

BG1 Project Application Form (Initial)

(Ref# 23279)

Form Status: Saved

Project: Meadowbrook Golf Course -- LFUCG Lease

BG Number: 27-047

District: Fayette County (HB678) (165)

Status: New

Phase: No Data

Emergency

No

Project Type

Property

Property Delivery Method

Disposition by Lease (Landlord)

Procurement Standard

Model Procurement

Project Type and Description

Applicable Items

New Building

No

Addition

No

Major Renovation

No

GES

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)

Yes

Site Lease Number of Acres

25

Site Lease Site Location

400 Wilson Downing Road

Site Lease Information on the Lessee

Lexington-Fayette Urban County Government
(LFUCG)

200 East Main St, Lexington, KY 40507

Real Property shall be declared surplus to the district's educational needs

Mortgage liens and other encumbrances resolved

Site Lease Surplus per KAR requirements Yes

District Facility Plan (DFP)

Compliance with 702 KAR 4:180 and 702 KAR 4:160

DFP Approval Date

5/1/2025

DFP Priority

Project Not Listed on DFP

Yes

Project Not Listed on DFP Description

Twelve (12) month lease of 25 acre golf course located behind Southern Middle School. See further description in scope below.

Inventory

Facility Name

Southern Middle School (B10000529)

Scope

Provide a Complete Narrative of the Proposed Project

Since at least 1968, the LFUCG has leased the property known as Meadowbrook Golf Course to serve as an 18-hole, par-3 golf course at the agreed-upon amount of One Dollar (\$1.00) per year. There are no fees associated with using this surplus property for public recreational use, as LFUCG maintains the 25 acres to operate the golf course and the school district avoids this grounds-maintenance cost, which would be an estimated \$10,700 at fair market value.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	
Construction Contingency	
Architect / Engineer Fee	
Construction Manager Fee	
Fiscal Agent Fee	
Bond Discount	
Equipment / Furnishings	
Equipment / Computers	
Technology Network System (KETS)	
Site Acquisition/Disposition	\$1.00
Site Survey	
Geotechnical Investigations	
Special Inspections	
Commissioning	
Advertising	
Printing	

Other Probable Costs

Title	Amount
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No Data

No Data

No Data

Total Project Cost	\$1.00
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Funds Available

- Bond Sale - SFCC
- Bond Requirement - SFCC
- Local FSPK Bond Sale
- Local General Fund Bond Sale
- Cash - SFCC Requirement
- Cash - Building Fund
- Cash - Capital Outlay
- Cash - Investment Earnings
- Cash - General Fund \$1.00
- 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	\$1.00

BG1 Signature Page (Online Form Ref# 23279)

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