



ADDENDUM NUMBER ONE

**City of Mobile
Dearborn YMCA Re-Roofing
Project No: BG-064C-21**

Thursday March 28, 2024

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualifications.

This addendum consists of 2 pages and 8 attachments.

PART 1 - GENERAL CHANGES

- 1.01 When a change is shown on a drawing, in a specification section or in a Document, keep that change consistent through all drawings, specifications and documents.
- 1.02 The Mandatory Pre-Bid Conference Agenda with modifications and attendance roster, dated March 26, 2024, are attached and form part of Addendum 01. Revisions to the Pre-Bid Conference Agenda are indicated with strike-through for deletions and **bold** font for additions.
- 1.03 Questions/Responses during Pre-Bid Conference:
 - A. Question: Drawing construction note indicates to match the original metal roof panels. What are the original roof panels?
Response: The specified roof panels are to match the original dimensional profile and color. See Specification Section 07 42 13 – Formed Metal Wall Panels for panel material properties.
 - B. Question: What is the new roof deck sheathing indicated in Construction Note 2 and Details 2 & 3/2-A101?
Response: APA Structural I rated, exposure 1 sheathing 19/32 inch, thick. See attached Specification Section 06 16 00 – Sheathing.
 - C. Question: The roof access ladder attachment is fastened into a loose CMU block. Will this attachment/CMU block be repaired as part of the Project's Scope of Work?
Response: Yes, the repair will be made as part of the Project's Scope of Work. See *Ladder Attachment Detail 5/2-A103, Revision 1 dated 3/27/24, Addendum 2 (attached)*.

PART 2 - CHANGES TO THE FORMS AND CONDITIONS

- 2.01 Replace Section 00400 – Bid Form with *attached Section 00400 – Bid Form, Addendum 1*.

PART 3 - CHANGES TO THE SPECIFICATIONS

- 3.01 Add Specification Section 06 16 00 – Sheathing, Addendum 1
- 3.02 Add Specification Section 07 55 10 – Modified Bitumen Roofing Repairs, Addendum 1.
- 3.03 Revise Specification Section 01 22 00 - UNIT PRICES, Addendum 1. Add 3.1.B Unit Price #2: Repair Roof Blister

PART 4 - CHANGES TO THE DRAWINGS

- 4.01 Reference 2-A101 and 2-A102: Revise as follows:
Revised Note 4: *“Existing modified bitumen roof, repair and prepare for coating system. Prepare per specifications. Apply roof coating system per Specification Section 07 56 00 – Liquid Applied Membrane Roofing.”*
- 4.02 Reference 2-A101 and 2-A102: Add YMCA Building Construction and Demolition Notes as follows:
Note 13: Repair roof blisters: Provide cost in the Base Bid to repair (6) roof blisters approximately 4sf in area. Reference Specification Section 07 55 10 – Modified Bitumen Roofing Repairs.
Note 14: Repair access ladder attachment, see Ladder Attachment Detail 5/2-103.

PART 5 – ATTACHMENTS

- Mandatory Pre-Bid Conference Agenda with Modifications
- Attendance Roster, dated March 26, 2024,
- Revised Section 00400 – Bid Form, Addendum 1.
- Specification Section 06 16 00 – Sheathing, Addendum 1
- Specification Section 07 55 10 – Modified Bitumen Roofing Repairs, Addendum 1
- Specification Section 01 22 00 - UNIT PRICES, Addendum 1
- 2-A101 – Building #2, Dearborn YMCA Roof Plan, Revision 1 dated 3/27/24, Addendum 1.
- 2-A102 – Building #2, Dearborn YMCA Photos, Revision 1 dated 3/27/24, Addendum 1.
- 2-A103 – Building #2, Dearborn YMCA Details, Revision 1 dated 3/27/24, Addendum 1.

END OF ADDENDUM

**Dearborn YMCA
Re-roofing
BG-064C-21**

MANDATORY PRE-BID CONFERENCE

10:00 am March 26, 2024
321 Warren Street
Mobile, AL 36603

AGENDA *with Modifications*

1. Attendance roster. Include a contact person and an e-mail address. Please write legibly.
2. Addenda will be posted to the City of Mobile's Bidding Website only:
<https://www.cityofmobile.org/services/business/bids/>
3. Introductions - Owner Contacts, Architect & Consultants, AE Project Manager.
4. Discussion of Scope of Work.
 - a. The project includes recoating of flat roof, replacement of portions of metal standing seam roof, and cleaning, replacement, and repairs as outlined in the Project Documents.
 - b. Limited access to the site will be allowed for dumpsters, lifts, cranes, etc. Present staging plan for use of site for approval prior to construction.
 - c. Contractor must obtain permits and arrange for all permit inspections required by the City of Mobile. There is no charge for the Permit. Subcontractors will need to obtain their own permits.
 - d. Before Bidding, Contractor shall verify their license classification of their General Contractors license with the State of Alabama Licensing Board to ensure they are eligible to bid and construct the Work.
 - e. The construction period, including the submittal and ordering of materials is two hundred sixty (260) calendar days. This period includes expected rain days. See Project Manual for process of submitting rain days for approval, and what conditions qualify as rain days.
 - f. Contractor's labor and materials warrantee is five (5) years. Manufacturer's warranty is in addition to this.
 - g. Contractor shall have access to the site M-F **6:30am until 5:30pm** during daylight hours. Weekend **and after hours** work, if desired, shall be requested in writing and approved in advance in writing by Project Manager.
 - h. Any utility interruption should be requested in writing at least 72 hours in advance, and interruptions shall be approved in writing by Project Manager. Because of the functions of the various buildings, desired utility interruptions may be refused. Please schedule interruptions well in advance to accommodate everyone's schedule.
 - i. ***Note that children use exterior play yards that are under the Work. Contractor shall let the facility know at least 72 hours in advance when Workers or materials may compromise the safety of the play yards, entry, and other outside areas so that activities may be re-scheduled and/or relocated.***

- j. Contractor shall keep an exceptionally clean site. The facility will continue to operate during normal business hours. All Construction and lay down areas must be protected from public and staff. The City is not responsible for security of Contractor's materials or equipment. The parking lot shall be swept for nails daily with a magnet.
- k. Contractor may utilize without cost and in moderation the facility's power and water. Contractor shall provide their own power cords, hoses, etc. Contractor may not use restroom facilities of the facilities. Contractor shall provide a port-a-potty and handwashing station.
- l. Contractor shall submit for approval a staging plan for dumpster locations, port-a-potty and hand washing station, materials staging, lift placement, etc.
- m. Protect all concrete sidewalks, pads, paving, landscaping, fences, and other site items. Contractor shall be responsible for re-pouring any concrete cracked or damaged through the course of the work. Planting material shall be replaced. It is advised that the Contractor document the area before beginning Construction.
- n. Access to the roof during construction shall be from the exterior only. Workers may not access thru the building. In the rare event a Contractor needs to enter the facilities, workers shall wear identifying T-shirts and name tags, and shall be always masked while in the building. Construction dust shall be always minimized, particularly in the interior. Contractors shall schedule with the building managers in advance for interior access. ***If exterior access is going to be a huge problem or expense, please advise thru the RFI process so that the issue can be explored and addressed to the benefit of the project.***
- o. The site is a non-smoking site; workers may not smoke on site at all. Remove to the public sidewalk to smoke.
- p. This facility is open every day and children are present. Patrons shall be treated with respect and caution. Noise and dust shall be minimized. Any previously unapproved contact with children or other patrons will cause a worker to be removed from the site and barred from the work of the contract.
- q. Remove waste, spoils, surplus materials, rubbish, and construction facilities from the site. On-Site Dumpster location to be coordinated with Owner Contact. Do not use facilities waste bins or dumpsters. Site must be kept clean.
- r. Storm and Wastewater:
 - i. Comply with City of Mobile and Alabama Department of Environmental Management requirements. Pay attention to Water Regulations and Allowable Discharges.
 - ii. See City of Mobile Code, Chapter 17, Storm Water Management and Flood Control.
 - iii. Note all exterior washing/cleaning activities requires an approved submittal thru the City of Mobile Environmental Department.
- s. Any observed ambiguities, discrepancies, omissions, or errors in any part of the contract documents shall be submitted as written RFIs to Brad Davis via e-mail bdavis@tagarchitects.net by 3:00 PM 5 days before the bid opening. Answers will be given through written Addendum only.
- t. Official clarifications or corrections will be made by written addendum shall be posted on the COM bidding website.
- u. Substitution requests shall be made at least fifteen (15) calendar days prior to bid. All substitutions for named materials must be pre-approved before the bid.

5. Special Instructions or conditions.
 - a. Equal Opportunity:
 - i. The City of Mobile, Alabama is an Equal Opportunity Employer and requires that all Contractors comply with the Equal Employment Opportunity laws and the provisions of the Bid Documents in this regard.
 - ii. The City of Mobile also encourages and supports the utilization of Minority Business Enterprises on these and all other publicly solicited Bids and shall follow the City of Mobile's Minority Utilization Plan as adopted by the City Council.
 - iii. **The Contractor shall provide an appropriately completed copy of the "City of Mobile Subcontracting and Major Supplier Plan" in the envelope with their Bid Form.** Form shall document DBE Subcontractors participating in the project and, should the total % of DBE participation not meet the 15% minimum, all efforts to obtain DBE Subcontractors shall be documented on or attached to the DBE Form when submitted.
 - iv. During construction, contractors are required to submit a "DBE Utilization Report" with every Pay Application at each facility.
 - v. Contractors should contact the City of Mobile, Supplier Diversity Manager for assistance with DBE Subcontractor information and any questions regarding the DBE Compliance Forms. Contact Archnique Kidd at 251-208-7967.
 - vi. A Directory of DBE Vendors can be found at the following location:
<https://workwith.cityofmobile.org/>
6. Bidding instructions, forms, special requirements and time.
 - a. Bids are due to the City Clerk's Office by 2:15PM, Wednesday, April 10, 2024. See Project Manual for additional requirements and instructions. Bids will be publicly opened in the Atrium Lobby of Government Plaza at 2:30PM.
 - b. There is a \$10,000.00 Contingency Allowance. Allowances shall be utilized only after advanced written approval by the Owner. At the end of the project, remaining contingency will be returned to the City via Change Order. All proposals for allowances shall be broken out as described in the Project Documents.
 - d. All Bids not clocked in by the City Clerk's Office prior to the time specified, or Bids received after the specified time, will be automatically rejected, and returned immediately, unopened.
 - e. This is a tax-exempt project. As per the State of Alabama ACT 2013-205, the Alabama Department of Revenue (ADOR) has been granted the authority to issue a "Certificate of Exemption from Sales and Use Tax for Governmental Entities" on construction projects. Therefore, this project shall qualify for State of Alabama Sales and Use Tax Exemptions under this ACT. It is the responsibility of the Bidder to confirm the potential tax-exempt status of their bid with the ADOR and include any such savings in their bid, as well as accounting for same on their bid form attachment Sales Tax Form C-3A.
 - f. Project Manager reviewed the importance of acknowledging and dating all the addenda on the bid form, and matching the written total base bid amount to the numbers.**

7. Additional Requirements at time of Contract execution:
 - a. A valid City of Mobile business license for the duration of the contract period
 - b. E-verify Documentation: The Beason-Hammond Taxpayer Protection Act applies to this project. Contractor shall comply with the requirements of this Act and show proof of enrollment in the E-verify program by submitting the electronically generated Federal E-verify document prior to signing of the construction contract. (see Project Manual)
 - c. Performance Bond and Labor & Material Payment Bond are required.
 - d. Certificate of Insurance in amounts and with endorsements as required by the City of Mobile (see Project Manual or Request for Quotes documents).
 - e. Builder's Risk Insurance-please review carefully all the endorsements and amounts of Builder's Risk insurance required. See Project Manual:
 - i. ALL RISK Builder's Risk coverage at each facility shall be provided for the Contractor, Owner, and all Subcontractors for the full amount of the Contract during construction, fabrications, storage, transport, and erection of any equipment.
 - ii. The entire policy, along with all endorsements and riders shall be provided to the Owner.
8. Payment requirements.
 - a. Retainage withheld at 5% of the first 50% of Construction Completed until the amount equals 2.5% of the full contract amount.
 - b. The final 2.5% of the full contract amount is withheld as retainage until all close out requirements are met, proof of advertisement, warranties, Consent of Surety, and release of liens, etc. By State of Alabama Law, notice of final completion of the contract shall be published four times in a local newspaper of general circulation.
 - c. The City of Mobile is unable to issue payment or deposits on materials that are not on the project site, or in the City of Mobile stored in a climate controlled, bonded warehouse where a City representative can verify their presence and proper storage.
9. Owner/City of Mobile contacts and phone numbers:
 - a. Brad Davis: 251-343-1811 TAG/The Architects Group Project Manager
 - b. Cindy Klotz: 251-208-7633 (City of Mobile Project Manager)
 - c. Jody Russell, 251-208-1083 City of Mobile Project Manager/AE Dept
10. Walk of Site

Question #1: Explain what the existing metal roofing materials are and how is the Bidder expected to provide a match? What are the criteria for matching approvals?

Answer #1: To be clarified in an Addendum

Question #2: What about the bad underlayment and plywood, and what is it now so Bidders can match

Answer #2: To be clarified in an Addendum

11. Adjourn

ATTENDANCE ROSTER

MEETING	PROJECT	LOCATION		DATE
Mandatory Pre-Bid Conference	Dearborn YMCA - Re-roofing	321 Warren Street, Mobile, Alabama 36603		Tuesday, March 26, 2024
BG-064C-21				
NAME	ORGANIZATION	PHONE	CELL PHONE	E-MAIL
Carey Richardson	Advanced Roofing Solutions	205-349-1560	205-3105075	CSrich0622@gmail.com
Kevin Lee	Malone roofing		251-259-8479	KLee@ecmalone.com
GARY A. MCDADE	Double AA Const.	251-645-7266	251-422-0495	Rob@doubleAA.Const.Com
Daniel Williams	Standard Roofing	205-217-1044	same	dburnett@standard roofing exteriorsolutions.com
Jonathan Abonza	Roofing Solutions		251-288-9558	R.Picado@roofingsolutions.com
Jason Sheaffer	Porter Roofing	850-377-0656	" "	Jason@Porter-Roofing.com
LaDarius Young	Thomas Roofing	251-402-5177	same	Campbell@ThomasRoofing.com
Bill Johns	Johns and Kirksey, Inc.	205-759-2830	205-393-7070	bill@johnskirksey.com
LANCE HARRISON	PROFESSIONAL ROOFING & CONSTRUCTION LANCEHARRISON@GMAIL.COM	251-358-1423	" "	LANCEPRO@GMAIL.COM
Roger Cook	COM, Supplier Diversity	251-208-7632		roger.cook@cityofmobile.org
FRANK DAVIS	TAG	(251) 343-1811		bdavis@tagarchitects.net
Jody Russell	COM	251-708-1083		jody.russell@cityofmobile.org
Colette Huff	Dearborn YMCA	251-454-5224	251-432-4768	chuff@dearbornymca.org
Scott Hendrickson	Dearborn YMCA	251-324-768	251-454-8000	receptionist@DearbornYMCA.org

SECTION 00400

BID FORM

Copies of the following Bid Forms shall be used. Bids submitted on alternate forms may be rejected. Fill in all blank spaces with an appropriate entry. Bid Form must be signed by an officer of the company and notarized.

TO: City of Mobile, 205 Government St., P.O. Box 1827, Mobile, AL, 36633

REF: PROJECT NO.: BG-064C-21
PROJECT NAME: Dearborn YMCA Re-Roofing
PROJECT LOCATION: 321 Warren Street, Mobile, AL 36603

In compliance with the Bid Documents and having carefully and thoroughly examined said documents for the subject Work prepared by the City of Mobile, Architectural Engineering Department and The Architects Group, Inc., dated March 13, 2024 and all Addendum(a) Number(s) _____, dated _____.

CAUTION: before submitting any bid, it is the Bidder's responsibility to check with the Architectural Engineering Department for all Addenda or special instructions that may impact the Bid) thereto, receipt of which is hereby acknowledged, the premises and all conditions affecting the Work prior to making this Proposal, the Undersigned Bidder, hereby

COMPANY NAME: _____

ADDRESS: _____ **PHONE** _____

ALABAMA GENERAL CONTRACTOR LICENSE NO. _____

CITY OF MOBILE BUSINESS LICENSE NO. _____

SECRETARY OF STATE OF ALABAMA BUSINESS IDENTITY NO. _____

SECRETARY OF STATE OF ALABAMA ACCOUNT NO. _____

(Note: Secretary of State Account Number shall be filled in only by non-resident bidders)

(Check one) [] A Corporation [] A Partnership [] An Individual Doing Business

hereby proposes to furnish all labor, materials, tools, equipment, and supplies and to sustain all the expenses incurred in performing the Work on the above captioned Project in accordance with the terms of the Contract Documents, and all applicable laws and regulations for the sum listed below. The initial term of the Contract shall extend for a total of **two hundred sixty (260) calendar days** from the date of the Notice to Proceed.

Dearborn YMCA Re-Roofing

Base Bid:	\$ _____ .00
Contingency Allowance:	+ \$ 10,000.00
Total Bid:	\$ _____

(Fill in here and in Total Bid below)

TOTAL BID:

_____ Dollars, (\$ _____)
(Total Bid in Words) (Total Bid in Numbers)

UNIT PRICES:

Unit Price #1 (General): Install new Fall Arrest System and Steel Roof Hatch Safety Extension Handle per Unit Price Detail 2/2-A103.

\$ _____ Set

Unit Price #2: Repair roof blisters in existing modified bitumen Roofing.

\$ _____ Blister Area 4sf

BID SECURITY: The undersigned Bidder agrees that the attached Bid Security, as a Cashier's Check drawn on a bank registered to do business in the State of Alabama and which is a member of the Federal Deposit Insurance Corporation, or a Bid Bond, made payable to the City of Mobile, in the amount of 5% of the bid amount, but in no event more than \$10,000, as the proper measure of liquidated damages which the City will sustain by the failure of the undersigned to execute the Contract. Said Bid Security shall become the property of the City of Mobile as liquidated damages as specified in the Contract Documents.

AMERICANS WITH DISABILITIES ACT (ADA): The undersigned Bidder agrees to fully comply with all requirements of the Americans with Disabilities Act of 1990 and the Amendment Act.

NONDISCRIMINATION: Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.

SIGNATURE: If the undersigned Bidder is incorporated, the entire legal title of the company followed by "a corporation" should be used. If Bidder is an individual, then that individual's full legal name followed by doing business as (d/b/a) and name of firm, if any, should be used. If Bidder is a partnership, then full name of each partner should be listed followed by "d/b/a" and name of firm, if any.

Ensure that name and exact arrangement thereof is the same on all forms submitted with this Bid. If a word is abbreviated in the official company name, such as "Co.", then use that abbreviation. If not abbreviated in the official name, spell out.

Bidder agrees not to revoke or withdraw this Bid until sixty (60) calendar days following the time and date for receipt of bids. If notified in writing of the acceptance of this Bid within this time period, Bidder agrees to execute a Contract based on this Bid on the proscribed form within ten (10) calendar days of said notification and to furnish Performance Bond and Materials and Payment Bond as specified.

COMPANY

NAME: _____
(Printed or Typed)

BY: _____
(Signature of Company Officer)

COMPANY OFFICER: _____
(Printed or Typed)

TITLE _____ **DATE** _____, 20____
(Printed or Typed)

Sworn to and subscribed before me this _____ day of _____ 20____

Notary Public

Attachments:

1. Bid Security, with Power of Attorney
2. Secretary of State Authorization (Out of state bidders only)
3. Sales Tax Form C-3A
4. Supplier Diversity Subcontracting & Major Supplier (all 5 pages)

END OF BID FORM

SECTION 06 16 00 - SHEATHING

1.1 SUMMARY

A. Section Includes:

1. Roof/Wall sheathing.
2. Parapet sheathing.

B. Related Requirements:

1. Section 06 10 00 "Rough Carpentry".
2. Section 07 25 00 "Formed Metal Wall Panels" for water-resistive barrier applied over sheathing.

1.2 ACTION SUBMITTALS

A. Product Data:

1. Roof/Wall sheathing.
2. Parapet sheathing.

B. Product Data Submittals: For each type of product. Indicate component materials and dimensions and include construction and application details.

1.3 INFORMATIONAL SUBMITTALS

A. Product Certificates: From APA sheathing manufacturer, certifying compatibility of sheathing.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Stack panels flat with spacers beneath and between each bundle to provide air circulation. Protect sheathing from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PANEL PRODUCTS

A. Thickness: As needed to comply with requirements specified, but not less than thickness indicated. APA Structural I rated, exposure 1, sheathing, 19/32 inch, thick.

B. Factory mark panels to indicate compliance with applicable standard.

C. Mark plywood with appropriate classification marking of an inspection agency acceptable to authorities having jurisdiction.

2.2 ROOF SHEATHING

- A. Plywood Sheathing, Roofs: Exterior, Structural I, Exposure 1, sheathing.
 - 1. Nominal Thickness: Not less than 19/32 inch.

2.3 PARAPET SHEATHING

- A. Plywood Sheathing, Parapets: Exterior, Structural I, Exposure 1, sheathing.
 - 1. Nominal Thickness: Not less than 19/32 inch.

2.4 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
 - 1. For roof/parapet/wall sheathing, provide fasteners of Type 304 stainless steel.
- B. Screws for Fastening Sheathing to Wood Framing: ASTM C1002.

2.5 MISCELLANEOUS MATERIALS

- A. Adhesives for Field Gluing Panels to Wood Framing: Formulation complying with **APA** that is approved for use with type of construction panel indicated by manufacturers of both adhesives and panels.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement. Arrange joints so that pieces do not span between fewer than three support members.
- B. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction unless otherwise indicated.
- C. Securely attach to substrate by fastening as indicated, complying with the following:
 - 1. Table 2304.10.1, "Fastening Schedule," in the ICC's International Building Code.
 - 2. ICC-ES evaluation report for fastener.
- D. Coordinate wall/parapet/roof sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.

- E. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.
- F. Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.

END OF SECTION 06 16 00

SECTION 07 55 10 - MODIFIED BITUMINOUS MEMBRANE ROOFING – REPAIRS

PART 1 - GENERAL

1.2 SECTION INCLUDES

1.3 RELATED SECTIONS

- .1 Section 07 56 00 - Liquid Applied Membrane Roofing.
- .2 Section 07 59 20 – Membrane Re-Roofing Preparation.
- .3 Section 07 62 00 – Sheet Metal Flashing and Trim

1.4 REFERENCES

The latest edition of all listed references shall apply:

- .1 ASTM D41 -Asphalt Primer Used in Roofing, Damp-proofing, and Waterproofing.
- .2 ASTM D2822 - Asphalt Roof Cement.
- .3 ASTM D4601 - Standard Specification for Asphalt-Coated Glass Fiber Base Sheet Used in Roofing.
- .4 ASTM D6162 - Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using a Combination of Polyester and Glass Fiber Reinforcements
- .5 ASTM D6163 - Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Glass Fiber Reinforcements
- .6 ASTM D6164 - Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Polyester Reinforcements
- .7 Primer, Asphalt, Unfilled, for Asphalt Roofing, Damp-proofing and Waterproofing.
- .8 FM (Factory Mutual) - Roof Assembly Classifications.
- .9 NRCA (National Roofing Contractors Association) - Roofing and Waterproofing Manual.

1.5 SUBMITTALS

- .1 Provide product data sheets for each type of product to be used.
- .2 Certifications by manufacturers of roofing that all materials supplied comply with all requirements of the identified ASTM and other industry standards or practices.

1.6 CONTRACTOR QUALIFICATION

- .1 Contractor and his staff must be certified by the membrane manufacturer.
- .2 Source Limitations; Components shall be provided by a single manufacturer or approved by the primary roofing manufacturer

1.7 QUALITY ASSURANCE

- .1 Perform Work in accordance with manufacturer's written instructions.
- .2 There shall be no deviation made from the Project Specification or the approved shop drawings without prior written approval by the Owner, the Owner's Representative, and the manufacturer.

1.8 REGULATORY REQUIREMENTS

- .1 Conform to applicable local code for roof assembly fire hazard requirements.
- .2 UL: Class B Fire Hazard Classification.

1.9 SPECIAL SITE INSTRUCTIONS

- .1 Interior Protection for work to be provided by Contractor.
- .2 Minimize disruptions to regular building activities. Noisy Work to be performed outside of regular office/operating hours. Arrange special access and times to project site with Designee.
- .3 Staging area to be determined on site with Building Owner.
- .4 No asphalt kettles on site. Project to be free of mopping applications. All roof elements to be mechanically fastened, adhered in bonding agent, or cold applied. All membranes to be self-adhering or cold applied.

1.10 DELIVERY, STORAGE, AND HANDLING

- .1 All work to be conducted from the exterior using swing-stage, hoist, etc.
- .2 Site storage is limited. Location of storage to be coordinated with Owner.
- .3 All materials shall be delivered and stored in their original packaging bearing the manufacturers label, grade and product weight, including all other related standards, specifications, and the like.
- .4 All materials shall be adequately protected from inclement weather conditions and stored in a dry, well-ventilated and weather protected location.

- .5 Only materials to be installed on the same day shall be removed from the protected location to the work site.
- .6 During extreme temperature, materials shall be stored in a heated location with a 40°F {4.4°C} minimum temperature and removed only as needed.
- .7 All materials in a rolled configuration shall be stored on end, elevated off the ground on a pallet or skid, to protect the bottom surface from foreign debris and moisture.
- .8 When possible, the Contractor should restrict stock piling of material in one location on the roof surface to prevent exceeding the specified deck live load capacity.
- .9 Handle and store products in a manner to prevent damage and deterioration.
- .10 Remove and replace damaged products at own expense and to the satisfaction of the Consultant.

1.11 ENVIRONMENTAL REQUIREMENTS

- .1 Do not apply roofing membrane to damp or frozen deck surface.
- .2 Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.
- .3 Only as much of the new roofing as can be made weather-tight each day, including all flashing and detail work, shall be installed. All seams shall be heat welded with hot air gun before leaving the job site that day.
- .4 All work shall be scheduled and executed without exposing the interior building areas to the effects of inclement weather. The existing building and its contents shall be protected against all risks.
- .5 All new and temporary construction, including equipment and accessories, shall be secured in such a manner as to preclude wind blow-off and subsequent roof or equipment damage.
- .6 Uninterrupted water-stops shall be installed at the end of each day's work and shall be completely removed before proceeding with the next day's work. Water-stops shall not emit dangerous or unsafe fumes and shall not remain in contact with the finished roof as the installation progresses. Contaminated membrane shall be replaced at no cost to the Owner.
- .7 Prior to and during application, all dirt, debris and dust shall be removed from surfaces by vacuuming, sweeping, blowing with compressed air, and/or similar methods.
- .8 The Contractor shall follow all safety regulations as required by OSHA (Occupational Health and Safety Act) and any other applicable authority having jurisdiction.
- .9 All roofing, insulation, flashings and metal work removed during construction shall be immediately taken off site to a legal dumping area authorized to receive such materials.

- .10 All new roofing waste material (i.e., scrap roof membrane, empty cans of adhesive) shall be immediately removed from the site by the Contractor and properly transported to a legal dumping area authorized to receive such material.
- .11 The Contractor shall take precautions that storage and/or application of materials and/or equipment does not overload the roof deck or building structure.
- .12 Flammable adhesives and deck primers shall not be stored and not be used in the vicinity of open flames, sparks and excessive heat.
- .13 All rooftop contamination that is anticipated or that is occurring shall be reported to the manufacturer to determine the corrective steps to be taken.
- .14 The Contractor shall verify that all roof drain lines are functioning correctly (not clogged or blocked) before starting work. Contractor shall report any such blockages in writing to the Owner's Representative for corrective action prior to the installation of the roof system.
- .15 The Contractor shall immediately stop work if any unusual or concealed condition is discovered and shall immediately notify Architect/Owner of such condition in writing.
- .16 Site cleanup, including both interior and exterior building areas that have been affected by construction, shall be completed to the Owner's satisfaction.
- .17 All landscaped areas damaged by construction activities shall be repaired at no cost to the Owner.
- .18 Precautions shall be taken when using adhesives at or near rooftop vents or air intakes. Adhesive odors could enter the building. Coordinate the operation of vents and air intakes in such a manner as to avoid the intake of adhesive odor while ventilating the building. Keep lids on unused cans at all times.
- .19 Protective wear shall be worn when using solvents or adhesives or as required by job conditions.

1.12 EXAMINATION

- .1 Examine the Drawings and Specifications to determine the extent of the work involved, together with other necessary data affecting the work, as in no circumstances will any claims against the Owner be allowed resulting from failure to ascertain the extent of such work herein described or implied.

1.13 SAFETY AND PROTECTION

- .1 The latest edition of all listed references shall apply:
 - .1 Access Scaffolding for Construction Purposes.
- .2 Solvents, adhesives and membranes
 - .1 Store only enough solvents and adhesives on the roof for the same day's use, do not leave adhesives on roof overnight. Manufacturer supplied adhesives should be stored in their overnight containers. Minimum temperature for solvent based adhesive and primers is -5°C.

1.14 WARRANTY

- .1 Contractor shall supply the Owner with a one (1) year Contractor Warranty for workmanship. In the event any work related to roofing, flashing, or metal is found to be within the Contractor warranty term, defective or otherwise not in accordance with the Contract Documents, the Contractor shall repair that defect at no cost to the Owner. The Applicator's warranty obligation shall run directly to the Owner.
- .2 Owner shall notify both the membrane manufacturer and the Contractor of any leak that occurs during the time period when both warranties are in effect.

PART 2 • PRODUCTS

2.1 GENERAL

- .1 Note all membrane materials are to be supplied by one manufacturer: meeting manufacturer's respective material compatibility requirements to achieve the required System Warranty.
- .2 Components to be used that are other than those supplied or manufactured by the membrane manufacturer may be submitted for review and acceptance by the membrane manufacturer.
- .3 The membrane manufacturer's acceptance of any other product is only for a determination of compatibility with the products and not for inclusion in the manufacturer's warranty.
- .4 The specifications, installation instructions, limitations, and/or restrictions of the respective manufacturers must be reviewed by the Owner's Representative for acceptability for the intended use with the membrane manufacturer's products.

2.2 MEMBRANE & MEMBRANE FLASHING

- .1 Venting Base Sheet:
 - .1 Mechanically secured fiberglass, asphalt coated fiberglass base sheet meeting ASTM 04601, Type II.
- .2 Base Sheet:
 - .1 Adhesive grade modified bitumen, minimum thickness 3.0mm, with minimum 180g/m² , random fiber glass mat or non-woven polyester, impregnated and coated with SBS modified bitumen. Base Sheet Flashing:
 - .2 Base Sheet Flashing; Self-adhering grade modified bitumen, minimum 3.0mm thick, with random fiber glass mat impregnated and coated with SBS modified bitumen, and coated with self-adhesive bitumen layer and polyolefin release film on bottom surface.
 - .3 Adhesive grade modified bitumen, minimum thickness 3.0mm, with minimum 180g/m² , random fiber glass mat or non-woven polyester, impregnated and coated with SBS modified bitumen.

- .3 Cap Sheet: Adhesive grade modified bitumen, minimum thickness 3.6mm, with minimum 250g/m² ,fiberglass scrim/polyester composite impregnated and coated with SBS modified bitumen.
- .4 Bitumen.
 - .1 Adhesive grade modified bitumen, minimum thickness 3.6mm, with minimum 250g/m² , fiberglass scrim/polyester composite impregnated and coated with SBS modified bitumen.
- .5 Cap Sheet Flashing:
 - .1 Adhesive grade modified bitumen, minimum thickness 3.6mm, with minimum 250g/m² fiberglass scrim/polyester composite impregnated and coated with SBS modified bitumen,.
- .6 Membrane Primer:
 - .1 Solvent based primer to prepare surfaces before the installation of membranes.
- .7 Membrane Adhesive:
 - .1 Solvent based adhesive; Brush for horizontal surfaces and Trowel Grade for sloped surfaces.

2.3 FASTENERS AND PLATES

- .1 Submit all fasteners and plates to be used for approval. All systems.

All fasteners and plates to meet the requirements of Factory Mutual 4470 Standard for wind uplift and corrosion resistance.

PART 3 • EXECUTION

3.1 WORKMANSHIP

- .1 Procedures for application of materials should be in accordance with manufacturer's recommendations; otherwise, the Architect should be notified if any conflict with this Specification arises.
- .2 All work shall be carried out in accordance with drawings, specifications and contract documents.
- .3 Adhesives or sealants and liquid primers will not be applied until surfaces are dry.
- .4 Inspect the underside of roof deck when installing fasteners, where possible, to avoid accidental damage.
- .5 While work is in progress, all steps must be taken to safeguard the building from damage due to the elements.

- .6 Architect must be notified of adjustments to specified roofing procedures recommended by the Manufacturer or due to site conditions. Written approval from the Architect is required to make any adjustments to the specified procedures.

3.2 EXAMINATION OF SITE CONDITIONS

- .1 Inspect existing conditions and substrates upon which work of this section is dependent. Report to the Architect in writing any defects or discrepancies. Commencement of work implies acceptance of existing conditions and assuming full responsibility for the finished condition of the work.
- .2 Defective work resulting from application to unsatisfactory conditions will be considered the responsibility of those performing the work of this section.

3.3 PREPARATION

- .1 Examine all site conditions to ensure that they are in satisfactory condition for the commencement of the work of this section.
- .2 Examine work of other trades for defects and discrepancies and report them to the owner/consultant in writing. Do not proceed with work until surfaces are satisfactory.
- .3 Ensure roof drains have been installed at proper elevations relative to finished roof surface in order to allow for sufficient drainage of the roof surface.
- .4 Disconnect Electrical Services as required.
- .5 Disconnect Mechanical Equipment as required.
- .6 Ensure that projections and any equipment (electrical conduit, gas lines etc.) are correctly secured to the decking where applicable. If any inadequate securement is found, the Architect is to be informed and work around that area is to be halted until the situation has been rectified.
- .7 Any rooftop equipment requiring disconnection shall be the responsibility of the Contractor in consultation with the owner unless otherwise specified in this document.
- .8 Inspect wood blocking, cants and the like. Do not install roofing unless such items are adequately installed to withstand stresses imposed by thermal movement of the roof components.
- .9 Apply each part of roofing system when surfaces are free of moisture for successful application. Consult with manufacture's printed instructions for successful application.
- .10 All details supplied with this scope of work package are acceptable installations. Any deviance from these details must first approved by the Architect prior to installation.

3.4 PROTECTION

- .1 Cover walls and adjacent work where materials are hoisted and used.
- .2 Use warning signs and barriers. Maintain in good order until completion of work.
- .3 Protect roof from traffic and damage by placing suitable runways over all new membrane work.
- .4 At end of each day's work, or when stoppage occurs due to inclement weather, provide protection for completed work and materials out of storage.
- .5 Contractor is to take care as not to damage any previously performed work, any closely located buildings and all grounds in the vicinity during roofing operations. Contractor shall protect against dust infiltration and other such occurrences. Garbage chutes are to be located as to minimize their exposure to the building and its occupants. Protect walls by means of tarpaulins where garbage chutes and hoisting equipment is located. Cover dumpsters and bins so that debris does not blow away.
- .6 Only equipment that will not adversely affect the deck (damage or alter) is to be used.
- .7 Roof access is to be unobstructed. Doorways and fire routes are to be kept clear of any obstacles.
- .8 Examine and repair or replace damage caused by work of this contract with materials and finish to match original to Architects approval.
- .9 All non-used materials are to be removed and stored at a location that will prevent any damage (moisture, ultraviolet breakdown, etc.).
- .10 All materials for the project are to be delivered to the site. Materials are to arrive in undamaged condition with the original manufacturer's label intact and clearly visible for easy verification of materials to specified materials.
- .11 When temperatures fall below 40°F, any materials such as membrane, adhesives and sealants that are affected by cool temperatures are to be stored in heated storage areas.
- .12 Protect rolls from flattening by storing on ends on skids.
- .13 Moisture sensitive products and exposed building substrates are to be protected with all work being halted during inclement weather including but not limited to rain fall, snow, drizzle, fog and hail.
- .14 Protect all openings and safeguard all vents, stacks, and drains from weather and contamination from debris.
- .15 Defective work resulting from application of material on unsatisfactory surface will be considered the responsibility of the Contractor.

3.5 MODIFIED BITUMEN MEMBRANE REPAIRS

- .1 Modified bitumen membrane repairs to be carried out with new materials using the same type of membrane and bitumen already installed in the existing membrane system. All supplied roof materials to be compatible with the existing roof system components.
- .2 Cut out damaged and deteriorated existing membrane sections in logical rectangular segments as required. Dispose of all debris and dirt to an appropriate site.
- .3 Use two (2) plies of new specified modified bitumen base sheet and cap sheet membrane with an attachment method appropriate for existing building and installation.
- .4 Cap sheet membrane to have granulated surface where left exposed. Color to match existing as close as possible.
- .5 Install new modified bitumen base sheet across repair area and extend minimum 4" (102mm) past edge, on to existing modified bitumen membrane. Ensure a good bond to existing membrane. Self-adhering base sheet flashings to be installed with membrane primer as specified.
- .6 Carry new modified bitumen cap sheet over new base sheet and extend a minimum of 4" (102mm) past edge, on to existing modified bitumen membrane. Ensure a good bond to existing membrane.

3.6 MODIFIED BITUMEN FLASHING MEMBRANE REPAIRS

- .1 All modified bitumen membrane flashing repairs to be carried out with new modified bitumen flashings. All new roof materials to be compatible with the existing roof system components.
- .2 Modified bitumen membrane flashing repairs are to consist of two (2) plies of new specified modified bitumen membrane using attachment method appropriate for existing building and installation.
- .3 Extend new base sheet flashings a minimum 4" (102mm) past the existing repair area. Self-adhering base sheet flashings to be installed with membrane primer as specified.
- .4 Carry new cap sheet flashing a minimum of 4" (102mm) past the base sheet flashing. Ensure a good bond between the modified bitumen flashings.

3.7 ROOF PENETRATION REPAIRS

- .1 Install roof penetration flashings and seal with membrane in accordance with the manufacturer's recommendations and as indicated on detail drawings.
- .2 Prime all metal flanges and allow to solvents to flash off prior to installation.
- .3 Set metal flange in full layer of rubberized sealing compound ensuring a positive bond.
- .4 Install an additional ply of base sheet membrane over the flange as per the manufacturer's written instruction prior to installing the field cap sheet membrane. The additional ply of membrane to extend a minimum of 6" (152mm) past the edge of the flange.
- .5 Install cap ply to the base ply flashing ensuring a full bond to the base ply and apply bead of sealing compound at the termination point.

3.8 TEMPORARY WATER CUT-OFFS

- .1 Temporary waterproof seals will be placed on daily work. Only areas which can be made watertight in the same day will be removed to ensure protection of the interior. Temporary seals will be removed before proceeding with the remaining work.
- .2 All flashings shall be installed concurrently with the roof membrane in order to maintain a watertight condition as the work progresses.
- .3 All temporary water-stops shall be constructed to provide a 100% watertight seal. The stagger of the insulation joints shall be made even by installing partial panels of insulation.
- .4 The new membrane shall be carried into the water-stop. The water-stop shall be sealed to the deck and/or substrate so that water will not be allowed to travel under the new or existing roofing.
- .5 The edge of the membrane shall be sealed in a continuous heavy application of sealant.
- .6 When work resumes, the contaminated membrane shall be cut out. All sealant, contaminated membrane, insulation fillers, etc. shall be removed from the work area and properly disposed of offsite. None of these materials shall be used in the new work.
- .7 If inclement weather occurs while a temporary water-stop is in place, the Contractor shall provide the labor necessary to monitor the situation to maintain a watertight condition.
- .8 If any water is allowed to enter under the newly-completed roofing, the affected area shall be removed and replaced at the Contractor's expense.

3.9 CLEAN-UP

- .1 Clean up and remove from job site on a daily basis, all rubbish and surplus materials resulting from this work.

END OF SECTION – 07 55 11

SECTION 01 22 00 - UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.

1.3 DEFINITIONS

- A. Unit price is an amount incorporated into the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 PROCEDURES

- A. Unit prices include all necessary costs for materials, labor, overhead, profit, taxes, insurance, bonds, shipping, delivery, handling at Project site, supplies, sheeting/shoring, installation, cleanup, disposal, all accessories and similar costs related to providing material, product, service and work described by each "Unit Price".
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the Part 3 "Schedule of Unit Prices" Article contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

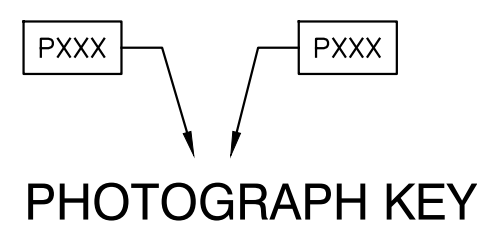
PART 3 - EXECUTION

3.1 SCHEDULE OF UNIT PRICES

- A. Unit Price # 1 : Install Fall Arrest System.
 - 1. Description: Install fall arrest system on existing roof access ladder and roof hatch safety extension in accordance with detail on 1-A103/detail 5 of the Drawings.
 - 2. Unit of measure: One each as detailed and defined on the Drawings.

- B. Unit Price #2 : Repair Roof Blister
 - 1. Repair roof blister in existing modified bitumen roofing per Specification Section 07 55 00 – Modified Bitumen Roofing Repairs.
 - 2. Unit of measure: 4 sf of blister area.

END OF SECTION 01 22 00



LEGEND

RD	ROOF DRAIN (EXISTING)
ROF	ROOF OVERFLOW DRAIN (EXISTING)
WS	THRU WALL SUCCPUP (EXISTING)
VTR	VENT STACK THRU ROOF (EXISTING)
RTU	ROOF TOP A/C UNIT (EXISTING)
EF	EXHAUST FAN ON ROOF (EXISTING)

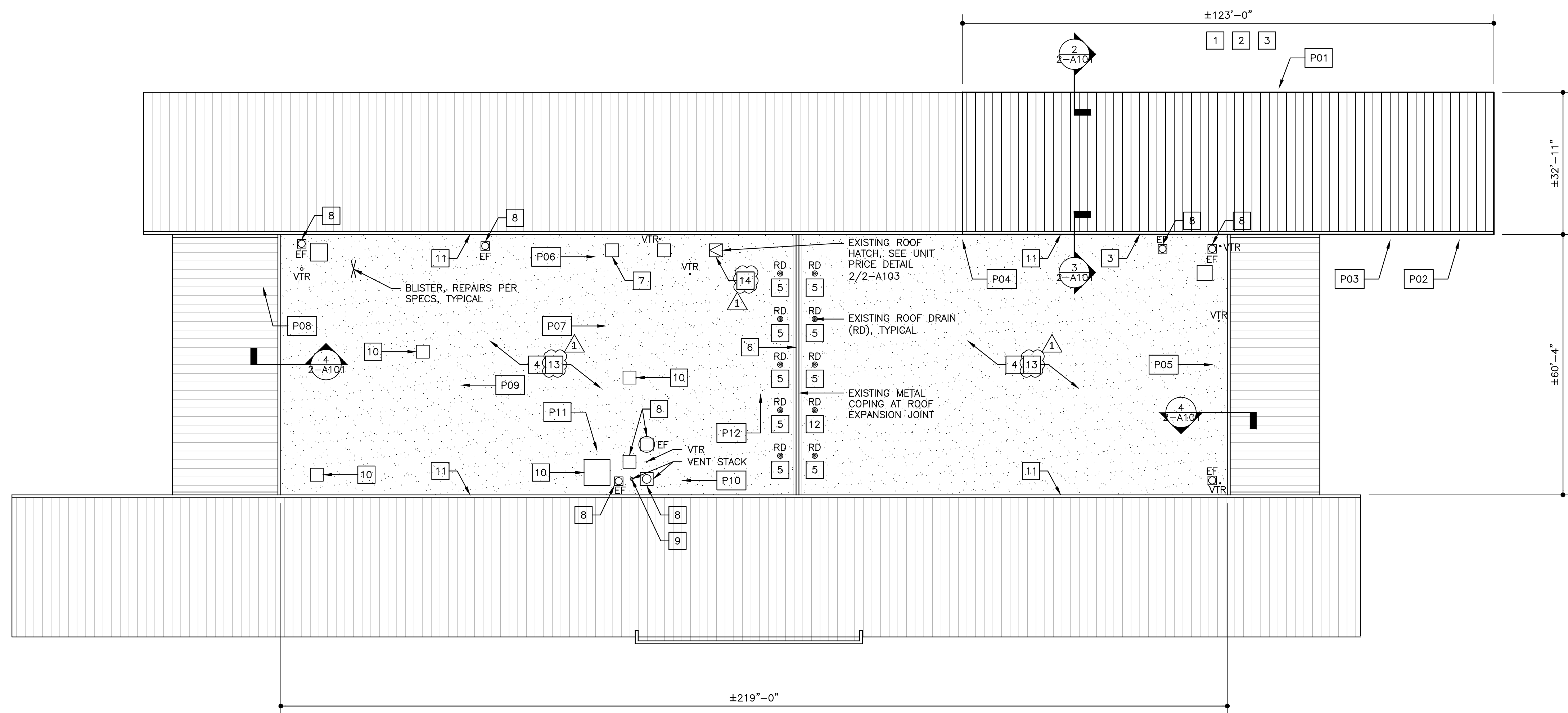
CITY OF MOBILE ROOF INSPECTIONS
PROJECT # 2114
BUILDING/ROOF # 2
DEARBORN YMCA
321 WARREN STREET, MOBILE, ALABAMA

GENERAL NOTES

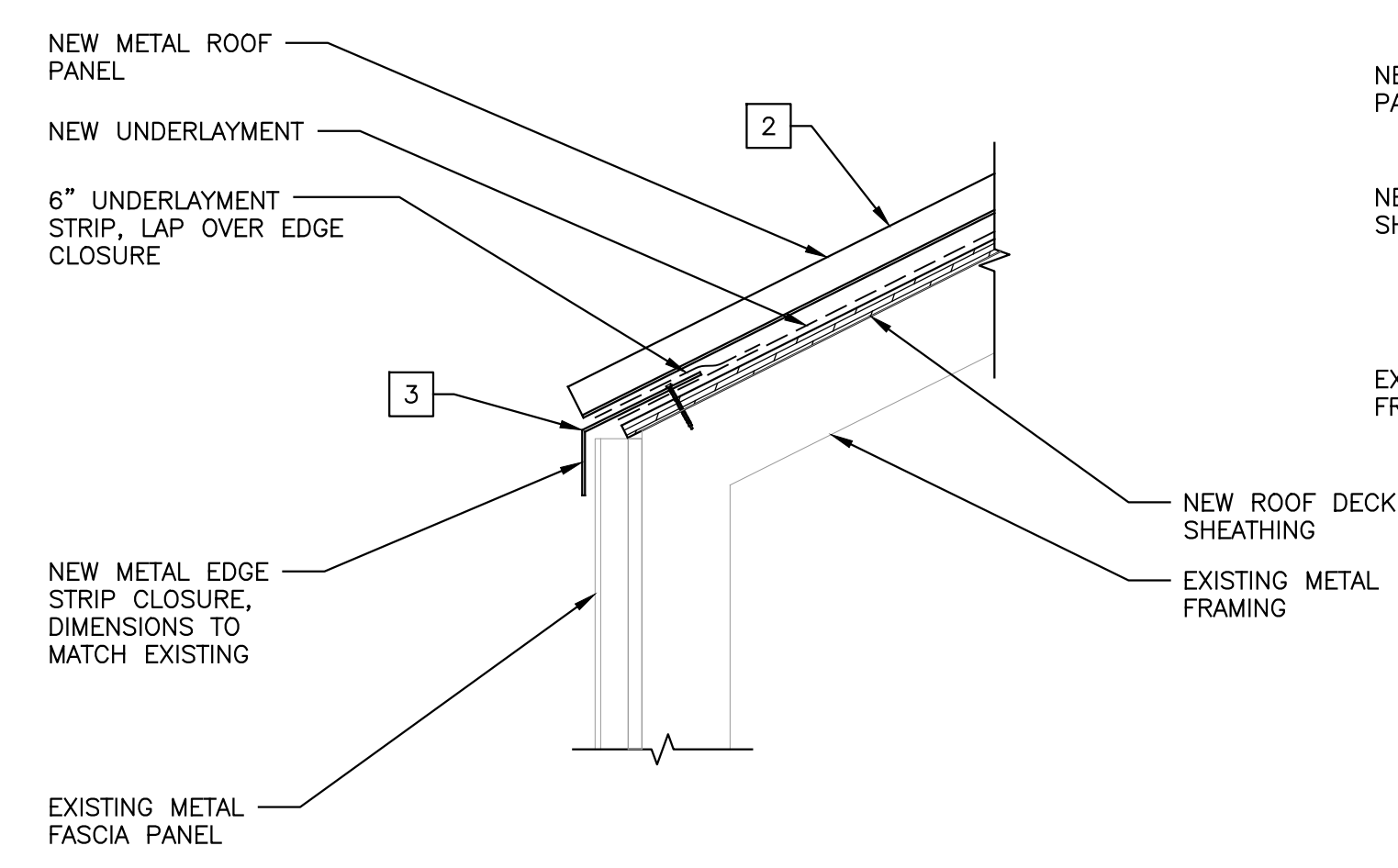
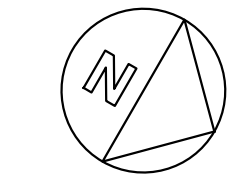
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- PHOTOS ARE INCLUDED TO PROVIDE A GENERAL VISUAL SENSE OF THE EXISTING CONDITIONS OF EACH BUILDING & ARE SUPPLEMENTAL TO THE DRAWINGS. PHOTOS ARE NOT INTENDED TO INDICATE ALL EXISTING CONDITIONS OR LOCATIONS SUCH CONDITIONS EXIST. SHEETS CONTAINING PHOTOGRAPHS SHALL BE VIEWED IN FULL COLOR, EITHER PAPER PRINTS OR DIGITAL PDFS, IN ORDER TO VIEW ALL WORK INFORMATION REQUIRED.
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- VERIFY EXACT CURB DIMENSIONS ON ALL HVAC UNITS.
- REFER TO INDIVIDUAL NOTES FOR REPLACEMENT OR REPAIR TO EXISTING HVAC VENTS, FANS OR OTHER EQUIPMENT.
- COORDINATE WITH OWNER'S SEPARATE CONTRACTORS FOR RELOCATION, RE-ROUTING, REPAIR OR REPLACEMENT OF SEPARATE CONTRACTORS CONDUIT & CABLING. SUPPORT SEPARATE CONTRACTORS CONDUIT & CABLING ON PIPE/ CONDUIT STANDS.

YMCA BUILDING CONSTRUCTION AND DEMOLITION NOTES

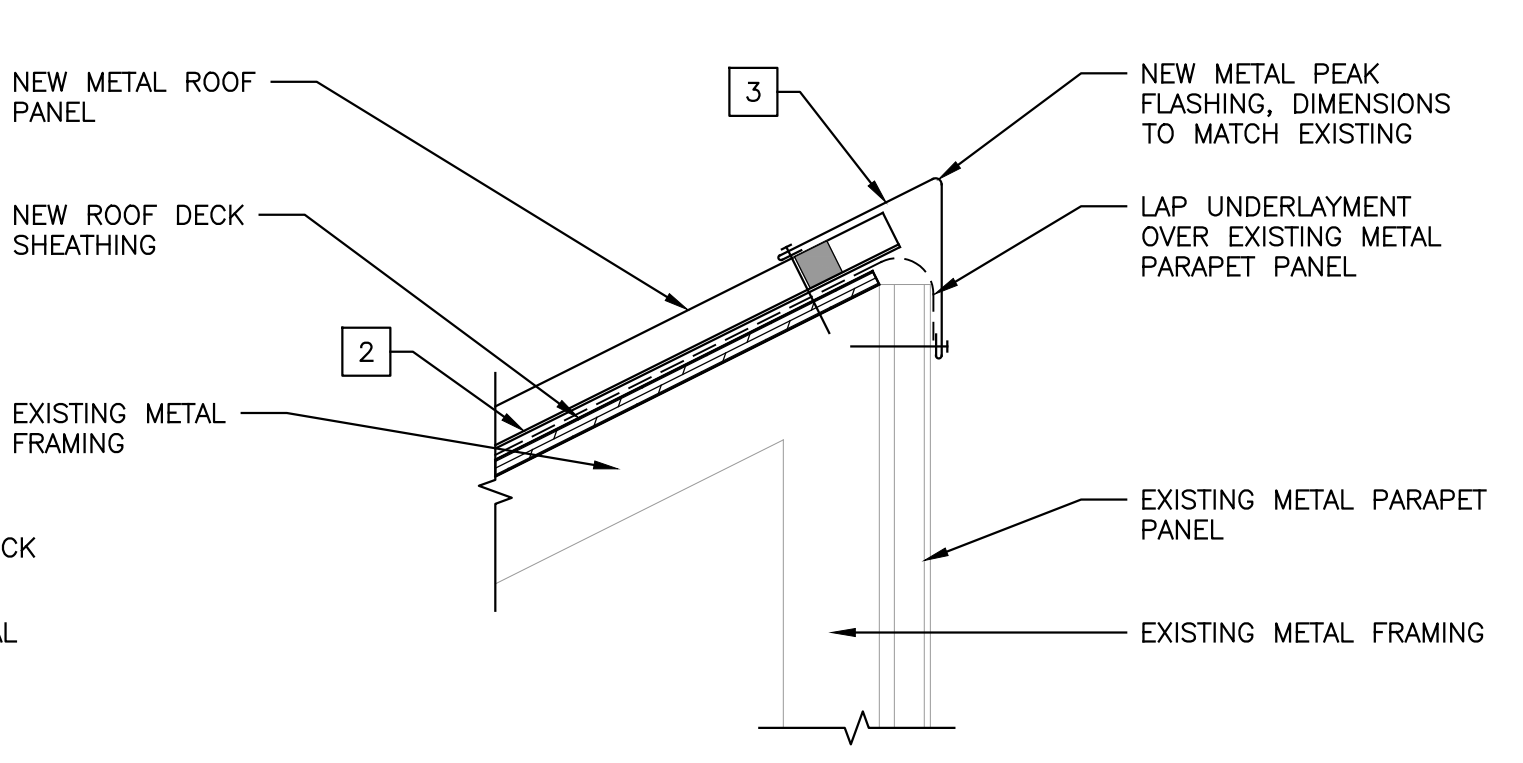
- REMOVE TARP AND WOOD USED TO SECURE IT.
- REMOVE METAL ROOF PANELS & DECK AT THIS LOCATION ONLY. SEE ROOF PLAN. PROVIDE AND INSTALL NEW DECK, UNDERLAYMENT & ROOF PANELS HERE TO MATCH ORIGINAL METAL ROOF PANELS.
- REPLACE METAL PEAK FLASHING AND METAL ROOF FASCIA EDGE STRIP CLOSURE AT NEW ROOF PANELS. SEE DETAILS 2 & 3/2-A101.
- EXISTING MODIFIED BITUMEN ROOF, REPAIR AND PREPARE FOR COATING SYSTEM, PREPARE PER SPECIFICATIONS. APPLY ROOF COATING SYSTEM PER SPECIFICATION SECTION 07 56 00 - LIQUID APPLIED MEMBRANE ROOFING.
- CLEAN ALL EXISTING ROOF DRAINS, INSTALL NEW ROOF DRAIN COVERS. SEE DETAIL 3/2-A103.
- EXISTING ROOF EXPANSION JOINT COVER, PREPARE FOR INSTALLATION OF NEW ROOF COATING SYSTEM.
- REPLACE COVER WITH NEW METAL COVER, DESIGN TO DRAIN WATER, PREPARE CURB. SEE DETAIL 1/2-A103.
- REMOVE, PREPARE CURB. SEE DETAIL 1/2-A103. REPAIR, PREPARE AND PAINT BEFORE REINSTALLING.
- PREPARE PIPE PENETRATION. SEE DETAIL 4/2-A103.
- REPLACE COVER WITH NEW METAL COVER, SIMILAR TO EXISTING, REPAIR, PREPARE CURB. SEE DETAIL 1/2-A103.
- CLEAN, PREPARE WITH RUST INHIBITOR, APPLY RUST PREVENTIVE COATING TO MATCH SIDING. ALL EXPOSED FASTENERS AT PEAK FLASHING.
- REPLACE ROOF DRAINS, COMPLETE NEW UNIT CONNECTED TO EXISTING DRAIN LINES. INSURE EXISTING DRAIN LINES ARE FULLY OPERATIONAL BEFORE INSTALLATION OF NEW UNITS. SEE DETAIL 1/1-A103 SIM.
- REPAIR ROOF BLISTERS: PROVIDE COST TO REPAIR (8) ROOF BLISTERS APPROXIMATELY 4 SF IN AREA IN THE BASE BID. REFERENCE SPECIFICATION SECTION 07 55 10 - MODIFIED BITUMEN ROOFING REPAIRS.
- REPAIR ROOF ACCESS LADDER ATTACHMENT, SEE LADDER ATTACHMENT DETAIL 5/2-A103.



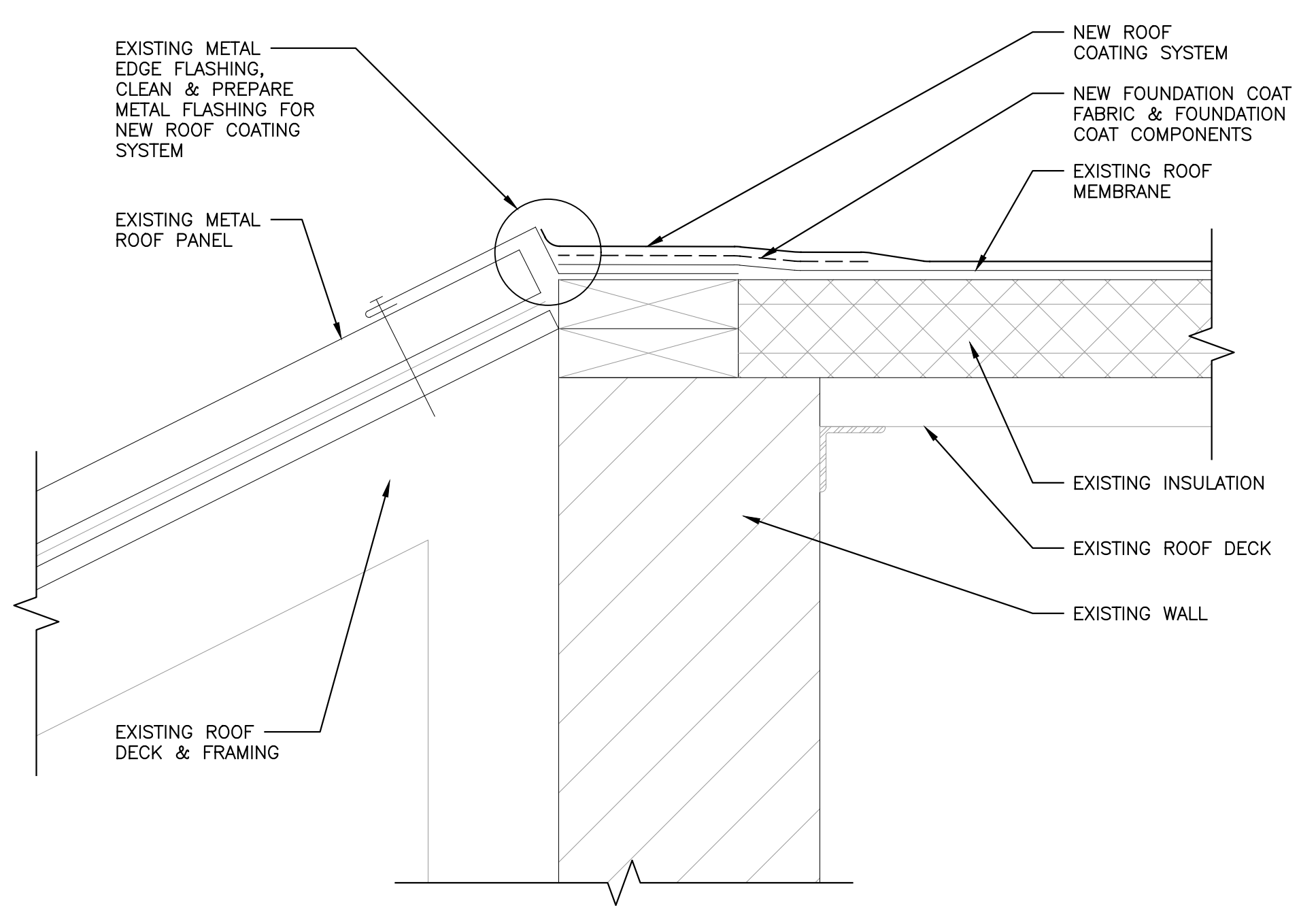
1 BUILDING #2 ROOF PLAN
1/16"=1'-0" 0 4 8 16 32'



2 METAL ROOF EDGE DETAIL
1 1/2"=1'-0" 0 1/2 1 1 1/2'

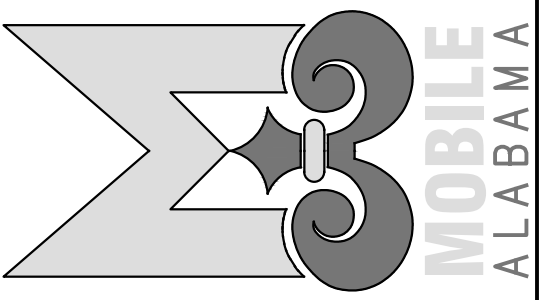


3 METAL ROOF PEAK DETAIL
1 1/2"=1'-0" 0 1/2 1 1 1/2'



4 METAL TO MEMBRANE ROOF TRANSITION DETAIL
NOT TO SCALE 0 1 2'

CITY OF MOBILE, DEARBORN YMCA - RE-ROOFING, COM PROJECT No. (BG-064C-21)



REVISIONS

NO.	DATE	REMARKS
	03-13-24	Issued for Bid
1	03/27/24	ADDENDUM - 1

SHEET TITLE
BUILDING #2 DEARBORN YMCA ROOF PLAN

JOB NO. 2114

DATE: March 18, 2024

SHEET

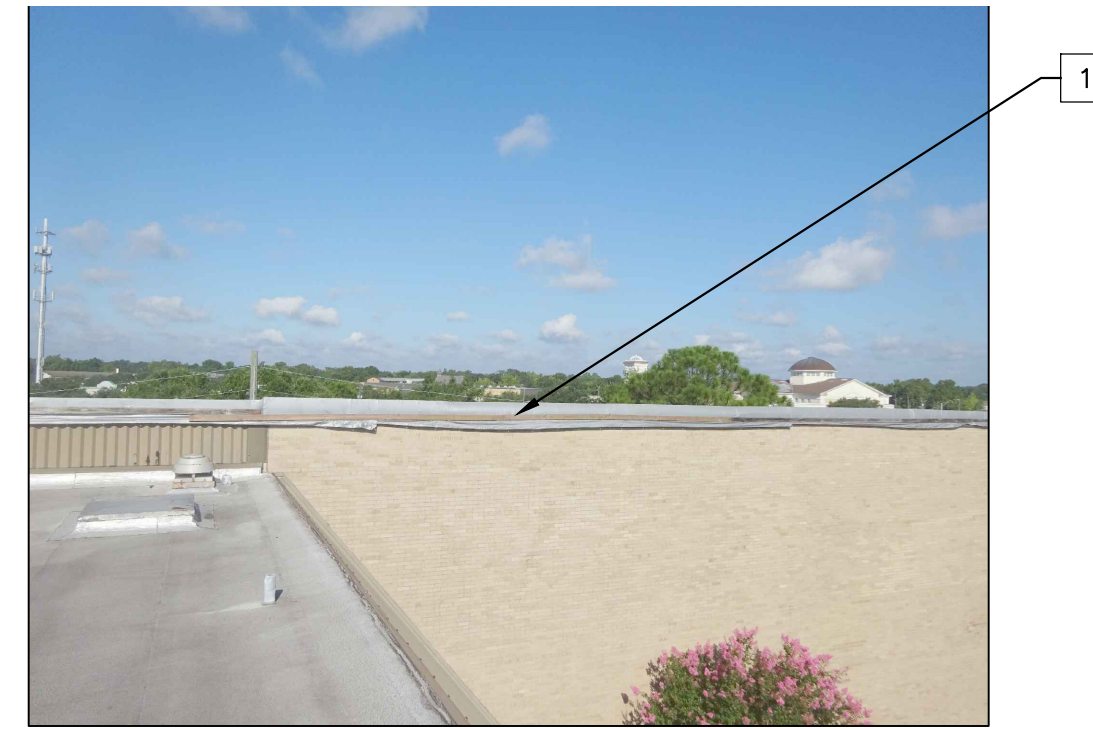
2-A101



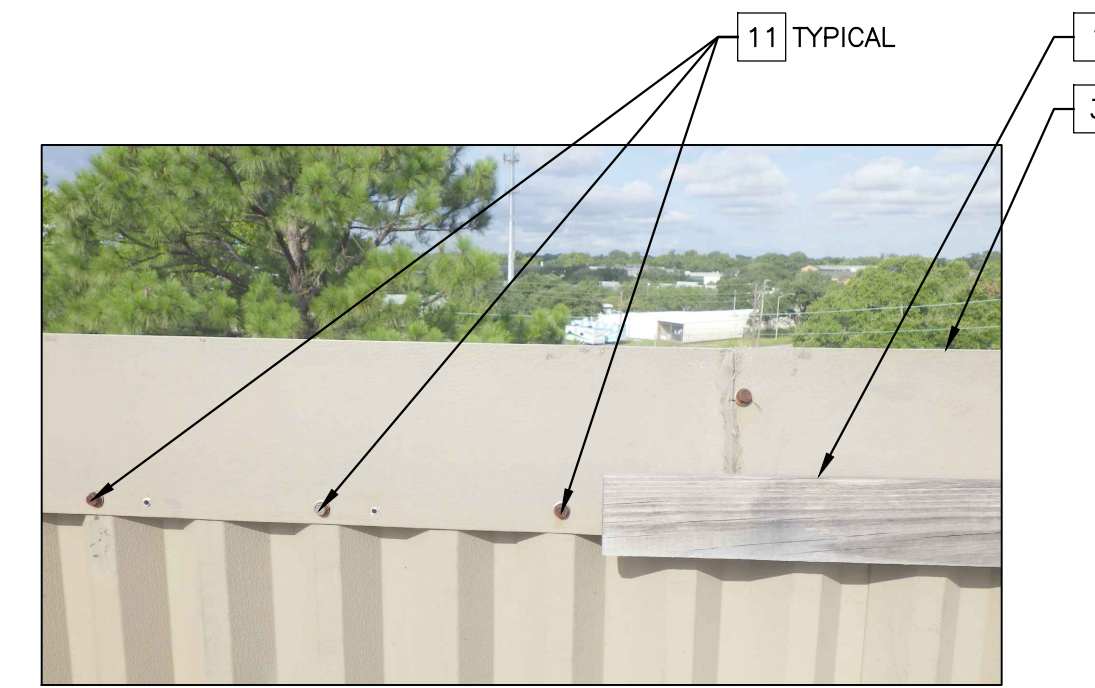
YMCA PHOTO 01



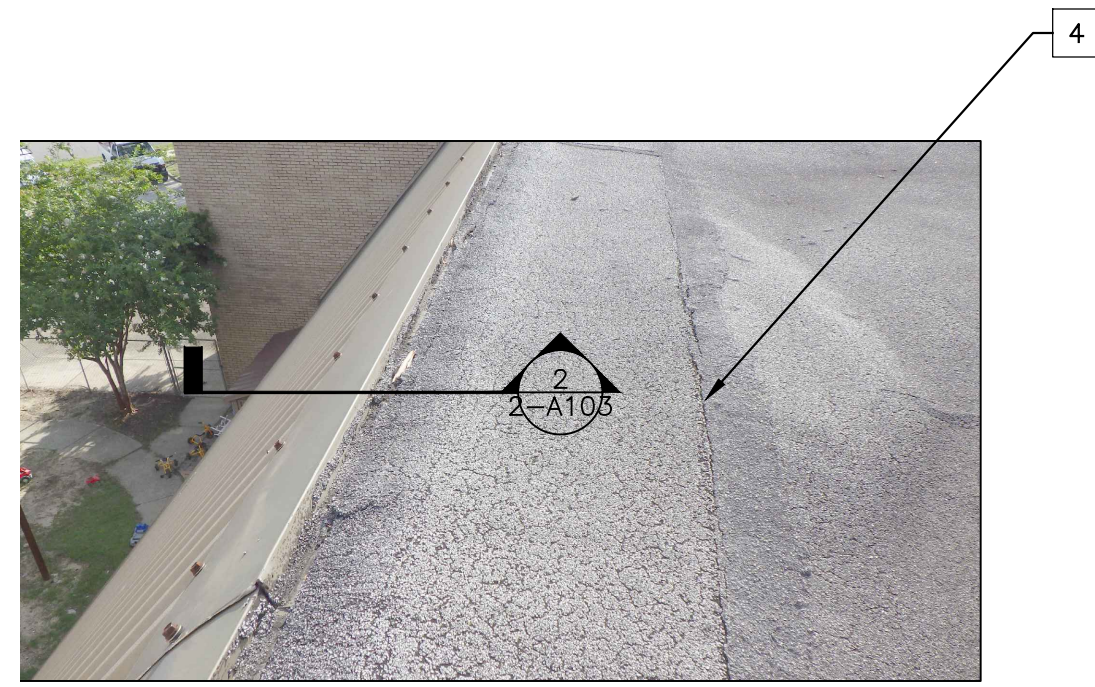
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YMCA PHOTO 03



YMCA PHOTO 04



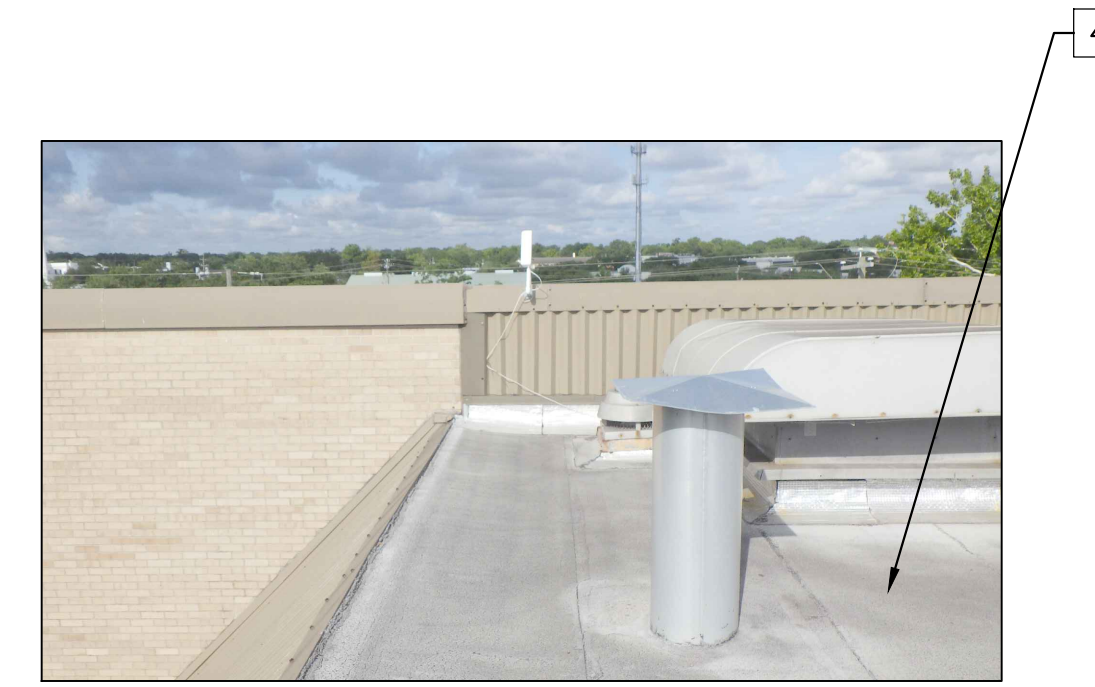
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YMCA PHOTO 06



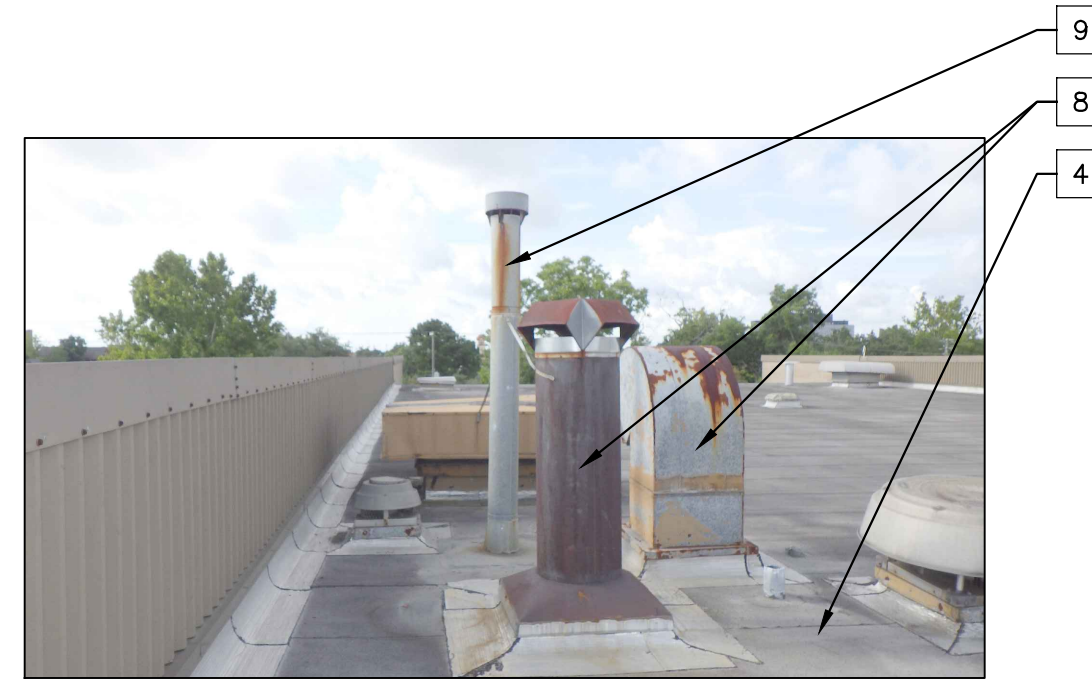
YMCA PHOTO 07



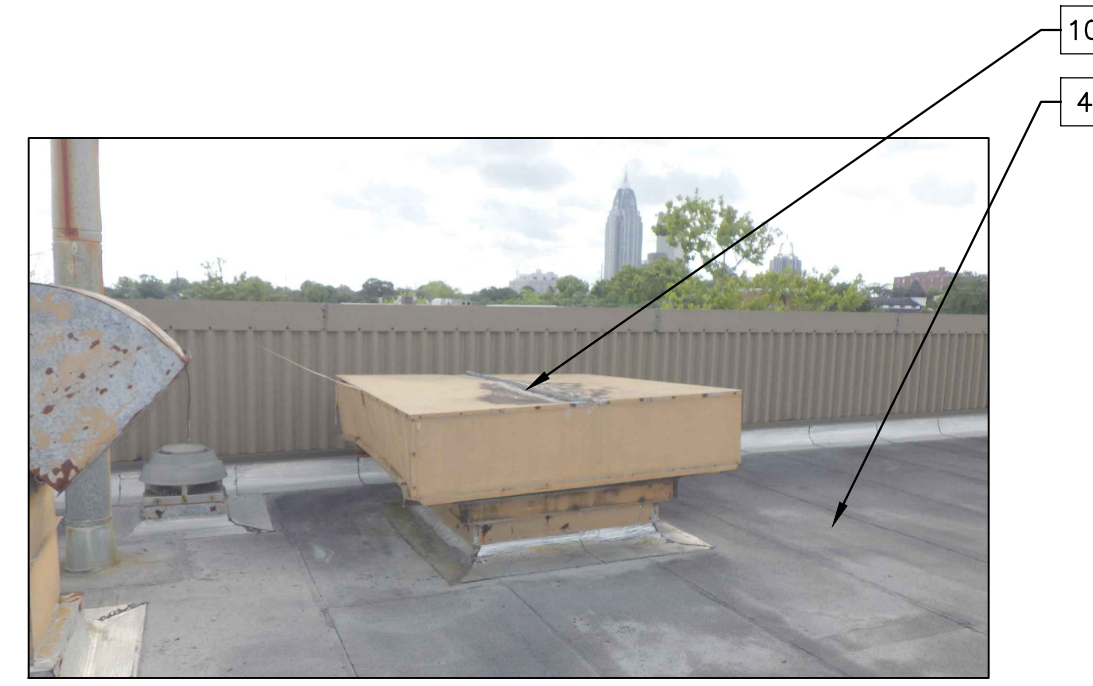
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YMCA PHOTO 09



YMCA PHOTO 10



YMCA PHOTO 11



YMCA PHOTO 12

YMCA BUILDING PHOTOS

GENERAL NOTES

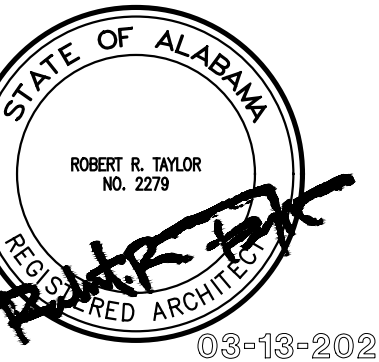
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YMCA BUILDING CONSTRUCTION AND DEMOLITION NOTES

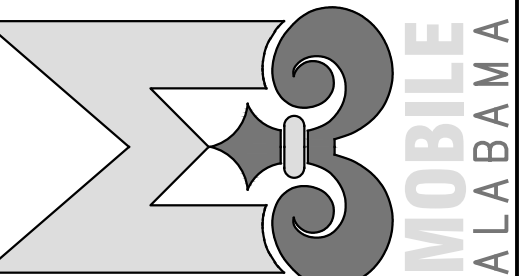
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- 7. REPLACE COVER WITH NEW METAL COVER, DESIGN TO DRAIN WATER, PREPARE CURB. SEE DETAIL 1/2-A103.
- 8. REMOVE, PREPARE CURB. SEE DETAIL 1/2-A103, REPAIR, PREPARE AND PAINT BEFORE REINSTALLING.
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THE ARCHITECTS GROUP / INC
710 DOWNTOWNER BOULEVARD
MOBILE, ALABAMA 36609
251-343-1811 tagarchitects.net



**CITY OF MOBILE,
DEARBORN YMCA - RE-ROOFING,
COM PROJECT No. (BG-064C-21)**



REVISIONS

NO.	DATE	REMARKS
	03-13-24	Issued for Bid
1	03/27/24	ADDENDUM - 1

SHEET TITLE

**BUILDING #2
DEARBORN YMCA
PHOTOS**

JOB NO. 2114

DATE: March 13, 2024

SHEET

2-A102

CITY OF MOBILE ROOF INSPECTIONS
PROJECT # 2114
BUILDING/ROOF # 2
DEARBORN YMCA
321 WARREN STREET, MOBILE, ALABAMA

REVISIONS

NO.	DATE	REMARKS
	03-13-24	Issued for Bid
▲	03/27/24	ADDENDUM - 1

SHEET TITLE

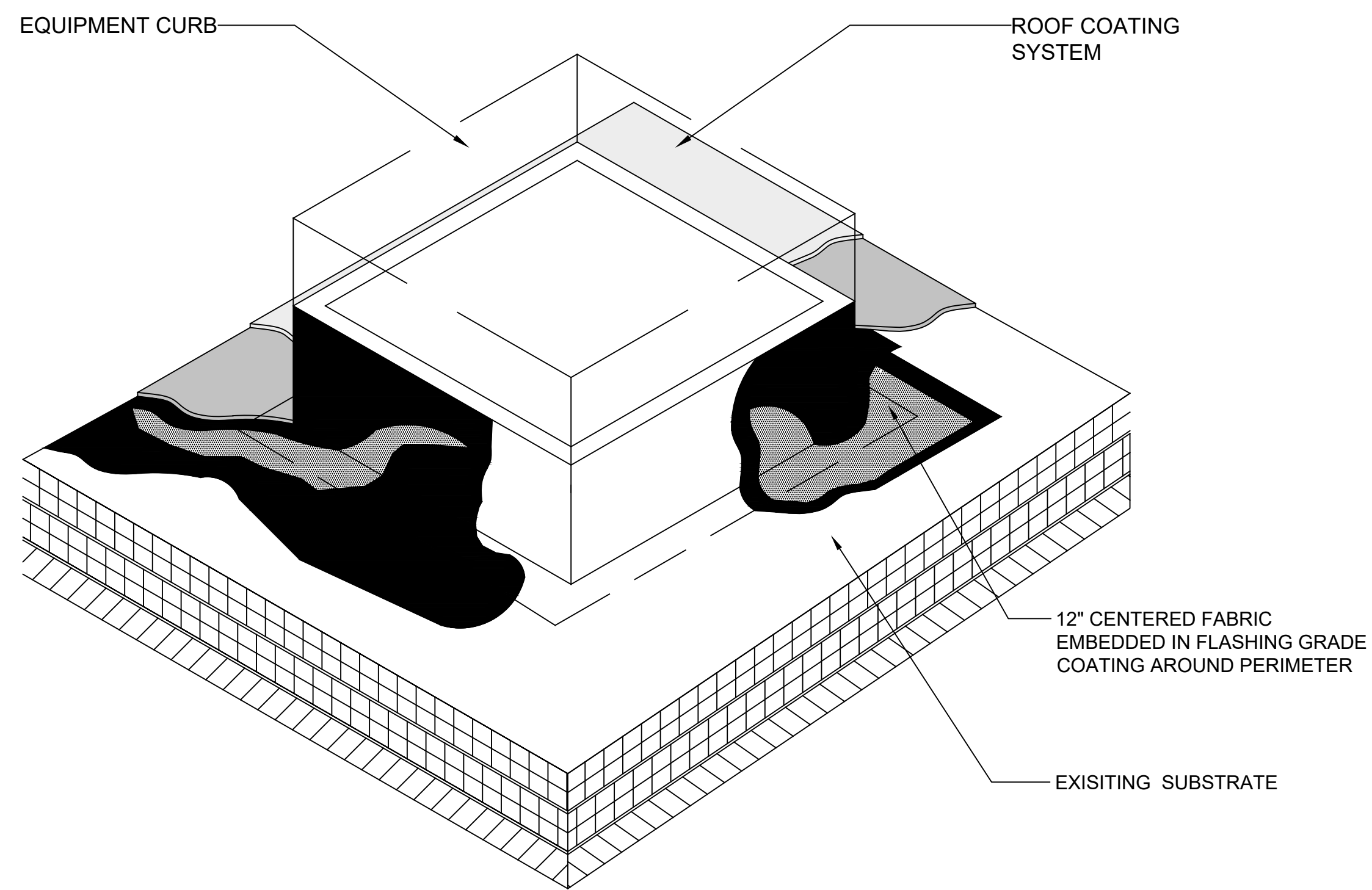
**BUILDING #2
DEARBORN YMCA
DETAILS**

JOB NO. 2114

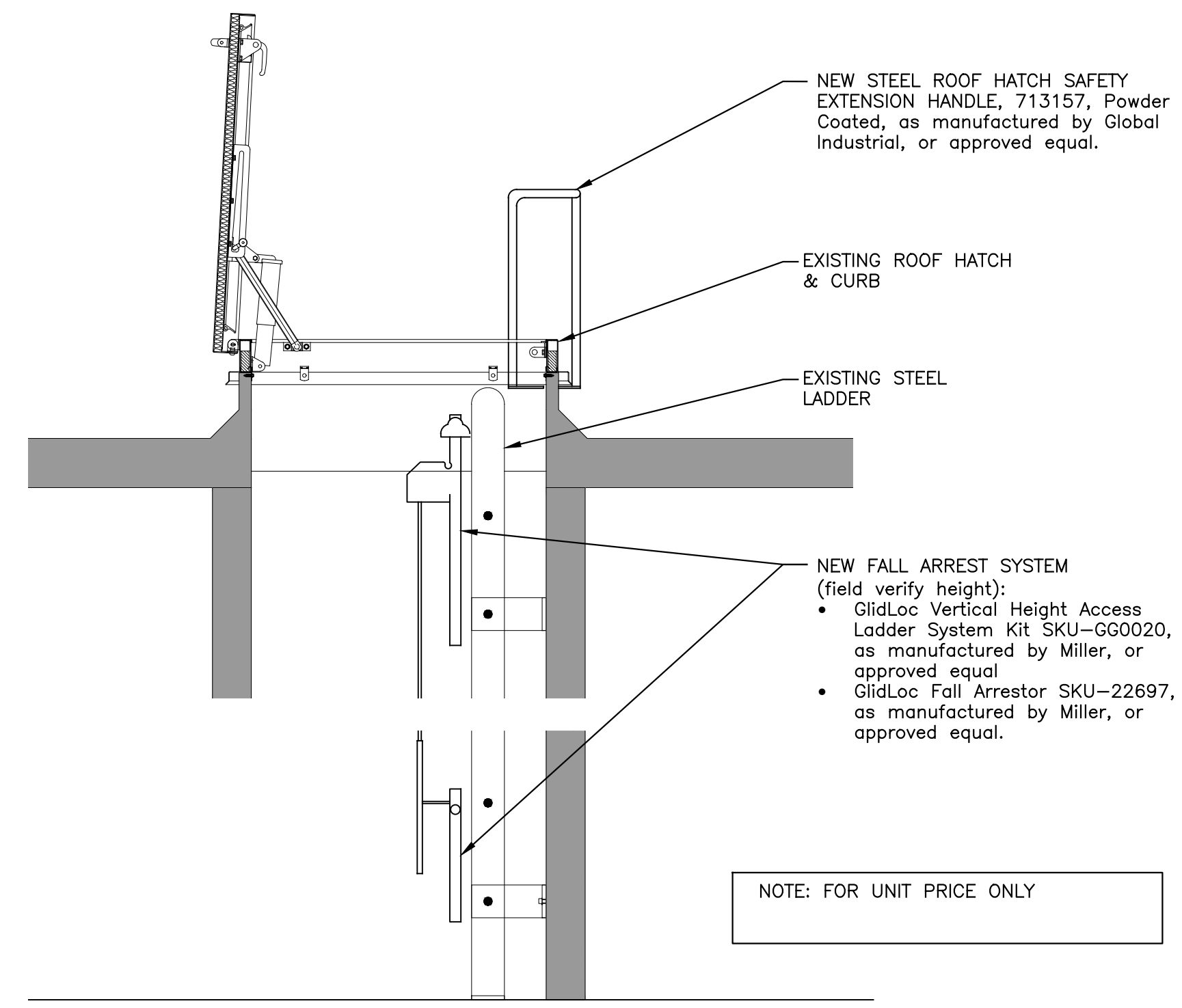
DATE: March 13, 2024

SHEET

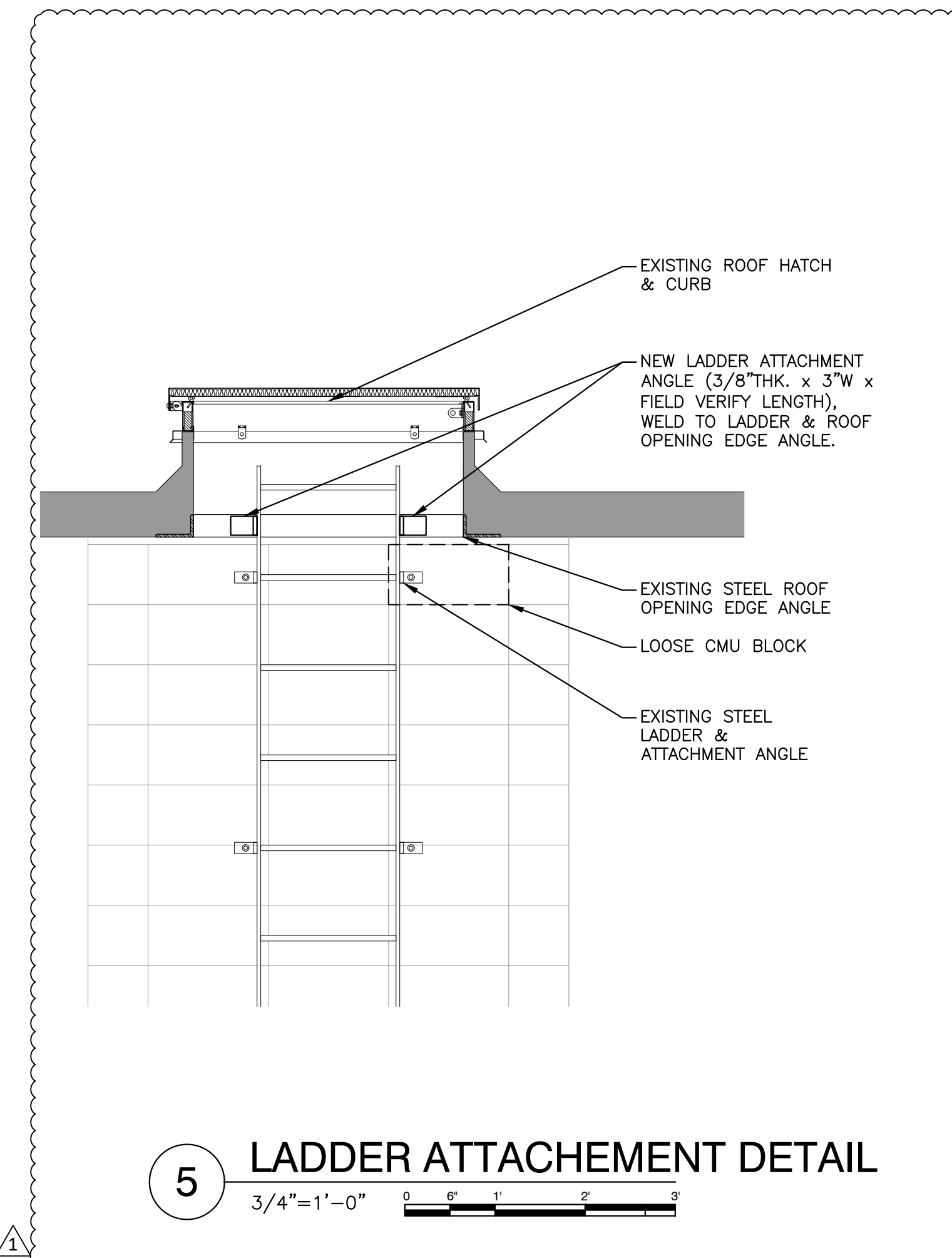
2-A103



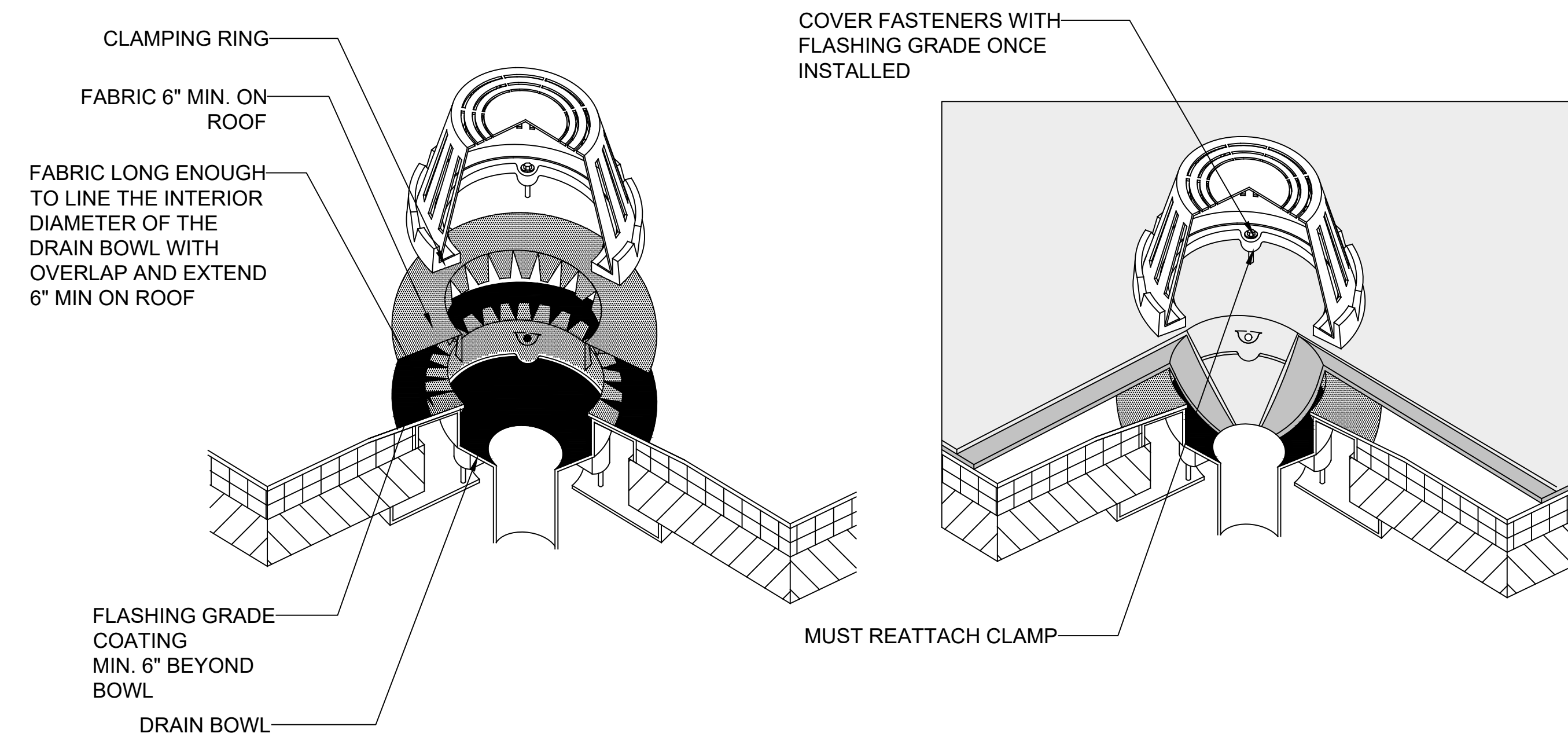
1 GENERAL EQUIPMENT CURB FLASHING



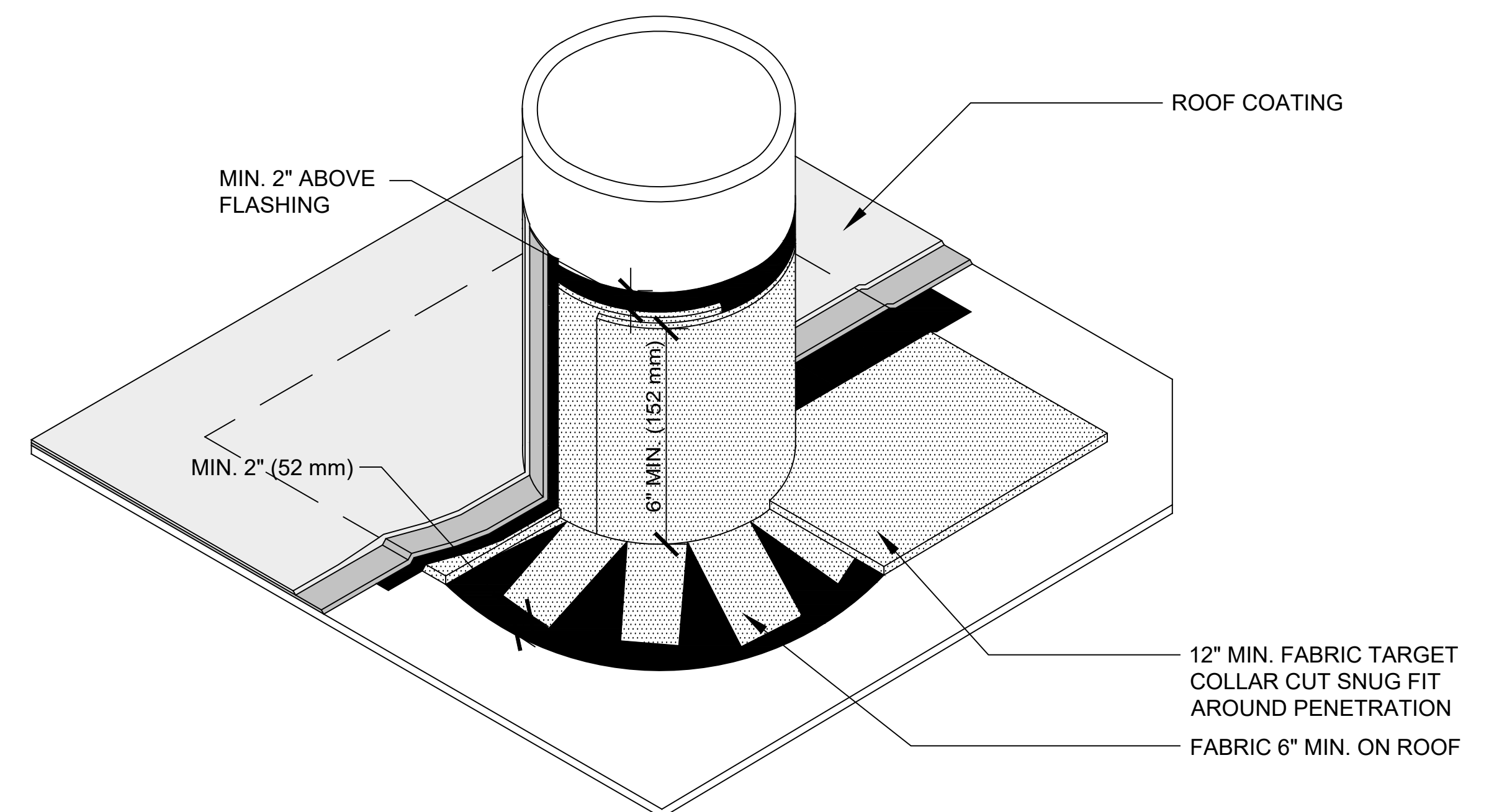
2 UNIT PRICE DETAIL
3/4"=1'-0"



5 LADDER ATTACHMENT DETAIL
3/4"=1'-0"



3 FABRIC REINFORCED DRAIN



4 PIPE FLASHING

YMCA BUILDING DETAILS

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