



# Fayette County Public Schools

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

**MEETING:** Regular

**DATE:** July 14, 2025

**TOPIC:** Approval of Bid, Proposed Contract, and a Revision to the BG-1 Project Application for the Replacement of HVAC Systems at Winburn Middle School  
BG #25-323

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

**Recommended Action on:** 7/28/2025  
Consent Item

**Superintendent Prior Approval:** Yes

**Recommendation/Motion:** A motion is in order to accept the base bid as submitted by Comfort & Process Solutions, authorize the Superintendent to execute the standard American Institute of Architects (AIA) A101 contract (KDE Version) in the amount of \$1,982,794.00 (One Million, Nine Hundred Eighty-two Thousand, Seven Hundred Ninety-four Dollars,) subject to review/approval of the FCPS General Counsel; and approve a revision to the BG-1 Project Application for a total of \$2,374,423.96 (Two Million, Three Hundred Seventy-four Thousand, Four Hundred Twenty-three Dollars and Ninety-six Cents,) for the replacement of HVAC systems at Winburn Middle School.

**Background/Rationale:** The 2021 District Facility plan (DFP) included replacement of HVAC Systems at Winburn Middle School Item 1c.6. The project will include replacement of ten (10) HVAC rooftop units, building controls, and duct cleaning. This project was listed on the recommended project list presented to the school board in June 2023.

The initial BG-1 Project Application for the construction, identifying the extent and cost of the work, was approved by the Board at its April 28, 2025 meeting. GRW Engineers have produced final Construction Documents for bidding describing these modifications. The project is planned to start summer 2025 and to be completed August 2026. On Thursday, June 26, 2025, three (3) bidders submitted proposals on the base bid. The results of the bidding are as follows:

BIDDER		BASE BID
1	Comfort & Process Solutions	\$1,982,794.00
2	Greater Comfort Heating and Air Conditioning	\$2,292,452.00
3	Mechanical Refrigeration Company	\$3,227,000.00

Based on the review of these proposals, the FCPS staff and the design consultants recommend acceptance of the base bid as submitted by Comfort & Process Solutions and recommend a revision to the BG-1. Approval will allow the award of a contract for the replacement of HVAC systems at Winburn Middle School to commence with minimal delay. Based on this recommendation, a revision to the BG-1 is required as follows:

	Initial BG-1 Project Application Budget (4/28/25)	Revised BG-1 Project Application Budget
Total Construction Cost:	\$2,145,500.00	\$1,982,794.00
Contingencies:	\$214,550.00	\$198,279.40
Architect/Engineer Fee:	\$168,981.28	\$158,785.56

Printing:	\$5,000.00	\$5,000.00
Testing & Balancing:	\$25,000.00	\$25,000.00
LFUCG Permit Fee:	\$7,000.00	\$4,565.00
<b>Total Estimated Project Cost:</b>	<b>\$2,566,031.28</b>	<b>\$2,374,423.96</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>Project</u>	<u>Amount</u>
360	0003610	5210	17185 (Residuals)	\$983,961.46
360	0003610	5210	14159 (Residuals)	\$30,984.84
360	0003610	5210	21050 (Residuals)	\$67,036.85
360	0003610	5210	21056 (Residuals)	\$6,513.70
360	1303603	5210	19163 (Residuals)	\$1,285,927.11

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