HALL COUNTY
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ADDENDUM #1

October 21, 2026

RFQ/P #: 47-019 Hall County Jail Complete Roof Replacement

During the pre-bid meeting, it was discovered that there was 6 ½ to 10 inches of insulation under the roof that was not reflected in the scope of work. Please make sure to quote accordingly.

The following questions were submitted by various vendors. The answers are in **bold.**

When is the intended timeline to start the re-roof?
Winter, so the air conditioning will be cut off.

Are there specific work hours and days? Mon-Sat 8-5?
Daylight to dark, Monday through Saturday.

Any required manufactures?
The last two roofs were Johns Manfield brand. As long as it is of equal quality material and has the same warranty, we are good with a different brand.

Is the Install of new roofing system, to be Mechanically fasten insulation, Adhere cover board, Adhere TPO?
Whatever the manufacturer recommends. We are expecting a 20 year manufacturer warranty and a 5 year workmanship warranty. Since the roof structure is concrete, we would say the insulation board needs to be adhered.

Are background checks and legal citizenship going to be required?
Yes, Sergeant Rae can check the workers status of those on site for warrants. Citizenship status is not checked without an active arrest warrant.

We need access to both sides of the roof for lifting material and tearing off debris. Will those areas be accessible?
Yes.

Can we have porta johns on site near the dumpster location?
Yes. Dumpsters may be placed on the ground beside the building.

The RFQ references specifications prepared by the County's consultant. Are there any additional specifications, drawings, details, roof cores, investigation reports, or other documents that have not been included in the bid package?
The specs and drawings are available upon request. Please email mhawkins@hallcounty.org to request the .zip files.

Please confirm the existing roof assembly, including the membrane type, number of roof layers, insulation, cover board, vapor retarder, and roof deck type and thickness.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

The scope requires R-30 insulation. Please confirm the insulation type, total thickness, individual layer thickness, and number of layers required.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Please confirm the required thickness DensDeck.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Please confirm how the insulation and DensDeck are to be attached, including any required fastening patterns or approved adhesives.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Is there a required or preferred TPO manufacturer for the project?
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Please confirm whether the field membrane is to be mechanically attached or fully adhered. The documents only state that the membrane is to be attached according to the manufacturer's requirements.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Please clarify the roofing contractor's scope at the existing roof drains. Are we responsible only for flashing the drains, or should the bid include drain bodies, clamping rings, strainers, extensions, sumps, or other drain components?
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

The scope requires coping and drip edge to be replaced "as necessary." Please clarify how much coping and edge-metal replacement should be included in the base bid.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Please provide the required gauge, material, finish, color, profile, and fabrication requirements for the new coping, drip edge, counterflashing, and other sheet metal.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Are any existing roof penetrations or pieces of rooftop equipment scheduled to be removed or abandoned? If so, please clarify who is responsible for removal and deck infill.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

During the site visit, we were advised that the large, insulated piping over the roof is part of the facility's chilled-water system. Please confirm who is responsible for raising, supporting, relocating, or disconnecting this piping as needed to complete the roof replacement.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

If the chilled water piping is included in the roofing contractor's scope, please provide the following information:

- Allowable vertical and lateral movement
- Required temporary-support method
- Whether the piping may be lifted while the system is operating
- Shutdown, isolation, draining, and refilling requirements
- Whether a licensed mechanical contractor is required
- Responsibility for removing and replacing the pipe insulation
- Whether the existing pipe supports are to be reused, raised, or replaced
- Required permanent support details for the new roof
- Responsibility for damage to existing piping, fittings, valves, supports, or connections
- Required testing or inspection after the piping is returned to its original position

Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

The scope requires the existing lightning-protection system to be reattached. Does this work need to be performed by a certified lightning-protection contractor, and will testing, inspection, or recertification be required?
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Please confirm the required type of 20-year manufacturer warranty, including whether an NDL warranty is required and whether there are specific wind-speed or other coverage requirements.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Have the existing roofing materials, insulation, mastics, or sealants been tested for asbestos or other hazardous materials? If testing has been completed, please provide the available reports.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

The RFQ states that workers, tools, equipment, and materials will be subject to enhanced security measures, including K-9 inspection. Are there additional requirements we should account for, such as employee background checks, advance employee lists, daily tool inventories, escorts, or restrictions on certain tools and materials?
No; however, Jail Staff will be present during work.

What working days and hours will be allowed for the roofing work?
Daylight to dark, Monday through Saturday.

Please identify the areas available for material staging, dumpsters, trailers, equipment, and employee parking.
We defer to the Jail Staff; however, the awarded contractor cannot block access to the sally port.

Are there any restrictions on cranes, telehandlers, or other lifting equipment because of jail operations or facility security?
No, so long as equipment is properly secured at the end of the workday. The County is not responsible nor liable for equipment left on site at the end of the workday.

Is there a required sequence or phasing plan for the roof replacement? Is there a maximum amount of roofing that may be removed or opened at one time?
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Is the roofing contractor responsible for temporary interior protection below the areas being removed? If so, please clarify the extent of protection required.
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

Please confirm whether a permit is required for this project. If required, will the County waive the permit fees, or should the contractor include those fees in the bid?
No permits are required.

Exhibit B requires a $1 million umbrella policy but increases the requirement to $5 million for contracts over $1 million or work involving special risks or high-hazard activities. Please confirm whether the County considers this project special-risk or high-hazard and identify the required umbrella limit.
The County does not consider this project to be special-risk nor high-hazard beyond the normal conditions of commercial roof repair/replacement.

Please confirm the retainage percentage that will be withheld from progress payments. Article 124 is marked “Reserved,” and we did not find a retainage percentage elsewhere in the documents.
Retainage will not be held for this project.

Exhibit B states that the contract term is 60 days. Please confirm whether substantial completion is required within 60 calendar days of the Notice to Proceed.
Yes, substantial completion is expected within 60 days after the issuance of a Notice to Proceed.

If completion is required within 60 calendar days, will documented weather delays extend the required completion date?
Yes, within reason.

If concealed conditions are discovered after tear-off—including damaged decking, structural damage, deteriorated blocking or nailers, or unforeseen mechanical conflicts—please confirm whether that work is outside the lump-sum base bid and will be handled through an approved unit price or written change order.
These examples will be outside the lump sum base bid and will be treated as a change order.

Will the County accept unit prices with the bid for deck replacement, wood blocking, additional insulation, and other concealed or unforeseen work?
Yes; however, it is advisable to keep unknown costs separate from the base bid.

Are there any closeout requirements beyond the manufacturer's final inspection, 20-year manufacturer warranty, and five-year workmanship warranty that should be included in the bid?
Please refer to specs, up to date code requirements, scope of work and manufacturer requirements.

There is only one existing modified bitumen roof on these buildings. Would the owner be interested in changing the roofing scope to a 115mil Fleeceback TPO adhered directly to the existing modified bitumen surface? This roof system provides the same 20-year manufacturer's warranty as a full system tear off?
This is something that may be discussed at a later date. Please submit the bids with what the specs call for, so everyone will be bidding on the same thing.

Acknowledgement: Please sign below that you acknowledge receipt of this Addendum and return it with your bid.

Company Name: _____

Signature: _____

Print Name: _____

Title: _____

Date: _____