



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

Issue Paper

DATE:

01/21/2026

AGENDA ITEM (ACTION ITEM):

Consider / Approve the construction documents for the Kenton Elementary renovation project (BG 25-352) from Emboss Design.

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 Kenton 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 February 2026 and a bid award may be made in March 2026. Construction would be scheduled to tentatively start in April with project completion tentatively scheduled for August 2027. The project is focused on HVAC upgrade/replacement, roof replacement, and interior and exterior renovations in the 1950 and 2001 sections of the building.

FISCAL/BUDGETARY IMPACT:

Estimated project cost of \$17,125,000.00 (\$14,000,000.00 estimate for actual construction costs).

RECOMMENDATION:

Approve the construction documents for the Kenton Elementary renovation project (BG 25-352) from Emboss Design.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator


District Administrator


Superintendent

Design that Makes A Mark.

Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
GENERAL											
G000	COVER SHEET	1/20/2026		F000	FIRE PROTECTION LEGEND	1/20/2026		E000	ELECTRICAL DETAILS	1/20/2026	
G010	CODES, STANDARDS, OCCUPANCY PLAN	1/20/2026		F100A	BASMENT FIRE PROTECTION PLAN	1/20/2026		E002	ELECTRICAL DETAILS	1/20/2026	
G010	TYPE III ADAM MOUNTING HEIGHTS & COMPLETE KEYNOTES LIST	1/20/2026		F100B	FIRST FLOOR FIRE PROTECTION PLAN - OVERALL	1/20/2026		E004	ELECTRICAL PANEL SCHEDULES	1/20/2026	
G010	PHASING PLANS	1/20/2026		F100C	SECOND FLOOR FIRE PROTECTION PLAN - OVERALL	1/20/2026		E006	ELECTRICAL PANEL SCHEDULES	1/20/2026	
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A000	SECTIONS & DETAILS	1/20/2026		M401J	TECHNOLOGY SYSTEMS DETAILS	1/20/2026		E099	STRUCTURAL	1/20/2026	
A000	SECTIONS & DETAILS	1/20/2026		M401K	TECHNOLOGY SYSTEMS DETAILS	1/20/2026		E100	STRUCTURAL	1/20/2026	
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Renovation

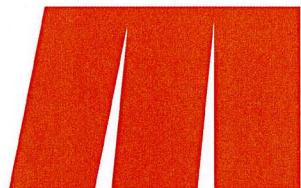
Kenton Elementary School

KDE BG No. 25-352

11246 Madison Pike
Independence, KY 41051

Kenton County School District
2044 Tuscanview Drive
Covington, KY 41017

Issued for Bidding: February 2026



ARCHITECT:
Emboss Design, P.S.C.
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Bidding Requirements

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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

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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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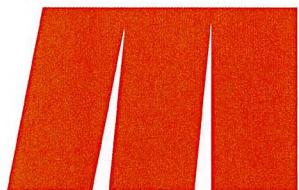
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Bidding Requirements

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)
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)

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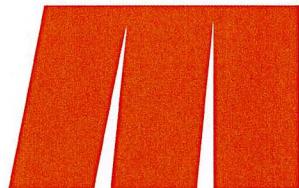
Kenton Elementary School

KDE BG No. 25-352

11246 Madison Pike
Independence, KY 41051

Kenton County School District
2044 Tuscanview Drive
Covington, KY 41017

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Kenton County School District

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