

KENTON COUNTY DETENTION CENTER ROOF AND SKYLIGHTS

Executive Summary

KCDC roof was installed by Holland Roofing on 09/13/2010. The area of the roof is 145,200 square feet. The GAF Warranty was for 1,452 Squares of TFANI80 (0.0800 TPO) with a 20-year roof guarantee. Original cost for the roof and skylights, \$964,920.

On 10/29/2022, Dan Tarkington, P.E., Chairman of Four Seasons Environmental, our building maintenance contractor, presented a “Building Envelope Inspection”. This report was a cost comparison on “Replacement & Restoration” of the roof. They divided the building roof into four sections, and the costs associated with either replacement or restoration over four years of budgets starting in 2023 and ending in 2027. The cost estimate for replacement was \$4,425,000, and restoration was \$2,937,500.

Over the previous twelve (12) months, we have had several reports of leaks, mostly around the skylights, all of which are on the section of the roof that covers the inmate dorms. FSE or Holland Roofing has resealed every skylight in this section, along with repairing a small hole in the roof. Holland Roofing has determined that the original caulking used to seal around the skylights has visibly dried out, cracked, and separated from the surface, allowing water to penetrate. They suggest removing all existing caulk, cleaning and preparing the surface to ensure proper adhesion, and installing new commercial-grade sealant with a continuous bead to restore a watertight seal and prevent further moisture intrusion. The estimated cost: \$24,675.00

KCDC has asked for and received four (4) quotes to perform an infrared scan of the entire roof with an accompanying report.

Garland/DBS, Inc. (recommended by FSE)		\$4,120
Cotterman & Company, Inc.		\$6,200
Rooftec		\$10,850
Roof Advantage 360	Impedance scan	\$13,156
	Nuclear scan	\$20,236
	Thermal scan	\$9,968

KCDC suggests having a moisture scan performed by Rooftec. Rooftec has performed work at the Kenton County Administration Building recently. Once their report is completed, decisions on how to proceed can be made.