

**REQUEST FOR QUALIFICATIONS:
FOR PROFESSIONAL SERVICES RELATING TO
THE PREP ACADEMY AT WILLIAM WELLS BROWN PROJECT
Community Action Council, Lexington**

I. PURPOSE

Community Action Council for Lexington-Fayette, Bourbon, Harrison and Nicholas Counties, Inc. is requesting submissions of qualifications to provide Architectural services for the design and/or construction oversight of a new/existing building for The Prep Academy at William Wells Brown in Lexington, Kentucky, using federal funds. Construction will include construction of Head/Early Head Start classrooms, restrooms, office space, multi- purpose space, commercial kitchen, storage area and playground space.

II. BACKGROUND

Community Action Council is in discussions with Lexington Housing Authority to acquire Lot 1 (see attachment) which includes proposed parking spaces, both driveways and outdoor play area to construct a new facility that will create five new early childhood classrooms in the William Wells Brown Elementary School catchment area (the "WWB Area").

III. Qualifications package for professional services should include the following:

1. Concise, general information regarding your firm including ownership. List of major clients, and other pertinent information defining your firm.
2. Provide a list of five references.
3. Provide fee structure and indicate willingness to use AIA documents with federal language as necessary to meet funding agency requirements.
4. Provide other information which you believe would be helpful in evaluating your submission, particularly experience with Head Start renovations.

IV. DEADLINE FOR RECEIPT OF SUBMISSIONS:

Submit a copy of your qualifications package no later than postmarked or delivered by October 8, 2021.

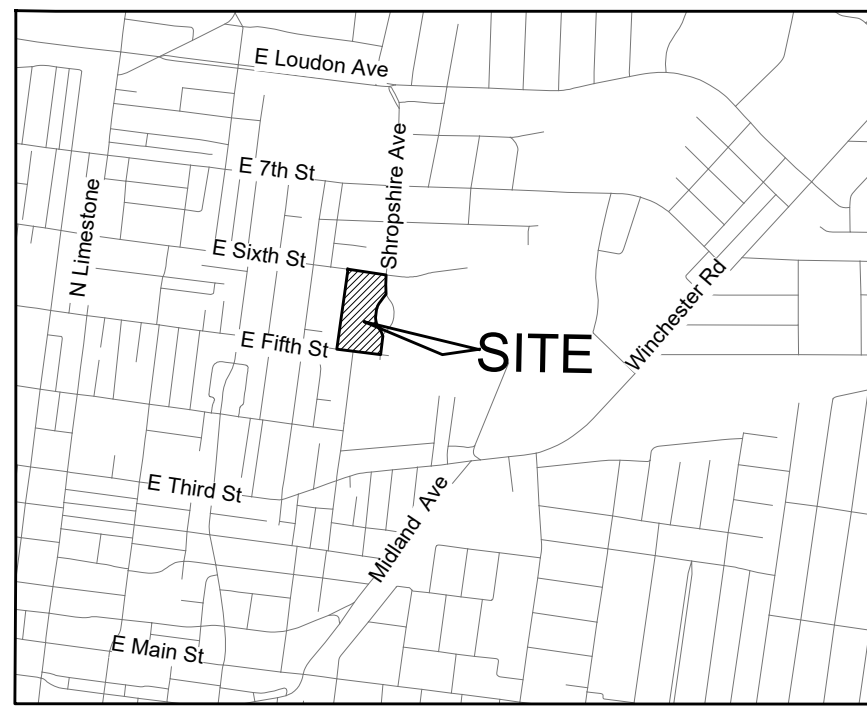
Please do not submit pre-printed marketing materials, CD-ROM's, or other attachments. All submissions will become available to the public (including competing firms) after the contractor is selected: please do not include confidential materials. All materials produced for this project will become the property of the Community Action Council, Lexington. Any submissions received after date and time above will not be accepted. Submissions will not be accepted via facsimile.

V. All costs associated with the reparation, printing and delivery of the submission are the responsibility of the firm submitting. Community Action Council reserves the right to reject any or all qualifications. Attention is particularly called to the requirements as to conditions of employment to be observed under the contract, Section 3, Segregated Facility, Section 109, Title VI, and EO 11246. Local, minority and female-owned firms are encouraged to respond. Kentucky Relay Services for the hearing and speech Impaired: 1-800-424-8802.

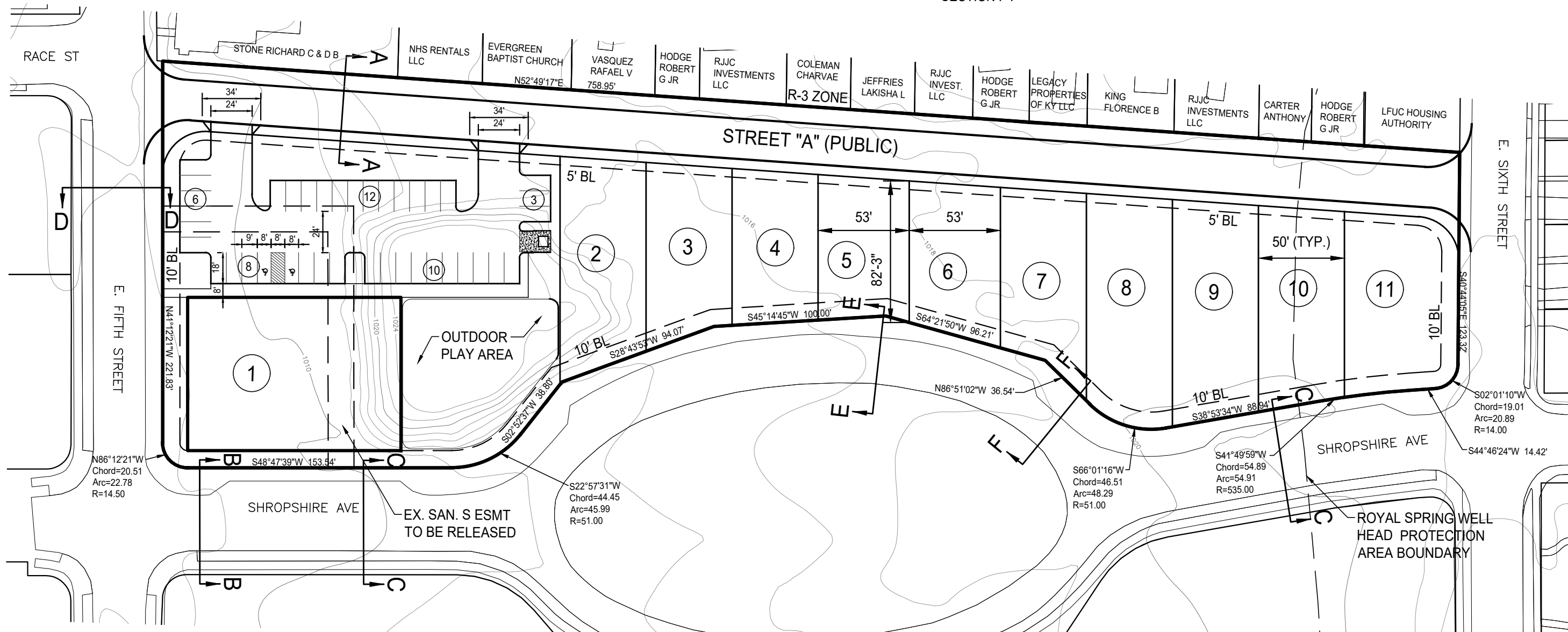
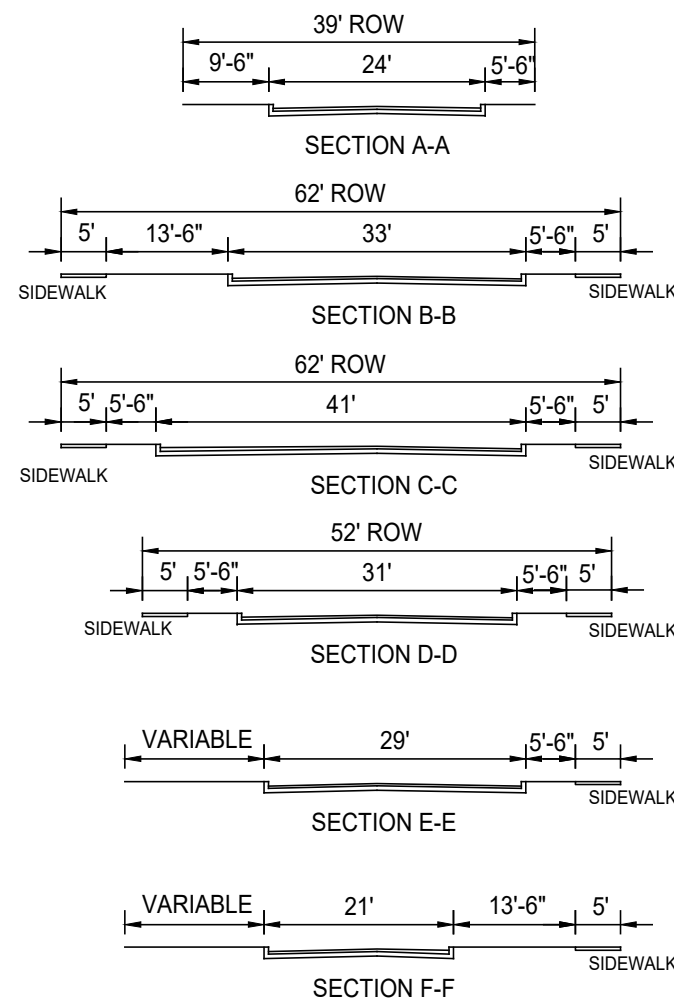
VI. CONTACT PERSON

This RFQ is being issued by Community Action Council. Questions should be addressed to:

James Coles
Project Manager
Community Action Council
710 High Street
Lexington, KY 40508
(859)233-4600 ext.1212; email James.Coles@commaction.org



VICINITY MAP



UTILITY PROVIDERS:

COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 1421
LEXINGTON, KY 40512
(859) 288-0215

KENTUCKY AMERICAN
WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY 40502
(859) 269-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
1-800-981-0600

WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 170
LEXINGTON, KY 40505
(859) 357-6250

TREE PRESERVATION PLAN NOTES: LOT 3

- EXISTING TREE COVERAGE 0 SF 0%
- SOIL TYPE
BLUEGRASS-MAURY SILT LOAM
MAURY-BLUEGRASS SILT LOAM
- EXISTING TREES TO BE REMOVED 0 SF
- PROPOSED TREES TO BE ADDED
55 LARGE TREES @ 750SF 0 SF
33 MEDIUM TREES @ 400SF 00 SF
11 SMALL TREES @ 100SF 00 SF
TOTAL 00 SF
- SITE AREA 126,894 SF
TREE COVERAGE REQUIRED 38,068 SF 30.0%
TREE COVERAGE PROPOSED 0 SF 0.00%
- ALL REQUIRED TREES SHALL CONFORM WITH THE LFUGG PLANTING MANUAL.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM BUILDINGS.
PRIOR TO PLANTING TREES. CALL 811 BEFORE YOUR DIG.

SITE STATISTICS

SITE AREA: 2.91 AC.
ZONE: R-3
TOTAL LOTS: 12
AREA IN ROW: 0.66 AC.

STREET FRONTAGE

SHROPSHIRE AVENUE: 800'
FIFTH STREET: 235'
SIXTH STREET: 137'
STREET A: 755'

LOT 1

SITE AREA: 0.97 AC.
USE: HEAD START CHILD DEVELOPMENT PROGRAM
64 CHILDREN

BUILDING AREA: 11,000 SF

PLAY AREA

REQUIRED: 1,600 SF
PROVIDED: 6,600 SF
COVERAGE: 26% SF
FAR 0.26

PARKING

REQUIRED: 9 SPACES
(3 SPACES/1ST 12 CHILDREN, PLUS 1 SPACE/EVERY 10 ADDITIONAL)
PROVIDED: 37 SPACES

LOTS 4-14

SITE AREA: 1.05 AC.
USE: SINGLE FAMILY RESIDENTIAL
LOTS 10 LOTS
TYPICAL LOT SIZE: 50'-53' X 82'-130'

OWNERS CERTIFICATION:

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

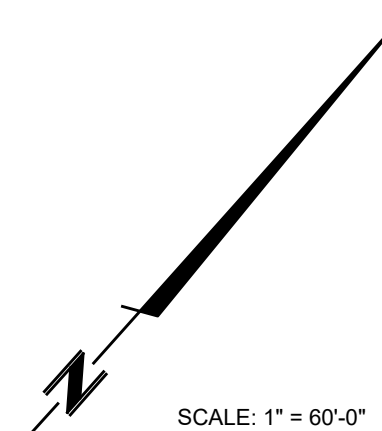
OWNER _____ DATE _____

COMMISSION'S CERTIFICATION:
I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION ON _____

PLANNING COMMISSION SECRETARY _____ DATE _____

NOTES:

- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THIS PROPERTY. ANY SALE SHALL BE BASED UPON AN APPROVED SUBDIVISION PLAN.
- ACCESS SHALL BE LIMITED AS SHOWN ON THIS PLAN.
- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION AS SET FORTH IN THE ZONING ORDINANCE.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH CHAPTER 16 OF THE CODE OF ORDINANCES.
- ACCESS DETAILS SHALL BE APPROVED BY THE DIVISION OF TRAFFIC ENGINEERING.
- STORMWATER MANAGEMENT, SANITARY SEWERS, AND PUBLIC STREET IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LFUGG ENGINEERING MANUALS.
- SCREENING AND LANDSCAPING SHALL BE AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE AND ARTICLE 6-10 OF THE LAND SUBDIVISION REQUIREMENTS.
- IF ANY PART OF THIS PLAN SHALL BE JUDGED INVALID, SUCH JUDGEMENT SHALL NOT INVALIDATE THE REMAINDER OF THE PLAN.
- THE LOCATION OF ANY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, FIRE SERVICE FEATURES, IF REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE-WATER CONTROL OFFICE.
- THIS PROPERTY IS OF RECORD PER RECORD PLAT CABINET N, SLIDE 22.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- BOARD OF ADJUSTMENT APPROVAL REQUIRED FOR A VARIANCE TO REDUCE BUILDING LINE FROM 20' TO 10' ALONG SHROPSHIRE AVENUE AND FIFTH AND SIXTH STREETS AND FROM 20' TO 5' ALONG STREET A. CONDITIONAL USE APPROVAL REQUIRED FOR CHILD DEVELOPMENT CENTER PROPOSED ON LOT 1.
- RELEASE OF THE EXISTING SANITARY SEWER EASEMENT WILL BE REQUIRED PRIOR TO PERMITS BEING ISSUED FOR THE BUILDING ON LOT 1.
- A WAIVER OF THE SUBDIVISION REGULATIONS BY THE PLANNING COMMISSION IS REQUIRED FOR THE DESIGN OF THE PROPOSED STREET "A" STREET SECTION.



OWNER/APPLICANT:
LFUGG HOUSING AUTHORITY
300 NW NEW CIRCLE ROAD
LEXINGTON, KENTUCKY 40505

Date: September 7, 2021

FINAL DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN

Revised:

DP

PLN-MJDP-21-000

LFUGG Housing Authority

551 Shropshire Avenue
Lexington, Kentucky

B Barrett Partners, Inc.
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Creative Design for Public and Private Spaces