

**DATE:**

12/10/2025

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve the initial BG-1 construction application for the Ryland Heights Elementary School renovation construction 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 the 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, the initial BG-1 has been created reflecting the estimated cost of construction and associated project costs. The BG1 will be revised to reflect actual construction costs and expenses once the bid process is complete in January, 2026. Construction will tentatively 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 initial BG-1 construction application for the Ryland Heights Elementary School renovation construction project (BG 25-354).

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

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*Principal/Administrator*

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*District Administrator*



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*Superintendent*

# BG1 Project Application Form (Initial)

## (Ref# 22798)

Form Status: Saved

Project: Ryland Reno - Site Circulation, Interior Reno, HVAC Upgrade, Roof Replacment  
BG Number: 25-354 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	
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 FACADE, PAVEMENT, SIDEWALKS, AND SIGNAGE.	
GESC	No
Roofing	Yes
Repair and / or Replace	Replace
HVAC	Yes
ADA Compliance	No
Life Safety	
Security	
Life Safety / Security	
Minor Project	No
New Relocatable Classroom	No
Equipment / Furnishings Procurement	No
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.1.1 -

Estimated Cost: \$9,031,551.00

Facility: No Data

Description: No Data

Project Not Listed on DFP

No

## Inventory

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Facility Name

Ryland Heights Elementary School (B10001001)

## Scope

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Provide a Complete Narrative of the Proposed Project

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 FACADE, PAVEMENT, SIDEWALKS, AND SIGNAGE.

Work Related to Project But Excluded from this BG1 Scope

## Financial Plan

### Probable Costs

Proposed Plan to Finance Application

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Total Construction Cost	\$9,500,000.00
Construction Contingency	\$475,000.00
Architect / Engineer Fee	\$665,000.00
Construction Manager Fee	
Fiscal Agent Fee	\$60,000.00
Bond Discount	\$235,000.00
Equipment / Furnishings	\$350,000.00
Equipment / Computers	\$125,000.00
Technology Network System (KETS)	
Site Acquisition/Disposition	
Site Survey	
Geotechnical Investigations	
Special Inspections	\$300,000.00
Commissioning	
Advertising	
Printing	

### Other Probable Costs

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Title	Amount
BANK AND RATING FEES	\$40,000.00
No Data	
No Data	
Total Project Cost	\$11,750,000.00

### Funds Available

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Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	\$11,750,000.00
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	
<b>Total Funds Available</b>	<b>\$11,750,000.00</b>

### BG1 Signature Page (Online Form Ref# 22798)

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