

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of the Revised BG-1, Revised BG-3 and Construction Documents for the South Oldham High School PH 3 Renovation and Addition Project.

DISCUSSION

On October 18, 2024 the board approved Design Development for the South Oldham High School PH 3 Renovation and 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 Construction 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.

RECOMMENDATION

Approve the Revised BG-1, Revised BG-3 and Construction Documents for the South Oldham High School PH 3 Renovation and Addition Project and hereby authorize the Director of Facilities Management to execute the necessary documentation.

On a motion by _____, seconded by _____, the Board approved the Revised BG-1, Revised BG-3 and Construction Documents for the South Oldham High School PH 3 Renovation and Addition Project and hereby authorize the Director of Facilities Management to execute the necessary documentation. (,)

Carly Clem, Board Chair

Dr. Jason Radford, Superintendent/Secretary

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

Table with columns: PROJECT TYPE, Yes, No, Gross Building Area (sf.). Rows include New Building, Addition, and Renovation.

Provisions for Future Expansion:

Proposed Alternates: (1), (2), (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 PVC 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 checkboxes for LEED Certified, Energy Star, ASHRAE 90.1, and Life Cycle Cost Analysis.

If not yes to one or more of the above, explain why.

- checkboxes for Designed to be Net-Zero and Net-Zero Ready.

Energy Efficient Design Features: (See List Page 4, or Use Drop Down List)

East / West Building Orientation YES NO checkboxes. Gross Exterior Wall Area, Gross Window / Door Area, Gross Roof Area, Avg. Exterior Wall R-Value, Avg. Window/Door R-Value, Avg. Roof R-Value. Exterior Wall Type, Roofing Type, HVAC System Type, Classroom Lighting, Active Daylighting, Passive Daylighting, On-Site Energy Generation.

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: Utility - LG&E

Voltage Serving Facility: 277/480V

Number of Convenience Outlets:
Classrooms 8
Library/Media Center 20
Business Ed 8
Family & Consumer Science 8

Camera System: IP Based

Lighting Intensity (fc.):	
Std. Classrooms	<u>50</u>
Library/Media Ctr	<u>50</u>
Science Lab	<u>75</u>
Science Clrm	<u>50</u>
Band/Music	<u>50</u>
Business Ed	<u>50</u>
Shops	<u>50</u>
Corridors	<u>20</u>
Stairways	<u>20</u>
Cafeteria	<u>50</u>
Pre-School Clrm	<u>50</u>
Art Classroom	<u>100</u>
Gymnasium	<u>50</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>X</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 soffi
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	Flake Epoxy	n/a	Paint	Exposed: paint and baffles
Science Labs	SVT	n/a	Paint	Exposed: paint and soffits
FMD	SVT/RAF	n/a	Paint	ACT

OTHER AREAS

Auditorium	Carpet & Sealed Concrete	n/a	Paint/diffusers/absorbers	Soffits and diffusers/absorbers
Welding	Sealed Concrete	Paint	Paint	Exposed
Social Stair	Terrazzo	n/a	Paint	ACT and painted soffits

Miscellaneous Project Specific Features: _____

Kentucky Registered Architect:

Bob Bauer
Signature

Date: 5/13/2025

Kentucky Registered Engineer:

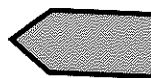
Denise Finn
Signature

Date: 2025.05.13

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

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

Project Phase:	Design Development:	<input type="checkbox"/>	Construction Documents:	<input checked="" type="checkbox"/>
1. Site Development	\$		5,080,000	
2. General Construction	\$		46,895,000	
3. Heating, Ventilation & Air Conditioning	\$		18,525,000	
4. Plumbing (Include Sprinkler System)	\$		8,000,000	
5. Electrical Work	\$		18,500,000	
6. Sewage Disposal System	\$			
7. Total Construction Cost (1-6)				\$ 97,000,000.00
8. Site Acquisition Cost (Purchase Price)	\$		0	
9. Legal Services	\$		0	
10. Fiscal Agent Fee	\$		472,340	
11. Bond Discount	\$		2,296,700	
12. Architect/Engineer Fee	\$		6,062,500	
13. Construction/Manager Fee (if Applicable)	\$		2,237,000	
14. Equipment/Furnishings (Not Fixed)/Computers	\$		1,425,000	
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	\$		155,000	
20. Plan Review Fee	\$		33,525.00	
21. Printing & Distribution of Bid Docs	\$		8,000	
22. Contingencies - Minimum 5% of Line 7	\$		4,850,000	
23. Other Cost (Describe) Bank & Rating; Testing & Balancing	\$		178,758.50	
24. Total Other Cost (8-23)				\$ 17,835,000.00
25. TOTAL PROJECT COST (line 7 + line 24)				\$ 114,835,000.00
a. Gross Square Foot Area*				226,499
b. Total Cost Per Square Foot				507.0000309
c. Total Cost Per Pupil				\$ 71,771.88
d. Gross Sq. Ft. Area of Alternates				n/a
* Base Bid Area Only				

Kentucky Registered Architect/Engineer: *Beth Bauer* Date: 5/13/2025

Construction Manager: *[Signature]* Date: 5/13/2025

Board of Education Designee: _____ Date: _____

BG1 Project Application Form (Revised)

(Ref# 22285)

Form Status: Saved

Tier 1 Project: South Oldham High School Renovation & Addition PH 3
 BG Number: 24-102 District: Oldham County (HB678) (465)
 Status: Active Phase: Project Initiation (View Checklist)

Project Type	Construction
Property Delivery Method	No Data
Construction Delivery Method	General Contractor
Procurement Standard	Model Procurement
Reason for Revision	Change in cost estimate; Change in project scope
Emergency	No

Project Type and Description

Applicable Items

New Building	No
Addition	Yes
Major Renovation	Yes

Major Renovation Description

Renovation of science classrooms and labs, classrooms, gym locker rooms, bathrooms, kitchen including hood replacement, cafeteria, modify existing band, art, and chorus rooms into regular classrooms.

New bleachers, ceilings, auditorium seating & soundproofing.

HVAC renovation , surge suppression, LED lighting, domestic water piping replacement throughout the building.

Site improvements to include campus drive and roadway improvements including widening, rerouting, the addition of turning lanes with all improvements to occur on BOE property.

GESC	No
Roofing	No
HVAC	Yes
ADA Compliance	Yes
Life Safety	No
Security	No
Minor Project	No
New Relocatable Classroom	No
Equipment / Furnishings Procurement	No
Site Acquisition	No
Site Disposition	No
Site Easement	No
Site Lease (Landlord)	No

District Facility Plan (DFP)

Compliance with 702 KAR 4:180 and 702 KAR 4:160

DFP Approval Date	2/1/2023
DFP Priority	

1c.1.1 -

Estimated Cost: \$14,295,450.00
Facility: No Data
Description: No Data

1c.1.3 -

Estimated Cost: \$1,202,206.00
Facility: No Data
Description: No Data

1c.1.4 -

Estimated Cost: \$432,794.00
Facility: No Data
Description: No Data

1c.1.5 -

Estimated Cost: \$577,059.00
Facility: No Data
Description: No Data

1c.1.6 -

Estimated Cost: \$615,529.00
Facility: No Data
Description: No Data

1c.1.7 -

Estimated Cost: \$3,245,956.00
Facility: No Data
Description: No Data

1c.1.8 -

Estimated Cost: \$2,163,971.00
Facility: No Data
Description: No Data

1c.1.9 -

Estimated Cost: \$2,404,412.00
Facility: No Data
Description: No Data

1c.1.10 -

Estimated Cost: \$2,433,265.00
Facility: No Data
Description: No Data

1c.1.2 -

Estimated Cost: \$350,000.00
Facility: No Data
Description: No Data

Project Not Listed on DFP No

Inventory

Facility Name

SOUTH OLDHAM HIGH SCHOOL (B10001420)

Scope

Provide a Complete Narrative of the Proposed Project

Renovation of science classrooms and labs, classrooms, gym locker rooms, bathrooms, kitchen including hood replacement, cafeteria, modify existing band, art, and chorus rooms into regular classrooms.

New bleachers, ceilings, auditorium seating & soundproofing.

HVAC renovation , surge suppression, LED lighting, domestic water piping replacement throughout the building.

Site improvements to include campus drive and roadway improvements including widening, rerouting, the addition of turning lanes with all improvements to occur on BOE property.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	\$97,000,000.00
Construction Contingency	\$4,850,000.00
Architect / Engineer Fee	\$6,062,500.00
Construction Manager Fee	\$2,237,000.00
Fiscal Agent Fee	\$472,340.00
Bond Discount	\$2,296,700.00
Equipment / Furnishings	\$1,200,000.00
Equipment / Computers	\$150,000.00
Technology Network System (KETS)	\$75,000.00
Site Acquisitions	\$0.00
Site Survey	\$26,677.50
Geotechnical Investigations	\$39,500.00
Special Inspections	\$50,000.00
Commissioning	\$155,000.00
Advertising	\$3,000.00
Printing	\$5,000.00

Other Probable Costs

Title	Amount
Bank & Rating	\$83,757.50
Testing and Balancing	\$95,000.00
Plan Review Fee	\$33,525.00
Total Project Cost	\$114,835,000.00

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	\$114,835,000.00
Local General Fund Bond Sale	
Cash - SFCC Requirement	
Cash - Building Fund	
Cash - Capital Outlay	
Cash - Investment Earnings	
Cash - General Fund	
City - County - KYTC Reimbursement	
KETS	
Federal Funds	

External Partner Agreement

Residual Funds

BG Number	Fund Source	Amount
No Data	No Data	No Data
Residual Funds Total:		\$0.00

Other Available Funds

Title	Amount
No Data	
No Data	
No Data	
Total Funds Available	\$114,835,000.00

BG1 Signature Page (Online Form Ref# 22285)

The signing of this financial document certifies the above stated funds are available and designated for this project during this fiscal year.

Superintendent Date

Finance Officer Date

Chairman Date

NOTE: Any district anticipating the financing of this and/or other projects in a combined school revenue Bond should discuss the financing with the Director/Branch Manager, KDE - District Financial

