

DATE:

10/21/2025

AGENDA ITEM (ACTION ITEM):

Consider / Approve the BG-1 construction application for the Piner Elementary renovation construction project, BG #25-353.

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 previously approved the initial schematic design for the Piner Elementary renovation project, BG #25-353, on May 5, 2025 followed by a bid award to Radius Construction as the general contractor on October 6, 2025. With the bid process now complete, the BG-1 reflects all anticipated costs and funding associated with the project. This project will complete all remaining items from the District Facility Plan not addressed in the 2022 Piner renovation project; to include upgrades to existing restrooms and the gym, improvements and replacement of a portion of the roof, pavement resurfacing, replacement of a canopy at the library entrance, repair to exterior masonry, and replacement of the marquee.

FISCAL/BUDGETARY IMPACT:

\$3,710,000.00 funded by FSPK bonding through the general obligation bond process.

RECOMMENDATION:

Approve the BG-1 construction application for the Piner Elementary renovation construction project, BG #25-353.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator

Matt Rigg
District Administrator

Superintendent

BG1 Project Application Form (Initial)

(Ref# 22673)

Form Status: Saved

Project: Piner Reno - Roof Replacment, New Pavement, Interior Reno (Restrooms and Gym)

BG Number: 25-353

District: Kenton County (HB678) (291)

Status: New

Phase: No Data

Emergency

No

Project Type

Construction

Procurement Standard

Model Procurement

Project Type and Description

Applicable Items

New Building	No
Addition	No
Major Renovation	Yes
Major Renovation Description	
Roof Replacement, New Pavement, Restrooms, Gym	
GESC	No
Roofing	Yes
Repair and / or Replace	Replace
HVAC	No
ADA Compliance	No
Life Safety	
Security	
Life Safety / Security	
Minor Project	No
New Relocatable Classroom	No
Equipment / Furnishings Procurement	Yes
Equipment / Furnishings Procurement Description	
Playground Equipment	
Site Acquisition	No
Site Disposition	No
Site Easement	No
Site Lease (Landlord)	No

District Facility Plan (DFP)

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

DFP Approval Date

5/1/2023

DFP Priority

2c.3.1 -

Estimated Cost: \$2,575,531.00

Facility: No Data

Description: No Data

Project Not Listed on DFP

No

Inventory

Facility Name

Piner Elementary School (B10001000)

Scope

Provide a Complete Narrative of the Proposed Project

Replace specific sections of the roof, replace pavement, replace marquee, update restroom flooring, plumbing, and fixtures, replace gym bleachers and basketball goals, resurface gym floor, replace canopy covering pedestrian walkway connecting two sections of the building, and upgrade playground equipment

Work Related to Project But Excluded from this BG1 Scope

Addition of an electric generator

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	\$2,956,700.00
Construction Contingency	\$147,835.00
Architect / Engineer Fee	\$221,753.00
Construction Manager Fee	
Fiscal Agent Fee	\$17,720.00
Bond Discount	\$74,200.00
Equipment / Furnishings	\$10,000.00
Equipment / Computers	\$20,000.00
Technology Network System (KETS)	
Site Acquisition/Disposition	
Site Survey	
Geotechnical Investigations	
Special Inspections	\$200,000.00
Commissioning	
Advertising	
Printing	

Other Probable Costs

Title	Amount
Engineers	\$50,000.00
Bank and Rating Fees	\$8,792.00
Builders Insurance	\$3,000.00
Total Project Cost	\$3,710,000.00

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	\$3,710,000.00
Local General Fund Bond Sale	
Cash - SFCC Requirement	
Cash - Building Fund	
Cash - Capital Outlay	
Cash - Investment Earnings	
Cash - General Fund	
City - County - KYTC Reimbursement	
KETS	
Federal Funds	
External Partner Agreement	

Other Available Funds

Title	Amount
No Data	
No Data	
No Data	
No Data	
Total Funds Available	\$3,710,000.00

BG1 Signature Page (Online Form Ref# 22673)

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 -

