



ROBERT EHMET HAYES & ASSOCIATES, PLLC
465 Centre View Boulevard, Building 18, Crestview Hills, Kentucky 41017
859-331-3121

October 7, 2024

VIA EMAIL

To: Mr. Tony Watts, Superintendent
Newport Independent Schools

Re: Newport High School – Stadium Renovation – Phase 2
REH #149-623 / BG #25-112

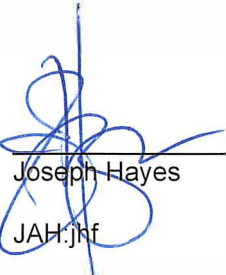
Enclosures:

1. Review Bid Documents, dated October 23, 2024, forthcoming.
2. Copy of BG-2 dated October 23, 2024.
3. Copy of BG-3 dated October 23, 2024.

Action

Required:

1. Obtain Board approval of the Bid Documents, BG-2 and BG-3.
2. Execute both the BG-2 and BG-3. Return a copy of each to our office for subsequent upload to KDE and retain a copy for your records.



Joseph Hayes

JAH:jhf

District Name: Newport Independent District Code: 452 Facility Name: Newport High School School Code: 070

Project Name: Newport High School - Stadium Renovation - Phase 2 REH Project #149-623 Date: 10/23/24

Project Phase: Design Development: ☐ Construction Documents: ☒

1. Site Development	\$	
2. General Construction	\$	931,600.00
3. Heating, Ventilation & Air Conditioning	\$	
4. Plumbing (Include Sprinkler System)	\$	
5. Electrical Work	\$	
6. Sewage Disposal System	\$	
7. Total Construction Cost (1-6)	\$	931,600.00
8. Site Acquisition Cost (Purchase Price)	\$	
9. Legal Services	\$	
10. Fiscal Agent Fee	\$	
11. Bond Discount	\$	
12. Architect/Engineer Fee	\$	73,364.00
13. Construction/Manager Fee (if Applicable)	\$	
14. Equipment/Furnishings (Not Fixed)/Computers	\$	
15. Property & Topographic Survey	\$	
16. Geotechnical Survey & Report	\$ \$	8,000.00
17. Special Inspections	\$	25,000.00
18. Asbestos Abatement	\$	
19. Commissioning Fee	\$	
20. Plan Review Fee/Permits/Fees	\$	3,000.00
21. Printing & Distribution of Bid Docs	\$	1,000.00
22. Contingencies - Minimum 5% of Line 7	\$	46,580.00
23. Other Cost (Describe) Civil Survey	\$	11,200.00
24. Other Cost (Describe) Environmental Permits	\$	4,000.00
24. Total Other Cost (8-23)	\$	172,144.00
25. TOTAL PROJECT COST (line 7 + line 24)	\$	1,103,744.00
a. Gross Square Foot Area*		
b. Total Cost Per Square Foot		na
c. Total Cost Per Pupil	\$	
d. Gross Sq. Ft. Area of Alternates		
* Base Bid Area Only		

Kentucky Registered Architect/Engineer: Robert Emmet Hayes & Associates, PLLC Date: 10/4/24

Construction Manager: _____ Date: _____

Board of Education Designee: _____ Date: _____

District Name: Newport Independent District Code: 452 Facility Name: Newport High School School Code: 070
 Date: 10/23/24 REH: 149-623
 Project Name: Newport High School - Stadium Renovation - Phase 2

PROJECT TYPE: Yes No Gross Building Area (sf.)

New Building ☒ ☐ 1350

Addition ☐ ☐ _____

Renovation ☐ ☐ _____

Provisions for Future Expansion: None

Proposed Alternates: (1) None

(2) _____

(3) _____

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

None

BUILDING CONSTRUCTION CHARACTERISTICS:

Description of Building Structure:

Foundation: Concrete

Exterior Walls: Concrete Block

Roof Structure: Wood Trusses, Deck and EPDM Membrane

ENERGY EFFICIENT DESIGN (KRS 157.450 and KRS 157.455):

n/a Energy Consumption "Existing" (kBtu/sf/yr)

15 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. Non-Heated Concession/Restroom Building

☐ ☒ 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): 954 Avg. Exterior Wall R-Value: 20

Gross Window / Door Area (sf): 76 Avg. Window/Door R-Value: 10

Gross Roof Area (sf): 1350 Avg. Roof R-Value: 20

Exterior Wall Type: E

Roofing Type: B

HVAC System Type: L - other Other: Heating & Ventilation Only

Classroom Lighting: E - other Other: n/a

Active Daylighting: F - none Other: _____

Passive Daylighting: G - none Other: _____

On Site Energy Generation: G - none Other: _____

Project: Newport High School - Stadium Renovation - Phase I

REH: 149-623

Date: 10/23/24

Air Purification Systems : YES ☐ NO ☒

Gray Water System : YES ☐ NO ☒

Low Water Use Fixtures : YES ☐ NO ☒

Other: _____

PLUMBING:

Type of Sewage Disposal: _____ Public _____

HEATING, VENTILATION AND AIR CONDITIONING:

Heating Only: _____ Heating & Mechanical: X _____ HVAC: _____ A/C Only: _____
Ventilation Only

Fuel Source/Backup (if applicable): n/a _____

ELECTRICAL:

Source of Electric Power: _____ Utility _____	Lighting Intensity (fc.):
Voltage Serving Facility: _____ 120/240 _____	Std. Classrooms _____ n/a _____
Number of Convenience Outlets:	Library/Media Ctr _____ n/a _____
Classrooms _____ n/a _____	Science Lab _____ n/a _____
Library/Media Center _____ n/a _____	Science Clrm _____ n/a _____
Business Ed _____ n/a _____	Band/Music _____ n/a _____
Family & Consumer Science _____ n/a _____	Business Ed _____ n/a _____
Camera System: _____ n/a _____	Shops _____ n/a _____
	Corridors _____ n/a _____
	Stairways _____ n/a _____
	Cafeteria _____ n/a _____
	Pre-School Clrm _____ n/a _____
	Art Classroom _____ n/a _____
	Gymnasium _____ n/a _____

SPECIAL EQUIPMENT:

System	Conduit Only	Conduit & Wiring	Complete with Equipment
Bell	_____ n/a _____	_____ n/a _____	_____ n/a _____
Clock	_____ n/a _____	_____ n/a _____	_____ n/a _____
Fire Alarm	_____ n/a _____	_____ n/a _____	_____ n/a _____
Intercom	_____ n/a _____	_____ n/a _____	_____ n/a _____
Telephone	_____ n/a _____	_____ n/a _____	_____ n/a _____
Television	_____ n/a _____	_____ n/a _____	_____ n/a _____
Computer	_____ n/a _____	_____ n/a _____	_____ n/a _____
Wireless Network	_____ n/a _____	_____ n/a _____	_____ n/a _____
Interactive White bd	_____ n/a _____	_____ n/a _____	_____ n/a _____
Voice Amplification	_____ n/a _____	_____ n/a _____	_____ n/a _____

FIXED EQUIPMENT:

Teacher Cabinet	_____	Custodial Room Shelves	_____
Student Lockers	_____	Science Laboratories	_____
Folding Bleachers	_____	Family & Consumer Sci	_____
Library Furnishings	_____	Other	_____
Dry Food Shelves	_____	Other	_____

Project: Newport High School - Stadium Renovation -
Phase I

REH Project: 149-623

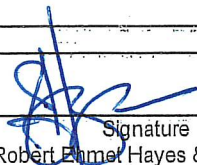
Date: 7/22/24

INTERIOR FINISH SCHEDULE:

AREA	FLOOR	WAINSCOT	WALLS	CEILING
General Office				
Corridors				
Custodial				
Kitchen				
Cafeteria				
Gym				
Showers/Locker				
Toilets	Concrete		CMU	Drywall
Library/Media Cntr				
Classrooms				
Music				
Art				
Science				
FMD				
OTHER AREAS				

Miscellaneous Project Specific Features:

Kentucky Registered Architect:


Signature
Robert Emmet Hayes & Associates, PLLC

Date: 10/4/24

Kentucky Registered Engineer:


Signature

Date: 9/23/2024

Board Designee or Superintendent:

Signature

Date:

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 place
- 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