

**FIELD OBSERVATION REPORT**  
**010-Piner**  
**2022-June/July**



■ **TO:** Mr. Rob Haney  
 Kenton County School District  
 1055 Eaton Drive  
 Ft. Wright, KY 41017

■ **DATE:** 2022.07.12

**ATTENTION:**

■ **FROM:** Ralph Cooper  
 rcooper@pca-arch.com  
 906 Monmouth Street  
 Newport, KY 41071

■ **PROJECT:** KCS  
 Piner Elementary

**COPIES TO:** Ms. Carrie Hooten  
 Mr. Kevin Pfefferman  
 Mr. Mike Blau

**PROJECT NO.:** 2021-004

■ **WE TRANSMIT THE ATTACHED ITEMS VIA: EMAIL**

- PURPOSE**
- For your use
  - As requested
  - For review and comment
  - For information
  - For record
  - For approval
  -

- DISPOSITION**
- No exceptions noted
  - Exceptions noted, Revise as indicated.
  - REJECTED: REVISE AND RESUBMIT
  -

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■ **REMARKS:**

**Division 01: General Requirements**

*01.01: 2022.06.21 – The District requested CMTA delete the digital display readout on the thermostats when reviewing the temperature control shop drawings.*

*01.02: 2022.06.21 – The District has issued the P.O. for American Sound to provide the new intercom system.*

*01.03: 2022.07.05 – Meeting was held with S&Z to discuss schedule and concerns about school being ready in time. S&Z presented schedule showing enough work completed to permit school to open. No linoleum flooring will be installed until after school starts due to no A/C being available at this time. Flooring will be installed on weekends and holidays. Temporary A/C will be provided for the Admin Suite so that that flooring could be installed.*

**Division 02: Existing Conditions**

*02.01: 2022.06.21 – The concrete stage slab has finally been removed. The slab was heavily reinforced complicating its removal. Workers were in the process of digging out the subgrade to permit installation of the new floor slab for the Faculty Lounge.*

02.02: 2022.06.21 – Sawcutting has been performed in the Cafeteria to permit installation of the underground plumbing for the new plumbing from the Faculty Lounge.

02.03: 2022.06.21 – Demolition was in progress near the existing elevator for the connection to the new addition.

02.04: 2022.06.21 – Workers were in the process of removing the old VCT from the corridors.

02.05: 2022.06.21 – Removal of the old ceiling mounted HVAC units from the second floors ceilings is in progress.

02.06: 2022.06.28 – The existing walk-in cooler has been removed. The suspected asbestos containing floor tile was limited to that under the shelving that was removed. The District is contacting their asbestos vendor to remove the tile.

02.07: 2022.06.28 – The former stage in the Cafeteria has been excavated down to the sub-grade.

02.08: 2022.07.05 – The acoustical tile above the Admin office exterior windows has been removed revealing the window film that was installed did not cover the entire window. S&Z to provide a price for removing the film since the entire window will not be exposed to view.

02.09: 2022.07.05 – The existing chiller has been removed.

02.10: 2022.07.05 – All VCT has been removed from the second floor.

02.11: 2022.07.05 – Demolition of the second floor is nearly complete and the area is being cleaned up.

02.12: 2022.07.12 – The existing recessed floor mat frames will be removed and the recess infilled with concrete patching compound.

### **Division 03: Concrete**

03.01: 2022.06.21 - Patching of the concrete in the corridor and Cafeteria was in progress.

03.02: 2022.07.05 – Formwork was being installed for the new walks at the addition. Adjustments needed to be made at the tie-in with the tyke track due to grade differences.

03.03: 2022.07.05 – The concrete floor has been patched in the Kitchen.

03.04: 2022.07.12 – The housekeeping pad has been poured in the mechanical room and was in the process of being finished.

03.05: 2022.07.12 – A portion of the concrete walk outside the Pre-K Classrooms has been poured. Workers were in the process of forming the remaining walk. I met with the sub-contractor to discuss how the grades need to work.

03.06: 2022.07.12 – The concrete floor has been poured in the staff lounge and is being finished.

### **Division 04: Masonry**

04.01: 2022.06.21 – Demolition of the masonry for the new door openings into the Admin Suite from the corridor has been started. Workers were in the process of tothing in the masonry at the jambs. Since the existing masonry corners in this area were not bullnosed I directed the mason to match the existing conditions when tothing in the new masonry.

04.02: 2022.06.21 – After removing the existing ceiling at the new SRO's office it was determined that the wall between the new SRO's office and new Faculty Lounge was a bearing wall. Removal of the wall will require that a channel lintel be installed. The structural engineer was on site and will provide a sketch for the necessary modifications. After S&Z receives the structural engineers written recommendations they will prepare a change order proposal.

04.03: 2022.06.21 – We reviewed the existing masonry wall at the corridor connection between the original building and gym/media center addition with the structural engineer. The bearing wall has multiple existing penetrations from previous MEP work. The new MEP work will require additional penetrations that would compromise the structural integrity of the wall. The structural engineer will provide recommendations on how to reinforce the wall. An adjacent bearing wall was also identified and having been compromised with previous MEP work. The structural engineer directed the mason on how to repair the wall. After S&Z receives the structural engineers written recommendations they will prepare a change order proposal.

04.04: 2022.06.28 – The new openings into the Admin Suite have been completed. The steel reinforcing for the corridor bearing walls has been installed.

04.05: 2022.06.28 – The opening connection between the new addition and existing building at the elevator has been cut. The lintel needs to be installed.

04.06: 2022.06.28 – The exterior brick of the new addition appears to have been cleaned. The control joints have been caulked.

04.07: 2022.07.05 – The masonry wall between the new Faculty Lounge and Cafeteria has been constructed.

04.08: 2022.07.12 – The masonry divider wall has been constructed in the kitchen.

04.09: 2022.07.12 – The steel reinforcing channel has been installed over the new kitchen electrical panel.

04.10: 2022.07.12 – The gypsum board for the presentation walls in the classrooms has been finished.

04.11: 2022.07.12 – The masonry work at the tie-in's with the new addition have been completed.

#### **Division 05: Metals**

05.01: 2022.06.21 – The structural engineer reviewed the new roof-top HVAC unit reinforcement for the unit to be placed on the roof of the original building. Due to proximity to the roof edge the unit was shifted further inward which now places the majority of the unit over the classroom roof joists rather than the corridor joists. The structural engineer measured the existing joists and will analyze them to determine if they need to be reinforced. He anticipates some additional reinforcing will be required.

05.02: 2022.07.05 – The channel reinforcing for the masonry wall between the SRO office and Faculty Lounge has been installed. Workers were in the process of removing the wall below the new channel.

05.03: 2022.07.12 – The installation of the channel reinforcing wall between the SRO office and Faculty Lounge has been completed.

#### **Division 06: Woods and Plastics**

06.01: 2022.06.21 – 2022.07.12 – No items noted.

**Division 07: Thermal and Moisture Protection**

07.01: 2022.06.21 – A question was raised about extent of roof repairs where existing ductwork penetrates the existing roof and is scheduled to be removed. CMTA stated the equipment is to be removed and the opening capped as indicated on the drawings.

**Division 08: Doors and Windows**

08.01: 2022.06.21 – The exterior metal doors for the new addition have been installed.

**Division 09: Finishes**

09.01: 2022.06.21 – The various holes in the masonry walls are being patched with mortar. S&Z confirmed they will be removing any excess mortar prior to painting.

09.02: 2022.07.05 – The Faculty Lounge will need a bulkhead to accommodate ductwork from the adjacent mechanical room.

09.03: 2022.07.05 – Reminded S&Z to pay particular attention to acoustical caulking requirements in the Admin Suite.

09.04: 2022.07.05 – S&Z was instructed to run the linoleum flooring under the cubbies in the classrooms. This means the cubbies will have to be temporarily secured to the wall until the flooring is installed.

09.05: 2022.07.05 – Installation of the gypsum board had started on the presentation walls in the classrooms.

09.06: 2022.07.05 – The Admin Suite has been framed out. MEP rough-in's are in progress.

09.07: 2022.07.12 – Kitchen floor is being prepped to permit installation of the epoxy floor coating. Removal of the ACT is scheduled for tomorrow.

09.08: 2022.07.12 – Framing has been completed in the Admin Suite. Installation of the gypsum board is scheduled to start tomorrow. The linoleum sub-contractor will not start installation of the flooring until the permanent A/C is on. The HVAC contractor will work on getting that unit on-line as soon as possible.

09.09: 2022.07.12 – The second floor presentation walls have been framed in the classrooms. S&Z was reminded that a Level 5 finished is required where gypsum board is exposed to view in occupied areas.

09.10: 2022.07.12 – A meeting was held to discuss the ceiling height in the kitchen. A bulkhead will be installed at the serving line to permit the ceiling to be installed at 8'-2" at the electrical panel and 8'-0" at the remainder of the Kitchen. The grid that crosses over the Ansul control access panel will be screwed in to permit removal for inspection of the Ansul system.

09.11: 2022.07.12 – MEP rough-ins have been completed at the 6" furred wall for the dishwashing equipment. Installation of the gypsum board is scheduled to start.

09.12: 2022.07.12 – Installation of the ceiling grid has been completed in the new addition classrooms. The corridors are nearly complete.

09.13: 2022.07.12 – The gypsum board divider has been installed above the folding partition track in the new Resource Rooms.

09.14: 2022.07.12 – The ceilings have been installed in the new addition toilet rooms.

**Division 10: Specialties**

If enclosures are not as noted, please notify PCA ARCHITECTURE immediately.  
FldRpt-010-2022-08

10.01: 2022.06.28 – S&Z asked if we wanted keyed access panels installed in the new toilet rooms. PCA requested a proposal be provided for install the access panels.

#### **Division 11: Equipment**

11.01: 2022.06.21 – The kitchen exhaust hood has been set. The extremely tight working conditions and lack of available space overhead will require that some existing plumbing piping be relocated to permit the exhaust ductwork to be installed. All the trades were meeting to discuss how to route the multitude of items in this area.

#### **Division 12: Furnishings**

12.01: 2022.07.12 – The District will verify the delivery date on the cubbies.

12.02: 2022.07.12 – The vendor will be on-site this week to measure for the window shades.

#### **Division 20-28: MEP**

20-28.01: 2022.06.21 – The District requested (2) butterfly valves be installed in the geothermal loop to permit the gym/media addition to be segregated if needed.

20-28.02: 2022.06.21 – The District requested CMTA review the existing water storage tanks to determine if replacement is warranted at this time.

20-28.03: 2022.06.21 – Installation of the underground plumbing has been started in the Admin suite for the new toilet rooms.

20-28.04: 2022.06.21 – Installation of ductwork rough-in continues in the Admin suite.

20-28.05: 2022.06.21 – Installation of the underslab plumbing for the serving line floor drain, dishwasher, and grease trap was in progress.

20-28.06: 2022.06.21 – Electrical rough-in's continue on the new presentation walls in the classrooms. Installation of the gypsum board in schedule for the next two weeks.

20-28.07: 2022.06.21 – MEP rough-in's continue in the new addition. Ductwork is being insulated. S&Z is planning to start installation of the finishes in the next two weeks.

20-28.08: 2022.06.28 – Installation of MEP rough-in's continue throughout the building. Insulation of the ductwork is in progress. The toilet carrier has been installed in the Admin toilet room.

20-28.09: 2022.06.28 – Installation of underslab plumbing continues in the Kitchen. Relocation of the existing plumbing lines that conflict with the new exhaust hood is being done on a time and material basis.

20-28.10: 2022.06.28 – Electrical rough-in at the new presentation walls is completed. Installation of the gypsum board is scheduled to start.

20-28.11: 2022.06.28 – The new HVAC units are being set against the exterior wall of the classrooms.

20-28.12: 2022.07.05 – The District will provide a new hot water storage tank for the Contractor to install. The District requested a housekeeping pad be installed.

20-28.13: 2022.07.05 – Questions were raised about adding additional house-keeping outlets in the Kitchen. CMTA to review this matter and advise.

20-28.14: 2022.07.05 – Installation of the underground for the fire suppression line is scheduled to start.

20-28.15: 2022.07.05 – Coordination issues were raised about the furniture requirements for the Admin Suite. Matt W. sent current layouts and those were forwarded to S&Z.

20-28.16: 2022.07.05 – Matt W. requested (2) data drops for the SRO Office and (1) data drop for the adjacent Mechanical Room.

20-28.17: 2022.07.05 – It was decided that electronic trap primers are not required in the Kitchen. A credit will be offered for not installing them.

20-28.18: 2022.07.05 – MEP rough-in's continue throughout the building. The fire-suppression system will not be on-line for the second floor when school resumes. S&Z to review with the building inspector.

20-28.19: 2022.07.05 – Ductwork connections to the new HVAC units are in progress. Ductwork is also being insulated.

20-28.20: 2022.07.12 – Installation of MEP items continue through-out.

20-28.21: 2022.07.12 – The electrical floor box has been installed in the Admin Suite Conference Room and the concrete poured.

20-28.22: 2022.07.12 – The plumber was roughing the new second floor staff toilet room.

20-28.23: 2022.07.12 – The light fixtures and HVAC grilles have been installed in the new addition classrooms.

### **Division 31: Earthwork**

31.01: 2022.06.21 – 2022.07.12 - No items noted.

### **Division 32: Exterior Improvements**

32.01: 2022.06.21 – Storm sewer work has been completed for the new addition. Electrical service still needs to be completed.

32.02: 2022.06.21 – The new waste water treatment plant has been set in place. Workers were in the process of starting to backfill around it. The existing plant will remain operational as long as possible.

32.03: 2022.06.21 – The new fire vault has been set in place and backfilled.

32.04: 2022.06.28 – Installation of the new waste water treatment plant in nearing completion. The tank has been filled with water, backfilled, and the equipment installed.

32.05: 2022.07.12 – Installation of the new water line for the fire vault was in progress. The excavator ran into and old building foundation.

32.06: 2022.07.12 – The District requested a price for insulating the horizontal runs of the existing roof drain lines.

### **Construction Photos**

2022.06.21	
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Installation of underslab plumbing in the Admin suite for the new toilet rooms.



Installation of ductwork continues in the Admin suite.



The wall between the new SRO's office and new faculty lounge was determined to be a bearing wall.



The stage slab has been removed. Workers were excavating excess soil to permit installation of the new floor slab.



A view in the existing Cafeteria.



The new kitchen exhaust hood has been set.



Underslab plumbing for the new equipment is being installed in the kitchen.



Underslab plumbing for the new equipment is being installed in the kitchen.



An existing masonry wall was compromised by previous MEP penetrations. These will be corrected per the structural engineers direction.



Existing and new MEP penetrations at the corridor wall between the original building and gym/media center addition have compromised the integrity of the bearing wall. The structural engineer will provide direction on how to reinforce the wall.





Reinforcing steel has been installed for the rooftop unit on the roof of the original building. The unit needed to be shifted further inward towards the center of the building transferring the load to the roof joists in the classrooms. Additional reinforcing may need to be added once the structure is analyzed by the structural engineer.

Underslab plumbing for the new equipment is being installed in the kitchen.



The opening connection between the existing building and new addition is in progress.



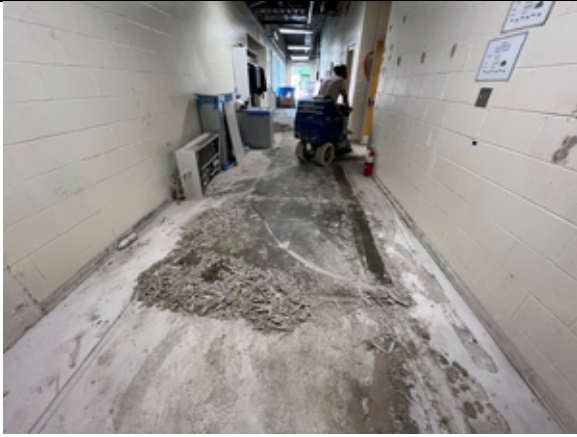
Work continues on the new addition.



Work continues on the new addition.



Ductwork is being insulated in the new addition.



Removal of the existing VCT flooring is in progress.



Removal of the existing HVAC equipment is in progress on the second floor.



Installation of the new wastewater treatment plant is in progress.



The new fire vault installation is complete.

**2022.06.28**



Installation of the new wastewater treatment plant is nearly complete



The new openings into the Admin Suite have been completed.



Installation of ductwork continues in the Admin Suite.



Carriers have been set for the new toilets in the Admin Suite.



The steel channel reinforcing has been installed over the new MEP penetrations.



The floor slab for the new plumbing from the Faculty Lounge has been cut and the plumbing installed.



The existing stage removal has been completed and excavated down to the subgrade.



Installation of underslab utilities continue in the kitchen.



The existing walk-in cooler has been removed. No VAT was under the cooler.



The classroom presentation wall framing and electrical rough-in has been completed.



The new HVAC units have been set up against the exterior window wall.



The classroom presentation wall framing and electrical rough-in has been completed.



The opening connection between the new addition and existing building at the elevator has been expanded.



Opening have been infilled.



View of classroom in the new addition.



Ductwork is in the process of being insulated.



The new hollow metal doors have been installed in the new addition.



The brick on the new addition has been cleaned and the control joints caulked.



The brick on the new addition has been cleaned and the control joints caulked.



The concrete floors are being patched where the new underslab plumbing was installed.

**2022.07.05**



View of exit from the new addition onto the playground.



View of the area outside of the Pre-K classrooms.



The old chiller has been removed.



View inside the old mechanical room that is being cleaned out for the new equipment.



Formwork is being installed for the walks outside the new Pre-K classrooms.



View of new stud framing in the Admin Suite.



View of new stud framing in the Admin Suite.



View of new stud framing in the Admin Suite.



View of new wall between the Faculty lounge area and the Cafeteria.



View of new reinforcing channel installed between the SRO office and Faculty Lounge.



MEP connections are being made to the new HVAC units in the Cafeteria.



View of insulated wall between classrooms.



Gypsum board is being installed on the presentation walls in the classrooms.



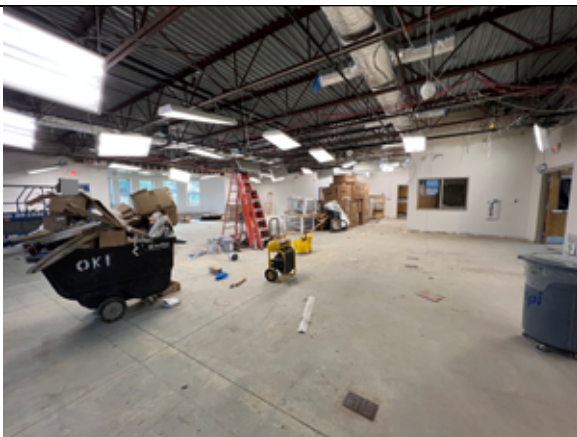
The original VCT has been removed from the second floor floors.



The original VCT has been removed from the second floor floors.



Piping is being insulated in the new addition.



View inside the Media Center.

**2022.07.12**





Recessed floor outlet for the Admin Suite Conference Room has been set and the concrete patched.



Installation of ductwork from the existing mechanical room.



Framing and MEP rough-in's are nearly complete in the Admin Suite.



A housekeeping pad has been poured in the Mechanical Room.



Existing openings to be infilled on the second floor.



Demolition of the second floor is nearly complete.



Installation of the stud framing for the presentation walls has been completed.



Installation of the new concrete paving at Pre-K classrooms is in progress.



Installation of the new concrete paving at Pre-K classrooms is in progress.



Framing and MEP rough-in's are nearly complete in the Admin Suite.



The new concrete floor at the SRO office and Faculty Lounge has been poured.



The steel channel lintel has been installed at the wall between the SRO office and Faculty Lounge.



The new concrete floor at the SRO office and Faculty Lounge has been poured.



The Kitchen floor is being prepped for installation of the epoxy flooring.



The Ansul system for the kitchen hood.



The new furred wall behind the dishwashing equipment.



The Kitchen floor is being prepped for installation of the epoxy flooring.



The steel reinforcing channel has been installed over the new electric panel.



The presentation walls in the classrooms have been finished.



The presentation walls in the classrooms have been finished.



The steel reinforcing channel has been installed above the MEP penetrations as the connection between the original building and previous addition.



The connection between the existing building and new addition has been completed.



The ceiling grid has been installed in the corridor of the new addition.



The ceiling grid, lights, and HVAC grilles have been installed in the classrooms of the new addition.



The gypsum board partition has been installed above the folding partition track in the Resource Rooms.



The connection between the existing building and new addition has been completed.



The gypsum board ceiling has been installed in the toilet rooms of the new addition.



The ceiling grid, lights, and HVAC grilles have been installed in the classrooms of the new addition.



The existing frames for the recessed mats in the original building will be removed and the depression infilled with concrete patching compound.



A view of the Media Center with the grid and light fixtures installed.



Installation of the water line for the fire vault is being installed.



Installation of the water line for the fire vault is being installed.

- Please acknowledge receipt of transmitted items.
- Return transmitted items to PCA ARCHITECTURE <sup>PSC</sup>.

**END**