



RE: BG 23-062
Holmes Campus Upgrades

2024.01.04

Mr. Alvin Garrison
Mr. Ken Kippenbrock
Mr. Eric Neff
Covington Independent
Public School
25 East 7th Street
Covington, KY 41011

Dear Mr. Garrison, Mr. Kippenbrock, and Mr. Neff,

Attached is our probable estimate of cost for the Holmes Campus Project. As previously requested we developed each project with the understanding that the total cost for the project would probably exceed the available funds and with the further understanding that the Board would decide on which sub-projects they would want to fund.

As the original construction budget was \$9,453,712.70 we recommend the Board prioritize which projects they would like to bid. Our recommendations are as follows:

Project No. 1A – Renovations to the Senior Locker Room and Senior Gym

Reason: This areas is pretty dismal and in need of significant renovation. The staff strongly believes the students are deserving of facilities on par with the surrounding school districts. There are also building code concerns in need of correction.

Project No. 1B – Secure Administration Offices

Reason: Though not part of the original scope the staff has raised has raised security concerns about these areas.

Project No. 1D – Renovations to the Senior High and Middle School Toilet Rooms

Reason: The toilet rooms and plumbing are in poor condition and create continual maintenance challenges for the staff.

Project No. 1E – Holmes Middle School Southwest Drainage Improvements

Reason: The failure of this drain line is causing continuing maintenance problems for the staff.

Project No. 1F – Softball Field

Reason: It is our understanding the school is dealing with Title IX issues for this program.

Project No. 1G – Holmes Senior High Auditorium Renovation





Reason: We recommend this work be taken as an add Alternate in the event the bids come in higher than estimated. This understage area is in such poor condition that it is not conducive to use by students and staff. The sound system is in poor condition and in need of complete replacement.

We recommend the following projects be postponed unless additional funding is available. As the A/E work is nearly complete and the fees due the Design Team we recommend the work be completed so it can be publicly bid when construction funds are available at a future date.

Project No. 1C - Renovations to the Administration Building Exterior Plaza

Reason: This area is in need of work but could certainly be postponed and can function as a stand-alone project in the future.

Project No. 1H – Renovations to Holmes Middle School Classrooms

Reason: It is our understanding that the Board would like these areas air-conditioned in the future. The work required to install these MEP systems would certainly impact these classrooms. It is likely that work installed under this sub-project could be adversely impacted under a future air-conditioning project and may require replacement.

Project No. 1J – Renovations to Holmes High School Classrooms

Reason: It is our understanding that the Board would like these areas air-conditioned in the future. The work required to install these MEP systems would certainly impact these classrooms. It is likely that work installed under this sub-project could be adversely impacted under a future air-conditioning project and may require replacement.

The following is an explanation of why we believe the estimated costs exceed the numbers originally allotted for each sub-project during the original BG-1. Where possible, we have included alternates.

GENERAL – All Projects

A. Original BG-1 pricing was developed well in advance of the recent inflationary period.

Project No. 1A – Renovations to the Senior Locker Room and Senior Gym





A. BG-1 Scope:

Renovate physical education locker rooms, weight room, and senior gym interior finishes.

B. Scope revisions and findings during the development of the project:

1. The existing corridor from the senior locker rooms is not fire-rated. The new corridors are now fire-rated and due to the extent of existing ductwork a fire-rated cap had to be added to the top of the corridor to separate it from the ductwork.
2. There was no fire-rated corridor from the area west of the weight room. The exit that did exist is essentially a dead-end corridor that exited into the janitor's break-room. Resolution of this problem required creation of a new fire-rated corridor with a fire-rated cap. The new corridor had to be rerouted through an existing mechanical room.
3. The existing elevator empties into a vestibule that leads to the senior locker room, senior gym, and weight room. In the event that all the doors to these areas are locked then there is no means for a person to egress this area as the elevator is also key-operated. This code violation is being resolved by construction of a new fire-rated corridor at the north-east corner of the senior gym.
4. The athletic staff requested to (2) large openings from the weight room into the senior gym. The openings include (2) overhead doors. The request was based on the desire to have the senior gym available to expand the area for conditioning.
5. Extent of work was expanded to include the area west of the weight room. This area includes a turf area to permit limited interior practice for the various sports. It also includes storage room for equipment storage and a uni-sex toilet room so students would not have to leave the area.
6. (2) uni-sex toilet rooms were constructed west of the senior gym to allow students to have access to a restroom without going upstairs. Previously, only the boys had access to a restroom.
7. A stand-alone uni-sex restroom and shower was included in the football locker room to permit use by the opposite sex in the event there is a co-ed team.
8. The existing layout has equipment storage spread over (3) areas. All equipment storage has been consolidated into a single room. The commercial washer and dryer were also relocated to this area. The staff requested we also include all shelving necessary to inventory the equipment.
9. The group shower in the senior locker room was deleted and (3) separate showers were provided to increase the level of privacy for students.
10. A new scoreboard and batting cage were requested for the senior gym.
11. The existing wood bleachers in the senior gym are being replaced.





12. A janitor's closet did not exist in the senior locker room or weight room. Each area now has a janitor closet.
13. The staff requested acoustical treatment be provided in the senior gym.
14. All new walls are being constructed out of painted concrete masonry units for longevity and abuse-resistance.
15. The staff requested that rubber/sports flooring be installed in a majority of the areas.
16. A new poured polyurethane gym floor is being provided in the senior gym.

ALTERNATE NO. 1A-1

BASE BID: No work

ALTERNATE: ADD - Provide 1.5" of concrete leveling compound as required to level gym floor with adjacent corridor floor at west end of gym. In the event the level compound is not required, then the cost of the Alternate shall be returned to the Owner via Change Order.

Project No. 1B – Secure Administration Offices

A. BG-1 Scope:

This work was not originally included in the original BG-1

B. Scope revisions and findings during the development of the project:

Middle School

1. The staff requested that the receptionist be relocated to a more secure enclosed office due to some controversial encounters with visitors. The required relocation of the existing storage room to across the hall into an area at the west end of the gym bleachers. It also required revisions to the staff work area.
2. Additional access controls, AIPhones, and ADA operators were added due to the revisions.

Senior High

1. The staff requested additional access controls, AIPhones, and ADA operators be added to increase the securing of the front desk.

Project No. 1C - Renovations to the Administration Building Exterior Plaza

A. BG-1 Scope:

Replace front entry into the cafeteria; steps, landing, porch, etc.

B. Scope revisions and findings during the development of the project:

1. Site walls were constructed to eliminate fall hazards between upper and lower level. There was no protection previously.





2. A retaining wall and drainage system was added at the sidewalk along campus drive to intercept the water coming off the hill in a heavy rain. This will also eliminate the mud that occasionally washes over areas of the concrete paving.
3. A hard-to-maintain grassy area east of the east entry has been replaced with stamped concrete and a table with bench seating has been included.
4. Code compliant railing have been added. The railing are stainless steel to eliminate future maintenance issues.
5. Recessed wall lighting has been added to the site walls to illuminate the stairs at night.
6. As requested, the new work was designed to complement the construction style of the south side of the campus and of the previously replaced stairs to the middle school.

Project No. 1D – Renovations to the Senior High and Middle School Toilet Rooms

A. BG-1 Scope:

Renovate and update all bathrooms in Holmes High School, Holmes Middle School, and Chapman Vocational

B. Scope revisions and findings during the development of the project:

1. Staff requested that were possible all toilets be changed to wall-mounted toilets.
2. Staff requested all vertical stacks be replaced from top to bottom.
3. Staff requested that lockable doors be installed on the Senior High second and third floor toilet rooms to reduce vandalism while classes are in session.
4. Existing fixture layouts had to be revised to comply with ADA standards.

ALTERNATE NO. 1D-1

BASE BID: No doors, frames, or hardware shall be installed.

ALTERNATE: Install Doors No. S201, S203, S301, and S303.

Project No. 1E – Holmes Middle School Southwest Drainage Improvements

A. BG-1 Scope:

Replaced damaged storm line on the west sign of Holmes Middle School

B. Scope revisions and findings during the development of the project:

1. Project was assumed to be just on the west side of middle school. After engagement with the civil engineer it was determined that resolution required extending the line replacement along the entire south side of the middle school. This doubled the amount of work.





Project No. 1F – Softball Field

A. BG-1 Scope:

Reconstruct the softball field to comply with ADA and Title IX to include lights, dugout, fencing, pressbox, bleachers, scoreboard, netting, poles, electrical feed, etc.

B. Scope revisions and findings during the development of the project:

1. The geotechnical exploration report received in October indicates a need for undercutting of unstable soils and a need for drilled shaft foundations at one of two substantial retaining walls as well as at light poles and protective netting poles.

Project No. 1G – Holmes Senior High Auditorium Renovation

A. BG-1 Scope:

Renovate auditorium stage floor, sound, lighting, etc.

B. Scope revisions and findings during the development of the project:

1. During development to the project the scope of work was revised to only include:
 - A. Complete renovation of the understage area. Due to the poor condition of this area it is not considered usable by students and staff.
 - B. Replacement of only the sound system.

ALTERNATE NO. 1G-1

BASE BID: No work.

ALTERNATE: Renovate understage area and sound system.

Project No. 1H – Renovations to Holmes Middle School Classrooms

A. BG-1 Scope:

Paint, replace flooring, patch and/or replace ceilings in classrooms.

B. Scope revisions and findings during the development of the project:

1. “Passing the nickel” brings the possibility of getting this building off steam heat and window air conditioning units much closer to reality. As such, it makes little sense to patch and paint ceilings in 30 classrooms or replace floors in 20 classrooms when many ceilings may be concealed by drop ceilings and new flooring stands to be damaged by the anticipated future HVAC and ceiling work.
2. The board’s stated desire to fur out classroom walls so as to conceal decades of surface mounted conduit and piping is a much larger scope than the original patch and paint at 40 classroom walls. It makes little sense to patch and paint when the desire is for a new, clean appearance. Furred walls are a completely different financial proposition compared to the original scope.





3. Based on recent developments in the Admin Building project, a comprehensive study by an environmental consultant is in order so as to fully understand the extents of concealed materials requiring removal by a specialized demolition contractor prior to performing any new construction.
4. Currently none of the classrooms have any fire alarm notification devices in them. These will need to be added to each of the classrooms. Additionally, our current fire alarm system in this building is a horn/strobe system and not a voice system. Considering the amount of the building which is covered by the scope of this work, we will likely be required to completely replace the fire alarm system to update it to a voice system in order to do this work.
5. A large majority of the power & data devices are surface mounted devices and conduit – a large amount of which runs horizontally along the wall. Since we are furring out walls, this will interfere with the studs for the new walls. The surface mounted devices and conduit will likely need to be removed and reinstalled to accommodate the furring out of the walls.
6. Similar to the admin building, we are assuming that the desire is to remove abandoned devices and conduit. We are assuming all receptacles are active, but have no method presently of verify data devices, coax devices etc. so the results of checking these devices this will ultimately introduce some variance into the final cost.

Project No. 1J – Renovations to Holmes High School Classrooms

A. BG-1 Scope:

Paint, replace flooring, patch and/or replace ceilings in classrooms.

B. Scope revisions and findings during the development of the project:

1. Similar to 1H above, “passing the nickel” brings the possibility of getting this building off steam heat and window air conditioning units much closer to reality. As such, it makes little sense to patch and paint ceilings in 30 classrooms, install drop ceilings in 3 classrooms, or replace floors in 22 classrooms.
2. Similar to 1H above, it makes little sense to patch and paint walls at 33 classrooms when the desire is for a new, clean appearance of furred walls. Furred walls are a completely different financial proposition compared to the original scope.
3. The same concerns regarding concealed hazardous materials apply to this building as stated in 1H above.
4. Currently none of the classrooms have any fire alarm notification devices in them. These will need to be added to each of the classrooms. Additionally, our





current fire alarm system in this building is a horn/strobe system and not a voice system. Considering the amount of the building which is covered by the scope of this work, we will likely be required to completely replace the fire alarm system to update it to a voice system in order to do this work.

5. A large majority of the power & data devices are surface mounted devices and conduit – a large amount of which runs horizontally along the wall. Since we are furring out walls, this will interfere with the studs for the new walls. The surface mounted devices and conduit will likely need to be removed and reinstalled to accommodate the furring out of the walls.

6. Similar to the admin building, we are assuming that the desire is to remove abandoned devices and conduit. We are assuming all receptacles are active, but have no method presently of verify data devices, coax devices etc. so the results of checking these devices this will ultimately introduce some variance into the final cost.

After you have a chance to review the Estimate of Probable Cost and our recommendations please advise on how we should proceed.

Sincerely,

EMBOSS DESIGN PSC

Ralph Cooper
Project Manager

