

FIELD OBSERVATION REPORT #11

2025-05 - New Board Office

■ TO:	Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	■ DATE:	2025.05.20
ATTENTION:	Mr. Kevin Pfefferman		
■ FROM:	Mark Perry mperry@embosssdesign.com 906 Monmouth Street Newport, KY 41071 V: 859.431.8612 • D: 859.578.6013	■ PROJECT:	New Board Office KCSD BG#24-084
COPIES TO:	Mr. Matt Rigg; Mrs. Carrie Hooten, Mr. Brian Vanover	PROJECT NO.:	22-106

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

PURPOSE	<input checked="" type="checkbox"/> For your use	DISPOSITION	<input type="checkbox"/> No exceptions noted
	<input type="checkbox"/> As requested		<input type="checkbox"/> Exceptions noted, Revise as indicated.
	<input type="checkbox"/> For review and comment		<input type="checkbox"/> REJECTED: REVISE AND RESUBMIT
	<input type="checkbox"/> For information		
	<input checked="" type="checkbox"/> For record		
	<input type="checkbox"/> For approval		
	<input type="checkbox"/>		

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Division 01: General Requirements

01.01: 2025.04.29 – Roof protection was in place at exterior roof patios where being used for material delivery.

Division 04: Masonry

04.01: 2025.04.29 – Brick veneer was largely complete. Scaffold was being erected for the remaining work at the entry.

04.02: 2025.05.13 – Brick veneer was complete at the entry. The mason appears to be complete except for cleaning, sealing, and caulking.

Division 05: Metals

05.01: 2025.04.29 – It was reported the steel erector's crane would be removed from the site later in the week.

05.02: 2025.04.29 – The decorative railing at the open stair had been installed. Several issues were discussed. Guardrails had been installed at exterior patios except where omitted for material deliveries.

05.03: 2025.04.29 – Exterior CFMF appeared complete.

Division 06: Woods and Plastics

06.01: 2025.04.29 – Exterior sheathing appeared complete outside of roof patio fascias, though not all sheathing had received spray-applied air barrier.

06.02: 2025.04.29 – Fire blocking / firestopping installation was progressing.

Division 07: Thermal and Moisture Protection

07.01: 2025.04.29 – Spray-foam insulation installation had begun at the third floor and first floor.

07.02: 2025.04.29 – Air barrier had been applied to all exterior walls except, Area B (west) and Area A (east).

07.03: 2025.05.13 – Air barrier installation was complete except Area A (east).

07.04: 2025.05.13 – Roof cap sheet was 75% complete over board room.

Division 08: Doors and Windows

08.01: 2025.04.29 – First floor, Area B window framing had been delivered as had glass for Area B, second and third floor east windows. Some glass had been installed at the east side of the second and third floors.

08.02: 2025.05.13 – First floor, Area B glass had arrived and had been installed.

Division 09: Finishes

09.01: 2025.04.29 – Interior gypsum board had been hung in multiple locations following inspections and where risk of moisture damage was less likely. Sound batt installation was proceeding as well. Interior CFMF was largely complete. Miscellaneous partitions and soffits remained.

09.02: 2025.05.13 – Interior gypsum board was being hung in the board room and had progressed at the first floor. The GC was advised to keep an eye on water intrusion resulting in water damage as the envelope was not weather tight.

Division 20-28: MEP

20-28.01: 2025.04.29 – Sprinkler piping had been installed over much of the board room.

20-28.02: 2025.04.29 – Unit heaters had been installed in Receiving #150.

20-28.03: 2025.05.13 – Geothermal well field installation was nearing 50% completion.

20-28.04: 2025.05.13 – Electric panel and transformer work had progressed on the first floor. Rough-in inspection had occurred at third floor.

Division 31: Earthwork

31.01: 2025.05.13 – Earthwork was proceeding at the entry drive. It was reported proof-roll of south parking lot extension was imminent.

CONSTRUCTION PHOTOS

2025.04.29 – Exterior from southwest



2025.04.29 – Exterior of board room from east



2025.04.29 – Exterior patios at second and third floors



2025.04.29 – Board room looking east



2025.04.29 – Board room looking west



2025.04.29 – Board conference room



2025.04.29 – Emergency Electric #120A



2025.04.29 – Catering #105



2025.04.29 – Electric #120



2025.04.29 – Looking towards Vestibule #100D



2025.04.29 – Corridor #100C looking south



2025.04.29 – MEP #119



2025.04.29 – Monumental stair



2025.04.29 – Virtual Learning Classroom #141



2025.04.29 – Office #142



2025.04.29 – Receiving #150



2025.04.29 – Receiving #150



2025.04.29 – Second floor, west corridor



2025.04.29 – Looking towards Conference #212



2025.04.29 – Monumental stair – second floor guardrail



2025.04.29 – Second floor, west wall



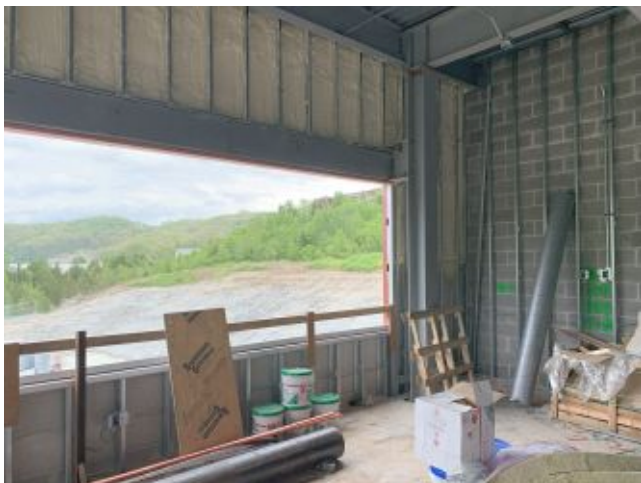
2025.04.29 – Second floor – roof over Catering



2025.04.29 – Patio #252



2025.04.29 – Second floor, east corridor



2025.04.29 – Executive Conference #336



2025.04.29 – Office #330



2025.04.29 – Third floor looking towards Conference #306



2025.04.29 – Roof over entry / offices



2025.04.29 – Patio #358



2025.05.13 – West elevation, north end



2025.05.13 – West elevation



2025.05.13 – West elevation near entry



2025.05.13 – West elevation at entry



2025.05.13 – Exterior from southwest



2025.05.13 – Exterior from southeast



2025.05.13 – Looking towards bridge



2025.05.13 – West edge of detention basin



2025.05.13 – Board room looking northeast



2025.05.13 – Board room looking north



2025.05.13 – Southwest corner of board room



2025.05.13 – Southeast corner of board room



2025.05.13 – Entry lobby #101



2025.05.13 – Corridor #100C



2025.05.13 – Emergency Electric #120A



2025.05.13 – Emergency Electric #120A



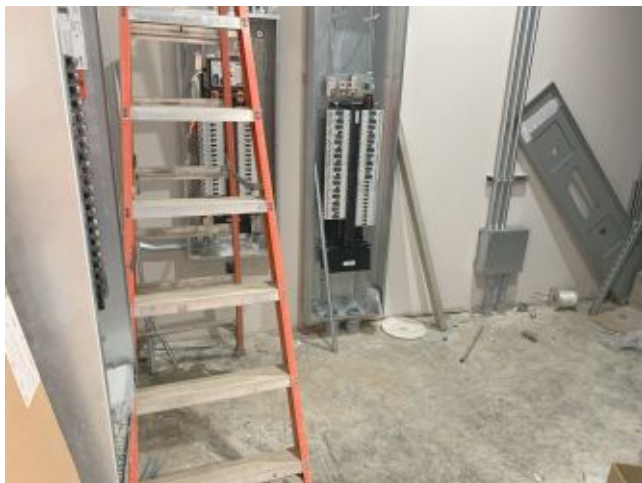
2025.05.13 – Emergency Electric #120A



2025.05.13 – Emergency Electric #120A



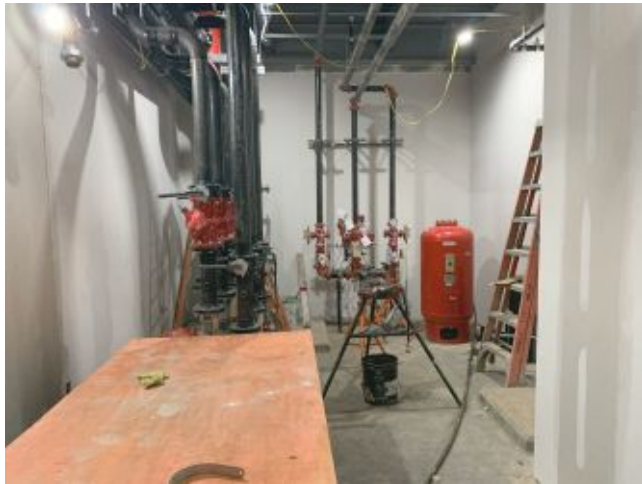
2025.05.13 – Emergency Electric #120A



2025.05.13 – Electric #120



2025.05.13 – Electric #120



2025.05.13 – MEP #119



2025.05.13 – Work Room #122



2025.05.13 – Office #125



2025.05.13 – Office #126



2025.05.13 – Office #142



2025.05.13 – Virtual Learning Classroom #141



2025.05.13 – Virtual Learning Classroom #141



2025.05.13 – Virtual Learning Classroom #141



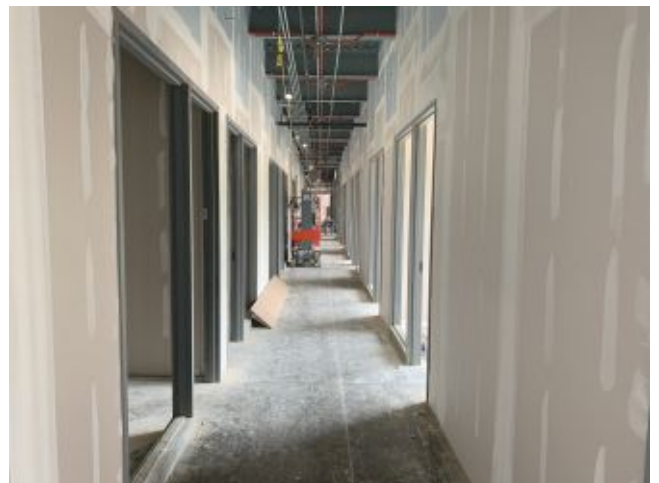
2025.05.13 – Restroom #145



2025.05.13 – Safe Room #144



2025.05.13 – Restroom #143



2025.05.13 – First floor, west corridor



2025.05.13 – First floor – north corridor



2025.05.13 – First floor, east corridor



2025.05.13 – Monumental stair



2025.05.13 – North end of site from third floor



2025.05.13 – North end of site from third floor



2025.05.13 – Office #333 looking south



2025.05.13 – Third floor, west corridor



2025.05.13 – Storage #317



2025.05.13 – Roof over Area A



2025.05.13 – Roof over Area A



2025.05.13 – Roof over Area A



2025.05.13 – Conference #209

END