

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of the BG-2, BG-3, and Design Development Documents for the South Oldham High School Ph 3 Renovation & Addition Project.

DISCUSSION

On June 24, 2024 the Board of Education approved Schematic Design documents for the South Oldham High School Ph 3 Renovation & Addition Project.

The Kentucky Department of Education requires that the Oldham County Board of Education approve plans at various stages during the design process. The Design Development Documents for the South Oldham High School Ph 3 Renovation & Addition Project have been reviewed by Brent Bohannon, Director of Facilities, and Ross Tarrant Architects and are recommended for approval.

The BG-3 forms (attached) are required by the Kentucky Department of Education, District Facilities Branch, Division of District Support to determine probable cost of the project.

RECOMMENDATION

Approve the BG-2, BG-3 forms, and Design Development documents for the South Oldham High School Ph 3 Renovation & Addition Project for the submission to the Kentucky Department of Education, District Facilities Branch, Division of District Support and hereby authorize the Director of Facilities Management to execute the necessary documentation.

On a motion by _____, seconded by _____, the Board approved the BG-2, BG-3 forms, and Design Development documents for the South Oldham High School Ph 3 Renovation & Addition Project for submission to the Kentucky Department of Education, and hereby authorize the Director of Facilities Management to execute the necessary documentation. (,)

Suzanne Hundley, Board Chair

Dr. Jason Radford, Superintendent/Secretary

District Name: Oldham County District Code: _____ Facility Name: 465 South Oldham High School School Code: _____ 95

Project Name: South Oldham High School Addition & Renovation - Phase 3

| | | | |
|----------------------|-------------------------------------|-------------------------------------|---------------------------|
| PROJECT TYPE: | Yes | No | Gross Building Area (sf.) |
| New Building | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Addition | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>126,303</u> |
| Renovation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>102,583</u> |

Provisions for Future Expansion: _____

Proposed Alternates: (1) Photovoltaics
 (2) BESS (Battery Energy Storage System)
 (3) _____

Describe special conditions, phasing of project and alternates, attach a supplemental sheet, if needed.
 Refer to Phasing Sheet for phasing plan.

BUILDING CONSTRUCTION CHARACTERISTICS:

Description of Building Structure:

Foundation: concrete footers and stem walls

Exterior Walls: Addition: load bearing CMU with spray foam insulation and masonry veneer

Roof Structure: Addition: metal joists and deck with lightweight insulating concrete and SBS roof membrane.

ENERGY EFFICIENT DESIGN (KRS 157.450 and KRS 157.455):

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

22 Energy Consumption Target (kBtu/sf/yr)

| | | |
|-------------------------------------|-------------------------------------|---|
| YES | NO | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | LEED Certified Other: _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Designed to meet Energy Star |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exceeds ASHRAE 90.1(2007) by 10% (Minimum) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. _____

| | | |
|--------------------------|-------------------------------------|-------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Designed to be Net-Zero |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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): 35,482 Avg. Exterior Wall R-Value: 20 (addition)

Gross Window / Door Area (sf): 7,491 Avg. Window/Door R-Value: 3.5 (addition)

Gross Roof Area (sf): 75,387 Avg. Roof R-Value: 33 (addition)

Exterior Wall Type: C - face brick, captured air space, sheathing over metal insulated stud system, interior finish system Other: _____

Roofing Type: _____ F - other, describe _____ Other: SBS over LWIC

HVAC System Type: D - hybrid water source heat pump system with boiler/chiller and well field with air make up Other: DOAS

Classroom Lighting: E - other Other: LED

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

Passive Daylighting: C - exterior light shelves Other: _____

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

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 Only

Fuel Source/Backup (if applicable): Natural Gas

ELECTRICAL:

| | |
|---|-----------------------------|
| Source of Electric Power: <u>Utility - LG&E</u> | Lighting Intensity (fc.): |
| Voltage Serving Facility: <u>277/480V</u> | Std. Classrooms <u>50</u> |
| Number of Convenience Outlets: | Library/Media Ctr <u>50</u> |
| Classrooms <u>8</u> | Science Lab <u>75</u> |
| Library/Media Center <u>20</u> | Science Clrm <u>50</u> |
| Business Ed <u>8</u> | Band/Music <u>50</u> |
| Family & Consumer Science <u>8</u> | Business Ed <u>50</u> |
| Camera System: <u>IP Based</u> | Shops <u>50</u> |
| | Corridors <u>20FC</u> |
| | Stairways <u>20</u> |
| | Cafeteria <u>50</u> |
| | Pre-School Clrm <u>50</u> |
| | Art Classroom <u>100</u> |
| | Gymnasium <u>50FC</u> |

SPECIAL EQUIPMENT:

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

FIXED EQUIPMENT:


| | | | |
|---------------------|------------------------|------------------------|----------|
| Teacher Cabinet | <u>X</u> | Custodial Room Shelves | <u>X</u> |
| Student Lockers | <u>in locker rooms</u> | Science Laboratories | <u>X</u> |
| Folding Bleachers | <u>X</u> | Family & Consumer Sci | <u>X</u> |
| Library Furnishings | <u>X</u> | Other | _____ |
| Dry Food Shelves | <u>X</u> | Other | _____ |

INTERIOR FINISH SCHEDULE:

| AREA | FLOOR | WAINSCOT | WALLS | CEILING |
|--------------------|-------------------|--------------|---------------------------|-------------------------------------|
| General Office | Carpet | n/a | Paint | ACT |
| Corridors | SVT/Terrazzo | Paint | Paint | ACT, painted soffits, baffles, line |
| Custodial | n/a | n/a | Paint | Paint Exposed |
| Kitchen | Quarry Tile | n/a | Paint | Washable ACT and painted soff |
| Cafeteria | Terrazzo | Paint | Paint | ACT, painted soffits, linear wood |
| Gym | Wood | n/a | Paint | Paint Exposed |
| Showers/Locker | Flake Epoxy | Paint | Paint | Painted Gyp |
| Toilets | Flake Epoxy | Ceramic Tile | Ceramic Tile | Painted Gyp |
| Library/Media Cntr | Carpet | n/a | Paint | ACT |
| Classrooms | SVT | n/a | Paint | ACT |
| Music | SVT | n/a | Paint | ACT and diffusers/absorbers |
| Art | Polished Concrete | n/a | Paint | Exposed: paint and baffles |
| Science | Polished Concrete | n/a | Paint | ACT |
| FMD | SVT/RAF | n/a | Paint | ACT |
| OTHER AREAS | | | | |
| Auditorium | Carpet | n/a | Paint/diffusers/absorbers | Soffits and diffusers/absorbers |
| Welding | Sealed Concrete | Paint | Paint | Exposed |
| Social Stair | Terrazzo and Wood | n/a | Paint | ACT and painted soffits |

Miscellaneous Project Specific Features: _____

Kentucky Registered Architect:  Date: 9/30/2024
Signature

Kentucky Registered Engineer:  Date: 9/30/2024
Signature

Board Designee or Superintendent: _____ Date: _____
Signature

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

For Reference

District Name: Oldham County District Code: 465 Facility Name: South Oldham High School School Code: 95

Project Name: South Oldham High School Addition & Renovation - Phase 3

| Project Phase: | Design Development: <input checked="" type="checkbox"/> | Construction Documents: <input type="checkbox"/> |
|--|---|--|
| 1. Site Development | \$ | 3696000 |
| 2. General Construction | \$ | 33889600 |
| 3. Heating, Ventilation & Air Conditioning | \$ | 16845400 |
| 4. Plumbing (Include Sprinkler System) | \$ | 7657000 |
| 5. Electrical Work | \$ | 18662000 |
| 6. Sewage Disposal System | \$ | |
| 7. Total Construction Cost (1-6) | | \$ 80,750,000.00 |
| 8. Site Acquisition Cost (Purchase Price) | \$ | 0 |
| 9. Legal Services | \$ | 0 |
| 10. Fiscal Agent Fee | \$ | 349,000 |
| 11. Bond Discount | \$ | 168,000 |
| 12. Architect/Engineer Fee | \$ | 5,046,875 |
| 13. Construction/Manager Fee (if Applicable) | \$ | |
| 14. Equipment/Furnishings (Not Fixed)/Computers | \$ | 1,225,000 |
| 15. Property & Topographic Survey | \$ | 26,677.50 |
| 16. Geotechnical Survey & Report | \$ | 39,500 |
| 17. Special Inspections | \$ | 50,000 |
| 18. Asbestos Abatement | \$ | 0 |
| 19. Commissioning Fee | \$ | 40,000 |
| 20. Plan Review Fee | \$ | 34,332.90 |
| 21. Printing & Distribution of Bid Docs | \$ | 8,000 |
| 22. Contingencies - Minimum 5% of Line 7 | \$ | 4,037,500 |
| 23. Other Cost (Describe) Bank and Rating | \$ | 70,000 |
| 24. Total Other Cost (8-23) | | \$ 11,094,885.40 |
| 25. TOTAL PROJECT COST (line 7 + line 24) | | \$ 91,844,885.40 |
| a. Gross Square Foot Area* | | 228,886 |
| b. Total Cost Per Square Foot | | 401.269127 |
| c. Total Cost Per Pupil | \$ | 61,229.90 |
| d. Gross Sq. Ft. Area of Alternates | | n/a |
| * Base Bid Area Only | | |

Kentucky Registered Architect/Engineer: *Beth Bauer* Date: 10/2/2024

Construction Manager: n/a Date: -

Board of Education Designee: _____ Date: _____