Consent Agenda Item (Action Item): Consider/Approve BG-2 and BG-3 for the Floyd Central Office Roof Replacement.

Applicable State or Regulations: Capital Construction Process 702 KAR 4:180.

Fiscal/Budgetary Impact: The initial BG-1 cost is $2,984,000 paid by insurance company reimbursement and Local FSKP Bond sale.

History/Background:

June 23, 2025- Board approved advertisement of RFO (Order# 20693)

July 28, 2025-Approval of selecting Architectural Services (Order#20693)

December 22, 2025-Board approved initial BG-1 (Order#20793)

Recommended Action: To approve BG-2 and BG-3 as presented, pending KDE approval

Contact Person(s): Kevin O'Quinn, 606-874-9569

Kevin O'Quinn

Tonya Horne-Williams

Director **Superintendent**

Date: February 13, 2025

KENTUCKY DEPARTMENT OF EDUCATION **BG-2**

702 KAR 4:160 **OUTLINE SPECIFICATIONS ENERGY DESIGN CRITERIA**

District Name: Floyd District Code: _____ Facility Name: Central Office/Gym School Code: _____

Project Name: Floyd County Central Office Roof Replacement

PROJECT TYPE:	Yes	No	Gross Building Area (sf.)
New Building	☐	☑	
Addition	☐	☑	
Renovation	☑	☐	32,785 (roof only)

Provisions for Future Expansion: _____

Proposed Alternates: _____

Describe special conditions, phasing of project and alternates, attach a supplemental sheet, if needed.

BUILDING CONSTRUCTION CHARACTERISTICS:

Description of Building Structure:

Foundation: _____

Exterior Walls: _____

Roof Structure: 2-ply SBS Modified Bitumen roofing over polyiso insulation over tectum decking.

ENERGY EFFICIENT DESIGN (KRS 157.450 and KRS 157.455):

N/A Energy Consumption "Existing" (kBtu/sf/yr)

N/A Energy Consumption Target (kBtu/sf/yr)

YES	NO	
☐	☑	LEED Certified Other: _____
☐	☑	Designed to meet Energy Star
☑	☐	Exceeds ASHRAE 90.1(2007) by 10% (Minimum)
☐	☑	Whole Building Life Cycle Cost Analysis Demonstrating Cost Effective Design

Life Cycle Cost Analysis Software Used: _____

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

☐	☑	Designed to be Net-Zero
☐	☑	Designed to be Net-Zero Ready

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

East / West Building Orientation ☐ YES ☑ NO

Gross Exterior Wall Area (sf): _____ Avg. Exterior Wall R-Value: _____

Gross Window / Door Area (sf): _____ Avg. Window/Door R-Value: _____

Gross Roof Area (sf): 32,785 Avg. Roof R-Value: 25

Exterior Wall Type:		Other:
Roofing Type:	A - modified bitumen over rigid insulation	Other:
HVAC System Type:		Other:
Classroom Lighting:		Other:
Active Daylighting:		Other:
Passive Daylighting:		Other:
On Site Energy Generation:		Other:

Air Purification Systems : YES ☐ NO ☑

Gray Water System : YES ☐ NO ☑

Low Water Use Fixtures : YES ☐ NO ☑

Other: _____

PLUMBING:

Type of Sewage Disposal: City Sanitary

HEATING, VENTILATION AND AIR CONDITIONING:

Heating Only:_____ Heating & Mechanical: Ventilation Only _____ HVAC: X A/C Only: _____

Fuel Source/Backup (if applicable): _____

ELECTRICAL:

Source of Electric Power: _____

Voltage Serving Facility: _____

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

Camera System: _____

Lighting Intensity (fc.):
Std. Classrooms _____
Library/Media Ctr _____
Science Lab _____
Science Clrm _____
Band/Music _____
Business Ed _____
Shops _____
Corridors _____
Stairways _____
Cafeteria _____
Pre-School Clrm _____
Art Classroom _____
Gymnasium _____

SPECIAL EQUIPMENT:

System	Conduit Only	Conduit & Wiring	Complete with Equipment
Bell			
Clock			
Fire Alarm			
Intercom			
Telephone			
Television			
Computer			
Wireless Network			
Interactive White bd			
Voice Amplification			

FIXED EQUIPMENT:

Teacher Cabinet _____
Student Lockers _____
Folding Bleachers _____
Library Furnishings _____
Dry Food Shelves _____

Custodial Room Shelves _____
Science Laboratories _____
Family & Consumer Sci _____
Other _____
Other _____

INTERIOR FINISH SCHEDULE:

AREA	FLOOR	WAINSCOT	WALLS	CEILING
General Office				
Corridors				
Custodial				
Kitchen				
Cafeteria				
Gym				
Showers/Locker				
Toilets				
Library/Media Cntr				
Classrooms				
Music				
Art				
Science				
FMD				
OTHER AREAS				
Auditorium				

Miscellaneous Project Specific Features: _____

Kentucky Registered Architect: _____ Date: 2/13/2026
Signature

Kentucky Registered Engineer: _____ Date: _____
Signature

Board Designee or Superintendent: _____ Date: _____
Signature

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 place
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

KENTUCKY DEPARTMENT OF EDUCATION
702 KAR 4:160

BG-3
STATEMENT OF PROBABLE COST

District Name: Floyd County | District Code: | Facility Name: Central Office | School Code:

Project Name: Central Office Roof Replacement

Project Phase: **Design Development:** ☐ **Construction Documents:** ☑

1.	Site Development	$ 2,355,000	
2.	General Construction	$	
3.	Heating, Ventilation & Air Conditioning	$ 80,000	
4.	Plumbing (Include Sprinkler System)	$	
5.	Electrical Work	$ 65,000	
6.	Sewage Disposal System	$	
7.	Total Construction Cost (1-6)		$ 2,500,000.00
8.	Site Acquisition Cost (Purchase Price)	$ 0	
9.	Legal Services	$	
10.	Fiscal Agent Fee	$ 0	
11.	Bond Discount	$ 0	
12.	Architect/Engineer Fee	$ 190,625	
13.	Construction/Manager Fee (if Applicable)	$ 0	
14.	Equipment/Furnishings (Not Fixed)/Computers	$ 0	
15.	Property & Topographic Survey	$ 0	
16.	Geotechnical Survey & Report	$ 20,000	
17.	Special Inspections	$ 25,000	
18.	Asbestos Abatement	$ 0	
19.	Commissioning Fee	$ 10,000	
20.	Plan Review Fee	$ 7,500	
21.	Printing & Distribution of Bid Docs	$ 10,000	
22.	Contingencies - Minimum 5% of Line 7	$ 125,000	
23.	Other Cost (Describe)	$ 64,715	
24.	Total Other Cost (8-23)		$ 452,840.00
25.	**TOTAL PROJECT COST (line 7 + line 24)**		$ 2,952,840.00

a. Gross Square Foot Area*
b. Total Cost Per Square Foot: na
c. Total Cost Per Pupil
d. Gross Sq. Ft. Area of Alternates
* Base Bid Area Only

Kentucky Registered Architect/Engineer: _____ Date: 2/13/2026

Construction Manager: _____ Date: _____

Board of Education Designee: _____ Date: _____