

Ms. Sandra Sloan, Assistant Procurement Manager
Kingsport City Schools
400 Clinchfield Street, Ste. 200
Kingsport, TN 37660

Re: Tribe Athletic Complex Re-Roof Bid Recommendation

Ms. Sloan,

I was pleased with the turnout for the bid opening of the above-referenced project. With six bidders, I believe the interest in the project contributed to a good bid result. We had bids submitted by ATD Roofing, Barnard Roofing, Davis Brothers, Eskola, Genesis, and Morristown Roofing.

Barnard Roofing is the apparent low bidder on the Base Bid and both Alternates #1 and #2. I have reviewed the bids with Adam Barnard of Barnard Roofing to verify they have all specified work included in their bid. Adam has confirmed they have reviewed the bid and are committed to completing the project for the bid amount submitted.

It is my recommendation we move forward with Barnard Roofing for the Base Bid amount of \$470,838.00, Alternate #1 for \$283,473.00, and Alternate #2 for \$243,353.00 and a project duration of 120 days.

Sincerely



Richard Lutz, NCARB

Cc: Andy True, David Frye, David Sewell, Dineen West, Allan Renfrow

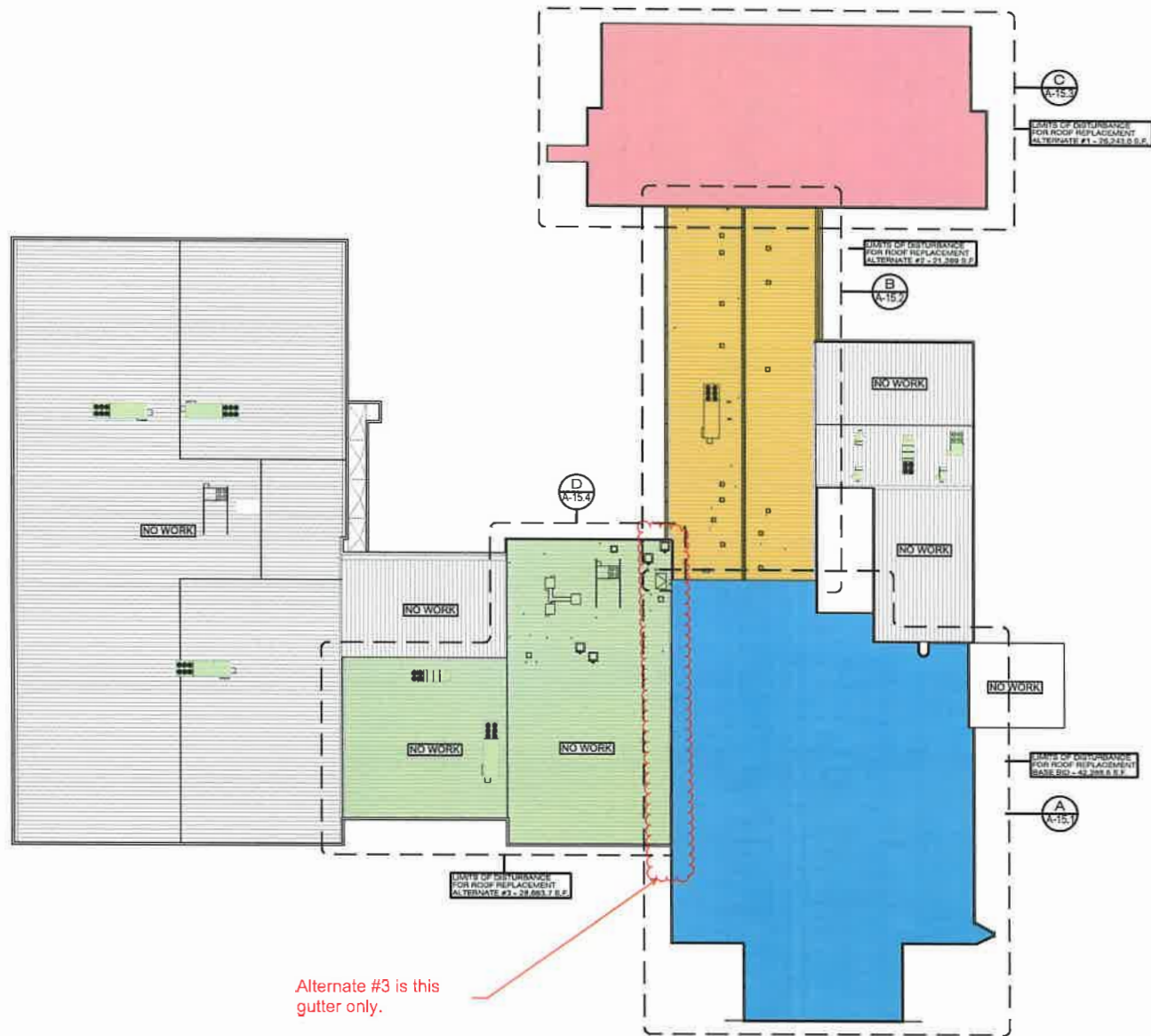
ROOF PLAN NOTES

GENERAL

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFICATION OF ACTUAL CONDITIONS SURROUNDING THE PROJECT INCLUDING AS-BUILT CONDITION OF THE EXISTING BUILDING AND ROOF.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFICATION OF ROOF DIMENSIONS AND SIZES, LOCATIONS, ETC. OF EXISTING ROOF MOUNTED EQUIPMENT AND ACCESSORIES, AND OTHER SPECIALS.
3. DURING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE EXISTING BUILDING AND ITS CONTENTS FROM THE ELEMENTS AND SHALL PROVIDE TEMPORARY ROOF PROTECTION AND COVERING AS NECESSARY.

MEMBRANE ROOF

5. LOW SLOPE ROOFING SYSTEM (SHADED AREA), SHALL BE 60 MIL NON-REINFORCED FULLY ADHERED TPO MEMBRANE - SEE SPECIFICATIONS.
6. CONTINUOUS MINIMUM THICKNESS OF ROOF INSULATION THROUGHOUT: 3 1/2" OR 1 LAYER 1 1/2" AND 1 LAYER 2" THICK RIGID INSULATION.
7. EXISTING ROOF STRUCTURE TO REMAIN.
8. REFER TO MECHANICAL DRAWINGS FOR PRE-MANUFACTURED ROOF CURBS. PROVIDE SOUND INSULATION REQUIREMENTS BELOW THE UNIT INSIDE ROOF CURB.
9. TURN MEMBRANE UP TO COVER THE BACKSIDE OF ALL PARAPETS AND FLASH PER MANUFACTURER'S STANDARD DETAILS.
10. CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE IMMEDIATE VICINITY OF THE WORK AND SHALL ACCESS THE ROOF ONLY FROM THE EXTERIOR OF THE BUILDING OR AS DIRECTED BY THE OWNER.
11. CONTRACTOR SHALL INSURE THAT THE ROOF STRUCTURE IS NOT OVERLOADED BY THE WEIGHT OF MATERIALS, EQUIPMENT OR PERSONNEL DURING CONSTRUCTION. AT NO TIME SHALL THE ROOF BE USED FOR THE STORAGE OF ROOFING MATERIALS OR CONSTRUCTION EQUIPMENT.
12. STRUCTURAL ENGINEER SHALL REVIEW THE FINAL RTU SIZES AND WEIGHTS PRIOR TO THEIR INSTALLATION.
13. REFER TO SPECIFICATIONS FOR MEMBRANE ROOFING AND INSULATION.
14. DETAILS SHOWN ON A-16 ARE STANDARD DETAILS FROM FIRESTONE CORPORATION AND ARE INTENDED TO ESTABLISH A STANDARD OF QUALITY. ONLY KEY DETAILS HAVE BEEN SELECTED. OTHER "ANCILLARY" DETAILS REQUIRED FOR COMPLETE SYSTEM MAY NOT BE SHOWN.
15. OTHER MANUFACTURER OR EQUAL (OR SUPERIOR) PRODUCTS BY ALTERNATE MANUFACTURERS MUST BE SUBMITTED AND APPROVED. DETERMINATION AS TO THE QUALITY OF PROPOSED SUBSTITUTIONS SHALL BE MADE BY ARCHITECT. FOR FINAL SELECTED PRODUCT, IT IS EXPECTED THAT THE CONTRACTOR COMPLY WITH ALL MANUFACTURER'S DETAILS FOR A WARRANTED PRODUCT.
16. CONTRACTOR SHALL ENSURE THAT TYING NEW TPO ROOF INTO THE EXISTING S.S. METAL ROOF SHALL BE PER MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN THE EXISTING ROOF WARRANTY.



Alternate #3 is this gutter only.

OVERALL ROOF PLAN

SCALE: 1/32" = 1'-0"



1" = 132' - 0"

Roof Replacement for:
Tribe Athletic Complex
 2533 N John B Dennis Hwy.,
 Kingsport, Tennessee 37660

**Cain
 Rash
 West**
 Architects
 130 Regional Park Dr.
 Kingsport, TN 37660
 Ptn (423) 349-7760
 Fax (423) 349-7413
 www.grcinc.com

THIS DRAWING AS PREPARED BY Cain Rash West Architects SHALL BE USED FOR THE SPECIFIC IDENTIFIED PROJECT ONLY. THIS DRAWING IS THE PROPERTY OF Cain Rash West Architects AND SHALL BE RETURNED PER THEIR REQUEST.

| no. | date | rev. | description |
|-----|----------|------|---------------------------|
| 1 | 09.09.20 | | REVISION DESCRIPTION TEXT |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

PROGRESS PRINT
 11/7/2023
 NOT FOR CONSTRUCTION

issued XX OCT 2023
 checked ROL
 drawn SVL
 project no. 202382

OVERALL ROOF PLAN

A-14