

KBE APPROVAL DATE: AUGUST 2019

DFP REVISIONS

**COVINGTON IND. SCHOOLS DISTRICT
FACILITY PLAN**

FINDING NO. 1: MAY, 2020
WAIVER MAY, 2023 *Italic, Underline*

NEXT DFP DUE: *JUNE 2027*

PLAN OF SCHOOL ORGANIZATION

1. Current Plan PS, PS-5, 6-8, 9-12
2. Long Range Plan PS, PS-5, 6-8, 9-12

SCHOOL CENTERS	Status	Organization	2018 Student Enrollment/ Capacity	
1. Secondary				
a. Holmes High School, A1 Center	Permanent	9-12 Center	877	868/905
b. Transformational Learning (A5) Center - Leased Facility (alt. sch na		varies PS-12	70	69 / na
c. Covington Adult High School (Urban Learning Center) A5 Center	Permanent <i>Permanent</i>	9-12 Center <i>na</i>		18 / na <i>na / na</i>
Chapman Vocational Education Center, A2		9-12 Center		
2. Middle				
a. Holmes Middle School, A1 Center	Permanent	6-8 Center	815	807/929
3. Elementary				
a. John G. Carlisle Elementary, A1 Center	Permanent	K PS-5 Center	360	356/550
b. Latonia Elementary, A1 Center	Permanent	K PS-5 Center	420	416/463
c. Ninth District Elementary, A1 Center	Permanent	K PS-5 Center	421	417/475
d. Sixth District Elementary, A1 Center	Permanent	K PS-5 Center	445	441/500
e. Glenn O. Swing Elementary, A1 Center	Permanent	K PS-5 Center	523	518/500
f. Biggs Early Childhood Ed. Center, A-4 Center	Permanent	PS Center		na/200

CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2020-2022 Biennium)

1c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.

	Eff. %	Cost Est.
1. Holmes Sr. High school	1916, '37 & '68	258,961 sf. 68%
EXTERIOR IMPROVEMENTS		
<ul style="list-style-type: none"> • Replace front entry to cafeteria: steps, landing, porch, etc. • Repair/replace failing site concrete • Replace roof at connector • Window repairs • Tuck point and seal Admin building 		
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS		
<ul style="list-style-type: none"> • Install new electric service and switchgear at High School • Install new HVAC system at High School building • Replace all Uni-vents in Admin building • Replace all hallway electric heaters in the Admin building • Replace all heat pumps in the Vocational Building • Replace air handler & condensing unit in the Gym / Science Addition Training room • Replace Gym / Science Addition transformer, which serves physical education and other educational spaces 		
INTERIOR IMPROVEMENTS		
<ul style="list-style-type: none"> • Renovate auditorium • Renovate Chapman restrooms • Replace lockers in Chapman • Renovate High School Sr. Gym/Classroom to include: interior finishes, gym flooring, lighting and goals • Renovate weight room and locker room to support Physical Ed programs. • Sr. High School building restrooms renovations (water savings) • Renovate physical education and ROTC locker rooms in Gym / Science Addition 		
		\$14,500,000

<p>2. Holmes Middle School EXTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Window repairs • Replace failing site concrete • Fix drainage issues surrounding HMS <p>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</p> <ul style="list-style-type: none"> • Replace HVAC and controls <p>INTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Sink replacement in all student restrooms • Locker replacement • Replace wooden classroom floors with VCT • Install a trash chute/compactor for cafeteria 	<p>1927 & '37</p>	<p>102,963 sf. 71%</p>	<p>\$5,000,000</p>
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<p>3. Glenn O. Swing Elementary EXTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Replace roof • Door and window replacement • Repair and/or replace asphalt parking lot and playground • Repair and/or replace parking lot lighting <p>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</p> <ul style="list-style-type: none"> • RTU replacement <p>INTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Upgrade all restrooms • Ceiling replacement • Replace gym floor w/multipurpose floor • Replace gym bleachers • Replace gym curtain 	<p>1969 & '00</p>	<p>45,175 sf. 74%</p>	<p>\$3,000,000</p>
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1f. Renovation to upgrade all existing facilities to meet the most current handicapped accessibility requirements of the Kentucky Building Code.

			Eff. %	Cost Est.
<p>1. Holmes Sr. High school Correct current state ADA deficiencies.</p>	<p>1916, '37 & '68</p>	<p>258,961 sf. 68%</p>		<p>\$120,000</p>
<p>2. Holmes Middle School Correct current state ADA deficiencies.</p>	<p>1927 & '37</p>	<p>102,963 sf. 71%</p>		<p>\$50,000</p>
<p>3. Glenn O. Swing Elementary Correct current state ADA deficiencies.</p>	<p>1969 & '00</p>	<p>45,175 sf. 774%</p>		<p>\$20,000</p>

CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2020-2022 Biennium)
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2c. Major renovation/additions of educational facilities; including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.

			Eff. %	Cost Est.
<p>1. John G. Carlisle Elementary MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</p> <ul style="list-style-type: none"> • Replace Rooftop Chiller • Replace HVAC pump package and controls 	<p>1994</p>	<p>58,940 sf. 74%</p>		<p>\$400,000</p>

<p>2. Ninth District Elementary</p> <p>EXTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Exterior door replacement • Window repair/replacement • Repair and/or replace drainage system in back playground lot • Install a playground system on the back lot w/new fencing • Replace damaged site concrete • Upgrade lower parking lot • Seal and stripe all lots <p>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</p> <ul style="list-style-type: none"> • Update electrical system <p>INTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Install ceilings throughout • Update media center and replace floor • Asbestos abatement • Update main office area including cabinets and desk • Replace classroom flooring • Update all restrooms located in hallways on all levels 	<p>1957</p>	<p>63,935 sf. 74%</p>	<p>\$2,800,000</p>
<p>3. James E. Biggs Early Childhood Ed. Center</p> <p>EXTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Replace roof • Replace exterior doors • Masonry repairs • Seal and stripe parking lot, repair as needed <p>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</p> <ul style="list-style-type: none"> • Complete HVAC renovation • Replace piping as needed <p>INTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Update main office • Replace all carpet • Resolve water intrusion issues at lower level entering through the exterior wall. 	<p>1900</p>	<p>20,288 sf. 74%</p>	<p>\$1,800,000</p>
<p>4. Sixth District Elementary</p> <p>EXTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Replace all roofs • Exterior door replacement • Window repair/replacement • Repair/replace cupola and box gutters • Repave main parking lot and fenced in area where students report • Reseal and restripe playground area and parking <p>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</p> <ul style="list-style-type: none"> • Replace Chiller <p>INTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Update all restrooms • Replace the gym floor with multipurpose surface • Replace the gym basketball goals • Replace the gym curtain 	<p>1907, '38 & '00</p>	<p>80,914 sf. 74%</p>	<p>\$1,700,000</p>

<p>5. Latonia Elementary EXTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Replace roof • Asphalt replacement: front drive, south parking lot • Replace front curb and needed sidewalk • Resurface playground <p>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</p> <ul style="list-style-type: none"> • RTU replacement <p>INTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Update all student restrooms with sinks, faucets, and stalls • Carpet replacement • Main office remodel • Asbestos removal • Enclose classrooms on both levels • Gym: replace floor with a multi-purpose surface • Gym: replace bleachers • Replace stage curtain. 	<p>1973 & '18 (elev. add.)</p>	<p>62,819 sf. 74%</p>	<p>\$8,500,000</p>
<p>6. Covington Adult High School (Urban Learning Center) EXTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Replace windows, exterior doors <i>and roof</i> • Repave parking lot <p>INTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • Create a secure entry/vestibule • Update restrooms 	<p>1950</p>	<p>10,000 sf. 68%</p>	<p>\$175,700</p>
<p>7. CAHS Building (Unoccupied Bldg.) To Become the Covington Adult HS GENERAL</p> <ul style="list-style-type: none"> • <i>No items noted</i> <p>EXTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • <i>Replace windows and exterior doors</i> • <i>Replace roof</i> • <i>Repave parking lot</i> <p>MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS</p> <ul style="list-style-type: none"> • <i>Repair/replace HVAC system</i> <p>INTERIOR IMPROVEMENTS</p> <ul style="list-style-type: none"> • <i>Update restrooms</i> • <i>Install new flooring</i> 	<p>1946</p>	<p>1,800 sf. 68%</p>	<p>\$0</p>

2e. Renovation to upgrade all existing facilities to meet the most current life safety requirements of the Kentucky

Building Code.	Eff. %	Cost Est.	
<p>1. Covington Adult High School (Urban Learning Center) <ul style="list-style-type: none"> • Create a secure entry/vestibule </p>	<p>1950</p>	<p>10,000 sf. 68%</p>	<p>\$15,000</p>
<p>2. CAHS Building (Unoccupied Bldg.) - To Become the Covington Adult HS <ul style="list-style-type: none"> • Create a secure entry/vestibule </p>		<p>1,800 sf. 68%</p>	<p>\$35,000</p>
<p>3. Title One Building <ul style="list-style-type: none"> • Create a secure entry/vestibule </p>	<p>1940</p>	<p>3,000 sf. 74%</p>	<p>\$35,000</p>
<p>4. Central Office <ul style="list-style-type: none"> • Create a secure entry/vestibule </p>	<p>1937</p>	<p>9,200 sf. 74%</p>	<p>\$40,000</p>
<p>5. Central Bus Garage Complex <ul style="list-style-type: none"> • Create a secure entry/vestibule </p>	<p>1927 & '62</p>	<p>8,462 sf. 74%</p>	<p>\$35,000</p>

2f. Renovation to upgrade all existing facilities to meet the most current handicapped accessibility requirements of the Kentucky Building Code.

			Eff. %	Cost Est.
1. John G. Carlisle Elementary	1994	58,940 sf.	74%	
Correct current state ADA deficiencies.				\$100,000
2. Ninth District Elementary	1957	63,935 sf.	74%	
Correct current state ADA deficiencies.				\$100,000
3. Sixth District Elementary	1907, '38 & '00	80,914 sf.	74%	
Correct current state ADA deficiencies.				\$100,000
4. Latonia Elementary	1973 & '18	62,819 sf.	74%	
Correct current state ADA deficiencies.				\$100,000
5. Central Office	1937	9,200 sf.	74%	
Correct current state ADA deficiencies.				\$60,000

4. Management support areas; Construct, acquisition, or renovation of central offices, bus garages, or central stores

			Eff. %	Cost Est.
1. Central Office	1937	9,200 sf.	74%	
EXTERIOR IMPROVEMENTS				
• Windows and roof replacement				
• Install new exterior cellar door				
• Repave parking lot and replace fence				
• Repair and/or replace dock area				
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS				
• HVAC system replacement and install HVAC controls				
INTERIOR IMPROVEMENTS				
• Update reception area				
• Replace carpet				
• Install elevator				\$1,400,000
2. Title One Building	1940	3,000 sf.	74%	
EXTERIOR IMPROVEMENTS				
• Replace windows and exterior doors				
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS				
• Replace boilers				
INTERIOR IMPROVEMENTS				
• Update restrooms				\$200,000
3. Central Bus Garage Complex	1927 & '62	8,462 sf.	74%	
EXTERIOR IMPROVEMENTS				
• Replace windows and exterior doors				
• Replace building roofs				
• Replace parking lot surface				
• Replace back porch and covered roof				
MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS				
• Replace both furnaces				
• Improve electric service for buses				
INTERIOR IMPROVEMENTS				
• No items noted.				\$200,000

5. Discretionary Construction Projects; Functional Centers; Improvements by new construction or renovation.

Estimated Costs of these projects will not be included in the FACILITY NEEDS ASSESSMENT TOTAL.

1. Holmes High School	1916, '37 & '68	258,961 sf.	68%	
EXTERIOR IMPROVEMENTS				
• Resurface tennis courts				
 MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS				
• Install lights at fast pitch softball field				
• Renovate sports locker rooms in Fieldhouse (water savings)				
• Install solar / photovoltaic panels to High School and Admin. Building				
				\$1,414,668
2. Holmes Middle School	1927 & '37	102,963 sf.	71%	
• Solar / photovoltaic panels on roof				
				\$500,000
3. Glenn O. Swing Elementary	1969 & '00	45,175 sf.	74%	
• Solar / photovoltaic panels on roof				
				\$500,000
4. John G. Carlisle Elementary	1994	58,940 sf.	74%	
EXTERIOR IMPROVEMENTS				
• Window repair/replacement				
• Door repair/replacement				
• Repair and seal front parking lot				
• Repair areas of damaged exterior concrete pavement.				
 INTERIOR IMPROVEMENTS				
• Upgrade all restrooms in classrooms and common areas				
• Carpet replacement entire building				
• Update media center				
 MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS				
• Solar / photovoltaic panels on roof				
				\$1,500,000
5. Ninth District Elementary	1957	63,935 sf.	74%	
• Solar / photovoltaic panels on roof				
				\$500,000
6. James E. Biggs Early Childhood Ed. Center	1900	20,288 sf.	74%	
• Solar / photovoltaic panels on roof				
				\$250,000
7. Sixth District Elementary	1907, '38 & '00	80,914 sf.	74%	
• Solar / photovoltaic panels on roof				
				\$500,000
8. Latonia Elementary	1973 & '18 (elev. add.)	62,819 sf.	74%	
• Solar / photovoltaic panels on roof				
				\$500,000
9. Covington Adult High School (Urban Learning Center	1950	10,000 sf.	68%	
• Solar / photovoltaic panels on roof				
				\$125,000
10. CAHS Building (Unoccupied Bldg.) - To Become the C	1946	1,800 sf.	68%	
• Solar / photovoltaic panels on roof				
				\$125,000
11. Central Office	1937	13,539 sf.	74%	
• Solar / photovoltaic panels on roof				
				\$100,000
12. Title One Building	1940	3,000 sf.	74%	
• Solar / photovoltaic panels on roof				
				\$150,000
13. Central Bus Garage Complex	1927 & '62	8,462 sf.	74%	
• Solar / photovoltaic panels on roof				
				\$85,000