

DATE:

8/30/2023

AGENDA ITEM (ACTION ITEM):

Consider / Approve the initial BG-1 for the construction of a multi-purpose Central Office facility to house District Staff as well as the Board of Education Board Room, a Professional Learning Center, the Virtual Learning Center, and document storage; also to include the demolition of the KCAIT building on the Turkeyfoot campus.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:160

HISTORY/BACKGROUND:

The Kenton County Board of Education previously voted to acquire property for the construction of a multi-purpose Central Office facility at 347 Madison Pike, Covington, KY 41017. This initial BG-1 construction application is for the new facility which will house approximately 88 staff members. Additionally, the facility will include a multi-purpose center for Board of Education meetings and professional learning sessions. The District's Virtual Learning Center (VLC), originally slated as a separate project on the current District Facility Plan requiring the purchase of land and construction of a stand-alone facility, has been incorporated into the Central Office facility, which will result in a cost savings and eliminate the need for a separate construction project. The VLC will house approximately 25 students. Ample document storage has been designed into this facility, allowing the District to move all off-site document storage into a secure, dedicated space, which also eliminates the cost of an off-site storage vendor. This facility will return square footage in various school buildings back to the schools for instructional use as District staff and resources are moved to Central Office. The final step of this project will be the demolition of the KCAIT building on the Turkeyfoot campus, which addresses multiple items on the District's facility plan, including improving the Turkeyfoot athletic field and overall site circulation on the campus.

FISCAL/BUDGETARY IMPACT:

\$26,685,000.00 (\$25,685,000 through FSPK Bonding and \$1,000,000 through existing building funds)

RECOMMENDATION:

Approve the initial BG-1 for the construction of a multi-purpose Central Office facility to house District Staff as well as the Board of Education Board Room, a Professional Learning Center, the Virtual Learning Center, and document storage; also to include the demolition of the KCAIT building on the Turkeyfoot campus.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent

PROJECT IDENTIFICATION Initial: X Revised: _____ Emergency: _____

District Name: Kenton County Schools District Code: 291 Facility Name: Central Office School Code: 0

Grade Level Served: N/A Current Student Capacity: N/A District Facilities Plan Date: 5/1/2023

Project Name: Central Office Building ID Number: _____

Project Site Physical Address: 347 Madison Pike Covington
Street City

Construction Delivery Method: ☒ General Contractor ☐ Construction Mgr. ☐ Guaranteed Energy Savings Contract

District's Procurement Standard: ☒ Model Procurement (KRS 45A) ☐ Bid Law (KRS 424.260)

1. DESCRIPTION AND SCOPE OF PROPOSED PROJECT

A. Check and complete the applicable items:

- ☒ 1. New Building
- ☐ 2. Addition
- ☐ 3. Major Renovation (Describe) _____
- ☐ 4. New Relocatable Classroom Number _____ Size _____
- ☐ 5. Equipment/Furnishings Procurement (Describe) _____
- ☐ 6. Minor Project (Describe) _____
- ☒ 7. Site (Complete the Following)
- a. New Site Acquisition _____ Expansion _____ Number of Acres _____
- b. A site has been acquired in accordance with 702 KAR 4:050 requirements. _____
- c. Location 347 Madison Pike, Covington, KY 41017
- d. Proposed site currently owned by District ☒ Yes ☐ No If no, list site owner: _____

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: 4
2. Discretionary Item Number: _____
3. Minor project not listed on Facility Plan: _____

C. Provide a complete narrative of the proposed project.

Construction of a Central Office building to house approximately 88 staff members, provide a multi-purpose meeting space to house Board of Education meetings and serve as the District's professional learning center, bring all records storage into a central and secure location, and house the District's Virtual Learning Center to serve approximately 25 students. Additionally, this project will allow for the demolition of the current Virtual Learning Center which is housed in a transitional facility.

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

SCHOOL DISTRICT: Kenton County Schools Initial: X Revised: _____ BG# 24-084PROJECT NAME: Central Office and Virtual Learning Center

II. PROPOSED PLAN TO FINANCE APPLICATION

A. Statement of Probable Costs:

1. Total Construction Cost	\$18,104,450.00
2. Architect/Engineer Fee: KDE Fee	\$943,885.00
3. Construction Manager Fee	\$0.00
4. Bond Discount	\$513,700.00
5. Fiscal Agent Fee	\$90,000.00
6. Construction Contingencies	\$905,222.50
7. Site Acquisition	
8. Equipment/Furnishings	\$850,000.00
9. Equipment/Computers	\$600,000.00
10. Technology Network Sys. (KETS)	\$125,000.00
11. Other* Geo & Civil Engineers	\$3,510,715.00
12. Other* Bridge (part of line 11)	
13. Other* Demo KCAIT building	\$1,000,000.00
14. Other* Bank & Rating Fees	\$42,027.50
Total Project Cost	\$26,685,000.00

B. Funds Available:

1. SFCC Cash Req.	
2. SFCC Bond Req.	
3. SFCC Bond Sale	
4. Local FSPK Bond Sale	\$25,685,000.00
5. Local Gen. Fund Bond Sale	
6. Cash - General Fund	
7. Cash - Capital Outlay	
8. Cash - Building Fund	\$1,000,000.00
9. Cash - Inv. Earnings	
10. KETS	
11. KYTC Reimbursement	
12. Other*	
13. Other*	
14. Other*	
Total Funds Available	\$26,685,000.00

*Define

*Define

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

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 Management.

TO BE COMPLETED ON INITIAL APPLICATION:

This building project application is approved by the KDE - District Facilities Branch indicating compliance with current District Facility Plan or minor project under 702 KAR 4:180.

Comments: HB 678

Branch Manager, KDE - District Facilities Branch

Date

TO BE COMPLETED ON INITIAL & REVISED APPLICATION:

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

Comments: _____

KDE - District Financial Management

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: _____

KDE - District Support

Date: _____