



Kenton County School District | *It's about ALL kids.*

THE KENTON COUNTY BOARD OF EDUCATION

1055 EATON DRIVE, FORT WRIGHT, KENTUCKY 41017

TELEPHONE: (859) 344-8888 / FAX: (859) 344-1531

WEBSITE: www.kenton.kyschools.us

Dr. Henry Webb, Superintendent of Schools

KCSD ISSUE PAPER

DATE:

9/28/2020

AGENDA ITEM (ACTION ITEM):

Consider/Approve the BG-1 Construction Application for the final construction phase (Phase V) at Scott High School and Woodland Middle School Campus, major site work at Taylor Mill Elementary, and the demolition of a residential house on the Edgewood Campus.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:050 Building Sites; Inspection & Approval

HISTORY/BACKGROUND:

This is the last phase of construction proposed to complete the master renovation plan established for the Scott High School and Woodland Middle School campus. The scope of work involves the complete renovation of all mechanical systems, lighting systems, plumbing systems, building finishes, security systems, fire protection, ceiling systems associated with the auditorium; gymnasium; and remaining classrooms. The project also includes the construction of a new practice gym to be built adjacent to the existing gymnasium. The existing gymnasium renovations shall also include the installation of a new scoreboard, sound system, bleachers, and gym floor. The last phase of construction also includes the demolition of the existing natatorium and the construction of a new pool. The new pool facility will also include new locker room facilities, spectator bleachers, scoreboard equipment, and sound equipment. The balance of the main front office will be completed along with the gym lobby, restrooms, and concession stand.

This phase of construction reflects all remaining site work to include the replacement of the original tennis courts with a new facility. The existing baseball field renovations include new dugouts, bleachers, scoreboard, sound system, field irrigation system, and press box/concession stand upgrades. The entire site will be regraded for new and expanded parking, site circulation changes, site lighting, site security camera system, pedestrian connectivity, and site signage.

On the same campus with Scott High School, proposed upgrades to Woodland Middle School include replacement of the original 1986 cooling towers, boilers, water source heat pumps, make up air unit serving the kitchen, and air handler serving the lobby and gym locker rooms. Other work at Woodland involves the replacement of flooring, gymnasium bleachers, door replacement, scoreboard, screening around the second floor overlook, renovations to the football field, and select classroom finishes.

This project application also includes site development plans and property acquisition for the Taylor Mill Elementary School. The scope involves the acquisition of property from the Northern Kentucky Water District and demolition of an existing 300,000 gallon water tank and grading across several parcels of

Kenton County Board of Education

Board Members: Carl Wicklund, Chairperson Karen L. Collins, Vice Chairperson Carla Egan Shannon Herold Jesica Jehn

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property already owned by the District. The project scope of work involves site pavement, site lighting, site security cameras, and pedestrian connectivity around the campus.

Demolition of a residential house on the Edgewood Campus is necessary to set up future site circulation improvements.

FISCAL/BUDGETARY IMPACT:

Total: \$35,117,048.00 (Local General Fund Bond Sale \$33,681,484.00, SFCC Bond Sale \$1,433,516.00, SFCC Cash Requirement \$2,048.00)

RECOMMENDATION:

Approve the BG-1 Construction Application for the final construction phase (Phase V) at Scott High School and Woodland Middle School Campus, major site work at Taylor Mill Elementary, and the demolition of a residential house on the Edgewood Campus.

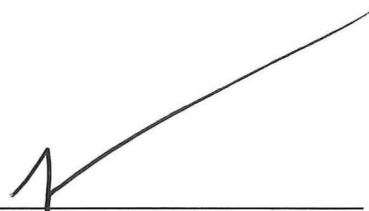
CONTACT PERSON:

Rob Haney

Principal

Rob Haney

District Administrator



Superintendent

Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda.

Principal –complete, print, sign and send to your Director. Director –if approved, sign and put in the Superintendent’s mailbox.

Kenton County Board of Education

Board Members: Carl Wicklund, Chairperson Karen L. Collins, Vice Chairperson Joshua Crabtree, Esq. Carla Egan Jessica Jehn
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BG1 Project Application Form (Initial)

(Ref# 18084)

Form Status: Saved

Project: SCOTT PHASE V, TM WATER TANK, TF HOUSE DEMO- 2020092895552

BG Number: 21-083

District: Kenton County (291)

Status: New

Phase: No Data

Construction Delivery Method

General Contractor

Procurement Standard

Model Procurement

Emergency

No

Project Type and Description

Applicable Items

New Building

No

Addition

Yes

Major Renovation

Yes

Major Renovation Description

Final construction and renovations at Scott High School and Woodland Middle School Campus; Major site work at Taylor Mill Elementary; and Demolition of residential house at the Edgewood Campus

GESc

No

Roofing

No

HVAC

No

ADA Compliance

No

Life Safety

No

Security

No

Water Bottle Filling Stations

No

Minor Project

No

New Relocatable Classroom

No

Equipment / Furnishings Procurement

No

Site Acquisitions

Yes

New Acquisition or Expansion

Expansion

Number of Acres

0.5

Site Location

5907 Taylor Mill Road

Site Acquired Per KAR Requirements

No

Proposed Site Currently Owned by

No

District

Site Owner

Northern Kentucky Water District

District Facility Plan (DFP)

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

DFP Approval Date

6/1/2017

DFP Priority

1c.1 - Scott High School

Estimated Cost: \$24,141,450.00

Facility: No Data

2c.2 - Taylor Mill Elementary

Estimated Cost: \$8,132,104.00

Facility: No Data

1c.11.1 -

Estimated Cost: \$650,000.00

Facility: No Data

Project Not Listed on DFP

No

Inventory

Facility Name

Scope

Provide a Complete Narrative of the Proposed Project

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Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	\$30,483,005.00
Construction Contingency	\$1,524,150.00
Architect / Engineer Fee	\$1,737,850.00
Construction Manager Fee	
Fiscal Agent Fee	\$90,000.00
Bond Discount	\$702,300.00
Equipment / Furnishings	\$215,709.00
Equipment / Computers	
Technology Network System (KETS)	
Site Acquisition	\$0.00
Site Survey	
Geotechnical Investigations	
Special Inspections	
Commissioning	
Advertising	
Printing	

Other Probable Costs

Title	Amount
Geo, Civil, Asbestos, Comm., Permits	\$324,110.00
Bank and Rating Fee	\$39,924.00
No Data	
Total Project Cost	\$35,117,048.00

Funds Available

Bond Sale - SFCC	\$1,433,516.00
Bond Requirement - SFCC	
Local FSPK Bond Sale	
Local General Fund Bond Sale	\$33,681,484.00
Cash - SFCC Requirement	\$2,048.00
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	
Total Funds Available	\$35,117,048.00

BG1 Signature Page (Online Form Ref# 18084)

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