

SEAY, SEAY & LITCHFIELD, P.C.

1115 S. COURT ST. MONTGOMERY, AL 36104
(334) 263-5162
MAIL@SSLARCH.COM
WWW.SSLARCH.COM



ADDENDUM #: 2

DATE: 10/9/2026

TO: PROSPECTIVE BIDDERS

FROM: SEAY, SEAY & LITCHFIELD ARCHITECTS, P.C.

PROJECT NAME: TROY UNIVERSITY WRIGHT HALL REROOF

PROJECT NUMBER: DCM # 2026580 (SS&L PROJECT # 26092)



A handwritten signature in black ink, appearing to read 'H. O'Neal'.

The drawings and specifications for WRIGHT HALL REROOF, dated AUG 2026 are amended as follows.

Where there are conflicts between the plans and specifications, previously issued addendum, and this addendum, this addendum shall govern.

Where drawing revisions are included, drawing revisions are indicated within revision clouds.

Where specification sections are modified:

- Added specification text is included as follows: ***bold italicized text***
- Deleted text is indicated as follows: **~~in bold text with a strikethrough~~**.

ITEM NO. 1: PRE-BID SIGN IN SHEET

- Please see the sign-in sheet from the mandatory pre-bid meeting that occurred October 6, 2026 at 10:00 am.

ITEM NO. 2: APPROVED LAY DOWN AREAS AND SITE ACCESS

- Please see the marked-up site plan for site access and laydown areas.

ITEM NO. 3: SITE FENCING AND OVERHEAD PROTECTION

- Fencing may not be required throughout the entire project site; however, protective fencing should be installed at any locations necessary to ensure the safety of students, faculty, and pedestrians. Chain link fencing will not be required. The contractor may utilize orange web fencing or other perimeter barricades.
- The installing contractor will be required to protect any necessary interior locations from falling debris, as needed, to include the gymnasium floor. Overhead protection will be required during any work over entrances to the building. This protection may be performed with scaffolding covered with plywood or other approved methods to provide a safe pathway.

ITEM NO. 4: POLYISOCYANURATE BOARD INSULATION TYPE, CLASS AND GRADE

- Refer to specification section 07 5410 paragraph 2.02.A. Clarification: Closed-cell polyisocyanurate foam laminated to facers, complying with ASTM C1289, Type II, Class 1, Compressive Strength: 20 psi (138 kPa) when tested in accordance with ASTM D1621.

ITEM NO. 5: SHEET METAL COMPONENTS

- Gutters and downspouts shall be provided per the project specifications utilizing pre-manufactured components meeting ES-1 manufacturing and installation requirements.
- Miscellaneous metal flashings may be shop formed utilizing 24-gauge pre-finished components and shall be installed to meet or exceed ES-1 attachment methods.
- The owner/architect will select from the manufacturer's standard colors. Custom colors will not be required.

ITEM NO. 6: SELF-ADHERED VAPOR BARRIER AT THE METAL DECK

- There is no vapor barrier required over the steel (or wood) roof deck surfaces. A self-adhered vapor barrier approved by the roofing manufacturer will be required over all concrete deck components.
- See revised drawing on 5/A02.81

ITEM NO. 7: ROOF ASSEMBLY AND ATTACHMENT METHOD CLARIFICATION

- Remove all existing roofing and associated components down to the existing deck substrates
- Steel Deck Substrate:
 - 1/2" Gypsum Board (Densdeck / Securock) - Loose Laid
 - 1/4" Tapered Polyiso Insulation With R-25 Minimum Start Thickness - Base layers mechanically attached & subsequent layers set in low-rise foam adhesive.
 - 1/2" Cover Board (Primed Densdeck / Securock / HD Polyiso) - Adhered with low-rise foam adhesive.
 - 60 mil TPO (or PVC) membrane - Fully adhered with the manufacturer's required adhesive.
- Concrete Deck Substrate:
 - Manufacturer Approved Self-adhered Vapor Barrier - Adhered to the concrete deck (prime as required)
 - 1/4" Tapered Polyiso Insulation With R-25 Minimum Start Thickness - All layers adhered with low-rise foam adhesive.
 - 1/2" Cover Board (Primed Densdeck / Securock / HD Polyiso) - Adhered with low-rise foam adhesive.
 - 60 mil TPO (or PVC) membrane - Fully adhered with the manufacturer's required adhesive.
- All products to be installed per the manufacturer's recommendations to meet local wind uplift requirements.

ITEM NO. 8: EIFS CLARIFICATIONS

- The new EIFS will be located at all locations of the existing cornice EXCEPT the parapet between roof area "C" and "G".
- EIFS shall be adhered/attached to structure per manufacturer's instructions.

ITEM NO. 9: PERMITTED WORKING HOURS

-
- All work shall be completed during daylight hours. Extended hours may be approved if properly submitted to the owner. Weekend work will only be permitted through approval by the owner.

ITEM NO. 10: THRU WALL SCUPPERS FROM ROOF AREA "G" TO "C"

- See the new detail for the West valley area of roof area G. The contractor should install new wood blocking and plywood approximately 4" wide across the valley, mechanically attached to the deck substrate. The rear height of the blocking at the parapet wall shall be no less than 12" high to provide an elevation change between roof areas G and C and ensure against ponding water conditions in the new scuppers. The new roof insulation and 1/2" tapered crickets shall be installed over this wood substrate to direct drainage to the new thru-wall scuppers.

ITEM NO. 11: TPO AND PVC CLARIFICATION

- Bidders may utilize TPO or PVC membrane with associated components. All roofing components shall consist of 80 mil membrane with 60 mil flashings.
- The new roof membrane shall be bare back 80 mil with 60 mil flashings.

ITEM NO. 12: ROOF HATCH AND CONCRETE DECK

- The existing concrete deck substrates appear to be poured in place with an average thickness of 8" – 12" at visible locations.

ITEM NO. 13: ROOF AREA "G" SUBSTRATE CLARIFICATION

- The underside of the roof appears to consist of 2X wood decking components installed over steel framing supports. The core extractions originally obtained provided evidence of a steel deck substrate on the top of the wood at the tested locations. It is unknown if a steel deck was installed over the wood deck during a previous project or if the area cored was previously repaired with metal components. Regardless of the existence of steel or wood decking, the new roof assembly remains the same at this location.
- An additional unit price will be required for the replacement of deteriorated 2X wood decking per square foot, which may be discovered during the re-roofing process. See the attached revised specification section 01 2200 for the addition of Unit Price No. 3.

ITEM NO. 14: TAPERED INSULATION AND CRICKETS CLARIFICATION

- Bidders shall assume the need for new 1/4" tapered insulation at all roof areas with the exception of roof area G (gymnasium). At this location, flat insulation should be installed with 1/2" tapered crickets as shown on the drawings.
- All roof areas with the exception of roof area G will require the installation of 1/4" tapered insulation. 1/2" tapered crickets shall be installed at all required locations to ensure proper drainage.

ITEM NO. 15: SPRAY FOAM CLARIFICATION

- There is no spray foam applied at any deck substrates. Bidders should discard this note in the project specifications. All required R-values shall be provided with the new roof insulation components.

END OF ADDENDUM

SECTION 01 2200 - UNIT PRICES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. List of unit prices, for use in preparing Bids.
- B. Measurement and payment criteria applicable to Work performed under a unit price payment method.

1.02 COSTS INCLUDED

- A. A unit price is an amount proposed by Bidders and stated on the Bid Form as a price per unit of measurement for materials or services that will be added to or deducted from the Contract Sum by Change Order in the event the estimated quantities of Work required by the Contract Documents are increased or decreased.
- B. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation / delivery, services and incidentals, erection, application or installation of an item of the Work, insurance, overhead and profit.
- C. Refer to individual Specification Sections for construction activities requiring the establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- D. Schedule: A "Unit Price Schedule" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials and methods described under each unit price.
- E. Under the provisions of Article 19 of the General Conditions of the Contract, the Owner reserves the right to negotiate a lower rate at the time of use of a unit price to implement work defined or required under the unit price provisions.

1.03 UNIT QUANTITIES SPECIFIED

- A. Quantities indicated in the Bid Form are for bidding and contract purposes only. Quantities and measurements of actual Work will determine the payment amount.

1.04 MEASUREMENT OF QUANTITIES

- A. Assist by providing necessary equipment, workers, and survey personnel as required.
- B. Measurement by Volume: Measured by cubic dimension using mean length, width and height or thickness.
- C. Measurement by Area: Measured by square dimension using mean length and width or radius.
- D. Linear Measurement: Measured by linear dimension, at the item centerline or mean chord.

- E. The Owner reserves the right to reject the Contractor's measurement of work-in-place that involves use of established unit prices, and will have this Work measured by the Owner's geotechnical consultant, owner's civil engineer, roofing consultant, or owner's Architect.

1.05 PAYMENT

- A. Payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities of Work that is incorporated in or made necessary by the Work and accepted by the Architect, multiplied by the unit price.
- B. Payment will not be made for any of the following:
1. Products wasted or disposed of in a manner that is not acceptable.
 2. Products determined as unacceptable before or after placement.
 3. Products not completely unloaded from the transporting vehicle.
 4. Products placed beyond the lines and levels of the required Work.
 5. Products remaining on hand after completion of the Work.
 6. Loading, hauling, and disposing of rejected Products.

1.06 SCHEDULE OF UNIT PRICES

A. **UNIT PRICE NO. 1**

1. **Removal Damaged or Deteriorated Metal Roof Decking and Replacement with New Metal Roof Decking:** The Contractor shall include in his base bid the cost per square foot of removal of damaged or deteriorated metal roof decking and replacement with new metal roof decking as called for in Specification Section 05 3100 Metal Decking. Replacement shall be per industry standards and in accordance with requirements of project conditions and all applicable codes. The Contractor shall provide a unit figure at a rate of cost per square foot of removal and replacement. The Contractor shall include in his base bid a cost of 250 square feet for removal and replacement, not otherwise called for in the specifications or shown on the plans.
2. If the actual square footage of removal and replacement is more than 250 square feet as required by the Contract Documents an amount (dollar for dollar) will be added to the contract amount at this rate for any square feet in excess.
3. If the actual square footage of removal and replacement is less than 250 square feet as required by the Contract Documents an amount (dollar for dollar) will be deducted from the contract amount at this rate for any square feet in deficiency.

4. Quantities will be verified by the Owner's representative and - or the architect and will be based on the in-place measurement of the area of deteriorated decking that is removed and replaced. The contractor shall notify the Architect after roof covering demolition is complete and the extents of deteriorated decking is identified. Measurements shall be prior to beginning removal and replacement of the metal decking, otherwise no consideration will be given on account of this unit price.
5. The Contractor shall alert the Architect prior to this work being performed to notify the Architect of estimated quantities. If the Architect does not receive prior notice, the work in place will not be quantified towards the area included in the unit price.

B. UNIT PRICE NO. 2

1. **Removal and replacement of rotten or deteriorated existing 2x wood roof framing and blocking.** Provide all plant, labor, and materials for the installation of roof framing to be provided under Section 06 1000 Rough Carpentry. Provide in compliance with applicable edition of the of IBC and as approved by manufacturer. **In addition to 2x wood roof framing and misc blocking indicated on the contract documents the Contractor shall include in his base bid the cost per board foot.** The contractor shall include in his base bid an **additional** quantity of providing **100 board feet of 2x roof framing and blocking to be removed and to be replaced** per the contract documents and in strict accordance with the noted requirements to meet all warranties. The actual amount will depend upon job conditions and Architect's approval. The contractor shall provide all fasteners, materials, and accessories for a complete installation per industry standards and code requirements. .
2. If the actual **board feet** in addition to that called for on the plans is more than **100 board feet** as required by the contract documents an amount (dollar for dollar) will be added to the contract amount at this rate for any **board feet** in excess.
3. If the actual **board feet** in addition to that called for on the plans is less than **100 board feet** as required by the contract documents an amount (dollar for dollar) will be deducted from the contract amount at this rate for any **board feet** in deficiency.
4. Quantities will be verified by the Owner's representative and the architect, by measure of the **board feet** quantities.
5. The contractor shall alert the architect prior to this work being performed to apprise the architect of estimated quantities. If the architect does not receive prior notice, the work in place will not be quantified towards the quantities listed above.

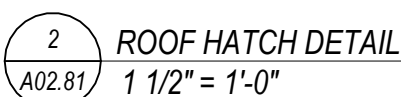
C. UNIT PRICE NO. 3

1. Removal and replacement of rotten or deteriorated existing 2x wood roof decking. Provide all plant, labor, and materials for the installation of roof decking to be provided under Section 06 1000 Rough Carpentry. Provide in compliance with applicable edition of the IBC and as approved by manufacturer. The contractor shall include in his base bid a quantity of 500 square feet of 2x roof decking to be removed and to be replaced in strict accordance with the noted requirements to meet all warranties. The actual amount will depend upon job conditions and Architect's approval. The contractor shall provide all fasteners, materials, and accessories for a complete installation per industry standards and code requirements.
2. If the actual square feet is more than 500 square feet an amount (dollar for dollar) will be added to the contract amount at this rate for any square feet in excess.
3. If the actual square feet is less than 500 square feet an amount (dollar for dollar) will be deducted from the contract amount at this rate for any square feet in deficiency.
4. Quantities will be verified by the Owner's representative and the architect, by measure of the square feet quantities.
5. The contractor shall alert the architect prior to this work being performed to apprise the architect of estimated quantities. If the architect does not receive prior notice, the work in place will not be quantified towards the quantities listed above.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 01 2200



S&L
ARCHITECTS
Auburn | Dothan | Montgomery | Huntsville
WWW.S&LARCH.COM | 334.263.5162

Job Number	26092
Date	AUG 2026
Drawn By	CAM, SM
Checked By	KC

Project Title

TROY UNIVERSITY WRIGHT
HALL REROOF
WRIGHT HALL
TROY, AL 36081

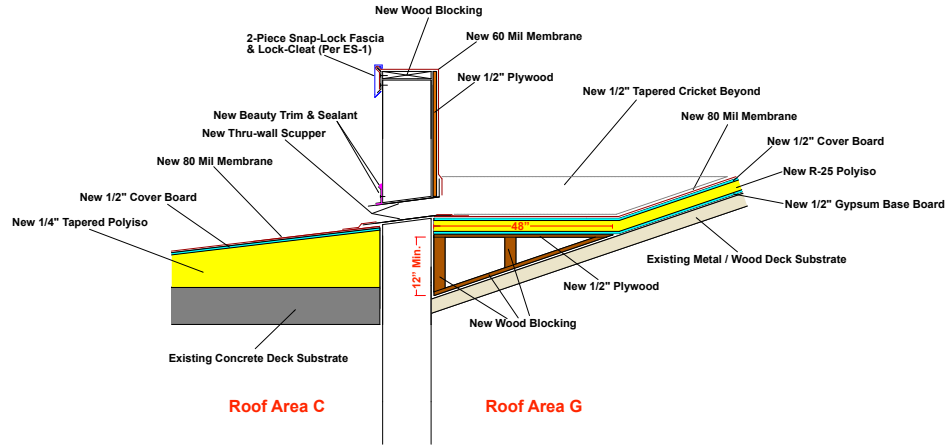
PROOF DETAILS

Sheet Number

A02.81



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PROPOSAL FORM

To: Troy University Date: 8/21/2026
(Awarding Authority)

In compliance with the Advertisement for Bids and subject to all the conditions thereof, the undersigned

(Legal Name of Bidder)
hereby proposes to furnish all labor and materials and perform all work required for the construction of
WORK Wright Hall Reroof

in accordance with Drawings and Specifications, dated AUG 2026, prepared by
Seay, Seay & Litchfield PC, Architect/Engineer.

The Bidder, which is organized and existing under the laws of the State of _____,
having its principal offices in the City of _____,
is: ☐ a Corporation ☐ a Partnership ☐ an Individual ☐ (other) _____.

LISTING OF PARTNERS OR OFFICERS: If Bidder is a Partnership, list all partners and their addresses; if
Bidder is a Corporation, list the names, titles, and business addresses of its officers:

BIDDER'S REPRESENTATION: The Bidder declares that it has examined the site of the Work, having
become fully informed regarding all pertinent conditions, and that it has examined the Drawings and
Specifications (including all Addenda received) for the Work and the other Bid and Contract Documents
relative thereto, and that it has satisfied itself relative to the Work to be performed.

ADDENDA: The Bidder acknowledges receipt of Addenda Nos. _____ through _____ inclusively.

BASE BID: For construction complete as shown and specified, the sum of _____ Dollars
(\$ _____)

ALTERNATES: If alternates as set forth in the Bid Documents are accepted, the following adjustments
are to be made to the Base Bid: N/A

UNIT PRICE:

UNIT PRICE 1: Removal of Damaged or Deteriorated Metal
Decking and Replacement with New Metal Roof Decking \$ _____ / Square Foot

UNIT PRICE 2: Removal and Replacement of Rotten or
Deteriorated Existing 2x Wood Framing and Blocking \$ _____ / Board Foot

UNIT PRICE 3: Removal and Replacement of Rotten or
Deteriorated Existing 2x Wood Roof Decking \$ _____ / Square Foot

ALLOWANCE:

ALLOWANCE 1: General contingency.

\$50,000.00

BID SECURITY: The undersigned agrees to enter into a Construction Contract and furnish the prescribed Performance and Payment Bonds and evidence of insurance within fifteen calendar days, or such other period stated in the Bid Documents, after the contract forms have been presented for signature, provided such presentation is made within 30 calendar days after the opening of bids, or such other period stated in the Bid Documents. As security for this condition, the undersigned further agrees that the funds represented by the Bid Bond (or cashier's check) attached hereto may be called and paid into the account of the Awarding Authority as liquidated damages for failure to so comply.

Attached hereto is a: (Mark the appropriate box and provide the applicable information.)

- ☐ Bid Bond, executed by _____ as Surety,
- ☐ a cashier's check on the _____ Bank of _____, for the sum of _____ Dollars (\$ _____) made payable to the Awarding Authority.

BIDDER'S ALABAMA LICENSE:

State License for General Contracting: _____

License Number	Bid Limit	Type(s) of Work
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CERTIFICATIONS: The undersigned certifies that he or she is authorized to execute contracts on behalf of the Bidder as legally named, that this proposal is submitted in good faith without fraud or collusion with any other bidder, that the information indicated in this document is true and complete, and that the bid is made in full accord with State law. Notice of acceptance may be sent to the undersigned at the address set forth below.

The Bidder also declares that a list of all proposed major subcontractors and suppliers will be submitted at a time subsequent to the receipt of bids as established by the Architect in the Bid Documents but in no event shall this time exceed twenty-four (24) hours after receipt of bids.

Legal Name of Bidder _____

Mailing Address _____

* By (Legal Signature) _____

* Name & Title (print) _____ (Seal)

Telephone Number _____

Email Address _____

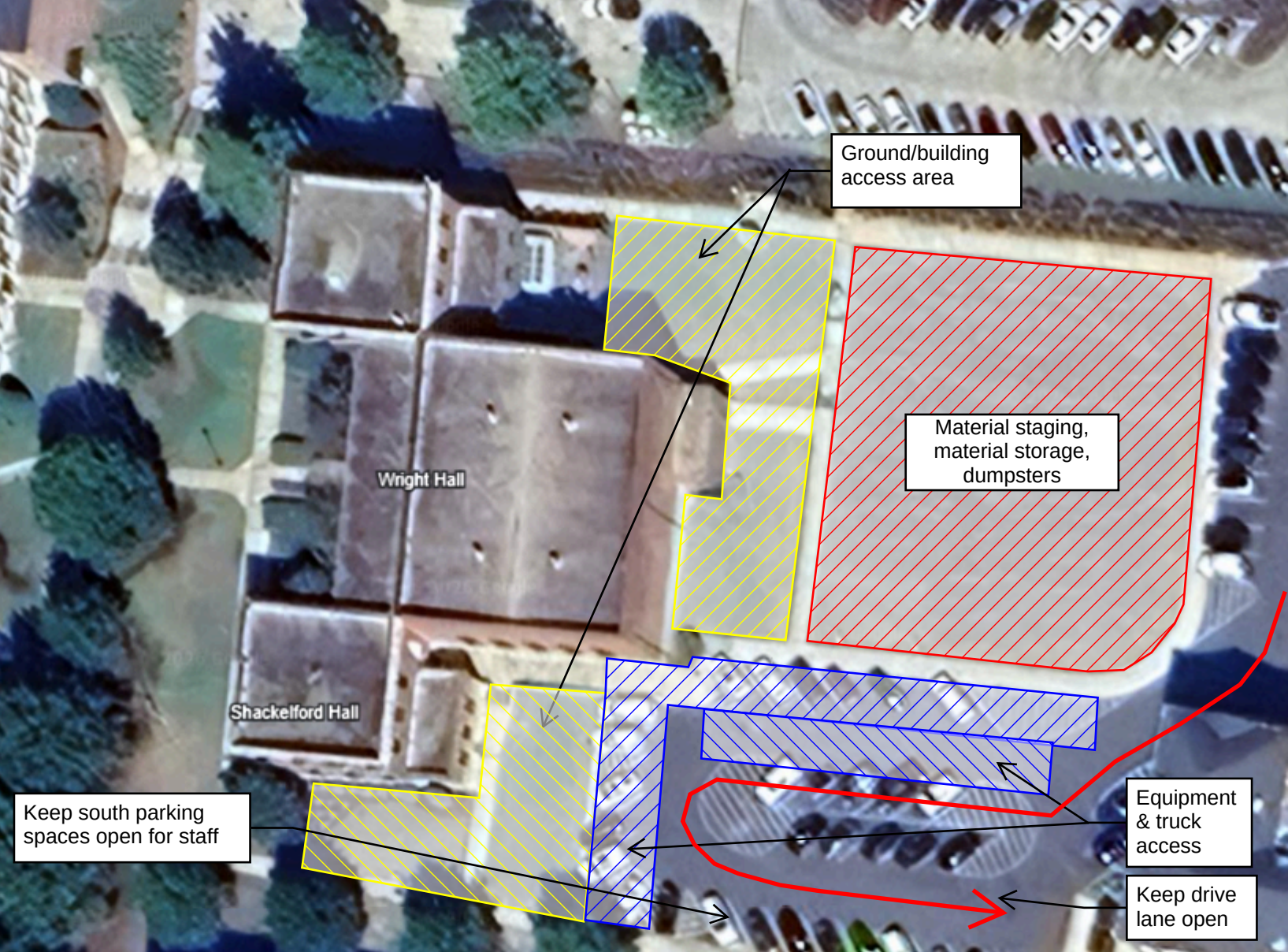
* If other than the individual proprietor, or an above named member of the Partnership, or the above named president, vice-president, or secretary of the Corporation, attach written authority to bind the

Bidder. Any modification to a bid shall be over the initials of the person signing the bid, or of an authorized representative.

Note: A completed DCM Form C-3A: Accounting of Sales Tax must be submitted with DCM Form C-3: Proposal Form. Submission of DCM Form C-3A is required, it is not optional. A proposal shall be rendered non-responsive if an Accounting of Sales Tax is not provided.

NAME:	COMPANY/AFFILIATION:	PHONE NUMBER:	EMAIL ADDRESS:
Sarah Mixon	SS&L	334-263-5162	smixon@sslarch.com
Greg O'Neal	SS&L	334-263-5162	goneal@sslarch.com
Emily Hammons	SS&L	334-263-5162	ehammons@sslarch.com
Robert Burkey	Troy		
Danny Odom Blair Harvill	Marty Robbins Roofing	334-794-3120	DO@mrrc-am.com
Ryan Clark	DuroLast Rtg	205-792-5051	ryanclark@resalesgroup.net
Jeremy Bunnell	Troy	904 629 4952	jbunnell@Troy.edu
ALAN DAVIS	ROOF TECHNOLOGY PARTNERS	850-943-9997	Alan@rooftechnologypartners.com
Steven Cottrell	Roof technology Partners	205-527-4941	stevenc@rooftechnologypartners.com
Thomas Paxton	Apaxx Incorporated	334-718-4104	apaxxinc@gmail.com
Ashley Wingate	Acme Roofing	334-617-1780	Ashley@AcmeRoof.com
Lynett de Jesus	JNB services DALEVILLE AL	334-447-3362	Lynette.deJesus@jnbcontracting.com
JOHN ANDERSON	KC CONSTRUCTION	850-687-4261	johnanderson@kcdathan.com
Wesley Redford	MRS	205 391 9530	Eddie@metallizingolutionsinc
Neil Sullivan	Johns and Kirksey inc.	205-292-8750	kwalters@johnskirksey.com
Philip Payne Sr	alabama roofing and sheet metal	256-831-9000	brandon@alabamaroofing.net
Jay Shipp	Old South	334-301-3322	JayShippDD@gmail.com

[illegible]



Ground/building
access area

Wright Hall

Material staging,
material storage,
dumpsters

Shackelford Hall

Keep south parking
spaces open for staff

Equipment
& truck
access

Keep drive
lane open