



Addendum No. 2

To: Pre-Bid Meeting Attendees and Registered Plan holders

From: Elizabeth Miller
City of Mobile Architectural Engineering Department

Re: Hillsdale Senior Center Roof Replacement
Project # PR-049a-25

Date: September 15, 2025

This Addendum forms a part of, and modifies, the Request for Bids for the above referenced project, dated September 10, 2025. Acknowledge the receipt of this Addendum No. 2, and all subsequent Addenda, if any, in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

General:

Clarifications:

Item 1. A vapor barrier is required for the Pavilion roofs. See attached revised plans.

Item 2. Senior Center Re-Roof:

A. TPO Hybrid Tapered Assembly

1. Basis of Design: GAF Data Sheet "CSTG TFATI60...Rev" attached & described below. FBC system FL5293-R66.

- a. 2" base iso will be mechanically attached with #14 fasteners and 3" standard steel plates the fastening pattern will be 16 in the field, 24 on the perimeter, and 32 in the corners. 1" penetration into the wood plank
- b. tapered iso will be adhered with Olybond 500 adhesive 12" O.C
- c. 0.25" securrock cover board adhered with Olybond 500 adhesive 12" O.C
- d. 60 mil TPO smooth adhered with GAF Quick spray adhesive
- e. 20 year warranty

2. Approved Alternate Manufacturers shall match Basis of Design Warranty, performance and the assembly shall not permit for fasteners to penetrate below and thru the existing wood deck:

- a. Duro-Last
- b. Carlisle

B. Bid Alternate: TPO Fully Adhered Tapered Assembly

1. Basis of Design: GAF Specification “CSTG TFATI60...Rev2” attached & described below. FBC system FL5293-R66.
 - a. New 1/2" plywood sheathing installed over existing 2x wood deck
 - b. Min 1" iso adhered in olybond 12" O.C
 - c. Tapered iso adhered in olybond 12" O.C
 - d. 1/2" hd Iso cover board adhered in olybond 12" O.C
 - e. 60 mil TPO adhered in GAF TPO quick Spray
 - f. 20 year warranty

Item 3. Alternate #1 & #2 Re-Roof

- A. Formed Metal Roof Panel
 1. Basis of Design: AllSouth Pre-Engineered Components, LLC (APEC) “APEC – PBR_properties” attached and described below.
 - a. Ice and Water shield – SBS modified self-adhering membrane reinforced with non-woven fiberglass mat.
 - b. 24 Ga. PBR Metal Roof Panel with Kynar finish and exposed fasteners
 - c. All flashing design per manufacturer’s specification required for complete roof assembly & warranty
 - d. 2 year Material and Workmanship Warranty from Substantial Completion
 - e. 2 year Installer Warranty from Substantial Completion
 - f. 30 year Kynar Paint Finish warranty
 2. Approved Alternate Manufacturers shall match Basis of Design Warranty, performance and the assembly shall not permit for fasteners to penetrate below and thru the existing wood deck:
 - a. Duro-Last
 - b. Peterson Aluminum Corporation (PAC-CLAD)

Item 4. Revised plans will be provided to the awarded bidder with updates matching the roof assembly provided in Addendum #2 (Clarification Items 2 &3 above).

Forms and Specifications: N/A

Drawings:

- Item 1. Replace drawings sheet titled T1.0 Title Sheet and dated 9.03.25 with this one attached by the same title and dated 9.15.25.
- Item 2. Replace drawings sheet titled D2.1 Alternates #1 & #2: Demolition Roof Plans and dated 9.03.25 with this one attached by the same title and dated 9.15.25.
- Item 3. Replace drawings sheet titled A2.1 Alternates #1 & #2: New Roof Plans and dated 9.03.25 with this one attached by the same title and dated 9.15.25.

RFI's: N/A

Attachments:

- Item 1. GAF Specification “CSTG TFATI60...Rev”
- Item 2. GAF Specification “CSTG TFATI60...Rev2”
- Item 3. APEC – PBR_properties

END OF ADDENDUM NO. 2

CITY OF MOBILE

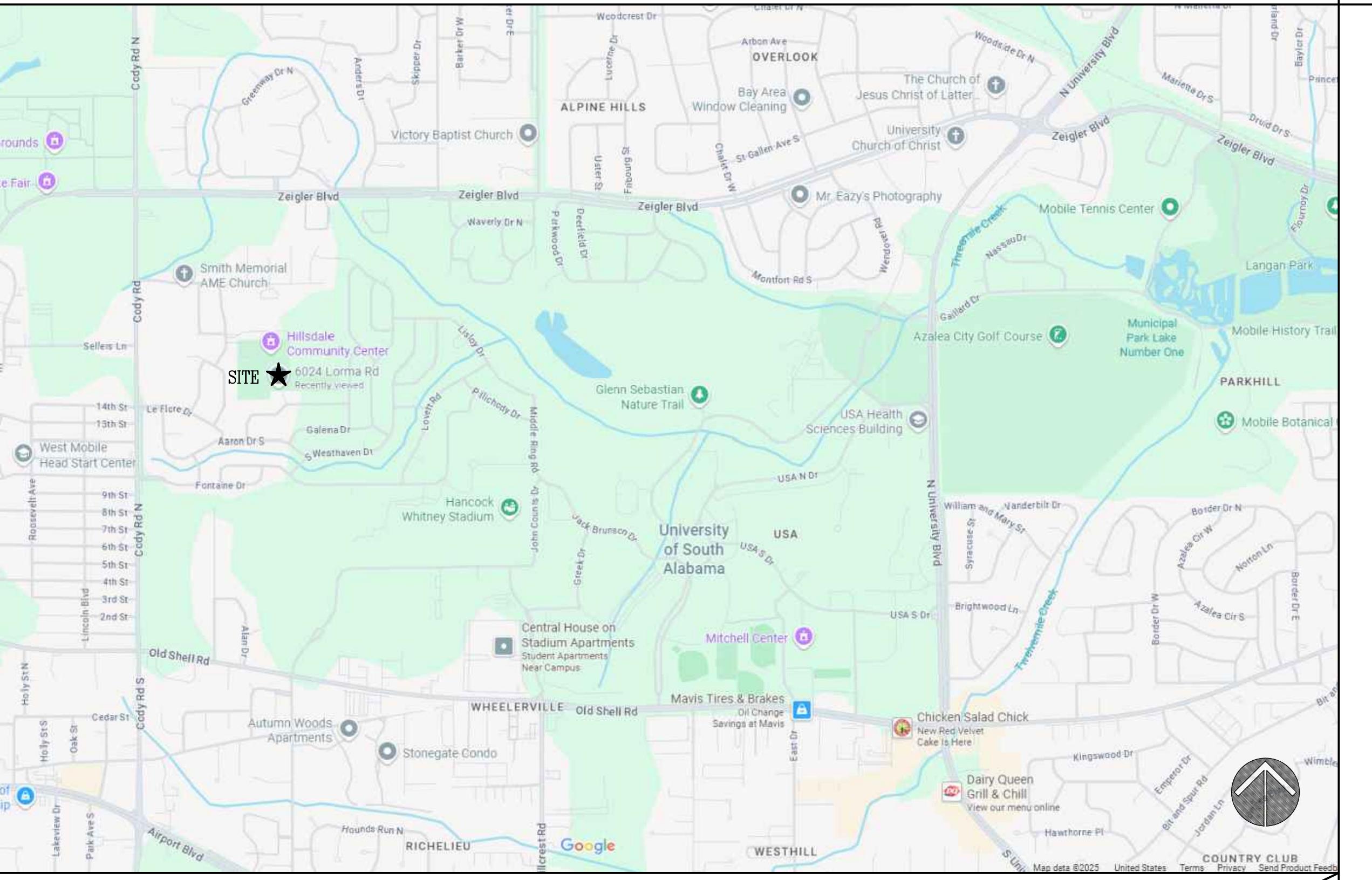
PROJECT # PR-049a-25

HILLSDALE SENIOR CENTER -

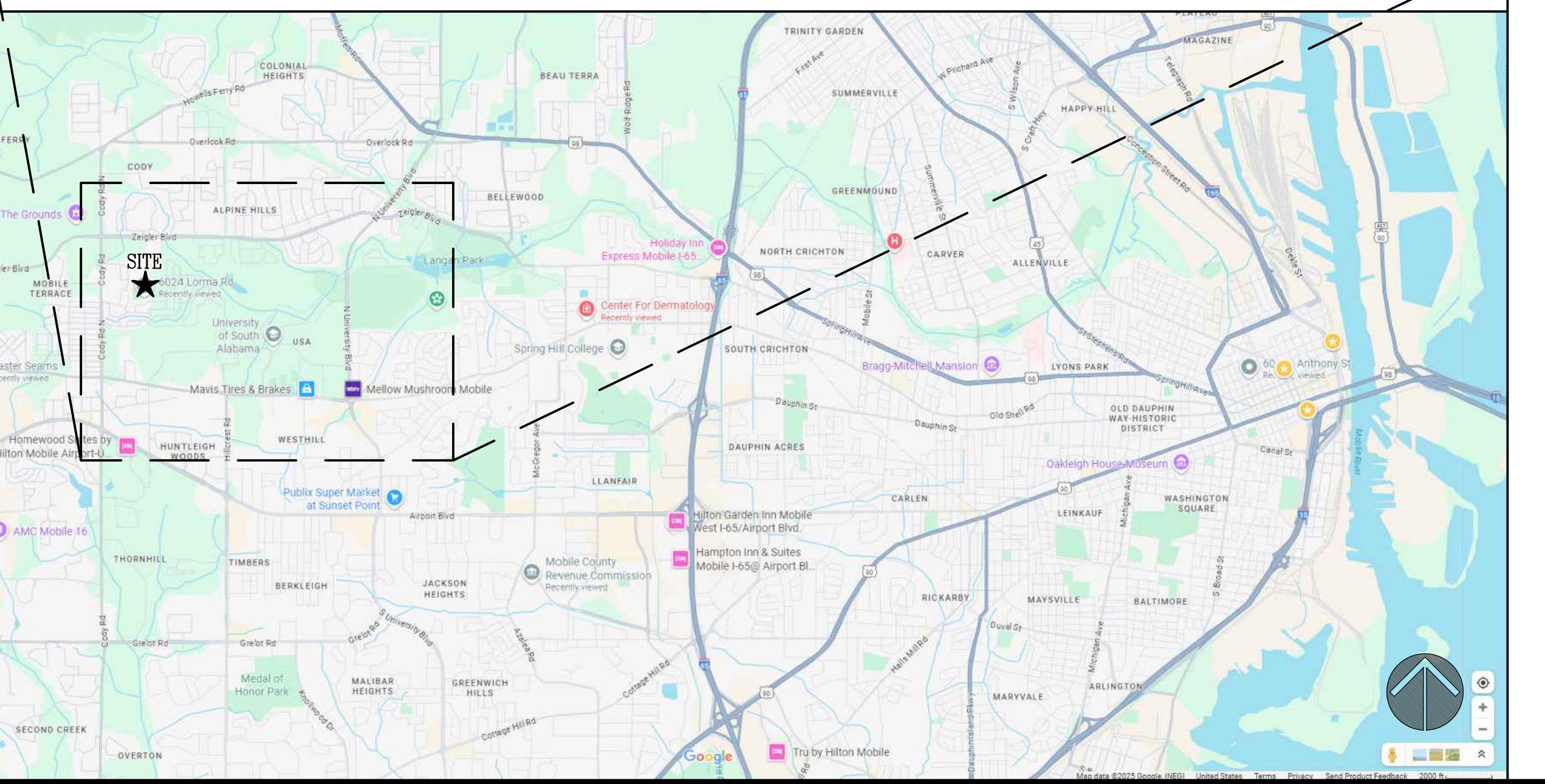
ROOF REPLACEMENT

6024 LORMA ROAD, MOBILE, ALABAMA 36608

LOCATION MAP



VICINITY MAP



GENERAL PROJECT NOTES

1. THE CONTRACT DOCUMENTS CONSIST OF THIS SET OF DRAWINGS, ADDENDA, CONSTRUCTION CHANGE DIRECTIVES, CHANGE ORDERS, THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR, CONDITIONS OF THE CONTRACT, INTERIOR DESIGN DOCUMENTS, GEOTECHNICAL REPORT AND ANY OTHER INFORMATION WRITTEN AND MUTUALLY AGREED UPON BETWEEN THE OWNER AND CONTRACTOR AND RELEVANT TO THIS PROJECT SCOPE.
2. THESE DRAWINGS ARE COMPLEMENTARY AND INTERRELATED; WORK OF ANY INDIVIDUAL TRADE IS NOT CONFINED TO SPECIFIC DOCUMENTS, CHAPTERS OR LOCATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND ORDINANCES IN EFFECT AT THE TIME THE PERMIT IS ISSUED.
4. IF DISCREPANCIES OR INCONSISTENCIES IN THE DOCUMENTS ARE DISCOVERED, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING.
5. CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL PENETRATIONS IN RATED CONSTRUCTION ARE TO BE SEALED WITH APPROPRIATE MATERIALS AS INDICATED BY THESE DOCUMENTS OR OTHERWISE REQUIRED BY INSPECTORS OR APPLICABLE CODES AND ORDINANCES.
7. DO NOT SCALE DRAWINGS; USE DIMENSIONS ONLY. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
8. IT IS THE INTENT OF THE DOCUMENTS TO PROVIDE A COMPLETELY WATERPROOF BUILDING ENVELOPE. REPORT TO ARCHITECT ANY CONDITION THAT WOULD PREVENT THIS IMMEDIATELY.
9. COORDINATE LOCATIONS AND/OR ELEVATIONS OF VENTS, REGISTERS, GRILLES, LOUVERS, DUCTS, UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.
10. THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS.
11. ALL BLOCKING IN CONTACT W/ CONCRETE OR CMU TO BE FIRE RETARDANT PRESSURE TREATED. ALTERNATE BLOCKING USE MINIMUM OF 16 GAUGE X 8" MATERIAL SHALL BE USED WITH METAL FASTENERS.
12. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS.
13. THE CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS, DETAILS & SPECIFICATIONS FOR ALL CONSTRUCTION MATERIALS, SYSTEMS & WARRANTIES.
14. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, IDENTIFYING & COORDINATING EXISTING UTILITIES PRIOR TO ANY WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE & BECOMING FAMILIAR WITH THE WORK SCOPE. ANY QUESTIONS OR CONFLICTS ARE TO BE ADDRESSED TO THE ARCHITECT PRIOR TO THE START OF ANY WORK. ALL WORK METHODOLOGY & SEQUENCING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE 2021 IBC AS REQUIRED.
17. ALL NOTES, ABBREVIATIONS, MATERIALS AND SYMBOLS IN LEGENDS MAY OR MAY NOT BE USED.
18. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE PROJECT MANUAL AND ADDRESS BID ALTERNATES AND UNIT COSTS AS SPECIFIED.

DRAWING INDEX

	SHEET NAME	REV	DATE
T1.1	TITLE SHEET	01	09.15.25
BCS1	BUILDING CODE SUMMARY	--	09.03.25
AS1	ARCHITECTURAL SITE PLAN - SCOPE OF WORK	--	09.03.25
D1.1	SENIOR CENTER - DEMOLITION ROOF PLAN & DETAILS	--	09.03.25
D2.1	ALTERNATES #1 & #2: DEMOLITION ROOF PLANS	01	09.15.25
A1.1	SENIOR CENTER - NEW ROOF PLAN & DETAILS	--	09.03.25
A2.1	ALTERNATES #1 & #2: NEW ROOF PLANS	01	09.15.25

PROJECT TEAM

PROPERTY OWNER
CITY OF MOBILE
PARKS
4901 ZEIGLER BLVD
MOBILE, AL 36603
CONTACT: ELIZABETH "BETH" MILLER
(251) 208-7627 OFFICE
(251) 406-2678 CELL
elizabeth.miller@cityofmobile.org

ARCHITECT
MAURIN ARCHITECTURE, P.C.
601 ST. ANTHONY STREET
MOBILE, AL 36603
CONTACT: KARRIE MAURIN, RA
(251) 690-7460 OFFICE
(850) 221-0670 CELL
karrie@maurinarch.com

T1.1

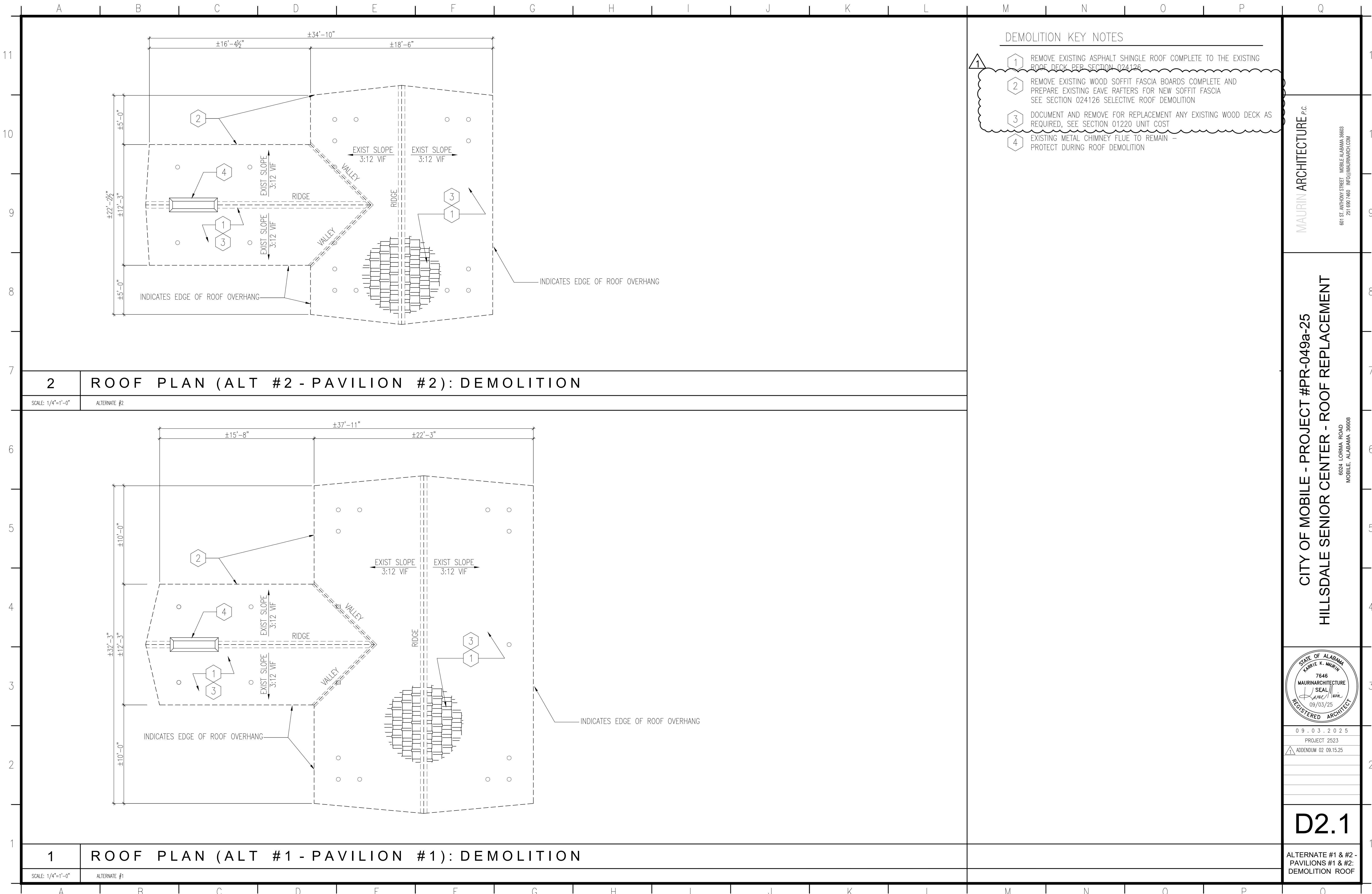
TITLE
SHEET

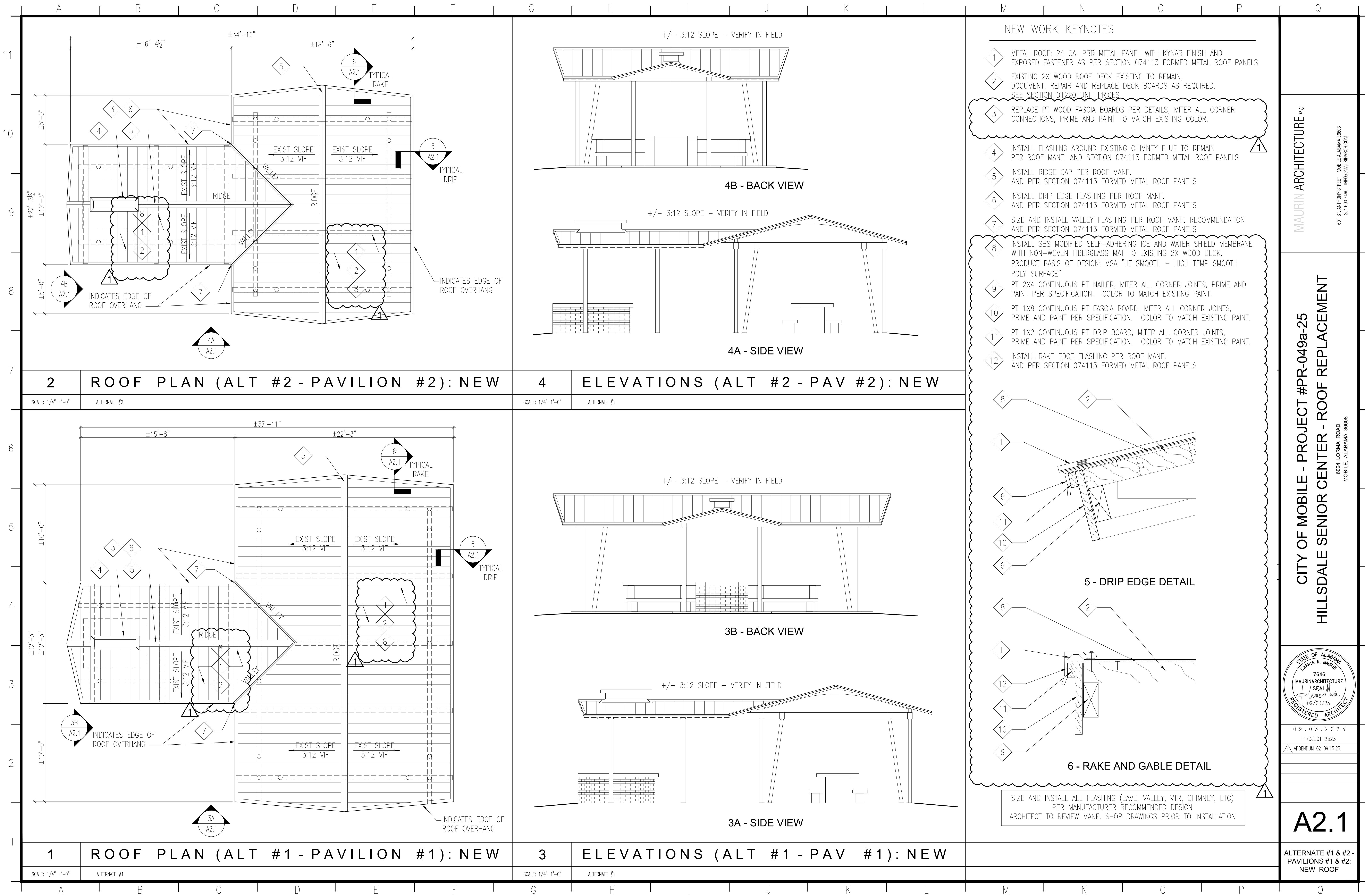
MAURIN ARCHITECTURE P.C.
601 ST. ANTHONY STREET MOBILE ALABAMA 36603
(251) 690 7460 INFO@MAURINARCH.COM

CITY OF MOBILE - PROJECT #PR-049a-25
HILLSDALE SENIOR CENTER - ROOF REPLACEMENT
6024 LORMA ROAD
MOBILE, ALABAMA 36608



0 9 . 0 3 . 2 0 2 5
PROJECT 2523
ADDITION 02 09.15.25





Option B:

Hybrid TPO - fasteners thru base layer polyiso board into wood deck and glue down top layer and cover board polyiso.

QUO-69677-1QYID9 – 1

9/12/2025

Page 1 of 1

Hillsdale Re-Roof, 6024 Lorma Rd, Mobile, AL 36608

SPECIFICATION: TFATI60

COMPONENT	TYPE	REQUIRED	ATTACHMENT	RATE OF APPLICATION
DECK	Wood Plank	1.0"	Per Code	N/A
INSULATION 1	EnergyGuard™ Polyiso Insulation, 20 psi ASTM C1289 Type II, Class 1, Grade 2 Size: 2.0", 4' x 8' LTTR: 11.4	1 layer	Fastened with: Drill-Tec™ #14 Fastener Drill-Tec™ 3" Standard Steel Plate	Field: 12 fasteners per 4' x 8' board Perimeter: 18 fasteners per 4' x 8' board Corner: 24 fasteners per 4' x 8' board
INSULATION 2	EnergyGuard™ Tapered Polyiso Insulation, 20 psi ASTM C1289 Type II, Class 1, Grade 2 Size: 4' x 4'	Tapered, per plans - see note below	Adhered with: OlyBond500 Canisters™	Field: 0.75"- 1" ribbons 12" o.c. Perimeter: 0.75"- 1" ribbons 6" o.c. Corners: 0.75"- 1" ribbons 6" o.c.
INSULATION 3	Securock® Gypsum Fiber Roof Board, 1800 psi ASTM C1278 Size: 1/4", 4' x 4' LTTR: 0.2 Total LTTR: 11.6	1 layer	Adhered with: OlyBond500 Canisters™	Field: 0.75"- 1" ribbons 12" o.c. Perimeter: 0.75"- 1" ribbons 6" o.c. Corners: 0.75"- 1" ribbons 6" o.c.
SINGLE PLY MEMBRANE	EverGuard® TPO 60 mil White ASTM D6878 Size: 10ft SRI: 94	1 ply	EverGuard™ TPO Quick Spray Adhesive	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. Coverage rates may vary depending on the porosity of the substrate.
FLASHING MEMBRANE	EverGuard® TPO 60 mil White ASTM D6878 SRI: 94	1 ply	EverGuard™ TPO Quick Spray Adhesive	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. A layer of HD Iso, Dens Deck Prime or Securock Gypsum Fiber may be attached to the wall prior to installing flashing membrane if required.
GUARANTEE	EverGuard® Diamond Pledge™ NDL Roof Guarantee	20 year		Guarantee fee applicable

Applicable Codes and Testing Information

Agency	VALUE	REPORT #	PAGE #	SYSTEM #
GAF	90 psf			

Requirements above are subject to change. Always review the appropriate Application & Specification Manual to confirm that the requirements provided above are current, and to obtain additional information that is important for a successful installation. This Cut Spec specification shall not waive, supersede or alter the requirements and recommendations found in the most current Application & Specification Manual(s), printed technical bulletins or specific correspondence drafted for this project by Field Services, Design Services, or Technical Services Manager. Application & Specification Manuals and specimen copies of guarantee/warranty documents are available at www.gaf.com. Note: Your Field Services or Technical Services Managers are the only employees who can approve any deviation from GAF's published specification manual(s).

Each roof has unique requirements. This specification is a representation of products and their installation. To properly assess specific roofing needs, code compliance, system configurations, and warranty eligibility, contact Design Services. The above listed roofing system is based on GAF guarantee requirements and is not intended to modify, negate or alter any requirements specified by the design professional or others. Fastener pullout testing should be performed to ensure acceptable attachment into substrate. Adhesion testing is required prior to guarantee registration to ensure foam adhesive will bond to a given substrate. Any wet or damaged existing decking must be removed and replaced prior to re-roofing.

This system shall be installed by a GAF GoldElite™ Commercial Contractor or GAF PlatinumElite™ Commercial Contractor.

All GAF and EverGuard™ accessories shall be used where applicable.

Average R-value for tapered insulation system varies, and total R-value listed above does not include tapered insulation. See tapered plans for minimum thickness required and average R-value for this project.

Hillsdale Re-Roof, 6024 Lorma Rd, Mobile, AL 36608

SPECIFICATION: TFATI60

COMPONENT	TYPE	REQUIRED	ATTACHMENT	RATE OF APPLICATION
DECK	Plywood	15/32"	Per Code	N/A
INSULATION 1	EnergyGuard™ Polyiso Insulation, 20 psi ASTM C1289 Type II, Class 1, Grade 2 Size: 1.0", 4' x 4' LTTR: 5.7	1 layer	Adhered with: OlyBond500 Canisters™	Field: 0.75"- 1" ribbons 12" o.c. Perimeter: 0.75"- 1" ribbons 6" o.c. Corners: 0.75"- 1" ribbons 6" o.c. *Adhesion test is required.
INSULATION 2	EnergyGuard™ Tapered Polyiso Insulation, 20 psi ASTM C1289 Type II, Class 1, Grade 2 Size: 4' x 4'	Tapered, per plans - see note below	Adhered with: OlyBond500 Canisters™	Field: 0.75"- 1" ribbons 12" o.c. Perimeter: 0.75"- 1" ribbons 6" o.c. Corners: 0.75"- 1" ribbons 6" o.c.
INSULATION 3	EnergyGuard™ HD Polyiso Cover Board, 80 psi ASTM C1289 Type II, Class 4, Grade 1 Size: 1/2", 4' x 4' LTTR: 2.5 Total LTTR: 8.2	1 layer	Adhered with: OlyBond500 Canisters™	Field: 0.75"- 1" ribbons 12" o.c. Perimeter: 0.75"- 1" ribbons 6" o.c. Corners: 0.75"- 1" ribbons 6" o.c.
SINGLE PLY MEMBRANE	EverGuard® TPO 60 mil White ASTM D6878 Size: 10ft SRI: 94	1 ply	EverGuard™ TPO Quick Spray Adhesive	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. Coverage rates may vary depending on the porosity of the substrate.
FLASHING MEMBRANE	EverGuard® TPO 60 mil White ASTM D6878 SRI: 94	1 ply	EverGuard™ TPO Quick Spray Adhesive	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. A layer of HD Iso, Dens Deck Prime or Securock Gypsum Fiber may be attached to the wall prior to installing flashing membrane if required.
GUARANTEE	EverGuard® Diamond Pledge™ NDL Roof Guarantee	20 year		Guarantee fee applicable

Applicable Codes and Testing Information

Agency	VALUE	REPORT #	PAGE #	SYSTEM #
GAF	135 psf			

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Each roof has unique requirements. This specification is a representation of products and their installation. To properly assess specific roofing needs, code compliance, system configurations, and warranty eligibility, contact Design Services. The above listed roofing system is based on GAF guarantee requirements and is not intended to modify, negate or alter any requirements specified by the design professional or others. Fastener pullout testing should be performed to ensure acceptable attachment into substrate. Adhesion testing is required prior to guarantee registration to ensure foam adhesive will bond to a given substrate. Any wet or damaged existing decking must be removed and replaced prior to re-roofing.

This system shall be installed by a GAF GoldElite™ Commercial Contractor or GAF PlatinumElite™ Commercial Contractor.

All GAF and EverGuard™ accessories shall be used where applicable.

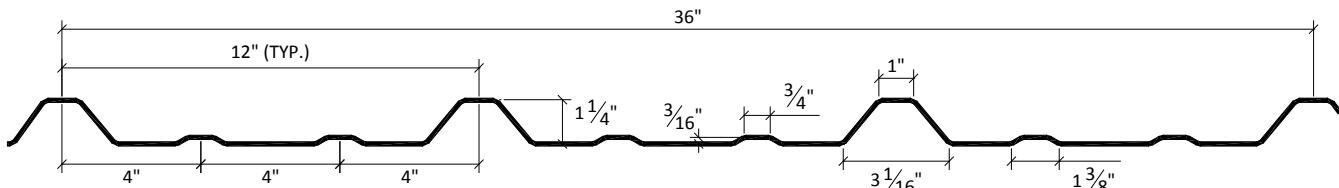
Average R-value for tapered insulation system varies, and total R-value listed above does not include tapered insulation. See tapered plans for minimum thickness required and average R-value for this project.



AllSouth Pre-Engineered Components, LLC.

Allsouth Pre-Engineered Components
985 Technology Drive
Dothan, Alabama 36303
Phone (334) 699-8394
Fax (334) 699-8395

PBR PANEL



SECTION PROPERTIES								
			NEGATIVE BENDING			POSITIVE BENDING		
PANEL	Fy	WEIGHT	Ixe	Sxe	Maxo	Ixe	Sxe	Maxo
GAUGE	(KSI)	(PSF)	(IN.4/FT.)	(IN.3/FT.)	(KIP-IN./FT.)	(IN.4/FT.)	(IN.3/FT.)	(KIP-IN./FT.)
29	60 *	0.73	0.0260	0.0386	1.3880	0.0313	0.0312	1.1228
26	60 *	0.95	0.0360	0.0512	1.8404	0.0477	0.0491	1.6612
24	50	1.18	0.0483	0.0649	1.9428	0.0647	0.0678	2.0300
22	50	1.49	0.0633	0.0825	2.4720	0.0833	0.0887	2.6560

*Fy is 80-ksi material reduced to 60-ksi in accordance with the 2007 edition of the *North American Specification for the Design of Cold-Formed Steel Structural Members* – A2.3.2.

NOTES:

1. All calculations for the properties of PBR panels are calculated with the 2007 edition of the *North American Specification for the Design of Cold-Formed Steel Structural Members*.
2. All values are for one foot of panel width.
3. Ixe is for deflection determination.
4. Sxe is for bending.
5. Maxo is allowable bending Moment.
6. Positive Bending refers to compression above the x-axis, i.e. top of panel in compression.
7. Negative Bending refers to compression below the x-axis, i.e. bottom of panel in compression.
8. Panel weight is based on panel coverage width.
9. Panel gauge refers to the design and minimum delivered uncoated thicknesses noted in table below.

PANEL GAUGE	DESIGN THICKNESS	MIN. DELIVERED THICKNESS
29	0.0149	0.0142
26	0.0195	0.0185
24	0.0242	0.0230
22	0.0305	0.0290

The Engineering data contained herein is for the express use of customers and design professionals. Along with this data, it is recommended that the design professional have a copy of the most current version of the *North American Specification for the Design of Cold-Formed Steel Structural Members* published by the American Iron and Steel Institute to facilitate design. This Specification contains the design criteria for cold-formed steel components. Along with the Specification, the designer should reference the most current building code applicable to the project jobsite in order to determine environmental loads. If further information or guidance regarding cold-formed design practices is desired, please contact the manufacturer.

HT SMOOTH

High-Temperature Smooth Poly Surface

QUIK-STICK HT SMOOTH is an SBS modified self-adhering membrane reinforced with non-woven fiberglass mat for extra strength and durability. HT Smooth's non-abrasive surface is excellent for use in tile and metal roof applications.

For use on decks 2:12 and greater.

Benefits:

- Offers a skid resistant, polyester working surface
- Silicone-treated, split-back, release film allows for easy installation and handling.
- Softening point is a minimum of 250°F
- May be installed directly to concrete, plywood, wood composition board and gypsum
- Self sealing around mechanical fasteners
- May be used in new construction or re-roofing
- Provides protection for critical areas such as rakes, eves, valleys, flashings, hips, ridges, dormers, and skylights
- Up to 180 day exposure prior to application of finished roof
- Florida Approval (FL # 17401)
- Miami-Dade County Approved

**Specifications:**

Reference ASTM	1970
Thickness, min	60 mils
Maximum Load, min	80 MD 40 CD
Elongation at Break, min	30%
Adhesion to Plywood @ 77°F min	30.0lbs/ft
Thermal Stability, max	0.05
Flexibility Temp., @ -20°F min	pass
Sealability around nail	pass
Waterproof Integrity after low temp. Flex	pass
Waterproof Integrity of lap Seam	pass
Slip Resistance	pass

Roll Breakdown

Roll Dimensions 2 SQ	36" x 66.8'
Square Feet 2 SQ	200
Rolls per pallet 2 SQ	25
Roll Weight 2 SQ	70lbs ± 2lbs
Roll Diameter	8.5 in.