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

Issue Paper

DATE:
10/21/2026

AGENDA ITEM (ACTION ITEM):
Consider / Approve the initial BG-1 construction application for the roof replacement at Beechgrove Elementary School (BG 27-183).

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 review of the 2023-2027 District Facility Plan (DFP) and considering increasing maintenance costs and repeated leaks of the Beechgrove Elementary School roof, it is time to replace the entire roofing system with the exception of the gym addition added in 2021. GRW Architects were previously awarded the architecture contract for this project and have started necessary design and permit work which will lead to construction drawings for the general contractor bid process. The estimated construction cost is $850,000. The project would tentatively begin in the spring of 2027 with work occurring while school is in session and concluding by summer of 2027.

FISCAL/BUDGETARY IMPACT:
Estimated project cost of $1,070,063 ($850,000.00 estimate for actual construction costs) financed by cash from the District's building fund.

RECOMMENDATION:
Approve the initial BG-1 construction application for the roof replacement at Beechgrove Elementary School (BG 27-183).

CONTACT PERSON:
Matt Rigg, Chief Operations Officer

Principal/Administrator	*District Administrator*	*Superintendent*

BG1 Project Application Form (Initial) (Ref# 23501)

Form Status: Saved

Project: BEEGROVE ELEMENTARY ROOFING PROJECT

BG Number: 27-158
Status: New

District: Kenton County (HB678) (291)
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	No
GESC	No
Roofing	No
HVAC	No
ADA Compliance	No
Life Safety	
Security	
Life Safety / Security	
Minor Project	Yes

Minor Project Description

Demo and remove existing roof system and replace with new roof system to include insulation, roof drains, flashing, and replacement of any deteriorated roof decking.

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.9.1 -
Estimated Cost: $3,338,769.00
Facility: No Data
Description: No Data

Project Not Listed on DFP	No

Inventory

Facility Name

Beechgrove Elementary School (BI0000990)

Scope

Provide a Complete Narrative of the Proposed Project

The roof replacement is needed after years of temporary fixes and patches to stop water leaks and energy loss. The District Maintenance team has performed multiple repairs, including outside vendors performing repairs to stop leaks but no one has been able to stop the leaks. Roof scans and outside vendor inspections reveal the roof is ready for replacement. The current roof is in excess of 20 years of age. The new roof will come with a 20 year manufacturers warranty.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	$850,000.00
Construction Contingency	$42,500.00
Architect / Engineer Fee	$77,563.00
Construction Manager Fee	
Fiscal Agent Fee	
Bond Discount	
Equipment / Furnishings	
Equipment / Computers	
Technology Network System (KETS)	
Site Acquisition/Disposition	
Site Survey	
Geotechnical Investigations	
Special Inspections	$50,000.00
Commissioning	
Advertising	
Printing	

Other Probable Costs

Title	Amount
Permits	$50,000.00
No Data	
No Data	
Total Project Cost	$1,070,063.00

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	
Local General Fund Bond Sale	
Cash - SFCC Requirement	
Cash - Building Fund	$1,070,063.00
Cash - Capital Outlay	
Cash - Investment Earnings	
Cash - General Fund	
City - County - KYTC Reimbursement	
KETS	
Federal Funds	
External Partner Agreement	

Residual Funds

BG Number	Fund Source	Amount
No Data	No Data	No Data
	Residual Funds Total:	$0.00

Other Available Funds

Title	Amount
No Data	
No Data	
No Data	
No Data	
Total Funds Available	$1,070,063.00

BG1 Signature Page (Online Form Ref# 23501)

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