

FIELD OBSERVATION REPORT #05

2026-07 - River Ridge Elementary

■ TO:	Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	■ DATE:	2026.07.23
ATTENTION:	Mr. Mike Blau		
■ FROM:	Mark Perry mperry@embossdesign.com 906 Monmouth Street Newport, KY 41071 V: 859.431.8612 • D: 859.578.6013	■ PROJECT:	Kenton County School District Site Expansion Project River Ridge Elementary BG#24-173
COPIES TO:	Mr. Matt Rigg; Mrs. Carrie Hooten, Mr. Brian Vanover	PROJECT NO.:	24-021

■ WE TRANSMIT THE ATTACHED ITEMS VIA: **eComm**

PURPOSE	☒ For your use	DISPOSITION	☐ No exceptions noted
	☐ As requested		☐ Exceptions noted, Revise as indicated.
	☐ For review and comment		☐ REJECTED: REVISE AND RESUBMIT
	☐ For information		
	☒ For record		
	☐ For approval		
	☐		

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Division 01: General Requirements

01.01: 2026.06.30 – Weather delays and public utility relocation delays were discussed. A phased turnover approach was presented. Car rider drop-off and pick-up likely to be as it was at the end of last school year.
01.02: 2026.07.14 – The phased turnover was discussed in greater detail with KCSD staff and Assistant Principal. Right-of-way encroachment work scheduled for the week of 7/20.

Division 02: Existing Conditions

02.01: 2026.06.30 – Two unidentified pipes near the east stairs and new retaining wall were reviewed. Owner will camera with hopes to identify.
02.02: 2026.06.30 – Site demolition activities were largely complete.

Division 03: Concrete

03.01: 2026.06.30 – The new retaining wall was complete and forms had been removed. Awaiting cure time prior to backfilling.

Division 04: Masonry

04.01: 2026.07.14 – Brick had been installed at the new marquee sign base.

Division 05: Metals

05.01: 2026.07.14 – Retaining wall guard rails scheduled to be installed by the end of July. Loading dock railings pending completion of those walls. The need for temporary egress railing or barricades was discussed due to egress out of the kitchen. Gym egress should not be an issue.

Division 08: Doors and Windows

08.01: 2026.07.14 – Gym entrance storefront replacement will occur after school is open. Sitework is the priority.

Division 20-28: MEP

20-28.01: 2026.06.30 – No update was available regarding when gas line relocation was going to occur. The new electric service pole installation reported as 7/20.

20-28.02: 2026.07.14 – Duke was on site to relocate the gas line. The electric service switchover will reportedly be completed by Duke by 7/24.

20-28.03: 2026.07.14 – Fire alarm pathway into the building was reviewed following the meeting. Electrical conduits were being installed along the east side of the site where backfill was occurring.

20-28.04: 2026.07.23 – Light poles had been installed on multiple bases at the northwest corner of the site and poles were staged for installation along the north and east sides.

Division 31: Earthwork

31.01: 2026.06.30 – Cutting to grade logistics were discussed between the earthwork subcontractor and the pavement subcontractor.

31.02: 2026.07.14 – Backfilling at the retaining wall was active, with storm structures and electrical conduits in the mix.

Division 32: Exterior Improvements

32.01: 2026.07.14 – Curb installation was active at the new parking lot.

32.02: 2026.07.23 – Curb installation appeared likely to be completed by the middle of the afternoon. Only a small stretch east of the school needed to be poured. Sidewalk installation was lagging behind.

CONSTRUCTION PHOTOS

2026.06.30 – New retaining wall



2026.06.30 – New retaining wall



2026.06.30 – New retaining wall



2026.06.30 – East drive from north end of site



2026.06.30 – North leg of new drive



2026.06.30 – West leg of new drive towards new parking lot



2026.06.30 – Loading dock



2026.06.30 – West side of gym



2026.06.30 – Gym entrance



2026.06.30 – Storm laterals in main parking lot



2026.06.30 – Bus loop



2026.07.14 – Bus loop



2026.07.14 – Bus loop



2026.07.14 – Marquee sign



2026.07.14 – Preschool parking / drop off area



2026.07.14 – Gym entrance



2026.07.14 – Installing curbs at new parking lot



2026.07.14 – Playground area



2026.07.14 – Playground area



2026.07.14 – North leg of new drive



2026.07.14 – Conduits at north end of retaining wall



2026.07.14 – Storm structure work east side of site



2026.07.14 – Storm structure work east side of site



2026.07.14 – Conduit installation at bus loop



2026.07.23 – Main sidewalk from Amsterdam



2026.07.23 – Bus loop



2026.07.23 – Bus loop



2026.07.23 – Bus loop



2026.07.23 – Curb crew working on last stretch of curb



2026.07.23 - East drive from north end of site



2026.07.23 – East drive looking north



2026.07.23 – North leg of new drive



2026.07.23 – Light pole staged for installation



2026.07.23 – Under drain behind curb at northwest corner of site



2026.07.23 – New parking lot



2026.07.23 – Car rider drop-off and pick-up area

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

END