

NELSON BUILDING REROOF

BAY COUNTY SCHOOLS

PANAMA CITY, FLORIDA



SCOPE OF WORK	
BRIEFLY AND WITHOUT FORCE AND EFFECT UPON THE CONTRACT DOCUMENTS, THE WORK OF THE CONTRACT CAN BE SUMMARIZED AS FOLLOWS:	
BASE BID	
ROOF 'A' (STEEP SLOPE) THE WORK INCLUDES COMPLETE REMOVAL OF THE EXISTING STEEP SLOPE RETROFIT AND ORIGINAL STANDING SEAM METAL ROOFING SYSTEM, METAL FLASHINGS AND UNDERLAYMENT, DOWN TO THE EXISTING STEEP SLOPED STRUCTURAL SUPPORT SYSTEM. INSTALL NEW PERIMETER EAVE EDGE FRAMING SYSTEM AND ATTACH A NEW TYPE B METAL ROOF DECK OVER THE STRUCTURAL SUPPORT. MECHANICALLY ATTACH A 3" ISOCYANURATE INSULATION BOARD AND ADHERE A 1/2" HIGH DENSITY COVERBOARD. INSTALL NEW HIGH TEMPERATURE 45 MIL RUBBERIZED ASPHALT UNDERLAYMENT AND INSTALL NEW PRE-FINISHED ALUMINIZED STEEL STANDING SEAM ROOFING, FLASHING AND TRIM. ALSO INCLUDES INSTALLATION OF A PREFINISHED ALUMINUM PERIMETER GUTTER AND DOWNSPOUT SYSTEM.	
ROOF 'B' (STEEP SLOPE) THE WORK INCLUDES REMOVAL OF THE PERIMETER EAVE HUNG GUTTER AND DOWNSPOUT SYSTEM AND REINSTALLING A NEW PREFINISHED GUTTER AND DOWNSPOUT SYSTEM TO MATCH EXISTING. PRESSURE WASH EXISTING METAL ROOF PANELS.	
ROOF 'C' (LOW SLOPE) THE WORK ALSO INCLUDES REMOVAL OF THE EXISTING LOW SLOPE MINERAL SURFACED BUILT UP ROOFING AND FLASHING SYSTEM AND TAPERED INSULATION SYSTEM, DOWN TO THE EXISTING STRUCTURAL METAL DECK, CLEANED AND PRIMED RUSTED METAL DECK AND MECHANICALLY FASTENING A 2" BASE LAYER OF ISOCYANURATE INSULATION WITH AN ADHERED 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION WITH A 1/2" HIGH DENSITY COVERBOARD FOR AN OVERALL AVERAGE AGED R-25 INSULATION VALUE TO MEET CURRENT FBC WIND UPLIFT REQUIREMENTS. INSTALL A 'HYBRID' FULLY ADHERED MODIFIED BITUMEN INTERPLY ROOFING MEMBRANE AND FLEECE BACKED 80 MIL PVC SINGLE PLY ROOFING MEMBRANE AND 60 MIL PVC FLASHING SYSTEM TO PROVIDE A ROOFING MANUFACTURER'S STANDARD 20-YEAR NDL WARRANTY. INSTALL NEW ROOF DRAINS AND INSTALL NEW PVC CLAD METAL OVERFLOW SCUPPERS IN THE EXISTING SCUPPER LOCATIONS. RAISE THE EXISTING ROOFTOP EXHAUST FAN CURB AND VTRS, TO THE REQUIRED HEIGHT ABOVE THE FINISHED ROOF. REMOVE AND REINSTALL NEW PREFINISHED COUNTERFLASHING AND PARAPET COPING.	
ROOF 'D' ENTRY CANOPY (STEEP SLOPE) THE WORK INCLUDES HIGH PRESSURE WASHING EXISTING METAL ROOF PANELS AND MASONRY DIVIDER PARAPETS.	
ADDITIONAL ALTERNATE #1 WORK TO INCLUDE THE FULL SCOPE OF WORK DESCRIBED FOR ROOF 'A' FOR ROOF 'B' AND REMOVAL AND REPLACEMENT OF ROOF 'D' STANDING SEAM ROOF PANELS	
DISCLAIMER	
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MLD ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR THE USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.	
ELECTRONIC DISTRIBUTION OF THESE DOCUMENTS IS NOT AUTHORIZED, UNLESS SPECIFICALLY APPROVED BY PROJECT ARCHITECT IN WRITING.	

BUILDING AND FIRE CODES	
FLORIDA BUILDING CODE (FBC), 8TH EDITION (2023) FLORIDA ACCESSIBILITY CODE (FAC), 8TH EDITION (2023) FLORIDA EXISTING BUILDING CODE (FBC-EB), 8TH EDITION (2023) FLORIDA FUEL GAS CODE (FBC-FG), 8TH EDITION (2023) FLORIDA MECHANICAL CODE (FBC-M), 8TH EDITION (2023) FLORIDA PLUMBING CODE (FBC-P), 8TH EDITION (2023) FLORIDA FIRE PREVENTION CODE (FFPC), 8TH EDITION (2023) NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION ASCE STANDARD 7-22 (STRUCTURAL WIND LOAD CRITERIA)	
FLORIDA PRODUCT APPROVAL: CONTRACTOR SHALL MAKE AVAILABLE TO THE BUILDING INSPECTOR DOCUMENTATION NECESSARY TO VERIFY THAT ALL EXTERIOR ENVELOPE COMPONENTS REQUIRING PRODUCT APPROVAL PER F5 553.842 ARE IN COMPLIANCE WITH PRODUCT APPROVAL INSTALLATION REQUIREMENTS.	
DRAWING INDEX	
G100 TITLE SHEET S001 STRUCTURAL NOTES A000 ROOFING SCHEDULES & NOTES A100 ROOF PLAN A101 ROOF C PLAN A500 DETAILS A501 DETAILS A700 PHOTOS	

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CONSTRUCTION DOCUMENTS

PROJ. NO.	177625
DATE	1/14/2026
DRAWN	CG
CHECKED	RB
APPROVED	JS
REVISION	
REVISION DATE	

TITLE SHEET

G100



RECEIVED
ALLSTATE CONSTRUCTION
01-14-2026