

District Name: Boone County District Code: 035 Facility Name: Camp Ernst Middle School School Code: 010

Project Name: Roof REH Project #129-924-F Date: 12/11/25

Project Phase: Design Development: ☐ Construction Documents: ☒

1. Site Development	\$	
2. General Construction	\$	<u>3,000,000</u>
3. Heating, Ventilation & Air Conditioning	\$	
4. Plumbing (Include Sprinkler System)	\$	
5. Electrical Work (Including CT)	\$	<u>80,000</u>
6. Sewage Disposal System	\$	
7. Total Construction Cost (1-6)		<u>3,080,000</u>
8. Site Acquisition Cost (Purchase Price)	\$	
9. Legal Services	\$	
10. Fiscal Agent Fee	\$	
11. Bond Discount	\$	
12. Architect/Engineer Fee	\$	<u>178,640</u>
13. Construction/Manager Fee (if Applicable)	\$	
14. Equipment/Furnishings (Not Fixed)/Computers	\$	
15. Property & Topographic Survey	\$	
16. Geotechnical Survey & Report	\$	
17. Special Inspections	\$	
18. Asbestos Abatement	\$	
19. Commissioning Fee	\$	
20. Plan Review Fee	\$	
21. Printing & Distribution of Bid Docs	\$	<u>1,000</u>
22. Contingencies - Minimum 5% of Line 7	\$	<u>154,000</u>
23. Testing and Balancing	\$	
24. Total Other Cost (8-23)		<u>333,640</u>
25. TOTAL PROJECT COST (line 7 + line 24)		<u>\$3,413,640</u>

a. Gross Square Foot Area*

b. Total Cost Per Square Foot

c. Total Cost Per Pupil

d. Gross Sq. Ft. Area of Alternates
* Base Bid Area Only

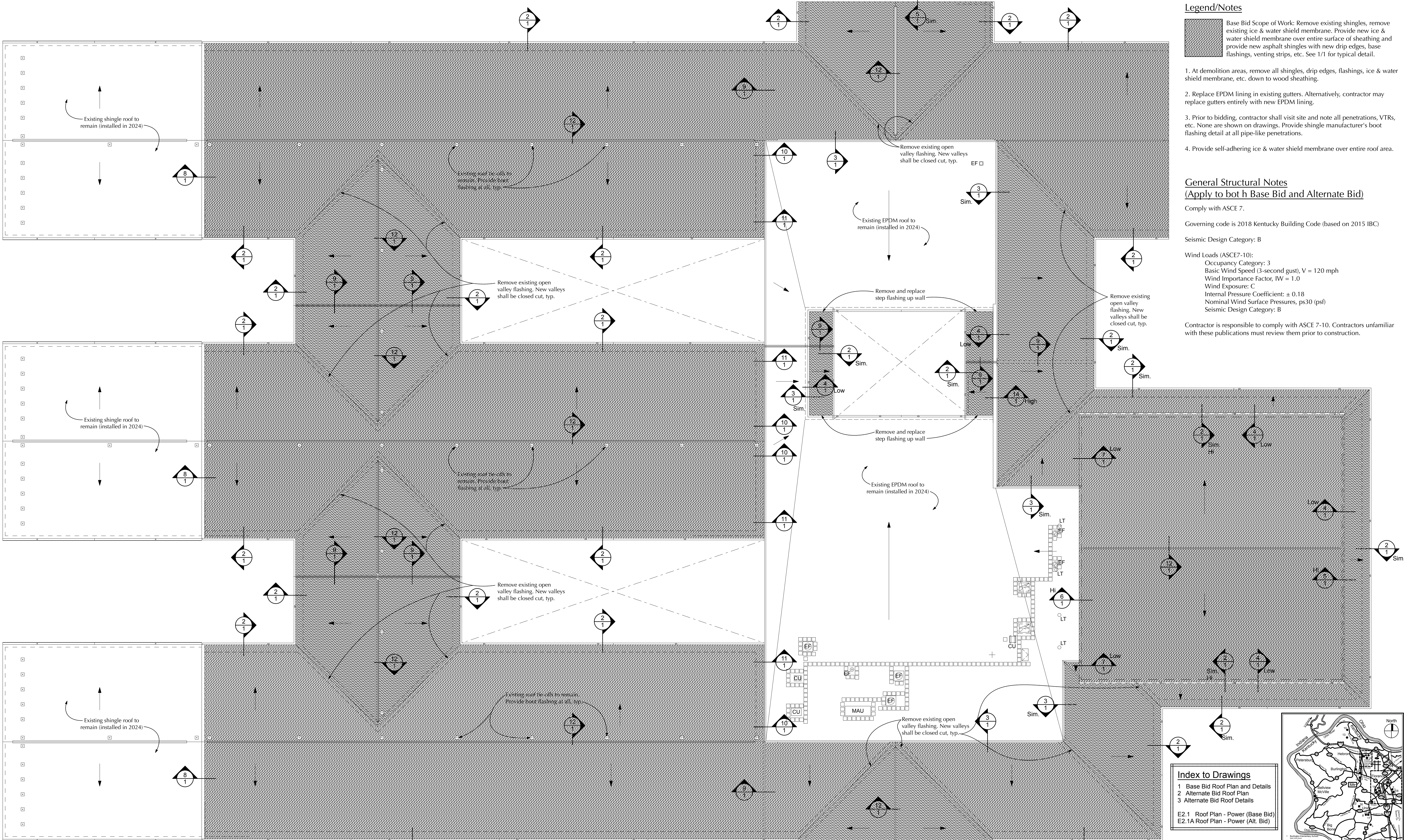
Kentucky Registered Architect/Engineer:

Robert Ehmet Hayes & Associates, PLLC

Date: 11/13/25

Board of Education Designee:

Date:



Legend/Notes

Base Bid Scope of Work: Remove existing shingles, remove existing ice & water shield membrane. Provide new ice & water shield membrane over entire surface of sheathing and provide new asphalt shingles with new drip edges, base flashings, venting strips, etc. See 1/1 for typical detail.

- At demolition areas, remove all shingles, drip edges, flashings, ice & water shield membrane, etc. down to wood sheathing.
- Replace EPDM lining in existing gutters. Alternatively, contractor may replace gutters entirely with new EPDM lining.
- Prior to bidding, contractor shall visit site and note all penetrations, VTRs, etc. None are shown on drawings. Provide shingle manufacturer's boot flashing detail at all pipe-like penetrations.
- Provide self-adhering ice & water shield membrane over entire roof area.

General Structural Notes

(Apply to both Base Bid and Alternate Bid)

Comply with ASCE 7.

Governing code is 2018 Kentucky Building Code (based on 2015 IBC)

Seismic Design Category: B

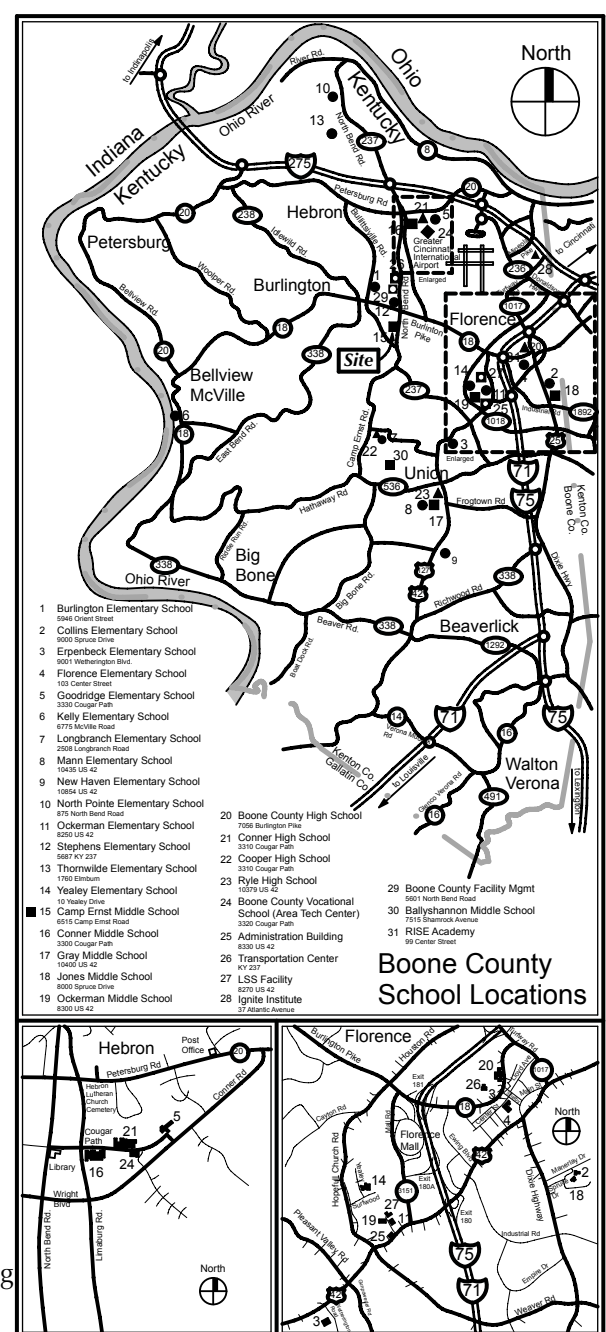
Wind Loads (ASCE7-10):

Occupancy Category: 3
Basic Wind Speed (3-second gust), V = 120 mph
Wind Importance Factor, IW = 1.0
Wind Exposure: C
Internal Pressure Coefficient: ± 0.18
Nominal Wind Surface Pressures, ps30 (psf)
Seismic Design Category: B

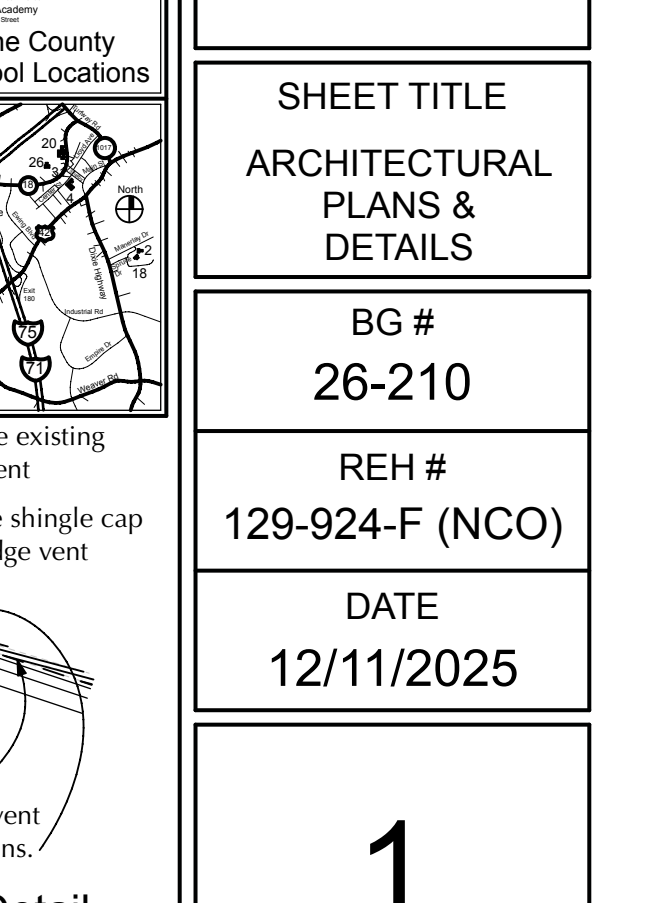
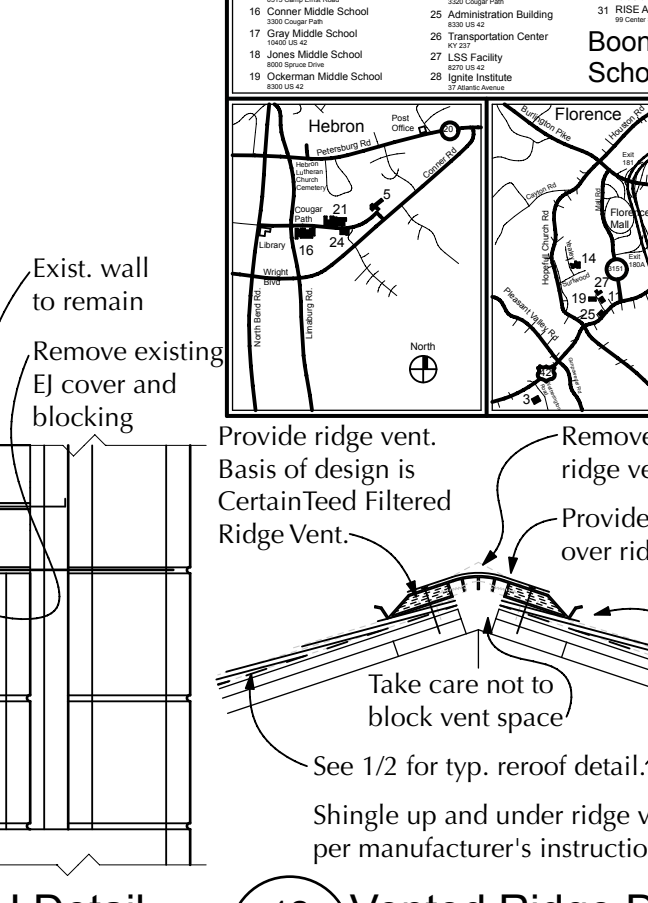
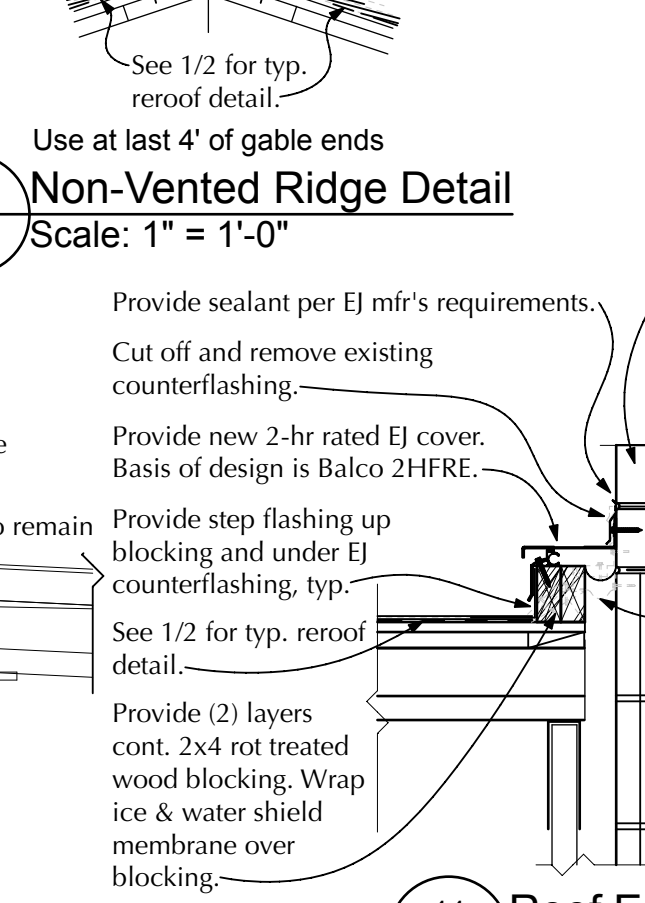
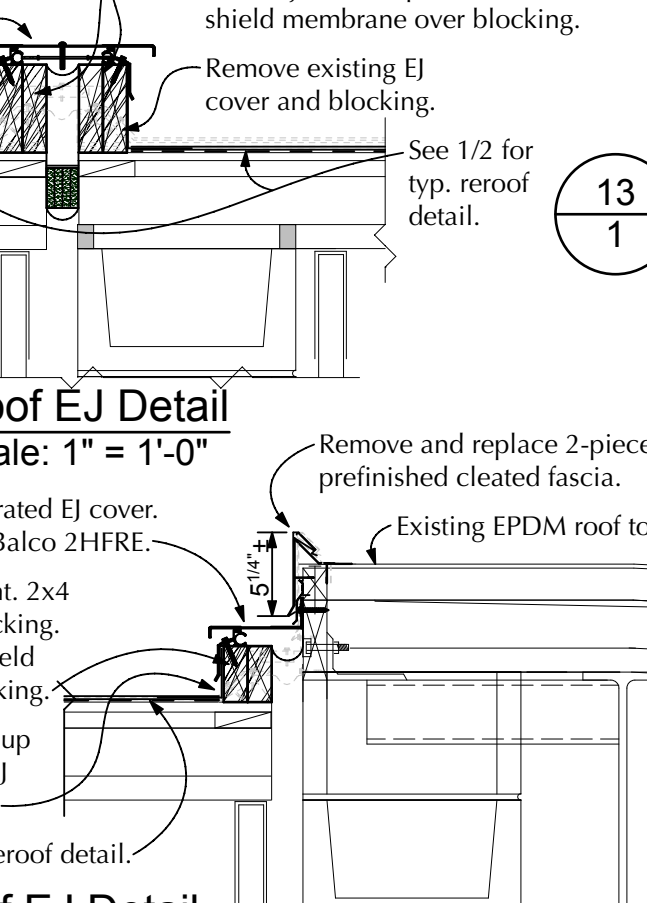
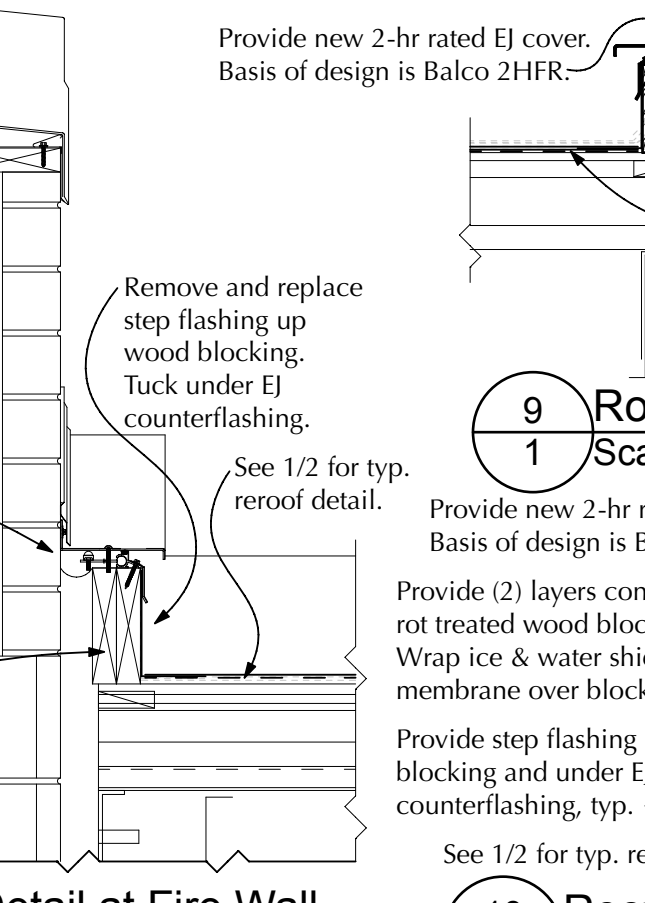
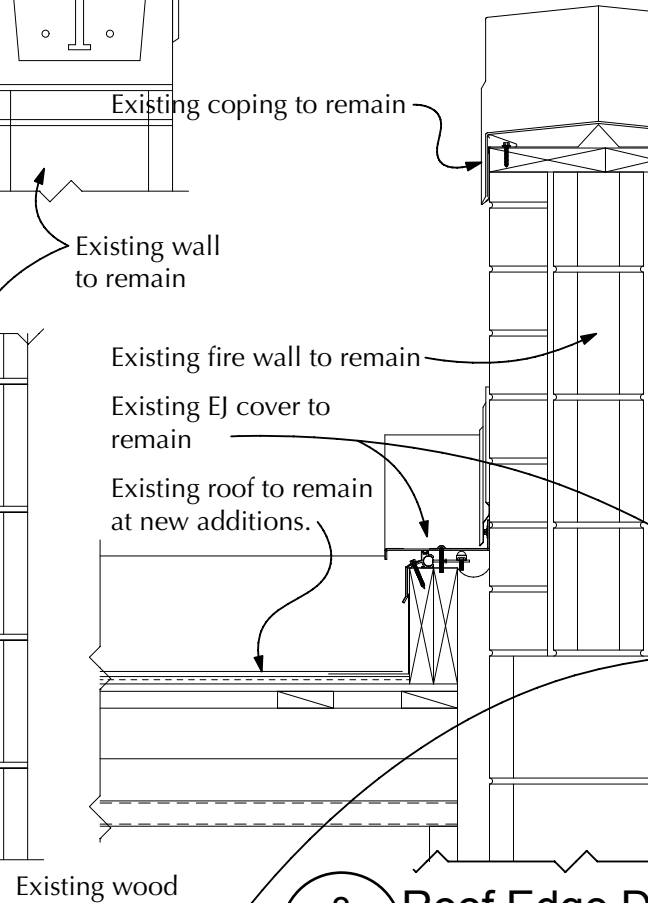
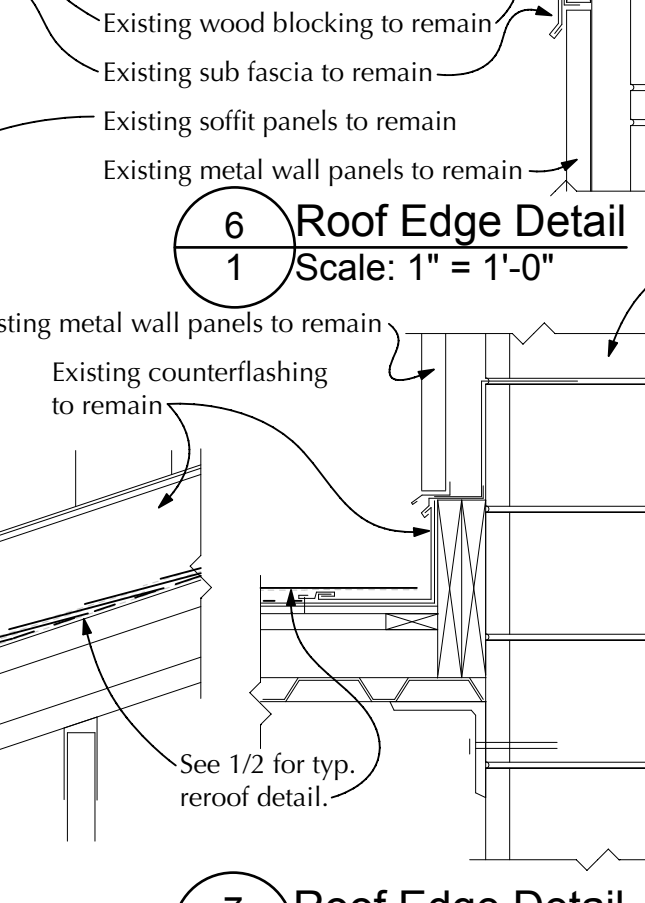
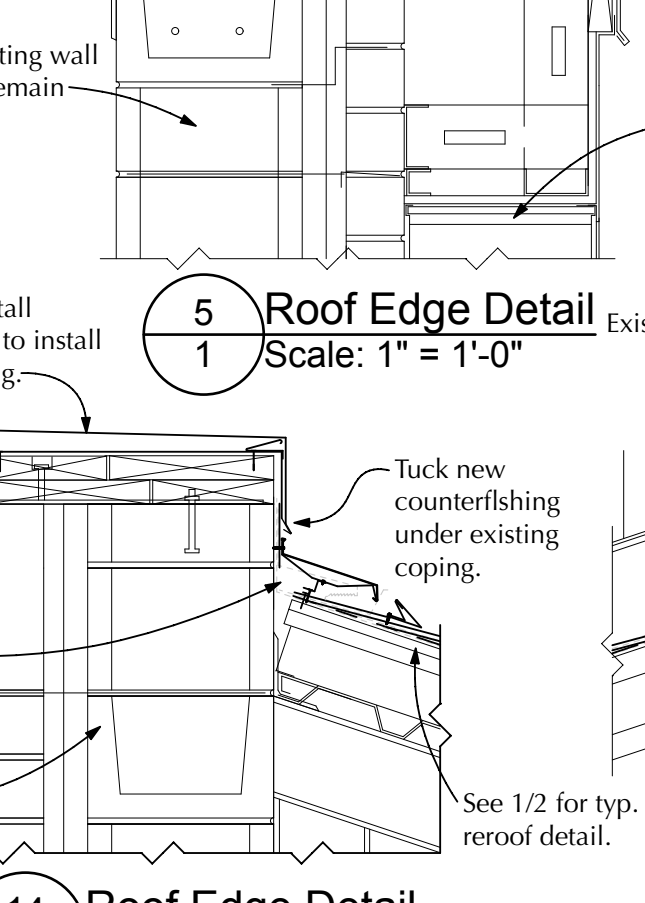
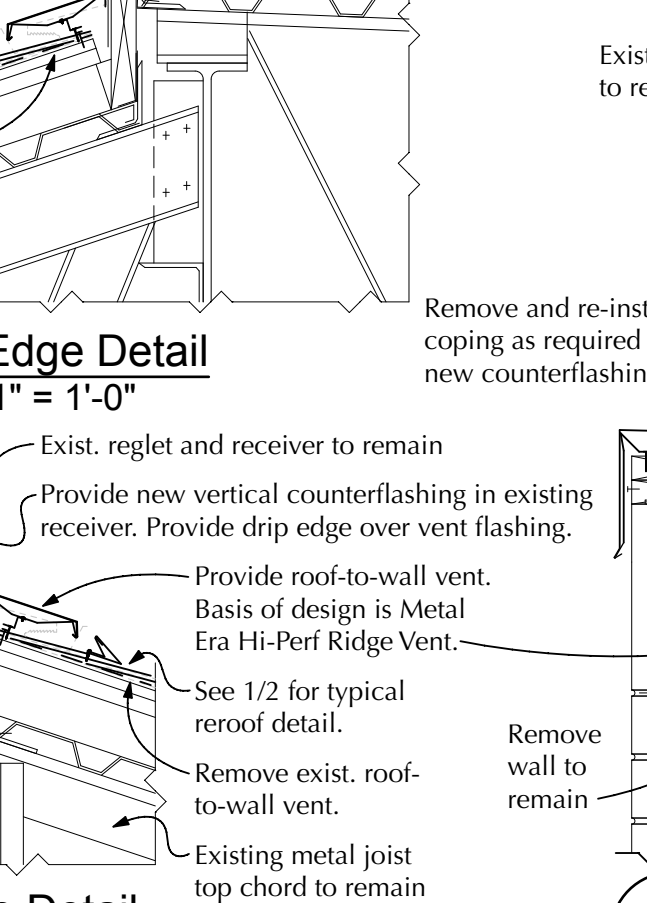
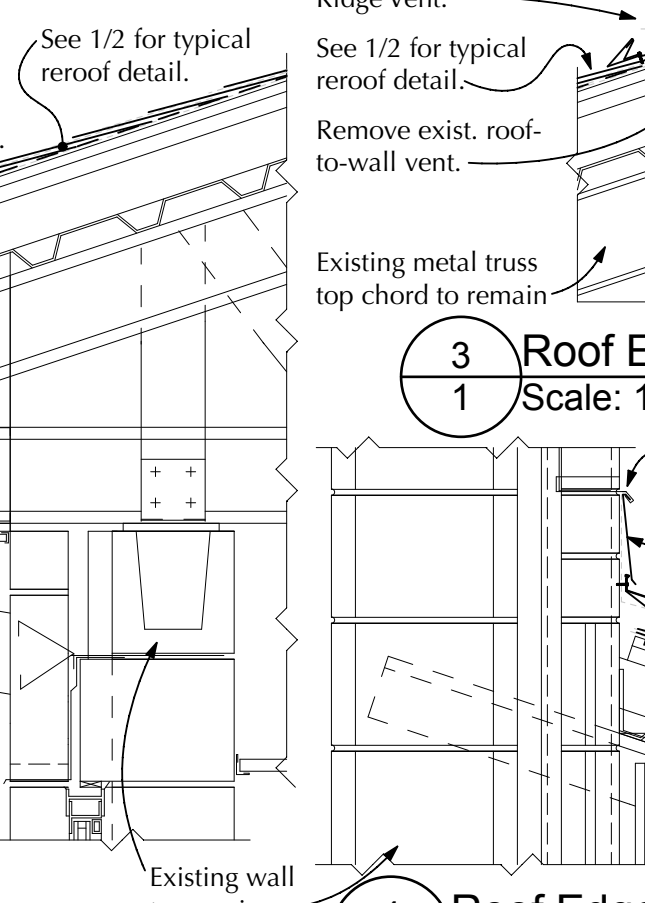
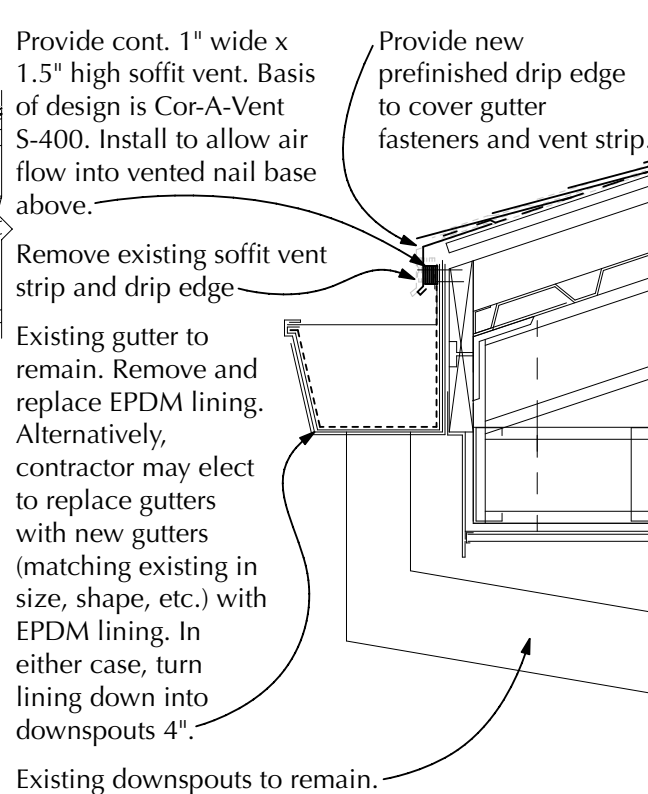
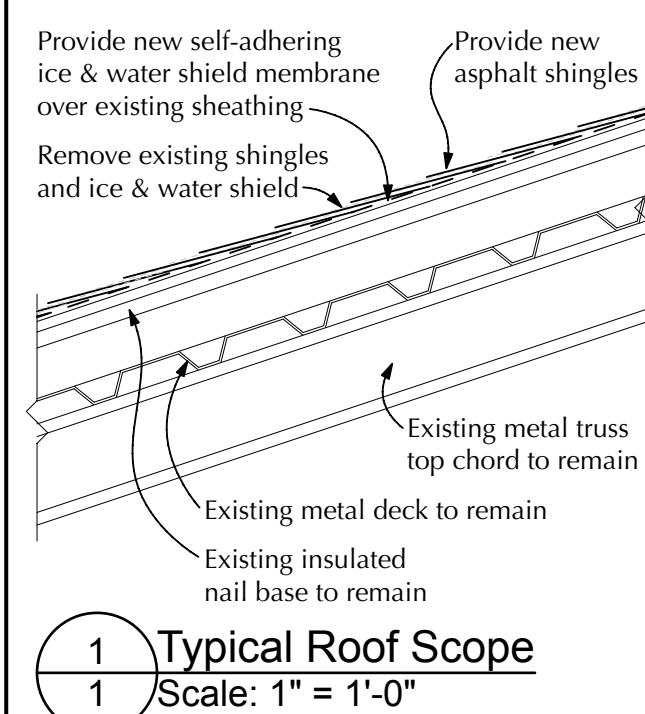
Contractor is responsible to comply with ASCE 7-10. Contractors unfamiliar with these publications must review them prior to construction.

Index to Drawings

- Base Bid Roof Plan and Details
 - Alternate Bid Roof Plan
 - Alternate Bid Roof Details
- E2.1 Roof Plan - Power (Base Bid)
E2.1A Roof Plan - Power (Alt. Bid)

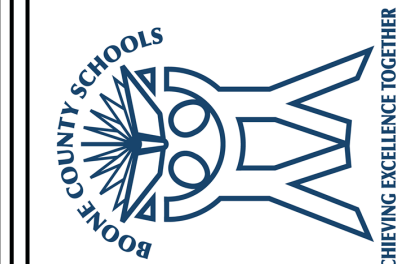


True N Plan N Roof Plan (Base Bid) Scale: 1/16" = 1'-0"



Camp Ernst Middle School - Roof

6515 Camp Ernst Road
Burlington, Kentucky 41005
Boone County Board of Education
Dr. Jeff Hauswald, Superintendent



ADDENDA

SHEET TITLE

ARCHITECTURAL
PLANS &
DETAILS

BG #
26-210

REH #
129-924-F (NCO)

DATE
12/11/2025

1

LIGHTNING PROTECTION:

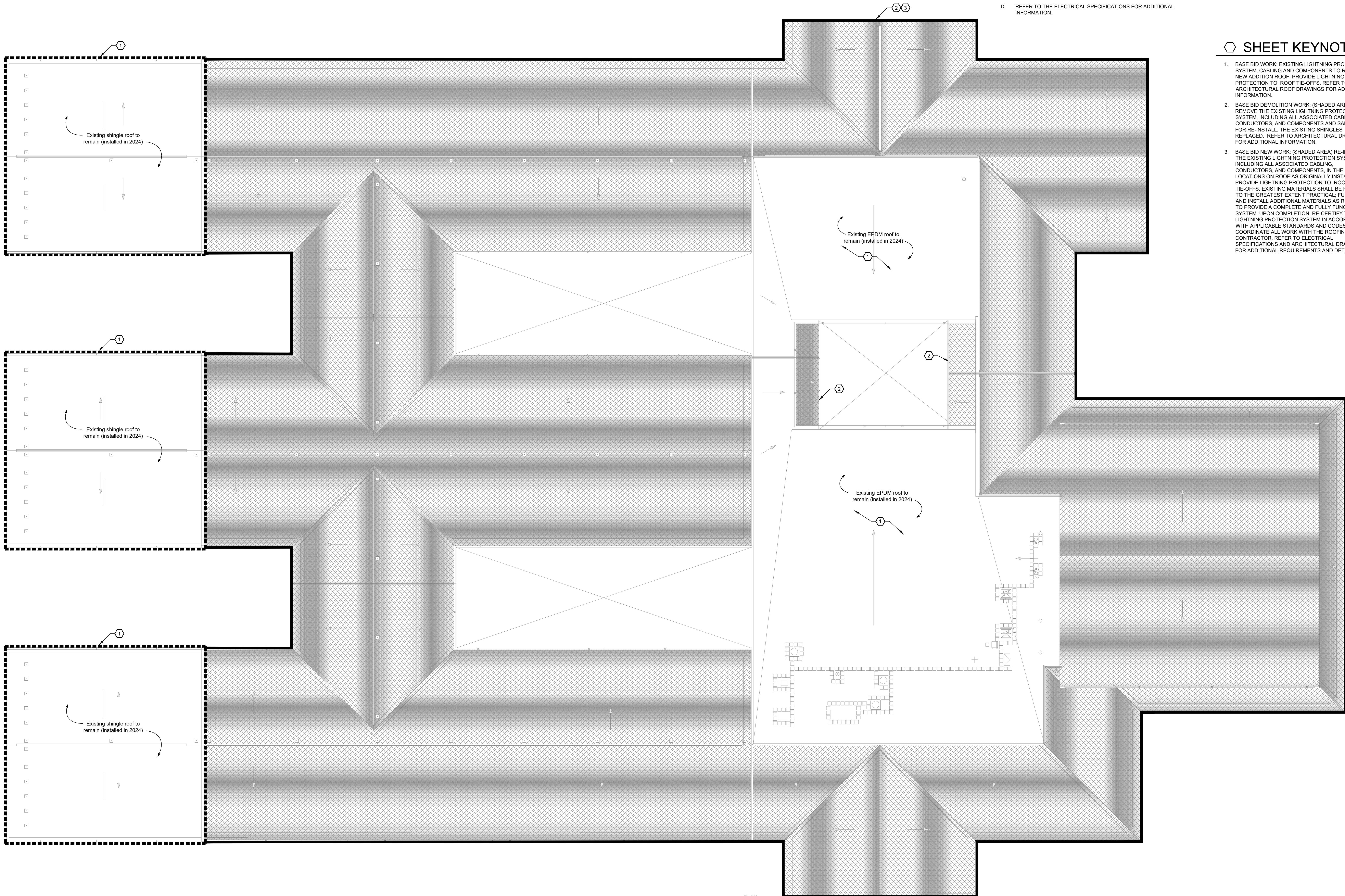
- A. REMOVE AND RE-INSTALL EXISTING LIGHTNING PROTECTION ON ROOF AREAS NOTED. A COMPLETE LIGHTNING PROTECTION SYSTEM SHALL BE PROVIDED FOR THIS BUILDING IN ACCORDANCE WITH SPECIFICATION 28.41 IS. COMPLETE SHOP DRAWINGS ARE REQUIRED AT PLAN SCALE INDICATING SYSTEM DESIGN AND INSTALLATION DETAILS SPECIFIC TO THIS STRUCTURE.
- B. COORDINATE INSTALLATION OF LIGHTNING PROTECTION SYSTEM COMPONENTS WITH OTHER BUILDING SYSTEMS AND CONSTRUCTION. ROOF CONDUCTORS SHALL BE CONCEALED WITHIN THE ATTIC OR BEHIND PARAPET WALLS. DOWN CONDUCTORS SHALL BE CONCEALED WITHIN BUILDING CONSTRUCTION. RE-INSTALL DOWN CONDUCTORS TO EXISTING CONDITIONS AT A MINIMUM.
- C. COORDINATE ATTACHMENT OF TERMINAL DEVICES AND CONDUCTORS TO EQUIPMENT AND ROOFING MATERIALS WITH MANUFACTURERS TO MAINTAIN EQUIPMENT AND ROOF WARRANTY.
- D. REFER TO THE ELECTRICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

- A. PRIOR TO DEMOLITION AND BIDDING, CONTRACTOR SHALL VISIT SITE AND NOTE ALL THE EXISTING LIGHTNING PROTECTION SYSTEM AND COMPONENT LOCATIONS FOR REINSTALL.
- B. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ALL AREAS WHERE MATERIALS HAVE BEEN CUT, REMOVED OR MODIFIED AS A RESULT OF DEMOLITION. PATCHING AND REPAIRS SHALL MATCH THE EXISTING MATERIALS, RATINGS AND FINISHES.
- C. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL EXISTING SYSTEMS ACTIVE UNTIL THEY ARE DEMOLISHED IN THEIR RESPECTIVE PHASES. PROVIDE ALL TEMPORARY CONNECTIONS AS REQUIRED. COORDINATE ALL DEMOLITION WORK WITH THE TIMING/SEQUENCE OF NEW WORK.

SHEET KEYNOTES:

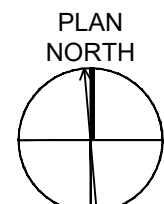
1. BASE BID WORK: EXISTING LIGHTNING PROTECTION SYSTEM, CABLING AND COMPONENTS TO REMAIN ON NEW ADDITION ROOF. PROVIDE LIGHTNING PROTECTION TO ROOF TIE-OFFS. REFER TO ARCHITECTURAL ROOF DRAWINGS FOR ADDITIONAL INFORMATION.
2. BASE BID DEMOLITION WORK: (SHADED AREA) REMOVE THE EXISTING LIGHTNING PROTECTION SYSTEM, INCLUDING ALL ASSOCIATED CABLING, CONDUCTORS, AND COMPONENTS AND SALVAGE FOR RE-INSTALL. THE EXISTING SHINGLES TO BE REPLACED. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. BASE BID NEW WORK: (SHADED AREA) RE-INSTALL THE EXISTING LIGHTNING PROTECTION SYSTEM, INCLUDING ALL ASSOCIATED CABLING, CONDUCTORS, AND COMPONENTS, IN THE SAME LOCATIONS ON ROOF AS ORIGINALLY INSTALLED. PROVIDE LIGHTNING PROTECTION TO ROOF TIE-OFFS. EXISTING MATERIALS SHALL BE REUSED TO THE GREATEST EXTENT PRACTICAL. FURNISH AND INSTALL ADDITIONAL MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL SYSTEM. UPON COMPLETION, RE-CERTIFY THE LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH APPLICABLE STANDARDS AND CODES. COORDINATE ALL WORK WITH THE ROOFING CONTRACTOR. REFER TO ELECTRICAL SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND DETAILS.



Roof Plan - Power (Base Bid)

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

0 6' 12' 30'



Camp Ernst Middle School - Roof

6515 Camp Ernst Road
Burlington, Kentucky 41005
Boone County Board of Education
Mr. Matt Turner, Superintendent

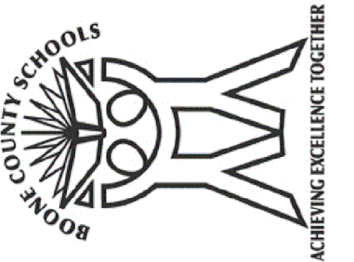
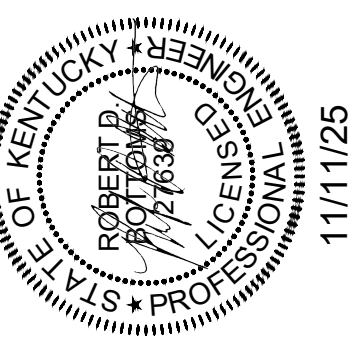
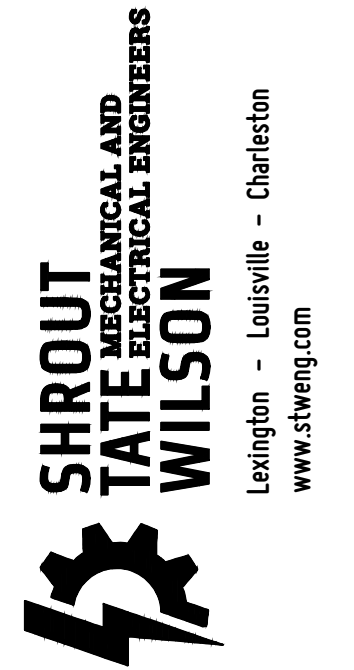
SHEET TITLE
Roof Plan -
Power -
Base Bid

BG #
26-210

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E2.1



LIGHTNING PROTECTION:

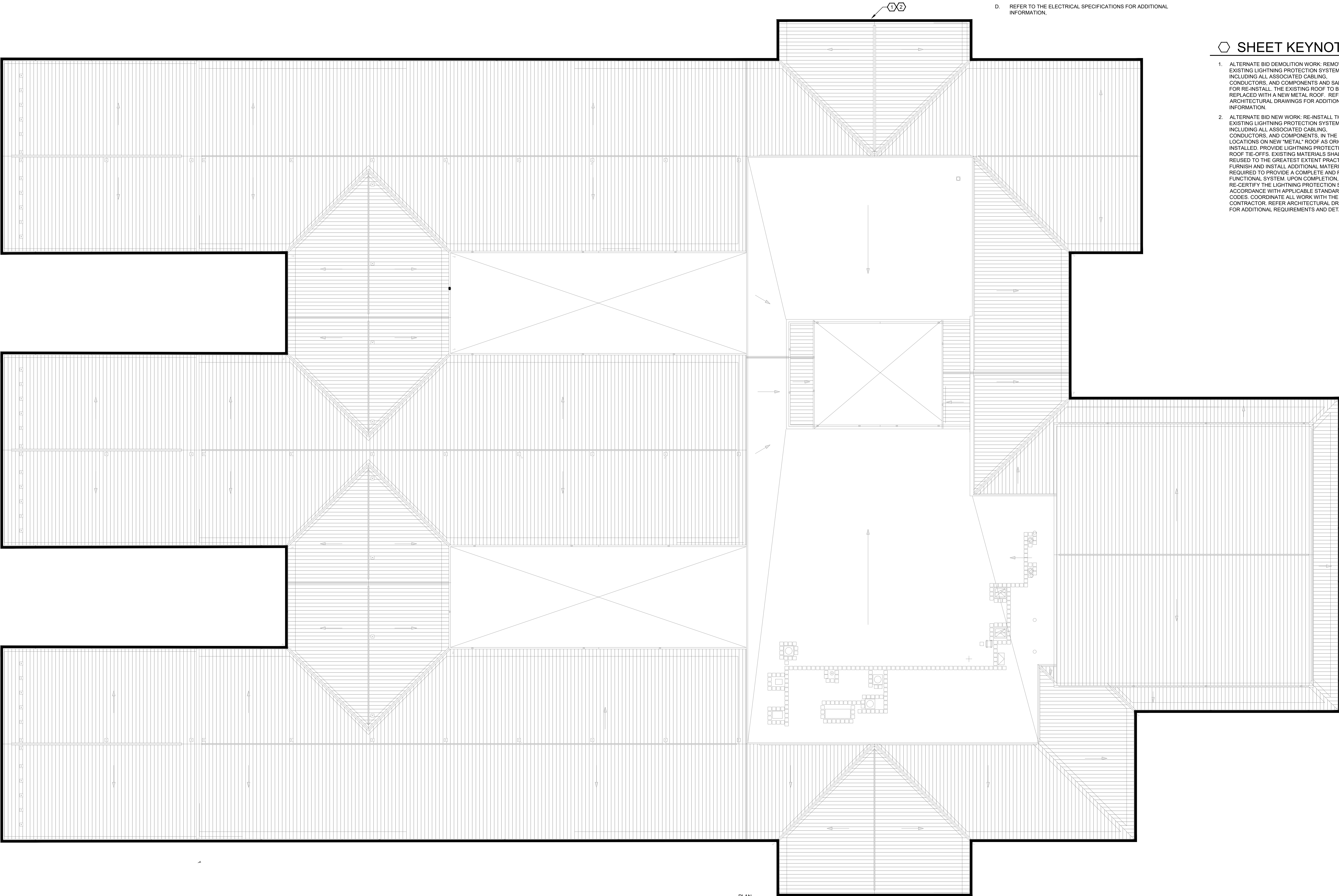
- A. REMOVE AND RE-INSTALL EXISTING LIGHTNING PROTECTION SYSTEM ON ENTIRE ROOF. A COMPLETE LIGHTNING PROTECTION SYSTEM SHALL BE PROVIDED FOR THIS BUILDING IN ACCORDANCE WITH SPECIFICATION 26.41 IS. COMPLETE SHOP DRAWINGS ARE REQUIRED AT PLAN SCALE INDICATING SYSTEM DESIGN AND INSTALLATION DETAILS SPECIFIC TO THIS STRUCTURE.
- B. COORDINATE INSTALLATION OF LIGHTNING PROTECTION SYSTEM COMPONENTS WITH OTHER BUILDING SYSTEMS AND CONSTRUCTION. ROOF CONDUCTORS SHALL BE CONCEALED WITHIN THE ATTIC OR BEHIND PARAPET WALLS. DOWN CONDUCTORS SHALL BE CONCEALED WITHIN BUILDING CONSTRUCTION. RE-INSTALL DOWN CONDUCTORS TO EXISTING CONDITIONS AT A MINIMUM.
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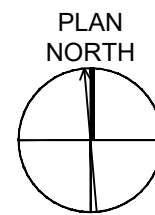
1. ALTERNATE BID DEMOLITION WORK. REMOVE THE EXISTING LIGHTNING PROTECTION SYSTEM, INCLUDING ALL ASSOCIATED CABLING, CONDUCTORS, AND COMPONENTS AND SALVAGE FOR RE-INSTALL. THE EXISTING ROOF TO BE REPLACED WITH A NEW METAL ROOF. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALTERNATE BID NEW WORK. RE-INSTALL THE EXISTING LIGHTNING PROTECTION SYSTEM, INCLUDING ALL ASSOCIATED CABLING, CONDUCTORS, AND COMPONENTS, IN THE SAME LOCATIONS ON NEW "METAL" ROOF AS ORIGINALLY INSTALLED. PROVIDE LIGHTNING PROTECTION TO ROOF TIE-OFFS. EXISTING MATERIALS SHALL BE REUSED TO THE GREATEST EXTENT PRACTICAL. FURNISH AND INSTALL ADDITIONAL MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL SYSTEM. UPON COMPLETION, RE-CERTIFY THE LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH APPLICABLE STANDARDS AND CODES. COORDINATE ALL WORK WITH THE ROOFING CONTRACTOR. REFER ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND DETAILS.



Roof Plan - Power (Alternate Bid)

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

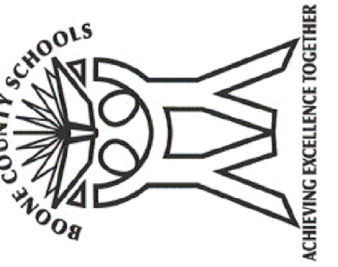
0 6' 12' 30'



Camp Ernst Middle School - Roof

6515 Camp Ernst Road
Burlington, Kentucky 41005

Boone County Board of Education
Mr. Matt Turner, Superintendent



SHEET TITLE
**Roof Plan -
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BG #
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E2.1A

