

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider approval of the Educational Specifications and the Revised BG-1 for the Oldham County High School 2026 Addition & Renovations project.

DISCUSSION

In July of 2024 CMTA Consulting Engineering was selected to do a full plumbing and HVAC assessment at OCHS. (See attached Summary)

In April 2025 the Board approved Studio Kremer Architects to evaluate existing building conditions with the proposed solutions to renovate or replace instructional spaces that do not currently meet the expectations of the Oldham County Schools standards.

In January 2026, The Educational Specifications Committee was formed and comprised of Administrators, and Central Office personnel. This steering committee formed is as follows:

Superintendent	Claudette Herald
Assistant Superintendent	Nikki Brown
Assistant Superintendent for Student Learning	Dillon Smith
Director of Facilities	Brent Bohannon
Project Manager	Denise Schindler
Principal	Natalie Brown

The committee was formed to review the assessment and provide the Board with an informed recommendation to address the current needs of the school, in accordance with the District Facility Plan and Strategic Plan of Oldham County Schools.

The Revised BG-1 form (attached) is required to be updated with the approval of the Kentucky Department of Education, District Facilities Branch, Division of District Support.

RECOMMENDATION

Approve the Educational Specifications Committee recommendations and Approve the Revised BG-1 for submission to the Kentucky Department of Education, District Facilities Branch, Division of District Support for the Kitchen Plumbing Repairs at Various Locations 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 and Educational Specifications for Oldham County High School 2026 Addition & Renovations project for submission to the Kentucky Department of Education and hereby authorize the Director of Facilities Management to execute the necessary documentation. (,)

Carly Clem, Board Chair

Claudette Herald, Superintendent, Board Secretary

BG1 Project Application Form (Revised)

(Ref# 22922)

Form Status: Saved

Tier 1 Project: Oldham County High School 2026 Addition & Renovations

BG Number: 25-079

District: Oldham County (HB678) (465)

Status: Active

Phase: Project Initiation (View Checklist)

Emergency	No
Project Type	Construction
Construction Delivery Method	General Contractor
Procurement Standard	Model Procurement
Reason for Revision	Change in cost estimate

Project Type and Description

Applicable Items

New Building	No
Addition	No
Major Renovation	No
GESC	No
Roofing	No
HVAC	Yes
ADA Compliance	No
Life Safety	
Security	
Life Safety / Security	
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	

2c.8.1 -

Estimated Cost: \$15,138,300.00

Facility: No Data

Description: No Data

Project Not Listed on DFP	No
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Inventory

Facility Name

Scope

Provide a Complete Narrative of the Proposed Project

Replace all mechanical and plumbing fixtures/systems throughout buildings 1 and 2. Exterior envelope improvement including doors, windows, insulation replacement. Interior renovations related to Mechanical, Electrical, and Plumbing upgrades.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	\$24,000,000.00
Construction Contingency	\$1,200,000.00
Architect / Engineer Fee	\$1,426,715.00
Construction Manager Fee	
Fiscal Agent Fee	
Bond Discount	
Equipment / Furnishings	\$1,080,000.00
Equipment / Computers	\$902,500.00
Technology Network System (KETS)	\$19,500.00
Site Acquisition/Disposition	
Site Survey	\$16,000.00
Geotechnical Investigations	\$12,500.00
Special Inspections	\$50,000.00
Commissioning	\$30,000.00
Advertising	\$1,000.00
Printing	\$11,000.00

Other Probable Costs

Title	Amount
Plan Review Fee	\$5,000.00
Owner Direct Purchases	\$385,707.84
No Data	
Total Project Cost	\$29,139,922.84

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	\$29,139,922.84
Local General Fund Bond Sale	
Cash - SFCC Requirement	
Cash - Building Fund	\$0.00
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	
Total Funds Available	\$29,139,922.84

BG1 Signature Page (Online Form Ref# 22922)
 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

OLDHAM COUNTY HIGH SCHOOL 2026 ADDITION & RENOVATIONS



EDUCATION SPECIFICATIONS



**OLDHAM
COUNTY SCHOOLS**

Ignite Passion. Experience Excellence.

Prepared by: Oldham County Schools – Facilities Department
January 2026

PROJECT OVERVIEW

In July of 2024, The Oldham County Schools Board of Education selected CMTA Consulting Engineer to conduct a full HVAC and Plumbing assessment of Oldham County High Schools oldest instructional spaces. “The Core”, originally constructed in 1966 and the “84 Wing”, named for its original construction year, were the primary focus of the assessment due to their age and the amount of occupant comfort complaints in these areas.

CMTA findings according to the executive summary state; *“The age of the equipment, while well maintained, has been showing its age through recent school years, resulting in lack of occupant comfort and less than optimal learning conditions for the students. Maintenance costs and system downtime will continue to increase the longer the existing equipment remains in service”*. The full assessment is attached for reference.

April 2025, The Board of Education approved the selection of Studio Kremer Architects to evaluate existing building conditions of the aging building’s envelope, infrastructure and propose solutions to renovate or replace instructional spaces that do not currently meet the expectations of the Oldham County Schools standards.

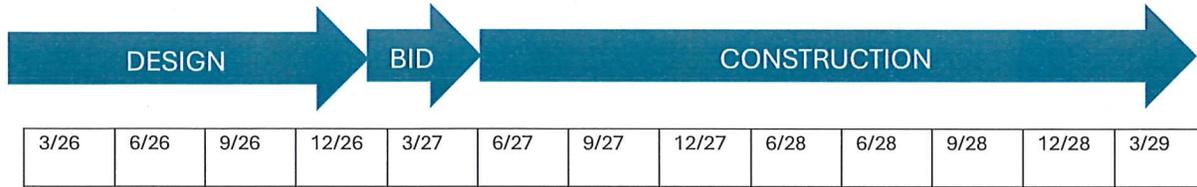
The 2026 Addition and Renovation project at Oldham County High School (OCHS) represents a significant evolution from the originally conceived HVAC and Plumbing Upgrades project. What began as a core systems modernization has now evolved into a recommendation of replacement facilities project, targeting the aging “Core Building” with new construction and focused renovations that reflect the district’s educational vision and operational goals rather than continued renovations of by-gone educational eras.

The project seeks to replace aging infrastructure while creating a flexible, future-ready environment that aligns with modern instructional practices, technology integration, and student collaboration. An advisory committee has been assembled to review the assessment, proposed solutions, and develop this Educational Specification to provide to the Board of Education an informed recommendation, addressing the current needs of the school, in accordance with the district facility plan, and strategic plan of Oldham County School.

Steering Committee: Superintendent, Asst. Superintendent, School Principal, Level Director, and OCS Facilities Department.

PROPOSED PROJECT DATA

Estimated Project Budget: \$25M



Proposed Timeline:

Construction Start: Winter 2026 – Following the conclusion of current construction on site.

Duration: 20–22 months – To be adjusted based on the finalized design.

Completion: Spring 2029

Delivery Method- General Contractor vs. Construction Manager (TBD)

PROPOSED SCOPE OF WORK

Four-story addition (including mechanical mezzanine)

Interior renovation includes cafeteria/kitchen renovation.

Key program spaces:

- New Classroom Wing
- Career & Technical Education Pathways (Agriculture/ Welding)
- Exceptional Child Services (ECS) Suite
- Kitchen/Cafeteria Expansion
- Replacement College, Career and Guidance Suite

Level	New Area (SF)	Renovation (SF)
Lower Level	10,000	20,000
Ground Floor	9,300	16,400
Second Floor	5,870	2,400
Mechanical Penthouse	2,170	0
Total Addition	27,340 SF	38,800 SF
	\$475/SF	\$300/SF
	\$11.7M	\$13M

EDUCATIONAL VISION

Maintain Target Capacity: 1,600

Goals:

- Replace outdated infrastructure
- Create flexible, collaborative environments
- Improve safety, accessibility, and day-to-day function

Safety & Security: Updated to current OCS standards.

Systems: Modern HVAC, electrical, and technology integration.

PLANNING & DESIGN CRITERIA

Key Principles: Flexibility, daylighting, sustainability, collaboration zones, and storage efficiency.

Certifications: Exceeds KDE Model Program (not LEED/ENERGY STAR pursuit).

PROJECT CONTEXT

Existing gymnasium to be renovated once new gym is complete. Auditorium and existing wings to remain during this phase. Future renovation or demolition TBD.

Total Scope: ~66,140 SF

PROGRAMS SUMMARY

Included (<https://www.education.ky.gov/CTE/cter/Documents/FacilitiesGuide-OCTE.pdf>)

| General Classrooms | Administration (Expanded)

| CTE (Ag/Welding) (New Pathways)

| Cafeteria/Kitchen (Expanded & modernized)

| ECS | (New accessible suite) | Collaboration Areas (Informal learning Areas)

Agricultural Education Facilities Requirements:

Grade Level: High School with Greenhouse

Support Space Room Name	Minimum Program Area (Square Feet)	Special Features
Classroom	750	Hot and cold water sinks located at the teacher's station or resource cabinet
Ag Shop Lab	2,000	Provide access through a 10' x 10' overhead door to an exterior 2,000 sq. ft. courtyard enclosed with an 8' high fence with a 10' wide gate located opposite the overhead door for direct access Fire Blanket
Office	150	Voice/Data/Power Outlets Lockable Filing Cabinets Lockable Door
Storage	100	Accessible from Classroom Lockable Door
Tools & Supplies	180	Accessible through "Dutch" Door Lockable Door
Greenhouse	1,800	Divided into two areas with separate temperature controls: a 600 sq. ft. preparation area and a 1,200 sq. ft. plant area; locate in an area where plants will not be affected by artificial light from athletic complexes or security lights Lockable External Door(s)
Head House	600	May be incorporated into Ag Mechanics Lab if Horticulture pathway is the only career pathway offered Lockable Door
Ag Yard	2000	Accessible to Vehicle traffic for loading/unloading Drive-thru Gate Material Storage Equipment Storage Can be shared with Welding
Planting Area	TBD	Raised Beds Crop Area Equipment Training Area

Welding Education Facilities Requirements:

Grade Level: High School with Fabrication

Support Space Room Name	Minimum Program Area (Square Feet)	Special Features
Classroom	750	Visual access from Office, Classroom, Grinding Room, and CNC Plasma Room into Lab CNC Plasma Room does not have to be a separate room

Weld Shop Lab	2,950	Ventilation system Eye washstand Handwashing station *A minimum of 400 sq. ft. must be allocated for CNC Plasma machine
Office	150	Voice/Data/Power Outlets Lockable Filing Cabinets Lockable Door
Storage	400	Lockable door
Tools & Supplies	400	Lockable door
Grinding Room	400	
Welding Yard	2000	Accessible to Vehicle traffic for loading/unloading Drive-thru Gate Material Storage Tank Storage

DESIGN INTENT

Shift from renovation to replacement to ensure long-term facility viability and improved educational environments.

Drivers: Aging infrastructure, outdated layouts, circulation efficiency, energy performance, accessibility.

It is not the intent with this project to address all the needs of the existing structure but rather construct new facilities to today's standards and to address the following:

- Replace instruction space currently experiencing known issues in the 84' wing.
- Provide new spaces to displace students to allow further demolition, renovation and new construction.
- Minimizing impact on student learning with future phases.
- Provide enhanced CTE program spaces specifically design for the program.
- Provide vertical construction minimizing site impact during construction and reduce the building footprint in the long term. Reducing the "long hallway" by providing a multi-story addition.
- Continue to work down the length of the building providing new spaces to allow the eventual demolition of "the core".

Longterm Space Planning

Replacing the instructional spaces of the 84' Wing will address half of the most reoccurring current comfort issues. Replacing these facilities first will allow future expansion of existing programs, renovation in existing areas to remain, and provide flexible space for future expansion/replacement.

New / Renovated Space			
Room No.	Area	Area Unit	Label
	585	sf	ART
	1060	sf	ART
	1143	sf	ART
	754	sf	CLASSROOM
	754	sf	CLASSROOM
	754	sf	CLASSROOM
	751	sf	CLASSROOM
	224	sf	COLAB
	217	sf	ECE RES.
	224	sf	INTERV.
	1096	sf	COUNSELOR
	410	sf	COUNSELOR
	8706	sf	CTE
	4852	sf	CTE
	754	sf	CTE
	960	sf	CTE
	754	sf	ECS
	7813	sf	KITCH & CAFE
	4722	sf	KITCH & CAFE
	2136	sf	MECHANICAL

43188 Total SF

Existing Spaces		
Department	Room No.	Area
VPA-PHOTOG.	165	985
VPA-ART	163	1234
ENGLISH	224	835
ENGLISH	225	808
ENGLISH	226	814
ENGLISH	227	808
ENGLISH	228	812
ENGLISH	229	805
ENGLISH	230	814
ECE	170	290
INTERVENTION	231a	320
GUIDANACE	146	1732
	146	
AG CLASS	55	1041
AG SHOP		2871
GREENHOUSE		1787
	161	703
	162	703
	164	704
	166	703
Cafeteria	179	8573
Kitchen	183	4461

INSTRUCTION TO RELOCATE POST PROJECT

MATH	223	873
ENGLISH	231	814
SS-PSYCH	167	799
MATH-INT	168	799

AESTHETICS & MATERIALS

Modern interpretation of existing campus architecture.

Materials: Brick, precast masonry, metal, and glass.

Character: Collegiate, durable, transparent.

GRAPHICS

