



Fayette County Public Schools

Executive Summary Fayette County Public Schools Board Meeting Agenda Item

MEETING: Regular

DATE: October 27, 2025

TOPIC: Approval of Design Consultant and Initial BG-1 Project Application for the (1) Replacement of the Roof and (2) Replacement of Artificial Turf Field and Resurfacing of Track at Paul Laurence Dunbar High School BG #26-113

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

Recommended Action on: 10/27/2025
Consent Item for Vote (REGULAR MEETING)

Superintendent Prior Approval: Yes

Recommendation/Motion: Approve Clotfelter Samokar Architecture as the design consultant and authorize the Superintendent to execute the standard American Institute of Architects (AIA) B101 contract (KDE Version), subject to review/approval of the FCPS General Counsel and approve the initial BG-1 Project Application for the (1) Replacement of the Roof and (2) Replacement of Artificial Turf and Resurfacing of Track at Paul Laurence Dunbar High School in the amount of \$6,615,000.00 (Six Million, Six Hundred Fifteen Thousand Dollars.)

Background/Rationale: Kentucky Department of Education administrative regulation 702 KAR 4:160 requires local board of education action to secure design professionals, which includes architects and/or engineers for services for new construction, additions to existing buildings or any school renovation project that substantially modifies a major building system. A Request for Qualifications (RFQ) #54-25 was sent out in June 10, 2025. Design Consultant selection is based upon previous successful K-12 design experience in Kentucky. The responding firms formed a large pool of qualified and interested consultants. However, based on the large number of responses it was necessary to narrow this down to a shorter list, which was determined based on information that was submitted in the qualifications provided by each firm.

On October 1, 2025, three architectural firms were interviewed by a committee of FCPS staff. Based upon a compilation of the committee members' scoresheets, staff recommends Clotfelter Samokar Architecture to be the design consultant for the (1) Replacement of the Roof and (2) Turf Replacement and Track Resurfacing at Paul Laurence Dunbar High School projects. Once this selection is approved by the Board, design will commence immediately.

The 2025 District Facility plan (DFP) includes replacement of the roof as item 1c.(1)1.1 and the replacement of the artificial turf field and resurfacing of the track item 5(4)4.3 at Paul Laurence Dunbar High School. The project will include: (1) replacement of entire roofing system and insulation added to improve energy efficiency, and (2) due to normal life-cycle and wear-and-tear, the artificial turf field and track are coming to the end of their expected life cycle and are ready for replacement.

At this time the Board's approval is requested to allow this project to move forward. A preliminary cost estimate for the work as required by KDE to initiate a BG-1 Project Application is described below.

	Initial BG-1 Project Application Budget
Total Construction Cost:	\$5,482,925.00
Contingencies:	\$548,292.50
Architect/Engineer Fee:	\$387,284.94
Fiscal Agent Fee:	\$77,500.00

Bond Discount Fee:	\$66,805.25
Special Inspections:	\$32,682.31
Printing:	\$11,000.00
LFUCG Permit Fee:	\$8,510.00
Total Estimated Project Cost:	\$6,615,000.00

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	\$6,615,000.00

Attachment(s): BG-1 Project Application