



ADDENDUM #1 METAL ROOF REPLACEMENT AT CHEROKEE RUN GOLF CLUB CLUBHOUSE CONYERS, GEORGIA

May 22, 2026

Connie Alsobrook
Mayor

1. Below are details and photos of the existing roof typical section that were obtained based on recommendations at the pre-bid meeting:
2 ½" ISO over 1x6 (1.25") tongue and groove decking with the metal roofing applied directly on top of the ISO insulation.

Charlie Bryant
City Council

Gerald A. Hinesley, Sr.
City Council

Valyncia Smith
City Council



Anthony Pacheco
City Council

2. **Exhibit A** – Scope of Work & Technical Details (SHTs 6 – 9) and **Exhibit B** – Bid Schedule (SHT 10) of the RFP have been revised and included as part of this addendum. Please utilize these new documents for preparation and submission of your bid.

Sherri Washington
City Council

3. Below are answers (in red) to questions received to date:
 - a) In the event that there is existing thermal insulation that does not meet current Georgia energy code requirements, (R-25 minimum) should contractors include a board foot cost line item for adding additional polyisocyanurate insulation to bring the R-value up to meet the current code? If so, could the bid schedule Exhibit B be revised to include an additional line item for this option?

See items 1 and 2 above. Bid schedule has been revised to require a new 2" layer of ISO board on top of the existing ISO board.

Kameron Kelley
City Manager

- b) It was mentioned at the pre-proposal meeting that there be an option for complete removal and replacement of the existing roof insulation, if existing, with minimum R-25 insulation to meet energy code requirements. Could the bid schedule Exhibit B be revised to include an additional line item for this option?

See items 1 and 2 above. Complete removal will not be required.

- c) Please acknowledge that the six-week duration will begin on the date that the actual work begins to allow for material lead times.
The Notice to Proceed will be issued once material is received and work is ready to begin.
- d) Since it is not known if the existing roof deck is plywood, tongue & groove, or steel, should there be unit cost line items on the bid schedule Exhibit B, that covers all three types of decking?
See item 1 above.
- e) The scope of work includes removing and replacing all damaged, rotted, or compromised siding and trim at the dormers. Should the Exhibit B bid schedule have additional line items added for a unit cost to replace siding and a separate line item for trim components?
See revised Bid Schedule.
- f) Should contractors include the cost for furnishing and installing a commercial box gutter in lieu of the existing residential style gutters?
Contractor to furnish and install 6" seamless aluminum K style gutters.
- g) Would recommend 6" seamless aluminum K style gutters...aesthetically more in line with what is currently in place.
Contractor to furnish and install 6" seamless aluminum K style gutters.
4. All bidders are kindly requested to acknowledge receipt of this Addendum on Sheet 11 of the Bid Proposal.



Brian A. Frix, P.E.
Chief Operating Officer
City of Conyers

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EXHIBIT A

SCOPE OF WORK & TECHNICAL DETAILS

1. Overview:

The City seeks to enter into a turnkey contract with a qualified contractor to provide all labor, materials, equipment, supervision, and incidentals necessary to complete metal roof replacement and associated exterior repairs at the Cherokee Run Golf Course, located at 1595 Centennial Olympic Parkway, Conyers, GA 30012.

2. Scope of Work:

The intent of this project is to provide a complete, watertight, long-lasting standing seam metal roofing system. Project is an active golf course facility; contractor must coordinate work to minimize disruption.

- Contractor shall be responsible for:
 - Protecting building interiors
 - Protecting landscaping, sidewalks, and adjacent structures
 - Daily cleanup of work area
 - Coordination of work with City and Golf Course staff

The Contractor shall provide a complete turnkey installation, including but not limited to the following:

Roof Removal & Disposal

- Remove existing metal roofing panels, fasteners, flashing, trim, and accessories
- Remove and dispose of ~~existing underlayment and~~ any deteriorated substrate
- Dispose of all materials in accordance with applicable regulations

Decking & Insulation

- Inspect roof decking after removal
- Replace any damaged, rotted, or compromised decking **in kind**
 - Provide unit pricing per square foot for decking replacement
- Replace any damaged or compromised insulation **in kind**
 - Provide unit pricing per square foot for insulation replacement
- Ensure substrate is clean, dry, and suitable for installation
- **Install 2" ISO insulation board on top of existing insulation**
- **Install 7/16" plywood decking on top of new ISO insulation board**

Underlayment System

- Install high-temperature synthetic underlayment (minimum 30 lb. equivalent or better), **on top of new plywood**
- Install ice and water shield at:
 - Eaves
 - Valleys
 - Roof penetrations
 - Transitions and other critical areas

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Standing Seam Metal Roofing System

Provide and install a standing seam metal roofing system meeting the following minimum requirements:

- Panel type: Mechanically seamed or snap-lock standing seam
 - Panel width: 12"–18"
 - Seam height: Minimum 1.5"
 - Panel length: Field-measured to eliminate end laps where feasible
 - Metal gauge: Minimum 24-gauge steel (or approved equivalent)
 - Finish: Kynar 500® / PVDF coating
 - Color: As selected by the City
- All panels shall be installed in strict accordance with manufacturer specifications to ensure full warranty compliance.

Flashing & Trim

Provide and install all required flashing and trim, including but not limited to:

- Ridge caps
- Eave trim
- Gable trim
- Valley flashing
- Counter flashing
- Pipe boots and penetration flashings
- All flashing components shall match the roofing material and finish.

Fasteners, Clips & Sealants

- Utilize manufacturer-approved concealed clips and fastening systems
- Fasteners shall be corrosion-resistant and compatible with roofing materials
- Provide all sealants necessary to achieve a watertight installation
- Sealants shall be compatible with roofing system components

Accessories & Drainage

- Remove and replace:
 - Gutters and downspouts (color selected by the City)
 - Roof vents and penetrations
- Ensure all penetrations are properly flashed and sealed

Dormers, Siding & Trim

- Remove and replace all damaged, rotted, or compromised siding and trim at dormers, **in kind**
- Paint repaired areas to match existing finishes
- **Unit pricing has been included in the bid schedule for siding, trim, and sheathing per board ft**

Warranty Requirements

Description	Warranty Term, years
Contractor's Warranty	5
Metal Roof Manufacturer Watertightness Warranty	20
Metal Roof Manufacturer Finish Warranty	20
Metal Roof Installer's Warranty	5
Sheet Metal Manufacturer Finish Warranty	30
Sealant Manufacturer	10

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- Contractor must be an authorized or certified installer of the proposed roofing system manufacturer to ensure warranty eligibility.

Safety Requirements

- Contractor shall comply with all OSHA regulations.
- Provide a site specific safety plan, including fall protection.
- Secure work area to prevent public access to hazardous zones.

Schedule Requirements

- Contractor shall provide a detailed project schedule including:
 - Mobilization date
 - Duration of work
 - Substantial completion date
- Work hours shall be coordinated with the City to minimize operational disruptions.

Contractor Responsibility

- While every effort has been made to ensure the accuracy and completeness of this Request for Proposals (RFP), the City recognizes that not all conditions or work items may be explicitly identified.
- It is the responsibility of the Contractor to:
 - Verify existing conditions
 - Include all necessary labor, materials, and work required to meet the intent of the project
 - Provide a complete and fully functional roofing system
- Failure to include necessary components shall not relieve the Contractor of responsibility for delivering a complete project.

3. Quantities:

The **Bid Schedule** is included as **Exhibit B**. Contractor shall provide a Base Bid to complete the scope of work listed above using supplies, materials, and equipment generally accepted for use in commercial metal roofing replacements. Contractor will be required to provide samples, cut sheets, material flyers, and/or brochures for the City to select from.

Contractor shall also submit unit pricing as specified on the Bid Schedule. Contractor will be required to provide photographic documentation for items to be paid at unit pricing to include, replacement of damaged, rotted, or compromised decking and/or insulation. Failure to provide photographic documentation may be grounds for denial of payment.

4. Schedule:

Substantial completion shall be achieved (6) weeks from notice to proceed. **Time will begin once material is received and the Contractor is ready to begin construction.**

5. Liquidated Damages

Time is an essential element of the Contract, and any delay in the prosecution of the work may inconvenience the public or interfere with business. For this reason, it is important that the work be pressed vigorously to completion. Should the Contractor or, in case of default, the Surety fail to complete the work within the time stipulated in the Contract or within such extra time that may

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be allowed, charges shall be assessed as liquidated damages against any money due or that may become due the Contractor in the amount of \$1,000.00 per calendar day.

For each calendar day, as specified, that any work shall remain uncompleted after the contract time specified for the completion of the work required by the Contract, the sum specified in the Contract will be deducted from any money due the Contractor, not as a penalty, but as liquidated damages; provided however, that due account shall be taken of any adjustment of the contract time for completion of the work granted under by the City.

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EXHIBIT B

BID SCHEDULE

**CHEROKEE RUN GOLF COURSE CLUBHOUSE METAL ROOF REPLACEMENT
CITY OF CONYERS, GEORGIA**

Contract Scope: The work consists of supplying the necessary materials, labor, and equipment for the Metal Roof Replacement at the Cherokee Run Golf Course as shown and described in **Exhibit A.**

Vendor: _____

Signature: _____

Base Bid \$ _____

10% CONTINGENCY \$ _____

BID TOTAL \$ _____

Unit Pricing

***Replace damaged, rotted or compromised decking, in kind (per SF) \$ _____

***Replace damaged or compromised insulation, in kind (per SF) \$ _____

***Replace damaged or compromised siding, in kind (per board foot) \$ _____

***Replace damaged or compromised trim, in kind (per board foot) \$ _____

***Replace damaged or compromised sheathing, in kind (per board foot) \$ _____

*** Contractor will be required to provide photographic documentation for items to be paid at unit pricing to include, replacement of damaged, rotted, or compromised decking and/or insulation. Failure to provide photographic documentation may be grounds for denial of payment.