



Kenton County School District | *It's about ALL kids.*

Issue Paper

DATE:

6/25/2025

AGENDA ITEM (ACTION ITEM):

Consider / Approve the construction drawings for the Piner renovation project (BG 25-353).

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:160

HISTORY/BACKGROUND:

The construction drawings (CD) for the Piner renovation project reflects the input of the KCS D team and final design work from the architects at Emboss Design. The CD documents will serve as the basis for total project cost estimation and for the project bid process. It is anticipated for the bid process to occur in September, a bid award to be recommended to the Board in October, and construction to begin by December 2025 should a successful bidder be selected and approved by the Board. The CD plans are reflective of the evolutionary design process starting with the schematic design that was approved by the Board on May 5, 2025.

FISCAL/BUDGETARY IMPACT:

The fiscal impact will be determined once the bid process is complete, but current estimates approximate a total project cost of \$4,000,000.

RECOMMENDATION:

Approve the construction drawings for the Piner renovation project (BG 25-353).

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

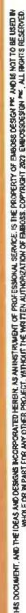
Principal/Administrator



District Administrator



Superintendent



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RG# 25-353

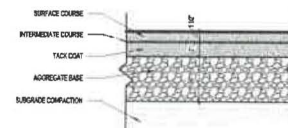
The site plan shows the proposed new school building (shaded gray) and the existing school building (white). The new building is located to the west of the existing building. The existing building has a central section labeled "EXISTING SCHOOL" and a smaller section labeled "EXISTING DISTANCE TO REMAIN". The new building has a section labeled "EXISTING BUILDING OFFICE" and a section labeled "EXISTING BUILDING OFFICE". The plan also shows the "EXISTING DISTANCE TO REMAIN" and the "EXISTING DISTANCE TO REMAIN". The plan includes a north arrow and a scale bar.

MAGNETIC PLAN

27A NEW POWER AND DATA TO FUTURE MARQUEE SIGN LOCATION
CONFIRM EXACT LOCATION WITH OWNER. SEE ELECTRICAL &
TECHNOLOGY DRAWINGS

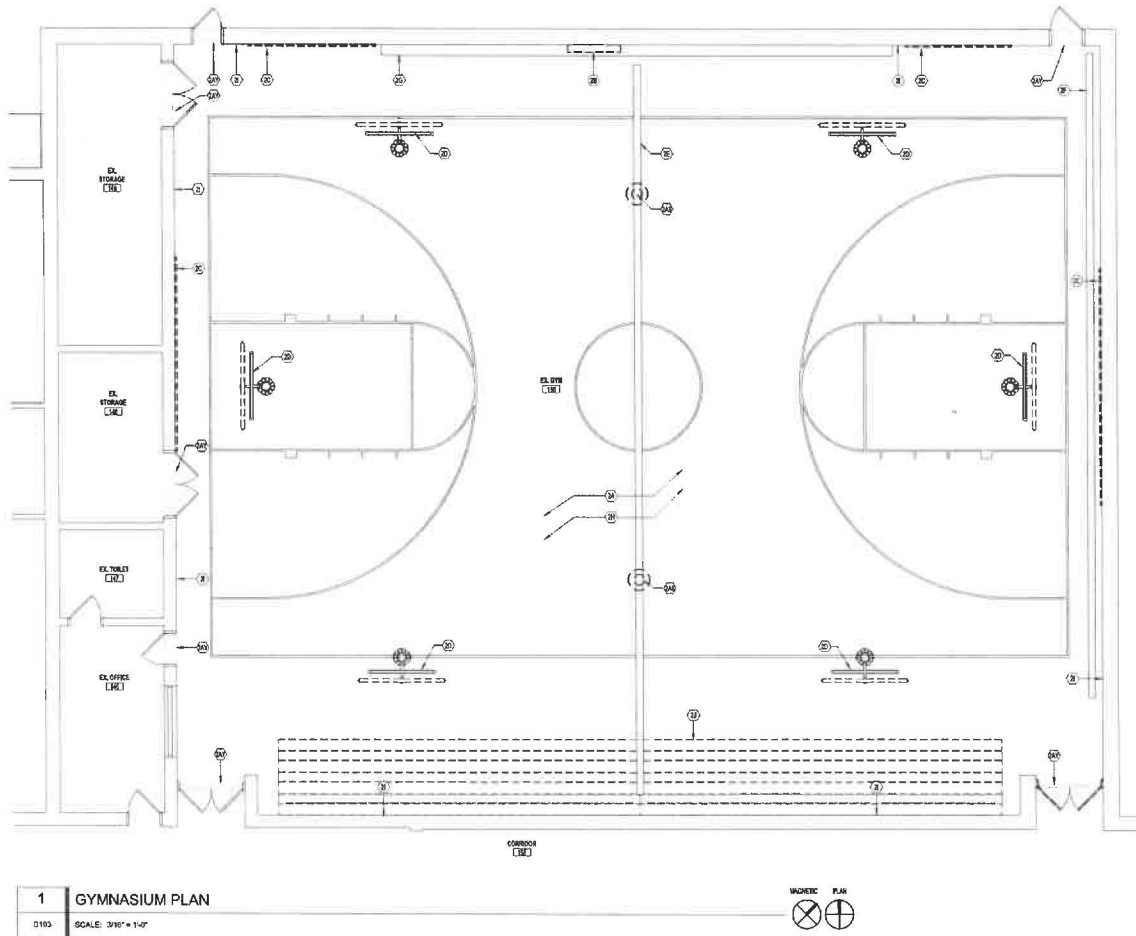
32A MELL PARKING LOT AND DRIVE AND PROVIDE NEW TOPPING AND
STRIPING TO MATCH EXISTING. EXISTING SIGNAGE AND PARKING
BLOCKS TO BE REMOVED AND RE-INSTALLED

32B INSTALL NEW ASPHALT DRIVE FROM SIDE PARKING LOT TO
SIDEWALK AT DOOR 131. CONCRETE SUBGRADE AREA TO
INCLUDE LAYER OF DENSE AGGREGATE, ASPHALT BASE
COURSE, AND ASPHALT SURFACE COURSE. ALIGN WITH
EXISTING PAVING, PROVIDE POSITIVE DRAINAGE.



2	NEW PAVING DETAIL
A8100	SCALE: 1 1/2" = 1'-0"



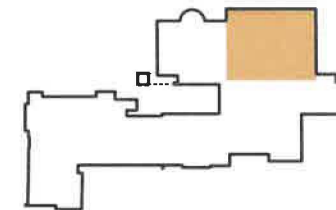


DEMO PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

SHEET KEYNOTES

1. REMOVE EXISTING ACoustICAL PANELS INSTALLED ON GYM ROOF TRUSSES.
2. CORE THROUGH FLOOR AS REQUIRED FOR NEW FLOOR SLURRY. SEE DETAIL 3A110.
3. EXISTING THRESHOLD AT DOOR TO REMAIN. SALVAGE & REINSTALL IF REQUIRED FOR FLOOR REFINISHING.
4. REMOVE SCOREBOARD.
5. REMOVE WALL PAINT.
6. REMOVE RETRACTABLE BACKSTREET, LOCAL SYSTEM AND UNLINED SUBIRWAYS.
7. EXISTING RETRACTABLE BACKSTREET CLIPPER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
8. RETRACTABLE ARCHERY NET TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
9. ROCK-CLIMBING WALL TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
10. EXISTING DYNAMIC LIGHTING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
11. REMOVE TACKBOARD, WHITE BOARDS, CORNER PLATES, AND SIGNAGE AS REQUIRED FOR PAINTING, TO REINSTALL AFTER PAINT.
12. REMOVE TELESCOPING STANDS.



KEY PLAN



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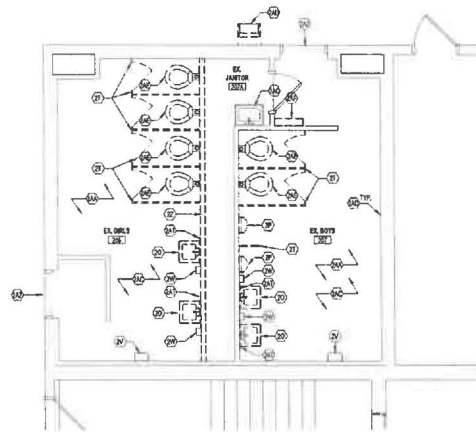
PINER ELEMENTARY RENOVATION
KENTON COUNTY SCHOOL DISTRICT
2845 PINER RIDGE RD, MORNING VIEW, KY
BG# 25-353

NO.	DESCRIPTION	DATE
1	CD BOARD APPROVAL	06/17/2025

ENLARGED DEMOLITION
PLANS

25-011

D103



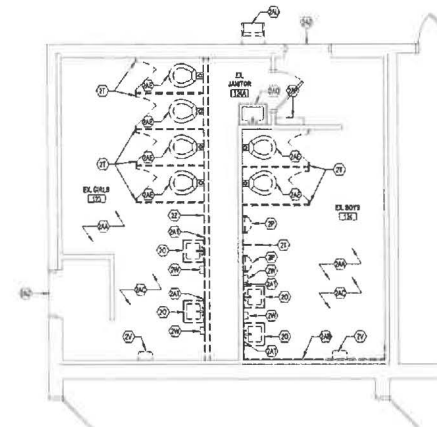
4 RESTROOMS - 2ND FLOOR A Copy 1
D104 SCALE: 1/4" = 1'-0"

SHEET KEYNOTES

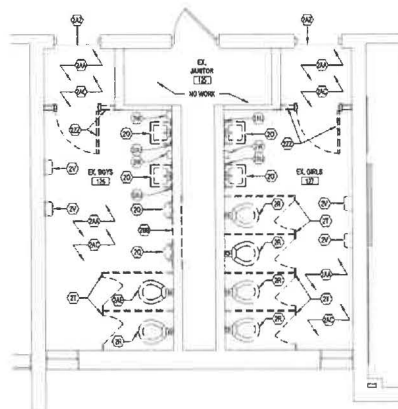
- 21A EXISTING ACoustICAL PANELS, CEILING, LIGHTING, & CEILING TEXTURES TO REMAIN. PROTECT DURING CONSTRUCTION.
- 21B REMOVE EXISTING GYPSUM T&F AND WALL BASE CORN TO BLOCK OR CONCRETE.
- 21C EXISTING TERRAZZO FLOOR AND CONE BASE TO REMAIN. ABRATE AS NECESSARY FOR NEW COATING.
- 21D EXISTING STRUCTURAL GLAZED TILE WALL TO REMAIN. ABRATE AS NECESSARY TO REMOVE HIGH GLOSS TILE.
- 21E REMOVE EXISTING TOILET & CARRIER IN WALL. SEE PLUMBING DRAWINGS.
- 21F REMOVE EXISTING ELECTRICAL PANEL FOR TILE INSTALLATION. TO REINSTALL AFTER FINISHES.
- 21G EXISTING SINK TO REMAIN.
- 21H REMOVE EXISTING MIRROR.
- 21I REMOVE EXISTING DRAINING FLOORING.
- 21J EXISTING DOOR AND FRAME TO REMAIN.
- 21K EXISTING MASONRY WALLS TO REMAIN. FOR REMOVE AND SALVAGE WALL MOUNTED SINKS, FIXTURES, AND ACCESSORIES FOR PAINTING.
- 21L EDGE OF RESTROOM FLOORING. NO TRANSITION STRIP. PROTECT CORRIDOR FLOOR DURING WORK.
- 21M EDGE OF RESTROOM FLOORING. REMOVE TRANSITION STRIP. PROTECT CORRIDOR FLOOR DURING WORK.
- 21N REMOVE PORTION OF MASONRY WALL FOR NEW PIPING. SEE PLUMBING DRAWINGS.
- 21O REMOVE EXISTING SINK. SEE PLUMBING DRAWINGS.
- 21P REMOVE EXISTING URINAL. SEE PLUMBING DRAWINGS.
- 21Q REMOVE EXISTING URINAL & EXPOSED PLUMBING. SEE PLUMBING DRAWINGS.
- 21R REMOVE EXISTING TOILET. SEE PLUMBING DRAWINGS.
- 21S REMOVE EXISTING SINK BASIN. SEE PLUMBING DRAWINGS.
- 21T REMOVE EXISTING PARTITION & MOUNTED ACCESSORIES.
- 21U REMOVE EXISTING PARTITION, ASSOCIATED GRAB BARS, AND MOUNTED ACCESSORIES.
- 21V REMOVE EXISTING ELECTRIC HAND DRYER.
- 21W REMOVE EXISTING SOAP DISPENSER.
- 21X REMOVE MASONRY WALL FROM STRUCTURE ABOVE TO TOP OF TERRAZZO COVER. PROVIDE LEVEL SURFACE FOR NEW WALL INSTALLATION.
- 21Z REMOVE MASONRY WALL & ASSOCIATED DOORS & FRAMES.

DEMO PLAN LEGEND

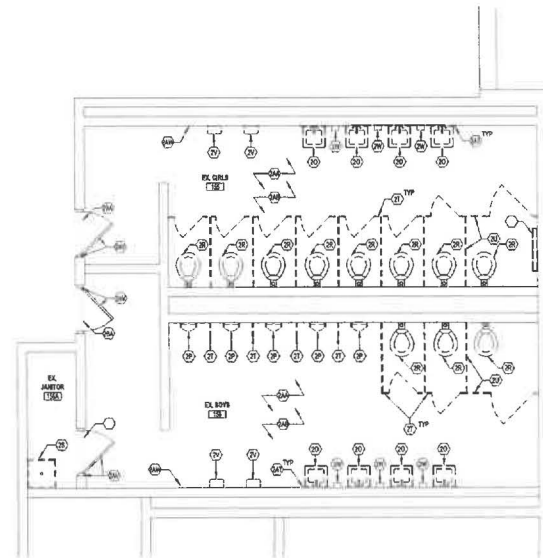
- EXISTING CONSTRUCTION TO REMAIN
- - - EXISTING CONSTRUCTION TO BE REMOVED



1 RESTROOMS - 1ST FLOOR A DEMO
D104 SCALE: 1/4" = 1'-0"



2 RESTROOMS - 1ST FLOOR B DEMO
D104 SCALE: 1/4" = 1'-0"



3 RESTROOMS - 1ST FLOOR C (GYM) DEMO
D104 SCALE: 1/4" = 1'-0"



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**PINER ELEMENTARY RENOVATION
KENTON COUNTY SCHOOL DISTRICT**
2845 PINER RIDGE RD, MORNING VIEW, KY
BG# 25-363

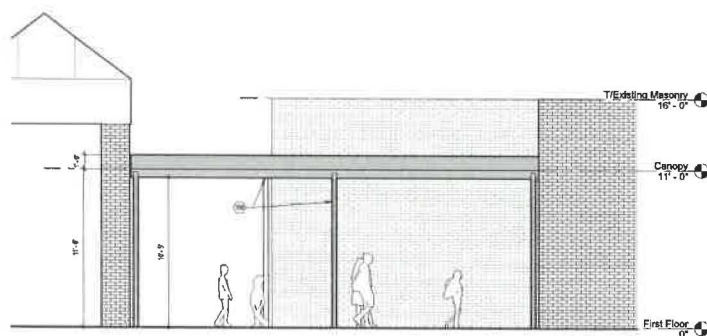
NO.	DESCRIPTION	DATE
CD	BOARD APPROVAL	06/12/2025

**ENLARGED DEMOLITION
PLANS**

25-011

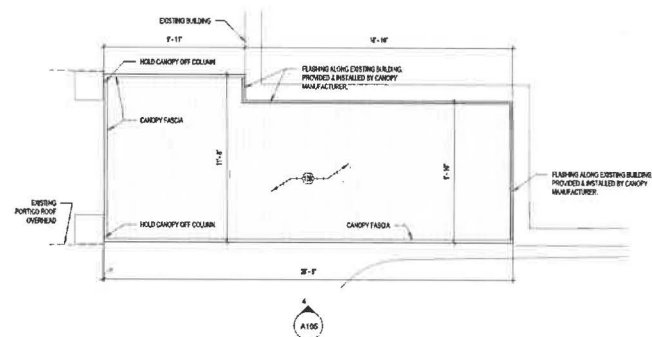
D104

A106 SCALE:

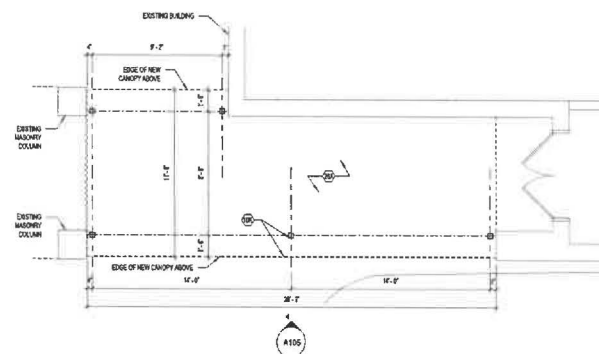


A105 SCALE: 1/4" = 1'-0"

10K	PRE-ENGINEERED, PRE-MANUFACTURED POST-SUPPORTED ALUMINUM WALKWAY CANOPY BETWEEN EXISTING GAZEBO AND LIBRARY ENTRANCE, BASIS-OF-DESIGN PRODUCT MAPES SUPER LUMIDECK (POST SUPPORTED) WITH FLAT SOFFIT, 8" HIGH SMOOTH 1/2" FASCIA, IF.
26A	NEW LIGHTING AT UNDERSIDE OF CANOPY, BY CANOPY MANUFACTURER.



A105 SCALE: 1/4" = 1'-0"



A105 SCALE: 1/4" = 1'-0"



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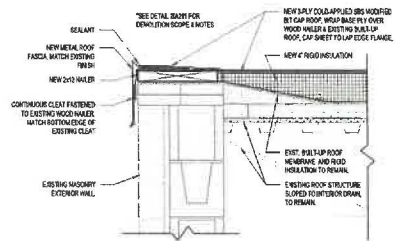
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	CD BOARD APPROVAL	06/17/2025

ENLARGED FLOOR PLANS

25-011

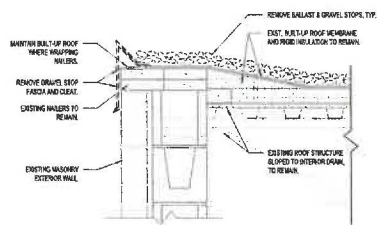
A105

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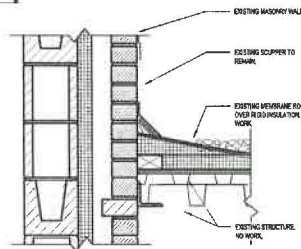
6 ROOF DETAIL

A500 SCALE: 1/12" = 1'-0"



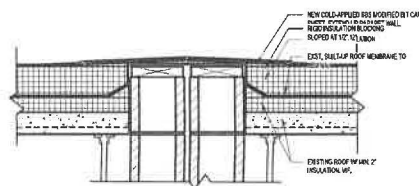
2 DEMO DETAIL

A500 SCALE: 1/12" = 1'-0"



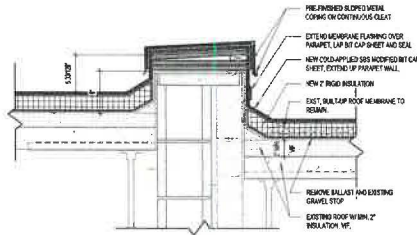
10 ROOF DETAIL

A500 SCALE: 1/12" = 1'-0"



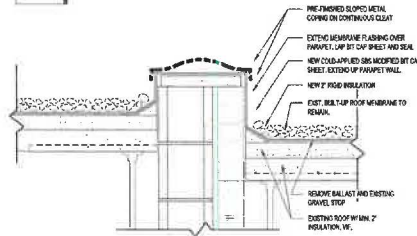
11 ROOF DETAIL

A500 SCALE: 1/12" = 1'-0"



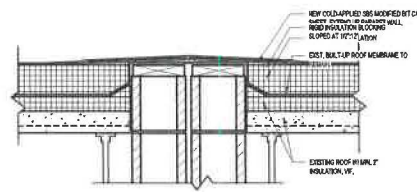
3 ROOF DETAIL

A500 SCALE: 1/12" = 1'-0"



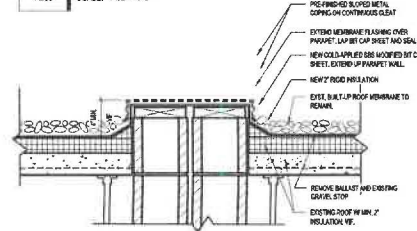
4 DEMO DETAIL

A500 SCALE: 1/12" = 1'-0"



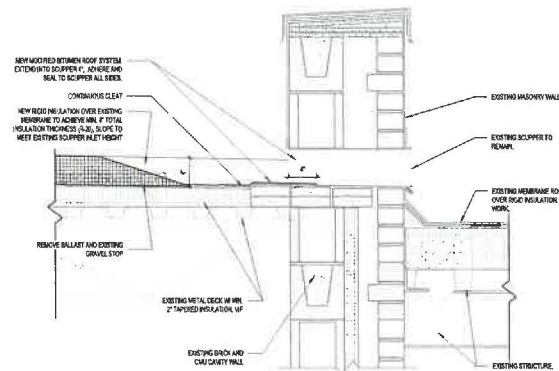
7 ROOF DETAIL

A500 SCALE: 1/12" = 1'-0"



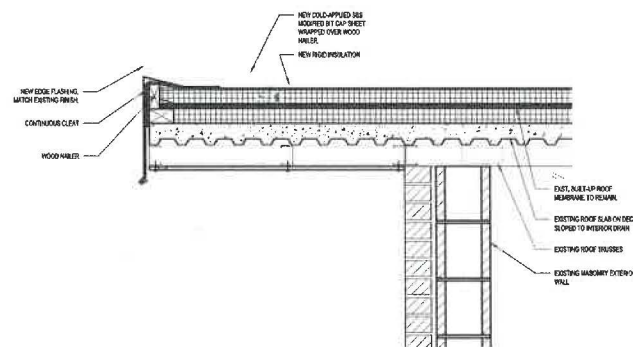
8 DEMO DETAIL

A500 SCALE: 1/12" = 1'-0"



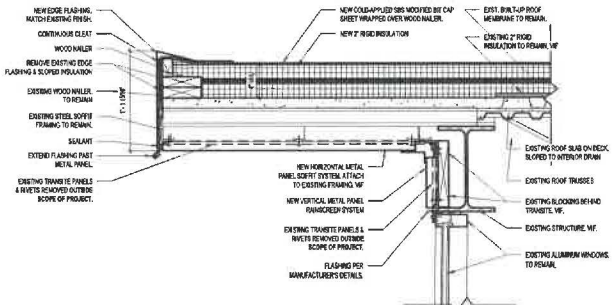
5 ROOF DETAIL

A500 SCALE: 1/12" = 1'-0"



1 ROOF DETAIL

A500 SCALE: 1/12" = 1'-0"



9 DETAIL

A500 SCALE: 1/12" = 1'-0"



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KENTON COUNTY SCHOOL DISTRICT
2845 PINER RIDGE RD, MORNING VIEW, KY

BG# 25-363

NO.	DESCRIPTION	DATE
CO BOARD APPROVAL		06.11.2025

ROOF DETAILS

25-011

A500

GAS FIRED MAKEUP AIR UNIT SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	TYPE	LOCATION	DIMENSIONS (IN)			WEIGHT (LBS.)	DESIGN CFM	MIN CFM	E.S.P. (IN WG)	MAXIMUM SCHEG	DIRECT FIRED GAS HEATING		FUEL	REQUIRED INPUT GAS PRESSURE (IN WG)	VFD	ELECTRICAL DATA						REMARKS
						LENGTH	WIDTH	HEIGHT						INPUT (MBH)	OUTPUT (MBH)				Yes	VOLTAGE	PHASE	FLA	MCA	MOCP	
MMU-2	CAPTEMEAR	AS-D 506-24D	KITCHEN	GAS FIRED MAKEUP AIR UNIT	ROOF	138	41	43	878	4500	3500	2.00	12.1	369665	343000	72	PROPANE	7 - 14		208	3	21.1	27.8	48	ALL

- REMARKS:**
1. PROVIDE MINIMUM 12" ROOF CURB.
 2. FACTORY MOUNT W/IN CONTROL VESTIBULE.
 3. PROVIDE WITH 1 YEAR PARTS WARRANTY.
 4. SINGLE POINT POWER.
 5. SIZE DISCHARGE SUPPLY AIR DUCT CONNECTION.
 6. PROVIDE WITH FREEXCELTAI.
 7. DIRECT FIRED UNIT SHALL COMPLY WITH THE KENTUCKY MECHANICAL CODE AND NFPA 96 STANDARDS.
 8. PROVIDE BACKET CARD FOR GAS REGISTRATION.
 9. PROVIDE WITH MINIMUM MERV 8 PRE-FILTERS.

BOILER SCHEDULE (OWNER FURNISHED, CONTRACTOR INSTALLED)

MARK	MANUFACTURER	MODEL #	TYPE	FUEL	EWV (F)	LWT (F)	WATER FLOW (GPM)	INPUT (MBH)	GROSS OUTPUT (MBH)	GAS INLET PRESSURE (IN)	WATER PRESSURE DROP (FT HD)	VOLTAGE	PHASE	HZ	REMARKS
B-1	LOCHINVAR	NBC188H	HIGH EFFICIENCY CONDENSING GAS COMBUSTION BOILER	PROPANE	58	92	18	180	185	5-14	4.00	120	1	60	ALL

- REMARKS:**
1. PROVIDE CONDENSATE NEUTRALIZATION KIT. CONTRACTOR TO PURCHASE AND INSTALL.
 2. BOILER CAN OPERATE USING NATURAL GAS OR PROPANE. CHECK BOILER RATING PLATE TO DETERMINE WHICH FUEL THE BOILER IS SET FOR. IF SET TO NATURAL GAS, IT MAY BE CONVERTED TO PROPANE BY INSTALLING RNLP VENTURI.
 3. CONTRACTOR SHALL INSTALL BOILER PER THE INSTALLATION & OPERATION MANUAL.
 4. IF CLEAR WALL SPACE IS NOT AVAILABLE TO MOUNT BOILER, CONTRACTOR TO BUILD UNSTRUCT RACK TO SUPPORT BOILER.
 5. ROUTE COMBUSTION AIR AND EXHAUST FLUES THROUGH ROOF IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE MANUFACTURER APPROVED CONCENTRIC VENT KIT.

HYDRONIC PUMP SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	SERVICE	FLUID	GPM	PRESSURE FEET HEAD	RPM	HP	VOLTAGE	PHASE	HZ	REMARKS
HPV-1	BELL & GOSSETT	ECCORC XL 20-35	INLINE ECM CIRCULATOR PUMP	HOT WATER	50% PROPYLENE GLYCOL	10	15.00	2842	0.129	120	1	60	ALL

- REMARKS:**
1. PROVIDE MAGNETIC STRAINER IS INSTALLED UPSTREAM OF THE PUMP.

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL #	SERVICE	TYPE	AIRFLOW (CFM)	E.S.P.	DRIVE	RPM	FAN HP	VOLTAGE	PHASE	HZ	MCA	MOCP	SONES	REMARKS
EK-1	GREENHECK	G-175-VG	KITCHEN RESTROOM	CENTRIFUGAL	200	0.30	DIRECT	1481	1/15	120	1	60	1.8	15	3.8	ALL

- REMARKS:**
1. PROVIDE MINIMUM 12" ROOF CURB.
 2. PROVIDE WITH GRAVITY BACKDRAFT DAMPER.
 3. EC FAN WITH DIAL FOR BALANCING.
 4. PROVIDE WITH BRD SCREEN.

REGISTERS, GRILLES, AND DIFFUSERS

MARK	MANUFACTURER	MODEL #	TYPE	GRILLE SIZE	PANEL SIZE	DUCT INLET SIZE	DUCT BRANCH SIZE	MAX CFM	P.D.	NOISE CRITERIA	THROW PATTERN	REMARKS
EG-1	TITUS	306FL	ALUMINUM COVERED EXHAUST GRILLE	12"x12"	15"x15"	8"	8"	250	0.05	12	4-WAY	ALL

- REMARKS:**
1. WHITE IN COLOR.
 2. MOUNT IN PLASTER CEILING.
 3. ACCEPTABLE MANUFACTURERS: TITUS, PRICE, ANEMOSTAT.



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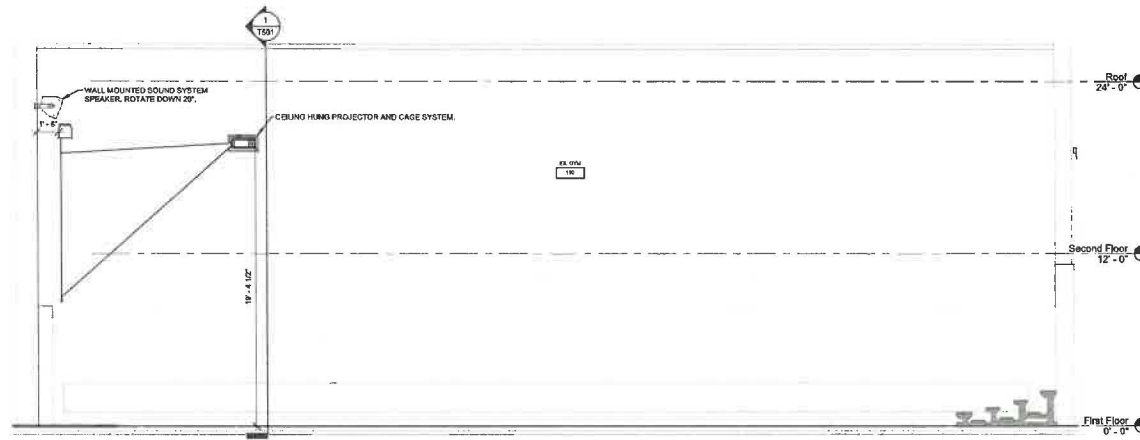
NO. DESCRIPTION DATE
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MECHANICAL
SCHEDULES

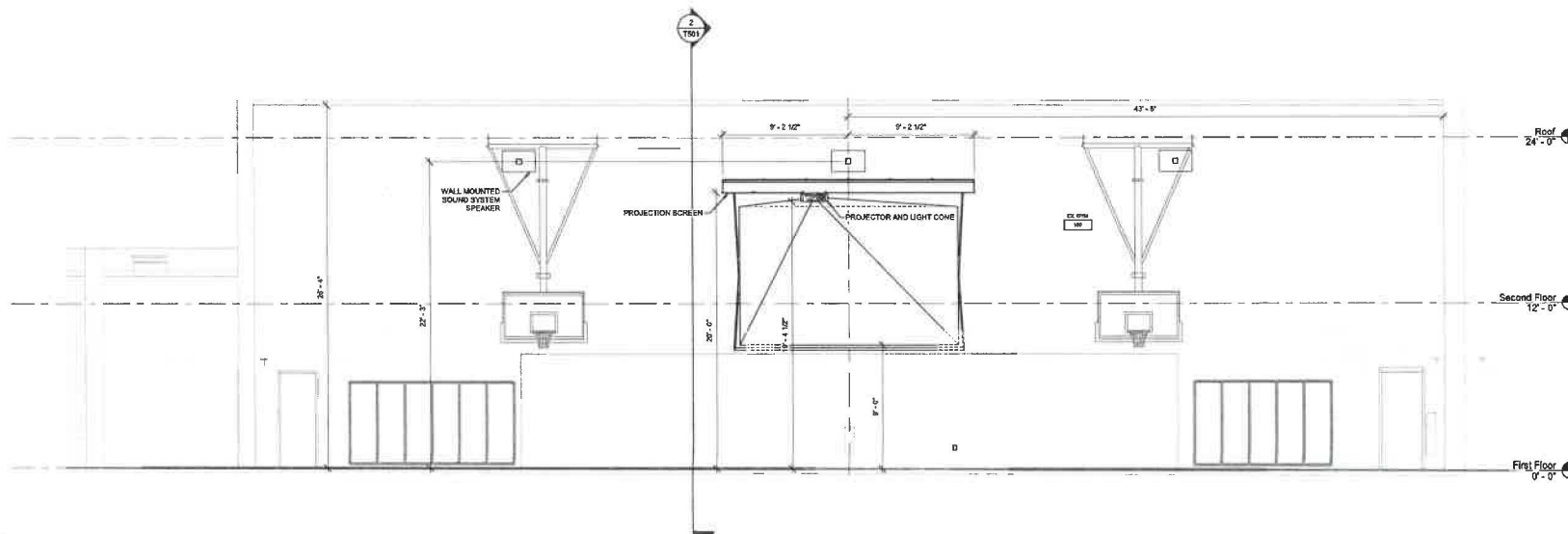
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1 SECTION VIEW - EX. GYM 150 - PLAN EAST
1/8" = 1'-0"



1 SECTION VIEW - EX. GYM 150 - PLAN NORTH
1/8" = 1'-0"



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TECHNOLOGY DETAILS
AND DIAGRAMS

25-011

T501

PRINT DATE: 6/17/2025 9:29:25 AM