

**COVINGTON INDEPENDENT SCHOOLS  
DISTRICT FACILITY PLAN**

NEXT DFP DUE: JUNE 2023

**PLAN OF SCHOOL ORGANIZATION**

- 1. Current Plan PS, PS-5, 6-8, 9-12
- 2. Long Range Plan PS, PS-5, 6-8, 9-12

<b>SCHOOL CENTERS</b>			<b>Status</b>	<b>Organization</b>	<b>2018 Student Enrollment/ Capacity</b>
<b>1. Secondary</b>					
a.	Holmes High School		Permanent	9-12 Center	868/905
b.	Transformational Learning Center - Leased Facility (alt. school)		na	varies	69 / na
c.	Covington Adult High School (Urban Learning Center)		Transitional	9-12 Center	18 / na
	To become extracurricular educational space		Permanent	na	na / na
<b>2. Middle</b>					
a.	Holmes Middle School		Permanent	6-8 Center	807/929
<b>3. Elementary</b>					
a.	John G. Carlisle Elementary		Permanent	PS-5 Center	356/550
b.	Latonia Elementary		Permanent	PS-5 Center	416/463
c.	Ninth District Elementary		Permanent	PS-5 Center	417/475
d.	Sixth District Elementary		Permanent	PS-5 Center	441/500
e.	Glenn O. Swing Elementary		Permanent	PS-5 Center	518/500
f.	Biggs Early Childhood Ed. Center		Permanent	PS Center	na/200

**CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2020-2022 Biennium)**

- 1c. Major renovation/additions of educational facilities;** including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums. **Eff. %**      **Cost Est.**

<p>1. <b>Holmes Sr. High school</b></p> <p><b>EXTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Replace front entry to cafeteria: steps, landing, porch, etc.</li> <li>• Repair/replace failing site concrete</li> <li>• Replace roof at connector</li> <li>• Window repairs</li> <li>• Tuck point and seal Admin building</li> </ul> <p><b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Install new electric service and switchgear at High School</li> <li>• Install new HVAC system at High School building</li> <li>• Replace all Uni-vents in Admin building</li> <li>• Replace all hallway electric heaters in the Admin building</li> <li>• Replace all heat pumps in the Vocational Building</li> <li>• Replace air handler &amp; condensing unit in the Gym / Science Addition Training room</li> <li>• Replace Gym / Science Addition transformer, which serves physical education and other educational spaces</li> </ul> <p><b>INTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Renovate auditorium</li> <li>• Renovate Chapman restrooms</li> <li>• Replace lockers in Chapman</li> <li>• Renovate High School Sr. Gym/Classroom to include: interior finishes, gym flooring, lighting and goals</li> <li>• Renovate weight room and locker room to support Physical Ed programs.</li> <li>• Sr. High School building restrooms renovations (water savings)</li> <li>• Renovate physical education and ROTC locker rooms in Gym / Science Addition</li> </ul>	<p>1916, '37 &amp; '68</p>	<p>258,961 sf. 68%</p>	<p>\$14,500,000</p>
<p>2. <b>Holmes Middle School</b></p> <p><b>EXTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Window repairs</li> <li>• Replace failing site concrete</li> <li>• Fix drainage issues surrounding HMS</li> </ul> <p><b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Replace HVAC and controls</li> </ul> <p><b>INTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Sink replacement in all student restrooms</li> <li>• Locker replacement</li> <li>• Replace wooden classroom floors with VCT</li> <li>• Install a trash chute/compactor for cafeteria</li> </ul>	<p>1927 &amp; '37</p>	<p>102,963 sf. 71%</p>	<p>\$5,000,000</p>

<p>3. <b>Glenn O. Swing Elementary</b>  <b>EXTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Replace roof</li> <li>• Door and window replacement</li> <li>• Repair and/or replace asphalt parking lot and playground</li> <li>• Repair and/or replace parking lot lighting</li> </ul> <p><b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• RTU replacement</li> </ul> <p><b>INTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Upgrade all restrooms</li> <li>• Ceiling replacement</li> <li>• Replace gym floor w/multipurpose floor</li> <li>• Replace gym bleachers</li> <li>• Replace gym curtain</li> </ul>	<p>1969 &amp; '00</p>	<p>45,175 sf. 74%</p>	<p>\$3,000,000</p>
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<b>1f. Renovation to upgrade all existing facilities</b> to meet the most current handicapped accessibility requirements of the Kentucky Building Code.			<b>Eff. %</b>	<b>Cost Est.</b>
<p>1. <b>Holmes Sr. High school</b> Correct current state ADA deficiencies.</p> <p>2. <b>Holmes Middle School</b> Correct current state ADA deficiencies.</p> <p>3. <b>Glenn O. Swing Elementary</b> Correct current state ADA deficiencies.</p>	<p>1916, '37 &amp; '68</p> <p>1927 &amp; '37</p> <p>1969 &amp; '00</p>	<p>258,961 sf. 68%</p> <p>102,963 sf. 71%</p> <p>45,175 sf. 774%</p>	<p>\$120,000</p> <p>\$50,000</p> <p>\$20,000</p>	

<b>CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2020-2022 Biennium)</b>
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<b>2c. Major renovation/additions of educational facilities;</b> including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.			<b>Eff. %</b>	<b>Cost Est.</b>
<p>1. <b>John G. Carlisle Elementary</b>  <b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Replace Rooftop Chiller</li> <li>• Replace HVAC pump package and controls</li> </ul>	<p>1994</p>	<p>58,940 sf. 74%</p>	<p>\$400,000</p>	

<p>2. <b>Ninth District Elementary</b></p> <p><b>EXTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Exterior door replacement</li> <li>• Window repair/replacement</li> <li>• Repair and/or replace drainage system in back playground lot</li> <li>• Install a playground system on the back lot w/new fencing</li> <li>• Replace damaged site concrete</li> <li>• Upgrade lower parking lot</li> <li>• Seal and stripe all lots</li> </ul> <p><b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Update electrical system</li> </ul> <p><b>INTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Install ceilings throughout</li> <li>• Update media center and replace floor</li> <li>• Asbestos abatement</li> <li>• Update main office area including cabinets and desk</li> <li>• Replace classroom flooring</li> <li>• Update all restrooms located in hallways on all levels</li> </ul>	<p>1957</p>	<p>63,935 sf. 74%</p>	<p>\$2,800,000</p>
<p>3. <b>James E. Biggs Early Childhood Ed. Center</b></p> <p><b>EXTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Replace roof</li> <li>• Replace exterior doors</li> <li>• Masonry repairs</li> <li>• Seal and stripe parking lot, repair as needed</li> </ul> <p><b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Complete HVAC renovation</li> <li>• Replace piping as needed</li> </ul> <p><b>INTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Update main office</li> <li>• Replace all carpet</li> <li>• Resolve water intrusion issues at lower level entering through the exterior wall.</li> </ul>	<p>1900</p>	<p>20,288 sf. 74%</p>	<p>\$1,800,000</p>

4.	<b>Sixth District Elementary</b>	1907, '38 & '00	80,914 sf. 74%
	<b>EXTERIOR IMPROVEMENTS</b>		
	<ul style="list-style-type: none"> <li>• Replace all roofs</li> <li>• Exterior door replacement</li> <li>• Window repair/replacement</li> <li>• Repair/replace cupola and box gutters</li> <li>• Repave main parking lot and fenced in area where students report</li> <li>• Reseal and restripe playground area and parking</li> </ul>		
	<b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b>		
	<ul style="list-style-type: none"> <li>• Replace Chiller</li> </ul>		
	<b>INTERIOR IMPROVEMENTS</b>		
	<ul style="list-style-type: none"> <li>• Update all restrooms</li> <li>• Replace the gym floor with multipurpose surface</li> <li>• Replace the gym basketball goals</li> <li>• Replace the gym curtain</li> </ul>		
			\$1,700,000
5.	<b>Latonia Elementary</b>	1973 & '18 (elev. add.)	62,819 sf. 74%
	<b>EXTERIOR IMPROVEMENTS</b>		
	<ul style="list-style-type: none"> <li>• Replace roof</li> <li>• Asphalt replacement: front drive, south parking lot</li> <li>• Replace front curb and needed sidewalk</li> <li>• Resurface playground</li> </ul>		
	<b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b>		
	<ul style="list-style-type: none"> <li>• RTU replacement</li> </ul>		
	<b>INTERIOR IMPROVEMENTS</b>		
	<ul style="list-style-type: none"> <li>• Update all student restrooms with sinks, faucets, and stalls</li> <li>• Carpet replacement</li> <li>• Main office remodel</li> <li>• Asbestos removal</li> <li>• Enclose classrooms on both levels</li> <li>• Gym: replace floor with a multi-purpose surface</li> <li>• Gym: replace bleachers</li> <li>• Replace stage curtain.</li> </ul>		
			\$8,500,000
6.	<b>Covington Adult High School (Urban Learning Center)</b>	1950	10,000 sf. 68%
	<b>EXTERIOR IMPROVEMENTS</b>		
	<ul style="list-style-type: none"> <li>• Replace windows and exterior doors</li> <li>• Repave parking lot</li> </ul>		
	<b>INTERIOR IMPROVEMENTS</b>		
	<ul style="list-style-type: none"> <li>• Create a secure entry/vestibule</li> <li>• Update restrooms</li> </ul>		
			\$100,000

7. **CAHS Building (Unoccupied Bldg.)** 1946 1,800 sf. 68%  
**To Become the Covington Adult HS**  
**GENERAL**  
 • No items noted

**EXTERIOR IMPROVEMENTS**

- Replace windows and exterior doors
- Replace roof
- Repave parking lot

**MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS**

- Repair/replace HVAC system

**INTERIOR IMPROVEMENTS**

- Update restrooms
- Install new flooring

\$175,000

**2e. Renovation to upgrade all existing facilities** to meet the most current life safety requirements of the Kentucky

Building Code.	Eff. %	Cost Est.
1. <b>Covington Adult High School (Urban Learning Center)</b> 1950 • Create a secure entry/vestibule	10,000 sf. 68%	\$15,000
2. <b>CAHS Building (Unoccupied Bldg.) - To Become the Covington Adult HS</b> • Create a secure entry/vestibule	1,800 sf. 68%	\$35,000
3. <b>Title One Building</b> 1940 • Create a secure entry/vestibule	3,000 sf. 74%	\$35,000
4. <b>Central Office</b> 1937 • Create a secure entry/vestibule	9,200 sf. 74%	\$40,000
5. <b>Central Bus Garage Complex</b> 1927 & '62 • Create a secure entry/vestibule	8,462 sf. 74%	\$35,000

**2f. Renovation to upgrade all existing facilities** to meet the most current handicapped accessibility requirements of the

Kentucky Building Code.	Eff. %	Cost Est.
1. <b>John G. Carlisle Elementary</b> 1994 Correct current state ADA deficiencies.	58,940 sf. 74%	\$100,000
2. <b>Ninth District Elementary</b> 1957 Correct current state ADA deficiencies.	63,935 sf. 74%	\$100,000
3. <b>Sixth District Elementary</b> 1907, '38 & '00	80,914 sf. 74%	

Correct current state ADA deficiencies.				\$100,000
4. <b>Latonia Elementary</b>	1973 & '18	62,819 sf.	74%	
Correct current state ADA deficiencies.				\$100,000
5. <b>Central Office</b>	1937	9,200 sf.	74%	
Correct current state ADA deficiencies.				\$60,000

<b>CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)</b>
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**4. Management support areas;** Construct, acquisition, or renovation of central offices, bus garages, or central stores

		<b>Eff. %</b>	<b>Cost Est.</b>
1. <b>Central Office</b>	1937	9,200 sf.	74%
<b>EXTERIOR IMPROVEMENTS</b>			
<ul style="list-style-type: none"> <li>• Windows and roof replacement</li> <li>• Install new exterior cellar door</li> <li>• Repave parking lot and replace fence</li> <li>• Repair and/or replace dock area</li> </ul>			
<b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b>			
<ul style="list-style-type: none"> <li>• HVAC system replacement and install HVAC controls</li> </ul>			
<b>INTERIOR IMPROVEMENTS</b>			
<ul style="list-style-type: none"> <li>• Update reception area</li> <li>• Replace carpet</li> <li>• Install elevator</li> </ul>			
			\$1,400,000
2. <b>Title One Building</b>	1940	3,000 sf.	74%
<b>EXTERIOR IMPROVEMENTS</b>			
<ul style="list-style-type: none"> <li>• Replace windows and exterior doors</li> </ul>			
<b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b>			
<ul style="list-style-type: none"> <li>• Replace boilers</li> </ul>			
<b>INTERIOR IMPROVEMENTS</b>			
<ul style="list-style-type: none"> <li>• Update restrooms</li> </ul>			
			\$200,000
3. <b>Central Bus Garage Complex</b>	1927 & '62	8,462 sf.	74%
<b>EXTERIOR IMPROVEMENTS</b>			
<ul style="list-style-type: none"> <li>• Replace windows and exterior doors</li> <li>• Replace building roofs</li> <li>• Replace parking lot surface</li> <li>• Replace back porch and covered roof</li> </ul>			
<b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b>			
<ul style="list-style-type: none"> <li>• Replace both furnaces</li> <li>• Improve electric service for buses</li> </ul>			
<b>INTERIOR IMPROVEMENTS</b>			
<ul style="list-style-type: none"> <li>• No items noted.</li> </ul>			
			\$200,000

**5. Discretionary Construction Projects;** Functional Centers; Improvements by new construction or renovation.

Estimated Costs of these projects will not be included in the FACILITY NEEDS ASSESSMENT TOTAL.

<p><b>1. Holmes High School</b></p> <p><b>EXTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Resurface tennis courts</li> </ul> <p><b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Install lights at fast pitch softball field</li> <li>• Renovate sports locker rooms in Fieldhouse (water savings)</li> <li>• Install solar / photovoltaic panels to High School and Admin. Building</li> </ul>	<p>1916, '37 &amp; '68</p> <p>258,961 sf. 68%</p>	<p>\$1,414,668</p>
<p><b>2. Holmes Middle School</b></p> <ul style="list-style-type: none"> <li>• Solar / photovoltaic panels on roof</li> </ul>	<p>1927 &amp; '37</p> <p>102,963 sf. 71%</p>	<p>\$500,000</p>
<p><b>3. Glenn O. Swing Elementary</b></p> <ul style="list-style-type: none"> <li>• Solar / photovoltaic panels on roof</li> </ul>	<p>1969 &amp; '00</p> <p>45,175 sf. 74%</p>	<p>\$500,000</p>
<p><b>4. John G. Carlisle Elementary</b></p> <p><b>EXTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Window repair/replacement</li> <li>• Door repair/replacement</li> <li>• Repair and seal front parking lot</li> <li>• Repair areas of damaged exterior concrete pavement.</li> </ul> <p><b>INTERIOR IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Upgrade all restrooms in classrooms and common areas</li> <li>• Carpet replacement entire building</li> <li>• Update media center</li> </ul> <p><b>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</b></p> <ul style="list-style-type: none"> <li>• Solar / photovoltaic panels on roof</li> </ul>	<p>1994</p> <p>58,940 sf. 74%</p>	<p>\$1,500,000</p>
<p><b>5. Ninth District Elementary</b></p> <ul style="list-style-type: none"> <li>• Solar / photovoltaic panels on roof</li> </ul>	<p>1957</p> <p>63,935 sf. 74%</p>	<p>\$500,000</p>
<p><b>6. James E. Biggs Early Childhood Ed. Center</b></p> <ul style="list-style-type: none"> <li>• Solar / photovoltaic panels on roof</li> </ul>	<p>1900</p> <p>20,288 sf. 74%</p>	<p>\$250,000</p>
<p><b>7. Sixth District Elementary</b></p> <ul style="list-style-type: none"> <li>• Solar / photovoltaic panels on roof</li> </ul>	<p>1907, '38 &amp; '00</p> <p>80,914 sf. 74%</p>	<p>\$500,000</p>
<p><b>8. Latonia Elementary</b></p> <ul style="list-style-type: none"> <li>• Solar / photovoltaic panels on roof</li> </ul>	<p>1973 &amp; '18 (elev. add.)</p> <p>62,819 sf. 74%</p>	<p>\$500,000</p>



9. <b>Covington Adult High School (Urban Learning Center)</b>	1950	10,000 sf.	68%	
• Solar / photovoltaic panels on roof				\$125,000
10. <b>CAHS Building (Unoccupied Bldg.) - To Become the Co</b>	1946	1,800 sf.	68%	
• Solar / photovoltaic panels on roof				\$125,000
11. <b>Central Office</b>	1937	13,539 sf.	74%	
• Solar / photovoltaic panels on roof				\$100,000
12. <b>Title One Building</b>	1940	3,000 sf.	74%	
• Solar / photovoltaic panels on roof				\$150,000
13. <b>Central Bus Garage Complex</b>	1927 & '62	8,462 sf	74%	
• Solar / photovoltaic panels on roof				\$85,000