



# Fayette County Public Schools

## Executive Summary Fayette County Public Schools Board Meeting Agenda Item

**MEETING:** Regular

**DATE:** May 27, 2025

**TOPIC:** Approval of Bids and Proposed Contracts, and a Revision to the BG-1 Project Application for the Construction of the New Elementary School on Greendale Road BG# 24-195

**PREPARED BY:** Myron Thompson, Chief Operating Officer @ 422-0383

**Recommended Action on:** 5/27/2025  
Consent Item

**Superintendent Prior Approval:** Yes

**Recommendation/Motion:** Accept the recommended bids with Alternates #1, 2 and 3 as submitted outlined below; authorize the Superintendent to execute the standard American Institute of Architects (AIA) A101 contracts (KDE Version) with each awarded bidder, subject to review/approval of the FCPS General Counsel; and approve a revision to the BG-1 Project Application for a total of \$50,556,179.90 (Fifty Million, Five Hundred Fifty-six Thousand, One Hundred Seventy-nine Dollars and Ninety Cents), for the construction of the New Elementary School on Greendale Road.

**Background/Rationale:** The construction of the New Elementary School on Greendale Road is listed as priority 2.a.1. on FCPS's 2021 District Facility Plan (DFP). Sherman Carter Barnhart Architects and Codell Construction produced construction documents for bidding to serve 750 students (K-5). The program is consistent with other recent FCPS school projects. The project is planned to start construction in Spring 2025 and final completion is planned for Spring 2027. On March 27, 2025, bids were received on 21 of the 22 bid packages. One bid package did not receive a bid. At the Board's April 28, 2025, meeting the Board approved rejecting two (2) of the bid packages and rebidding one (1) bid package, for a total of three (3) bid packages. The recommended results of the March 27, 2025 (19 bid packages) and May 1, 2025 (3 bid packages) are listed below.

**Proposal:** Based on the review of these bid proposals, the FCPS staff, construction manager, and the design consultants recommend acceptance of the bids with Alternates #1, 2 and 3 as outlined below:

BID PKG / SCOPE	BIDDER	BASE BID plus Alternates Nos. 1, 2 & 3
1 – Sitework	Mountain Excavation	\$1,738,000.00
2 – Asphalt Paving	ATS Construction	\$1,161,425.00
3 – General Trades	Rising Sun Construction	\$8,530,000.00
4 – Masonry	Carmicle Masonry	\$4,089,000.00
5 – Steel	SLA Enterprises	\$2,393,474.00
6 – Roofing	American Roofing & Metal Co.	\$1,667,980.00
7 – Drywall / Ceilings	HD Construction	\$1,751,500.00
8 – Aluminum Storefronts & Windows	Central Ky. Glass Co.	\$866,540.00
9 – Paint	Wilson Painting	\$354,500.00
10 – Rubber Tile	Bennett's Contracting	\$412,500.00
11 – Ceramic Tile	Martina Brothers Co.	\$251,907.00
12 – Casework	US Specialties	\$515,500.00
13 – Terrazzo	Martina Brothers Co.	\$740,580.00

14 – Wood Flooring	Martin Flooring	\$111,137.00
15 – Bleachers	Toadvine Enterprises	\$169,916.00
16 – Landscaping	Aphix	\$109,487.00
17 – Elevator	DC Elevator	\$220,95.00
18 – Food Service Equipment	Wasserstrom	\$851,432.60
19 – Sprinkler	Twin Lakes Fire Service	\$695,455.52
20 – Plumbing & Mechanical	Elliott Contracting	\$9,035,000.00
21 – Electrical	Cutter-Pulliam Electric	\$5,560,000.00
22 – Media Center Equipment	US Specialties	\$120,500.00
<b>Total Construction Cost:</b>		<b>\$41,446,729.12</b>
Alternate #1=KYTC Right of Way; Alternate #2=Pre-engineered Wood Framing for ICF; Alternate #3=Door Hardware		

Additionally, FCPS staff, the construction manager, and the design team recommend a revision to the BG-1 Project Application as follows:

	<b>Revised BG-1 Project Budget (1/27/25)</b>	<b>Revised BG-1 Project Budget</b>
Total Construction Cost:	\$36,500,502.00	\$41,446,729.12
Contingencies:	\$1,825,025.10	\$2,279,570.10
Architect/Engineer Fee:	\$1,752,024.10	\$1,947,996.27
Construction Manager Fee:	\$945,309.03	\$1,028,251.78
Fiscal Agent Fee:	\$206,250.00	\$213,325.94
Bond Discount:	\$635,723.75	\$107,088.95
Equipment/Furnishings:	\$1,225,000.00	\$1,615,235.00
Equipment/Computers:	\$714,714.00	\$775,773.75
Technology Network Systems (KETS), Telephone, etc.:	\$364,449.49	\$384,636.99
Site Acquisition:	\$0	\$0
Site Survey:	\$10,000.00	\$10,000.00
Geotechnical Investigation:	\$19,400.00	\$19,400.00
Special Inspections:	\$137,650.00	\$137,650.00
Full Building Commissioning:	\$121,631.09	\$54,100.00
Advertising:	\$0	\$0
Printing:	\$55,000.00	\$65,527.00
HVAC Balancing / Geothermal Testing:	\$67,127.61	\$49,800.00
Storm Shelter & ERCES Review:	\$34,028.00	\$8,778.00
LFUCG Review Fee / Graphics Pkg:	\$147,834.00	\$147,834.00
Sewer Tap Fee:	\$151,643.00	\$151,643.00
Demo of Existing House	\$52,157.00	\$52,157.00
Builder's Risk:	\$0	\$60,683.00
<b>Total Estimated Project Cost:</b>	<b>\$44,965,468.17</b>	<b>\$50,556,179.90</b>

**Strategic Priority:**

- ☒ Student Achievement    ☐ Unity, Belonging & Student Efficacy  
☐ Highly Effective & Culturally Responsive Workforce  
☐ Outreach & Engagement    ☒ Organizational Health & Efficiency

**Data Considerations:** District Facility Plan

**Policy:** Board Policy 01.1 – General Powers and Duties of Board

**Fiscal Impact:**

<u>Fund</u>	<u>Org. Code</u>	<u>Object</u>	<u>Amount</u>
Local FSPK Bond	360	5110	\$49,790,000.00
Bond Issuance Premium	360	5120	\$211,054.90
KYTC Reimbursement	360	3131	\$350,000.00
Donation – Blue Grass	360	1920	\$205,125.000
Community Foundation / Fayette Ed Foundation (Baker/Hayden)			

**Attachment(s): BG-1 Project Application**