

FIELD OBSERVATION REPORT #12

2025-06 - New Board Office

■ TO:	Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	■ DATE:	2025.06.13
ATTENTION:	Mr. Kevin Pfefferman		
■ FROM:	Mark Perry mperry@embosdesign.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 05: Metals

05.01: 2025.06.10 – Alternating tread ladder to roof from third floor had been installed.

Division 07: Thermal and Moisture Protection

07.01: 2025.05.27 – Second floor roof hatch had arrived and had been installed.

07.02: 2025.05.27 – Areas of incomplete air barrier at the third floor above the low roof were identified and brought to Monarch's attention.

07.03: 2025.05.27 – Mineral wool insulation and z-girts had been installed on much of the west elevation.

07.04: 2025.05.27 – Spray foam insulation had been applied to the interior side of the cantilever beams above the sawtooth at the entry.

07.05: 2025.06.10 – Mineral wool insulation and z-girts appeared complete on all three floors, Area B as well as the East wall of Area A.

07.06: 2025.06.10 – Air barrier issues identified on 5/27 had been corrected.

Division 08: Doors and Windows

08.01: 2025.06.10 – Glass installation was nearly complete on all three floors, Area B. A couple of odd-sized panes were not installed.

Division 09: Finishes

09.01: 2025.05.27 – Gypsum board installation had progressed at the first and second floors, including the board room. Sound batt installation was progressing in front of board installation. Many first floor spaces had received tape and mud.

09.02: 2025.06.10 – Gypsum board installation, taping, and mudding had progressed. The first floor was nearly entirely boarded.

09.03: 2025.06.10 – Acoustic spray-insulation was nearing completion at the first floor. Second floor wall masking had started.

Division 20-28: MEP

20-28.01: 2025.05.27 – RTUs 1 and 2 and Condensing Units 1 and 2 had been installed.

20-28.02: 2025.06.10 – Geothermal vault was reported to be arriving 6/11. It was reported 56 of 70 borings had been completed.

20-28.03: 2025.06.10 – Duct and hydronic piping installation was largely complete in Area B, all three floors. Insulation was on-going.

Division 31: Earthwork

31.01: 2025.05.27 – Additional grading had been completed at the south end of the site (between asphalted lot and bridge) to extend the parking area. An area of undercut was reported. We are awaiting UES report for the quantified scope.

CONSTRUCTION PHOTOS



2025.05.27 – Exterior from southwest



2025.05.27 – Exterior from southwest



2025.05.27 – West elevation, north end



2025.05.27 – North elevation from northeast



2025.05.27 – East elevation from northeast



2025.05.27 – East elevation, south end



2025.05.27 – East elevation, south end



2025.05.27 – Southwest corner of board room



2025.05.27 – Southeast corner of board room



2025.05.27 – Catering #105



2025.05.27 – Board Conference #104



2025.05.27 – Corridor #100C



2025.05.27 – Entry Lobby / Reception Desk area



2025.05.27 – Entry Lobby / Vestibule



2025.05.27 – Corridor 100B



2025.05.27 – Men #111



2025.05.27 – First floor west corridor, looking north



2025.05.27 – Open stair



2025.05.27 – Mechanical #119



2025.05.27 – Electrical #120



2025.05.27 – Electrical #120



2025.05.27 – Electrical #120



2025.05.27 – First floor east corridor, looking north



2025.05.27 – Office #160



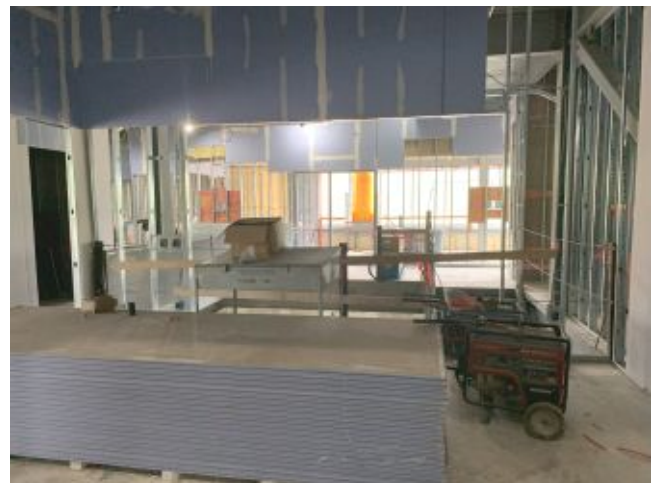
2025.05.27 – Office #159



2025.05.27 – Second floor east corridor, looking south



2025.05.27 – Office #233



2025.05.27 – Conference #212



2025.05.27 – Open Office #2021



2025.05.27 – Storage #219



2025.05.27 – Mechanical #216



2025.05.27 – Office #339



2025.05.27 – Kitchen / Break #305



2025.05.27 – Open Office #301



2025.05.27 – Roof over board room



2025.05.27 – Roof over board room



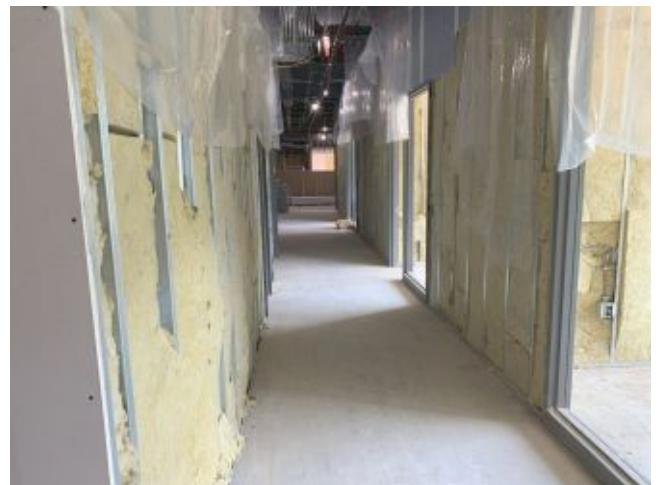
2025.05.27 – Mechanical #354



2025.06.10 – Entry lobby



2025.06.10 – First floor east corridor, looking south



2025.06.10 – Second floor west corridor



2025.06.10 – Third floor roof ladder



2025.06.10 – Exterior from southeast



2025.06.10 – Exterior from southwest



2025.06.10 – Exterior from southwest

- ☐ Please acknowledge receipt of transmitted items.
- ☐ Return transmitted items to eMBOSS Design ^{PSC}.

END