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