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

Issue Paper

DATE:
10/20/2026

AGENDA ITEM (ACTION ITEM):
Consider / Approve the schematic design 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. Phase one of the project has two main components: the addition of a new auditorium 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. The District has continued our partnership with Emboss Design and CMTA Engineers to provide the schematic design of the proposed renovation. Emboss has presented initial drawings of the project which will become the basis of design for the construction drawings. The initial construction cost estimate for the renovation is $25,309,978. The project would tentatively begin in the summer of 2027 with phase one lasting approximately 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 schematic design 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*



Design that *Makes* A Mark.

DIXIE HEIGHTS HIGH SCHOOL PHASE 1 ADDITION & RENOVATION

PERFORMING ARTS CENTER, BASEBALL & SOFTBALL FIELDS

BG# 27-060

3010 Dixie Hwy, Edgewood, KY 41017

EMBOSS

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Drawing List

Sheet Number	Sheet Name
GENERAL	
G000	COVER
G001	SITE SAFETY PLANS
ARCHITECTURAL	
A001	OVERALL PLANS
A101	LOWER LEVEL PERFORMING ARTS CENTER PLAN
A102	FIRST FLOOR PERFORMING ARTS CENTER PLAN
A103	SECOND FLOOR (BAND) MUSIC CENTER PLANS
A104	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	STAIR PLANS & SECTIONS
A303	ELEVATOR PLANS & SECTIONS
A401	RCP - MUSIC WING
A402	RCP - FIRST FLOOR REFLECTED CEILING PLAN
A403	RCP - SECOND FLOOR REFLECTED CEILING PLAN
A501	WALL SECTIONS
A502	WALL SECTIONS
A503	WALL SECTIONS
A601	ARCHITECTURAL DETAILS
A602	ARCHITECTURAL DETAILS
A701	FINISH SCHEDULE
A751	INTERIOR ELEVATIONS
A752	INTERIOR ELEVATIONS
A801	ENLARGED PLANS - FIRST FLOOR
A802	ENLARGED PLANS - SECOND FLOOR
EXTERIOR	
EX001	EXISTING CAMPUS PLAN - OVERALL

Code Notes

APPLICABLE CODES

Building: 2021 Ohio Building Code
Fire Safety: Ohio Fire Code
Mechanical: 2021 Ohio Mechanical Code
Electric: 2017 National Electric Code
Plumbing: Ohio Plumbing Code
Accessibility: 2021 Ohio Building Code (2010 ICC A117.1)
Zoning: Covington Zoning Code

OHIO CODE

Chapter 3 — Use Group

Chapter 6 — Table 504.3 Allowable Height — Allowable = 11'-0" — Proposed = 11'-0"

Section 506 Building Area — Table 506.2 Allowable area per floor — Allowable = 9,000 SF — Proposed = 2,000 SF

Chapter 7 — Section

Chapter 8 — Section 903.2 Fire Suppression

Chapter 10 — Table 1004.1.2 Occupant Load

Team

Owner:
KENTON COUNTY BOARD OF EDUCATION
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Ph: 859.344.8888

Architect:
EMBOSS
906 Monmouth Street, Newport, KY 41071
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Civil Engineer:
BAYER BECKER
429 Grandview Dr, Ft. Mitchell, KY 41017
Ph: 859.261.1113

Structural Engineer:
ADVANTAGE STRUCTURAL ENGINEERS
1627 Madison Rd, Cincinnati, OH 45206
Ph: 513.398.8900

MEP Engineer:
CMTA, INC.
1100 Sycamore St, Suite 400, Cincinnati, OH 45202
Ph: 513.478.4404

Acoustical Consultant:
STUDIO BA
305 Artillery Park Dr, Suite 101, Ft. Mitchell, KY 41017
Ph: 859.240.1350

General Project Notes

DIVISION 01 – GENERAL REQUIREMENTS

01 0000 – ADMINISTRATIVE REQUIREMENTS

1. Contractor shall be responsible for verification and coordination of sub-contractors work to ensure compliance with the drawings and specifications.
2. Safety: Is understood to mean generally accepted construction practices. Contractor will be solely and completely responsible for conditions of job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.
3. The Architect shall not be responsible for the means, methods, techniques, sequences or procedures of construction performed by the Contractor.
4. All dimensions are to face of nominal face of masonry, face of stud or column centerline unless noted otherwise. Any dimension noted as CLEAR or "CLR" is from finished face to finished face.

01 0000 – QUALITY REQUIREMENTS

1. The Contractor shall obtain and pay for all required permits and inspections unless indicated otherwise.
2. All work shall conform to the current building code and all applicable laws, rules, requirements and ordinances or governing authorities. In case of conflict the most restrictive shall not limit their requirements.
3. The term "provide" when used shall mean "furnish and install" unless noted otherwise.
4. Provide blocking in walls, ceilings, and wherever items will be attached to these surfaces (i.e. toilet accessories, wall mounted door stops, fixtures, casework, handrails, A/V equipment, etc.).
5. Provide finish, quality, or style/extent required by governing codes and authorities. Contact building inspector for inspection of all finishings prior to installation of any material which may conceal the finish/quality.
6. All areas exposed to the exterior shall be waterproof and sealed, unless noted to be over-flow vent or gutter unit (or per site).

01 0000 – TEMPORARY FACILITIES AND CONTROLS

1. Contractor is responsible for providing any temporary water, electrical service, heating and light required as needed to complete the work.
2. Contractor shall collect and remove all rubbish, surplus material, rinds and trash/building performing his work in a regular basis throughout the job at a time in order to maintain an orderly and clean environment.
3. Temporarily place structural components as required to maintain stability until completion and functioning as a designed unit.
4. Fumes and dust shall be controlled so as to prevent any harmful or unbearable effects to the surrounding area.

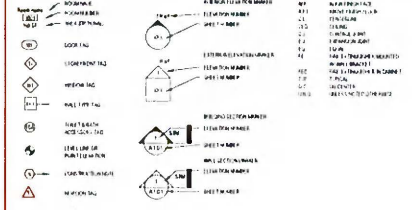
DIVISION 02 – EXISTING CONDITIONS

02 0000 – ASSESSMENT

1. Commencement of work by the Contractor or Trade shall signify the acceptance of the site conditions.
2. Area and dimensions: It shall be the responsibility of the Contractor(s) or Trade(s) to verify all area layouts and dimensions by making their own field measurements before starting work or ordering materials.
3. The Contractor or all verify at the job site, all dimensions and conditions shown on the drawings and within the Contract Documents and shall notify the Architect of any discrepancies or conditions before proceeding with the project. All discrepancies shall be resolved before starting work or ordering materials.
4. The Contractor shall not scale drawings, written dimensions shall govern. Large scale drawings of an enlargement shall have precedence over small scale drawings. Field verify existing conditions where no dimensions exist.
5. All dimensions to existing construction are to the finished face. All dimensions to new construction are to face of nominal face of masonry, face of stud or column centerline unless noted otherwise. Any dimension noted as CLEAR or "CLR" is from finished face to finished face.
6. Contractor shall verify location of all existing utilities. Take precautions as necessary to protect them. Repair all utilities damaged during construction or re-seed to like kind.
7. Contractor shall replace topsoil and re-seed lawn areas disturbed by construction.
8. The removal and installation of mechanical, electrical, plumbing and architectural items may expose the penetrations or remnants of existing floors, ceilings, and walls. Patch and finish all existing surfaces that are disturbed during construction unless noted otherwise.



Vicinity Map



Symbol Legend & Abbreviations

NO	DESCRIPTION	DATE

PERFORMING ARTS CENTER, BASEBALL & SOFTBALL FIELDS

DIXIE HEIGHTS HIGH SCHOOL PHASE 1 ADDITION & RENOVATION

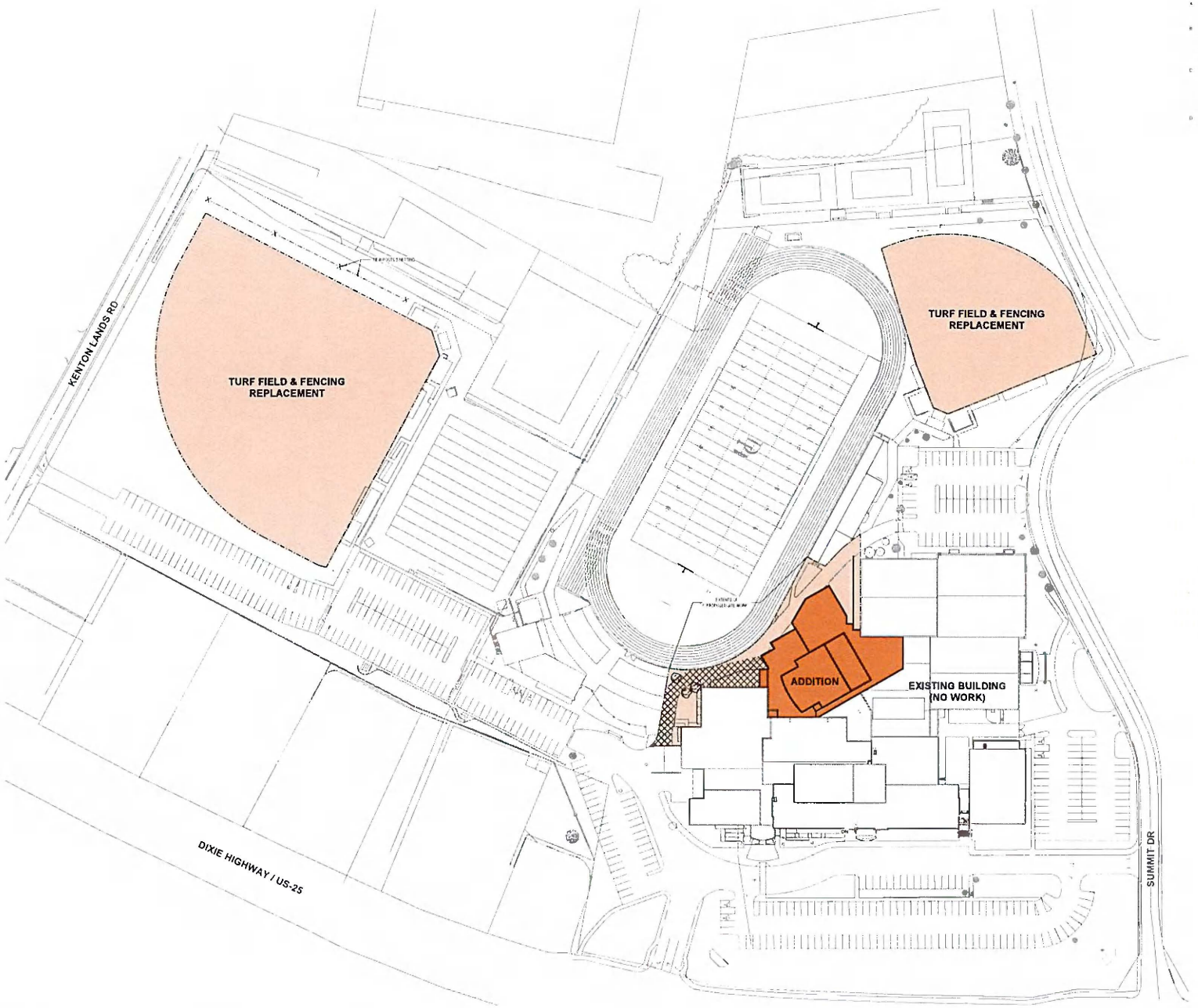
3010 Dixie Hwy, Edgewood, KY 41017

BG# 27-060

COVER

26-028

G000



GENERAL NOTES - FLOOR PLANS

A. [illegible]

B. [illegible]

C. [illegible]

D. [illegible]

1 SITE PLAN_Working Copy 1
AS100 SCALE: 1" = 50'-0"

emboss

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PERFORMING ARTS CENTER, BASEBALL & SOFTBALL FIELDS

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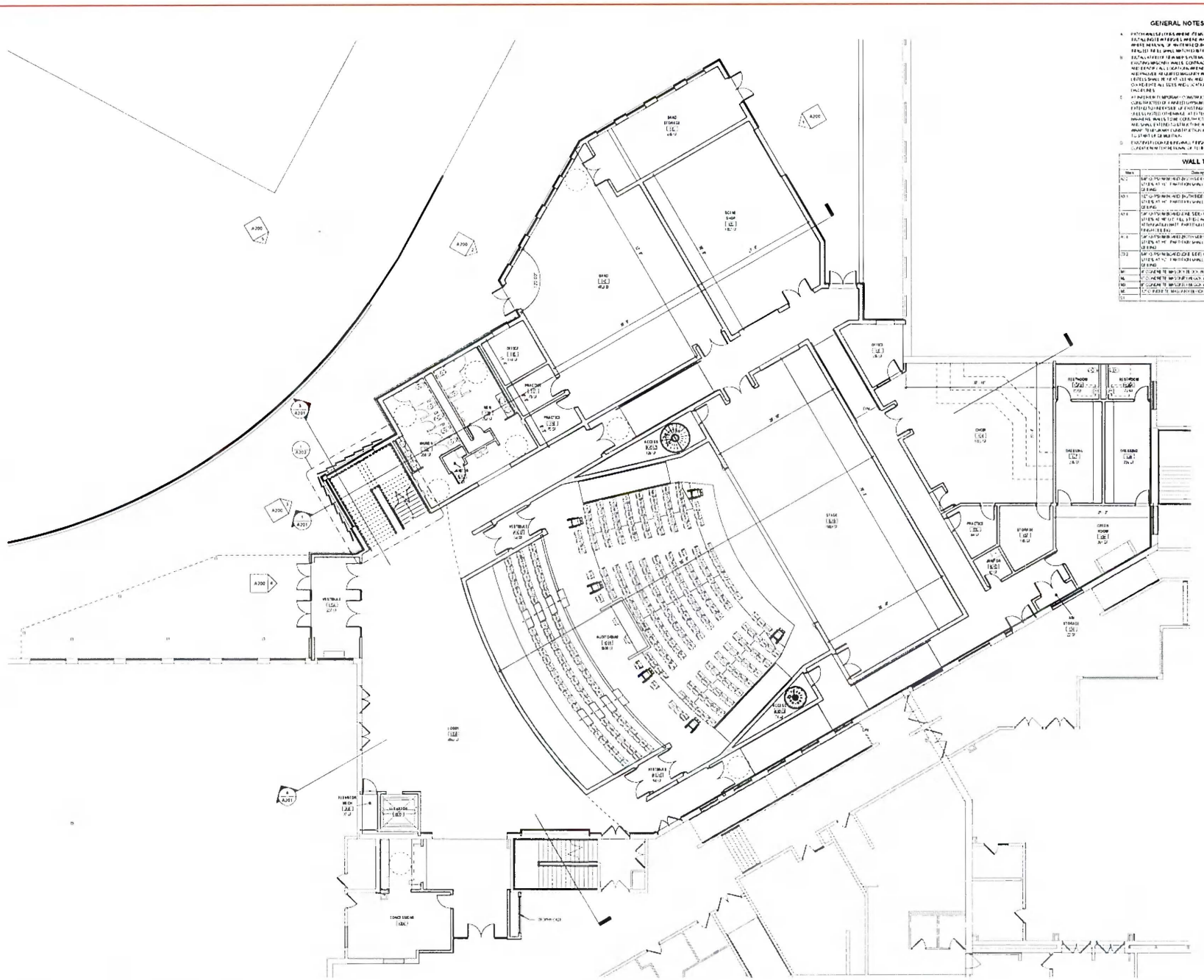
BG# 27-060

NO	DESCRIPTION	DATE
1		

ARCHITECTURAL SITE PLAN

26-028

AS100



1 A101 FIRST FLOOR PERFORMING ARTS CENTER PLAN

SCALE: 1/8" = 1'-0"

EMBOSS
EmbossDesign.com
859.431.6812
936 Monmouth Street
Newport, KY 41071

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PERFORMING ARTS CENTER, BASEBALL & SOFTBALL FIELDS

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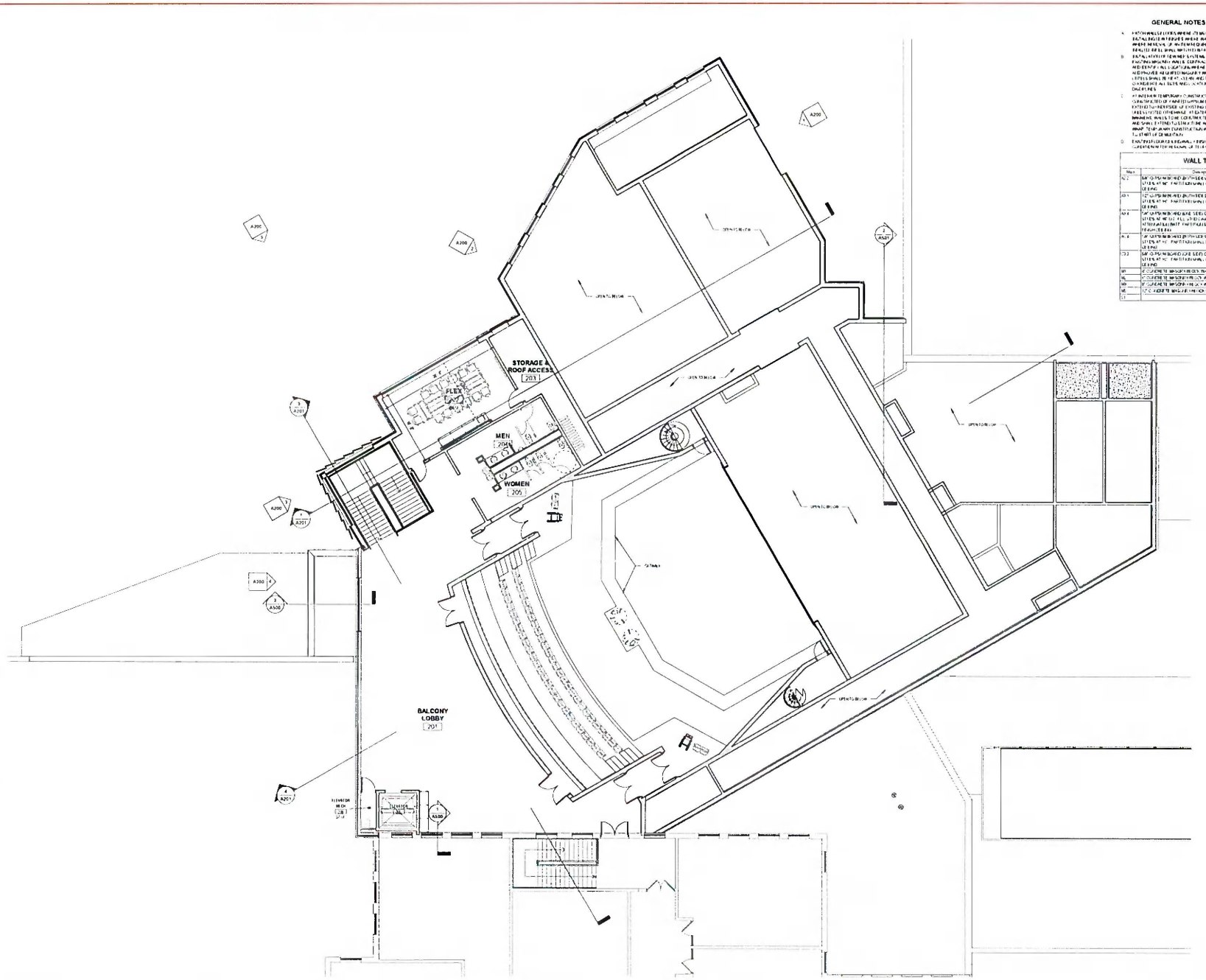
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	SCHEMATIC DESIGN	10/21/26

FIRST FLOOR PERFORMING ARTS CENTER PLAN

26-028

A101



GENERAL NOTES - FLOOR PLANS

WALL TYPES

Mark	Description	Fire Rating
A-2		
A3-1		
A3-2		
A-4		
C3-2		
W1		
W1		
W3		
W5		
S1		

1 A102 SECOND FLOOR PERFORMING ARTS CENTER PLAN

SCALE: 1/8" = 1'-0"

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EmbossDesign.com (859)431-8812 938 Monmouth Street Newport, KY 41071

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PERFORMING ARTS CENTER, BASEBALL & SOFTBALL FIELDS

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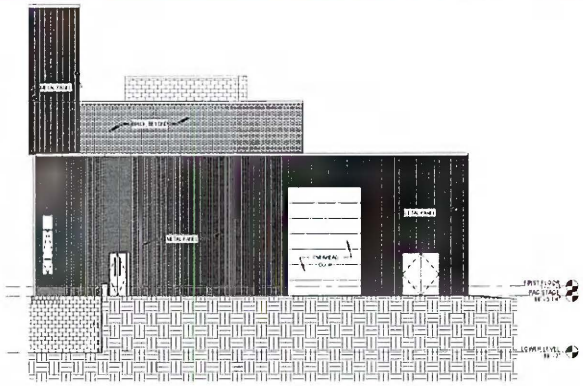
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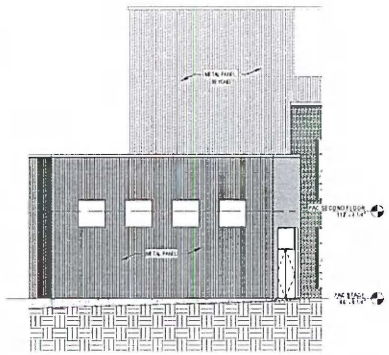
SECOND FLOOR PERFORMING ARTS CENTER PLAN

26-028

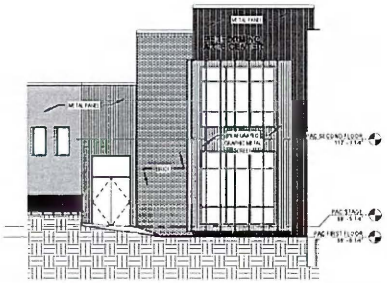
A102



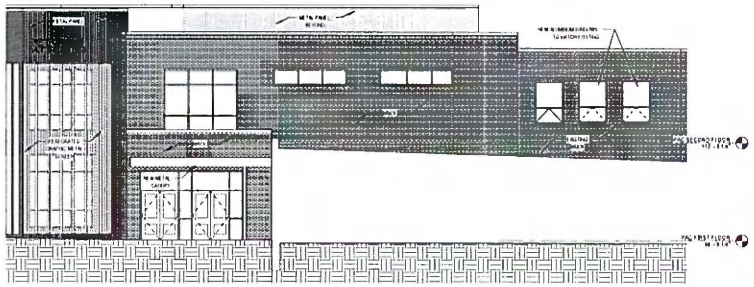
1 NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"



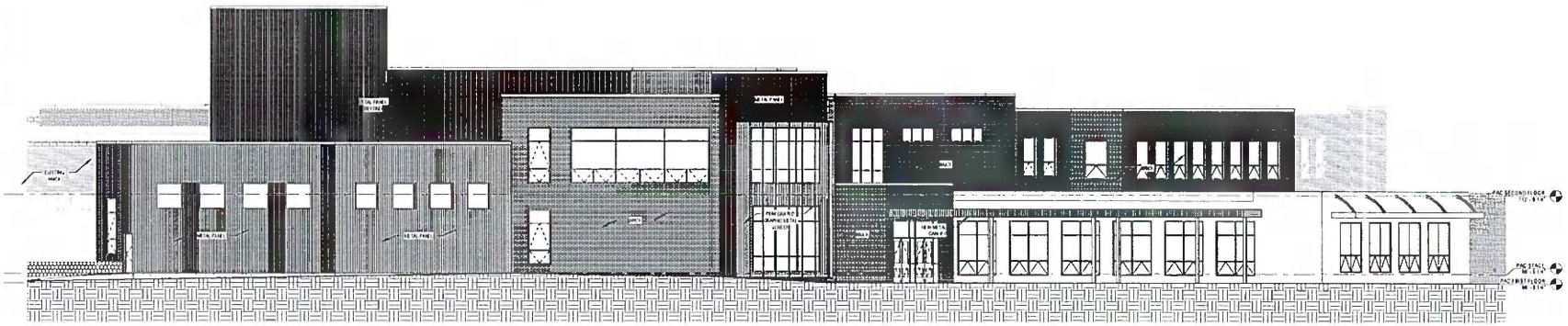
2 SOUTHWEST ELEVATION
A200 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A200 SCALE: 1/8" = 1'-0"



4 THEATER ENTRANCE ELEVATION
A200 SCALE: 1/8" = 1'-0"



5 WEST ELEVATION
A200 SCALE: 1/8" = 1'-0"

GENERAL NOTES - ELEVATIONS

A. METAL PANEL LEVEL TYP. 3" SEAM, IN METAL FRAMED OPENINGS SEE DETAIL A/A MUST BE WEATHER TIGHT WITH CAULK AT ALL WATER PENETRATIONS

B. METAL PANEL LEVEL TYP. 3" SEAM, IN METAL FRAMED OPENINGS SEE DETAIL A/A MUST BE WEATHER TIGHT WITH CAULK AT ALL WATER PENETRATIONS

C. ARCHITECTURAL STONE MASONRY VENEER SHALL BE ITS MANUFACTURED CAST STONE

WALL TYPES

Mark	Description	Fire Rating
W1	8" CONCRETE MASONRY UNIT (CMU)	
W1A	8" CONCRETE MASONRY UNIT (CMU)	
W2	8" CONCRETE MASONRY UNIT (CMU)	
W3	8" CONCRETE MASONRY UNIT (CMU)	
W4	12" CONCRETE MASONRY UNIT (CMU)	
S1		

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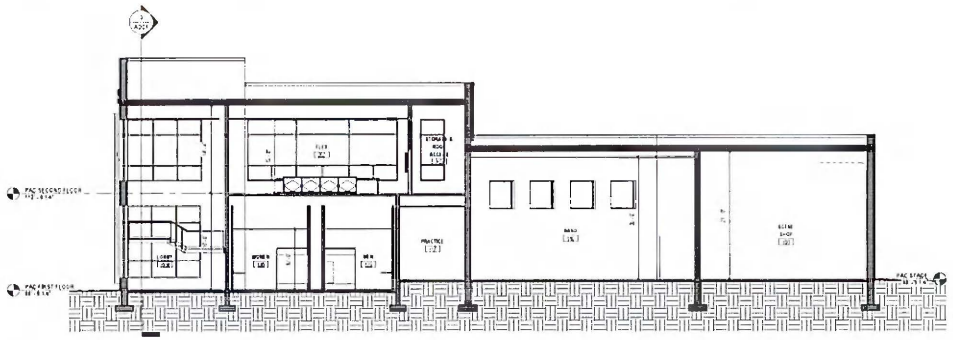
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EXTERIOR ELEVATIONS

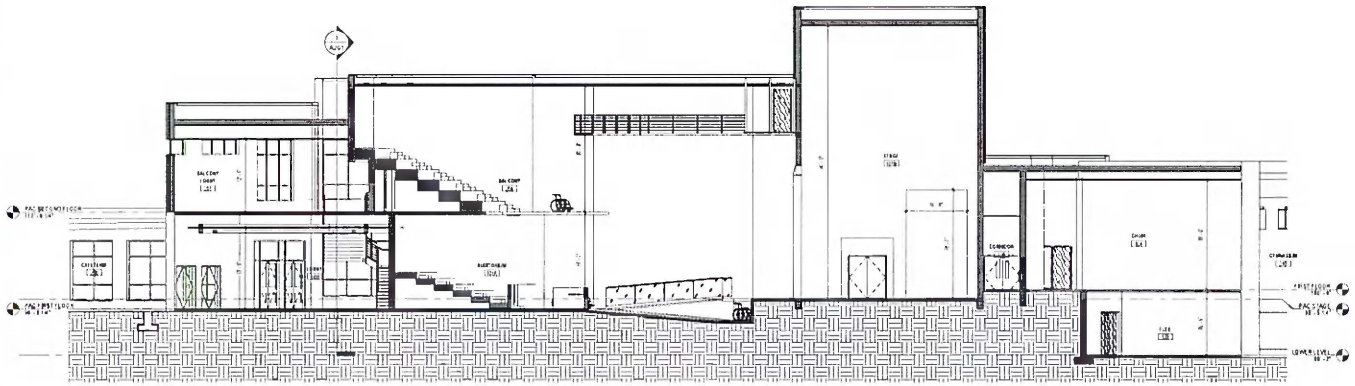
26-028

A200

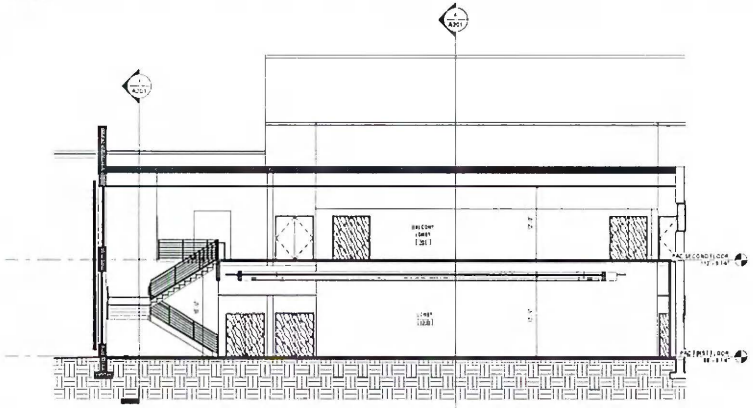
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1 Section 28
A201 SCALE 1/8" = 1'-0"



4 Section 31
A201 SCALE 1/8" = 1'-0"



3 Section 29
A201 SCALE 1/8" = 1'-0"

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BUILDING SECTIONS

26-028

A201