

**DATE:**

04/23/2025

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve the schematic design and design development plan for the Ryland Heights Elementary renovation project (BG 25-354) from Emboss Design.

**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 thorough review of the 2023-2027 District Facility Plan (DFP) and the physical condition of each building and building system by the Operations team, Ryland Heights Elementary was identified for a renovation project focused on HVAC upgrade/replacement, roof replacement, and interior and exterior renovations in the 1960 and 1994 sections of the building. The District has continued our partnership with Emboss Design and CMTA Engineers to provide the schematic design of the proposed renovation. Emboss has presented a detailed narrative of the project which will become the basis of design for the construction drawings. The initial construction cost estimate for the renovation is \$10,975,000. The project will tentatively begin in the spring of 2026.

**FISCAL/BUDGETARY IMPACT:**

None

**RECOMMENDATION:**

Approve the schematic design and design development plan for the Ryland Heights Elementary renovation project (BG 25-354) from Emboss Design.

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

---

*Principal/Administrator*

---

*District Administrator*

---

*Superintendent*



RYLAND HEIGHTS ELEMENTARY RENOVATION

25-013

## SCHEMATIC DESIGN NARRATIVE

2025.04.22

### TABLE OF CONTENTS:

01	EXECUTIVE SUMMARY
01	CODE COMPLIANCE + ACCESSIBILITY
02	PROJECT SCOPE

### EXECUTIVE SUMMARY:

The proposed renovation of Ryland Heights Elementary School includes interior architectural upgrades to the existing classrooms, restrooms, gymnasium, stairways, corridors, elevator, and kitchen, along with the conversion of a portion of the existing media center to a new pre-school art/music room. Exterior architectural improvements to provide new roofing, repair masonry walls, remove transite panels, replace doors, provide new building signage, and to upgrade exterior courtyard. Site work to improve asphalt parking lots and drives, repair sidewalk, add bollards and bollard covers, and relocate flagpole. Plumbing, Mechanical, Electrical, and Technology (PMET) upgrades to replace mechanical systems in the original 1960 building and 1994 addition, upgrade electric, and provide new PMET components associated with the architectural improvements described above. No work is planned on the 2021 addition.

### CODE COMPLIANCE + ACCESSIBILITY:

The renovation will be designed to meet the following Kentucky and local building codes and accessibility requirements.

#### Applicable building codes:

- 2018 Kentucky Building Code
- 2015 International Existing Building Code
- 2015 Kentucky Mechanical Code
- NFPA 70 2023 National Electrical Code
- NFPA 72 National Fire Alarm & Signaling Code
- Kentucky State Plumbing Code
- Commercial Energy Conservation Code 2012 of Kentucky
- NFPA 13 Kentucky Fire Sprinkler Code 2013

#### Cited References:

- ICC A117.1: Accessible and Usable Buildings and Facilities 2017
- ASHRAE Standard 62.1 – 2010
- ASHRAE Standard 90.1 – 2010

### Addressee

**Kenton County  
School District**

1055 Eaton Dr.  
Fort Wright, KY 41017

### Provided By

**eMBOSS Design<sup>PSC</sup>**

906 Monmouth St.  
Newport, KY, 41071



**PROJECT SCOPE:**

(MEP Scope noted separately)

**Civil & Landscaping:**

- Asphalt replacement - full depth replacement from street to back parking lot. Assumes 50% is light duty and 50% is heavy duty.
- Mill and provide new topping and striping of front asphalt parking lot. Existing parking blocks to be removed and re-installed.
- Seal coat back asphalt parking lot
- Add concrete to white outdoor covered structure
- Repair and replace areas of sidewalk in front of school. Approximately 20%
- Replace playground paving with new paving and base (or thicker paving) and modified grading to provide positive drainage.
- Relocate flag pole to new location in front of building.
- Add bollards with bollard covers around three sides of existing propane tanks

**Architecture | Interior:**

- General Building
  - New flooring (MCT) finishes in the original 1960 building and 1994 addition building sections.
  - New resilient base in the original 1960 building and 1994 addition building sections.
  - Paint all walls in the original 1960 building and 1994 addition building sections.
  - New ACT ceilings in the original 1960 building and 1994 addition building sections.
  - New interior room signage
  - Remove existing drinking fountains. Install new drinking fountains with bottle fillers.
  - New interior doors/door frames throughout original 1960 building and new interior doors throughout 1994 addition building sections.
  - Provide new display rails in corridors
  - Provide manually operated exterior window shades and interior blackout shades to match last phase.
- Classrooms
  - At classrooms in original 1960 building section (including Special Ed. Classroom); remove existing built-in classroom storage system in its entirety including all non-structural partition walls, doors, door hardware, shelving, countertops, cabinets.
  - At classrooms in original 1960 building section (including Special Ed. Classroom); Provide new ACT ceiling, MCT flooring, millwork, cubbies, markerboards/tackboards, and smart board. Provide new demising walls between classrooms.
- Media Center
  - Build new walls for pre-school art/music room in existing media center space with access to room from new doors in corridor. New room to new ACT ceiling, MCT Flooring, and similar millwork, markerboards/tackboards, smart board, as renovated classrooms.
- Gymnasium
  - Remove existing scoreboard and install new scoreboard with wireless controls in existing locations. See Electrical and Information Technology, Systems, and Security.





- Remove existing retractable basketball goals and associated equipment. Install new retractable basketball goals with wireless controls in existing locations.
- Remove existing telescoping stands and associated equipment. Install new motorized telescoping stands same size and location with handrails, guards, and side panels.
- Remove existing gym wall pads & install new gym pads in existing locations. Provide cutouts for existing outlets and controls.
- Existing sound system to remain.
- Remove existing acoustic panels from roof trusses. Install new direct-attach acoustic panels to new furring on underside of roof deck (Armstrong Tectum or equal). Install batt insulation between furring members.
- Install new retractable divider curtain.
- Existing retractable archery net, and rock-climbing wall to remain and be protected during construction.
- Paint walls. Remove and reinstall tackboards, white boards, cover plates, and signage as required.
- Paint existing roof deck (including new acoustical panels), structure, piping, duct, and conduit. Do not paint fire alarm devices or sprinkler heads.
- Refinish wood gymnasium floor. Provide new center court school logo.
- New Gym Lighting. See electrical.
- Restrooms
  - No work in 2005 addition restrooms, 2021 addition restrooms, renovated restrooms in Nurse, Principal, or Assistant Principal suites.
  - New restroom partitions, hand dryers, and accessories in original 1960 building and 1994 addition building sections.
  - Install new ceramic tile on walls & floors. Paint exposed concrete block, in original 1960 building and 1994 addition building sections.
  - Install new plumbing fixtures in original 1960 building section.
  - Replace traps only in 1994 addition building sections.
  - Limited removal of non-bearing walls in group restrooms in original 1960 building section for improved accessibility.
  - Remove and replace existing ceilings with new ACT ceilings in the original 1960 building and 1994 addition building sections.
- Kitchen
  - Remove and replace kitchen exhaust hood with new
  - New combi oven
  - New convection oven
  - Add MCT at floor in front of walk-in freezer in Kitchen
- Stairs
  - Modify guardrails at two existing stairs in original 1960 building section to be similar to those installed in the 2021 addition.
  - Replace handrails at stairs to cafeteria and paint handrails at stairs and ramp down to media center
  - Conceal and paint exposed electric wires/conduits in stairs in original 1960 building section.





- Miscellaneous
  - Provide new acoustic wall panels in Cafeteria
  - Modify guardrail at area in front of elevator in 1994 addition to be similar to those installed at the stairs in the 2021 addition
  - Elevator modernization for elevator in 1994 addition building section.
  - Technology scope to be determined. Upgrading to CAT6 wiring.

#### **Architecture | Exterior:**

- Roof Improvements/Replacement. Over original 1960 building and 1994 addition building sections.
  - Replace roof drains. Scope roof drain piping to determine extent of replacement needed.
  - Remove ballast and install insulation and new roof membrane. Raise or modify roof drain inlets, parapets, vents, equipment supports, scupper outlets, ladders, and other rooftop items as required.
  - Replace roof fascias with new.
- Exterior Masonry Repairs: original 1960 building and 1994 addition building sections
  - Tuckpoint exterior brick and caulk masonry control joints
  - Remove existing expansion joint material and install new
  - Replace caulking/sealant around all windows.
  - Clean and seal brick
- Remove existing Transite panels above windows and on underside of overhangs. Replace with new metal panel or similar.
- Paint lintels in original 1960 building section and 1994 addition building sections. Paint material between continuous window runs in original 1960 building section.
- Replace sign above main entrance with new larger sign to read 'RYLAND HEIGHTS ELEMENTARY'
- Replace entry storefront at gym entry wing.
- Replace exterior hollow metal doors in original 1960 building and 1994 addition building sections not replaced in 2021 renovations.
- Add bollard covers over existing exterior bollards at cafeteria
- Add 3 bollards at cafeteria/kitchen entrance in grass to protect entrance door
- Replace Glass Block in original 1960 building stair well with storefront
- Remove existing antenna on original 1960 Building
- Remove and infill louvers on exterior wall of boiler room in original 1960 Building
- Replace railings along small ramp up to main building entrance
- Exterior courtyard upgrades



**MECHANICAL (HVAC)****A. Summary**

The mechanical design includes all work related to the renovation of the existing school building. The central chiller shall be replaced. The boilers are existing to remain. The mechanical system will be comprised of the following components:

- Chiller (CH)
- Blower Coil Units (BC)
- Fan Coil Units (FCU)
- Roof Top Units (RTU)
- Hot water pumps
- Hot/Chilled air/dirt separator
- Hot/Chilled water expansion tank
- Hot/Chilled stream filter

**B. Codes and Standards**

1. ASHRAE Standard 62.1 – 2019
2. ASHRAE Standard 90.1 – 2019
3. 2018 Kentucky Building Code (IBC 2015 with amendments)
4. 2015 Kentucky Mechanical Code (IMC 2015 with amendments)

**C. Design Parameters**

1. Outdoor Design Conditions
  - a. Heating: 5.3° F DB
  - b. Cooling: 91.4° F DB / 74.1° F WB
2. Occupied Indoor Design Conditions
  - a. Heating: 68° F DB
  - b. Cooling: 74° F DB
3. Non-Occupied Indoor Design Conditions
  - a. Heating: 60° F DB
  - b. Cooling: 80° F DB

**D. Systems****a. Chiller/Boiler**

- i. Piping requirements:
  1. Steel pipe, schedule 40; ASTM A-53.
- ii. Antifreeze Solution (chiller loop): Propylene Glycol Premix (35%). Industrial grade premix solution of deionized water, propylene glycol and food grade corrosion inhibitors equal to DowFrost to protect the piping circuit and connected equipment from physical damage from freezing or corrosion.
- iii. Antifreeze Feed System
  1. Provide a completely, preassembled package Glycol Feed System.
  2. Pump – The pump shall be a bronze rotary gear pump with a capacity of 3 GPM at a pressure of 100 PSI. Pump shall be mounted below tank.
  3. Tank – The tank shall be constructed of polyethylene and be provided with a four-leg carbon steel stand with four bolt pads. The tank stand shall have upper and lower steel support banding to ensure tank stability. Tank stand shall be painted with a two-coat system consisting of an oxide primer and alkyd enamel finish.

4. Piping – Pump suction piping shall be piped using PVC fittings and tubing. A PVC ball valve and a cast iron “Y” strainer shall be provided in the pump suction piping. Pump discharge manifold shall be piped using Schedule 40 brass fittings suitable for chilled or hot water service. A pressure switch, ball valve, brass check valve and brass relief valve shall be mounted on the pump discharge assembly manifold. Piping shall be supported at both the top and bottom of the tank frame. The brass relief valve shall be piped back to the tank using PVC tubing or fittings. A pressure gauge shall be mounted in the discharge piping.
5. Panel – A 120-volt control panel with NEMA 4X enclosure
- b. Outdoor Air Ventilation Design Parameters
  - i. Building ventilation rate shall be compliant with the Ventilation Rate and/or Indoor Air Quality Procedure as prescribed by ASHRAE Standard 62.1-2019.
  - ii. Larger spaces with a dedicated heat pump will utilize demand control ventilation with carbon dioxide monitoring to maintain CO2 set points.
  - iii. Ventilation will be provided by each units individual connection.
  - iv. To reduce outdoor air requirements and provide optimal clean air quality to occupied spaces, bipolar ionization devices shall be installed.
- c. Supply and Return Air
  - i. Supply air will be provided by blower coil / fan coil units located above ceiling throughout the building.
  - ii. Return air from each zone will be collected through the ceiling plenum.
- d. Building and Local Exhaust and Ventilation Systems
  - i. Areas subject to emission of nuisance/noxious airborne contamination shall be exhausted, including art and science storage, custodial, food preparation, and restrooms.
  - ii. Mechanical and electrical rooms shall have exhaust for heat rejection and ventilation.
- e. Gym Units
  - i. The gym shall be served through packaged roof top air source heat pumps. These will replace in location with the existing four cooling units on the roof. Units shall be provided with modulating hot gas reheat and staged compressors for dehumidification and turn down.

#### **E. HVAC Testing and Balancing**

- a. All motors, bearings, etc., shall be checked and lubricated as required. All automatic, pressure regulating and control valves shall be adjusted. Excessive noise or vibration shall be eliminated.
  - i. Thermometers and gauges shall be checked for accuracy. If instruments are proven defective, they shall be replaced.
  - ii. System balancing, where required, shall be performed only by persons skilled in this work. The system shall be balanced as often as necessary to obtain desired system operation and results.
  - iii. Room air flow need to be +/- 10% and meet all required air flows and space pressure relationships.
  - iv. The contractor shall perform and be responsible for lubrication of all equipment prior to operation. Equipment damaged by failure to perform proper lubrication shall be repaired at their expense.



- v. For the purpose of placing the heating, ventilating and air conditioning system in operation according to design conditions and certifying same, final testing and balancing shall be performed in complete accordance with AABC or NEBB standards for field measurements and instrumentation form no. 81266, volume one, for air and hydronic systems as published by the associated air balance council. The contractor shall procure the services of an independent company, approved by the engineer, that specializes in and whose business is to balance and test mechanical systems. The company shall be equipped and have the qualified technical personnel as required by AABC or NEBB.

#### **F. Controls**

- a. The contractor shall install a full, open sourced, non-proprietary building automation system built on the Tridium Niagara 4.7 framework. Network communication protocol(s) used throughout entire DDC system shall be open to Owner and available to other companies for use in making future modifications to DDC system. ASHRAE 135 communication protocol shall be sole and native protocol used throughout entire DDC system. The DDC system shall not require use of gateways except to integrate HVAC equipment and other building systems and equipment, not required to use ASHRAE 135 communication protocol. If used, gateways shall connect to DDC system using ASHRAE 135 communication protocol and Project object properties and read/write services indicated by interoperability schedule. Operator workstations, controllers and other network devices shall be tested and listed by BACnet Testing Laboratories.

#### **G. Distribution Components**

- a. Ductwork and insulation – Ductwork shall be sized at .08" W.C. per foot for low pressure supply and exhaust, and .06" W.C. per foot for return and shall be fabricated and installed in accordance with the recommended methods outlined in the latest edition of SMACNA's duct manual and sheet metal construction for low velocity ventilating and air conditioning systems.
  - i. Ductwork, plenums and other appurtenances shall be constructed of one of the following: Steel sheets, zinc coated, Federal Specification 00-S-775, Type I, Class E & ASTM A93-59T with G-90 zinc coating.
  - ii. Insulated flexible duct: Owens/Corning or approved equivalent, one (1) inch thick fiberglass insulation; flexible liner with aluminum pigment vinyl vapor barrier facing. Insulated flexible duct shall not exceed 6'-0". Flex duct shall not be permitted to pass through walls, floors, or ceilings.
  - iii. Access doors in ductwork: Where required for serving equipment, fabricated according to SMACNA recommendations; provide access door in duct adjacent to all dampers for the purpose of determining position and allowing manual reset.
  - iv. Volume dampers: Ruskin, Air Balance, Louvers and Dampers, Titus or approved equivalent. Dampers shall be sized and shaped for the duct in which they are installed. Provide permanent mark on dial regulator to mark air balance point.
  - v. External insulation (for low velocity rectangular supply air, low velocity round supply air, high velocity supply air, return air and outside air ductwork): Owens/Corning, FRK-25, series ED-75 or approved equivalent, 2.2" thick fiberglass duct wrap, factory laminated to a reinforced foil kraft vapor barrier facing (FRK) with a 2" stapling flange at one edge. Flame spread 24, smoke developed 50, vapor barrier performance 0.02 perms per inch. K factor shall not exceed .30 at 75-degree mean temperature.

- vi. Fire dampers shall be constructed and tested in accordance with U.L. safety standard 555. Each fire damper shall have a fire protection rating as required by fire wall. Damper shall have a 165F fusible link, and shall include a U.L. label in accordance with established U.L. labeling procedures. Fire damper shall be equipped for vertical or horizontal installation as required by the location shown. Fire dampers shall be installed in wall and floor openings utilizing 16-gauge minimum steel sleeves, angles, other materials, and practices required to provide an installation equivalent to that utilized by the manufacturer when dampers where tested at U.L.
- vii. Where walls go to deck an air transfer will be provide to the plenum space on the other side of the wall. The transfer will include a grille, a minimum of two elbows, and a duct liner from the grill and a minimum of two feet past the first elbow.
- b. Piping and Insulation - All piping shall be sized at with a maximum head loss of 3'/100 ft for supply and return piping.
  - i. I. Hot-water heating piping and chilled water piping, NPS 2" and smaller, shall be Type L drawn-temper copper tubing, wrought-copper fittings, and soldered, or pressure-seal joints.
  - ii. Hot-water heating piping and chilled water piping, NPS 2-1/2 and larger shall be Schedule 40 steel pipe, wrought-steel fittings and wrought-cast or forged-steel flanges and flange fittings, and welded and flanged joints.
  - iii. Makeup-water piping installed aboveground shall be the Type L, drawn-temper copper tubing, wrought-copper fittings, and soldered joints.
  - iv. Piping Installation: Install piping in concealed locations unless otherwise indicated and except in equipment rooms and service areas. Install piping indicated to be exposed and piping in equipment rooms and service areas, at right angles or parallel to building walls. Install drains, consisting of a tee fitting, NPS 3/4 ball valve, and short NPS 3/4 threaded nipple with cap, at low points in piping system mains and elsewhere as required for system drainage.
  - v. Install unions in piping, NPS 2 and smaller, adjacent to valves, at final connections of equipment. Install flanges in piping, NPS 2-1/2 and larger. Install shutoff valve immediately upstream of each dielectric fitting. Install sleeves for piping penetrations of walls, ceilings, and floors. Install sleeve seals for piping penetrations of concrete walls and slabs. Install escutcheons for piping penetrations of walls, ceilings, and floors.
  - vi. Piping Insulation – Insulate per ASHRAE 90.1 – 2019 requirements.
- c. Hanger and Supports - Piping support must account for expansion and contraction, vibration, dead load of piping and its contents, and seismic-bracing requirements.
  - i. Install the following pipe attachments:
    - 1. Adjustable steel clevis hangers for individual horizontal piping less than 20 feet long.
    - 2. Adjustable roller hangers for individual horizontal piping 20 feet or longer.
    - 3. Pipe Roller: MSS SP-58, Type 44 for multiple horizontal piping 20 feet or longer, supported on a trapeze.
    - 4. Provide copper-clad hangers and supports for hangers and supports in direct contact with copper pipe.
  - ii. Install hangers for steel piping with the following maximum spacing and minimum rod sizes:
    - 1. NPS 3 and Larger: Maximum span, 12 feet.
  - iii. Install hangers for drawn-temper copper piping with the following maximum spacing and minimum rod sizes:
    - 1. NPS 3/4: Maximum span, 5 feet; minimum rod size, 1/4 inch.
    - 2. NPS 1: Maximum span, 6 feet; minimum rod size, 1/4 inch.

3. NPS 1-1/4: Maximum span, 7 feet; minimum rod size, 3/8 inch.
4. NPS 1-1/2: Maximum span, 8 feet; minimum rod size, 3/8 inch.
5. NPS 2: Maximum span, 8 feet; minimum rod size, 3/8 inch.
6. NPS 2-1/2: Maximum span, 9 feet; minimum rod size, 3/8 inch.



**ELECTRICAL**

- A. Codes, Standards and Applicable Governing Criteria
  - 1. American National Standard Institute (ANSI)
  - 2. IEEE-C2 National Electrical Safety Code
  - 3. IEEE Institute of Electrical and Electronic Engineers
  - 4. IEEE 142 Recommended Practice for Grounding of Industrial and Commercial Power Systems
  - 5. NFPA 70 2023 National Electrical Code
  - 6. NFPA 70E 2015 Standard for Electrical Safety in the Workplace
  - 7. NFPA 780 2014 Standard for the Installation of Lightning Protection Systems
  - 8. National Fire Protection Association (NFPA)
  - 9. National Electrical Manufacturers Association (NEMA)
  - 10. Any applicable Local and State Codes – Latest Approved Editions
  - 11. Kentucky Building Code 2024
  - 12. Illuminating Engineering Society of North America Handbook 10th Edition
  - 13. ASHRAE 90.1 2010
- B. Electrical Site Power Distribution
  - a. The existing main switchboard is to be remain.
- C. Electrical Power and Distribution
  - a. The project scope includes the removal of classroom load banks served out of corridor panels. New panelboards will be added to serve circuits in lieu of load banks.
  - b. New panelboards will be door-in-door style with copper bussing and will have 35% spare capacity. The minimum general panelboard bus rating will be 225A and have a minimum 42 breaker spaces. Panelboards will be located in electrical rooms or location agreed upon by the Owner.
  - c. Lamicoid labels will be provided for all electrical distribution equipment.
  - d. All existing vertical/horizontal wiremold on walls to be removed. Devices to be fed horizontally. Wiremold may be routed down the wall in the corner of the room.
  - e. Existing projector mounts and AV wall plates to be removed complete.
- D. Electrical Emergency Power
  - a. The Building does not have an emergency generator.
  - b. Emergency lighting, exit signs and fire alarm are back-ed up via 90 minutes of battery back-up.
- E. Electrical Lighting
  - a. All lighting fixtures and controls will be replaced throughout the renovated area of the building..
  - b. The lighting will be designed per IESNA (Illuminating Engineering Society of North America) recommendations. The lighting will meet the requirements of ASHRAE 90.1 2010 energy code.
  - c. All new lighting will be LED lighting to reduce maintenance costs and to provide energy savings. All indoor lighting sources will be 4000 Kelvin color temperature. Outdoor lighting pole lighting will be LED area lights, anticipated to be 4000 Kelvin.
  - d. Emergency egress lighting throughout the facility will 2-head emergency units. Code required egress corridor lighting will be connected as night lights to operate 24/7.
  - e. Outdoor lighting will be provided at walkways and entrances into the building and will match other lighting in the vicinity of the project.

**F. Electrical Luminaires**

- a. All lighting in educational spaces will have 0-10V dimmable with code required ceiling mount occupancy sensors and daylight sensors (in rooms with large windows).
- b. Exterior: Building egress points will have emergency illumination from recessed soffit lights when applicable or building mounted LED wall packs.
- c. Stairwells: Lighting in the stairwell spaces will consist of LED recessed linear and/or wall mounted direct/indirect fixtures with integral occupancy sensors. These fixtures will be bi-level and operate at 50% when unoccupied and will go to 100% when occupied.
- d. Exit signs will be die cast aluminum with battery back-up. Ceiling or wall mounted as necessary for the location.
- e. Emboss will take the lead in selecting lighting fixtures and establishing the design intent for the lighting system. This includes specifying fixture types, layouts, and aesthetic considerations to ensure that lighting aligns with the architectural vision and functional requirements of the space. CMTA will also conduct photometric calculations across all areas to verify that target lighting levels are achieved according to design standards and occupant needs.

**G. Electrical Lighting Controls**

- a. The building lighting will have automatic shutoff controls based on occupancy and time of day. After hours lighting will be occupancy control for corridors. Sensor Switch Light systems as basis of design.
- b. Lobby and corridors will be connected to time-of-day controls via lighting relay panels. Time of day schedule be provided by the BAS system. These areas will have local switching and override capability. This system will interface with the facility energy management system for ease of reporting, programming, and scheduling.
- c. Classrooms, lecture halls, and small support rooms will be provided with standalone dual-technology occupancy or vacancy sensors. Select areas will be provided with an input/output module for reporting of occupancy status to the mechanical BAS system if required for demand control ventilation.
- d. Daylight harvesting and multi-level control of lighting will be provided in accordance with energy code requirements.

#### H. Electrical General Materials

- a. Conductors for 208V through 120V circuits will be copper THWN/THHN thermoplastic insulated. Color code will follow industry standards. Each circuit will have a dedicated neutral conductor.
- b. Conductors will be sized to limit voltage drop to 2% for feeders and 3% for branch circuits. Minimum wire size will be #12 AWG.

#### I. Electrical Conduit

- a. All power wiring will be installed in conduit. Minimum size will be 3/4" except communications which is 1-1/4" minimum.. Supports will be installed per NEC.
- b. EMT will be utilized for general purpose locations within the building. Fittings will be compression type for 3/4" to 2 1/2" and double setscrew type for 3" and larger.
- c. Rigid steel conduit will be utilized in above-grade exterior locations, in mechanical spaces, and in other areas exposed to physical damage.
- d. Schedule 40 PVC will be used below slab and in any area necessary for corrosion resistance. No conduit will be installed within slabs.
- e. All interior conduit will be concealed except for mechanical and other unfinished spaces where appropriate.

#### J. Electrical Devices

- a. General use duplex receptacles will be 20 amperes, 125 volts.
- b. General use light switches will be 20 amperes, 277 volts or low voltage type as necessary for the control system.
- c. GFCI protected receptacles are used in wet locations and elsewhere as required by code. All exterior receptacles will be provided with a die-cast in-use cover.
- d. Floor boxes will be provided as required by NEC. All floor boxes and poke-throughs to be Legrand Evolution series.
- e. All outlet covers will be labeled with panel number and circuit number. The inside of outlet box covers will also be labeled with panel and circuit.
- f. Classrooms: General purpose; four duplex receptacles (one per wall minimum).
- g. Classrooms: Technology; one double duplex for each student computer station, one double duplex for teacher computer, one double duplex for video/audio equipment, one double duplex receptacle for video projector, one simplex receptacle for charging cart, and two duplex receptacles with two USB charging receptacles each).
- h. Offices: Four general purpose duplex receptacles (one on each wall), one double duplex for a computer station, and one duplex receptacle with two USB charging receptacles above counter level at desk.
- i. Storage: One near door.
- j. Corridors: Approximately 30 feet apart.
- k. Receptacle Circuits: Branch circuit loading per Code. Generally a circuit or multiple circuits are provided to serve receptacles within in a single room. Dedicated circuits will be provided as required (e.g. circuit serving charging cart receptacle).
- l. Ground fault circuit interrupting (GFCI) receptacles shall be provided within 5 feet of all sinks, exterior, and other locations per NEC.
- m. Provide an exterior GFCI receptacle in weatherproof "in-use" type cover adjacent to all exterior doors
- n. All rooms or spaces will have at least one duplex receptacle.
- o. A maximum of four computers shall be on a single 20-amp, 120 volt branch circuit.



**K. Electrical Fire Alarm**

- a. A manual and automatic fire alarm system will be provided for the facility in accordance with the Kentucky Fire Code, Life Safety Code, National Fire Alarm and Signaling Code.
- b. The fire alarm will be a voice annunciation type.
- c. The system will be activated by:
  - i. Manual means at exits and as required by code.
  - ii. Automatic means on sprinkler water flow.
  - iii. Automatic means by smoke detection at elevator locations, control locations, smoke doors, and air handling units as required by Code.
- d. All fire alarm cabling will be installed in a dedicated conduit system.
- e. Wire guards will be installed on fire alarm devices in gymnasium and locker rooms.

**L. Electrical Lightning Protection**

- a. Section includes lightning protection systems for structures and any roof top mounted equipment.
- b. The electrical contractor shall provide the necessary, materials, services necessary to provide a complete lightning protection system.
- c. This work shall include, but not limited to conductors, air terminals, connectors, splicers, ground rods, rod clamps, ground plates, bonding plates, and surge arrestors.
- d. Connections to the existing building lightning protection system.
- e. Provide a UL Master label for the complete new and existing system.

**M. Electrical Emergency Response Radio System**

- a. Provide allowance for an emergency responder radio system (ERRS). This will need to be tested after the building is dried in.
- b. The need for a distributed antenna system to amplify signal for first responder communications equipment is to be evaluated with the local Fire Department as progress continues. At time of submission of the SD package, the cost estimate should include costs for a full system throughout the building.
- c. Amplifiers located in telecommunications closets.
- d. System main antenna located on roof with other communications antennas.
- e. System distributed antennas located at approximately 200 feet spacing throughout the building.
- f. Per all applicable national, state and local codes.
- g. System necessity based on post-construction testing by Contractor with assistance of local Authorities.
- h. Cost for system material and installation will be in project budget as an allowance, exact amount of which to be determined during the GMP Phase.

**N. Electrical Low Voltage Systems (Rough-in Only)**

- a. Provide pathways for all Division 27/28 low-voltage systems.
- b. Telecomm rooms, cable trays, pathways, conduit, devices, cabling, terminations and testing will be provided. Racks, switches, patch panels, telecom room ladder tray, and UPS equipment will be provided by Division 27 Contractor.
- c. Combination telephone/data wall outlets will be provided throughout the facility for wired equipment needs. Cabling paths will consist of backbox with 1" conduit to above accessible ceiling, a J-Hook pathway within rooms, and wire basket cable tray in corridors.
- d. IDF and MDF rooms will have fire-retardant plywood backboards on all walls. Two 4" sleeves will connect between each telecom room. Where telecom rooms are vertically adjacent, EZ Path 44+ system pathways will be utilized.

**INFORMATION TECHNOLOGY, SYSTEMS, AND SECURITY****A. STRUCTURED CABLING SYSTEM**

1. The new data network within the building shall consist of Category 6 cabling to each voice/data outlet. Voice/Data cables shall originate from ER/TR Telecom rooms connected to each other via Fiber Optic Backbone cabling. Any required voice public safety copper circuits like Fax machines, fire alarm dialer, burglar alarm dialer, emergency phones or Elevator phones shall be supported by multi-pair copper backbone cabling between telecom closets.
2. Within telecom closets, provide 2-post Equipment racks as required to support horizontal and backbone cabling. Provide  $\frac{3}{4}$  inch 4'x 8' fire treated/painted plywood to surround walls of the telecom closets. Provide minimum 12-inch ladder rack from entrance point of the cabling conduits to over top of the equipment racks. Terminate data cabling on patch panels and voice cabling (non-VoIP) on 110 punch blocks. Provided grounding busbars and ground all equipment racks, ladder racking, etc.
3. Terminate data outlets on labeled wall plates with keystone terminal outlets.
4. Test and label all horizontal and backbone cables per BICSI standards.
5. Where Voice/Data drop locations are required, the contractor will provide all rough-in's, faceplates, cabling paths, cabling and patch panels for all data and communication systems. Provide conduit risers/sleeves with firestopping where penetrations are required.
6. Stub-out conduit size will be 1" and cabling paths will consist of cable tray and J-hook assemblies on 48" centers.
7. A typical data outlet will consist of 2 data outlets terminated to a wall plate as described above. Typical Voice/Data Outlet locations are as follows:
  - a. (2) data outlets in each office, classroom, meeting room, conference room, breakout, or admin/shared office spaces. Within admin/shared offices spaces provide quantity of outlets per the expected number of working occupants of the space.
  - b. Provide a data drop to any systems that require interfacing with the voice/data network. This shall include, but is not limited to Printer/Fax machines, Emergency phones, Building Automation Systems (BAS), Fire Alarm Control Panels (FACP), Elevator phones, AV headend systems, Access control Systems, Intrusion detections Systems, etc.
  - c. Provide a data drop to all IP camera locations.
  - d. Provide data outlets to expand the building wide Wireless Access Point (WAP) system. WAP coverage shall be available throughout the facility spaced out a maximum of 50 feet apart between WAPs. Provide 2 data outlets and cabling to each WAP location. In addition to coverage throughout the facility, provide (1) WAP per 50 individuals within any gathering space where such quantities might exist.
8. All existing Category cabling throughout facility to be replaced with Category 6 cabling.

**B. OVERHEAD PAGING/INTERCOM SYSTEM**

1. Expand building wide overhead paging/intercom system for voice announcements and office communications.

#### C. AV SYSTEMS

1. Provide rough-in for Local Audio/Video systems to be coordinated with the owner.

#### D. SECURITY ACCESS CONTROL

1. Expand the existing RS2 access control system to support each new access-controlled door at the facility. Provide rough-in at each access-controlled door location for card reader, door position switch, request to exit device and electronic locking hardware. Provide new licenses, intelligent controller panel and additional card reader and I/O panels as required to support all the doors. Mount head-end equipment within Telecom closets and provide multi-port door power supplies. Coordinate setup and programming with the owner. In addition, provide a door video intercom system with door stations placed at strategic locations at the facility. Interface with the access control system for remote door release.
2. Provide access control at new doors including major entrances/exits to the building, all telecom room doors, electrical room doors and mechanical room doors. Provide at any spaces that house significantly valuable and large quantities of technology as well as any areas that handle and store monetary transactions.
3. Provide duress alarm buttons located at strategic locations for quick notification in the event of an emergency.

#### E. VIDEO SURVEILLANCE

1. Expand existing IP Video Surveillance system consisting of Salient Video Management Server along with Hanwha interior cameras and exterior cameras for monitoring of entrances/exits, corridors and commons-spaces throughout the facility, elevators, and at exterior locations to cover pathways around the building. Provide all licensing and storage costs (1Tb per camera) required to support this new system.



**PLUMBING AND FIRE PROTECTION SYSTEMS****A. Plumbing Scope**

1. This project includes all work related to the renovation of the existing school building. Restrooms are getting reworked in their entirety and will be provided with new plumbing fixtures as required. All water fountains shall be replaced. The existing water service entry to the building is in poor condition and shall be replaced. The central gas water heater shall be replaced.
2. The building has recently been updated with new sprinkler mains. Scope shall include new branch lines to fixture heads as ceilings are being replaced.

**B. Codes and Standards**

5. ASHRAE Standard 90.1 – 2019
6. 2018 Kentucky Building Code (IBC 2015 with amendments)
7. Kentucky State Plumbing Code
8. Commercial Energy Conservation Code 2012 of Kentucky (IECC 2012)
9. Kentucky Fire Sprinkler Code 2013 (NFPA 13, 2013)

**C. Domestic Cold Water System**

1. Piping material for all domestic water service piping shall be type “L” copper pipe and fittings above floor and type “K” copper pipe and fittings below floor where under slab water piping is required. All fittings for copper piping are to be soldered.
2. The domestic water distribution system piping will be provided with broad, local and individual fixture shut off valves throughout the new building for complete control of these systems. Water hammer arresters will be provided to relieve the system of shocking and movement due to quick closing valve operations.
3. The entire length of the cold water piping will be provided with 1” insulation to control condensation on the pipes.
4. The maximum velocity for cold water in piping is to be 8 ft/sec.

**D. Domestic Hot Water System**

1. The domestic hot water system is to be recirculated within the code minimum lengths to each plumbing fixture with hot water.
2. Hot water and hot water return piping will be provided with 1” insulation on pipe sizes ½” – 1 ½”, and 1 ½” insulation on pipes 2” and greater to minimize heat loss.
3. The maximum velocity for hot water in piping is to be 5 ft/sec.

**E. Building Sanitary Waste and Vent Systems**

1. Each plumbing fixture, floor drain or other equipment requiring plumbing drain connections will be provided with sanitary waste and vent piping in accordance with the State of Kentucky Plumbing Code. Sanitary vent piping will be gathered and routed through the roof to atmosphere. There will be multiple vent to roof locations in the building. Sanitary waste piping will be gathered and routed to the building exterior at a point which will be coordinated with the surrounding exterior sanitary sewer system.
2. Sanitary cleanouts shall be installed at 50 feet on center up to 4” diameter and 100 feet on center for 6” diameter and above, and at changes in direction of 90 degrees or more, at the bottom of vertical risers and as the sewer exits the building.

3. Piping materials for sanitary waste and vent piping will be extra heavy hub and spigot cast iron piping below grade, and no hub cast iron piping above grade. All no hub cast iron piping will be joined using 4 and 6 band heavy duty couplings. Vent piping above grade will be no hub cast iron.
- F. Building Storm Sewer System
1. Storm water will be removed from the roof of the building through a network of roof drains.
  2. The primary interior roof drain system will be gathered together within the building and routed to the exterior. The final exit location will be coordinated with the site storm sewer system.
  3. Piping materials for storm sewer piping will be extra heavy hub and spigot cast iron piping below grade, and no hub cast iron piping above grade. All no hub cast iron piping will be joined using 4 and 6 band heavy duty couplings.
  4. Storm sewer cleanouts shall be installed at 50 feet on center up to 4" diameter and 100 feet on center for 6" diameter and above, and at changes in direction of 90 degrees or more, at the bottom of vertical risers and as the storm sewer exits the building.
- G. Natural Gas Piping System
1. No additional units shall be added that require new gas pipe connections.
- H. Plumbing Fixtures
1. Water closets for this project will be white, vitreous china; wall hung for regular and handicapped accessibility.
    - a. Flush valves for water closets will be automatic type.
  2. Urinals for this project will be white, vitreous china, wall hung for regular and handicapped accessibility.
    - a. Flush valves for urinals will be automatic type.
  3. Lavatories for will be white, vitreous china; wall hung for regular and handicapped accessibility.
    - a. Faucet set for lavatories automatic operation.
  5. Electric water coolers will be stainless steel, automatic, hi-low style with single chiller unit and bottle filler and mounted for regular and handicapped accessibility.
  6. Mop basins will be floor mounted, molded stone, 24" x 24" with stainless steel splash guards and dropped front lip. Mop basins to include accessories such as mop hook, caulking and rubber hose.
    - a. Faucets for mop basins will be all brass construction, 8" centersets, integral vacuum breaker, and wall mounted with threaded hose connection.
  8. Staff breakroom sinks shall be undermount stainless steel with gooseneck faucets with wrist blade handles.
  10. All plumbing fixtures and trim designed or designated for use by the handicapped shall meet the Americans with Disabilities Act guidelines.
- I. General Plumbing Systems Information/Plumbing Specialties
1. Floor drains will be provided in all restroom groups. Floor drains will be provided with trap seals.
  2. Hose bibs will be provided in the main restroom groups.
  3. Art room sinks will be regular and handicapped accessible and will have solids traps included at each sink. The trap shall be accessible for cleaning.
  4. Piping shall be identified in mechanical rooms, unfinished spaces without ceilings, above suspended lay-in acoustical ceilings for the type of service and the direction of flow. Equipment shall be identified with name plates.
  5. Operations and maintenance manuals for data and materials shall include the following:
    - a. Operating & Maintenance (O & M) Manuals

- b. All required warranty certificates
  - c. A letter from the general contractor stating the start date and duration of all warranty items
  - d. The name and phone numbers of the general contractor's point of contact for all warranty repairs
  - e. A list with contact information of the warranty providers for all systems and equipment
- J. Wet Pipe Fire Protection Sprinkler System
  - 1. Upright sprinkler heads will be used in unfinished rooms with no ceiling. Concealed sprinkler heads will be provided in finished building areas with sprinkler heads installed in the center of the ceiling tiles for finished spaces. Quick response sprinkler heads shall be provided in all light and ordinary hazard occupancy areas.