

# BG1 Project Application Form (Revised) (Ref# 23030)

Form Status: Saved

Tier 1 Project: Yealey Elementary School Renovation  
 BG Number: 23-207 District: Boone County (HB678) (035)  
 Status: Active Phase: Project Initiation (View Checklist)

Emergency	No
Project Type	No Data
Construction Delivery Method	General Contractor
Procurement Standard	Model Procurement
Reason for Revision	Post bid revision; Bid Package #2

## Project Type and Description

### Applicable Items

New Building	No
Addition	No
Major Renovation	Yes

#### Major Renovation Description

This project consists of major renovations to the eligible spaces at Yealey Elementary School. Included are mechanical upgrades and replacements, restroom renovations, and electrical and lighting renovations. Full classroom renovations for fit and finish include new ceilings, wall finishes, hardware, display boards and flooring. Exterior site work consists of minor site work with storm, sidewalks, paving, etc. The areas previously added on to in 2001 will not inreceive total renovations since they are not eligible - only the original building and the 70s and 80s additions will be included in the scope of work.

GESC	No
Roofing	No
HVAC	No
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	4/1/2021
DFP Priority	

**2e.21 - Yealey Elementary School (A1 Center)**  
 Estimated Cost: \$10,000.00  
 Facility: No Data

Description: No Data	
<b>2f.21 - Yealey Elementary School (A1 Center)</b>	
Estimated Cost: \$10,000.00	
Facility: No Data	
Description: No Data	
<b>5.19 - Yealey Elementary School (A1 Center)</b>	
Estimated Cost: \$200,000.00	
Facility: No Data	
Description: No Data	

Project Not Listed on DFP No

**Inventory**

Facility Name

A M Yealey Elementary School (B10000101)
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**Scope**

Provide a Complete Narrative of the Proposed Project

This project consists of major renovations to the eligible spaces at Yealey Elementary School. Included are mechanical upgrades and replacements, restroom renovations, and electrical and lighting renovations. Full classroom renovations for fit and finish include new ceilings, wall finishes, hardware, display boards and flooring. Exterior site work consists of minor site work with storm, sidewalks, paving, etc. The areas previously added on to in 2001 will not receive total renovations since they are not eligible - only the original building and the 70s and 80s additions will be included in the scope of work.

Work Related to Project But Excluded from this BG1 Scope

**Financial Plan**

**Probable Costs**

Proposed Plan to Finance Application

Total Construction Cost	\$14,075,500.00
Construction Contingency	\$608,750.00
Architect / Engineer Fee	\$865,672.00
Construction Manager Fee	
Fiscal Agent Fee	\$54,454.00
Bond Discount	\$338,900.00
Equipment / Furnishings	\$839,100.00
Equipment / Computers	\$0.00
Technology Network System (KETS)	
Site Acquisition/Disposition	
Site Survey	\$19,100.00
Geotechnical Investigations	
Special Inspections	\$10,000.00
Commissioning	\$55,000.00
Advertising	\$400.00
Printing	\$2,100.00

**Other Probable Costs**

Title	Amount
TAB / Bank Rating Fee	\$37,840.00
Permits/fees / Schmidt	\$17,934.00
Asbestos / UG Detective	\$20,250.00
<b>Total Project Cost</b>	<b>\$16,945,000.00</b>

**Funds Available**

- Bond Sale - SFCC
- Bond Requirement - SFCC
- Local FSPK Bond Sale \$16,945,000.00
- 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
- 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	
No Data	
No Data	
No Data	
<b>Total Funds Available</b>	<b>\$16,945,000.00</b>

**BG1 Signature Page (Online Form Ref# 23030)**

The signing of this financial document certifies the above stated funds are available and designated for this project during this fiscal year.

\_\_\_\_\_  
Superintendent

\_\_\_\_\_  
Date

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Finance Officer

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Date

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Chairman

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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

BID TABULATION

ROBERT EHMET HAYES & ASSOCIATES, PLLC

Owner: Boone County Board of Education  
8330 U.S. 42, Florence, Kentucky 41042

Yealey Elementary School

Bid Package #2: Exterior Improvements  
(REH #129-421-E / BG #23-207)

Bid Due Date: March 18, 2026 at 2:00 p.m.

CONTRACTOR	BASE BID	COMPLETION DATE
John P. Tumlin & Sons Ltd.	\$90,500	8/15/2026
Radius Construction	\$125,435	8/1/2026



**ROBERT EHMET HAYES & ASSOCIATES, PLLC**  
465 Centre View Boulevard, Building 18, Crestview Hills, Kentucky 41017  
859-331-3121

March 25, 2026

VIA EMAIL and CITY DASH

Dr. Jeff Hauswald, Superintendent  
Boone County Board of Education  
8330 U.S. 42  
Florence, Kentucky 41042

Re: Boone County Schools  
Yealey Elementary School  
Bid Package #2 – Exterior Improvements  
BG #23-207 / REH #129-421-E

Dear Dr. Hauswald:

This office has reviewed the two Proposals on referenced Project received by you and opened on March 18, 2026. This review, and results of the scoring of the Bid Evaluation Criteria, indicates that John P. Tumlin and Sons Ltd. has submitted the lowest and best proposal in the amount of \$90,500.

If you and the Board concur, I recommend that John P. Tumlin and Sons Ltd. be awarded this project, subject to approval of the Proposal by the Kentucky Department of Education.

We are enclosing a copy of the typed Bid Tab for your files and one copy of revised BG-1 for your completion and presentation to the Board for approval and subsequent upload to KDE's FACPAC.

I thank you and your Board for your continuing support and cooperation on this Project.

Best regards,

A handwritten signature in black ink, appearing to read 'Joseph Hayes', is written over the typed name. The signature is stylized with a large, sweeping flourish that extends to the right.

Joseph Hayes

JAH:hkw

Enclosures

c: Gary Leist