

**OLDHAM COUNTY BOARD OF EDUCATION**

**CONCERN**

Consider Approval of the Revised BG-1 and Award of Contract for the Athletic Stadium & Field Improvements at Various Schools Phase 2 Project.

**DISCUSSION**

On June 26, 2024, the Board approved the BG-3 Construction Documents for the Athletic Stadium & Field Improvements at Various Schools Phase 2 Project.

On August 7, 2024, bids for the project were received, opened, and read aloud for the above referenced project. Two Contractors submitted a lump sum bid. The lowest and best bid submitted, complying with the plans and specifications, was received from Parco Contractors Group LLC with a base bid of amount of \$4,696,000.00 (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 Parco Contractors Group LLC with a base bid of amount of \$4,696,000.00.

**RECOMMENDATION**

Approve the Revised BG-1 (attached) and Award of Contract for the Athletic Stadium & Field Improvements at Various Schools Phase 2 Project to Parco Contractors Group LLC, 2521 Ridgemar Ct. Louisville, KY 40299 in the base bid amount of \$4,696,000.00 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 the Revised BG-1 and Award of Contract for Athletic Stadium & Field Improvements at Various Schools Phase 2 Project to Parco Contractors Group LLC, 2521 Ridgemar Ct. Louisville, KY 40299 in the base bid amount of \$4,696,000.00 and hereby authorized the Director of Facilities Management to execute the necessary documentation. ( , )

  
\_\_\_\_\_  
*Suzanne Hundley, Board Chair*

  
\_\_\_\_\_  
*Dr. Jason Radford, Superintendent/Secretary*

BIDDER	BID BOND	ADDENDA (1,2)	BASE BID	ALT. #1 Owner Preferred A/V Manufacturer	ALT. #2 Owner Preferred Masonry	ALT. #3 Tennis Court Lighting	TOTAL
1 Parco Constructors Group, LLC 2521 Ridgeman Ct. Louisville, KY 40299	Y	Y	\$4,626,000.00	\$0.00	\$0.00	\$70,000.00	\$4,696,000.00
2 Redlee Construction & Development, Inc. 800 Stonecreek Parkway, Ste 5A Louisville, KY 40223	Y	Y	\$5,363,000.00	\$50,000.00	\$9,500.00	\$180,000.00	\$5,602,500.00
3							
4							
5							
6							



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 Athletics Improvements – Phase 2  
Crestwood, Kentucky  
BG 24-110  
RTA 23049

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 Athletics Improvements – Phase 2 project be awarded to the apparent low bidder, Parco Constructors Group, LLC. We have also reviewed the proposed bid alternates pricing, and find it to be reasonable should the Board wish to accept bid Alternate #1 for \$0, Alternate #2 for \$0, and Alternate #3 for \$70,000.

Upon selection of the contractor, the Board should make a motion to award a construction contract to Parco Constructors Group, LLC 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

/mll

Enclosures

c: Laith Ross, PE, LEED AP  
Kevin McCalla, ASLA, PLA, LEED BD+C  
File 23049  
LOR240815 -23049

# BG1 Project Application Form (Revised) (Ref# 21630)

Form Status: Saved

Tier 3 Project: Athletic Stadium and Field Improvements at Various Locations PH 2  
BG Number: 24-110 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

NOHS: Fencing around outside of football field, lighting upgrades, new scoreboard.

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><b>5.14.1 -</b> Estimated Cost: \$316,800.00 Facility: No Data</p>
<p><b>5.14.3 -</b> Estimated Cost: \$2,659,200.00 Facility: No Data</p>
<p><b>5.15 - South Oldham High School</b> Estimated Cost: No Data Facility: No Data</p>
<p><b>5.16.2 -</b> Estimated Cost: \$2,728,800.00 Facility: No Data</p>

Project Not Listed on DFP

No

## Inventory

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Facility Name

NORTH OLDHAM HIGH SCHOOL (B10001406)

OLDHAM COUNTY HIGH SCHOOL (B10001415)

SOUTH OLDHAM HIGH SCHOOL (B10001420)

## Scope

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Provide a Complete Narrative of the Proposed Project

Add a pressbox to the visitor side of the stadium, replace existing scoreboard, provide fencing around the end of the football field.

Work Related to Project But Excluded from this BGI Scope

## Financial Plan

### Probable Costs

Proposed Plan to Finance Application

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Total Construction Cost	\$4,696,000.00
Construction Contingency	\$234,800.00
Architect / Engineer Fee	\$334,590.00
Construction Manager Fee	
Fiscal Agent Fee	
Bond Discount	
Equipment / Furnishings	
Equipment / Computers	
Technology Network System (KETS)	
Site Acquisition	
Site Survey	\$80,032.50
Geotechnical Investigations	\$4,900.00
Special Inspections	\$21,000.00
Commissioning	
Advertising	\$2,000.00
Printing	\$4,000.00

### Other Probable Costs

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Title	Amount
Sound Equipment	\$192,425.98
Owner Direct Purchase - Track	\$69,754.00
No Data	
<b>Total Project Cost</b>	<b>\$5,639,502.48</b>

### Funds Available

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Bond Sale - SFCC  
 Bond Requirement - SFCC

Local FSPK Bond Sale	\$5,639,502.48
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	
<b>Total Funds Available</b>	<b>\$5,639,502.48</b>

**BG1 Signature Page (Online Form Ref# 21630)**

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