

This appendix provides additional budget detail for each priority measure. A detailed breakdown by measure and year is included in the Budget Spreadsheet.

### **Personnel**

This category includes only direct costs for the salaries of those individuals who will perform work directly for the project (paid employees of the applicant organization as reflected in payroll tax records).

Ms. Jada Walker Griggs, Sustainability Program Manager Senior, will oversee this grant. Ms. Griggs is a current employee of the LFUCG Division of Environmental Services. A 0.2 FTE (with salary increases over the five-year grant period) for a \$95,000 salary is included in the funding request.

### **Fringe Benefits**

Fringe benefits are allowances and services provided by employers to their employees as compensation in addition to regular salaries and wages.

Fringe benefits for LFUCG employees are estimated at 10%.

### **Travel**

Travel may be integral to the purpose of the proposed project (e.g., inspections); related to proposed project activities (e.g., attendance at meetings); or, related to a technical training or workshop that supports effective implementation of the project activities.

No funding is requested for travel.

### **Equipment**

This category includes items to be purchased that have an estimated acquisition cost of \$5,000 or more per unit and a useful life of more than one year.

No funding is requested for equipment.

### **Supplies**

No funding is requested for supplies.

### **Contractual**

The following are contracts to be awarded for priority measures implemented in Lexington-Fayette County. Information on subawards for partnering communities is included in the Other category.



### *Increasing Urban Tree Canopy*

A contractor will be selected via the LFUCG procurement process to supply and install approximately 2,899 trees in Lexington-Fayette County, the required number to get all Census block groups to a Tree Equity Score of 60.

#### A. Budget Detail

The following are typical costs based on current and previous tree initiatives by LFUCG:

- Ball & Burlap (B&B) tree, with contractor planting
  - 1.5 – 1.75" caliper trees with planting
  - \$500 (on average – this would vary slightly dependent upon size of tree/species of tree, but would average out)
- B&B tree, without planting
  - 1.5 – 1.75" caliper trees
  - \$300 (on average – this would include delivery but homeowners/volunteer groups would do planting)
- Containerized, with professional planting
  - \$200/tree
- Containerized, without professional planting
  - \$100/tree
- Small potted trees (1' – 3' in height), without professional planting
  - \$25/tree
- Reforest the Bluegrass style planting (with delivery by nursery – trees would be seedlings/whips and planting would be done on large areas with volunteer groups)
  - Bundle of 10 seedlings = \$45
  - Bundle of 50 seedlings = \$75
  - Bundle of 100 seedlings = \$100

A conservative cost of \$500 per tree was used to estimate the total budget required for this measure.

#### B. Expenditure of Award Funds

The budget spreadsheet assumes that the target number of trees will be installed within the first four years of the grant period. To achieve this, LFUCG will need to average approximately 725 tree installations per year. LFUCG will track progress monthly to ensure the measure is fully implemented within the five-year grant period.

#### C. Reasonableness of Cost

As noted above, the costs presented are based on historical prices incurred by LFUCG and are representative of the expected costs for this measure to best of our knowledge.



*Residential Solar*

LFUCG will distribute the funding requested for this priority measure according to the LIDAC populations listed in **Table 2-1**. Information on the subawards for partnering communities is included in the Other category.

**Table 2-1 – Residential Solar Funding Distribution**

County	LIDAC Population	% of Total LIDAC Population in MSA	Funding
Bourbon	14,681	9%	\$1,297,825.32
Clark	10,261	6%	\$907,089.82
Fayette	108,334	64%	\$9,576,909.48
Jessamine	23,964	14%	\$2,118,458.27
Scott	8,882	5%	\$785,183.88
Woodford	3,558	2%	\$314,533.24
<b>TOTAL</b>	<b>169,680</b>	<b>100%</b>	<b>\$15,000,000.00</b>

**A. Budget Detail**

The average install cost of the 2023 Solarize Lexington program was \$21,721.07. LFUCG would be able to install solar panels on approximately 441 homes with the \$9,576,909.48 allocation. A sample invoice of the materials required for an installation is provided on the next page.

**B. Expenditure of Award Funds**

The budget spreadsheet assumes that the target number of installations will occur within the first four years of the grant period. To achieve this, LFUCG will need to average approximately 110 installations per year. LFUCG will track progress monthly to ensure the measure is fully implemented within the five-year grant period.

**C. Reasonableness of Cost**

As noted above, the costs presented are based on historical prices incurred by LFUCG and are representative of the expected costs for this measure to the best of our knowledge.



**SOLAR ENERGY SOLUTIONS LLC**

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**INVOICE****BILL TO**

[REDACTED]  
 [REDACTED]  
 Lexington, KY 40517

INVOICE # 100262-1

DATE 08/07/2023

DATE	ACTIVITY	DESCRIPTION	QTY
100363		Znshine Solar module, 410 W, Black on Black, Original MC4-UV02 connectors, Cable length 350mm	20
100136		SolarEdge Inverter, 7.6 kW	1
100130		SolarEdge Optimizer, S440	20
100044		Everest Rail, 48- XL 166", DARK	12
100028		Everest Splice, 48 connector, black, with hardware	8
100047		Everest Micro Optimizer Mounting Kit	20
100048		Everest Yeti Hidden End clamp	8
100049			4
100050		Everest/K2 Flash Comp Kit, BLK	48
R Sales			1

BALANCE DUE

**\$22,709.00**

*Weatherization*

LFUCG will distribute the funding requested for this priority measure according to the LIDAC populations listed in **Table 3-1**. Information on the subawards for partnering communities is included in the Other category.

**Table 3-1 – Weatherization Funding Distribution**

County	LIDAC Population	% of Total LIDAC Population in MSA	Funding
Bourbon	14,681	9%	\$692,173.50
Clark	10,261	6%	\$483,781.24
Fayette	108,334	64%	\$5,107,685.05
Jessamine	23,964	14%	\$1,129,844.41
Scott	8,882	5%	\$418,764.73
Woodford	3,558	2%	\$167,751.06
<b>TOTAL</b>	<b>169,680</b>	<b>100%</b>	<b>\$8,000,000.00</b>

**A. Budget Detail**

LFUCG contacted Community Action Council, an administrator of the Weatherization Assistance Program in Kentucky, to obtain average weatherization costs per home. When using U.S. Department of Energy and Low-Income Home Energy Program funding, homes can spend upwards of \$20,000. Using this as a maximum budget per home, LFUCG would be able to provide weatherization services for approximately 255 homes with the \$5,107,685.05 allocation.

Each home will receive an energy audit. The information from the audit will be input to a software program that dictates what measures should be taken. Services may include floor, wall, and ceiling insulation; air sealing measures; wrapping hot water lines and water heaters; and sealing and insulating ductwork as well as addressing health and safety issues including installation of smoke and carbon monoxide detectors; installing vapor barrier; and addressing any venting issues.

**B. Expenditure of Awarded Funds**

Since this is a new program, additional detail regarding the logistics of this measure is provided below.

If awarded, LFUCG will prepare an RFP to secure an audit company who will perform the energy audits in participating homes. The grant would pay the commercial partner a set fee per house to perform those services. Homeowners will not need to match any grant funds for enrolling in the program, but they must be willing to have their home assessed, be engaged in the process of selecting improvement projects based on the assessment results, provide access to their homes for their selected improvement projects, and allow the collection of pre- and post-project quantitative data. Homeowners will also be required to attend at least one informational and/or educational seminar created during the program.



After securing all project partners and a commercial audit partner through the proper procurement process, LFUCG will engage with low- to moderate-income homeowners. Renters will also be eligible.

Applicants will need to work with Lexington's Division of Community and Resident Services for a pre-screening to determine that they are eligible for grant funding. Once a homeowner qualifies to participate in the grant-funded program, LFUCG will work with the homeowner to schedule the initial assessment. The audit company will also provide information regarding the energy audit results. The energy audits will be focused on collecting both quantitative and qualitative data about the home's construction and systems. The final scope for the energy audits will be determined working in concert with the selected audit company, and information regarding the data collection, audit methods, and quality control will also be included in a Quality Assurance Project Plan. The audits will include industry standard evaluation protocols to look for air leakage, drafts, assessing airflow equipment (HVAC systems), and evaluating the home's insulation. Tests/surveys such as blower door tests, combustion safety tests, and insulation surveys will likely be included in the audit and any quantitative/measurable data will be recorded and provided to the homeowner in the Energy Audit Summary Report.

In addition, the report will have a prioritized list of recommendations that the homeowner will use to contract services. This list will serve as a menu of options for the homeowner to choose from and it will be direct and easy to understand. A list of approved contractors that the homeowner can use to get quotes for the repairs they want to pursue will also be provided. The preferred list of contractors will provide set price lists, to the extent practical, for certain set services, and they will be able to provide quotes for repairs which are site specific.

Each homeowner that finishes the assessment process will have an established and maximum budget to spend on improvement projects (up to \$20,000). After each homeowner has a chance to review the findings of their audit summary report, LFUCG will work with each homeowner to review the recommendations and discuss the types of projects that the homeowner feels they would like to use grant funding to accomplish. It is critical that the homeowner be invested in this process and select those focus areas that they feel are the best for their home. As mentioned above, the homeowners will be provided a list of vetted contractors to obtain quotes for their home. The list will be created with the assistance of the audit company and our project partners. The homeowner will also have the option of purchasing supplies and completing simple home projects on their own (with pre-approval from LFUCG). Some of the potential fixes may cost more than the grant funding provided (such as HVAC system replacement). In these cases, if the chosen mitigation activity is more than funding allows, the funding will only pay the contractor the portion of the money from the grant and the homeowner will be responsible for paying any non-grant portion of the cost. However, it is the goal of this program to provide the homeowner various improvement options that do not require any investment on their part.

After completing chosen improvement projects, the audit company will collect post-mitigation data as appropriate. These post-mitigation assessments will provide the measurements needed



to track progress and improvement in air quality and energy efficiency for each home. All homeowners should have their chosen improvement projects in progress within three months of completing the audit, in order to complete projects in a timely fashion and give the audit company time to collect the post-mitigation samples.

After projects have been completed, contractors would be responsible for turning in receipts/invoices and proof of completed work in order to obtain reimbursement (up to the allocated budget per household).

C. Reasonableness of Cost

As noted above, the costs presented are based on historical prices incurred by homes weatherized in Kentucky.

*Lextran Electric Vehicle Shelter & Charging Infrastructure*

A contractor will be selected via the Lextran procurement process to construct this project. As required by section 314 of the Clean Air Act, grants for construction activities will be subject to prevailing wage requirements as determined by the U.S. Department of Labor under the Davis-Bacon Related Acts (42 USC §7614) authority. EPA will provide terms and conditions on Davis-Bacon compliance requirements in agreements that fund Construction as that term is defined at 40 CFR 33.103.

A. Budget Detail

A statement of probable cost for this project was prepared by Kersey and Kersey. It is located on the following page. The solar panels are included in the line items for the bus canopy structure.

B. Expenditure of Awarded Funds

If awarded, Lextran will finalize all design elements and construction documents with Kersey and Kersey within two months. A formal procurement will then be carried out to get a contractor in place for execution of the construction and it is anticipated to be completed within six months. All materials will be procured as part of the construction process. All milestones and payment schedules will be finalized in the construction contract per the proposed phasing. All processes will follow appropriate Federal Transit Administration policies and requirements.

C. Reasonableness of Cost

As noted above, the costs presented were prepared by an architecture firm familiar with the costs of construction in this area.



KERSEY AND KERSEY ARCHITECTS

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812-673-1287  
kerseyandkersey.com

February 16, 2024

Lextran Bus Canopy  
200 West Loudon  
Lexington, Kentucky  
Statement of Probable Cost

Phase 1

- New 13,680 sf Bus Canopy Structure
- New 672 sf Electrical Building
- Site demolition
- Site work, landscaping, and fencing
- Site utilities, including stub out for Phase 2
- New concrete pavement for bus parking- 15 spaces
- New sidewalk for pedestrian access and bus charging stations

Budget \$7,100,000

Excluded:

- Removal of soil from site (if required) Allowance \$250,000
- EV chargers - Purchased by Lextran (\$52,000 x 15) \$780,000
- Generator Included in cost above. (\$1,100,000)

Phase 2

- Site demolition
- Site work and landscaping
- Site Utilities
- New concrete pavement for bus parking- 14 spaces
- New Sidewalk for pedestrian access and bus charging stations
- New 12,000 sf +/- Bus Canopy Structure.

Budget \$3,900,000

Excluded:

- New Generator - Phase 2 \$600,000
- EV chargers purchased by Lextran (\$52,000 x 14) \$728,000

Architecture  
Interior Design  
Planning  
Urban Design  
Historic Preservation





*Electric Vehicle Charging Need Study*

A. Budget Detail

The Lexington Area Metropolitan Planning Organization (MPO) provided an estimate of probable cost to conduct the study. The estimated cost is based on historical and current market consulting fees for studies of similar scale and scope.

B. Expenditure of Awarded Funds

If awarded, LFUCG will prepare an RFP to secure a consultant with expertise in the field of EV charging and alternative fuels. The consultant will perform a customary planning process that will include an inventory of existing EV and alternative fuel infrastructure within the region. They will identify current and future needs and gaps through regional stakeholder consultation and public input. The study will identify a recommended course of action to increase EV and alternative fuel infrastructure through both public and private resources and through implementing various policies and projects. Based on projects of similar scope and scale, the procurement process is expected to be complete within 6 months. The study, once initiated, is expected to be complete within 18 months. Agreements with the consultants will allow for monthly, lump sum billing based upon the percentage of work completed on the study to date.

C. Reasonableness of Cost

As noted above, the estimated cost is based on historical and current market-based consulting fees for studies of similar scale and scope. Once a consultant is selected, a detailed scope of work and related consulting fees will be negotiated between the Lexington Area MPO and the consultant. This process allows the MPO to determine the reasonable cost of service based on the estimated consultant time required to complete each task and the customary fee charged for such services.



### **Other**

LFUCG is the lead applicant of the Lexington-Fayette MSA and will administer the grant and subawards. They will be accountable to EPA for proper expenditure of the funds and reporting and will be the point of contact for the MSA. As provided in 2 CFR 200.332, subrecipients will be accountable to LFUCG for proper use of EPA funding and will be required to report on subaward monitoring activities under 2 CFR 200.332(d).

LFUCG will make subawards to the Cities of Paris, Winchester, Nicholasville, Wilmore, Georgetown, and Bourbon, Clark, Jessamine, Scott, and Woodford Counties in Year 1 in the amounts shown on the budget spreadsheet. Memoranda of Agreements will be executed at the time of subaward. If a memorandum is not in place with any of the communities after one year of grant award, the funding will be reallocated to communities with additional demand. Any agencies receiving subawards will be required to meet quarterly with LFUCG to review progress to date, discuss potential issues, and share ideas.

### **Indirect Charges**

No funding is requested for indirect charges.

