



Bullitt County Public Schools

1040 Highway 44 East
Shepherdsville, Kentucky 40165

502-869-8000
Fax 502-543-3608
www.bullittschools.org

MEMO:

TO: Jesse Bacon *JB*
FROM: Bret Highley *ABH*
DATE: June 5, 2019
RE: BG #19-352 Old Mill Roof Project

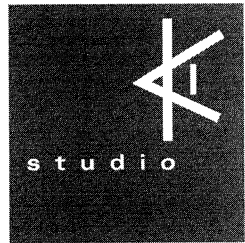
At this time I am asking the Board to accept the proposal as presented by Studio Kremer Architects, in the amount of \$6,000.00. This cost will be to design a new roof for Old Mill Elementary School. This contract is 40 hours of construction design and submittal to KDE for approval.

If you have any questions, please call me at 502-921-3659.

- Contract submitted by Cate Ward

*Verus
Blyton*

June 4, 2019



Mr. Bret Highley | Construction Manager
Bullitt County Public Schools
1040 Highway 44 East
Shepherdsville, Kentucky 40165

RE: Old Mill Elementary School Reroof Documentation

Dear Mr. Highley:

Thank you for considering Studio Kremer Architects for the documentation of the reroof at Old Mill Elementary School.

Old Mill Elementary School is a 58,068 square foot facility whose roof was last replaced in 2005 over the 1987, 1989 and 1992 Building/Additions when the 5th grade addition was added. Based on District recollection and site observation, the replacement roof is a modified bitumen low slope system over rigid insulation that slopes to internal roof drains or exterior metal scuppers and downspouts. Maintenance staff have noted multiple roof leaks on the interior of the building – possibly due to both deteriorated flashing and roofing. Also, there were several areas that had standing water that were noted during a site visit on May 24, 2019.

BCPS's preference is to coat the existing roof with a new spray foam top layer and replace the metal coping and flashing as required to address leaks. In addition to a spray foam roof, the District would also like to coat the upper walls of the Gymnasium to address any leaks at the walls that penetrate the roof. The District's Estimated Budget for this work is \$350,000.00 inclusive of all A/E fees, Construction Cost and miscellaneous costs.

We recommend investigating the existing roof in more detail to make a roof recommendation to the District prior to beginning documentation. While a spray-foam top coat may address the leaks, it is possible that a tear-off and reroof could be within the preferred budget. Purefoam roofing has been contacted directly by BCPS to perform the roof core work. Those roof cores will be evaluated to determine the roof composition and verify no hazardous materials are present that need to be abated.

Per discussions with James Bauman at KDE – the scope of this re-roof would require KDE oversight and follow the Tiering Guidelines that will be determined once a BG-1 form is submitted and processed by his office. After this point, Studio Kremer will prepare the required documentation based on the assigned project tier.

Excluded from this proposal are the following:

- Bidding Services.
- Construction Administration Services.
- Any permitting or plan review fees.
- Any additional engineering services.
- Any printing needs other than those needed for in-house coordination.

studio kremer architects

1231 S Shelby St, Louisville, KY 40203
TEL 502.499.1100 FAX 502.499.1101

Studio Kremer will provide the above referenced services on an hourly basis up to forty (40) hours. Studio Kremer Architects will provide these services described in this proposal at an Hourly Rate of One Hundred Fifty Dollars (\$150) per Hour. If additional time is needed to complete KDE required documentation, Studio Kremer will notify BCPS prior to proceeding with work that exceeds the original forty-hour threshold. If bidding and construction administration services are requested by BCPS, those will be offered at the same hourly rate of One Hundred Fifty Dollars (\$150) per Hour.

If this proposal is acceptable, please sign one copy of this letter and return it to our office. **Our work will begin upon receipt of a District Purchase Order.**

We appreciate your consideration and look forward to working with you again.

Sincerely,
Studio Kremer Architects

A handwritten signature in black ink, reading "Cate Noble Ward". The signature is fluid and cursive, with the first name "Cate" being the most prominent.

Cate Noble Ward | Architect

Approved: _____

Date: _____