

SUPPLEMENT 2

BDS Nelson Building Roof Replacement

Allstate Construction, Inc.

February 4, 2026

Scopes of Work

1. The following scopes of work (dated 2/4/2025) have been posted to plan room website. Complete this checklist and include it with the Bid Proposal form.
 - 07A - Roofing
 - 22A - Plumbing
 - 23A - HVAC

Architect's Addendum #1

2. Architect's Addendum #1 dated January 29, 2026 (1-page) and a marked-up A-101 drawing noting corrected scale.

END OF SUPPLEMENT

BID PROPOSAL

Date: _____

Project: **BDS Nelson Building Roof Replacement**
Panama City, FL

Bid Proposal From: (Company Name) _____
(Address) _____
(City, State, Zip) _____
(Fed Tax ID) _____
(Phone) _____
(E-Mail) _____

Bid Proposal To: Allstate Construction, Inc.
220 Forest Park Circle
Panama City, FL 32405

The Bidder agrees to provide the labor, materials, equipment and services and to perform the Work, as indicated below, as an independent contractor and agrees to secure and pay for all permits, fees, licenses, assessments, inspections and taxes necessary to complete the Work as indicated in the Scope of Work for the following bid package:

- **Bid Package: 22A - Plumbing**

Base Bid Amount

_____ Dollars
(\$ _____)

Alternates

Enter alternate pricing on Scope of Work, as applicable.

Supplements

The following Supplements have been received:

Supplement # _____, dated _____	Supplement # _____, dated _____
Supplement # _____, dated _____	Supplement # _____, dated _____
Supplement # _____, dated _____	Supplement # _____, dated _____

BID PROPOSAL

Date: _____

Project: **BDS Nelson Building Roof Replacement**
Panama City, FL

Bid Proposal From: (Company Name) _____
(Address) _____
(City, State, Zip) _____
(Fed Tax ID) _____
(Phone) _____
(E-Mail) _____

Bid Proposal To: Allstate Construction, Inc.
220 Forest Park Circle
Panama City, FL 32405

The Bidder agrees to provide the labor, materials, equipment and services and to perform the Work, as indicated below, as an independent contractor and agrees to secure and pay for all permits, fees, licenses, assessments, inspections and taxes necessary to complete the Work as indicated in the Scope of Work for the following bid package:

- **Bid Package: 23A - HVAC**

Base Bid Amount

_____ Dollars
(\$ _____)

Alternates

Enter alternate pricing on Scope of Work, as applicable.

Supplements

The following Supplements have been received:

Supplement # _____, dated _____	Supplement # _____, dated _____
Supplement # _____, dated _____	Supplement # _____, dated _____
Supplement # _____, dated _____	Supplement # _____, dated _____

BID PROPOSAL FORM

(continued)

The Bidder has reviewed and agrees to the following:

- ☐ Construction Schedule

The Bidder agrees to the following:

- ☐ This bid shall remain open for a period of Forty-Five (45) calendar days after the date of the bid opening.

The Bidder has executed and attached the following:

- ☐ Bid Package Scope of Work with Alternates (Allstate form)

Signed: _____

Print Name: _____

SCOPE OF WORK

February 4, 2026

Proposer shall complete and return this scope checklist with their Proposal, as these items will be a part of this subcontract. Proposer is responsible for providing a complete scope of work in accordance with the Contract Documents and as required for a complete and functional installation.

General (headings are for readability only)

1. ☐ HVAC demo, hoods and flue vents (Architectural plans) (Divisions 00 & 01, typical).

Demolition

2. ☐ Investigate, isolate and "safe off" existing mechanical system components related to the scope affected by this project.
3. ☐ Remove existing exhaust fans and cap exhaust duct above ceiling (Work Notes 10/A100, typical).
4. ☐ Remove existing make-up air fans and cap duct above ceiling (Work Notes 11/A100, typical).
5. ☐ Remove, relocate, modify, adjust and re-install existing HVAC components to accommodate roofing work.

HVAC at Equipment

6. ☐ Intake hoods, ductwork, curbs, and connections (Work Notes 6, 7/A100).
7. ☐ Double-wall flue vent and rain cap through roof (Work Notes 9/A100).

HVAC at Exterior Building Envelope

8. ☐ Flashing, counter-flashing, sealants and trim for completely weather-tight HVAC penetrations at exterior walls, including:
 - ☐ At intake hoods and gas flue vent (Work Notes 6, 7, 8/A100).
9. ☐ Furnish and install completely weather-tight roof curbs for HVAC equipment.
 - a. ☐ Provide construction phase submittals signed-and-sealed by a Florida Registered Professional Engineer.
 - b. ☐ But, roof-to-curb flashing is by others.

General

10. ☐ Provide Florida Product Approval numbers with construction phase submittals.
11. ☐ Comply with the Jessica Lunsford Act. Obtain background screenings from Florida Department of Law Enforcement and provide proofs of compliance.
12. ☐ E-Verify: The Subcontractor shall register with and use the U.S. Department of Homeland Security's E-Verify Employment Eligibility system to verify employment eligibility of:
 - ☐ All persons employed by the Subcontractor, during the term of this Contract, to perform employment duties within Florida; and,
 - ☐ All persons (including sub-subcontractors) assigned by the Subcontractor to perform work pursuant to this Contract.
13. ☐ Liquidated damages are \$500 per calendar day.

BID PROPOSAL FORM

(continued)

The Bidder has reviewed and agrees to the following:

- ☐ Construction Schedule

The Bidder agrees to the following:

- ☐ This bid shall remain open for a period of Forty-Five (45) calendar days after the date of the bid opening.

The Bidder has executed and attached the following:

- ☐ Bid Package Scope of Work with Alternates (Allstate form)

Signed: _____

Print Name: _____

SCOPE OF WORK

February 4, 2026

Proposer shall complete and return this scope checklist with their Proposal, as these items will be a part of this subcontract. Proposer is responsible for providing a complete scope of work in accordance with the Contract Documents and as required for a complete and functional installation.

General (headings are for readability only)

1. ☐ Plumbing vents and roof drain system (Architectural plans, Spec divisions 00 & 01, typical).

Storm Drainage

2. ☐ Roof drain system at Roof 'C'.
 - a. ☐ Remove, replace & modify existing storm drain system for Roof 'C' as required to achieve the quantity and placement of added storm drains at roof (A100).
3. ☐ Clean and test existing storm drainage system, including underground storm lines, ready for use.
4. ☐ Provide recorded camera video following cleaning and testing.

Gas Systems

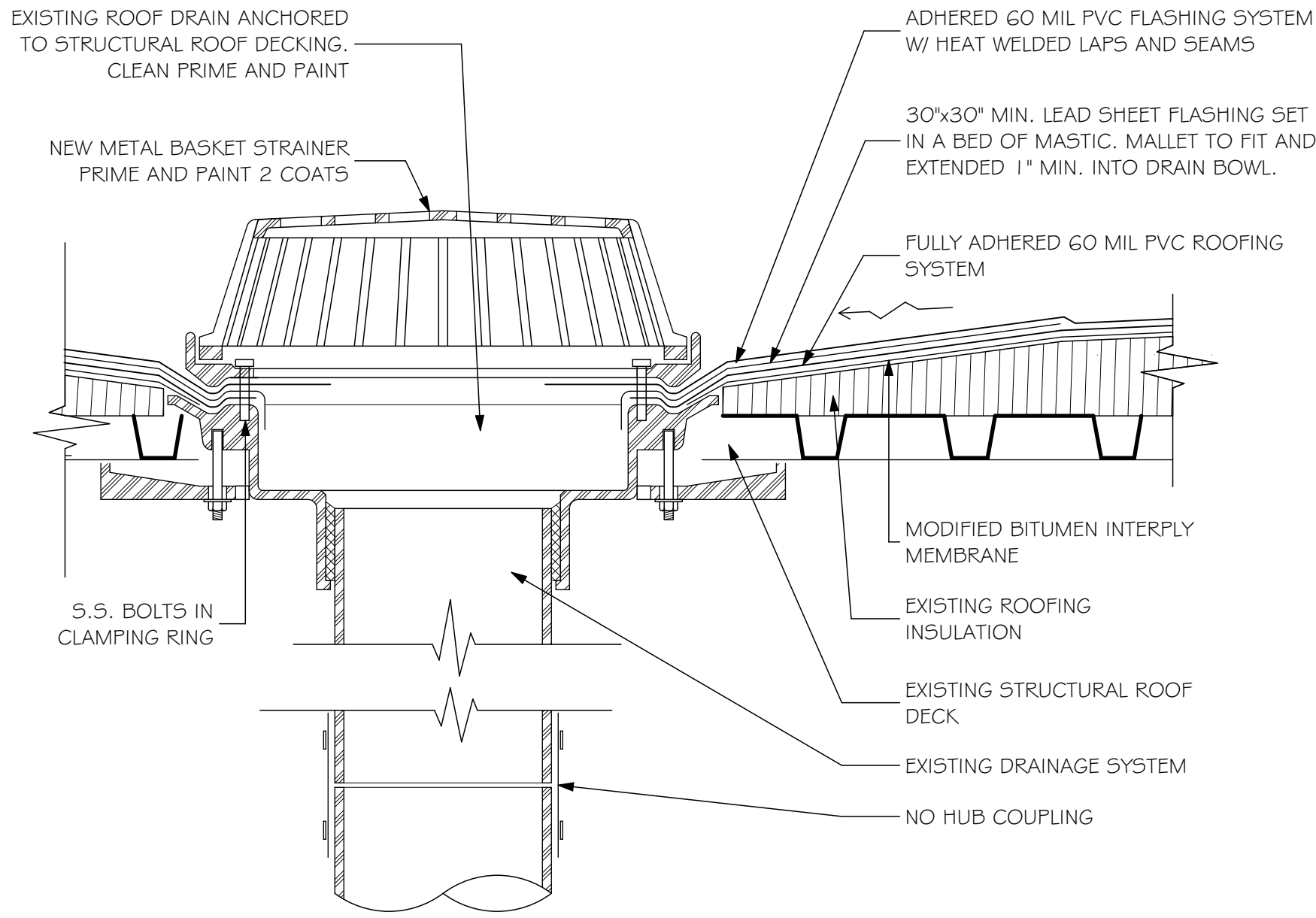
5. ☐ Replace existing gas flue vent piping (Work Notes 8/A500, typical).
6. ☐ Prepare and test gas system ready for use.

Plumbing at Exterior Building Envelope

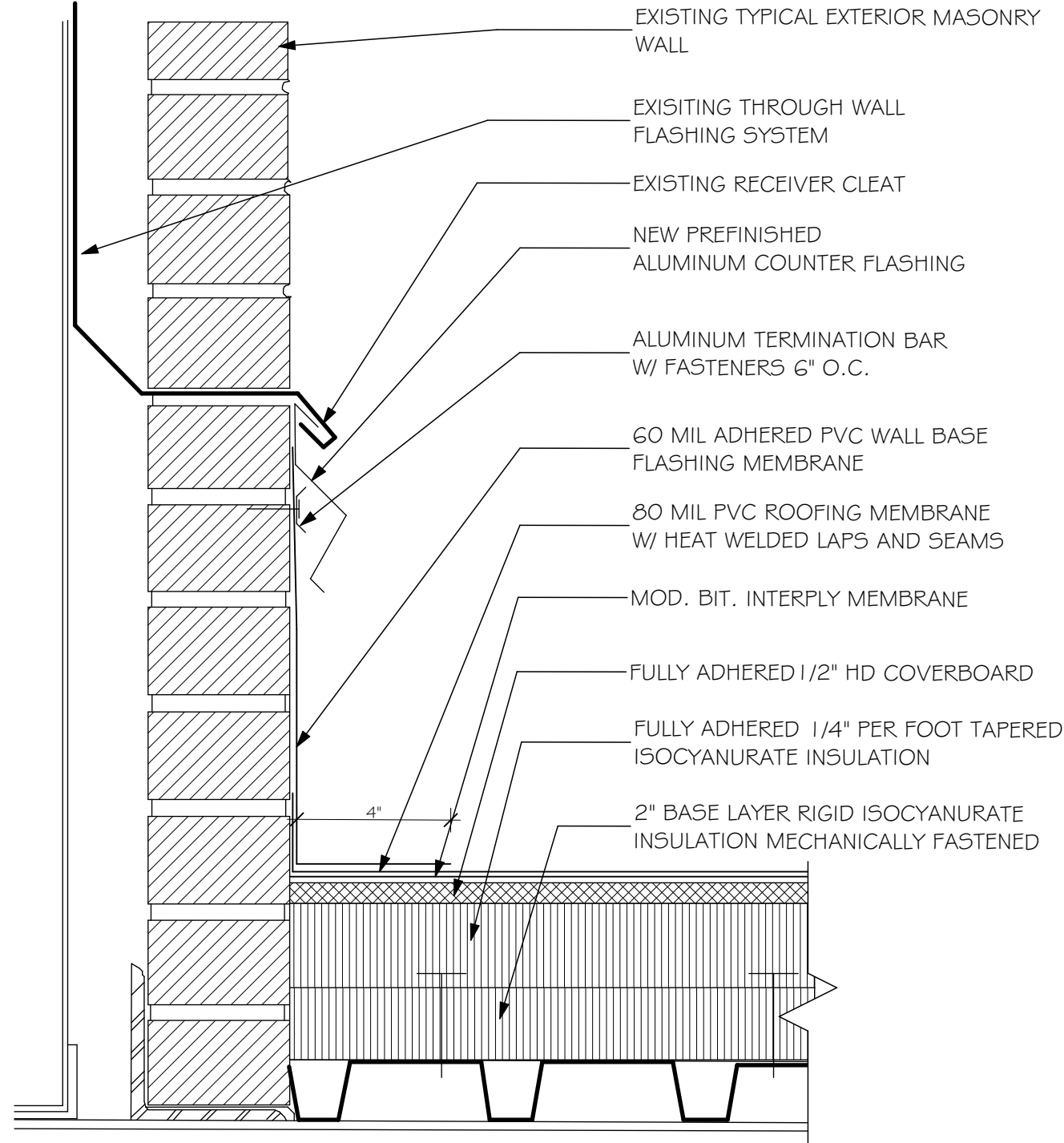
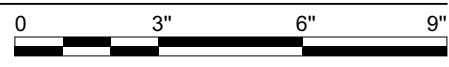
7. ☐ Vents-thru-roof, flashing, counter-flashing, sealants and trim for completely weather-tight plumbing penetrations at roof.
 - a. ☐ Remove, replace & modify existing storm drain system for Roof 'C' as required to achieve the quantity and placement of added storm drains at roof (A100).
 - b. ☐ Adjust existing vents-thru-roof to specified height and spacing relative to new roofing panels at Roof A area (Renovation Note Roof A 8/A000).

General

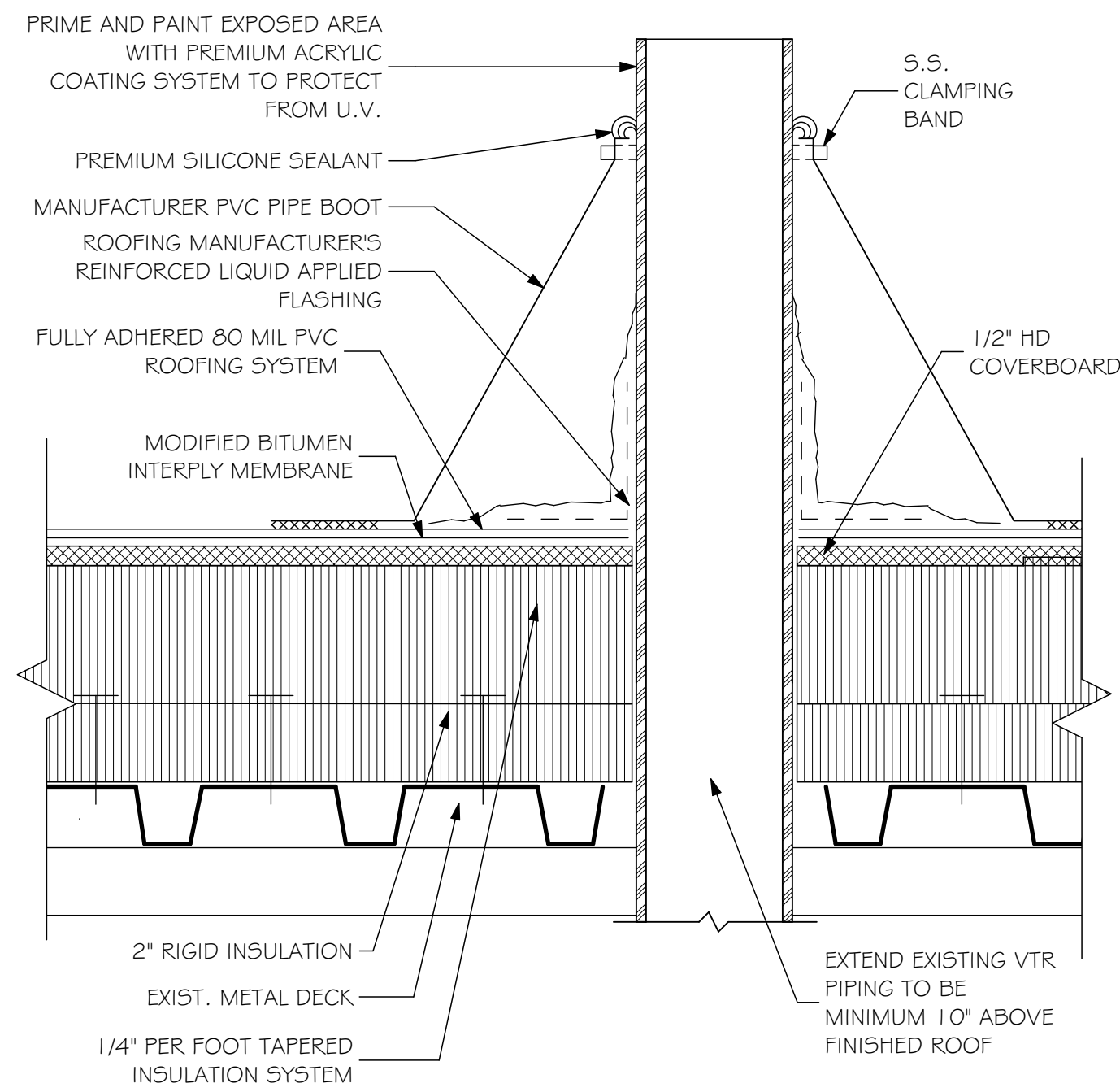
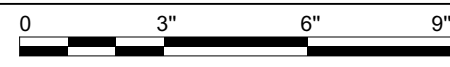
8. ☐ Design, construct, maintain and then later remove temporary potable water service for for Contractor's (Construction Manager's) office trailer.
9. ☐ Comply with the Jessica Lunsford Act. Obtain background screenings from Florida Department of Law Enforcement and provide proofs of compliance.
10. ☐ E-Verify: The Subcontractor shall register with and use the U.S. Department of Homeland Security's E-Verify Employment Eligibility system to verify employment eligibility of:
 - ☐ All persons employed by the Subcontractor, during the term of this Contract, to perform employment duties within Florida; and,
 - ☐ All persons (including sub-subcontractors) assigned by the Subcontractor to perform work pursuant to this Contract.
11. ☐ Liquidated damages are \$500 per calendar day.



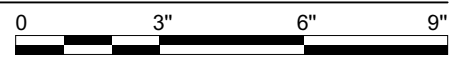
1
A101
SCALE: 3" = 1'-0"



2
A101
SCALE: 3" = 1'-0"



3
A101
SCALE: 3" = 1'-0"



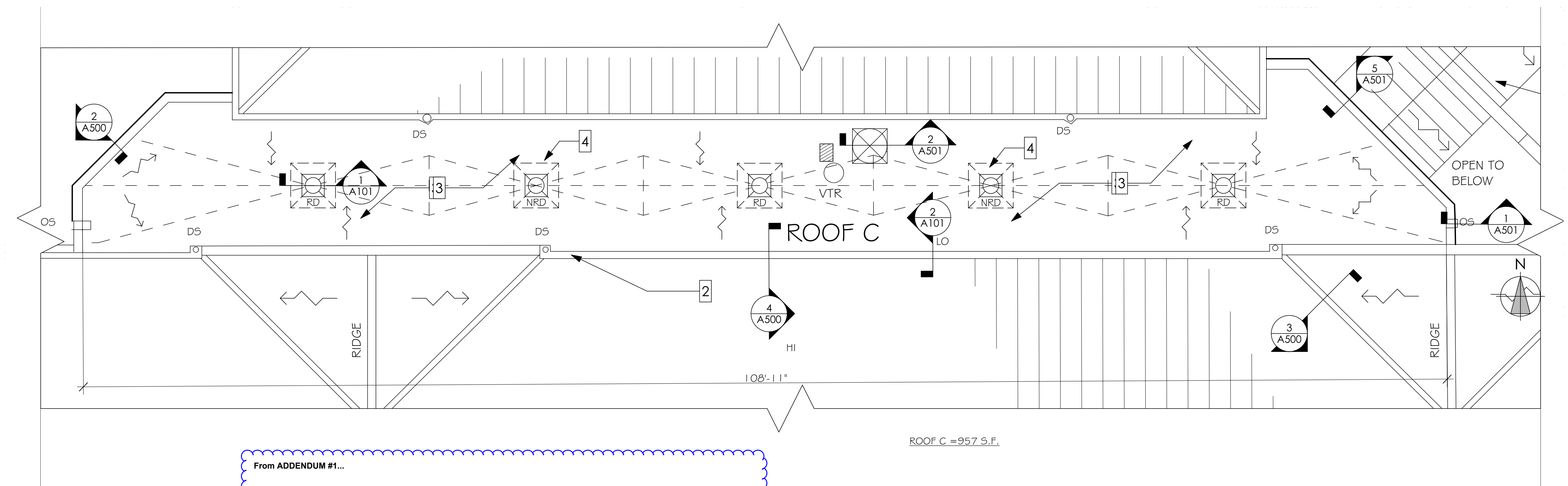
ROOFING LEGEND

	EXHAUST FAN		SLOPE
	EXISTING ROOF DRAIN		PHOTO MARKER
	OVERFLOW SCUPPERS		PHOTO # / SHEET #
	VTR		CRICKET
	GUTTER AND DOWNSPOUT		ROOF HATCH
	STANDING SEAM METAL ROOF		SECTION #
	SATELLITE ANTENNA		SHEET #
	LOW PARAPET		LOW/HIGH
	DOUBLE WALL CHIMNEY FLUE		WORK LEGEND NOTE
	NEW ROOF DRAIN		NOT IN CONTRACT
			VENT
			WALK THREAD

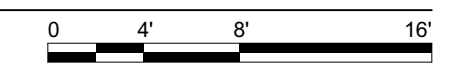
WORK NOTES

THESE WORK ITEMS ARE TYPICAL AND MAY NOT BE ALL INCLUSIVE BUT INTENDED TO SUPPLEMENT THE DRAWINGS AND DETAILS AND CLARIFY THE SCOPE OF WORK. WORK LEGEND ITEMS ARE TYPICAL FOR SITUATIONS AND WORK SCOPE SHOWN. WORK LEGEND SYMBOLS ARE NOT SHOWN AT EVERY SPECIFIC LOCATION WHICH SCOPE IS TO BE COMPLETED, UNLESS OTHERWISE NOTED.

1. REMOVE EXISTING ROOF MATERIALS, INCLUDING ROOF MEMBRANES, FLASHING, ROOFING INSULATION, AND BASE SHEET DOWN TO THE STRUCTURAL ROOF SUPPORTS. INSTALL NEW TYPE B METAL ROOF DECKING SYSTEM, MECHANICALLY FASTEN 3" LAYER RIGID ISOCYANURATE INSULATION. ADHERE A 1/2" HIGH DENSITY GYPSUM COVERBOARD INSTALL A HIGH TEMP 45 MIL SELF-ADHESIVE RUBBERIZED ASPHALT WATERPROOFING UNDERLAYMENT MEMBRANE. INSTALL 2" HIGH STANDING SEAM PREFINISHED ALUMINIZED STEEL METAL ROOF PANEL SYSTEM WITH CONCEALED ANCHOR CLIPS.
2. REMOVE EXISTING GUTTERS, DOWNSPOUTS, AND LEADERHEADS. INSTALL PREFINISHED 0.40 ALUMINUM GUTTER AND DOWNSPOUT SYSTEM TO MEET ANSI SPRI GS-1 REQUIREMENTS AT PERIMETER ROOF. SEAL ALL GUTTER JOINTS AND CONNECTIONS WITH PREMIUM SILICONE SEALANT.
3. REMOVE EXISTING ROOF MATERIALS, INCLUDING ROOF MEMBRANES, FLASHING, ROOFING INSULATION, AND BASE SHEET DOWN TO THE STRUCTURAL METAL ROOF DECK. TREAT SEVERELY RUSTED METAL ROOF PANELS, AS NEEDED. MECHANICALLY FASTEN A 2" BASE LAYER AND FOAM ADHERE A 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION BOARD SYSTEM AND FULLY ADHERE MIN. 1/2" GYPSUM COVER BOARD OVER TAPERED INSULATION WITH MANUFACTURER APPROVED LOW RISE FOAM ADHESIVE. INSTALL 2-PLY UL CLASS 'A' MODIFIED BITUMEN INTERPLY MEMBRANE ROOFING AND FLASHING SYSTEM FULLY ADHERE 80 MIL PVC FLEECE BACKED MEMBRANE ROOFING AND 60 MIL PVC FLASHING SYSTEM.
4. INSTALL NEW 4" ROOF DRAINS AND 4" ROOF DRAINAGE SYSTEM TO THE INTO EXISTING DRAINAGE SYSTEM
5. HIGH PRESSURE WASH EXISTING STANDING SEAM METAL ROOFING SYSTEM. REPLACE EXPOSED FASTENERS WITH NEW STAINLESS STEEL FASTENERS ONE SIZE LARGER THAN EXISTING AND INSTALL NEW NEOPRENE WASHERS IN CURRENT LOCATIONS.
6. PROVIDE 30X30 ALUMINUM INTAKE HOOD WITH ALUMINUM BIRD SCREEN. COOK MODEL 'GR' OR EQUAL. MOUNT TO CURB PER MANUFACTURER'S FLORIDA PRODUCT APPROVAL. CONTRACTOR TO CONFIRM EXISTING CURB SIZE.
7. PROVIDE 24X30 ALUMINUM INTAKE HOOD WITH ALUMINUM BIRD SCREEN. COOK MODEL 'GR' OR EQUAL. MOUNT TO CURB PER MANUFACTURER'S FLORIDA PRODUCT APPROVAL. CONTRACTOR TO CONFIRM EXISTING CURB SIZE.
8. PROVIDE NEW 3" DOUBLE WALL TYPE 'B' GAS FLUE VENT AND RAIN CAP. EXTEND A MINIMUM 3'-0" ABOVE FINISHED ROOF SURFACE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
9. PROVIDE NEW 18" DOUBLE WALL FLUE VENT AND RAIN CAP THROUGH ROOF. EXTEND A MINIMUM OF 3'-0" ABOVE COMBUSTION AIR INTAKE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
10. REMOVE EXHAUST FAN AND CIRCUIT. CAP EXHAUST DUCT ABOVE CEILING AND ABANDON IN PLACE. REMOVE ALL WIRING AND TERMINATE AT THE NEAREST JUNCTION BOX.
11. REMOVE MAKE UP AIR FAN AND CIRCUIT. CAP MAKEUP AIR DUCT ABOVE CEILING AND ABANDON IN PLACE. REMOVE ALL WIRING AND TERMINATE AT THE NEAREST JUNCTION BOX.
12. REMOVE BALLASTRED ANTENNA MOUNT FROM ROOF. REMOUNT ANTENNA TO GABLE PARAPET AND PROVIDE A GOOSE NECK PENETRATION FOR CABLE ACCESS THROUGH THE NEW ROOFING SYSTEM.



4
A101
SCALE: 1/8" = 1'-0"



From ADDENDUM #1...

ITEM NO. 1: **DRAWINGS, SHEET A101, ROOF C PLAN:**

Change: Scale regarding Roof C plan 4/A101 to read:
Change scale from 1/8" = 1'-0" to 3/16" = 1'-0"

The dimension and the square footage indicated on Roof C are assumed to be correct.

ROOF C = 957 S.F.

CONSULTANTS



ARCHITECTURE
INTERIOR DESIGN
BUILDING ENVELOPE
211 JOHN KNOX RD, SUITE 105
TALLAHASSEE, FL 32303
PH: (850) 385 9200
ARCHITECTS.COM

RECEIVED
ALLSTATE CONSTRUCTION
01-14-2026
UPDATED WITH ADDENDUM 1
FEBRUARY 2, 2026

NELSON BUILDING REROOF
BAY COUNTY SCHOOLS
PANAMA CITY, FLORIDA

CONSTRUCTION DOCUMENTS

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

ROOF C PLAN

A101