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

Issue Paper

DATE:
10/20/2026

AGENDA ITEM (ACTION ITEM):
Consider / Approve the initial BG-1 construction application for phase one of the Dixie Heights High School addition and renovation construction project (BG 27-060).

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) by the Operations team, and after consultation with the Dixie Admin team, Dixie Heights High was identified for a multi-phased addition and renovation project to tentatively include in phase one the addition of an auditorium to match the seating capacity of Scott and Simon Kenton and conversion of the baseball and softball fields from natural grass to artificial turf to provide a weather resistant and consistent practice surface for athletic and co-curricular teams and clubs given the lack of paved areas for such activities. Phases two and three tentatively will include conversion of the current auditorium into temporary classroom spaces during construction with eventual conversion to a multi-purpose room, HVAC upgrade/replacement, roof replacement, interior and exterior renovations throughout the entirety of the building, construction of a fieldhouse with a concession stand and public restrooms, replacement of the outdoor track, and conversion of existing stadium lights to LED lighting. The initial construction cost estimate for phase one is $25,309,978. The project would tentatively begin in the summer of 2027 with phase one lasting approximately 24 months, followed by two additional phases with each phase lasting between 16 – 24 months.

FISCAL/BUDGETARY IMPACT:
Estimated project cost of $30,205,000.00 ($25,309,978.00 estimate for actual construction costs) financed through SFCC and FSPK bond sales.

RECOMMENDATION:
Approve the initial BG-1 construction application for phase one of the Dixie Heights High School addition and renovation construction project (BG 27-060).

CONTACT PERSON:
Matt Rigg, Chief Operations Officer

Principal/Administrator	*District Administrator*	*Superintendent*

BG1 Project Application Form (Initial) (Ref# 23500)

Form Status: Saved

Project: Dixie Heights High School Phase 1 Renovation and Addition

BG Number: 27-060
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	Yes
Major Renovation	Yes

Major Renovation Description

HVAC, existing classroom, auditorium kitchen, cafeteria renovations

GESC	No
Roofing	No
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.12.1 -
Estimated Cost: $15,957,458.00
Facility: No Data
Description: No Data

2c.12.2 -
Estimated Cost: $2,014,083.00

Facility: No Data
Description: No Data

5.9.1 -
Estimated Cost: $11,825,163.82
Facility: No Data
Description: No Data

Project Not Listed on DFP No

Inventory

Facility Name

Dixie Heights High School (B10000995)

Scope

Provide a Complete Narrative of the Proposed Project

This project is tentatively scheduled for three (3) phases spanning six (6) years to allow for the creation of temporary classroom space before HVAC and existing classroom renovations begin. The current auditorium will be converted into temporary classroom space, a new auditorium will be buildt as an addition. Once auditorium work is completed, a complete roof replacement will occur, the HVAC system will be replaced, all classrooms and restrooms will be refurbished with new ceiling grids/tiles, paint, and flooring, all classrooms in the 1936 wing of the building will have the exterior walls insulated, kitchen and cafeteria renovations to include new kitchen equipment, media center renovation, hallway flooring replacment throughout entire building, replacement of outdoor running track, conversion of stadium lights to LED, construction of a fieldhouse to include permanent restrooms and a concession stand for the baseball field, and conversion of the grass baseball and softball fields to artificial turf to provide a consisten surface for other non-athletic programs to practice/perform since there is no available green space or pavement for such activities.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	$25,309,978.00
Construction Contingency	$1,265,499.00
Architect / Engineer Fee	$1,406,015.00
Construction Manager Fee	
Fiscal Agent Fee	$133,820.00
Bond Discount	$604,100.00
Equipment / Furnishings	$400,000.00
Equipment / Computers	$275,000.00
Technology Network System (KETS)	$15,000.00
Site Acquisition/Disposition	
Site Survey	
Geotechnical Investigations	

Special Inspections	$425,000.00
Commissioning	
Advertising	
Printing	

Other Probable Costs

Title	Amount
Bank & Rating Fees	$45,588.00
Permits	$325,000.00
No Data	
Total Project Cost	$30,205,000.00

Funds Available

Bond Sale - SFCC	$390,000.00
Bond Requirement - SFCC	
Local FSPK Bond Sale	$29,815,000.00
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	

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	$30,205,000.00

BG1 Signature Page (Online Form Ref# 23500)

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