

**WOODFORD COUNTY BOARD OF EDUCATION
AGENDA ITEM**

ITEM #: **DATE:** April 28, 2025

TOPIC/TITLE: WCHS AG Barn Proposal

PRESENTER: Shane Smith

ORIGIN:

- ☐ TOPIC PRESENTED FOR INFORMATION ONLY (No board action required.)
- ☒ ACTION REQUESTED AT THIS MEETING
- ☐ ITEM IS ON THE CONSENT AGENDA FOR APPROVAL
- ☐ ACTION REQUESTED AT FUTURE MEETING: (DATE)
- ☐ BOARD REVIEW REQUIRED BY

- ☐ STATE OR FEDERAL LAW OR REGULATION
- ☒ BOARD OF EDUCATION POLICY
- ☐ OTHER:

PREVIOUS REVIEW, DISCUSSION OR ACTION:

- ☐ NO PREVIOUS BOARD REVIEW, DISCUSSION OR ACTION
- ☐ PREVIOUS REVIEW OR ACTION

- ☐ DATE:
- ☐ ACTION:

BACKGROUND INFORMATION:

Attached are two contract proposals for an AG barn located on the WCHS property near the existing greenhouse. These costs are approximate and may vary depending on any unforeseen circumstances. The Morton building proposal will be approximately \$403,750-424,000. The Walters building proposal will be approximately \$234,990. P&R Construcion building proposal will be approximately \$278,656.25. All proposals are very similar in design and scope.

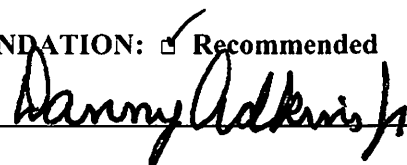
The recommendation would be that we accept the Walter's building proposal.

SUMMARY OF MAJOR ELEMENTS:

IMPACT ON RESOURCES:

TIMETABLE FOR FURTHER REVIEW OR ACTION:

SUPERINTENDENT'S RECOMMENDATION: ☒ Recommended ☐ Not Recommended



PROPOSAL TO DEVELOP A PROJECT DELIVERY SYSTEM

Owner

Woodford County High School
 145 School House Rd
 Versailles, KY 40383
 tracy.probst@woodford.kyschools.us
 Cell Phone: (859) 879-4630

Project Location

Tracy Probst
 145 School House Rd
 Versailles, KY 40383
 tracy.probst@woodford.kyschools.us

**ADD ORDER Step 2 for Proposal to Develop a Project Delivery System for a High School Agriculture Classroom,
 With a tentative construction of Q2 2025.**

Construction Package Details:

The payment to engage Morton designBUILD and authorized professional designers for the development of finalized plans for the proposed Morton building in accordance with client's intended function and desired aesthetics is: \$44,000.00

Client-requested revisions during this Construction Package phase should be very minor and complete before plans are sealed by licensed professionals. The full amount of this payment will be applied towards the Construction Activation Agreement with Morton Buildings, Inc.

Project cost is estimated between \$403,750.00 and \$424,000.00 based on findings at completion of Concept Package. NOTE: If Concept Package phase was not completed, then the estimated cost is based on national averages and the extensive experience of Morton's designBUILD team. The final project cost will be reviewed upon completion of the Construction Package and the services identified below will be provided to substantiate findings. Project cost can increase or decrease based on findings throughout this Construction Package phase.

This Construction Package Provides the Following Services to You the Client:

- Meeting/conference call with client to ensure alignment and responsibilities of local sales consultant, the designBUILD team and any local professionals or client representatives
- Any Bid Documents, Terms and Conditions, Purchase Orders or other Contract Agreements will need to be reviewed and agreed to by Morton Buildings, Inc.
- General Contractor/Owner is responsible for disclosing all applicable regulations and other requirements relating to Morton Buildings completing the requested project on behalf of General Contractor/Owner. This, includes, but is not limited to, Bid Regulations, Bonding, Prevailing Wage Requirements, and Insurance Requirements. General Contractor/Owner agrees to indemnify and hold harmless Morton Buildings, Inc. and its affiliated entities from and against any claims, damages, losses or penalties resulting from General Contractor's/Owners's inadequate disclosure of any applicable regulations or requirements. Any expense incurred by Morton to meet any applicable regulations or requirements other than those listed in this Agreement will be the General Contractor's/Owner's responsibility.
- Plans Finalized
- Architectural and Structural plans
- Mechanical plans (Plumbing, HVAC, Electrical) and specifications
- Permitting Requirements are finalized
 - Costs and responsibilities determined
- Assemble construction team
 - Verification of subcontractors qualifications and insurance
 - Subcontractor cost negotiated and determined
 - Identify parties controlling construction
- Construction Schedule
 - Milestones and requirements identified
- Construction documents with lump sum construction cost
 - Activation Contract
 - Construction Plans
 - Final scope of work is agreed upon

252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

- Meeting to present and review Construction Package

Construction:

Once building permits are secured, the estimated budget cost shall be adjusted with a Construction Activation Agreement with a clear Scope of Work, divisional responsibilities, time schedules, final pricing and payment schedule.

NOTE: Plans and specifications developed under this agreement are solely for the purpose of a Morton Building system. If Morton Buildings, Inc. is not the builder of the projects, the client must hire another designer(s) of record, who can use the plans and specifications procured under this agreement as a basis for their own design, but must provide their own certified design(s).

It is understood by the parties hereto that the terms and conditions of a subsequent construction agreement shall be finalized, stated and executed on Morton Buildings, Inc. Construction Proposal after the building and project manuals are approved by the owner, permit issuing authorities in the form of locally required permits, and subcontractors, on who's proposal this budget estimate is made. It is further understood that prior to Morton Buildings, Inc. acceptance of subsequent construction agreements an investigative consumer report may be obtained; and that prior to such acceptance the entire liability of Morton Buildings, Inc. under this and subsequent contracts may be discharged by the return of any moneys which the purchaser may have deposited as a condition of the contract.

Signature

Signature of Tracy Probst

Signature Date

NOTE: YOU THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THE TRANSACTION.



P & R CONSTRUCTION, LLC
177 Semones Ln, Versailles, KY 40383
Phone : 859-338-9526 or 859-612-9738

April 25, 2025

Attn: Shane Smith

RE: P & R Construction, LLC Proposal for New Ag Barn.

Dear Shane

Our proposal for The New Ag Barn is detailed in scope below. Our proposal includes materials, labor, and equipment to complete the following scope of work in Versailles KY.

Inclusions:

1. Procure drawings and permits based on sketches that we received via text.
2. Cut/fill site for building pad. Import and export material as needed.
3. Purchase and erect a 40' x 60' x 16' pole barn with a 10' x 40' front porch. 1- 12' x 12' garage door, 1- double man door, and 1 single man door. Posts (6x6) at 10' o.c. and trusses at 5' o.c. Solar eclipse insulation walls and roof. 3' wainscot around bottom perimeter. 1- 3' cupola w/2' weathervane included.
5. Frame 2 rooms in building per sketch, insulating the feed room. Walls to be painted plywood.
6. Install 50-amp electrical service fed from greenhouse. Includes 1 light and switch, exhaust fan in end wall, power to garage door, and 14' Big Ass Fan.
7. Install plumbing for sink, trench drain, and hydrant. Tie in water from the water line supplying the greenhouse. Sewer to be tied in to existing 4" sanitary exiting the greenhouse.
8. Form, reinforce, place, and finish 2400 sq ft of 6" slick finished slab w/ 4" stone base.
9. Form, reinforce, place, and finish 568 sq ft (front porch and apron at garage door) of 6" broom finished concrete w/ 4" stone base. 4 pipe bollards included at garage door.
10. Install 120,000 btu hanging heater. Gas to be fed from service supplying greenhouse.
11. Install 9000 btu mini split for feed room.
12. Seed and straw disturbed areas.
13. 4000 psi concrete for slabs.
14. Vo comp 20 curing compound included.

TOTAL FOR WORK MENTIONED IN ABOVE SCOPE: \$278,656.25

The following clarifications and exclusions apply to our proposal:

1. Proposal valid for 30 days.
2. The work quoted is specific to scope listed above.
3. Materials have been priced by certain suppliers/brands, requesting a different supplier/ brand could result in additional costs.
4. Does not include driveway or sidewalks.
5. Cold/hot weather concrete practices not included.
6. No waterproofing included.
7. Not responsible for relocating any utilities.
8. Not responsible for watering seeded and strawed areas.
9. No removal of unsuitable soils is included.
10. No engineered fill is included in the scope.
11. Rock or existing foundation, demolition or excavation is not included.
12. No Material testing or special inspections.
13. No joint sealants, epoxy, etc.
14. 30% due upon acceptance to procure materials and remainder will be billed in progress payments.
15. Any invoice past due (net 30) will be subject to a 1.75% monthly finance charge.
16. If, during the performance of this scope, the price of raw material significantly increases, through no fault of contractor, the price of raw materials shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases.

Thank you for the opportunity to provide you with a quote on this project.

Sincerely
Chris Portwood
Thomas Reynolds
Owners

Building Project Proposal

For:

Shane Smith



**Walters
Buildings**

By: Travis Garner
District Manager
502-664-3237

Proposal Number: ss41725

04/17/2025

Shane Smith

Dear Shane Smith,

Thank you for the opportunity to present this custom proposal for your consideration. We take great pride in listening to your needs and transforming them into an attractive yet functional building. At Walters Buildings we focus on meeting your expectations through communication, honesty, dependability and a quality product at a fair price; which ultimately translates to a high value for your construction dollar.

Our Company

Walters Buildings is a family owned business based out of Allenton, WI that has been building agricultural, commercial, industrial and suburban structures for over 50 years. We have manufacturing facilities in Allenton, WI and Fairfield, IL and have sales/construction centers in MN, WI, IL, OH and KY.

Our Product

In post-frame construction, the columns are the heart of the building. We have spent years in design, research and testing to develop and patent our shear transfer plated (STP) columns. The southern yellow pine column, stronger than solid sawn posts, joins an untreated upper portion with a bottom portion treated to 0.8 pounds per cubic foot retention of chromated copper arsenate (CCA.) We warrant our columns for 50 years (including material and labor) if any preservative treated material should fail due to decay or insect attack.

We know that a building is only as strong as the foundation that is it built on. Our columns are solidly anchored to a structurally designed foundation which is capable of carrying all applicable forces applied to the structure such as snow and wind loads.

As participants of the Truss Plate Institute's (TPI) Quality Assurance Certification program, we are always required to be available for unscheduled inspections of our truss plants and lumber inventory. These inspections, too stringent for most companies, check that the correct grade of lumber is used, and the quality of the truss plates and proper joint placement is maintained. To further assure the quality of our roof trusses, our in-house staff of registered engineers also supervises our manufacturing facility and constantly looks for new and improved truss designs and manufacturing techniques.

Walters Buildings utilizes roll-forming and sheet leveling equipment that provides the means to roll-form a panel that is 28-gauge 92,000 psi (80,000 psi minimum) structural quality material that has a G-90 substrate with a quality paint finish. The panel features a 1" deep geometric designed - diaphragm

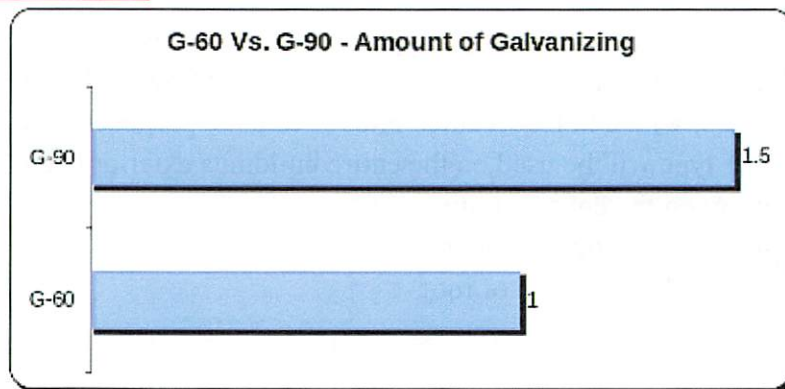
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enhancing rib that assures reliable structural integrity for you roof and sidewall panels. The quality of this panel is reflected in our warranty: 35-year film integrity, 25 year fade and chalk and 10 year non edge rust.

Steel Thickness (28-gauge vs 29-gauge)

- * Walters' steel panels have a minimum bare metal thickness of .016 inches. Our final panel thickness measures .0171 inches with all coatings applied.
- * Competitors typically use a 29-gauge panel which has a minimum thickness of .0142 inches.
- * This is a difference of 20.4% more steel strengthening and protecting your entire building.

Galvanizing (G-90 vs G-60)



- * Because G-90 has 1.5 times more galvanizing than G-60 it costs more.
- * The benefit of more galvanizing is enhanced rust resistance that will drastically increase the lifespan of your building.
- * Galvanizing has the ability to mend itself through nicks and cuts. Galvalume lacks this ability. Galvanizing is able to better protect the underlying steel from rust and other corrosion.

40' 0" x 60' 0" Gable style building

Design Information

Building Dimensions

- * 40' 0" wide
- * 60' 0" long
- * 12' 0" high from grade to heel of truss

Truss

- * Top Chord: 2x10 at 4:12 pitch
- * Bottom Chord: 2x10 at 1:12 pitch
- * Heel Height: 14"

Doors and Windows

- * [1] commercial grade walk door 6068 9-lite with self flashing steel frame, steel door leaf with Kwikset leverset lock and closer with lever panic hardware
- * [1] commercial 3068 walk door with trims
- * [1] 16' x 10' overhead door insulated and installed with a operator

Selected Options

- * Kneebrace free interior wall design to optimize available headroom
- * 60 linear feet of Uni-vent ridge providing increased air flow to the attic
- * [2] 3x3 cupola(s) with a horse weathervane for esthetic purposes only
- * Screw fastener type will be used on the entire buildings exterior walls
- * 3' high wainscot on the entire building
- * 1' overhang(s) on the entire building
- * Two rows snowjacks each side of roof

Insulation

- * Walls and roof to have Astroeco II white insulation

Porch

- * [1] 10' x 36' x 9' finished standard porch with steel roof, steel ceiling, exposed columns and a 1' vented aluminum soffit overhang including 5" steel gutters and downspouts

Other Accessories

- * [1] 10' x 10' room finished inside and out with 1/2" plywood, includes on walk door
- * [1] 15' x 10' room finished inside and out with 1/2" plywood, insulated with r-19 batts, includes one walk door.
- * Included is gravel to level building pad. [up to 300 tons, any extra will be at additional charge]
- * 4" slab included for interior of building and under porch, includes slick finish, vapor barrier, saw cuts, fibermesh, One 18x10 apron 6" thick with broom finish.
- * Electric to include 50 amp service from greenhouse, Six 100 watt led lights with switch, two 2x4 led lights in large room and one 2x4 light in smaller room, each with a switch. Provide power to ceiling fan and ventilation fan, [fans provided by owner]. Install 7 receptacles, exit and egress lighting. All wiring to be in EMT conduit and MC cable.
- * Plumbing to include water and sewer to building [up to 50']. Includes one 30' trench drain, one 4" floor drain, one 40 gallon water heater, one frost free hydrant, one mop sink.

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Trench drain will be plumbed into a holding tank and then drained to sewer [pending approval from Heath dept.

Included Items

- * Sealed Plans
- * Portable Restroom
- * Dumpster
- * Job Site Supervision
- * Rock clause on all digging
- * Pricing does not include Architectural drawings, site plan, or civil engineering plans. Building permit fees provided by owner.

Standard on all Walters Buildings

- * 28-gauge steel panels with G-90 galvanizing
- * Columns treated to 0.8 pounds per cubic foot of CCA
- * Solid ball footing
- * Gutters and downspouts
- * Written warranty
- * 2x6 1650 MSR lumber for nailers
- * 2x4 1650 MSR lumber for purlins at 24" o.c. spacing

TOTAL BUILDING PACKAGE PRICE: \$234,990.00

Terms

The contract price has been calculated based on the current prices for the component building materials. If the cost of the component building materials at the time of the purchase by Walters Buildings would cause the total contact price to increase by more than 5%, the contract price shall be adjusted by a change order signed by the Buyer and Walters buildings. Similarly, if the cost of an individual subcontract increases by more than 5%, the contract price will be adjusted by a change order. If the buyer does not sign a change order, then Walters Buildings shall have the option to terminate the contract and the buyer shall have no claim against Walters Buildings.

Price includes delivery and erection on your prepared site. The quoted price stated on this proposal is valid for 15 days. The quoted price reflects cash terms defined as 25% paid when the contract is signed, 50% paid upon delivery of building materials and the remaining 25% paid upon completion of the project.

Proposal accepted this ___ day in April 2025

Customer Signature

Walters Rep Signature

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