



## **Shelby County Jail Roof Replacement Project**

### **ADDENDUM NO. 1**

Date: December 10, 2025

RE: Shelby County Jail Roof Replacement Project

#### **BID DATE AND TIME:**

Thursday, December 18, 2025 at 2:00 p.m.

Location for the bid opening remains the office of the Shelby County Chief Financial Officer, located at 200 West College Street, Room 125, Columbiana, Alabama, 35051

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#### **General:**

The Mandatory Pre-Bid Conference Meeting Notes and Sign-In Sheet are included in this addendum.

#### **Project Manual, Plans and Specifications:**

See attached revised Section 00200 – Invitation to Bid - Includes clarification on required bid envelope notation.

See attached revised Section 01 1100 – Summary of Work

See attached revised Section 07 5419 – Polyvinyl-Chloride Roofing Specifications – All gutters and downspouts will be replaced and included in the contractor's base bid.

#### **Substitution Request:**

07-5419 PVC Roofing – Carlisle Sure-Flex 80 mil - – APPROVED

07-5419 PVC Roofing – Johns Manville JM PVC SD Plus - 80 mil - APPROVED

**Clarifications:**

Q1 - Confirm that the scope of work has changed to remove the existing gutter and downspouts and the project will receive new 6" gutter and 4" X 5" downspouts.

A1 - Yes all gutters and downspouts are to be replaced with new of same shape and size

Q2 - The back leg of the existing gutter is 10", which will be 4" shorter than the existing gutter. Will a metal extender be required for the additional coverage on the wall?

A2 - Remove and replace all existing gutters and downspouts with new gutters to match existing size and shape (6" style 24-gauge Kynar Finish gutters and 4x5 Downspouts)

Q3 - Is the existing coping on the parapet wall being replaced with new coping or are we going back with two piece compression metal at these locations?

A3 - Install the 2-piece compression metal where all coping removal locations exist.

Q4 - The existing fireproofing on the underside of the metal roof deck may turn loose and fall with fasteners penetrating the metal roof deck. Will this be covered by the allowance in the project if any patching of fireproofing is required?

A4 - Contractor shall make all reasonable efforts to minimize any damage to the existing fireproofing. If damage does occur that is outside of the contractor's control, the repairs will be addressed by either change order to the project or addressed directly by the County.

Q5 - In spec section 01-1100 Summary of Work, section 1.2 Project Description Overview, paragraph B states to remove existing EPDM and insulation and replace with R-20 tapered iso and 60 mil pvc membrane and at the built up roof to install 1" iso and 60 mil pvc membrane. My understanding from the Pre-Bid meeting is that all areas will be a recover with 1/2" HD ISO and 60 mil PVC. Please confirm.

A5 - See revised spec section 01-1100 Summary of Work, section 1.2 Project Description Overview Please refer to the Polyvinyl-Chloride Roofing Specifications Section 07—5419, Section 1.0 Scope of Work, Item 3

Q6 - Who will be responsible for the existing lightening protection system that is currently in place.

A6 - The existing lighting protection system is to be retained. The contractor shall be responsible for disconnecting, protecting and reinstalling the system devices with the manufacturer's required caulking. The owner will be responsible for the recertification of the lightning protection system.

**SHELBY COUNTY JAIL ROOF REPLACEMENT PROJECT  
INVITATION TO BID**

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**INVITATION TO BID**

Project: SHELBY COUNTY JAIL ROOF REPLACEMENT PROJECT

Owner: Shelby County Commission

Sealed bids will be received from qualified bidders, opened, and publicly read by the Shelby County Commission for the **SHELBY COUNTY JAIL ROOF REPLACEMENT PROJECT at the office of the Shelby County Chief Financial Officer, located at 200 College Street Room 125, Columbiana, Alabama, 35051. The owner will receive Bids until 2:00 p.m. on December 18, 2025.**

The owner requires the Project to be complete within 90 working days from date indicated on the notice to proceed.

All interested bidders may obtain copies of the Construction Documents upon receipt of a \$20.00 non-refundable payment. Checks should be made payable to the Shelby County Commission. Interested bidders may obtain Bid Documents from the Shelby County Department of Facilities & General Services office located at 280 McDow Road, Columbiana, Alabama 35051. Electronic copies may be requested at no charge by emailing [rlecroy@shelbyal.com](mailto:rlecroy@shelbyal.com). Contact Gina LeCroy at [rlecroy@shelbyal.com](mailto:rlecroy@shelbyal.com) regarding any questions.

A mandatory pre-bid conference will be held at 10:00 a.m. on December 9, 2025 at the Shelby County Administration Building, 200 West College Street, Columbiana, AL 35051. **Attendance at the Pre-Bid Conference IS REQUIRED for all General Contractor Bidders** intending to submit a Proposal, and is highly recommended for Subcontractors. Bids from General Contractors not attending the Pre-Bid Conference will be rejected. Shelby County reserves the right to waive this requirement if it is determined to be in the best interest of the County.

Bidders will be required to provide Bid security in the form of a Bid Bond or cashier's check in the amount of a sum no less than five (5) percent of the Bid Price.

Refer to other bidding requirements described in Document 00100 – Instructions to Bidders.

Submit your Bid on the Bid Form provided.

Your Bid will be required to be submitted under a condition of irrevocability for a period of sixty (60) days after submission.

The attention of bidders is called to the provisions of State Law Governing General

**SHELBY COUNTY JAIL ROOF REPLACEMENT PROJECT  
INVITATION TO BID**

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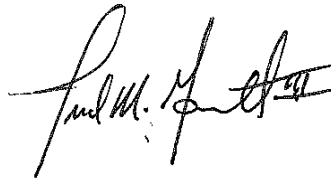
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Contractors, as set forth in Sections 34-8-1 to 34-8-24, inclusive, Code of Alabama of 1975, as amended; and the provisions of said law shall govern bidders insofar as it is applicable. The above-mentioned provisions of the Code make it illegal for the Owner to consider a bid from anyone who is not properly licensed under such code provisions. The Owner, therefore will not consider any bid unless the bidder produces evidence that he is licensed. Neither will the Owner enter into a Contract with a foreign corporation which is not qualified under State Law to do business in the State of Alabama.

The attention of non-resident bidders is called to the provisions of Alabama Law, Section 39-3-5, Code of Alabama 1975, as amended, relating to preference to be given to resident contractors in Alabama over non-resident contractors in the award of contracts in the same manner and to the same extent as provided by the laws of the state of domicile of the non-resident contractor, and to the requirements that the bid documents tendered by any non-resident contractor must be accompanied by "a written opinion of an attorney-at-law licensed to practice law in such non-resident contractor's state of domicile as to the preference, if any or none, granted by the law of the state to its own business entities whose principal places of business are in that state in the letting of any or all public contracts."

Please provide your bid response in triplicate, one original and two copies. Envelope must be sealed with Contractor Name, Contractor's License Number, Project Name, Bid Date and Time listed in the bottom left hand corner.

The Owner reserves the right to accept or reject any or all Bids.



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Fred M. Gauntt, III, PE  
Chief Facilities Management Officer  
Shelby County, Alabama

**SHELBY COUNTY JAIL ROOF REPLACEMENT PROJECT  
SUMMARY OF WORK**

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**PART 1 GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Project description overview.
  - 2. Work by Others.
  - 3. Contractor's use of site and premises.
  - 4. Owner furnished Products.

**1.2 PROJECT DESCRIPTION OVERVIEW**

- A. Work is described as the roof replacement of the Shelby County Jail.
- B. Work includes
  - a. Roofing over existing built-up roofing with 1/2" ISO and 60 mil PVC membrane.
- C. The Project will be constructed under a single construction contract.
- D. This is a sales tax exempt project.

**1.3 WORK BY OTHERS**

- A. Separate Contracts:
  - 1. Work under separate contract may be executed concurrently with Work of this Contract.
  - 2. Cooperate with the Owner and separate contractors to accommodate Owner's work.

**1.4 CONTRACTOR'S USE OF SITE AND PREMISES**

- A. Contractor shall fully comply with owner requirements for building access and use of site for staging and storage areas.
- B. Contractor shall have adequate, but limited, use of site and premises for execution of the Work.
- C. Do not store products or materials in any areas that interfere with the operations of the Owner.
- D. Assume full responsibility for protection and safekeeping of products under this Contract stored on site.
- E. Obtain and pay for use of any additional storage or work areas needed for operations.

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SUMMARY OF WORK**

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- F. Coordinate use of site and premises with the Owner:
  - 1. Employee parking: In designated areas.
  - 2. Access to site and premises: In designated areas.
  - 3. Storage and staging areas: In designated areas.
  - 4. Transport materials and equipment to and from construction area along routes approved by local jurisdiction
- G. Confine operations to construction area unless otherwise approved by Owner.
- H. If access to adjacent common or occupied spaces is required, schedule operations with Owner in advance.
- I. Do not interrupt building fire or life safety systems without emergency security watch in force.
- J. Do not close or obstruct exits at any time without emergency security watch in force.
- K. Do not use or store hazardous or flammable materials on premises.
- L. Prohibit smoking within interior spaces.

**1.5 OWNER FURNISHED PRODUCTS**

- A. Products that will be furnished and paid for by Owner are as follows:
  - 1. NONE
- B. Contractor's Responsibilities include but are not limited to:
  - 1. Designate delivery date for each product in Progress Schedule.
  - 2. Review Shop Drawings, Product Data and Samples. Submit to Architect with notification of any discrepancies or problems anticipated in use of product.
  - 3. Receive and unload products at site.
  - 4. Promptly inspect products jointly with Owner; record shortages, damage, and defective items.
  - 5. Handle products at site, including uncrating and storage.
  - 6. Protect products from exposure to elements and from damage.
  - 7. Assemble, install, connect, adjust, and finish products, as stipulated in respective specification section.
  - 8. Repair or replace any items damaged by Contractor's forces.

**PART 2 PRODUCTS**

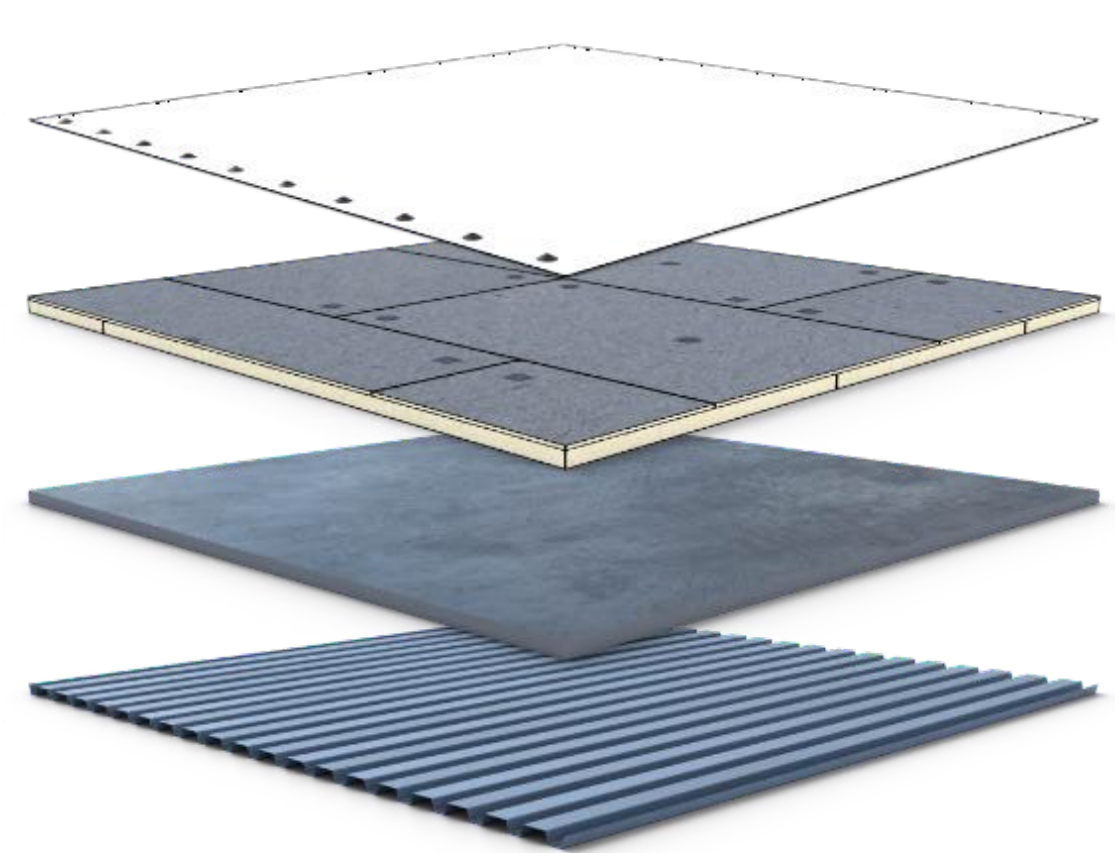
Not used

**PART 3 EXECUTION**

Not used

END OF SECTION

# Shelby County Jail



**SHELBY COUNTY JAIL ROOF REPLACEMENT PROJECT  
POLYVINYL-CHLORIDE ROOFING SPECIFICATIONS**

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## **PART 1 GENERAL**

### **1.0 SCOPE OF WORK**

1. Contractor shall prepare the existing roofing system for the 60 mil PVC membrane to be installed. Contractor to perform pull test to meet the manufacturers mechanically attached specifications requirements. If any bad decking or wet insulation is found the contractor shall give a unit price for this replacement.
2. Install ½" ISO HD 4x8 insulation over the existing modified roof system mechanically attached to the metal deck to the manufacture's specifications.
3. Furnish and install a new white 60 mil Duro-Last Roofing system (**BASIS OF DESIGN**) to be mechanically attached to the manufacturers' specifications. This membrane must have 31 mils of membrane above the scrim.
4. Remove the existing coping cap on top of all the parapet walls and dispose of off-site. Install ½" CDX plywood over the modified parapet wall flashings mechanically attached.
5. Install 60 mil parapet wall flashing membrane fully adhered to the plywood with solvent base adhesive and wrap up and over to the outside edge of the building.

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POLYVINYL-CHLORIDE ROOFING SPECIFICATIONS**

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6. Install an Exceptional Metals (**Basis of Design**) 24-gauge two-piece compression cleat and cover edge metal system to ES-1 attachment requirements. The color is to be chosen by the owner.
7. All gutters and downspouts will be replaced and included in the contractor's base bid.
8. Install vinyl coated metal drip edge at all gutter locations to spec.
9. Install pre-manufactured flashings on all roof penetrations as specified by roof membrane manufacturer.
10. All penetrations shall extend a minimum 8" above finished roof system.
11. Contractor must install the roofing system and dispose of all debris in accordance with all local, state, and federal regulations.
12. The existing lighting protection is to be left in place. Disconnect and reinstall the new lightning protection cable plates with the manufacturers required caulking. The owner will be responsible for the recertification of the lightning protection system.
12. After the installation is complete, a Duro-Last Quality Technical Representative shall inspect the visible details of the roofing system for acceptability of warranty issuance. Any deficiencies shall be corrected by the Contractor and made ready for re-inspection within five (5) working days. Upon acceptance, the 20-year NDL Duro-Last Roofing warranty shall be promptly issued.

1.1 SUMMARY

- A. Membrane Type: PVC thermoplastic membrane
  1. Membrane Color: White
  2. Attachment Type: Mechanically Fastened
  3. Fasteners: HD Screw (#14)
  4. Plates: Cleat Plate
- B. Insulation Assembly Type: ½" High-Density Polyisocyanurate Insulation Panel
  1. Board Application: Flat Stock
  2. Board Style: Assembly Thickness
  3. Board Size: 4' x 8'
  4. Thickness/R-Value: 0.50" (1/2")
  5. Attachment Type: Mechanically Fastened
  6. Fasteners: HD Screw (#14)

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- 7. Plates: 3-Inch Metal Plate
- C. Existing Roof Type: Mod Bit
  - 1. Existing Roof Thickness: 2.5"
  - 2. Core Samples: Yes
  - 3. Attachment Type: Adhered
- D. Deck Type: Steel Deck (22 ga)
- E. Prefabricated flashings, corners, parapets, stacks, vents, and related details.
- F. Fasteners, adhesives, and other accessories required for a complete roofing installation.
- G. Traffic Protection.

1.2 REFERENCES

- A. ASTM INTERNATIONAL (ASTM)
  - 1. (2019) Standard Test Methods for Coated Fabrics (D751)
  - 2. (2021) Standard Specification for Poly(Vinyl Chloride) Sheet Roofing (D4434/D4434M)
  - 3. (2022) Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board (C1289)
  - 4. (2020) Standard Test Methods for Fire Tests of Roof Coverings (E108)
  - 5. (2020) Standard Test Methods for Fire Tests of Building Construction and Materials (E119)
- B. UL SOLUTIONS (UL)
  - 1. (2021) UL Roofing Systems (TGFU.R10128)
- C. AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE)
  - 1. (2014) Minimum Design Loads for Buildings and Other Structures (ASCE Standard - ASCE/SEI 7-10)
  - 2. (2017) Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE Standard - ASCE/SEI 7-16)
  - 3. (2022) Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE Standard - ASCE/SEI 7-22)
- D. NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA)
  - 1. (2019) NRCA Roofing Manual - Membrane Systems

1.3 SYSTEM DESCRIPTION

- A. General: Provide installed roofing membrane and base flashings that remain watertight; do not permit the passage of water; and resist specified uplift pressures, thermally induced movement, and exposure to weather without failure.

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- B. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing membrane manufacturer based on testing and field experience.
- C. Sustainability:
1. Conform to NSF/ANSI Standard 347, "Sustainability Assessment for Single-Ply Roofing Membranes. Minimum certification level: Gold.
  2. Type III product-specific Environmental Product Declaration.
  3. Membrane is recyclable at end of use.
- D. Physical Properties (must meet or exceed):
1. Roof product must meet the requirements of Type III PVC sheet roofing as defined by ASTM D4434.
  2. Thickness: 60 mil, nominal, in accordance with ASTM D751.
  3. **Thickness over Scrim: ≥ 31 mil in accordance with ASTM D7635.**
  4. Breaking Strength: ≥ 437 lbf. (machine direction) and ≥ 304 lbf. (cross machine direction) in accordance with ASTM D751 Grab Method.
  5. Elongation at Break: ≥ 29% (machine direction) and ≥ 30% (cross machine direction) in accordance with ASTM D751 Grab Method.
  6. Seam Strength: ≥ 463 lbf. in accordance with ASTM D751 Grab Method.
  7. Tear Strength: ≥ 78 lbf. (machine direction) and ≥ 190 lbf. (cross machine direction) in accordance with ASTM D751 Procedure B.
  8. Low Temperature Bend: Pass at -40 °F in accordance with ASTM D2136.
  9. Heat Aging: Pass after being conditioned for 56 days in oven maintained at 176 °F in accordance with ASTM D3045.
  10. Accelerated Aging: Pass after 10,000 hours of total test time in accordance with ASTM G155.
  11. Dimensional Stability: Change of 0.30% (machine direction) and 0.10% (cross machine direction) in accordance with ASTM 1204.
  12. Water Absorption: < 2.29% at 158 °F for 168 hours in accordance with ASTM D570.
  13. Static Puncture Resistance: ≥ 33 lbf. in accordance with ASTM D5602.
  14. Dynamic Puncture Resistance: ≥ 14.7 ft-lbf. in accordance with ASTM D5635.
- E. Cool Roof Rating Council (CRRC) (Membrane must be listed on the CRRC website):
1. Solar Reflectance (Initial): ≥ 85%
  2. Solar Reflectance (3-Year Aged): ≥ 73%
  3. Thermal Emittance (Initial): ≥ 89%
  4. Thermal Emittance (3-Year Aged): ≥ 88%
  5. Solar Reflectance Index (SRI) (Initial): ≥ 108%
  6. Solar Reflectance Index (SRI) (3-Year Aged): ≥ 90%
- F. Insulation:
1. General Requirements

**SHELBY COUNTY JAIL ROOF REPLACEMENT PROJECT  
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- a. Install using a minimum of two layers.
  - b. Configuration as indicated on the drawings.
- 2. High-Density Polyisocyanurate Insulation Panel
  - a. Assembly Thickness: 0.50" (1/2")

**1.4 SUBMITTALS**

- A. Product data sheets to be used, with the following information included:
  - 1. Preparation instructions and recommendations
  - 2. Storage and handling requirements and recommendations
  - 3. Installation methods
  - 4. Maintenance requirements
- B. Sustainability Documentation:
  - 1. NSF/ANSI Standard 347 Certificate
  - 2. Type III product-specific Environmental Product Declaration
- C. Shop Drawings: Indicate insulation pattern, overall membrane layout, field seam locations, joint or termination detail conditions, and location of fasteners.
- D. Provide verification samples for each product specified (two samples representing each product, color and finish):
  - 1. 4-inch by 6-inch sample of roofing membrane, of color specified.
  - 2. 4-inch by 6-inch sample of walkway pad.
  - 3. Termination bar, fascia bar with cover, drip edge, and gravel stop if to be used.
  - 4. Each fastener type to be used for installing membrane, insulation/recover board, termination bar and edge details.
- E. Installer Certification: Certification from the roofing system manufacturer that Installer is approved, authorized, or licensed by manufacturer to install roofing system.
- F. Manufacturer's warranties.

**1.5 CONTRACTOR QUALIFICATIONS**

- 1. Contractor shall submit work history data showing **5 years** of successful warranted installation experience of the manufactures roofing system specified.
- 2. Contractor shall submit three jobs completed that are equal to the size and scope of work of this project with the **manufacture only approved to bid this project.**
- 3. The contractor shall use adequate amounts of such qualified workmen who are thoroughly trained in the crafts and techniques required to properly install the type of roofing system proposed for use and other work required to complete the work specified and within the specified time.

**SHELBY COUNTY JAIL ROOF REPLACEMENT PROJECT  
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4. The contractor shall have an experienced, pre-qualified, thoroughly trained superintendent having experience installing the roof system specified, who is familiar with the requirements of this project, on the job at all times when roofing system work is in progress. Training for superintendent shall include certification of completion of manufacturer's in-house training course and on-site training.

**1.6 REGULATORY REQUIREMENTS**

- A. Conform to applicable code for roof assembly fire hazard, wind uplift, and cool roof requirements.
- B. Fire Hazard Requirements: Provide membrane roofing materials with the following fire-test-response characteristics. Materials shall be identified with appropriate markings of applicable testing and inspecting agency.
  - 1. Class B
  - 2. Fire-test-response standard: Comply with ASTM E108 for application and roof slopes indicated.
  - 3. Fire-Resistance Ratings: Comply with ASTM E119 for fire-resistance-rated roof assemblies of which roofing system is a part.
  - 4. Conform to applicable code for roof assembly fire hazard requirements.
- C. Wind Uplift Requirements: Roofing System Design: Provide a roofing system designed to resist uplift pressures calculated according to the current edition of ASCE/SEI 7, Minimum Design Loads and Associated Criteria for Buildings and Other Structures.
- D. Cool Roof Requirements: Conform to IECC (International Energy Conservation Code) and IGCC (International Green Construction Code) cool roof requirements.

**1.7 PRE-INSTALLATION MEETING**

- A. Convene meeting not less than one week before starting work of this section.
- B. Review methods and procedures related to roof deck construction and roofing system including, but not limited to, the following:
  - 1. Meet with Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, roofing installer, roofing system manufacturer's representative, deck installer, and installers whose work interfaces with or affects roofing including installers of roof accessories and roof-mounted equipment.
  - 2. Review and finalize construction schedule and verify availability of materials, installer's personnel, equipment, and facilities needed to make progress and avoid delays.
  - 3. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.
  - 4. Review structural loading limitations of roof deck during and after roofing.

**SHELBY COUNTY JAIL ROOF REPLACEMENT PROJECT  
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5. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect roofing system.
6. Review governing regulations and requirements for insurance and certificates if applicable.
7. Review temporary protection requirements for roofing system during and after installation.
8. Review roof observation and repair procedures after roofing installation.
9. Review existing roof manufacturer's recycling program and return roofing system to the manufacturer for recycling.

**1.8 DELIVERY, STORAGE AND HANDLING**

- A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, and directions for storing and mixing with other components.
- B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.
- C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.
- D. Store roof materials and place equipment in a manner to avoid permanent deflection of deck.
- E. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

**1.9 WARRANTY**

- A. Contractor's Warranty: The contractor shall warrant the roof application with respect to workmanship and proper application for two (2) years from the effective date of the warranty issued by the manufacturer.
- B. Manufacturer's Warranty: Must be no-dollar limit type and provide for completion of repairs, replacement of membrane or total replacement of the roofing system at the then-current material and labor prices throughout the life of the warranty. In addition, the warranty must meet the following criteria:
  1. Warranty Period: 20 years from date issued by the manufacturer.
  2. Manufactures warranty to be a **FULL SYSTEM** coverage to include all membranes, flashings, adhesives, caulking, sealants, insulation, coverboard, and edge metals.
  3. Issued direct from and serviced by the roof membrane manufacturer.
  4. Transferable for the full term of the warranty.

## **PART 2 PRODUCTS**

### **2.1 MANUFACTURER**

- A. All roofing system components to be provided or approved by roof system manufacturer.
- B. Acceptable Manufacturers:
  - 1. Duro-Last Roofing- **BASIS OF DESIGN**
  - 2. Fibertite XT
  - 3. Sarnafil S-327

### **2.2 ROOFING SYSTEM COMPONENTS**

- A. Roofing Membrane:
  - 1. Properties:
    - a. Type: PVC thermoplastic membrane
    - b. Roll Width: 120" (Installed widths may vary)
    - c. Membrane Color: White
    - d. Attachment Type: Mechanically Fastened
    - e. Fasteners: HD Screw (#14)
    - f. Plates: Cleat Plate®
  - 2. Features:
    - a. ASTM D4434, Type III
    - b. Fabric-reinforced, PVC.
    - c. Minimum NSF 347 Gold certified.
- B. Insulation:
  - 1. General Requirements
    - a. Provide preformed roof insulation boards that comply with requirements and referenced standards, as selected from manufacturer's standard sizes.
    - b. Provide preformed saddles, crickets, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated.
    - c. Provide roof insulation accessories approved by the roof membrane manufacturer and as recommended by insulation manufacturer for the intended use.
  - 2. Component:
    - a. Properties:
      - 1. Type: High-Density Polyisocyanurate Insulation Panel
      - 2. Board Application: Flat Stock

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3. Size: 4' x 8'
4. Method: Assembly Thickness: 0.50" (1/2")
5. Attachment Type: Mechanically Fastened
6. Fasteners: HD Screw (#14)
7. Plates: 3-Inch Metal Plate
- b. Features:
  1. 1/2-inch thick high density polyisocyanurate insulation panel manufactured on-line using premium performance coated glass facers
  2. Complying with ASTM C1289, Type II, felt or glass-fiber mat facer on both major surfaces
  3. Provide factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening insulation and/or insulation cover boards in conformance to specified design requirements.
- C. Existing Roof:
  1. Properties:
    - a. Type: Mod Bit
    - b. Core Samples: Yes
    - c. Attachment Type: Adhered
- D. Deck Type:
  1. Properties:
    - a. Type: Steel Deck (22 ga)
- E. Accessory Materials: Provide accessory materials supplied by or approved for use by roof system manufacturer:
  1. Sheet Flashing: Manufacturer's standard reinforced PVC sheet flashing.
  2. Penetrations and Flashings: Manufactured using standard reinforced PVC membrane.
    - a. Inside and Outside Corners
    - b. Stack Flashing
    - c. Curb Flashing
  3. Drains, Scuppers, and Vents: Manufactured using standard reinforced PVC membrane.
    - a. Two-Way Air Vent
    - b. Drain Boot
    - c. Drain Guard
    - d. Composite Drain Rings

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4. Fasteners: Factory-coated steel fasteners meeting corrosion-resistance provisions in FMG 4470, designed for fastening membrane and insulation to substrate. Supplied by roof system manufacturer.
  - a. Heavy Duty Screw (#14)
5. Plates: Metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening membrane and insulation to substrate. Supplied by roof system manufacturer.
  - a. Steel Membrane Plate
  - b. 3-Inch Metal Plate
6. Additional Roof Components: Supplied by roof system manufacturer.
  - a. PVC Walkway Pad

**PART 3 EXECUTION**

**3.1 EXAMINATION**

- A. Verify that the surfaces and site conditions are ready to receive work.
- B. Verify that the deck is supported and secured.
- C. Verify that the deck is clean and smooth, free of depressions, waves, or projections, and properly sloped to drains, valleys, eaves, scuppers or gutters.
- D. Verify that the deck surfaces are dry and free of standing water, ice or snow.
- E. Verify that all roof openings or penetrations through the roof are solidly set.
- F. If substrate preparation is the responsibility of another contractor, notify Architect of unsatisfactory preparation before proceeding.
- G. Prior to re-covering an existing roofing system, conduct an inspection of the roof system accompanied by a representative of the membrane manufacturer or an authorized contractor.
  1. Determine required fastener type, length, and spacing.
  2. Verify that moisture content of existing roofing is within acceptable limits.
  3. Identify damaged areas requiring repair before installation of new roofing.
  4. Conduct core cuts as required to verify information required.

**3.2 PREPARATION**

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Surfaces shall be clean, smooth, free of fins, sharp edges, loose and foreign material, oil, grease, and bitumen.
- D. Re-Roofing Over Existing Single-Ply System:
  1. Remove all loose or high fasteners.

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2. Membrane contaminated with bitumen must be immediately cleaned. If cleaning does not remove the bitumen, the contaminated membrane must be replaced, or covered with both a slip sheet and new membrane.
3. Blisters, buckles and other surface irregularities must be repaired or removed. If the damage is extensive, an approved rigid board insulation or a cover board must be installed.
4. When the system is smooth or granular-surfaced, any approved slip sheet, insulation or cover board may be used to provide separation of the roof system and new membrane. Duro-Guard fan folds may be used if the surface is pea gravel or crushed stone which is  $\frac{1}{4}$  to  $\frac{3}{8}$  inch in size and has been leveled and maintained at 4 psf. For larger rock/gravel, utilize an approved rigid insulation or cover board.
5. If rock/gravel surfacing is removed, an approved fan fold, rigid insulation or cover board must be used. If embedded rock/gravel remains that protrudes out of the deck more than  $\frac{1}{4}$  inch, do not use fan fold board. Instead, use an approved cover board or rigid insulation.
6. When installing polystyrene insulation over coal tar pitch or asphalt-based roof systems, a slip sheet must be used between the insulation and existing roof.

**3.3 INSTALLATION**

**A. Insulation:**

**1. General Requirements**

- a. Install insulation in accordance with the roof manufacturer's requirements.
- b. Insulation shall be adequately supported to sustain normal foot traffic without damage.
- c. Where field trimmed, insulation shall be fitted tightly around roof protrusions with no gaps greater than  $\frac{1}{4}$  inch.
- d. Tapered insulation boards shall be installed in accordance with the insulation manufacturer's shop drawings.
- e. No more insulation shall be applied than can be covered with the roof membrane by the end of the day or the onset of inclement weather.
- f. If more than one layer of insulation is used, all joints between subsequent layers shall be offset by at least 6 inches.

**2. High-Density Polyisocyanurate Insulation Panel**

- a. Use only fasteners, stress plates and fastening patterns accepted for use by the roof manufacturer. Fastening patterns must meet applicable design requirements.
- b. Install fasteners in accordance with the roof manufacturer's requirements. Fasteners that are improperly installed must be replaced or corrected.
- c. Install all layers in parallel courses with end joints staggered 50% and adjacent boards butted together with no gaps greater than  $\frac{1}{4}$  inch.

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**B. Roofing Membrane:**

**1. General Requirements**

- a. Install membrane in accordance with the roof manufacturer's requirements.
- b. Cut membrane to fit neatly around all penetrations and roof projections.

**2. PVC thermoplastic membrane**

- a. Use only fasteners, stress plates and fastening patterns accepted for use by the roof manufacturer. Fastening patterns must meet applicable design requirements.
- b. Install fasteners in accordance with the roof manufacturer's requirements. Fasteners that are improperly installed must be replaced or corrected.
- c. Mechanically fasten membrane to the structural deck utilizing fasteners and fastening patterns in accordance with the roof manufacturer's requirements.

**C. Weld overlapping sheets together using hot air. Minimum weld width is 1-1/2 inches.**

**D. Check field welded seams for continuity and integrity and repair all imperfections by the end of each work day.**

**E. Flashings: Complete all flashings and terminations as indicated on the drawings and in accordance with the membrane manufacturer's requirements.**

**1. Provide securement at all membrane terminations at the perimeter of each roof level, roof section, curb flashing, skylight, expansion joint, interior wall, penthouse, and other similar condition.**

- a. Do not apply flashing over existing thru-wall flashings or weep holes.
- b. Secure flashing on a vertical surface before the seam between the flashing and the main roof sheet is completed.
- c. Extend flashing membrane a minimum of 6 inches (152 mm) onto the main roof sheet beyond the mechanical securement.
- d. Use care to ensure that the flashing does not bridge locations where there is a change in direction (e.g. where the parapet meets the roof deck).

**2. Penetrations:**

- a. Flash all pipes, supports, soil stacks, cold vents, and other penetrations passing through the roofing membrane as indicated on the Drawings and in accordance with the membrane manufacturer's requirements.
- b. Utilize custom prefabricated flashings supplied by the membrane manufacturer.
- c. Existing Flashings: Remove when necessary to allow new flashing to terminate directly to the penetration.

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3. Pipe Clusters and Unusual Shapes:

- a. Clusters of pipes or other penetrations which cannot be sealed with prefabricated membrane flashings shall be sealed by surrounding them with a prefabricated vinyl-coated metal pitch pan and sealant supplied by the membrane manufacturer.
- b. Vinyl-coated metal pitch pans shall be installed, flashed and filled with sealant in accordance with the membrane manufacturer's requirements.
- c. Pitch pans shall not be used where prefabricated or field fabricated flashings are possible.

F. Roof Drains: Coordinate installation of roof drains and vents.

1. Drain Assemblies with Clamping Rings:

- a. Remove existing roofing system materials from drain bowl and clamping ring.
- b. The membrane must extend beyond the inside of the clamping ring.
- c. Use a manufacturer supplied or approved sealant (1/2 tube minimum) between the membrane and drain bowl assembly.
- d. After the membrane is properly installed onto the bowl and the clamping ring set in place, all bolts securing the ring must be installed to provide constant, even compression on the sealant. If bolts are broken or missing, replacements must be installed.

2. Drain Boots:

- a. Remove existing flashing and asphalt at existing drains in preparation for sealant and membrane.
- b. Use a manufacturer supplied or approved sealant (1/2 tube minimum) to the outside of the drain boot and insert it into the drain.
- c. Fasten membrane around the perimeter of the drain with the same fastening pattern as the field membrane, no less than 1 fastener per drain.
- d. Install a pair of composite drain rings (CDRs) to compress the boot to the pipe. Ensure the CDR openings face in opposite directions.
- e. Secure the manufacturer's drain guard over the opening by heat welding the attachment tabs to the roof membrane.

G. Edge Details:

1. Provide edge details as indicated on the Drawings. Install in accordance with the membrane manufacturer's requirements.
2. Join individual sections in accordance with the membrane manufacturer's requirements.
3. Coordinate installation of metal flashing and counter flashing.

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4. Manufactured Roof Specialties: Coordinate installation of copings, counter flashing systems, gutters, downspouts, and roof expansion assemblies.

H. Walkways:

1. Install walkways in accordance with the membrane manufacturer's requirements.
2. Provide walkways where indicated on the Drawings.
3. Install walkway pads at roof hatches, access doors, rooftop ladders and all other traffic concentration points regardless of traffic frequency. Provided in areas receiving regular traffic to service rooftop units or where a passageway over the surface is required.
4. Do not install walkways over flashings or field seams until manufacturer's warranty inspection has been completed.

I. Water Cut-Offs:

1. Provide water cut-offs on a daily basis at the completion of work and at the onset of inclement weather.
2. Provide water cut-offs to ensure that water does not flow beneath the completed sections of the new roofing system.
3. Remove water cut-offs prior to the resumption of work.
4. The integrity of the water cut-off is the sole responsibility of the roofing contractor.
5. Any membrane contaminated by the cut-off material shall be cleaned or removed.

3.4 FIELD QUALITY CONTROL

- A. The membrane manufacturer's representative shall provide a comprehensive final inspection after completion of the roof system. All application errors shall be addressed and final punch list completed.

3.5 PROTECTION

- A. Protect installed roofing products from construction operations until completion of project.
- B. Where traffic is anticipated over completed roofing membrane, protect from damage using durable materials that are compatible with membrane.
- C. Repair or replace damaged products after work is completed.

END OF SECTION

**Shelby County Jail Re-Roof Project**  
**Mandatory Pre-Bid Meeting Sign-In Sheet**  
**12/9/2025 - 10:00 am**

<u>Company Name</u>	<u>Company Address</u>	<u>Contact Name</u>	<u>Email Address</u>	<u>Phone Number</u>
Shelby County		Trey Gauntt	trey@shelbyal.com	205-475-7145
Shelby County		Shawn Mills	smills@shelbyal.com	205-728-4785
MWCR	7430 Hitt Rd., Mobile, AL	Brian Schaffer	bschaffer@midwesternroofers.com	251-895-2670
Duro-Last Roofing	525 Money Dr, Saginaw, MS	Ryan Clark	ryanclark@rcsalesgroup.net	205-792-5051
Central Alabama Metal & Roofing	3025 Wetumpka Hwy Montgomery, AL	Chuck Barker	barkerr254@bellsouth.net	334-850-7262
Teamcraft Roofing	3116 Sexton Rd SE, Decatur, AL	Joseph Usher	joseph.usher@tcrfg.com	256-583-3924
Johns & Kirksey	5424 Metro Park Dr Tuscaloosa, AL	Kris Walters	kwalters@johnskirksey.com	205-292-8750
Garner & Associates	261 Wiggins Street, Rainbow City, AL	Tyler Laymon	tyler@garnerassociatesllc.com	256-282-8339
Duro-Last Roofing	6200 I-55 South, Jackson, MS	Derrick Crews	derrick.crews@amrize.com	601-927-2758
ARS	101 30th Ave, Northport, AL	Shane Hoggle	kandice@arsroofing.net	205-361-1528
E Cornell Malone	2689 Queenstown Rd, Birmingham, AL	Corey Moran	cmoran@ecmalone.com	205-913-8692
Alabama Roofing & Sheet Metal	1700 Hillyer Robinson Pkwy, Anniston, AL	Mike Wills	tony@alabamaroofing.net	256-831-9000
Metal Roofing Solutions, Inc.	111871 Indian Creek Rd., Duncanville, AL	Eric Ledgerwood	eric@metalroofingsolutionsinc.com	205-928-9567
Old South	2527 US Hwy 231 N Wetumpka, AL	Jay Shipp	jayshipp00@gmail.com	334-301-3322
Carlisle	429 Industrial Lane, Birmingham, AL	Justin McKeown	jmckeown@rmal.com	334-301-2974
Standard Roofing	47 Longview Circle, Alabaster, AL	Eric Crawford	ecrawford@standardexteriorsolutions.com	205-224-2689
Johns Manville	1312 Chelsea Park Trail, Chelsea, AL	Garrett Russell	garrett.russell@gm.com	205-908-7261
Roofing Solutions	1003 Yeager Parkway, Pelham, AL	Chris Michael	cmichael@roofingsolutions.com	205-454-5730
B & B Roofing	2190 US 31, Saginaw, AL	Andre Marut	andrew@bandbroofing.com	205-519-6587
Mid America Roofing, Inc.	110 Bolton St., Sheffield, AL	Brad Fleaman	bradfleamanma@gmail.com	205-249-6619
Rendall GC	106 Fieldwood Dr., Tuscumbia, AL	Doug Jones	dougj0805@gmail.com	256-577-0300
APEX	3033 35th Ave., N, Birmingham, AL	Rodney Meeks	apexmetal3033@gmail.com	205-365-2465
Bama Roofing	2051 Gary Fitts St., Tuscaloosa, AL	Robert Blakely	bama@bamaroofing.net	256-709-9821

## **PRE-BID MEETING NOTES**

**Project Name:** Shelby County Jail Roof Replacement  
**Date:** December 9, 2025 at 10am

### **General Information**

- Owner - Shelby County Commission
  - Trey Gauntt
  - Shawn Mills
- Design Team:
  - Multiple architects, Manufacturers' Reps
  - Dura Last/Dura Tuff being basis of design

### **Bid Date / Time / Location**

Bid Date: December 18, 2025

Time: 2:00pm

Location: Shelby County Manager's Office at 200 West College St. Room 123, Columbiana, AL 35051

### **Pre-Bid Meeting**

Bidders' attendance at this pre-bid meeting is mandatory, sign in sheet is attached.

### **Project Overview:**

- Shelby County Jail is a 24 Hour Operating Correctional Facility, Work Hours will be limited to 7am – 4pm
- All work will be performed on the roof, No background checks are necessary as long as workers remain on the outside of the facility
- Communication will be **ESSENTIAL!!**
  - Building – Chris Smith (205-358-5109), Alex Hodge (205-605-4157)
  - Contract Work – Shawn Mills (205-728-4785), Jerry Talton (205-515-0146)
- **Base Bid**
  - 60 Mil PVC Thermoplastic Membrane Roofing Replacement
  - Construction Cost Estimate - \$1 Million
  - Architectural – 117,299 SF Total / 58,053 SF Admin Side / 34,480 SF Upper Pods / 14,336 SF Lower Pod Perimeter / 4,982 SF Sally Port / 5,448 SF (3) Transition Roofs (All dimensions are approximate and are used for informational purposes only. Contractor will need to verify all dimensions.)
  - Remove the existing gutters and downspouts and replace with new gutters to match existing size and shape (6" style 24-gauge Kynar Finish gutters and 4x5 Downspouts)
  - There are no unit costs or cash allowance included. All profit and overhead will be included in base bid.
  - The existing lighting protection is to be disconnected and reinstalled with new lightning protection cable plates with the manufacturers required caulking. The owner will be responsible for the recertification of the lightning protection system.

## **Project Overview**

- The Jail everyday business and activities will continue as normal during the construction phase
- Contractor shall fully comply with all owner requirements for building access and use of site for laydown and storage areas
- Roofing contractor will share site with other contractors performing work on interior of building
- Smoking is not allowed on the roof or around any building entrances
- Contractor shall provide all tools and equipment to perform the work on this project
- Contractor will be provided limited but adequate use of site for staging, storage and parking areas.
- Access point to the roof will be on the west side construction entrance and inside the northern fenced area to access the pod roofs
- All Non-hazardous construction demolition and debris from this project can be delivered to the Shelby County landfill free of charge. Contractor is responsible for transport but County will cover disposal fees. Contractor must coordinate all deliveries with landfill management. James Frost (205-358-5879)

## **Safety** (The Contractor's Shall...)

- Comply with the safety standards provisions of applicable laws, building and construction codes and the "Manual of Accident Prevention in Construction" published by the Associated General Contractors of America, the requirements of the Occupational Safety and Health Act of 1970 (Public Law 991-596), and the requirements of Title 29 of the Code of Federal Regulations, Section 1518, as published in the "Federal Register", Volume 36, NO. 75, Saturday, April 17, 1971.
- Exercise every precaution at all times for the prevention of accidents and the protection of persons (including employees, building occupants, owner personnel) and property.
- Maintain at his/her office or other well-known place at the job site, all articles necessary for giving first aid to the injured, and shall make standing arrangements for the immediate removal to a hospital or a doctor's care of persons (including employees, building occupants, owner personnel), who may be injured on the job site before the employer has made a standing arrangement for removal of injured persons to a hospital or doctor's care.

## **Bid Process**

- Questions should be submitted in writing and submitted via e-mail to:
  - rlecroy@shelbyal.com
- Deadline for questions: 48 hours before bid opening date/time.
- Product Substitutions:
  - To be submitted during the bid phase only.
  - Submissions must be submitted and reviewed through one of the bidding GC's to be deemed applicable and a benefit to the project. Substitutions will be approved or rejected via Addendum.
  - If there are any lead time issues associated with any of the approved materials that would prohibit the contractor to not successfully complete the project in the required time period, it should be brought to the County's attention during the bidding period so the design team can identify the best solution.

## **Pay Applications and Payments**

- Submit on Friday to get into Monday's check-run process for check to be mailed the following Friday

**Required Bid Proposal Contents:**

- Bid Proposal Form
  - 3 Copies, properly executed, completely filled out
  - Sales Tax is not to be included in bid price
- Cashier's Check (5% or not to exceed \$10,000) payable to the Shelby County Commission or Bid Bond
- Sealed Bid Envelope addressed to the Owner with GC name & License Number on outside
- Late bids will be returned unopened.
- Proof of Competency of Bidders is required to be included in the bid envelope. See Section 00-0201 page 4 paragraph 1.5, Item C of Section 00 2113 Instructions to Bidders,
- If all addenda are not acknowledged by number (1,2,3, etc.) on the bid form or if the bid form is not signed, the bid will be considered nonresponsive and will be returned to the bidder immediately without considering the bid amount.

**Contract Requirements:**

- All bidders must conform to Alabama Immigration Law / E-verify must be submitted
- City Business License from the City of Columbiana for the GC and any subs on the project, GC License, Performance Bonds and General Liability Insurance
- All building permits must be obtained from Shelby County Development Services Department. Point of contact is Patrick Anderson, Chief Building Official – 205-620-6652. Contractor is responsible for obtaining and paying for the building permit.
- Lowest Responsive GC must make an application to the Department of Revenue to purchase materials tax free using the tax-exempt certificate method. Refer to specifications for further details.
- Builder's Risk Insurance Requirements: 00-0040 General Conditions - Section 5

**Schedule:**

- Letter of Award: Two weeks after bid date
- Contract Delivered to the Contractor: The day after County Commission resolution passage
- Executed Contract Expected back from the Contractor with bonds and other contract documents: within two weeks of receipt of contract from County
- Issue Notice To Proceed as soon as contract is in place. The contractor shall begin work within the timeframe allowed in the project specifications and time charges shall begin per the date listed on the notice to proceed. Any materials with lead times that may affect satisfying the allowed time of performance shall be identified during the bidding process and the design team will respond as needed.
- Mobilization: As soon as possible after the NTP
- Substantial Completion: 30 days Procurement and 90 days Performance = 120 calendar days from NTP
- Liquidated damages apply: \$500 per day for work not substantially complete within the allowed contract time.

**END OF MEETING**