

DATE:

12/12/2023

AGENDA ITEM (ACTION ITEM):

Consider / Approve the revised BG-1 application for the new Central Office construction project (BG 24-084).

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 KCSD Board approved the initial BG-1 and the initial schematic design for construction of a Central Office facility at the September 11, 2023 board meeting in the amount of \$26,685,000. After further review by engineers and architects, it was determined to alter the initial schematic design by removing the basement level and re-allocating the space on the three floors of the building. The Board approved this revised schematic design at the November 6, 2023 meeting. The result of this design change reduced the estimated cost of the building by approximately \$1,000,000. The proposed revision to the BG-1 recognizes this estimated price decrease by removing the use of capital funds to supplement FSPK bond funds.

FISCAL/BUDGETARY IMPACT:

\$25,685,000.00 through FSPK bonding

RECOMMENDATION:

Approve the revised BG-1 application for the new Central Office construction project (BG 24-084).

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator

Matt Rigg
District Administrator

[Signature]
Superintendent

PROJECT IDENTIFICATION

Initial: X

Revised: _____

Emergency: _____

District

Name: _____

District

Code: _____

Facility

Name: Central Office

School

Code: _____

1

Grade Level Served: _____

Current Student Capacity: _____

District Facilities Plan Date: 5/1/2023

Project Name: _____

Central Office

Building ID Number: _____

Project Site Physical Address: _____

347 Madison PikeCovington

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 _____

8.79

b. A site has been acquired in accordance with 702 KAR 4:050 requirements. _____

c. Location 347 MADISON PIKE, COVINGTON, KY 41017d. 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: Revised: X 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	\$17,754,090.10
2 Architect/Engineer Fee: KDE Fee	\$967,597.91
3. Construction Manager Fee	
4. Bond Discount	\$513,700.00
5. Fiscal Agent Fee	\$90,000.00
6. Construction Contingencies	\$887,704.51
7. Site Acquisition	
8. Equipment/Furnishings	\$865,000.00
9. Equipment/Computers	\$600,000.00
10. Technology Network Sys. (KETS)	\$125,000.00
11. Other* Geo & Civil Engineers	\$2,839,879.98
12. Other* Demo KCAIT building -	
13. Other* deduct alternate	\$1,000,000.00
14. Other* Bank/Rating Fees	\$42,027.50
Total Project Cost	\$25,685,000.00

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	
9. Cash - Inv. Earnings	
10. KETS	
11. KYTC Reimbursement	
12. Other*	
13. Other*	
14. Other*	
Total Funds Available	\$25,685,000.00

*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: _____

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: _____