

KBE APPROVAL DATE: AUGUST 2019

DFP REVISIONS

**COVINGTON INDEPENDENT SCHOOLS
DISTRICT FACILITY PLAN**

FINDING NO. 1: MAY, 2020

BOLD, BLUE

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

SCHOOL CENTERS

	Status	Organization	2018 Student <u>Enrollment/</u> Capacity
1. Secondary			
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)	Permanent	9-12 Center	18 / na
To become extracurricular educational space	Permanent	na	na / na
2. Middle			
a. Holmes Middle School	Permanent	6-8 Center	807/929
3. Elementary			
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.

- | | | |
|---------------------------|-----------------|-----------------|
| 1. Holmes Sr. High school | 1916, '37 & '68 | 258,961 sf. 68% |
|---------------------------|-----------------|-----------------|

EXTERIOR IMPROVEMENTS

- Replace front entry to cafeteria: steps, landing, porch, etc.
- Repair/replace failing site concrete
- Replace roof at connector
- Window repairs
- Tuck point and seal Admin building

MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS

- Install new electric service and switchgear at High School
- Install new HVAC system at High School building
- Replace all Uni-vents in Admin building
- Replace all hallway electric heaters in the Admin building
- Replace all heat pumps in the Vocational Building
- Replace air handler & condensing unit in the Gym / Science Addition Training room
- Replace Gym / Science Addition transformer, which serves physical education and other educational spaces

INTERIOR IMPROVEMENTS

- Renovate auditorium
- Renovate Chapman restrooms
- Replace lockers in Chapman
- Renovate High School Sr. Gym/Classroom to include: interior finishes, gym flooring, lighting and goals
- Renovate weight room and locker room to support Physical Ed programs.
- Sr. High School building restrooms renovations (water savings)

\$14,500,000

2. **Holmes Middle School** 1927 & '37 102,963 sf. 71%

EXTERIOR IMPROVEMENTS

- Window repairs
- Replace failing site concrete
- Fix drainage issues surrounding HMS

MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS

- Replace HVAC and controls

INTERIOR IMPROVEMENTS

- Sink replacement in all student restrooms
- Locker replacement
- Replace wooden classroom floors with VCT
- Install a trash chute/compactor for cafeteria

\$5,000,000

3. **Glenn O. Swing Elementary** 1969 & '00 45,175 sf. 74%

EXTERIOR IMPROVEMENTS

- Replace roof
- Door and window replacement
- Repair and/or replace asphalt parking lot and playground
- Repair and/or replace parking lot lighting

MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS

- RTU replacement

INTERIOR IMPROVEMENTS

- Upgrade all restrooms
- Ceiling replacement
- Replace gym floor w/multipurpose floor
- Replace gym bleachers
- Replace gym curtain

\$3,000,000

1f. Renovation to upgrade all existing facilities to meet the most current handicapped accessibility requirements of the Kentucky Building Code.

			Eff. %	Cost Est.
1. Holmes Sr. High school	1916, '37 & '68	258,961 sf.	68%	
Correct current state ADA deficiencies.				\$120,000
2. Holmes Middle School	1927 & '37	102,963 sf.	71%	
Correct current state ADA deficiencies.				\$50,000
3. Glenn O. Swing Elementary	1969 & '00	45,175 sf.	774%	
Correct current state ADA deficiencies.				\$20,000

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2020-2022 Biennium)

2c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.

			Eff. %	Cost Est.
1. John G. Carlisle Elementary	1994	58,940 sf.	74%	
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS				
• Replace Rooftop Chiller				
• Replace HVAC pump package and controls				\$400,000
2. Ninth District Elementary	1957	63,935 sf.	74%	
EXTERIOR IMPROVEMENTS				
• Exterior door replacement				
• Window repair/replacement				
• Repair and/or replace drainage system in back playground lot				
• Install a playground system on the back lot w/new fencing				
• Replace damaged site concrete				
• Upgrade lower parking lot				
• Seal and stripe all lots				
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS				
• Update electrical system				
INTERIOR IMPROVEMENTS				
• Install ceilings throughout				
• Update media center and replace floor				
• Asbestos abatement				
• Update main office area including cabinets and desk				
• Replace classroom flooring				
• Update all restrooms located in hallways on all levels				\$2,800,000
3. James E. Biggs Early Childhood Ed. Center	1900	20,288 sf.	74%	

EXTERIOR IMPROVEMENTS

- Replace roof
- Replace exterior doors
- Masonry repairs
- Seal and stripe parking lot, repair as needed

MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS

- Complete HVAC renovation
- Replace piping as needed

INTERIOR IMPROVEMENTS

- Update main office
- Replace all carpet
- Resolve water intrusion issues at lower level entering through the exterior wall.

\$1,800,000

4. **Sixth District Elementary** 1907, '38 & '00 80,914 sf. 74%

EXTERIOR IMPROVEMENTS

- Replace all roofs
- Exterior door replacement
- Window repair/replacement
- Repair/replace cupola and box gutters
- Repave main parking lot and fenced in area where students report
- Reseal and restripe playground area and parking

MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS

- Replace Chiller

INTERIOR IMPROVEMENTS

- Update all restrooms
- Replace the gym floor with multipurpose surface
- Replace the gym basketball goals
- Replace the gym curtain

\$1,700,000

5. **Latonia Elementary** 1973 & '18 (elev. add.) 62,819 sf. 74%

EXTERIOR IMPROVEMENTS

- Replace roof
- Asphalt replacement: front drive, south parking lot
- Replace front curb and needed sidewalk
- Resurface playground

MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS

- RTU replacement

INTERIOR IMPROVEMENTS

- Update all student restrooms with sinks, faucets, and stalls
- Carpet replacement
- Main office remodel
- Asbestos removal
- Enclose classrooms on both levels
- Gym: replace floor with a multi-purpose surface
- Gym: replace bleachers
- Replace stage curtain.

\$8,500,000

6. **Covington Adult High School** 1950 10,000 sf. 68%

(Urban Learning Center)

EXTERIOR IMPROVEMENTS

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

INTERIOR IMPROVEMENTS

- Create a secure entry vestibule
- Update restrooms

\$175,700

**7. CAHS Building (Unoccupied Bldg.)
To Become the Covington Adult HS**

1946

1,800 sf. 68%

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

\$0

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

Building Code.			Eff. %	Cost Est.
1. Covington Adult High School (Urban Learning Center)	1950	10,000 sf.	68%	
• Create a secure entry vestibule				\$15,000
2. CAHS Building (Unoccupied Bldg.) - To Become the Covington Adult HS		1,800 sf.	68%	
• Create a secure entry vestibule				\$35,000
3. Title One Building	1940	3,000 sf.	74%	
• Create a secure entry vestibule				\$35,000
4. Central Office	1937	9,200 sf.	74%	
• Create a secure entry vestibule				\$40,000
5. Central Bus Garage Complex	1927 & '62	8,462 sf.	74%	
• Create a secure entry vestibule				\$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. John G. Carlisle Elementary	1994	58,940 sf.	74%	
Correct current state ADA deficiencies.				\$100,000

2. Ninth District Elementary	1957	63,935 sf.	74%	
Correct current state ADA deficiencies.				\$100,000
3. Sixth District Elementary	1907, '38 & '00	80,914 sf.	74%	
Correct current state ADA deficiencies.				\$100,000
4. Latonia Elementary	1973 & '18	62,819 sf.	74%	
Correct current state ADA deficiencies.				\$100,000
5. Central Office	1937	9,200 sf.	74%	
Correct current state ADA deficiencies.				\$60,000
4. Management support areas; Construct, acquisition, or renovation of central offices, bus garages, or central stores				
			Eff. %	Cost Est.
1. Central Office	1937	9,200 sf.	74%	
EXTERIOR IMPROVEMENTS				
• Windows and roof replacement				
• Install new exterior cellar door				
• Repave parking lot and replace fence				
• Repair and/or replace dock area				
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS				
• HVAC system replacement and install HVAC controls				
INTERIOR IMPROVEMENTS				
• Update reception area				
• Replace carpet				
• Install elevator				
				\$1,400,000
2. Title One Building	1940	3,000 sf.	74%	
EXTERIOR IMPROVEMENTS				
• Replace windows and exterior doors				
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS				
• Replace boilers				
INTERIOR IMPROVEMENTS				
• Update restrooms				
				\$200,000
3 Central Bus Garage Complex	1927 & '62	8,462 sf	74%	

EXTERIOR IMPROVEMENTS

- Replace windows and exterior doors
- Replace building roofs
- Replace parking lot surface
- Replace back porch and covered roof

MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS

- Replace both furnaces
- Improve electric service for buses

INTERIOR IMPROVEMENTS

- No items noted.

\$200,000**DISTRICT NEED****\$40,485,700****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.

1. Holmes High School	1916, '37 & '68	258,961 sf. 68%	
EXTERIOR IMPROVEMENTS			
• Resurface tennis courts			
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS			
• Install lights at fast pitch softball field			
• Renovate sports locker rooms in Fieldhouse (water savings)			
• Install solar / photovoltaic panels to High School and Admin. Building			
			\$1,414,668
2. Holmes Middle School	1927 & '37	102,963 sf. 71%	
• Solar / photovoltaic panels on roof			
			\$500,000
3. Glenn O. Swing Elementary	1969 & '00	45,175 sf. 74%	
• Solar / photovoltaic panels on roof			
			\$500,000
4. John G. Carlisle Elementary	1994	58,940 sf. 74%	
EXTERIOR IMPROVEMENTS			
• Window repair/replacement			
• Door repair/replacement			
• Repair and seal front parking lot			
• Repair areas of damaged exterior concrete pavement.			
INTERIOR IMPROVEMENTS			
• Upgrade all restrooms in classrooms and common areas			
• Carpet replacement entire building			
• Update media center			
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS			
• Solar / photovoltaic panels on roof			
			\$1,500,000
5. Ninth District Elementary	1957	63,935 sf. 74%	
• Solar / photovoltaic panels on roof			
			\$500,000

6. James E. Biggs Early Childhood Ed. Center	1900	20,288 sf.	74%	
• Solar / photovoltaic panels on roof				\$250,000
7. Sixth District Elementary	1907, '38 & '00	80,914 sf.	74%	
• Solar / photovoltaic panels on roof				\$500,000
8. Latonia Elementary	1973 & '18 (elev. add.)	62,819 sf.	74%	
• Solar / photovoltaic panels on roof				\$500,000
9. Covington Adult High School (Urban Learning Center)	1950	10,000 sf.	68%	
• Solar / photovoltaic panels on roof				\$125,000
10. CAHS Building (Unoccupied Bldg.) - To Become the C	1946	1,800 sf.	68%	
• Solar / photovoltaic panels on roof				\$125,000
11. Central Office	1937	13,539 sf.	74%	
• Solar / photovoltaic panels on roof				\$100,000
12. Title One Building	1940	3,000 sf.	74%	
• Solar / photovoltaic panels on roof				\$150,000
13. Central Bus Garage Complex	1927 & '62	8,462 sf.	74%	
• Solar / photovoltaic panels on roof				\$85,000