

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:

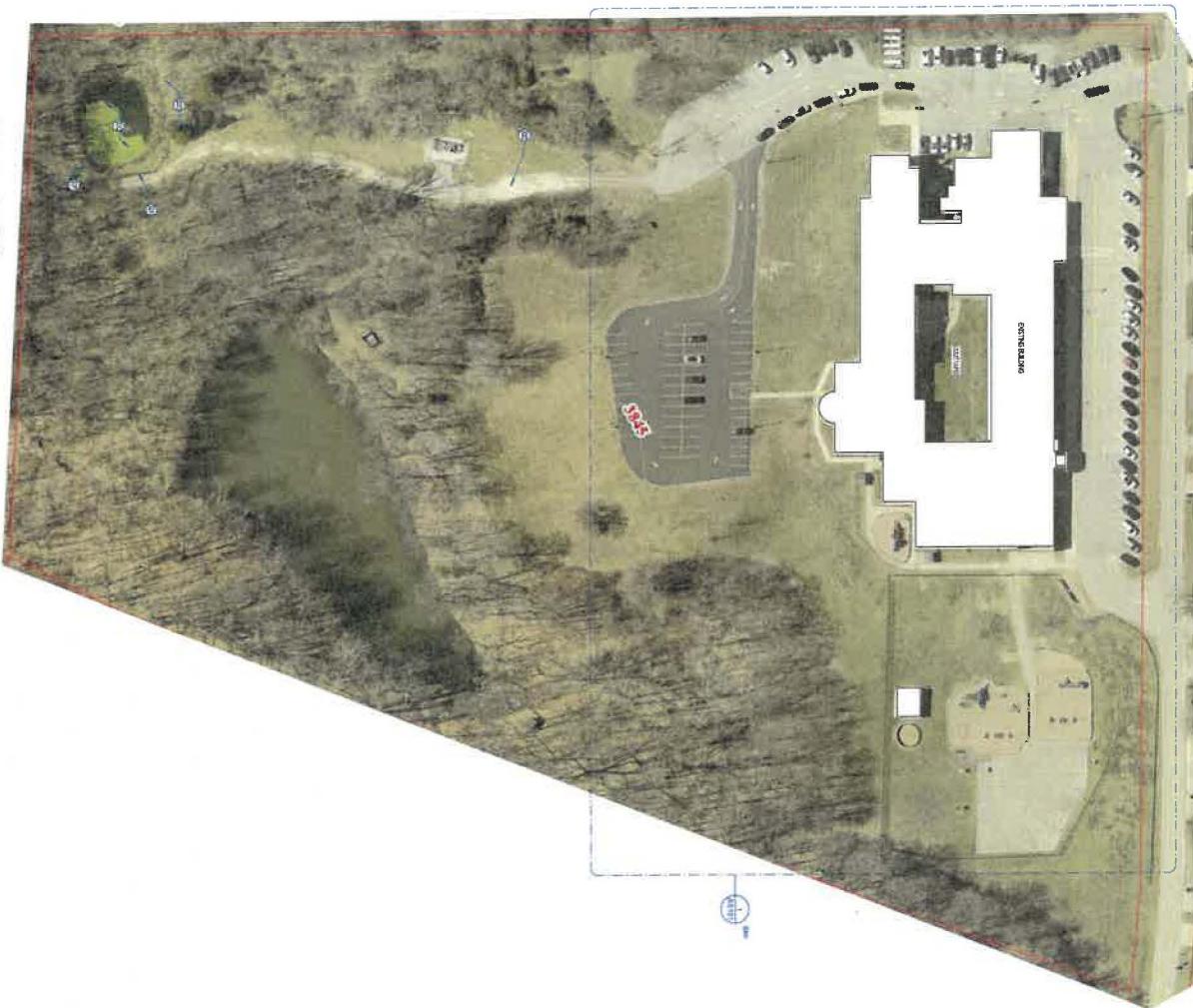
Matt Rigg, Chief Operations Officer

Principal/Administrator


District Administrator


Superintendent

2 **OVERALL SITE PLAN**



SHEET KEYNOTE

SHEET KEYNOTE

embrace

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

NO. DESCRIPTION DATE
DESIGN DEVELOPMENT 06/17/23
CB BOARD SUBMITTAL 12/09/23

OVERALL
ARCHITECTURAL SITE
PLAN

AS100

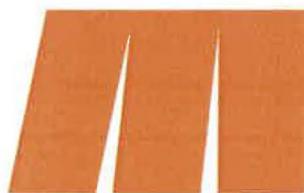
Project Manual

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 Tuscanyview 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

TABLE OF CONTENTS

BOOK ONE

Drawing List	Exhibit "A"
Kenton County School District Purchase Order and Conditions Sample Form - <i>For Information Only</i>	Exhibit "B"
Kenton County School District 2025-26 School Calendar	Exhibit "C"
Kenton County School District 2026-27 School Calendar	Exhibit "D"
Thermographic Roof Survey of Ryland Heights Elementary School	Exhibit "E"
Limited Renovation Survey (Hazardous Materials Report) - <i>For Information Only</i>	Exhibit "F"

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)
Supplementary General Conditions of The Contract for Construction (AIA A201-2007)

Kentucky Department of Education Version)

Performance Bond and Payment Bond (AIA 312, 2010 Kentucky Department of Education Version)

Division	Section Title	Pages
DIVISION 01 - GENERAL REQUIREMENTS		
011000	Summary	17
012100	Allowances	4
012200	Unit Prices	1
012300	Alternates	2
012500	Substitution Procedures	4
012600	Contract Modification Procedures	3
012900	Payment Procedures	5
013100	Project Management and Coordination	11
013200	Construction Progress Documentation	9
013300	Submittal Procedures	9
013400	Hazardous Materials	4
014000	Quality Requirements	8
014200	References	7
015000	Temporary Facilities and Controls	7
016000	Product Requirements	5
017300	Execution	9
017700	Closeout Procedures	6
017823	Operation and Maintenance Data	7
017839	Project Record Documents	4
017900	Demonstration and Training	3
019113	Commissioning Requirements	11
BOOK TWO		
DIVISION 02 - EXISTING CONDITIONS		
024119	Selective Demolition	7
DIVISION 03 - CONCRETE		
033000	Cast-in-place Concrete	20
DIVISION 04 - MASONRY		
040100	Maintenance of Masonry	14
042000	Unit Masonry	18
DIVISION 05 - METALS		
055000	Metal Fabrications	8
057300	Decorative Metal Railings	10
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES		
061000	Rough Carpentry	6
064116	Plastic-Laminate-Faced Architectural Cabinets	6

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

070150.19	Preparation for Reroofing	7
071900	Water Repellents	5
074213.13	Formed Metal Wall Panels	8
074293	Metal Soffit Panels	7
075216	Styrene-butadiene-styrene (SBS) Modified Bituminous Membrane Roofing	15
076200	Sheet Metal Flashing and Trim	9
077100	Roof Specialties	8
078413	Penetration Firestopping	6
078443	Joint Firestopping	5
079200	Joint Sealants	9

DIVISION 08 - OPENINGS

081113	Hollow Metal Doors and Frames	8
081416	Flush Wood Doors	5
083113	Access Doors and Frames	3
084313	Aluminum-Framed Storefronts	7
087100	Door Hardware	39
088000	Glazing	9

DIVISION 09 - FINISHES

092216	Non-Structural Metal Framing	7
092900	Gypsum Board	7
093013	Ceramic Tiling	9
095113	Acoustical Panel Ceilings	6
096460	Wood Athletic Flooring	5
096513	Resilient Base and Accessories	5
096518	Linoleum Flooring	6
098433	Sound-Absorbing Wall Units	3
098436	Sound-Absorbing Ceiling Units	4
099113	Exterior Painting	5
099123	Interior Painting	9

DIVISION 10 - SPECIALTIES

101100	Visual Display Units	6
101423	Panel Signage	7
102113	Toilet Compartments	4
102600	Wall and Door Protection	5
102800	Toilet, Bath, and Laundry Accessories	5
107516	Ground-Set Flagpoles	3

DIVISION 11 - EQUIPMENT

114000	Foodservice Equipment	28
114810	Scoreboards	5
116623	Gymnasium Equipment	8
116653	Gymnasium Dividers	5

DIVISION 12 - FURNISHINGS

122210	Classroom Blackout Shades	2
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122413	Roller Window Shades	5
123661.16	Solid Surfacing Countertops	4
126600	Telescoping Stands	6

Site and Infrastructure Subgroup

DIVISION 31 - EARTHWORK

311000	Site Clearing	4
312000	Earth Moving	12

DIVISION 32 - EXTERIOR IMPROVEMENTS

321216	Asphalt Paving	7
321313	Concrete Paving	12
321373	Concrete Paving Joint Sealants	4
321723	Pavement Markings	2
321726	Tactile Warning Surfacing	4
323113	Chain Link Fences and Gates	6
329200	Turf and Grasses	9

BOOK THREE

Divisions 21, 22, 23, 26, 27, and 28. See that Volume for index of Sections

END OF TABLE OF CONTENTS

DRAWING LIST EXHIBIT A

GENERAL

G000 COVER SHEET
G101 CODE DATE & FIRST FLOOR CODE DIAGRAM
G102 SECOND FLOOR CODE DIAGRAM & ADA MOUNTING HEIGHTS
G103 WALL TYPES AND COMPLETE KEYNOTES LIST
G111 CONSTRUCTION PHASING FIRST FLOOR PLAN
G112 CONSTRUCTION PHASING SECOND FLOOR PLAN

ARCHITECTURAL SITE

AS100 OVERALL ARCHITECTURAL SITE PLAN
AS101 ENLARGED ARCHITECTURAL SITE PLAN

CIVIL

C100 TITLE SHEET
C200 SITE PLAN
C201 SITE PLAN
C202 SITE PLAN
C203 SITE PLAN
C204 SITE PLAN

DEMOLITION

D101A PARTIAL FIRST FLOOR DEMO PLAN – AREA A
D101B PARTIAL FIRST FLOOR DEMO PLAN – AREA B
D101C PARTIAL FIRST FLOOR DEMO PLAN – AREA C
D101D PARTIAL FIRST FLOOR DEMO PLAN – AREA D
D101E PARTIAL FIRST FLOOR DEMO PLAN – AREA E
D102B PARTIAL SECOND FLOOR DEMO PLAN – AREA B
D102D PARTIAL SECOND FLOOR DEMO PLAN – AREA D
D401A PARTIAL FIRST FLOOR CEILING DEMO PLAN – AREA A
D401B PARTIAL FIRST FLOOR CEILING DEMO PLAN – AREA B
D401C PARTIAL FIRST FLOOR CEILING DEMO PLAN – AREA C
D401D PARTIAL FIRST FLOOR CEILING DEMO PLAN – AREA D
D401E PARTIAL FIRST FLOOR CEILING DEMO PLAN – AREA E
D402B PARTIAL SECOND FLOOR CEILING DEMO PLAN – AREA B
D402D PARTIAL SECOND FLOOR CEILING DEMO PLAN – AREA D

ARCHITECTURAL

A101 OVERALL FIRST FLOOR PLAN
A101A PARTIAL FIRST FLOOR PLAN - AREA A
A101B PARTIAL FIRST FLOOR PLAN - AREA B
A101C PARTIAL FIRST FLOOR PLAN - AREA C

A101D	PARTIAL FIRST FLOOR PLAN - AREA D
A101E	PARTIAL FIRST FLOOR PLAN – AREA E
A102	OVERALL SECOND FLOOR PLAN
A102B	PARTIAL SECOND FLOOR PLAN – AREA B
A102D	PARTIAL SECOND FLOOR PLAN – AREA D
A103	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A300	ENLARGED PLANS
A301	ENLARGED PLANS
A302	ENLARGED STAIR PLANS
A401A	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - AREA A
A401B	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - AREA B
A401C	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - AREA C
A401D	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - AREA D
A401E	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - AREA E
A402B	PARTIAL SECOND FLOOR REFLECTED CEILING PLAN – AREA B
A402D	PARTIAL SECOND FLOOR REFLECTED CEILING PLAN – AREA D
A510	SECTIONS AND DETAILS
A511	DETAILS
A600	OPENING SCHEDULE
A601	FINISH SCHEDULE
A701	INTERIOR ELEVATIONS
A702	INTERIOR ELEVATIONS
A801	FLOORING PATTERN PLAN – FIRST FLOOR
A802	FLOORING PATTERN PLAN – SECOND FLOOR
A900	SIGNAGE LEGEND
A901	SIGNAGE PLAN – FIRST FLOOR
A902	SIGNAGE PLAN – SECOND FLOOR

STRUCTURAL

S001	GENERAL STRUCTURAL NOTES
S002	GENERAL STRUCTURAL NOTES
S110	ENTRY CANOPY FOUNDATION PLAN AND DETAILS
S120	ENTRY CANOPY FRAMING PLAN AND DETAILS
S200	TYPICAL MASONRY MISCELLANEOUS OPENINGS
S300	TYPICAL ROOF FRAMING DETIALS

FIRE PROTECTION

FP100	FIRE PROTECTION LEGEND
FP101	LEVEL 1 - FIRE PROTECTION
FP102	LEVEL 2 – FIRE PROTECTION

PLUMBING

P100	PLUMBING LEGEND
P101	PLUMBING DETAILS
P102B	LEVEL 1 – PLUMBING DEMO - AREA B
P102C	LEVEL 1 – PLUMBING DEMO - AREA C
P103B	LEVEL 2 - PLUMBING DEMO - AREA B
P104	ROOF PLAN DEMO
P200	LEVEL 1 - PLUMBING NEW WORK - OVERALL
P202B	LEVEL 1 – PLUMBING NEW WORK - AREA B
P202C	LEVEL 1 – PLUMBING NEW WORK - AREA C
P202D	LEVEL 1 - PLUMBING NEW WORK - AREA D
P203B	LEVEL 2 - PLUMBING NEW WORK - AREA B
P205	ROOF PLAN NEW WORK
P300	PLUMBING SCHEDULES

MECHANICAL

M100	MECHANICAL LEGEND
M101	LEVEL 1 – ZONING PLAN
M102	LEVEL 1 – ZONING PLAN
M201	LEVEL 1 - AIR DISTRIBUTION DEMO - OVERALL
M201A	LEVEL 1 - AIR DISTRIBUTION DEMO - AREA A
M201B	LEVEL 1 - AIR DISTRIBUTION DEMO - AREA B
M201C	LEVEL 1 - AIR DISTRIBUTION DEMO - AREA C
M201D	LEVEL 1 - AIR DISTRIBUTION DEMO - AREA D
M201E	LEVEL 1 - AIR DISTRIBUTION DEMO - AREA E
M202	LEVEL 1 - AIR DISTRIBUTION NEW WORK - OVERALL
M202A	LEVEL 1 - AIR DISTRIBUTION NEW WORK - AREA A
M202B	LEVEL 1 - AIR DISTRIBUTION NEW WORK - AREA B
M202C	LEVEL 1 - AIR DISTRIBUTION NEW WORK - AREA C
M202D	LEVEL 1 - AIR DISTRIBUTION NEW WORK - AREA D
M202E	LEVEL 1 - AIR DISTRIBUTION NEW WORK - AREA E
M203B	LEVEL 2 – AIR DISTRIBUTION DEMO – AREA B
M204B	LEVEL 2 – AIR DISTRIBUTION NEW WORK – AREA B
M301	LEVEL 1 - HYDRONICS DEMO - OVERALL
M301A	LEVEL 1 - HYDRONICS DEMO - AREA A
M301B	LEVEL 1 - HYDRONICS DEMO - AREA B
M301C	LEVEL 1 - HYDRONICS DEMO - AREA C
M301D	LEVEL 1 - HYDRONICS DEMO - AREA D
M301E	LEVEL 1 - HYDRONICS DEMO - AREA E
M302	LEVEL 1 - HYDRONICS NEW WORK - OVERALL
M302A	LEVEL 1 - HYDRONICS NEW WORK - AREA A
M302B	LEVEL 1 - HYDRONICS NEW WORK - AREA B

M302C LEVEL 1 - HYDRONICS NEW WORK - AREA C
M302D LEVEL 1 - HYDRONICS NEW WORK - AREA D
M302E LEVEL 1 - HYDRONICS NEW WORK - AREA E
M303B LEVEL 2 - HYDRONICS DEMO - AREA B
M304B LEVEL 2 - HYDRONICS NEW WORK - AREA B
M401 MECHANICAL DEMO - ROOF
M402 MECHANICAL NEW WORK - ROOF
M500 ENLARGED MECHANICAL ROOM
M600 MECHANICAL CONTROLS
M700 MECHANICAL DETAILS
M701 MECHANICAL DETAILS
M702 MECHANICAL DETAILS
M800 SCHEMATICS
M900 MECHANICAL SCHEDULES

ELECTRICAL

E001 ELECTRICAL LEGEND AND GENERAL NOTES
E002 ELECTRICAL LEGEND AND GENERAL NOTES
ED001A PARTIAL FIRST FLOOR PLAN – ELECTRICAL DEMOLITION – AREA A
ED001B PARTIAL FIRST FLOOR PLAN – ELECTRICAL DEMOLITION – AREA B
ED001C PARTIAL FIRST FLOOR PLAN – ELECTRICAL DEMOLITION – AREA C
ED001D PARTIAL FIRST FLOOR PLAN – ELECTRICAL DEMOLITION – AREA D
ED001E PARTIAL FIRST FLOOR PLAN – ELECTRICAL DEMOLITION – AREA E
ED002B PARTIAL SECOND FLOOR PLAN – ELECTRICAL DEMOLITION – AREA B
E101A PARTIAL FIRST FLOOR PLAN – LIGHTING – AREA A
E101B PARTIAL FIRST FLOOR PLAN – LIGHTING – AREA B
E101C PARTIAL FIRST FLOOR PLAN – LIGHTING – AREA C
E101D PARTIAL FIRST FLOOR PLAN – LIGHTING – AREA D
E101E PARTIAL FIRST FLOOR PLAN – LIGHTING – AREA E
E102B PARTIAL SECOND FLOOR PLAN – LIGHTING – AREA B
E201A PARTIAL FIRST FLOOR PLAN – POWER – AREA A
E201B PARTIAL FIRST FLOOR PLAN – POWER – AREA B
E201C PARTIAL FIRST FLOOR PLAN – POWER – AREA C
E201D PARTIAL FIRST FLOOR PLAN – POWER – AREA D
E201E PARTIAL FIRST FLOOR PLAN – POWER – AREA E
E202B PARTIAL SECOND FLOOR PLAN – POWER – AREA B
E301A PARTIAL FIRST FLOOR PLAN – SYSTEMS – AREA A
E301B PARTIAL FIRST FLOOR PLAN – SYSTEMS – AREA B
E301C PARTIAL FIRST FLOOR PLAN – SYSTEMS – AREA C
E301D PARTIAL FIRST FLOOR PLAN – SYSTEMS – AREA D
E301E PARTIAL FIRST FLOOR PLAN – SYSTEMS – AREA E
E302B PARTIAL SECOND FLOOR PLAN – SYSTEMS – AREA B

E501	ELECTRICAL DETAILS
E502	ELECTRICAL DETAILS
E503	ELECTRICAL DETAILS
E504	ELECTRICAL DETAILS
E601	ELECTRICAL SCHEDULES
E701	ELECTRICAL DISTRIBUTION RISER DIAGRAM
E702	FIRE ALARM SYSTEM RISER DIAGRAM
E703	FIRE ALARM SYSTEM RISER DIAGRAM
E704	COMMUNICATION RISER DIAGRAM
E705	ELECTRICAL GROUNDING RISER DIAGRAM
E706	ELECTRICAL GROUNDING RISER DIAGRAM

FOOD SERVICE

FS099	SITE REFERENCE PLAN
FS100	EQUIPMENT PLAN & SCHEDULE
FS200	ELECTRICAL PLAN & SCHEDULE
FS300	PLUMBING & MECHANICAL PLAN & SCHEDULE
FS400	ELEVATIONS
FS500	HOOD MANUFACTURER DRAWINGS
FS501	HOOD MANUFACTURER DRAWINGS II

END OF EXHIBIT A – DRAWING LIST