



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

January 22, 2025

VIA EMAIL

To: Mr. Tony Watts, Superintendent  
Newport Independent Schools

RE: Newport Welcome Center/Intermediate School – EMERGENCY Boiler & Piping  
Replacement  
REH #149-423 / BG#24-061

Enclosures:

1. Copy of BG-2 dated January 21, 2025.
2. Copy of BG-3 dated January 21, 2025.

Action  
Required:

1. Obtain Board approval of the 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.



Ehmet Hayes

EH:jhf

District Name: Newport Independent District Code: 452 Facility Name: Newport Welcome Center School Code: N/A  
Date: 1/21/25 REH: 149-423  
Project Name: Newport Welcome Center/Intermediate School - Boiler & Piping Replacement

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

Provisions for Future Expansion:

Proposed Alternates: (1) None  
(2) \_\_\_\_\_  
(3) \_\_\_\_\_

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

**BUILDING CONSTRUCTION CHARACTERISTICS:**

Description of Building Structure:

Foundation: \_\_\_\_\_

Exterior Walls: \_\_\_\_\_

Roof Structure: \_\_\_\_\_

**ENERGY EFFICIENT DESIGN (KRS 157.450 and KRS 157.455):**

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

81.0 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. Boiler Replacement only

☐ ☒ 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): \_\_\_\_\_ Avg. Exterior Wall R-Value: \_\_\_\_\_

Gross Window / Door Area (sf): \_\_\_\_\_ Avg. Window/Door R-Value: \_\_\_\_\_

Gross Roof Area (sf): \_\_\_\_\_ Avg. Roof R-Value: \_\_\_\_\_

Exterior Wall Type: \_\_\_\_\_ Other: \_\_\_\_\_

Roofing Type: \_\_\_\_\_ Other: \_\_\_\_\_

HVAC System Type: \_\_\_\_\_ Other: \_\_\_\_\_

Classroom Lighting: \_\_\_\_\_ Other: \_\_\_\_\_

Active Daylighting: \_\_\_\_\_ Other: \_\_\_\_\_

Passive Daylighting: \_\_\_\_\_ Other: \_\_\_\_\_

On Site Energy Generation: \_\_\_\_\_ Other: \_\_\_\_\_



# KENTUCKY DEPARTMENT OF EDUCATION

702 KAR 4:160

## OUTLINE SPECIFICATIONS ENERGY DESIGN CRITERIA

BG-2

Project: Newport Welcome Center/Intermediate School - Boiler & Piping Replacement  
REH: 149-423

Date: 1/21/25

Air Purification Systems YES ☐ NO ☐

Gray Water System YES ☐ NO ☐

Low Water Use Fixtures YES ☐ NO ☐

Other: N/A

### PLUMBING:

Type of Sewage Disposal: Municipal

### HEATING, VENTILATION AND AIR CONDITIONING:

Heating Only: \_\_\_\_\_ Heating & Mechanical Ventilation Only: \_\_\_\_\_ HVAC: X AC Only: \_\_\_\_\_

Fuel Source/Backup (if applicable): Natural Gas

### ELECTRICAL:

Source of Electric Power: \_\_\_\_\_

Voltage Serving Facility: 480V/3 PH

Number of Convenience Outlets:

Classrooms

Library/Media Center

Business Ed

Family & Consumer Science

Camera System: \_\_\_\_\_

Lighting Intensity (fc.):

Std. Classrooms

Library/Media Ctr

Science Lab

Science Ctrm

Band/Music

Business Ed

Shops

Corridors

Stairways

Cafeteria

Pre-School Ctrm

Art Classroom

Gymnasium

### SPECIAL EQUIPMENT:

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

### FIXED EQUIPMENT:

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



# KENTUCKY DEPARTMENT OF EDUCATION

702 KAR 4:160

BG-2

## OUTLINE SPECIFICATIONS ENERGY DESIGN CRITERIA

Project: Newport Welcome Center/Intermediate  
School - Boiler & Piping Replacement

REH Project: 149-423

Date: 1/21/25

### INTERIOR FINISH SCHEDULE:

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

Miscellaneous Project Specific Features:

Kentucky Registered Architect:

Signature  
Robert Ehmet Hayes & Associates, PLLC

Date:

Kentucky Registered Engineer:

Signature  
Shrout Tate Wilson

Date: 1/22/2025

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, IOF 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:	Newport Independent	District Code:	452	Facility Name:	Newport Welcome Center Newport Intermediate School	School Code:	N/A 40
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Project Name: Newport Welcome Center/Intermediate School - EMERGENCY Boiler & Piping Replacement REH Project #149-423 Date: 1/21/25

Project Phase:	Design Development:	<input type="checkbox"/>	Construction Documents:	<input checked="" type="checkbox"/>
1. Site Development	\$			
2. General Construction	\$		604,657.00	
3. Heating, Ventilation & Air Conditioning	\$			
4. Plumbing (Include Sprinkler System)	\$			
5. Electrical Work	\$			
6. Sewage Disposal System	\$			
7. Total Construction Cost (1-6)			\$	604,657.00
8. Site Acquisition Cost (Purchase Price)	\$			
9. Legal Services	\$			
10. Fiscal Agent Fee	\$			
11. Bond Discount	\$			
12. Architect/Engineer Fee	\$		56,717.00	
13. Construction/Manager Fee (if Applicable)	\$			
14. Equipment/Furnishings (Not Fixed)/Computers	\$			
15. Property & Topographic Survey	\$			
16. Geotechnical Survey & Report	\$			
17. Special Inspections	\$			
18. Asbestos Abatement	\$			
19. Commissioning Fee	\$			
20. Reimbursables	\$		100.00	
21. Printing & Distribution of Bid Docs	\$		500.00	
22. Contingencies - Minimum 5% of Line 7	\$		30,233.00	
23. Other Cost (Describe)	\$			
24. Total Other Cost (8-23)			\$	87,550.00
25. TOTAL PROJECT COST (line 7 + line 24)			\$	692,207.00

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 Ehmet Hayes & Associates, PLLC Date: 1/21/2025

Construction Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Board of Education Designee: \_\_\_\_\_ Date: \_\_\_\_\_