

FIELD OBSERVATION REPORT #14

2025-08 - New Board Office

■ TO:	Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	■ DATE:	2025.08.25
ATTENTION:	Mr. Mike Blau		
■ 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"/>		

COPIES	DATE	DESCRIPTION	PAGES
1	2025-02	Field Observation Report	13

Division 01: General Requirements

01.01: 2025.08.19 – A change in finish / move-in sequence was discussed. With third floor gypsum board nearing completion, the sequence for Owner furniture was changed to third floor, second floor, with the first floor being last.

Division 06: Woods and Plastics

06.01: 2025.08.05 – Exterior soffit sheathing had started.

06.02: 2025.08.05 – First floor cabinets had been delivered. Installation had begun, but most were stored/staged.

06.03: 2025.08.05 – Furring and blocking for wood slat walls had been installed in a portion of the board room and at the open stair.

06.04: 2025.08.19 – Second and third floor cabinets had been delivered. First floor cabinet installation was largely complete and second floor had advanced. First floor solid surface materials expected 8/26.

Division 07: Thermal and Moisture Protection

07.01: 2025.08.05 – Composite metal panel installation was complete on the east elevation, north of stair #2. Installation had also turned the corner of the north elevation and was complete to stair #1. A second shipment of panels was delivered on 8/4.

07.02: 2025.08.19 – A third shipment of composite metal wall panels had been delivered. Wood look panels had been partly installed at the second floor patio.

Division 08: Doors and Windows

08.01: 2025.08.05 – Exterior glazing had been completed outside of patios (frames had been set) and doors. Glass for interior openings, patios and exterior doors to be delivered 8/8.

08.02: 2025.08.19 – Exterior patio doors and frames appeared complete. Interior glass was on-site. A crew was active at the entry vestibule.

08.03: 2025.08.19 – Coiling door at receiving had been installed.

Division 09: Finishes

09.01: 2025.08.05 – Board room gypsum board had been installed.

09.02: 2025.08.05 – Paint appeared largely complete on the second floor and painters were active at the third floor.

09.03: 2025.08.19 – Second floor ceiling grid was largely complete.

09.04: 2025.08.19 – Ceramic tile installation was active at first floor group restrooms. Issues were reviewed and discussed with the installer and GC.

09.05: 2025.08.19 – Third floor gypsum board expected to be complete in the next several days.

Division 10: Specialties

10.01: 2025.08.19 – Several fire extinguisher cabinets had been installed.

Division 14: Conveying Systems

14.01: 2025.08.19 – Elevator had been delivered.

Division 20-28: MEP

20-28.01: 2025.08.05 – The geothermal subcontractor was working on the final laterals in the well field.

20-28.02: 2025.08.05 – Most first floor ceiling mounted light fixtures had been installed and wired.

20-28.03: 2025.08.19 – The damaged Duke breaker was expected 8/27 though a Duke truck was on-site and working at the time of my visit. Not clear what they were working on.

20-28.04: 2025.08.19 – The geothermal well field had been flushed. Interior flushing delayed due to the delays caused by Duke.

Division 32: Exterior Improvements

32.01: 2025.08.05 – Sidewalk installation was nearing the main entrance. Form installation had started at the entrance. Curbs between the building and Tuscanview Drive were complete.

32.02: 2025.08.05 – Asphalt paving at Tuscanview entrance anticipated to start 8/7.

32.03: 2025.08.05 – Aluminum fence railing had been installed on the bridge.

32.04: 2025.08.19 – Sidewalk had been poured at the main entrance and at loading dock swing door.

32.05: 2025.08.19 – Asphalt base course had been placed from Tuscanview to south parking lot.

CONSTRUCTION PHOTOS

2025.08.05 – Exterior from entry drive



2025.08.05 – Bridge railing



2025.08.05 – Exterior from southwest



2025.08.05 – Entry drive looking towards bridge



2025.08.05 – Sidewalks at southwest corner of building



2025.08.05 – West elevation



2025.08.05 – West elevation



2025.08.05 – Form work at entry



2025.08.05 – East elevation



2025.08.05 – East elevation



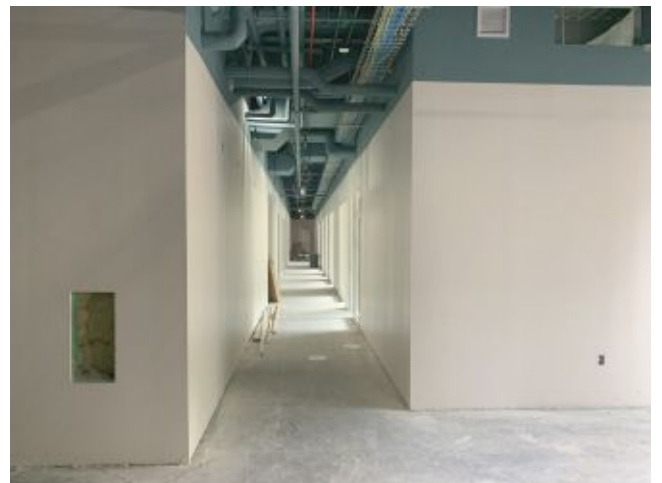
2025.08.05 – Northeast corner



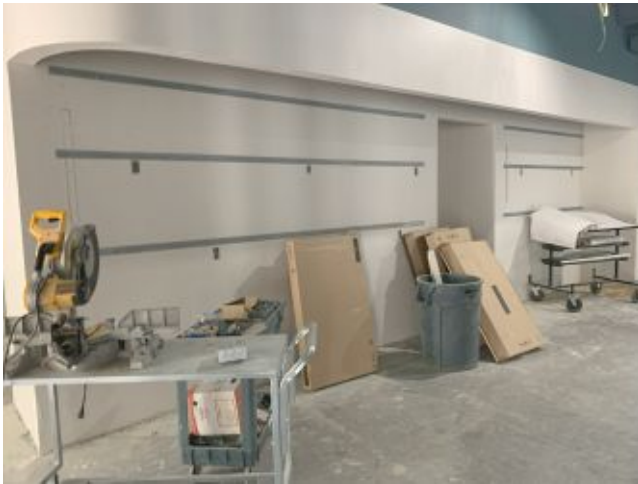
2025.08.05 – North elevation



2025.08.05 – Geothermal well field



2025.08.05 – First floor east corridor



2025.08.05 – Base of open stair



2025.08.05 – Casework in Work #122



2025.08.05 – Casework toe kick framing in Work #122



2025.08.05 – Looking towards Vestibule #100D



2025.08.05 – Electric #120



2025.08.05 – Board room west wall



2025.08.05 – Board room southwest corner



2025.08.05 – Board room east wall



2025.08.05 – Entry lobby



2025.08.05 – Conference #110



2025.08.05 – Casework stored in Office #160



2025.08.05 – Virtual Learning Classroom



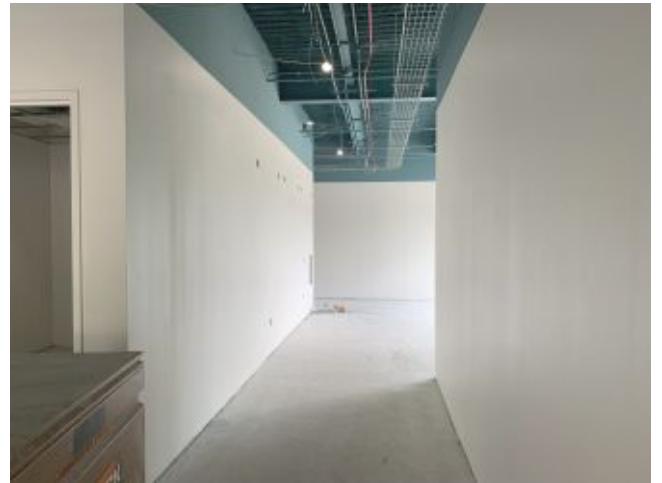
2025.08.05 – Virtual Learning Classroom



2025.08.05 – Vestibule #140



2025.08.05 – Receiving #150



2025.08.05 – Second floor north corridor



2025.08.05 – Second floor middle corridor



2025.08.05 – Open Office #201



2025.08.05 – Third floor north corridor



2025.08.05 – Third floor east corridor



2025.08.05 – Third floor west corridor



2025.08.05 – Open Office #301



2025.08.05 – Looking toward third floor patio



2025.08.19 – Entry drive looking towards bridge



2025.08.19 – Exterior from southwest



2025.08.19 – Entry sidewalk



2025.08.19 – East elevation



2025.08.19 – East elevation



2025.08.19 – East elevation



2025.08.19 – North elevation



2025.08.19 – Receiving sidewalk



2025.08.19 – Northwest corner



2025.08.19 – Kitchen / Break #165



2025.08.19 – Work #122



2025.08.19 – Board room



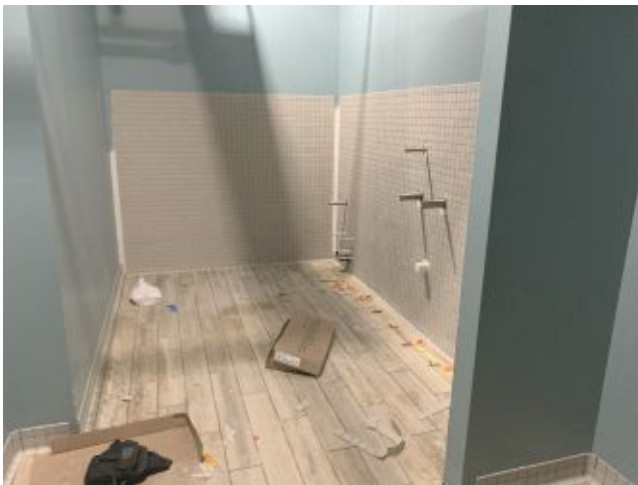
2025.08.19 – Catering #105



2025.08.19 – Entry vestibule



2025.08.19 – Packages / Mail #107



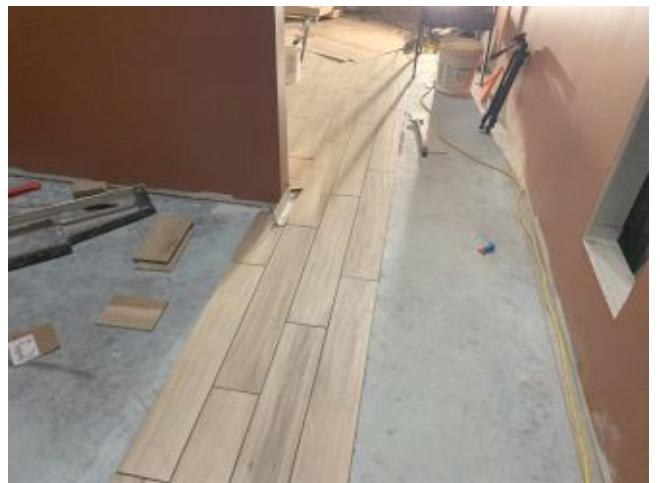
2025.08.19 – Men #111



2025.08.19 – Men #111



2025.08.19 – Elevator components



2025.08.19 – Women #163



2025.08.19 – Women #163



2025.08.19 – Women #163



2025.08.19 - Receiving



2025.08.19 – Second floor, east corridor



2025.08.19 – Second floor, west corridor



2025.08.19 – Production studio



2025.08.19 – Second floor patio



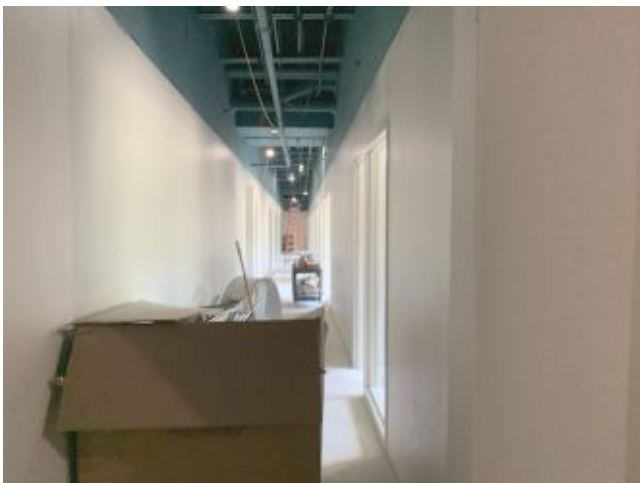
2025.08.19 – Health Room #250



2025.08.19 – Kitchen / Break #210



2025.08.19 – Work room #211



2025.08.19 – Third floor east corridor



2025.08.19 – Looking towards Executive Conference Room #336

END