

BG1 Project Application Form (Revised)

(Ref# 23189)

Form Status: Saved

Tier 1 Project: Boone County Early Childhood Center - Renovations
 BG Number: 26-051 District: Boone County (HB678) (035)
 Status: Active Phase: Project Initiation (View Checklist)

Emergency	No
Project Type	Construction
Construction Delivery Method	General Contractor
Procurement Standard	Model Procurement
Reason for Revision	Post bid revision

Project Type and Description

Applicable Items

New Building	No
Addition	No
Major Renovation	Yes

Major Renovation Description

This project consists of renovations to create a new 300 student Early Childhood Center.

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	

2a.2 - Construct new 300-student Early Childhood Center
 Estimated Cost: \$8,110,838.00
 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

This project consists of renovations to create a new 300 student Early Childhood Center.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan**Probable Costs**

Proposed Plan to Finance Application

Total Construction Cost	\$30,855,000.00
Construction Contingency	\$1,750,000.00
Architect / Engineer Fee	\$2,045,687.00
Construction Manager Fee	
Fiscal Agent Fee	\$159,720.00
Bond Discount	\$740,747.00
Equipment / Furnishings	\$1,000,000.00
Equipment / Computers	\$100,000.00
Technology Network System (KETS)	
Site Acquisition/Disposition	
Site Survey	
Geotechnical Investigations	\$15,700.00
Special Inspections	\$30,000.00
Commissioning	\$70,000.00
Advertising	
Printing	\$11,000.00

Other Probable Costs

Title	Amount
Bank & Rating Fee	\$47,809.00
Testing & Balancing and Permit/fees	\$49,000.00
Consultants (Special,Tornado,Structural)	\$75,000.00
Total Project Cost	\$36,949,663.00

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	\$36,949,663.00
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	
Total Funds Available	\$36,949,663.00

BG1 Signature Page (Online Form Ref# 23189)

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



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

June 4, 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 Early Childhood Center
Renovations
 BG #26-051 / REH #129-725

Dear Dr. Hauswald:

This office has reviewed the two Proposals on referenced Project received by you and opened on June 4, 2026. This review indicates that Morel Construction Co., LLC has submitted the lowest and best proposal in the amount of \$30,855,000, as follows:

Base Bid	\$30,420,000
Alternate No. 1 (Preferred Heat Pump & ERU Manufacturer – Water Furnace/Daikin)	N/C
Alternate No. 2 (Preferred Control Actuator Manufacturer – Belimo)	N/C
Alternate No. 3 (Preferred Lighting Control Vendor – Wattstopper)	\$ 46,000
Alternate No. 4 (Preferred Generator Vendor – Kohler)	\$ 141,000
Alternate No. 5 (Preferred Intercom/Classroom Technology Vendor – Audio Enhancement)	N/C
Alternate No. 6 (Preferred Access Control Vendor – Acre Security)	N/C
Alternate No. 7 (Owner-Preferred Nora Flooring)	\$ 248,000

If you and the Board concur, I recommend that Morel Construction Co., LLC be awarded this project. 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,

Joseph Hayes

JAH:jhf

Enclosures

BID TABULATION

ROBERT EHMET HAYES & ASSOCIATES, PLLC

Owner: Boone County Board of Education

Boone County Early Childhood Center
Renovations

(REH #129-725 / BG #26-051)

Bid Due Date: Thursday, June 4, 2026, at 11:00 a.m.

Boone County Central Office, 8330 U.S. 42, Florence, Kentucky 41042

CONTRACTOR	BASE BID	ALT. NO. 1 Preferred Heat Pump & ERU Mfrs (Water Furnace/Daikin)	ALT. NO. 2 Preferred Control Actuator Mfr (Bellimo)	ALT. NO. 3 Preferred Lighting Control Vendor (Wattstopper)	ALT. NO. 4 Preferred Generator Vendor (Kohler)	ALT. NO. 5 Preferred Intercom/Classroom Technology Vendor (Audio Enhancement)	ALT. NO. 6 Preferred Access Control Vendor (Acre Security)	ALT. NO. 7 Owner-Preferred Nora Flooring	TOTAL BID AMOUNT
Morel Construction	\$30,420,000	N/C	N/C	\$46,000	\$141,000	N/C	N/C	\$248,000	\$30,855,000
Monarch	\$30,587,000	N/A	N/C	\$146,000	\$131,000	N/C	N/C	N/C	\$30,864,000