

BG1 Project Application Form (Revised)

(Ref# 22517)

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
Construction Delivery Method	General Contractor
Procurement Standard	Model Procurement
Reason for Revision	Post bid revision
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	\$93,091,023.77
Construction Contingency	\$4,654,551.19
Architect / Engineer Fee	\$5,818,188.99
Construction Manager Fee	\$2,225,002.60
Fiscal Agent Fee	\$452,800.00
Bond Discount	\$1,649,250.00
Equipment / Furnishings	\$1,200,000.00
Equipment / Computers	\$150,000.00
Technology Network System (KETS)	\$75,000.00
Site Acquisition/Disposition	\$0.00
Site Survey	\$26,677.50
Geotechnical Investigations	\$39,500.00
Special Inspections	\$267,675.00
Commissioning	\$155,000.00
Advertising	\$16,000.00
Printing	\$10,000.00

Other Probable Costs

Title	Amount
Bank & Rating	\$85,355.95
Plan Review Fee	\$33,975.00
No Data	\$0.00
Total Project Cost	\$109,950,000.00

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	\$109,950,000.00
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	

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	\$109,950,000.00

BG1 Signature Page (Online Form Ref# 22517)

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



rosstarrant architects

architecture · civil engineering · landscape architecture · interior design

August 12, 2025

Ms. Claudette Herald
Superintendent
Oldham County Schools
6165 W. Highway 146
Crestwood, Kentucky 40014

Re: **Letter of Recommendation**
South Oldham High School Addition and Renovation
Oldham County, Kentucky
BG 24-102
RTA 23048

Upon receipt of bids received on July 30, 2025 for the above referenced project, we have reviewed the bids and related documents submitted by the bidders.

After careful consideration we see no reason to disagree with Wehr's recommendations (attached).

Upon selection of the contractor, the Board should make a motion to award a construction contract for both base bid and Alternate 1. The Board should also approve a Revised BG1.

If you have any questions or concerns, please don't hesitate to contact us.

Sincerely,

Beth Bauer, AIA, LEED AP
Associate | Project Manager

/mll

Enclosures

c: Laith Ross, PE, LEED AP
Mary Lynne Lange
File 23048-1A
LOR250812-23048



Headquarters
2517 Plantside Drive
Louisville, KY 40299

(p) 502.491.9250
(f) 502.495.1018
wehrconstructors.com

CM RECOMMENDATIONS TO OWNER

SOUTH OLDHAM HIGH SCHOOL RENOVATION AND ADDITION

August 12, 2025

After vetting the two low bidders for each Trade Package through our post-bid checklist and interview process, WEHR is pleased to recommend the following contractors for the South Oldham High School Addition & Renovation Project.

Trade Package	Trade Package Name	Amount	Subcontractor
TP 2	DEMOLITION	\$ 720,450.00	HCL Demolition
TP 3	CONCRETE	\$ 5,438,000.00	East & Westbrook Construction
TP 4	MASONRY	\$ 8,917,000.00	Masonomics
TP 5	STRUCTURAL STEEL	\$ 5,077,400.00	Sonne Steel
TP 6	GENERAL TRADES	\$ 12,777,000.00	Wehr Constructors, Inc.
TP 7	ROOFING & METAL PANELS	\$ 3,400,000.00	Kalkreuth Roofing
TP 7.1	JOINT SEALANTS & WATERPROOFING	\$ 252,777.00	Wehr Constructors, Inc.
TP 8	DOORS, FRAMES, HARDWARE	\$ 878,881.00	The Atlas Companies
TP 8.1	GLASS AND GLAZING	\$ 2,727,797.00	Akins Co. Inc.
TP 9	DRYWALL & FRAMING	\$ 2,197,915.00	Leedco Interiors
TP 9.1	CEILINGS	\$ 762,632.00	Leedco Interiors
TP 9.2	RESILIENT FLOORING	\$ 2,055,654.00	CDI Flooring
TP 9.3	CERAMIC TILE & TERRAZZO	\$ 1,138,200.00	Rosa Mosaic
TP 9.5	ATHLETIC FLOORING	\$ 394,026.38	Martin Flooring
TP 9.6	PAINTING & STAINING	\$ 1,122,378.00	Chambers Painting
TP 10	SPECIALTIES	\$ 2,112,901.00	The Atlas Companies
TP 12	CASEWORK	\$ 2,879,000.00	The Atlas Companies
TP 14	CONVEYING EQUIPMENT	\$ 332,975.00	DC Elevator
TP 21	FIRE SUPPRESSION	\$ 1,813,200.00	Midwest Sprinkler
TP 23	MECHANICAL	\$ 14,695,000.00	Intertech Mechanical
TP 23.1	GEOTHERMAL	\$ 1,945,670.00	Geothermal Earthworks
TP 26	ELECTRICAL	\$ 14,601,500.00	Kentuckiana Electrical Services
TP 31	SITWORK	\$ 6,305,752.20	Flynn Brothers Contracting
TP 32.2	LANDSCAPING	\$ 109,577.58	Outdoor Specialties

Continue for Bid Tabulations

Western Kentucky Office

424 US 31W By-Pass
Bowling Green, KY 42101

Central Kentucky Office

868 Nandino Blvd.
Lexington, KY 40511

Florida Office

9423 Corporate Lake Drive
Tampa, FL 33634



Headquarters
2517 Plantside Drive
Louisville, KY 40299

(p) 502.491.9250
(f) 502.495.1018
wehrconstructors.com

Trade Package 2.0 – Demolition

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 2,773,000.00	O'Rourke Wrecking Co	
2	\$ 720,450.00	HCL Demolition	Recommended - Contractor has the scope covered in it's entirety.
3	\$ 1,251,675.00	Green City Demolition	
4	\$ 1,244,000.00	Sunesis Environmental LLC	

Trade Package 3.0 – Concrete

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 5,438,000.00	East & Westbrook	Recommended - Contractor has the scope covered in it's entirety.
2	\$ 6,980,000.00	Lithko Contracting	

Trade Package 4.0 – Masonry

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 14,891,000.00	Carmicle Masonry	
2	\$ 8,917,000.00	Masonomics	Recommended - Contractor has the scope covered in it's entirety.

Trade Package 5.0 – Structural Steel

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 5,075,000.00	Sonne Steel	Recommended - Contractor has the scope covered in it's entirety.
2	\$ 6,377,000.00	East & Westbrook	

Western Kentucky Office
424 US 31W By-Pass
Bowling Green, KY 42101

Central Kentucky Office
868 Nandino Blvd.
Lexington, KY 40511

Florida Office
9423 Corporate Lake Drive
Tampa, FL 33634



Headquarters
2517 Plantside Drive
Louisville, KY 40299

(p) 502.491.9250
(f) 502.495.1018
wehrconstructors.com

Trade Package 6.0 – General Trades

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 12,777,895.00	WEHR Constructors, Inc.	Recommended - Contractor has the scope covered in it's entirety.

Trade Package 7.0 – Roofing & Metal Panels

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes:</u>
1	\$ 3,650,679.00	American Roofing	
2	\$ 3,400,000.00	Kalkrueth Roofing	Recommended - Contractor has the scope covered in it's entirety.

Trade Package 7.1 – Joint Sealants & Waterproofing

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 265,000.00	ABG Caulking & Wtrpring	
2	\$ 252,777.00	WEHR Constructors, Inc.	Recommended - Contractor has the scope covered in it's entirety.

Trade Package 8.0 – Doors, Frames, & Hardware

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 878,881.00	The Atlas Companies	Recommended - Contractor has the scope covered in it's entirety.
2	\$ 905,955.00	Schiller Hardware	

Western Kentucky Office
424 US 31W By-Pass
Bowling Green, KY 42101

Central Kentucky Office
868 Nandino Blvd.
Lexington, KY 40511

Florida Office
9423 Corporate Lake Drive
Tampa, FL 33634



Headquarters
2517 Plantside Drive
Louisville, KY 40299

(p) 502.491.9250
(f) 502.495.1018
wehrconstructors.com

Trade Package 8.1 – Glass & Glazing

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 2,450,291.00	Stanley Schultze	
2	\$ 2,815,277.00	Akins Co. Inc.	Recommended - Contractor is not the low bidder, but recommended as the best contractor for the project.

Trade Package 9.0 – Drywall & Framing

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 1,007,000.00	HD Construction	Contractor submitted the wrong bid. This base bid amount was intended for Trade Package 9.1
2	\$ 3,377,137.00	M&M Interiors	
3	\$ 2,197,915.00	Leedco Interiors	Recommended - Contractor has the scope covered in it's entirety.

Trade Package 9.1 – Ceilings

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 970,000.00	Grayhawk	
2	\$ 1,987,000.00	HD Construction	
3	\$ 859,737.00	M&M Interiors	
4	\$ 762,632.00	Leedco Interiors	Recommended - Contractor has the scope covered in it's entirety.

Western Kentucky Office
424 US 31W By-Pass
Bowling Green, KY 42101

Central Kentucky Office
868 Nandino Blvd.
Lexington, KY 40511

Florida Office
9423 Corporate Lake Drive
Tampa, FL 33634



Headquarters
2517 Plantside Drive
Louisville, KY 40299

(p) 502.491.9250
(f) 502.495.1018
wehrconstructors.com

Trade Package 9.2 – Resilient Flooring

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 2,331,317.00	M&M Interiors	
2	\$ 2,055,654.00	CDI Flooring	Recommended - Contractor has the scope covered in it's entirety.
3	\$ 2,120,000.00	Spectra Flooring	

Trade Package 9.3 – Tile & Terrazzo

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 1,138,200.00	Rosa Mosaic	Recommended - Contractor has the scope covered in it's entirety.
2	\$ 1,211,196.00	American Tile	

Trade Package 9.5 – Athletic Flooring

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 394,026.38	Martin Flooring	Recommended - Contractor has the scope covered in it's entirety.

Trade Package 9.6 – Painting & Staining

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 1,122,378.00	Chambers Painting	Recommended - Contractor is not the low bidder, but recommended as the best contractor for the project.
2	\$ 642,700.00	Wilson Painting	Based on past issues with quality, we do not recommend using this contractor.

Western Kentucky Office
424 US 31W By-Pass
Bowling Green, KY 42101

Central Kentucky Office
868 Nandino Blvd.
Lexington, KY 40511

Florida Office
9423 Corporate Lake Drive
Tampa, FL 33634



Headquarters
2517 Plantside Drive
Louisville, KY 40299

(p) 502.491.9250
(f) 502.495.1018
wehrconstructors.com

Trade Package 10.0 – Specialties

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 2,112,901.00	The Atlas Companies	Recommended - Contractor has the scope covered in it's entirety.
2	\$ 2,985,066.00	US Specialties	

Trade Package 12.0 – Casework & Trim

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 2,879,000.00	The Atlas Companies	Recommended - Contractor has the scope covered in it's entirety.

Trade Package 14.0 – Conveying Equipment

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 332,975.00	DC Elevator	Recommended - Contractor has the scope covered in it's entirety.

Trade Package 21.0 – Fire Suppression

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 998,250.00	Twin Lakes	Contractor withdrew their bid.
2	\$ 1,830,000.00	Dalmatian Fire Protection	
3	\$ 1,813,200.00	Midwest Sprinkler	Recommended - Contractor has the scope covered in it's entirety.

Western Kentucky Office
424 US 31W By-Pass
Bowling Green, KY 42101

Central Kentucky Office
868 Nandino Blvd.
Lexington, KY 40511

Florida Office
9423 Corporate Lake Drive
Tampa, FL 33634



Headquarters
2517 Plantside Drive
Louisville, KY 40299

(p) 502.491.9250
(f) 502.495.1018
wehrconstructors.com

Trade Package 23.0 – Mechanical

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 14,695,000.00	Intertech Mechanical	Recommended - Contractor has the scope covered in it's entirety.
2	\$ 15,130,000.00	Walker Mechanical	

Trade Package 23.1 – Geothermal

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 2,258,000.00	Geothermal Solutions	
2	\$ 1,945,670.00	Geothermal Earthworks	Recommendation - Contractor is not the low bidder, but recommended as the best contractor for the project.
3	\$ 2,594,000.00	MidState Construction	
4	\$ 1,883,000.00	Durbin Enterprises	

Trade Package 26.0 – Electrical

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 24,832,000.00	Link Electric	
2	\$ 14,601,500.00	KES	Recommended - Contractor has the scope covered in it's entirety.
3	\$ 15,750,000.00	AES	

Trade Package 31.0 – Sitework

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 7,466,459.60	Louisville Paving	
2	\$ 6,305,752.20	Flynn Brothers	Recommended - Contractor has the scope covered in it's entirety.

Western Kentucky Office
424 US 31W By-Pass
Bowling Green, KY 42101

Central Kentucky Office
868 Nandino Blvd.
Lexington, KY 40511

Florida Office
9423 Corporate Lake Drive
Tampa, FL 33634



Headquarters
2517 Plantside Drive
Louisville, KY 40299

(p) 502.491.9250
(f) 502.495.1018
wehrconstructors.com

Trade Package 32.2 – Landscaping

	<u>Base Bid</u>	<u>Contractor</u>	<u>Recommendation Notes</u>
1	\$ 163,133.37	Green Thumb	
2	\$ 2,740,550.00	MAKK Group	Contractor included all pavers though the permeable pavers are in TP 31.
3	\$ 109,577.58	Outdoor Specialties	Recommended - Contractor has the scope covered in it's entirety.

Western Kentucky Office
424 US 31W By-Pass
Bowling Green, KY 42101

Central Kentucky Office
868 Nandino Blvd.
Lexington, KY 40511

Florida Office
9423 Corporate Lake Drive
Tampa, FL 33634