



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

Issue Paper

DATE:

8/27/2025

AGENDA ITEM (ACTION ITEM):

Consider / Approve the construction drawings for the White's Tower renovation project (BG 25-351).

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 White's Tower 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 October, a bid award to be recommended to the Board in November, construction to begin by January 2026, and conclude by May 2027. 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 \$11,000,000.

RECOMMENDATION:

Approve the construction drawings for the White's Tower renovation project (BG 25-351).

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator

District Administrator

Superintendent



Design that Makes A Mark.

White's Tower Elementary Renovation Kenton County School District

2977 Harris Pike
Independence, KY 41051
BG# 25-351



EmbossDesign.com 908 Monmouth Street,
Newport, KY 41071
(859)431-6812



Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
GENERAL				
0000	COVER	06/15/25		
0100	ADMINISTRATIVE REQUIREMENTS	06/15/25		
0101	PHASING PLAN	06/15/25		
0200	MECHANICAL	06/15/25		
0201	MECHANICAL LEGEND	06/15/25		
0202	MECHANICAL DETAILS	06/15/25		
0203	MECHANICAL SCHEDULES	06/15/25		
0300	ELECTRICAL	06/15/25		
0301	ELECTRICAL LEGEND	06/15/25		
0302	ELECTRICAL DETAILS	06/15/25		
0303	ELECTRICAL SCHEDULES	06/15/25		
0400	PLUMBING	06/15/25		
0401	PLUMBING LEGEND	06/15/25		
0402	PLUMBING DETAILS	06/15/25		
0403	PLUMBING SCHEDULES	06/15/25		
0500	PAINTING	06/15/25		
0501	PAINTING LEGEND	06/15/25		
0502	PAINTING DETAILS	06/15/25		
0503	PAINTING SCHEDULES	06/15/25		
0600	CONSTRUCTION	06/15/25		
0601	CONSTRUCTION LEGEND	06/15/25		
0602	CONSTRUCTION DETAILS	06/15/25		
0603	CONSTRUCTION SCHEDULES	06/15/25		
0700	LANDSCAPE	06/15/25		
0701	LANDSCAPE LEGEND	06/15/25		
0702	LANDSCAPE DETAILS	06/15/25		
0703	LANDSCAPE SCHEDULES	06/15/25		
0800	MECHANICAL	06/15/25		
0801	MECHANICAL LEGEND	06/15/25		
0802	MECHANICAL DETAILS	06/15/25		
0803	MECHANICAL SCHEDULES	06/15/25		
0900	ELECTRICAL	06/15/25		
0901	ELECTRICAL LEGEND	06/15/25		
0902	ELECTRICAL DETAILS	06/15/25		
0903	ELECTRICAL SCHEDULES	06/15/25		
1000	PLUMBING	06/15/25		
1001	PLUMBING LEGEND	06/15/25		
1002	PLUMBING DETAILS	06/15/25		
1003	PLUMBING SCHEDULES	06/15/25		
1100	PAINTING	06/15/25		
1101	PAINTING LEGEND	06/15/25		
1102	PAINTING DETAILS	06/15/25		
1103	PAINTING SCHEDULES	06/15/25		
1200	CONSTRUCTION	06/15/25		
1201	CONSTRUCTION LEGEND	06/15/25		
1202	CONSTRUCTION DETAILS	06/15/25		
1203	CONSTRUCTION SCHEDULES	06/15/25		
1300	LANDSCAPE	06/15/25		
1301	LANDSCAPE LEGEND	06/15/25		
1302	LANDSCAPE DETAILS	06/15/25		
1303	LANDSCAPE SCHEDULES	06/15/25		

Team

Owner:

KENTON COUNTY BOARD OF EDUCATION
1696 Ester Drive, FL Wright, KY 41017
Ph: 859.344.3888

Architect:

EMBOSS
908 Monmouth Street, Newport, KY 41071
Ph: 859.431.8812

Civil Engineer:

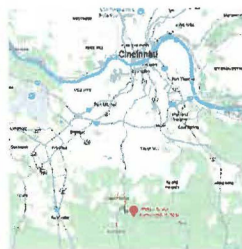
ABERCHROMBIE & ASSOCIATES
8111 Chelton Road, Suite 200, Cincinnati, OH 45247
Ph: 513.385.6757

Structural Engineer:

ADVANTAGE STRUCTURAL ENGINEERS
1527 Madison Road, Cincinnati, OH 45208
Ph: 513.398.8900

MEP Engineer:

CMTA, INC.
1100 Sycamore Street, Suite 400, Cincinnati, OH 45202
Ph: 513.428.4044



Vicinity Map



Location Map

General Project Notes

DIVISION 01 - GENERAL REQUIREMENTS

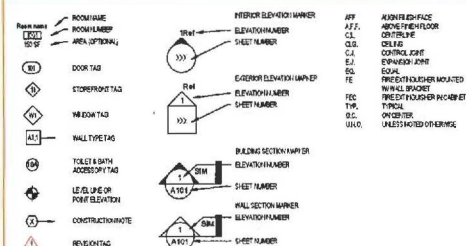
- 01000 - ADMINISTRATIVE REQUIREMENTS
 - Contractor shall be responsible for verification and coordination of all subcontractor work to ensure compliance with the drawings and specifications.
 - In accordance with generally accepted construction practices, Contractor will be solely and completely responsible for obtaining all permits, including safety of all persons and property during performance of this work. This requirement will apply continuously and not be limited to normal working hours.
 - The Architect shall not be responsible for the means, methods, techniques, sequence or procedures of construction selected by the Contractor.
- 014000 - QUALITY REQUIREMENTS
 - The Contractor shall obtain and pay for all required permits and protect any utilities indicated otherwise.
 - All work shall conform to the current building code, and all applicable laws, rules, regulations and ordinances or governing authorities. In case of conflict the most restrictive shall govern their application.
 - The term "work" when used shall mean "finish and install" unless noted otherwise.
 - Provide blocking in walls, ceilings, etc. wherever items will be attached to these surfaces (e.g., toilet accessories, wall mounted door stops, mirrors, artwork, handrails, etc.)
 - Provide fireproofing to all locations required by governing codes and authorities. Contact building inspector for inspection of all fireproofing prior to installation of any material which may surround the fireproofing.
 - All steel exposed to the exterior shall be galvanized and painted, unless noted to be stainless steel or galvalume (permitted).
- 018000 - TEMPORARY FACILITIES AND CONTROLS
 - Contractor is responsible for providing any temporary water, electrical service, heating and trash removal as needed to complete the work.
 - Contractor shall collect and remove all rubbish, surplus material, tools and scaffolding pertaining to his work, on a regular basis throughout the construction in order to maintain an orderly working environment.
 - Temporarily removed components are required to maintain stability and function as designed.
 - Provisions and details shall be controlled so as to prevent any harmful or undesirable effects on the surrounding area.
- 019000 - EXECUTION
 - The removal and installation of mechanical, electrical, plumbing and architectural items may require the penetrations or removal of existing floors, ceilings, and walls. Patch and finish all existing surfaces that are disturbed during construction unless noted otherwise.
 - All existing (and/or new) construction for installation of new work or removal of existing items is the responsibility of the individual trades installing/constructing the work. However, the trades must employ a trade trained and qualified to perform such patching work. Patched areas are to match existing, including painting. Patched masonry walls shall be patched full thickness and where required to reveal the masonry units, covering patterns, etc. shall match existing. The installed trades are responsible for installation of all fireproofing/insulation as required by the governing authorities. All structural steel shall be welded by the General Contractor.
 - Cutting by trades shall be limited to a minimal amount necessary for installation of the work.

DIVISION 01 - GENERAL REQUIREMENTS (CONT.)

- 019000 - EXECUTION (CONT.)
 - Remove all dimensional pieces, partitions, barriers, etc. not specifically noted to be removed to remain in place of work, and leave in place. Patch and finish all existing surfaces to match adjacent surfaces.
 - Push holes to match existing in all walls from fasteners where masonry items have been removed such as metal hangers, brackets, etc. prior to patching. All patching shall be done in place of work.
 - Remove and install existing suspended ceiling panels and grid scheduled to remain as required to install new work.
 - Push holes in concrete slabs as required to provide a suitable surface for new flooring where items have been removed.
 - Provide concrete in place of work with existing slabs existing slabs to be removed for new footings or underlayment.
 - Contractor shall replace topsoil and reseed lawn areas disturbed by construction.

DIVISION 02 - EXISTING CONDITIONS

- 020000 - ASSEMBLY
 - Commencement of work by the Contractor or Trade shall imply the acceptance of the site conditions.
 - Area and dimensions shall be the responsibility of the Contractor (or Trade) to verify all area, volume, and dimensions by making their own field measurements before starting work or existing materials.
 - The Contractor shall verify at the job site, all dimensions and conditions shown on the drawings and within the Contract Documents and shall verify the condition of all dimensions, materials and/or methods before proceeding with the project. All dimensions shall be verified before starting work or existing materials.
 - The Contractor shall not scale drawings, unless dimensions shall govern. Large scale drawings shall govern over small scale drawings. Field verify existing conditions where no dimensions exist.
 - All dimensions to existing construction are to be finished face. All dimensions to new construction are to be face of concrete, face of masonry, face of steel or column unless otherwise noted otherwise. Any dimension noted as "CLEAR" or "CL" is from finished face to finished face.
 - Contractor shall verify location of all existing utilities. Take precautions as necessary to protect them. Repair all utilities damaged during construction or as noted by the Owner.



Symbol Legend & Abbreviations

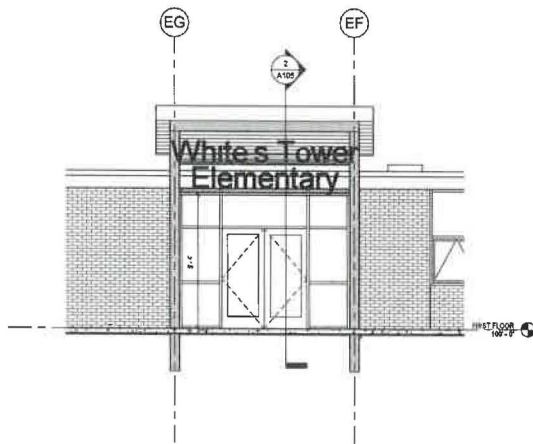
White's Tower Elementary Renovation
Kenton County School District
2977 Harris Pike
Independence, KY 41051
BG# 25-351

NO.	DESCRIPTION	DATE
1	CD BOARD SUBMITTAL	8/26/2025
COVER		
24-073		
G000		

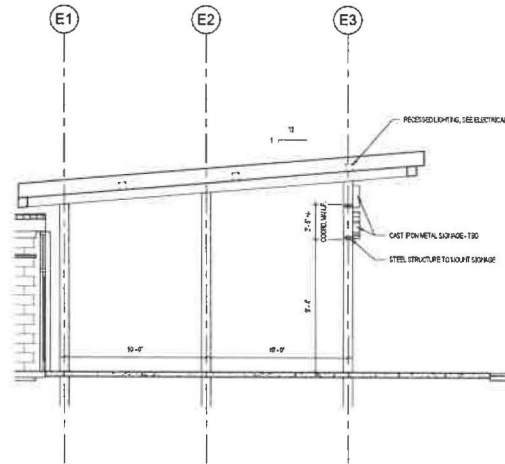
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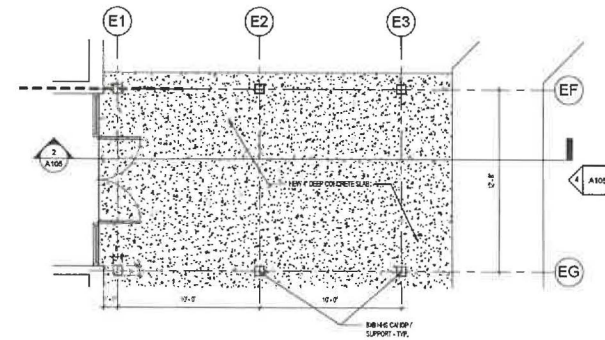
3 FRONT CANOPY PERSPECTIVE
A105 SCALE



4 FRONT CANOPY ELEVATION
A105 SCALE: 1/4" = 1'-0"



2 CANOPY SECTION
A105 SCALE: 1/4" = 1'-0"



1 CANOPY ENLARGED PLAN
A105 SCALE: 1/4" = 1'-0"



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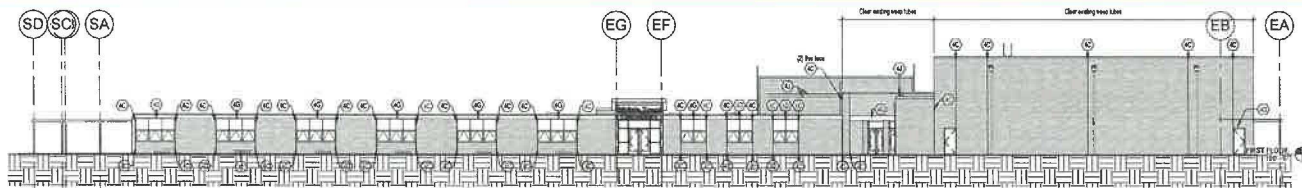
2977 Harris Pike
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ENTRANCE CANOPY

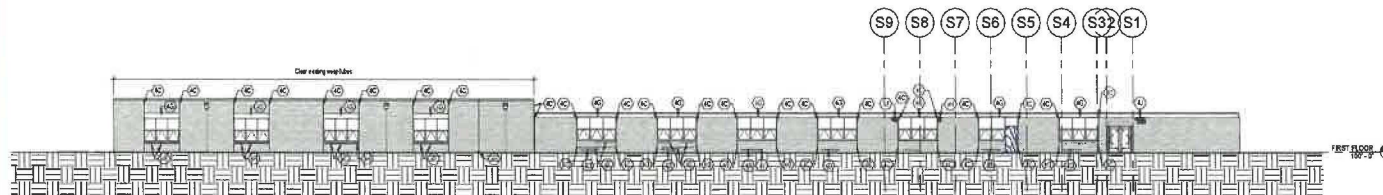
24-073

A105



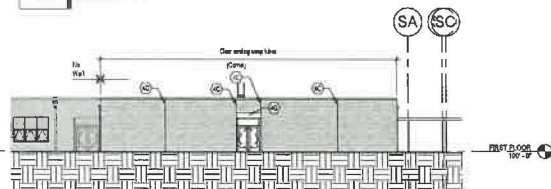
1 EAST ELEVATION

A200 SCALE: 1/16" = 1'-0"



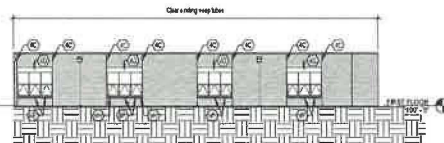
2 SOUTH ELEVATION

A200 SCALE: 1/16" = 1'-0"



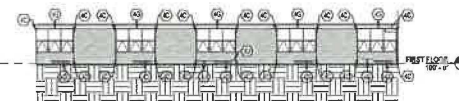
3 WEST ELEVATION - 1994 CLASSROOM WING

A200 SCALE: 1/16" = 1'-0"



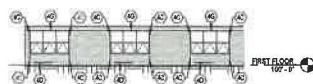
4 NORTH ELEVATION - 1994 CLASSROOM WING

A200 SCALE: 1/16" = 1'-0"



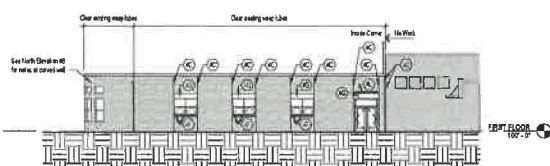
5 NORTH ELEVATION - 1964 CLASSROOMS

A200 SCALE: 1/16" = 1'-0"



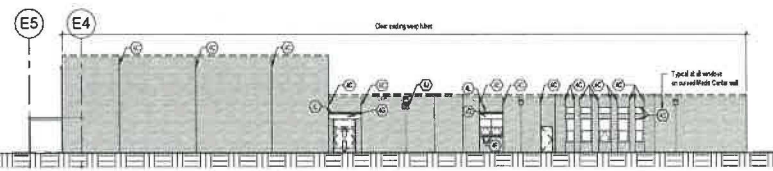
6 WEST ELEVATION - 1964 CLASSROOMS

A200 SCALE: 1/16" = 1'-0"



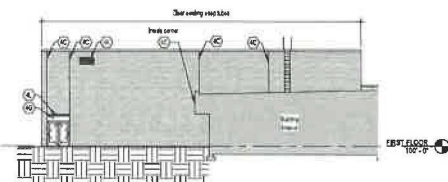
7 WEST ELEVATION - 1994 MEDIA ADDITION

A200 SCALE: 1/16" = 1'-0"



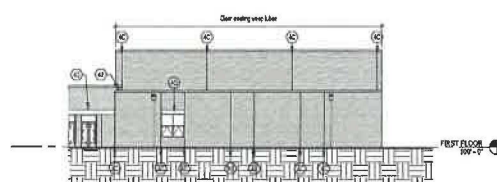
8 NORTH ELEVATION - 1994 GYM/MEDIA ADDITION

A200 SCALE: 1/16" = 1'-0"



9 WEST ELEVATION - 1994 GYM ADDITION

A200 SCALE: 1/16" = 1'-0"



10 SOUTH ELEVATION - 1994 GYM ADDITION

A200 SCALE: 1/16" = 1'-0"

General Notes:
• All existing walls of the school (2001 addition) to be removed and replaced.
• There are four existing (old) masonry walls. Two are in original building and two additional in the 1993 addition. Field verify to match.
• See elevations for additional notes of work.

SHEET KEYNOTES

- 40. CUT OPEN EXISTING JOINT, REPLACE BACKER ROD & GASKET WITH NEW.
- 41. REMOVE GASKET AND/OR LOOSE MORTAR AT LEVEL BEARING, WIRE MESH, LATH, BRICK, PAINT EXPOSED STEEL, INSTALL NEW GASKET AT LEVEL BEARING.
- 42. GRIND-OUT MORTAR JOINT AT SINK/LEAK DRAINAGE REPAIRING, WIRE MESH, EXPOSED REINFORCING AND PAINT WIRE, REPAIR WITH MORTAR TO MATCH ADJACENT.
- 43. CUT OUT TWO ROWS OF RED JOINT UNDER SILL AND REPAIR WITH MORTAR TO MATCH ADJACENT.
- 44. WIRE MESH, STEEL LATH, BRICK, PAINT EXPOSED STEEL, REPAIR THE AREA OF BRICK, CUT OUT AND REMOVE TO SOUND CONSTRUCTION.
- 45. CUT OUT LOOSE AND CRACKING MORTAR, REPAIR WITH MORTAR TO MATCH ADJACENT.
- 46. BRICK DEMOLISHED LOWER OPENING WITH BRICK TO MATCH EXISTING.
- 47. CUT OUT THREE COURSES OF BRICK, REMOVE FINEST FINISHING, WIRE MESH, EXPOSED STEEL, BRICK NEW LATHING WITH STAINLESS STEEL, GRIP, REPAIR BRICK TO MATCH ADJACENT.



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NO. DESCRIPTION DATE
CD BOARD SUBMITTAL 8/26/2025

EXTERIOR ELEVATIONS

24-073

A200

The image displays a series of architectural drawings for classroom and cafeteria interiors, organized into two rows. The top row features six classroom interior elevations, numbered 1 through 6. Each drawing is labeled with its number, the year (1994), the room type (CLASSROOM INTERIOR ELEVATION), and the scale (1/4" = 1'-0"). The drawings show various classroom layouts with desks, chairs, and doors. The bottom row features four cafeteria interior elevations, numbered 7 through 10. Each drawing is labeled with its number, the room type (INTERIOR ELEVATION - CAFETERIA), and the scale (1/4" = 1'-0"). The drawings show various cafeteria layouts with tables, chairs, and doors. To the right of the main drawings, there are additional drawings labeled 11 and 12, which are also interior elevations, but their details are partially cut off. Drawing 11 is labeled 'INTERIOR' and drawing 12 is labeled 'RECE'. The drawings are presented in a clean, technical style with black lines on a white background.

2Y SALVAGE INTERACTIVE FLAT SCREEN AND MOUNT FOR
REINSTALLATION, COORDINATE WITH OWNER.
903 NEW 42" X 42" ACOUSTIC WALL PANELS.
1094 42" X 42" MARKER BOARD, BOTTOM MOUNTED @ 2-4" JOINT,
VERIFY LOCATION W/OWNER PRIOR TO INSTALLATION.
1095 42" X 42" TACK BOARD, BOTTOM MOUNTED @ 2-4" JOINT,
VERIFY LOCATION W/OWNER PRIOR TO INSTALLATION.
1096 42" X 42" TACK BOARD, BOTTOM MOUNTED @ 2-4" JOINT,
VERIFY LOCATION W/OWNER PRIOR TO INSTALLATION.
1281 TOWNE CUBES MODEL #TMC214 (44W115.5H115)
OWNER FURNISHED. CONTRACTOR INSTALLED.
12C TEACHER DESK OWNER P/UNISHED, OWNER INSTALLED.



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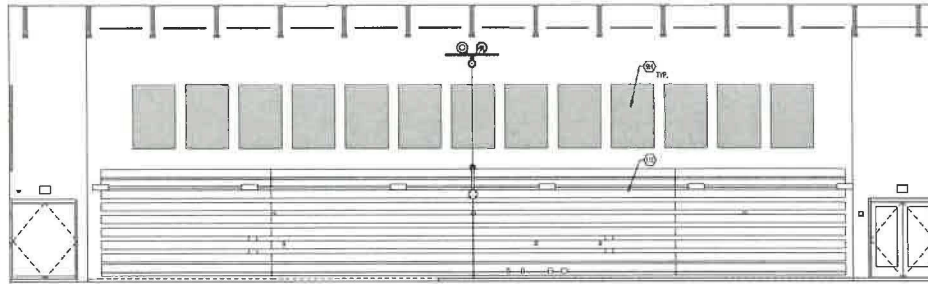
INTERIOR ELEVATIONS

24-073

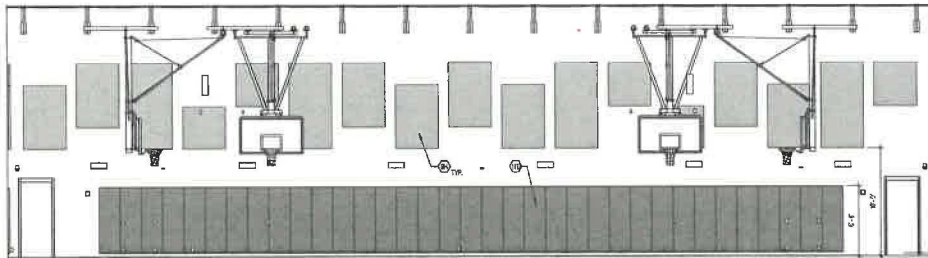
A700

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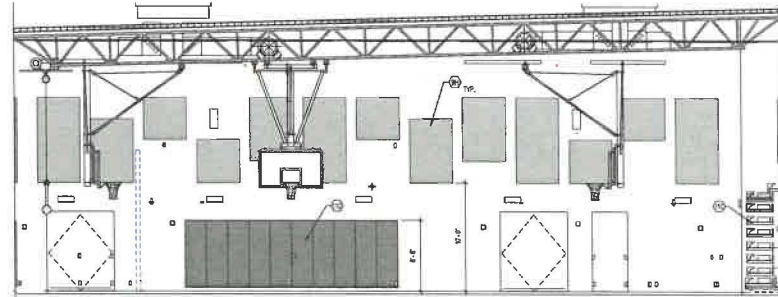
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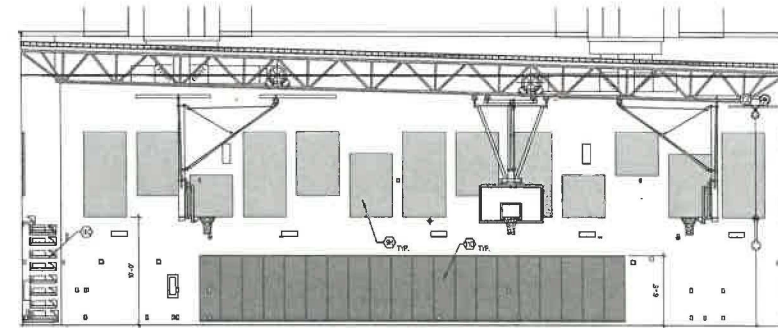
1 GYMNASIUM ELEVATION 01
A701 SCALE: 3/16" = 1'-0"



3 GYMNASIUM ELEVATION 03
A701 SCALE: 3/16" = 1'-0"



4 GYMNASIUM ELEVATION 04
A701 SCALE: 3/16" = 1'-0"



2 GYMNASIUM ELEVATION 02
A701 SCALE: 3/16" = 1'-0"



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GYMNASIUM ELEVATIONS

24-073

A701