

FIELD OBSERVATION REPORT #13

2025-07 - New Board Office

■ TO:	Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	■ DATE:	2025.07.23
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 01: General Requirements

01.01: 2025.07.22 – Perimeter security fencing had been reinstalled at the bridge.

Division 05: Metals

05.01: 2025.06.24 – Ladder from second floor to board room roof had been installed.

05.02: 2025.07.11 – The HSS 4x4 brace had been installed above door #101.

Division 07: Thermal and Moisture Protection

07.01: 2025.06.24 – Exterior mineral wool insulation was complete except for bottom strips and the third floor, plan west portion of the building, above the windows.

07.02: 2025.07.11 – Only bottom strips of exterior mineral wool insulation needed to be installed.

07.03: 2025.07.11 – The first of four anticipated deliveries of composite metal panels had been delivered to the site.

07.04: 2025.07.11 – Metal coping had been installed where brick terminates at copings.

07.05: 2025.07.22 – Composite metal panel installation was active at the east elevation, north of stair #2.

Division 08: Doors and Windows

08.01: 2025.06.24 – 30 panes of glass were expected on 6/25.

08.02: 2025.07.11 – An issue with the coiling door at Receiving #150 was reviewed with Monarch.

08.03: 2025.07.22 – Ceiling grid had been installed in most first floor spaces.

08.04: 2025.07.22 – Glass had been installed at the saw-tooth, entry, and portions of the board room.

Division 09: Finishes

09.01: 2025.06.24 – Acoustical spray insulation was complete.

09.02: 2025.06.24 – Painting had progressed on the first floor. Most walls and exposed ceiling had been painted.

09.03: 2025.06.24 – Gypsum board installation was approximately 90% complete on the second floor. Moving to the third floor next.

09.04: 2025.07.11 – Ceiling grid installation was advancing at the first floor.

09.05: 2025.07.11 – Gypsum board installation appeared largely complete at the second floor.

09.06: 2025.07.22 – Ceiling grid had been installed in most first floor spaces.

09.07: 2025.07.22 – Painting had progressed on the second floor in Area B.

Division 20-28: MEP

20-28.01: 2025.06.24 – It was reported the sanitary tap permit had been applied for.

20-28.02: 2025.06.24 – Air devices and plumbing fixtures had arrived on site. An issue with the two WSHP in AV #103 was reviewed with Mike Blau and Monarch.

20-28.03: 2025.06.24 – Above ceiling MEP work in the board room appeared largely complete.

20-28.04: 2025.06.24 – Low voltage hangers were being installed at the first and second floors. Electrical device installation was starting. Missing electric panels are expected the second week of July.

20-28.05: 2025.07.11 – Lateral installation in the geothermal field was progressing. Wells were complete.

20-28.06: 2025.07.22 – Lateral installation in the geothermal field was on-going. Circuit #1 was reported as complete.

20-28.07: 2025.07.22 – Air devices were actively being installed in ceiling grid in first floor spaces.

Division 31: Earthwork

31.01: 2025.06.24 – The bridge area appeared to be at or near subgrade with a handful of storm structures awaiting installation.

31.02: 2025.07.11 – Gravel base had been installed at the bridge and drive.

Division 32: Exterior Improvements

32.01: 2025.07.22 – A portion of sidewalk south of the board room had been poured and formwork for an upcoming pour wrapped the southwest corner and turned north towards the building entrance.

32.02: 2025.07.22 – Layout was being done for curbs at the south end of the site.

CONSTRUCTION PHOTOS

2025.06.24 – Exterior from entry drive



2025.06.24 – South parking lot from entry drive



2025.06.24 – West elevation



2025.06.24 – West elevation



2025.06.24 – Board room looking southeast



2025.06.24 – Base of open stair



2025.06.24 – Looking south towards Corridor #100C



2025.06.24 – First floor east corridor



2025.06.24 – First floor north corridor



2025.06.24 – First floor west corridor



2025.06.24 – Virtual learning classroom



2025.06.24 – Second floor east corridor



2025.06.24 – Second floor west corridor



2025.06.24 – Access to board room roof



2025.06.24 – Open Office #201



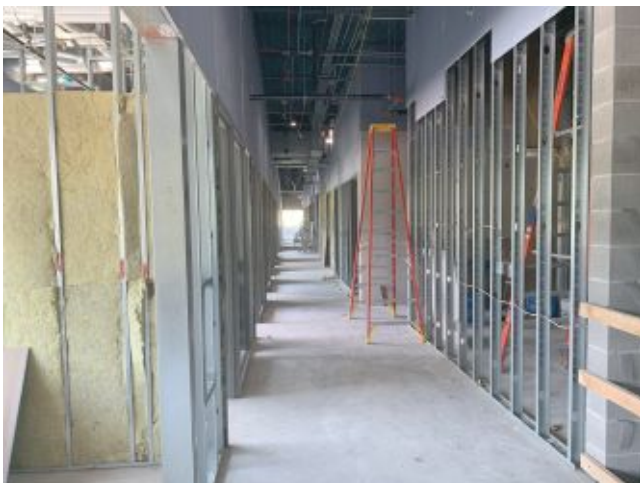
2025.06.24 – Third floor middle corridor



2025.06.24 – Corridor outside of Break #305



2025.06.24 – Open Office #301



2025.06.24 – Third floor west corridor



2025.06.24 – Third floor north corridor



2025.07.11 – Exterior from southwest



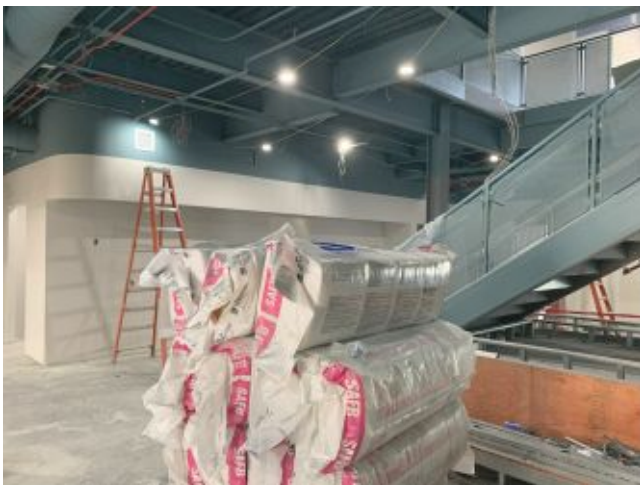
2025.07.11 – Exterior from northeast



2025.07.11 – Exterior from northeast



2025.07.11 – Receiving #150



2025.07.11 – Base of open stair



2025.07.11 – Base of open stair



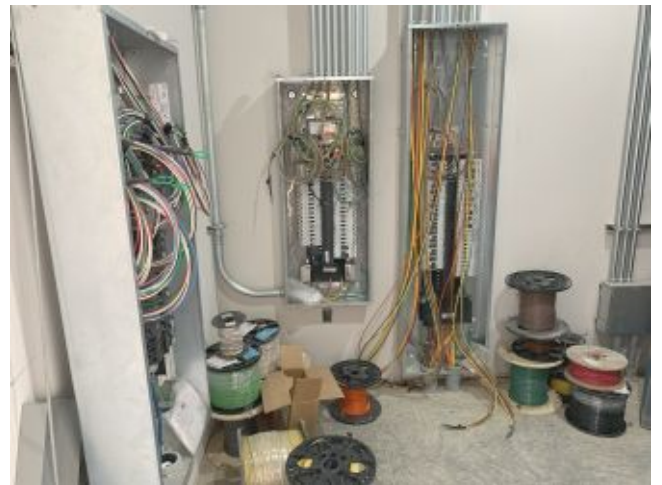
2025.07.11 – Mechanical #119



2025.07.11 – Corridor #100C



2025.07.11 – Corridor #118



2025.07.11 – Electric #120



2025.07.11 – Composite metal panel crates



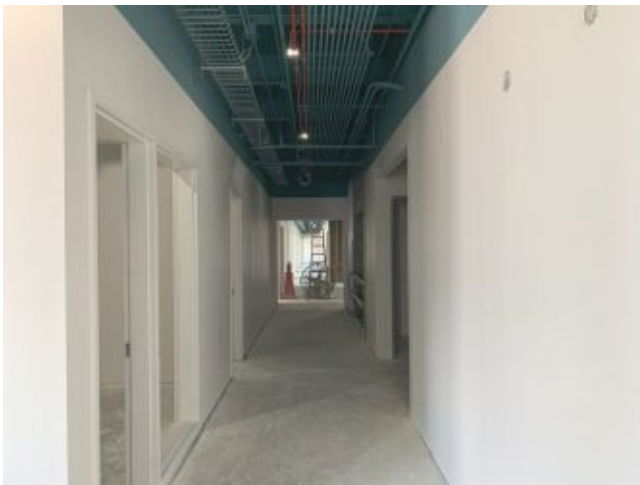
2025.07.11 – Exterior patios / east exterior



2025.07.11 – Entry Lobby



2025.07.11 – Entry Lobby



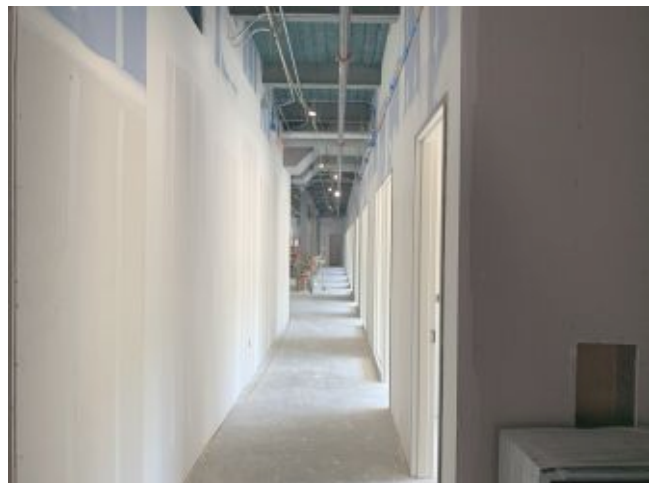
2025.07.11 – Corridor #100B



2025.07.11 – Entry Lobby



2025.07.11 – Second floor looking towards Break
#210



2025.07.11 – Second floor east corridor



2025.07.11 – Open Office #201



2025.07.11 – Second floor west corridor



2025.07.11 – Third floor north corridor



2025.07.11 – Third floor east corridor



2025.07.11 – Office #339



2025.07.11 – Roof looking south



2025.07.11 – Roof looking southeast



2025.07.11 – Roof looking northeast



2025.07.11 – Coping at north wall



2025.07.11 – Coping at Stair #2



2025.07.11 – Board room roof



2025.07.11 – Board room roof



2025.07.11 – North parking lot



2025.07.11 – Open Office #301



2025.07.22 - Generator



2025.07.22 – Glass at the sawtooth



2025.07.22 – Glass at the entry



2025.07.22 – East elevation metal panels



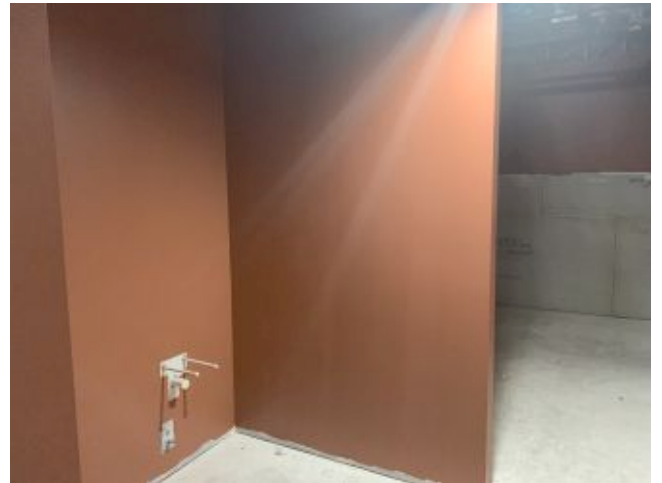
2025.07.22 – Entry lobby



2025.07.22 – Virtual learning classroom



2025.07.22 – Second floor east corridor



2025.07.22 – Women #246



2025.07.22 – Conference #212



2025.07.22 – Second floor at open stair



2025.07.22 – Third floor outside of #306



2025.07.22 – Third floor west corridor



2025.07.22 – Curb forms at southwest corner of building



2025.07.22 – Sidewalk south of board room

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

END