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THE KENTON COUNTY BOARD OF EDUCATION

1055 EATON DRIVE, FORT WRIGHT, KENTUCKY 41017

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Dr. Henry Webb, Superintendent of Schools

KCSD ISSUE PAPER

DATE:

11/23/2020

AGENDA ITEM (ACTION ITEM):

Consider/Approve the BG-1 (Buildings and Grounds) Construction Application for the renovation and addition at White's Tower Elementary School.

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:

White's Tower Elementary School is in need of additional space and some renovation to existing spaces. The proposed construction project involves a major classroom addition and a major kitchen and cafeteria addition. All existing modular classroom units will be removed and the site is to be restored. The classroom addition is set for 8 regular education classrooms, 1 art classroom, 1 science classroom, and 1 music classroom. The new kitchen and cafeteria addition will free up the current undersized spaces for renovation and conversion into faculty restrooms, workrooms, conference room space, and SBDM office. Major renovations are proposed for the existing facility to include electrical, HVAC, plumbing, fire protection, interior finishes, and restrooms. There are major site deficiencies with the current parking and drive circulation which will be addressed with the project. Parking lot expansion, site lighting, signage, and playground improvements are proposed with this project.

FISCAL/BUDGETARY IMPACT:

Total: \$ 7,875,000.00 (Local Bond Sale FSPK)

RECOMMENDATION:

Approve the BG-1 (Buildings and Grounds) Construction Application for the renovation and addition at White's Tower Elementary School.

CONTACT PERSON:

Rob Haney

Principal

Rob Haney

District Administrator

[Signature]

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 Carla Egan Shannon Herold Jessica Jehn

"The Kenton County Board of Education provides Equal Education & Employment Opportunities."

Emergency ☐

District: Kenton County Schools District Code: 291 Facility Name: White's Tower Elementary School Code: 495

Grade Level Served: P-5 Current Student Capacity: 400 District Organization Plan: 1c.7

1. DESCRIPTION AND SCOPE OF PROPOSED PROJECT

A. Check and complete the applicable items:

1. New Building No
2. Addition Yes
3. Renovation or Alteration (Describe) Major classroom addition to include, kitchen/cafeteria addition, and major renovations to the existing school facility.

4. Relocatable Classroom. Number _____ Size _____
5. Equipment/Furnishings Procurement (Describe) _____

6. Other (Describe) _____

7. Site (Complete the Following)

- a. Site Acquisition _____ Expansion _____ Number of Acres _____
b. A site has been acquired in accordance with 702 KAR 4:050 regulations _____
c. Location _____
d. Proposed site currently owned by District (Y) (N) _____

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

This application is being submitted for (refer to current District Facility Plan):

1. Priority Category: 1c.7
2. Discretionary Item Number: _____
3. Minor project not listed on Facility Plan: _____

If none of the above apply, your District Facility Plan will need to be amended.

C. Provide a complete narrative of the proposed project.

The proposed construction project involves a major classroom addition and a major kitchen and cafeteria addition. All existing modular classroom units will be removed and the site is to be restored. The classroom addition is set for (8) regular education classrooms, (1) art classroom, (1) science classroom, and (1) music classroom. The new kitchen and cafeteria addition will free up the current undersized spaces for renovation and conversion into faculty restrooms, workrooms, conference room space, and SBDM office. Major renovations are proposed for the existing facility to include electrical, HVAC, plumbing, fire protection, interior finishes, and restrooms. There are major site deficiencies with the current parking and drive circulation which will be addressed with the project. Parking lot expansion, site lighting, signage, and playground improvements are proposed with this project.

D. Proposed work related to the project but excluded from the scope of this BG1: _____

Local board order authorizing project and narrative justification must be attached.

SCHOOL DISTRICT: Kenton County Initial: X Revised: _____ BG# _____

White's Tower Elementary

II. PROPOSED PLAN TO FINANCE APPLICATION

A. Statement of Probable Costs:

1. Total Construction Cost	\$6,401,777.00
2. Architect/Engineer Fee	\$361,700.00
3. Construction Manager Fee	
4. Bond Discount	\$157,500.00
5. Fiscal Agent Fee	\$44,500.00
6. Contingencies	\$320,088.00
7. Site Acquisition	
8. Equipment/Furnishings	\$200,585.00
9. Equipment/Computers	\$150,000.00
10. Technology Network Sys. (KETS)	
11. Other* Spec Ins; asbestos	
12. Other* permits; fees	\$225,000.00
13. Other*	
14. Other* Bank & rating Fees	\$13,850.00
Total Estimated Cost	\$7,875,000.00

*Define

B. Funds Available:

1. SFCC Cash Requirement	\$0.00
2. SFCC Bond Req.	\$0.00
3. SFCC Bond Sale	\$0.00
4. Local Bond Sale FSPK	\$7,875,000.00
5. Cash - General Fund	\$0.00
6. Cash - Capital Outlay	\$0.00
7. Cash - Building Fund	\$0.00
8. Cash - Investment Earni	\$0.00
9. KETS	\$0.00
10. Other Const. Fund	
11. Other	\$0.00
12. Other	\$0.00
13. Other	\$0.00
14. Other	\$0.00
Total Funds Available	\$7,875,000.00

THE ABOVE INFORMATION IS A STATEMENT OF PROBABLE COST AND FUNDS AVAILABLE AND IS REQUIRED TO BE REVISED TO CORRESPOND TO ACTUAL BIDS RECEIVED PRIOR TO THE SIGNING OF CONSTRUCTION CONTRACTS.

TO BE COMPLETED ON INITIAL & REVISED APPLICATION: 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

ORIGINAL SIGNATURES REQUIRED

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, Division of District Operations.

TO BE COMPLETED ON INITIAL APPLICATION:

This building project application is approved by the Division of Facilities Management indicating compliance with current Facility Plan or minor project under 702 KAR 4:180.

Comments: _____

Director/Branch Manager, Facilities Management

Date: _____

TO BE COMPLETED ON INITIAL & REVISED APPLICATION:

Tentative financial approval based upon information provided to this office in support of projected cost.

Comments: _____

Director/Branch Manager, Division of District Operations

Date: _____

TO BE COMPLETED ON INITIAL APPLICATION:

This building project application is hereby approved according to the conditions outlined in the application. Proceed in accordance with the attached submittal checklist.

Comments: _____

Associate Commissioner, District Support Services

Date: _____

LOCAL BOARD ORDER AUTHORIZING PROJECT MUST BE ATTACHED ON INITIAL & REVISED APPLICATION