



Kenton County School District | *It's about ALL kids.*

Issue Paper

DATE:

12/10/2025

AGENDA ITEM (ACTION ITEM):

Consider / Approve the initial BG-1 construction application for the Taylor Mill Elementary School renovation construction project (BG 26-253).

APPLICABLE BOARD POLICY:

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

HISTORY/BACKGROUND:

After a thorough review of the 2023-2027 District Facility Plan (DFP) and the physical condition of each building and building systems by the Operations team, Taylor Mill Elementary was identified for a renovation project focused on HVAC upgrade/replacement, roof replacement, and interior and exterior renovations throughout the entirety of the building. The initial construction cost estimate for the renovation is \$15,000,000. The project would tentatively begin in the spring of 2026 with a 16 – 18-month timeframe, dependent on the final scope of work.

FISCAL/BUDGETARY IMPACT:

Estimated project cost of \$18,135,000.00 (\$15,000,000.00 estimate for actual construction costs).

RECOMMENDATION:

Approve the initial BG-1 construction application for the Taylor Mill Elementary School renovation construction project (BG 26-253).

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator


District Administrator


Superintendent

BG1 Project Application Form (Initial)

(Ref# 22799)

Form Status: Saved

Project: Taylor Mill Elementary School Renovation

BG Number: 26-253

Status: New

District: Kenton County (HB678) (291)

Phase: No Data

Emergency

Project Type

Construction Delivery Method

Procurement Standard

No

Construction

General Contractor

Model Procurement

Project Type and Description

Applicable Items

New Building

Addition

Major Renovation

Major Renovation Description

HVAC UPGRADE/REPLACEMENT, ROOF REPLACEMENT, AND INTERIOR AND EXTERIOR RENOVATIONS

GESC

Roofing

Repair and / or Replace

HVAC

ADA Compliance

Life Safety

Security

Life Safety / Security

Minor Project

New Relocatable Classroom

Equipment / Furnishings Procurement

Site Acquisition

Site Disposition

Site Easement

Site Lease (Landlord)

No

No

Yes

No

Yes

Repair; Replace

Yes

No

No

No

No

No

No

No

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.1.1 -

Estimated Cost: \$9,031,551.00

Facility: No Data

Description: No Data

2c.2.1 -

Estimated Cost: \$1,989,500.00

Facility: No Data

Description: No Data

2c.2.2 -

Estimated Cost: \$300,000.00

Facility: No Data

Description: No Data

2c.5.1 -

Estimated Cost: \$5,431,470.00

Facility: No Data

Description: No Data

Project Not Listed on DFP

No

Inventory

Facility Name

Taylor Mill Elementary School (B10001003)

Scope

Provide a Complete Narrative of the Proposed Project

HVAC UPGRADE/REPLACEMENT, ROOF REPLACEMENT, AND INTERIOR AND EXTERIOR RENOVATIONS THROUGHOUT THE ENTIRETY OF THE BUILDING.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

| | |
|----------------------------------|-----------------|
| Total Construction Cost | \$15,000,000.00 |
| Construction Contingency | \$750,000.00 |
| Architect / Engineer Fee | \$1,021,875.00 |
| Construction Manager Fee | |
| Fiscal Agent Fee | \$85,540.00 |
| Bond Discount | \$362,700.00 |
| Equipment / Furnishings | \$425,000.00 |
| Equipment / Computers | \$150,000.00 |
| Technology Network System (KETS) | |
| Site Acquisition/Disposition | |
| Site Survey | |
| Geotechnical Investigations | |
| Special Inspections | \$300,000.00 |
| Commissioning | |

Advertising
Printing

Other Probable Costs

| Title | Amount |
|----------------------|-----------------|
| BANK AND RATING FEES | \$39,885.00 |
| No Data | |
| No Data | |
| Total Project Cost | \$18,135,000.00 |

Funds Available

| | |
|------------------------------------|-----------------|
| Bond Sale - SFCC | |
| Bond Requirement - SFCC | |
| Local FSPK Bond Sale | \$18,135,000.00 |
| 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 | \$18,135,000.00 |

BG1 Signature Page (Online Form Ref# 22799)

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