

**DATE:**

11/17/2023

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve the initial BG-1 (BG 24-173) construction application for the River Ridge Elementary School Site Expansion Project.

**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 Board voted on November 7, 2022, to approve the acquisition of property adjacent to River Ridge Elementary for Site Expansion. The Board also approved the awarding of Architect and Engineering Services for the Campus Expansion to PCA Architecture, now doing business as Emboss Design. The Kentucky Department of Education requires a board approved initial BG-1 construction application to begin the site expansion project.

**FISCAL/BUDGETARY IMPACT:**

Local FSPK Bond Sale of \$3,895,000.00

**RECOMMENDATION:**

Approve the initial BG-1 (BG 24-173) construction application for the River Ridge Elementary School Site Expansion Project

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

\_\_\_\_\_  
*Principal/Administrator*

  
\_\_\_\_\_  
*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*

PROJECT IDENTIFICATION Initial: XXX Revised: \_\_\_\_\_ Emergency: \_\_\_\_\_District Name: Kenton District Code: 291 Facility Name: River Ridge Elementary School Code: 006Grade Level Served: K - 5 Current Student Capacity: \_\_\_\_\_ District Facilities Plan Date: May-23Project Name: River Ridge Site Expansion - Phase I

Building ID Number: \_\_\_\_\_

Project Site 2772 Amsterdam Road Villa Hills  
Physical Address: Street CityConstruction Delivery Method: ☒ General Contractor ☐ Construction Mgr. ☐ Guaranteed Energy Savings ContractDistrict'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) Widen an existing single-lane drive lane from one lane to two lanes and connect it to the existing school traffic circulation pattern. Additionally, construct a new 88 car capacity parking lot.  
Improve an existing single-lane concrete drive lane by widening it to two lanes and connect the
- ☐ 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. Yes, through BG 23-172
- c. Location 2790 Amsterdam Road, Villa Hills, 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: 2c, item #4
2. Discretionary Item Number: \_\_\_\_\_
3. Minor project not listed on Facility Plan: \_\_\_\_\_

## C. Provide a complete narrative of the proposed project.

Phase I of the River Ridge Site Expansion includes the removal of an existing single lane concrete drive lane, widening the drive lane to two lanes with new asphalt, re-routing the drive lane to connect to the school's existing traffic flow pattern, and constructing a new 88 vehicle parking lot. Construction of the new drive lane will eliminate the major safety hazard of vehicles stacking onto a two-lane state road with no shoulders for safe passing during student drop-off and pickup. Additionally, a section of the 4 acre parcel purchased through BG 23-172 where this project will take place will be graded into a flat area for a construction material lay-down area and job trailer site for a future phase 2 building expansion project to include new classroom space, mechanical systems replacement, window replacement, roof replacement, and playground improvements. Upon completion of the phase 2 portion of this project, the construction area will be used for student recess and activities.

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

SCHOOL DISTRICT: Kenton Initial: X Revised: \_\_\_\_\_ BG# \_\_\_\_\_PROJECT NAME: River Ridge Site Expansion

## II. PROPOSED PLAN TO FINANCE APPLICATION

## A. Statement of Probable Costs:

1. Total Construction Cost	\$3,300,000.00
2. Architect/Engineer Fee	\$191,400.00
3. Construction Manager Fee	-
4. Bond Discount	\$77,900.00
5. Fiscal Agent Fee	\$28,580.00
6. Construction Contingencies	\$165,000.00
7. Site Acquisition	-
8. Equipment/Furnishings	-
9. Equipment/Computers	-
10. Technology Network Sys. (KETS)	\$30,000.00
11. Other* Geo & Civil Engineers,	\$660,000.00
12. Other* Permits, fees, and	
13. Other* special inspections	
14. Other* Bank & Rating Fees	\$19,850.00
Total Project Cost	\$4,472,730.00

## B. Funds Available:

1. SFCC Cash Req.	
2. SFCC Bond Req.	
3. SFCC Bond Sale	
4. Local FSPK Bond Sale	\$3,895,000.00
5. Local Gen. Fund Bond Sale	
6. Cash - General Fund	
7. Cash - Capital Outlay	
8. Cash - Building Fund	\$577,730.00
9. Cash - Inv. Earnings	
10. KETS	
11. KYTC Reimbursement	
12. Other*	
13. Other*	
14. Other*	
Total Funds Available	\$4,472,730.00

\*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: \_\_\_\_\_

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: \_\_\_\_\_

BG-1 Form - 2013

**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: \_\_\_\_\_

BG # \_\_\_\_\_