

District Name: Boone County District Code: 035 Facility Name: Ockerman Middle School School Code: 085

Project Name: Roof REH Project #129-925-E Date: 12/11/25

Project Phase: Design Development: ☐ Construction Documents: ☒

1. Site Development	\$	
2. General Construction	\$	288,765
3. Heating, Ventilation & Air Conditioning	\$	
4. Plumbing (Include Sprinkler System)	\$	
5. Electrical Work (Including CT)	\$	
6. Sewage Disposal System	\$	
7. Total Construction Cost (1-6)		288,765
8. Site Acquisition Cost (Purchase Price)	\$	
9. Legal Services	\$	
10. Fiscal Agent Fee	\$	
11. Bond Discount	\$	
12. Architect/Engineer Fee	\$	25,123
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	\$	1,000
22. Contingencies - Minimum 5% of Line 7	\$	14,438
23. Testing and Balancing	\$	
24. Total Other Cost (8-23)		40,561
25. TOTAL PROJECT COST (line 7 + line 24)		\$329,326
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: _____

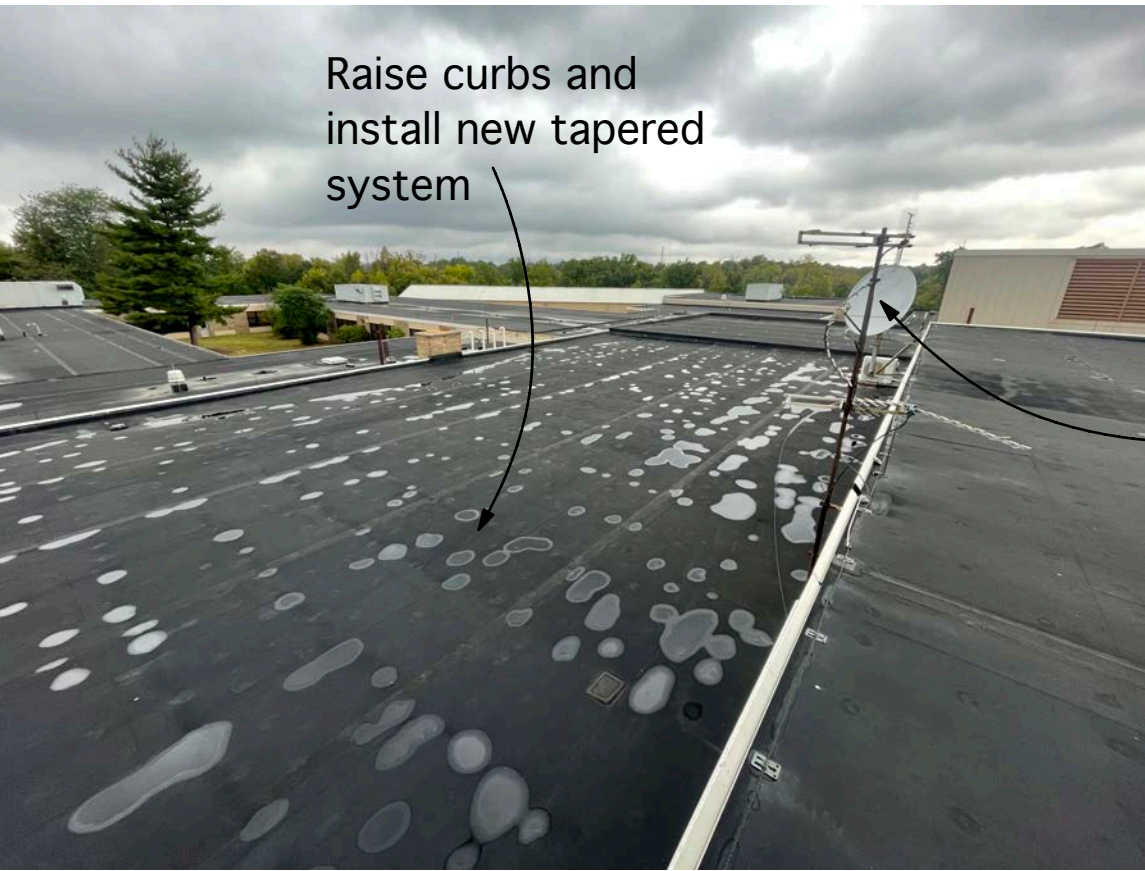


Image #OMS1



Image #OMS2



Image #OMS3

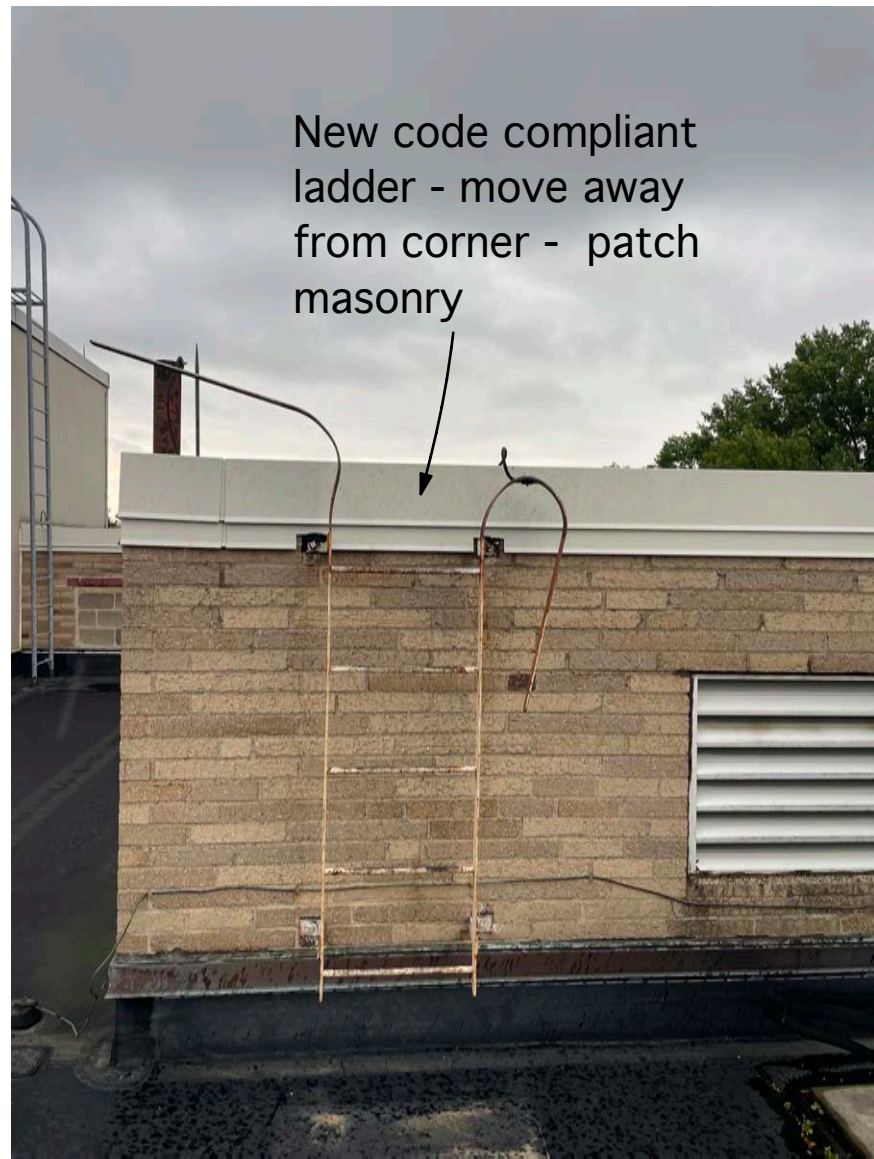


Image #OMS4

Remove SAT Dish and Antenna

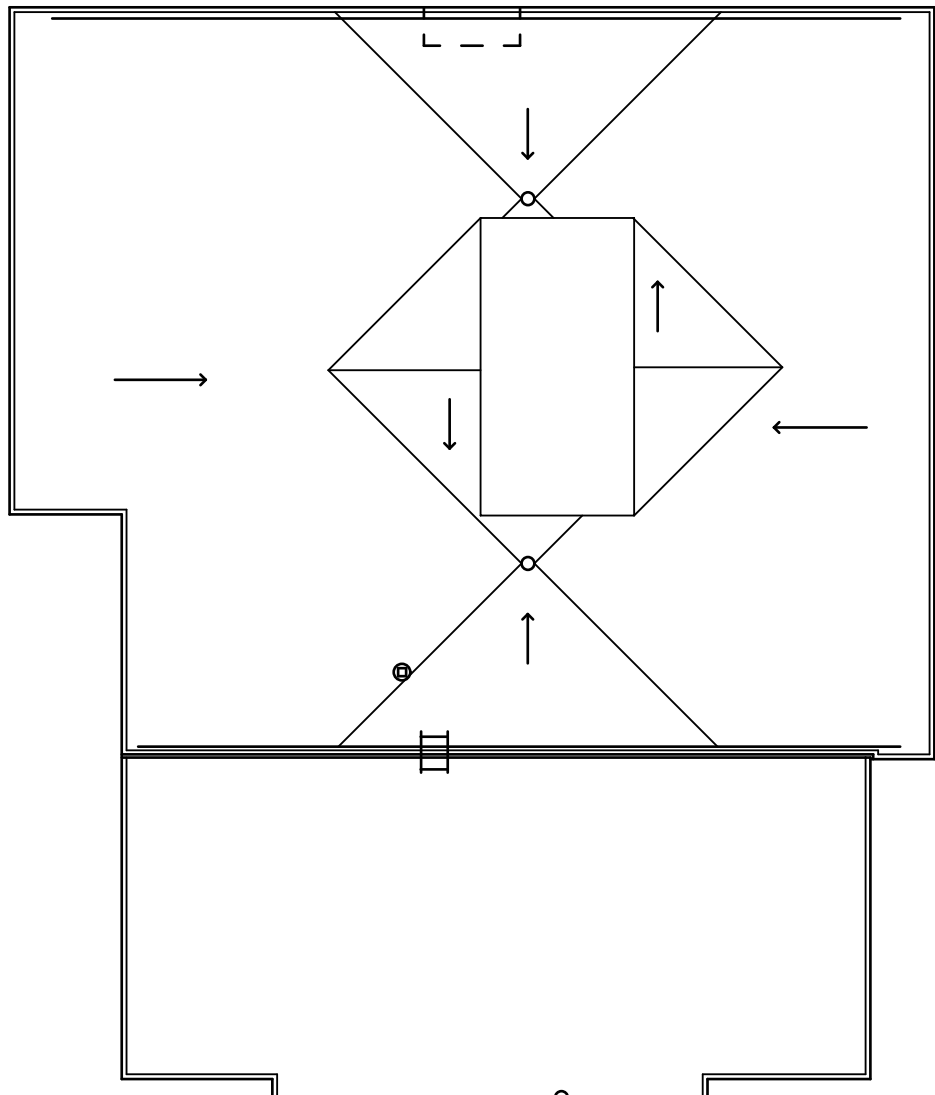
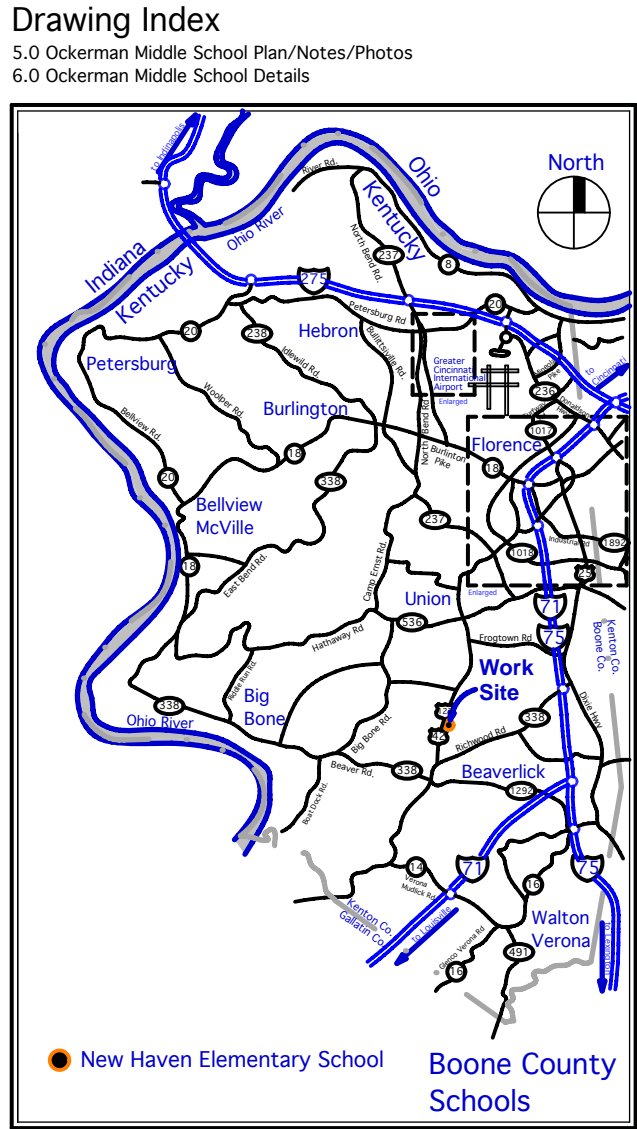
Remove SAT Dish

Raise curbs and install new tapered system

Raise curbs and install new tapered system

Cut in new scuppers typical

Roof Area	Existing	New
Class A 0.25%± Slope	RA20 Existing Roof Construction: -Mtl. deck w/ -1 1/2" Poly iso -1 1/2" Poly iso -1 1/2" Poly iso -1 1/2" Poly iso -1/2" HD Fiber -Tapered Iso -Single Ply Membrane (Adhered)	New roof construction: -1 1/2" Poly iso Existing -1 1/2" Poly iso Existing -1 1/2" Poly iso Existing -1/2" HD Fiber -Tapered Iso --1/8" per Foot Tapered System -3/4" - 6 1/2" ± Class 2 Mech. Attached / Adhered -Adhered Single Ply Membrane
	Ockerman Middle School Roof Plan 1" = 20'	



NOTES

-Contractor may substitute insulation thickness shown as long as in multiple layer new systems the total thickness is equal and overlap is provided in the layers.

-VERIFY EXISTING INSULATION WITH TEST CUTS PRIOR TO ORDERING NEW MATERIAL.

-Field measure all edge mtl to maintain existing coverage. Take into account the new insulation thickness.

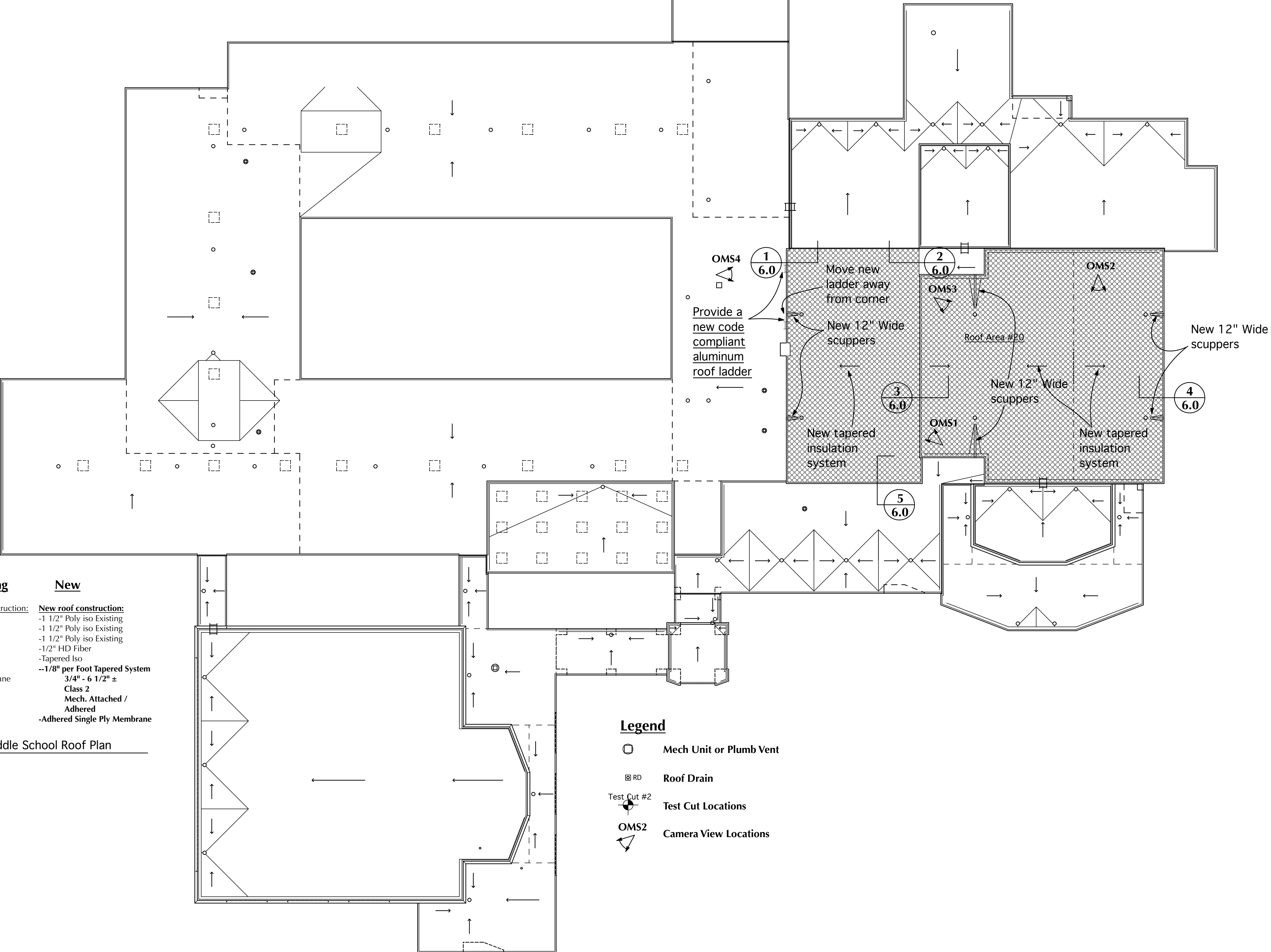
-Lightning Protection System must be reinstalled for entire roof area
NEW UL CERTIFICATION SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REINSTALLING EXISTING SYSTEM. IF ADDITIONAL ELEMENTS ARE REQUIRED THIS WOULD BE A CHANGE ORDER.

- Mech, Elect, and Plumbing penetrations must be verified. Do not just go off plans and pictures. PROVIDE WALKWAY PADS AROUND ALL MOTORIZED ROOFTOP EQUIPMENT AND TOP AND BOTTOM OF LADDERS TYPICAL

Provide full scuppers as shown on plan. Scuppers are to extend into room and down at blocking and fascia. Scuppers are to be fully trimmed out with mtl.

New roof system must meet Class A fire rating, 90 mph, 20 year warranty. Verify system being bid meets this criteria. All additional system elements required by mtlr, to achieve are to be included

All new Iso insulation is to be coated glass fiber (Secure Shield)
Astm C1289
Type II
Class 2
Grade 2 (20psi)
20 year / 90 MPH warrantee
See specs



Legend

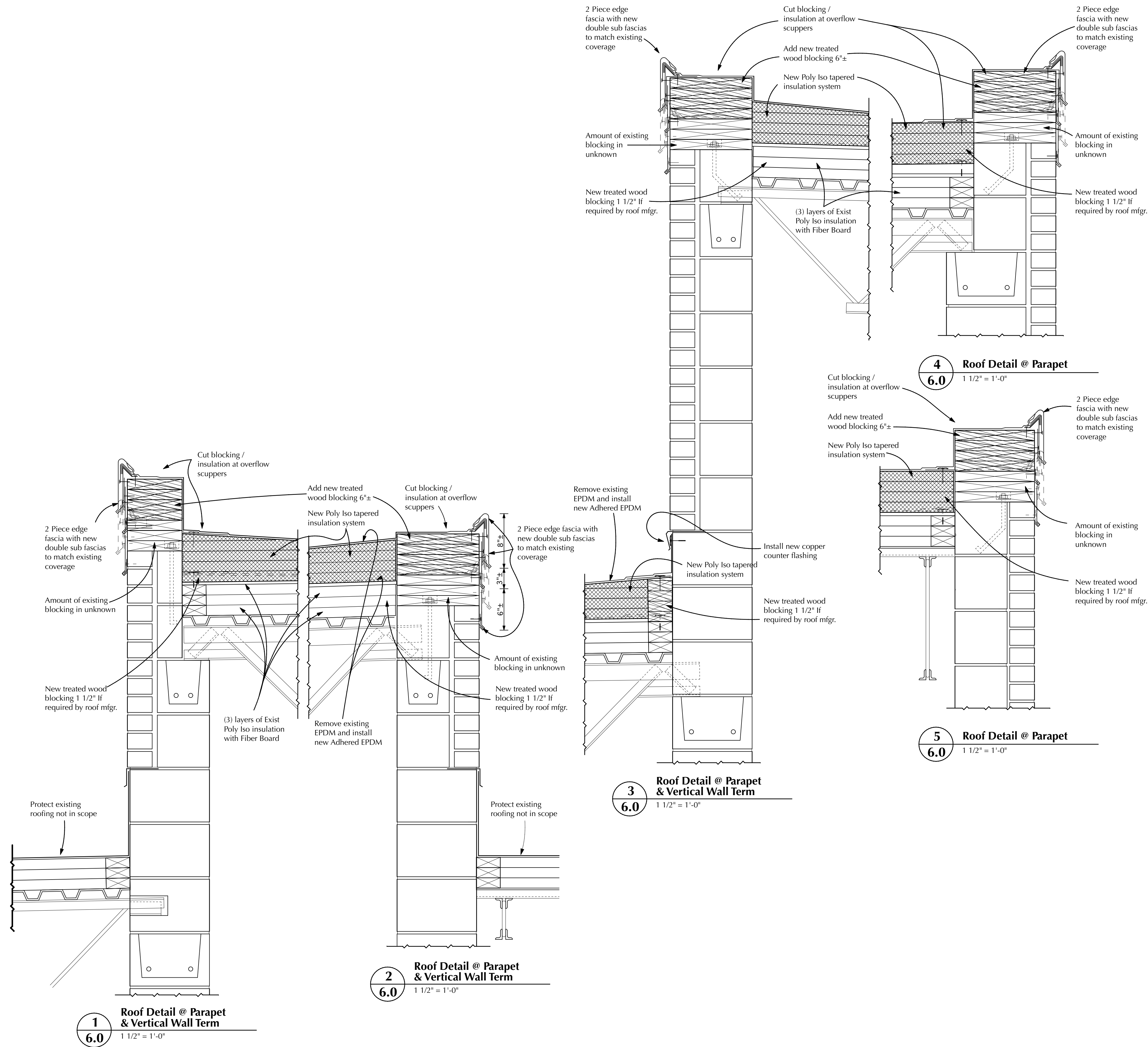
○ Mech Unit or Plumb Vent

⊗ RD Roof Drain

● Test Cut #2

○ OMS2

○ Camera View Locations



BC#26-209

Partial Reroof - OCKERMAN MIDDLE SCHOOL
8300 US-42, Florence, KY 41042
Boone County Schools
Dr. Jeff Hauswald - Superintendent

ROBERT EHMET HAYES & ASSOCIATES, PLLC
A R C H I T E C T S
465 CENTREVUE BOULEVARD CRESTVIEW HILLS, KY 41017
(859) 331-3121

Date:
12/11/2025

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