

DATE:

12/10/2025

AGENDA ITEM (ACTION ITEM):

Consider / Approve the Construction Documents for the Ryland Heights Elementary School Renovation Project (BG 25-354).

APPLICABLE BOARD POLICY:

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

HISTORY/BACKGROUND:

On May 5, 2025, the Board approved a Site Development (SD) Plan for the Ryland Heights Elementary School renovation project. After a final review of the project by the District's Operations team and the Emboss Architecture team, it is time to consider approval of the Construction Documents (CD) so the bidding process may occur in January 2026 and a bid award may be made in March 2026. Construction would be scheduled to start in March with project completion scheduled for December 2026. The primary focus of this project is HVAC replacement, classroom, bathroom, and gym renovations in the 1960 and 1994 sections of the building, roof replacement, and various exterior repairs and improvements to include the building façade, pavement, sidewalks, and signage.

FISCAL/BUDGETARY IMPACT:

Estimated project cost of \$11,750,000.00 (\$9,500,000.00 estimate for actual construction costs).

RECOMMENDATION:

Approve the Construction Documents for the Ryland Heights Elementary School Renovation Project (BG 25-354).

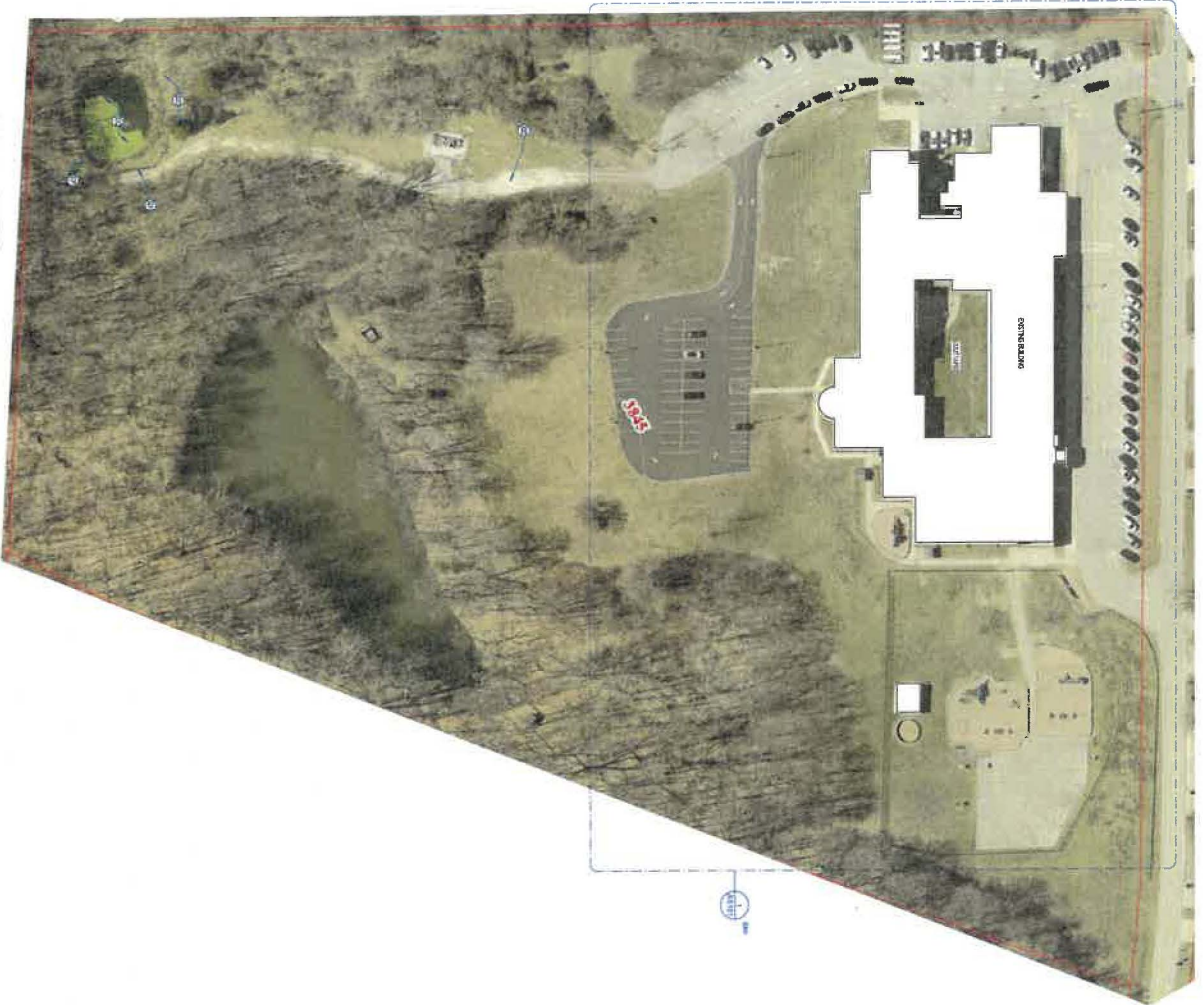
CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator

Matt Rigg
District Administrator

Superintendent



2 OVERALL SITE PLAN
SCALE: 1" = 50'-0"

350
340
330
320
310
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FIELD NOTES:
1. THE EXISTING PLAYGROUND IS TO BE REMOVED AND A NEW PLAYGROUND IS TO BE CONSTRUCTED TO THE SOUTH OF THE EXISTING PLAYGROUND.
2. THE EXISTING PARKING LOT IS TO BE EXPANDED TO THE NORTH OF THE EXISTING PARKING LOT.
3. THE EXISTING BUILDING IS TO BE RENOVATED TO MEET THE REQUIREMENTS OF THE KENTON COUNTY SCHOOL DISTRICT.
4. THE EXISTING BUILDING IS TO BE RENOVATED TO MEET THE REQUIREMENTS OF THE KENTON COUNTY SCHOOL DISTRICT.
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9. THE EXISTING BUILDING IS TO BE RENOVATED TO MEET THE REQUIREMENTS OF THE KENTON COUNTY SCHOOL DISTRICT.
10. THE EXISTING BUILDING IS TO BE RENOVATED TO MEET THE REQUIREMENTS OF THE KENTON COUNTY SCHOOL DISTRICT.

SHEET 1 OF 10



Embodiment Design, Inc.
1000 Lexington Avenue
Nashville, TN 37203



RYLAND HEIGHTS ELEMENTARY RENOVATION
KENTON COUNTY SCHOOL DISTRICT
3845 Stewart Drive, Ryland Heights, KY 41015
BG 25-354

NO.	DESCRIPTION	DATE
001	DESIGN DEVELOPMENT	06/17/25
002	CD BOARD SUBMITTAL	12/08/25

OVERALL
ARCHITECTURAL SITE
PLAN

2025-013

AS100

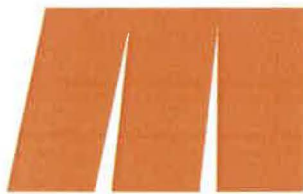
**Project Manual
Book 1 of 3**

**Renovation
Ryland Heights Elementary School
KDE BG No. 25-354**

3845 Stewart Drive
Ryland Heights, KY 41015

Kenton County School District
2044 Tuscanview Drive
Covington, KY 41017

Issued for Bidding: January 2026



ARCHITECT:
Emboss Design, P.S.C.
906 Monmouth Street
Newport, KY 41071
Phone: (859) 431-8612

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Thermographic Roof Survey of Ryland Heights Elementary School	Exhibit "E"
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Bidding Requirements

- Legal Notice, Advertisement for Proposals
- Instructions to Bidders (AIA A701 1997 Kentucky Department of Education Version)
- Supplementary Instructions to Bidders
- 001153 Qualification of Bid Proposal
- Contractor's Qualification Statement (AIA A305, 1986)
- Sample Form: KDE Purchase Order and Conditions (2013 Kentucky Department of Education)

Bid Documents

- Kentucky Department of Education Form of Proposal
- Bid Bond (AIA A310, 2010)
- Noncollusion Affidavit-2013 (KDE)

Contract Requirements

- Standard Form of Agreement Between Owner and Contractor (AIA A101 – 2007 Kentucky Department of Education Version)
- Amendment to The Standard Form of Agreement Between Owner and Contractor (AIA A101-2007 Kentucky Department of Education Version)
- General Conditions of The Contract for Construction (AIA A201-2007 Kentucky Department of Education Version)
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Kentucky Department of Education Version)

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CIVIL

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