US Army Corps
of Engineers
Louisville District

Solicitation For

Army Reserve National Roofing Program
FY26 Task Order 11

P2: 574437
Design-Build

Volume A – AL036 - Montgomery, AL

Certified Final

26 May 2026
W912QR-61215934

MATOC
W912QR24D0054 thru 24D0063

All requirements of the base MATOC Volume 1 of 2 shall apply to this Task Order unless noted otherwise.

ARIMS: 200A
Disposition: Maintain for 15yrs after construction

DEPARTMENT OF THE ARMY
LOUISVILLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 59
LOUISVILLE, KENTUCKY 40201-0059

REPLY TO
ATTENTION OF

Contracting Division

26 May 2026

AR6-Cram Company, Inc.
Brazos Roofing International of South Dakota
Carmen Roofing Services, LLC
Defense Roofing Solutions, LLC
Reasor Roofing, LLC
South Central Roofing, Inc.
Southwest Construction & Property Management, Inc.
Sustainable Building Solutions, LLC
Tabcon, Inc.
Tri-Coast-Pac Tech JV LLLP

Dear MATOC Contractors:

Reference is made to your Indefinite Delivery Contracts, Numbers W912QR24D0054 - W912QR24D0063, Indefinite Delivery Indefinite Quantity (IDIQ), Design-Build Multiple Award Task Order Contract (MATOC) for Building Envelope, Roof Repair and Replacement Construction in Support of the U.S. Army Reserves National Roofing Program (NRP), Army, and Air Force Reserve Sections.

We request you submit a price proposal for design and construction services required to repair roofs at Montgomery, AL; FAC ID AL036, as detailed in the scope of work, drawings, and specifications posted at the System for Award Management (www.SAM.gov). The documents are available for download at www.SAM.gov only. All vendors must be registered in the SAM database at SAM.gov. The RFP can be found by logging into the website as a vendor and searching for the solicitation number (W912QR-61215934). The cost range is between $1,000,000 and $5,000,000.

The basis for award of this task order will be made based on a Best Value Trade-Off basis. Factors that will be reviewed are offeror's past performance, as found within the Contractor Performance Assessment System (CPARS), in addition to price (base plus all options). Price is considered more important than past performance. The Government will award a firm-fixed-price task order to the responsible offeror whose proposal is fair and reasonable and has been determined to be the most advantageous to the Government. The Government will be pulling your CPARS reports and will review quality and timeliness provided on prior jobs similar in scope and magnitude in accordance with the attached scope of work. Your proposal should include a price breakdown and/or labor category table demonstrating the use of the binding rates included in your MATOC contract. The submitted price breakdown should include sufficient detail to allow the Government to verify that your proposed price incorporates the binding rates from your base contract. Any level of effort shown in the submitted information will not be used for evaluation purposes and will be used only to ensure that the proposal is in compliance with the binding rates from the base contract. Proposals that fail to submit a price breakdown or fail to use the binding rates from your MATOC will not be

considered. Proposals submitted in response to this RFP shall be good for no less than 120 calendar days.

Proposals are due no later than 2:00 PM ET on 23 June 2026. Submit your proposal by email to seth.j.dukes@usace.army.mil. Proposals not received by the stated date/time will not be considered. Please acknowledge receipt of this RFP by signing below in the space provided and returning to Seth Dukes via email at seth.j.dukes@usace.army.mil.

Payment and Performance Bonds will be required for this project. Performance and Payment Bonds are required within 10 days after the date of award. The Notice to Proceed will be issued after receipt and approval of the bonds.

All questions regarding this Request for Proposal (RFP) must be submitted via ProjNet. The website to access this system is www.projnet.org and the bidder inquiry key for this specific project is: (22JDHY-BU34ZG). Please see ProjNet instructions included in this RFP.

If you have contractual questions, please contact Seth Dukes at seth.j.dukes@usace.army.mil. If an Offeror believes that the requirements in the RFP contain an error, omission, or are otherwise unsound; the offeror shall immediately notify the Contract Specialist in writing with supporting rationale. All Offerors is reminded that the Government reserves the right to award this RFP based on the initial proposals, as received, without discussion.

Sincerely,

SCHARLOW.JESSE.E.1298182471 Digitally signed by SCHARLOW.JESSE.E.1298182471 Date: 2026.05.26 09:52:50 -04'00'

Jesse E. Scharlow
Contracting Officer

_____

(Signature) (Date)

_____

(Printed Name)

_____

(Firm Name)

OFFEROR'S QUESTIONS AND COMMENTS

Technical inquiries and questions relating to proposal procedures or bonds are to be submitted via Bidder Inquiry in ProjNet at http://www.ProjNet.org/ProjNet. As noted below, offerors shall not submit their proposals via ProjNet. Offerors shall submit their proposals in accordance with the provisions stated in the solicitation.

To submit and review bid inquiry items, bidders will need to be a current registered user or self-register into system.

The Solicitation Number is: **W912QR-61215934**

The Bidder Inquiry Key is: **22JDHY-BU34ZG**

Specific Instructions for ProjNet Bid Inquiry Access:

1. From the ProjNet home page linked above, click on **Quick Add** on the upper right side of the screen.

2. Identify the Agency. This should be marked as **USACE**.

3. Key. Enter the **Bidder Inquiry Key** listed above.

4. Email. Enter the email address you would like to use for communication.

5. Select Continue. A page will then open stating a user account was not found and will ask you to create one using the provided form.

6. Enter your First Name, Last Name, Company, City, State, Phone, Email, Secret Question, Secret Answer, and Time Zone. Make sure to remember your Secret Question and Answer as they will be used from this point on to access the ProjNet system.

7. Select Add User. Once this is completed you are now registered within ProjNet and are currently logged into the system.

Specific Instructions for Future ProjNet Bid Inquiry Access:

1. For future access to ProjNet, you will not be emailed any type of password. You will utilize your Secret Question and Secret Answer to log in.

2. From the ProjNet home page linked above, click on **Quick Add** on the upper right side of the screen.

3. Identify the Agency. This should be marked as **USACE**.

4. Key. Enter the **Bidder Inquiry Key** listed above.

5. Email. Enter the email address you used to register previously in ProjNet.

6. Select Continue. A page will then open asking you to enter the answer to your Secret Question.

7. Enter your Secret Answer and click Login. Once this is completed you are now logged into the system.

From this page you may view all bidder inquiries or add an inquiry.

Bidders will receive an acknowledgement of their question via email, followed by an answer to their question after it has been processed by our technical team.

Offerors are requested to review the specification in its entirety and to review the Bidder Inquiry System for answers to questions prior to submission of a new inquiry.

The call center operates weekdays from 8AM to 5PM U.S. Central Time Zone (Chicago). The telephone number for the Call Center is 800-428-HELP.

NOTES:

1. Offerors shall not submit their proposals via ProjNet, but in accordance with the provisions stated in the solicitation. Any questions regarding acceptable means of submitting offers shall be made directly to the Contract Specialist identified in the solicitation.

2. Government responses to technical inquiries and questions relating to proposal procedures or bonds that are submitted to ProjNet in accordance with the procedures above are not binding on the Government unless an amendment is issued on Standard Form 30. In the case of any conflicts, the solicitation governs. Any changes or revisions to the solicitation will be made by formal amendment.

3. The ability to enter technical inquiries and questions relating to proposal procedures or bonds will be disabled five (5) calendar days prior to the closing date stated in the solicitation. No Government responses will be entered into the ProjNet system within two (2) calendar days prior to the closing date stated in the solicitation.

SECTION 00010 - SOLICITATION CONTRACT FORM

SECTION 00010 – PRICE BREAKOUT SCHEDULE

PROJECT: **The Scope of Work (SOW) is for the design and construction services required to repair failed or failing roofs in the United States Army Reserve Command (USARC) roofing inventory under the NRP FY25 Project 11**

LOCATION:

FACILITY	LOCATION
AL036	Montgomery, AL

PROPOSER'S NAME: _____

ITEM NUMBER	Description	UNIT	AMOUNT
BASE	**Work For** AL036		
0001	Construction: All work, materials, and labor required to replace the roof at AL036 Building ARC	JOB	$_____
0002	Design: All work and labor required to design the roof at AL036 Building ARC	JOB	$_____
0003	Construction: All work, materials, and labor required to replace the roof at AL036 Building AMSA	JOB	$_____
0004	Design: All work and labor required to design the roof at AL036 Building AMSA	JOB	$_____

TOTAL PROJECT BASE PROPOSAL **$ _____**

Provide the binding contract rates and hours included in job prices above for all base and option tasks.

Project Manager	_____	hours x	_____	= $_____
Superintendent	_____	hours x	_____	=$_____
CQC Manager	_____	hours x	_____	=$_____
Site Safety Health Officer	_____	hours x	_____	= $_____

NOTES FOR CONTRACT LINE ITEM (CLIN) SCHEDULE

NOTE NO. 1. To better facilitate the receipt and proposal process, all modifications to proposals are to be submitted on copies of the latest Contract Line Item (CLIN) schedules as published in the solicitation or the latest amendment thereto. In lieu of indicating additions/deductions to line items, all Offerors should state their revised prices for each item.

NOTE NO. 2. Offerors must insert a price on all numbered items of the CLIN Schedule. Failure to do so may result in the offer being unacceptable.

NOTE NO. 3.

The Offeror's Base Bid will be evaluated for best value to the Government. The basis for award is the trade-off process. In accordance with 52.217-5, the Government will evaluate offers for award purposes by price.

--END OF CLIN SCHEDULE—

Section 00 70 00

52.211-12 Liquidated Damages -- Construction (Sept 2000)

(a) If the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of $2,725.00 for each calendar day of delay until the work is completed or accepted.

(b) If the Government terminates the Contractor's right to proceed, liquidated damages will continue to accrue until the work is completed. These liquidated damages are in addition to excess costs of repurchase under the Termination clause.

(End of Clause)

52.246-21 WARRANTY OF CONSTRUCTION (MAR 1994)

(a)In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (i) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or design furnished, or workmanship performed by the Contractor or any subcontractor or supplier at any tier.

(b)This warranty shall continue for a period of 1 year from the date of final acceptance of the work. If the Government takes possession of any part of the work before final acceptance, this warranty shall continue for a period of 1 year from the date the Government takes possession.

(c)The Contractor shall remedy at the Contractor's expense any failure to conform, or any defect. In addition, the Contractor shall remedy at the Contractor's expense any damage to Government-owned or controlled real or personal property, when that damage is the result of-

(1)The Contractor's failure to conform to contract requirements; or

(2)Any defect of equipment, material, workmanship, or design furnished.

(d)The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for 1 year from the date of repair or replacement.

(e)The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect, or damage.

(f)If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the Government shall have the right to replace, repair, or otherwise remedy the failure, defect, or damage at the Contractor's expense.

(g)With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall-

(1)Obtain all warranties that would be given in normal commercial practice;

(2)Require all warranties to be executed, in writing, for the benefit of the Government, if directed by the Contracting Officer; and

(3)Enforce all warranties for the benefit of the Government, if directed by the Contracting Officer.

(h)In the event the Contractor's warranty under paragraph (b) of this clause has expired, the Government may bring suit at its expense to enforce a subcontractor's, manufacturer's, or supplier's warranty.

(i)Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defects of material or design furnished by the Government nor for the repair of any damage that results from any defect in Government-furnished material or design.

(j)This warranty shall not limit the Government's rights under the Inspection and Acceptance clause of this contract with respect to latent defects, gross mistakes, or fraud.

(End of clause)

252.236-7001 Contract Drawings and Specifications (AUG 2000)

(a) The Government will provide to the Contractor, without charge, one set of contract drawings and specifications, except publications incorporated into the technical provisions by reference, in electronic or paper media as chosen by the Contracting Officer.

(b) The Contractor shall—

(1) Check all drawings furnished immediately upon receipt;
(2) Compare all drawings and verify the figures before laying out the work;
(3) Promptly notify the Contracting Officer of any discrepancies;
(4) Be responsible for any errors that might have been avoided by complying with this paragraph (b); and
(5) Reproduce and print contract drawings and specifications as needed.

(c) In general--
(1) Large-scale drawings shall govern small-scale drawings; and
(2) The Contractor shall follow figures marked on drawings in preference to scale measurements.

(d) Omissions from the drawings or specifications or the misdescription of details of work that are manifestly necessary to carry out the intent of the drawings and specifications, or that are customarily performed, shall not relieve the Contractor from performing such omitted or misdescribed details of the work. The Contractor shall perform such details as if fully and correctly set forth and described in the drawings and specifications.

(e) The work shall conform to the specifications and the contract drawings identified on the following index of drawings:

N/A

(End of clause)

Section 00 73 00

Commencement, Prosecution, and Completion of Work

The Contractor shall be required to

(a) commence work under this contract within 10 calendar days after the date the Contractor receives the notice to proceed,

(b) prosecute the work diligently, and

(c) complete the entire work ready for use not later than 365 calendar days from Notice to Proceed. The time stated for completion shall include final cleanup of the premises.

(End of Condition)

Physical Data

Data and information furnished or referred to below is for the Contractor's information. The Government shall not be responsible for any interpretation of or conclusion drawn from the data or information by the Contractor.

(a) The indications of physical conditions on the drawings and in the specifications are the result of site investigations.

(b) Weather conditions: The Contractor shall make his own investigations as to weather conditions at the site. Data may be obtained from various National Weather Service offices located generally at airports of principal cities, the nearest to this project being Birmingham, AL.

(c) Transportation facilities: Roads and railroads in the general area are shown on the drawings. Access ways shall be investigated by the Contractor to satisfy himself as to their existence and allowable use.

(d) Historical data for all areas may be obtained from:

U. S. Department of Commerce
National Climatic Center
Federal Building
Asheville, N. C. 28801

(End of Condition)

52.236-27 Site Visit (Construction) (Feb 1995) Alternate I

(a) The clauses at 52.236-2, Differing Site Conditions, and 52.236-3, Site Investigations and Conditions Affecting the Work, will be included in any contract awarded as a result of this solicitation. Accordingly, offerors or quoters are urged and expected to inspect the site where the work will be performed.

POC Information

- William Reeves
  William.t.reeves.ctr@army.mil
  334-782-9494

Meeting Details

- Date: June 4
- Time: 9 a.m.
- Location: AL036 – Army Reserve Center, 2775 Gunter Park Dr W, Montgomery, AL 36109

"General Decision Number: AL20260080 05/18/2026

State: Alabama

Construction Types: Building

Counties: Alabama Counties of
Choctaw, Conecuh, Dallas, Escambia,
Greene, Marengo, Monroe, Perry, Sumter,
Washington and Wilcox

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

BOIL0108-001 01/01/2025

	Rates	Fringes
BOILERMAKER	$ 34.21	23.92

ELEC0505-002 09/01/2023

	Rates	Fringes
ELECTRICIAN	$ 30.90	10.34

ENGI0653-014 10/01/2023

	Rates	Fringes
POWER EQUIPMENT OPERATOR: FORKLIFT	$ 29.90	14.55
POWER EQUIPMENT OPERATOR: BULLDOZER	$ 29.90	14.55

PLUM0119-001 07/23/2025

	Rates	Fringes
PLUMBER	$ 35.20	13.51

SHEE0441-008 07/01/2023

	Rates	Fringes
SHEET METAL WORKER (HVAC DUCT INSTALLATION ONLY)	$ 27.22	13.98

SUAL2015-008 08/02/2017

	Rates	Fringes
TRUCK DRIVER: DUMP TRUCK	$ 14.05	0.00
PAINTER (BRUSH AND ROLLER)	$ 15.83	0.00
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE	$ 20.48	11.78
LABORER: COMMON OR GENERAL	$ 12.76	0.00
CEMENT MASON/CONCRETE FINISHER	$ 16.50	1.12
CARPENTER	$ 18.08	0.00
BRICKLAYER	$ 20.00	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least $13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical

order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than "SU", "UAVG", "SA", or "SC" denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The "SU" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

"SU" wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The "SA" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the "SA" identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the

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decision can request review and reconsideration from the Wage
and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7).
Requests for review and reconsideration can be submitted via
email to dba.reconsideration@dol.gov or by mail to:
            Wage and Hour Administrator
            U.S. Department of Labor
            200 Constitution Avenue, N.W.
            Washington, DC 20210
The request should be accompanied by a full statement of the
interested party's position and any information (wage payment
data, project description, area practice material, etc.) that
the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an
interested party may appeal directly to the Administrative
Review Board (formerly the Wage Appeals Board).  Write to:
            Administrative Review Board
            U.S. Department of Labor
            200 Constitution Avenue, N.W.
            Washington, DC 20210.
================================================================
          END OF GENERAL DECISION
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P2: 574437 National Roofing Program (NRP)
FY26 Project 11
AL036 Montgomery, AL

TABLE OF CONTENTS

AL036 Montgomery, AL

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 80 50.00 06 SPECIAL PROVISIONS FOR TASK ORDERS
00 80 50.00 06 Submittal Register

DIVISION 01 – GENERAL REQUIREMENTS

01 11 50.00 06 Task Order SCOPE OF WORK

ATTACHMENTS

ATTACHMENT A:	Site Location
ATTACHMENT B:	Building Layout
ATTACHMENT C:	Site Inspection Report, February 27, 2025 (For Information Only)

--End of Table of Contents--

NRP FY26 Project 11
AL036 Montgomery, AL
P2 574437
1-May-26

SECTION
00 80 50.00 06

SPECIAL PROVISIONS FOR TASK ORDERS
08/19

1. PART 1 GENERAL

1.1. SUBMITTALS

Government approval/acceptance is required for submittals with a "GOVT" designation; submittals not having a "GOVT" designation are for information only. When used, a designation following the "GOVT" designation identifies the office that will review the submittal for the Government. The submittals listed in the Submittal Register at the end of this specification section shall be submitted in accordance with Section 01 33 00.00 06.

SD-01 Preconstruction Submittals

SD-02 Shop Drawings

SD-05 Design Data

SD-07 Certificates

SD-11 Closeout Submittals

1.2. NOT USED

1.3. COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK - Paragraph 1.3 of Section 00 80 00.00 06 is replaced with the following:

1.3.1 Notice to Proceed (NTP) will be issued to the contractor upon receipt and approval of the bonds. Under this NTP, the contractor shall be required to commence work within 10 calendar days from the NTP and complete the work within the period of performance outlined in the Price Breakout Schedule.

1.3.2 Refer to FAR 52.211-12 "LIQUIDATED DAMAGES" in Section 00 70 50 for the amount of Liquidated Damages for the Task order project.

1.3.3 Refer to FAR 52.211-10 "Commencement, Prosecution, and Completion of Work" in Section 00 70 50 for a notification of significant contract dates.

1.3.4 Additional Requirements/Clarifications of Work Included Within the Contract:

The time stated in FAR 52.211-10 "Commencement, Prosecution, and Completion of Work" in Section 00 70 50 for completion shall include

as-built drawings, O&M manuals, operational tests/reports/training/instructions, and equipment lists.

1.4. TIME EXTENSIONS FOR UNUSUALLY SEVERE WEATHER. ER 415-1-15

This provision specifies the procedure for the determination of time extensions for unusually severe weather in accordance with the "Default (Fixed-Price Construction)" as discussed in Section 00 70 00 of the base contract and Section 00 70 50 of this task order. In order for the Contracting Officer to award a time extension under this clause, the following conditions must be satisfied:

The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

The unusually severe weather must actually cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

The following schedule of monthly anticipated adverse weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress schedule must reflect these anticipated adverse weather delays in weather dependent activities.

MONTHLY ANTICIPATED ADVERSE WEATHER DELAY WORKDAYS BASED ON (5) DAY WORK WEEK

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AL036	21	20	21	16	6	6	6	5	3	8	20	22

Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the contract, the Contractor will record on the daily CQC report the occurrence of adverse weather and resultant impact to normally scheduled work. Actual adverse weather delay days must prevent work on critical activities for 50 percent or more of the Contractor's scheduled workday. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from the first to the last day of each month and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated listed above, the Contracting Officer will convert any qualifying delays to calendar days, giving full consideration for equivalent fair-weather workdays, and issue a modification in accordance with the "Default (Fixed-Price Construction)" in section 00 70 00 of the base contract, Volume 1 .

1.5. WAGE RATES

The decision of the Secretary of Labor, covering rates of wages, including fringe benefits to be paid laborers and mechanics performing work under this contract, is attached to this solicitation. The payment for all classes of laborers and mechanics actually employed to perform work under the contract will be specified in the following contract provisions: "Contract Work Hours and Safety Standards -- Overtime Compensation"; "Construction Wage Rate Requirements"; and "Compliance with Copeland Act Requirements" in Section 00 70 00 of the base contract.

Wage decision included: AL20260093 Building

The work to be performed is located in Montgomery, AL, Montgomery County.

1.6. NOT USED

1.7. Antiterrorism (AT) and Operations Security (OPSEC)- Paragraph 1.7 of Section 00 80 00.00 06 is replaced with the following:

1.7.1 AT Level I training. This standard language is for contractor employees with an area of performance within an Army-controlled installation, facility, or area. All contractor employees, including subcontractor employees, requiring access to Army installations, facilities, and controlled access areas shall complete AT Level I awareness training within 30 calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever is applicable. The contractor shall submit certificates of completion for each affected contractor employee and subcontractor employee to the COR or to the contracting officer, if a COR is not assigned, within 30 calendar days after completion of training by all employees and subcontractor personnel. AT Level I awareness training is available at the following website: http://jko.jten.mil.

1.7.2 Access and general protection/security policy and procedures. This standard language is for contractor employees with an area of performance within an Army-controlled installation, facility, or area. Contractor and all associated subcontractor employees shall provide all information required for background checks to meet installation access requirements to be accomplished by the installation Provost Marshal Office, Director of Emergency Services, or Security Office. Contractor workforce must comply with all personal identity verification requirements (CFR clause 52.204-9, Personal Identity Verification of Contract Personnel) as directed by DoD, HQDA and/or local policy. In addition to the changes otherwise authorized by the changes clause of this contract, should the Force Protection Condition (FPCON) at any individual facility or installation change, the Government may require changes in contractor security matters or processes.

1.7.3 AT Awareness Training for Contractor Personnel Traveling Overseas. This standard language requires U.S.-based contractor employees and associated subcontractor employees to make available and to receive Government-provided area of responsibility (AOR)–specific AT awareness training as directed by AR 525-13. Specific AOR training content is directed by the combatant commander, with the unit ATO being the local point of contact.

1.7.4 Army Training Certification Tracking System (ATCTS) registration for contractor employees who require access to Government information systems. All contractor employees with access to a Government info system must be registered in the ATCTS at commencement of services and must successfully complete the DoD Information Assurance Awareness prior to access to the information system and annually thereafter.

1.7.5 For contracts that require a formal OPSEC program. The contractor shall develop an OPSEC Standing Operating Procedure (SOP)/Plan within 90 calendar days of contract award, to be reviewed and approved by the responsible Government OPSEC officer. This plan will include a process to identify critical information, where it is located, who is responsible for it, how to protect it, and why it needs to be protected. The contractor shall implement OPSEC measures as ordered by the commander. In addition, the contractor shall have an identified certified Level II OPSEC coordinator per AR 530-1.

1.7.6 Controlled Unclassified Information (CUI). Include DFARS clause 252.204-7012, which requires the contractor to comply with NIST 800-171. Also include DFARS provision 252.204-2019 into solicitations. Acquisition officials should follow procedures outlined in DFARS 204.73 and verify vendors have an adequate NIST SP 800-171 summary assessment score within the Supplier Performance Risk System (within PIEE). If the score doesn’t show a medium- or high-level assessment with a score of 110 or better (as described in the “NIST SP 800-171 DoD Assessment Methodology”), include clause252.204-7020 and obtain the vendor’s “system security plan” and “plan of action” for NIST SP 800-171 verification and assurance by Army security officials.

2. PART 2 PRODUCTS NOT USED

3. PART 3 EXECUTION NOT USED

TITLE: FY26 NRR Project 11
JOB NAME: AL036
LOCATION: Montgomery, AL
CONTRACT NO:
CONTRACTOR:

SUBMITTAL REGISTER

SB MATOC									CONTRACTOR SCHEDULE DATES			CONTRACTOR ACTION			APPROVING AUTHORITY					
Line	Act-ivity #	Trans-mittal #	Specification Section	SD #	SD Description	Item Submitted	Paragraph #	Classi-fication: GA for GOVT or A/E Revwr	Submit	Approval Needed By	Material Needed By	Action Code	Date Of Action	Date FWD to APPR / Auth - Date RCD From CONTR	Date FWD To Other Revwr	Date RCD From Other Revwr	Action Code	Date Of Action	Mailed To CONTR/ Date RCD From APPR Authority	Remarks
			01 32 01.00 06	SD-01	Preconstruction Submittal	Project Schedule	3.4	GA												
			01 35 26.00 06	SD-01	Preconstruction Submittal	Accident Prevention Plan (APP)	1.7	GA												
			01 35 26.00 06	SD-01	Preconstruction Submittal	Activity Hazard Analysis (AHA)	1.8	GA												
			01 45 04.10 06	SD-01	Preconstruction Submittal	Design Quality Control Plan	3.2	GA												
			01 45 04.10 06	SD-01	Preconstruction Submittal	Construction Quality Control Plan	3.3	GA												
			01 50 00	SD-01	Preconstruction Submittal	Construction Site Plan	1.3	GA												
			01 57 19.00 06	SD-01	Preconstruction Submittal	Environmental Protection Plan	1.7	GA												
			01 74 19	SD-01	Preconstruction Submittal	Construction Waste Management Plan	1.7	GA												
			00 80 00.00 06	SD-07	Certificates	No Asbestos - Containing Material (ACM) Certification	1.14	GA												
			00 80 00.00 06	SD-07	Certificates	Insurance	1.31	GA												
			00 80 00.00 06	SD-07	Certificates	Warranties	1.15	GA												
			00 80 00.00 06	SD-11	Closeout Submittals	Preliminary (Working) As-Built Drawings	3.4	GA												
			00 80 00.00 06	SD-11	Closeout Submittals	Final As-Built Drawings	3.4	GA												

FY26 NRR Project 11
AL036, Montgomery, AL
P2 574437
1-May-26

SECTION
01 11 50.00 06
Task Order SCOPE OF WORK

1. PROJECT INFORMATION

1.1. GENERAL

Design/Build: The Contractor shall provide all labor, equipment, supplies, and consultant services and all site investigations, surveys, analysis, sampling, testing and verification of existing field conditions as required for design and construction of the Roof Replacement Project at AL036 to result in a complete and useable Facility. Contractor shall provide complete design analysis incorporating all engineering computations, analysis, test, and survey results, building code (including fire protection, life safety, environmental and accessibility) review as it pertains/affects/relates to this project, equipment and material data and documentation of existing conditions.

1.2. SCOPE OF WORK

Unless specifically noted otherwise in this Specification Section or in the base MATOC contract Volume 1 of 2 itself, all requirements of the base MATOC contract Volume 1 of 2 shall apply to this Task Order. The work includes design and construction to replace the following roof systems located at AL036:

Building RFID (SF)	Section(s)	Existing Roof System
ARC (18,012)	Section-1	Modified Bitumen
ARC (3,854)	Section-2	Modified Bitumen
AMSA (3,928)	Section-1	Modified Bitumen
AMSA (3,341)	Section-2	Modified Bitumen
AMSA (322)	Section-3	Modified Bitumen
AUX (2,388)	Section-1	Modified Bitumen

Design/Build: Design and construction shall comply with the requirements contained in this Task Order Request for Proposal (RFP). The design and technical criteria contained and cited in this RFP and the Unified Facilities Guide Specifications (UFGS) establish minimum standards for design and construction quality. The Designers of Record shall use the Unified Facilities Guide Specifications (UFGS) and the requirements contained in this RFP to fully develop the technical specifications and construction drawings. The objective of this solicitation is to obtain an energy efficient, durable, maintainable, and sustainable space.

Design/Build: The illustrations and exhibits included in this RFP illustrate the conceptual design of the project and are provided to define the scope of work and budget. The concepts provided shall be further developed by the Design/Build Contractor to comply with the customer’s functional needs.

All demolition required to construct the project is included as part of the work of this Contract.

1.3. SITE LOCATION

This project is located at 2775 Gunter Park Dr W, Montgomery, AL 36109.

1.4. EXISTING SITE UTILITIES

1.4.1. The contractor shall verify the location of all utilities serving the building. Upgrading the existing utilities, (unless noted otherwise) outside the limits of construction, is not a part of this project.

1.5. NOT USED

1.6. NOT USED

1.7. ATTACHMENTS

Design/Build: Information provided in the Attachments is intended to guide the completion of the design by establishing existing conditions, and the desired character, appearance, and function of the new construction. The following Attachments are included and shall be used and strictly adhered-to in completing the design and construction of the project.

a. ATTACHMENT A: Site Location
b. ATTACHMENT B: Building Layout Plans
c. ATTACHMENT C: Site Inspection Report, 27-Feb-25

2. DESIGN REQUIREMENTS

2.1. GENERAL

The Contractor shall prepare complete construction documents for all work designed as required by the RFP. The construction documents to be prepared shall include, but are not limited to, construction drawings, specifications, submittals, and design analysis as required in Section 01 33 16.00 10 DESIGN DATA (DESIGN AFTER AWARD), Volume 1. Materials and equipment shall be limited to those specified except that where no specific material and equipment is specified or no basis of design is identified, the Contractor shall use materials and equipment accepted within the construction industry and in compliance with Design Criteria.

2.2. DESIGN

2.2.1. The Contractor shall prepare a 100% design for the project in accordance with the RFP using industry standard materials and efficient practices. The design of the materials selected shall be high quality, durable and easily maintained. The Contractor shall be responsible for the professional quality, code compliance, technical accuracy, and coordination of all designs, drawings, specifications, and other documents or publications upon which the design and construction are based. It shall be the responsibility of the Design/ Build Contractor to verify the accuracy of the documents provided.

2.2.2. CAD/BIM Requirement

The contractor will not be required to produce advanced modeling and design drawings will be limited to CAD files.

2.2.3. Design Submittal Requirements

Instead of a charrette submittal in accordance with the Louisville District Design Guide, the contractor may submit a charrette report after they have conducted an on-site charrette meeting. The charrette report must detail the results of the site visit and identify any discrepancies between the solicitation and field conditions. An interim submittal is not required. The contractor will submit a final design , a corrected final design, and certified final design in accordance with the requirements of the base contract. The independent Registered Roof Observer (RRO) identified under section 01 11 00 shall review the final design as part of the contract design QC review team. The RRO shall attend the final design plan-in-hand meeting.

2.2.4. Design Professionals

Registered Roof Consultant (RRC) - In addition to the requirements of the base MATOC, a Registered Roof Consultant (RRC) shall be a Designer of Record. The RRC shall have a degree in Architecture or Engineering and have at least ten (10) years of experience in roof repair design. The RRC must be currently licensed by the International Institute of Building Envelope Consultants (IIBEC). An independent RRC with the same minimum requirements shall be part of the Independent Technical Review.

2.2.5. Design Milestone Schedule

The sample schedule and sequence of work shown below was prepared for the Contractor’s use in its schedule preparation. This schedule is not intended to be the actual awarded design-build schedule. Upon receipt of the Notice to Proceed, the selected Contractor will be required to submit its proposed design and construction schedule for Government review and acceptance.

Notice to Proceed (NTP)	Day 0
Design Quality Control Plan (DQCP)	NTP + 14 Days
Charrette Meeting (on-site)	NTP + 60 Days
Final Submittal	NTP + 120 Days
Final Plan in Hand Meeting (on-site)	NTP + 138 Days
Corrected Final Submittal	NTP + 152 Days
Certified Final Submittal	NTP + 160 Days

2.3. REQUEST FOR PROPOSAL (RFP) INTENT

The intent of this RFP section is to describe the requirements for appearance, function, materials, and types of construction in sufficient detail to enable engineering and design to be completed by the Contractor.

2.4. Design Milestone Meetings

2.4.1. Charrette Meeting (Shall be in person and on-site.)

2.4.2. Final Design Review Meeting (Shall be in person and on-site.)

2.5. NOT USED

2.6. NOT USED

2.7. NOT USED

2.8. NOT USED

2.9. NOT USED

2.10. NOT USED

2.11. NOT USED

2.12. NOT USED

2.13. DESIGN SUBMITTAL DISTRIBUTION MATRIX

Submittal Reviewers & Mailing Addresses

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US Army Corps of Engineers, Louisville District
Cell: 502-396-2143
Email: Nicholas.J.Bibelhauser@usace.army.mil

3. GENERAL CONSTRUCTION REQUIREMENTS

3.1. SUMMARY

3.1.1. The requirements include:

a. Construction considerations and use of the premises.
b. Protection of personnel and Government property.
c. Construction facilities and job site standards.
d. The requirements of this section apply to the entire project including all amendments or modifications that may be issued to modify the contract documents.

3.2. GENERAL INFORMATION

3.2.1. NOT USED

3.2.2. NOT USED

3.2.3. Coordinate all construction activities with:
a. Contracting Officer’s Representative
b. Building Occupants

3.2.4. NOT USED

3.2.5. NOT USED

3.2.6. NOT USED

3.2.7. NOT USED

3.2.8. NOT USED

3.2.9. Project and Safety Signs. See 01 50 00, Paragraph 2.1.3.

3.3. NOT USED

3.4. NOT USED

3.5. Work Schedule under Section 01 11 00.00 06 Paragraph 3.9.1.2 is changed to “Work S WORK SCHEDULE: The Contractor shall schedule the work between the hours of 7:00 a.m. and 4:30 p.m. Monday through Friday except Federal Holidays.

3.5.1. No work shall occur on Federal Holidays.

3.5.2. No work shall occur on drill weekends.

3.5.3. Permission to perform any work outside of these hours must be in writing and submitted five (5) calendar days in advance for approval by the Contracting Officer.

3.5.4. The Government may or may not grant such permission at its discretion.

3.6. Contractor Personal Vehicle Parking under Section 01 11 00.00 06 Paragraph 3.9.1.7 is changed to Contractor Personal Vehicle Parking: The contractor may use a limited number of parking spaces in the existing lots for the contractor’s employee parking of personal vehicles. The Contractor shall coordinate with the Government on the exact number of available spaces, and shall make provisions to transport employees to the site should inadequate parking spaces be available on site. Parking in these areas is available on a first-come first served basis.

4. NOT USED

5. NOT USED

6. EXTERIOR EQUIPMENT

6.1. Various ducts, fans, and misc. equipment needs to be removed from the roof verify with COR and RFOS prior to removal.

6.2. Replace existing roof hatch and access ladder with new OSHA/EM 385-1-1 compliant hatch/ladder.

6.3. Contractor to install new through wall scuppers as secondary drainage overflows.

7. ARCHITECTURAL / BUILDING ENVELOPE

7.1. Approximately 700 LF of exterior sealant to be replaced at the ARC Building. Approximately 400 LF of exterior sealant to be replaced at the AMSA Building. Approximately 300 LF of exterior sealant to be replaced at the AUX Building – Coordinate with COR for the locations.

7.2. Contractor to provide a flush seam metal wall panel system with manufacturer's 30 year PVDF (polyvinylidene fluoride) finish warranty for walls that transition from a lower roof section to a higher roof section.

7.3. DOR Shall visit the site three times during the construction phase. One of these visits shall be during the final inspection.

8. NOT USED

9. NOT USED

10. NOT USED

11. NOT USED

12. NOT USED

13. NOT USED

14. Roof System

Roof system installed shall comply with UFC 3-110-03 Roofing, with Change 5, or the latest version available. Where they do not exist contractor shall install roof access ladders from the ground to roof and between roof sections to allow access to all sections.

Contractors shall match existing downspout terminations with either new splash blocks at all downspout terminations or if exiting project has underground piping/storm drains the contractor shall snake/clear drains that have downspouts terminating in them.

Contractor bids shall include removal of 2-8 inches of insulation. Existing roof systems may be multi-layered with differing roof system types below the surface membrane. Contractor is responsible for identifying all equipment mounted directly below the deck and utilize a connection method that either avoids the deck or relocates equipment in a way that complies with current building codes.

Modified Bitumen systems shall be two ply systems.

Building RFID (SF)	Section(s)	New Roof System
ARC (18,012)	Section-1	2 Ply Modified Bitumen
ARC (3,854)	Section-2	2 Ply Modified Bitumen
AMSA (3,928)	Section-1	2 Ply Modified Bitumen
AMSA (3,341)	Section-2	2 Ply Modified Bitumen
AMSA (322)	Section-3	2 Ply Modified Bitumen
AUX (2,388)	Section-1	2 Ply Modified Bitumen

14.1. NOT USED

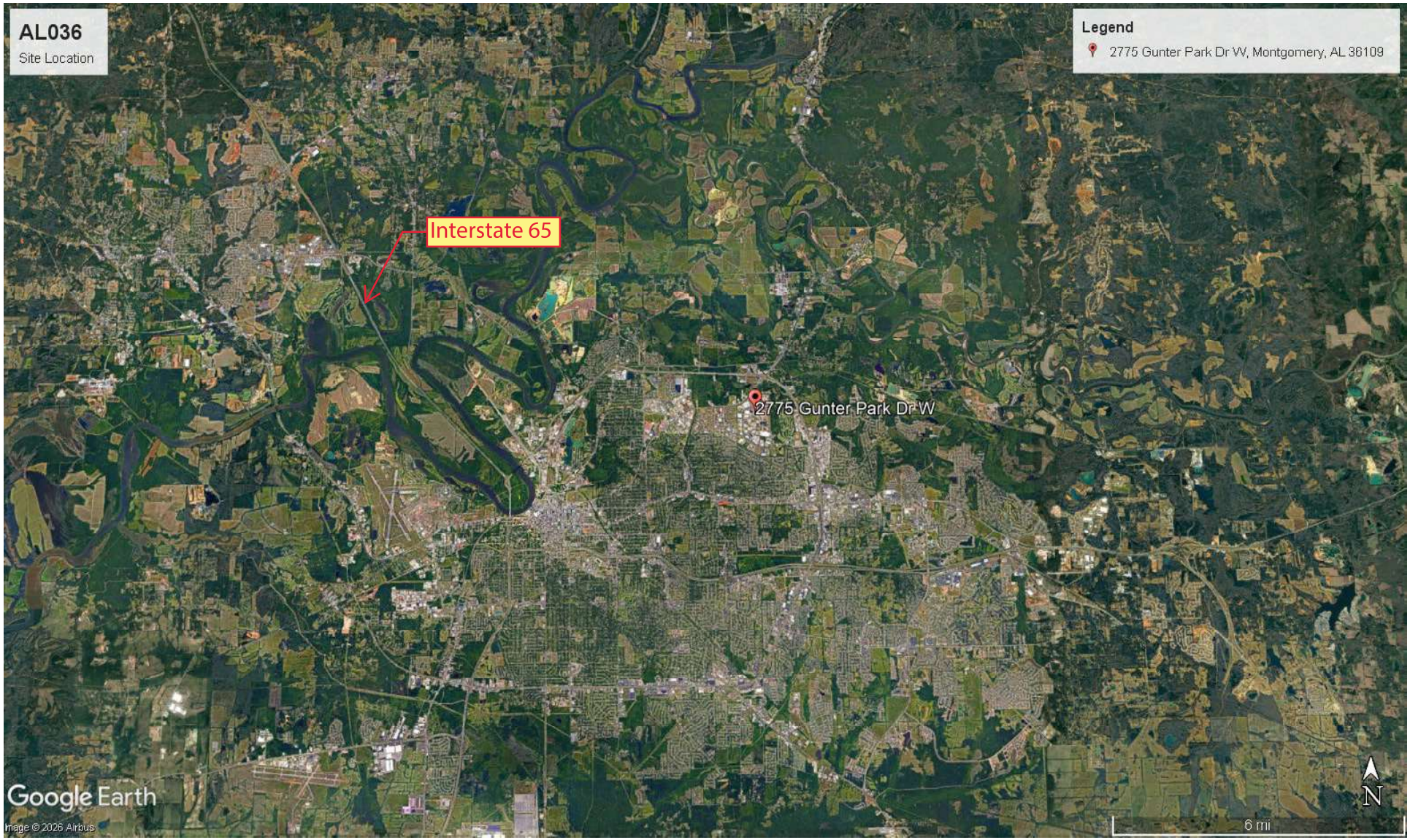
14.2 ROOF DECK REPAIR

Inspect the roof deck carefully. If there are roof deck areas which require repair or replacement, notify the Contracting Officer. Do not proceed with repair or replacement until directed by the Contracting Officer. Assume replacement up to 10% damaged decking and 50% wood nailers.

--End of Section --

Attachment A

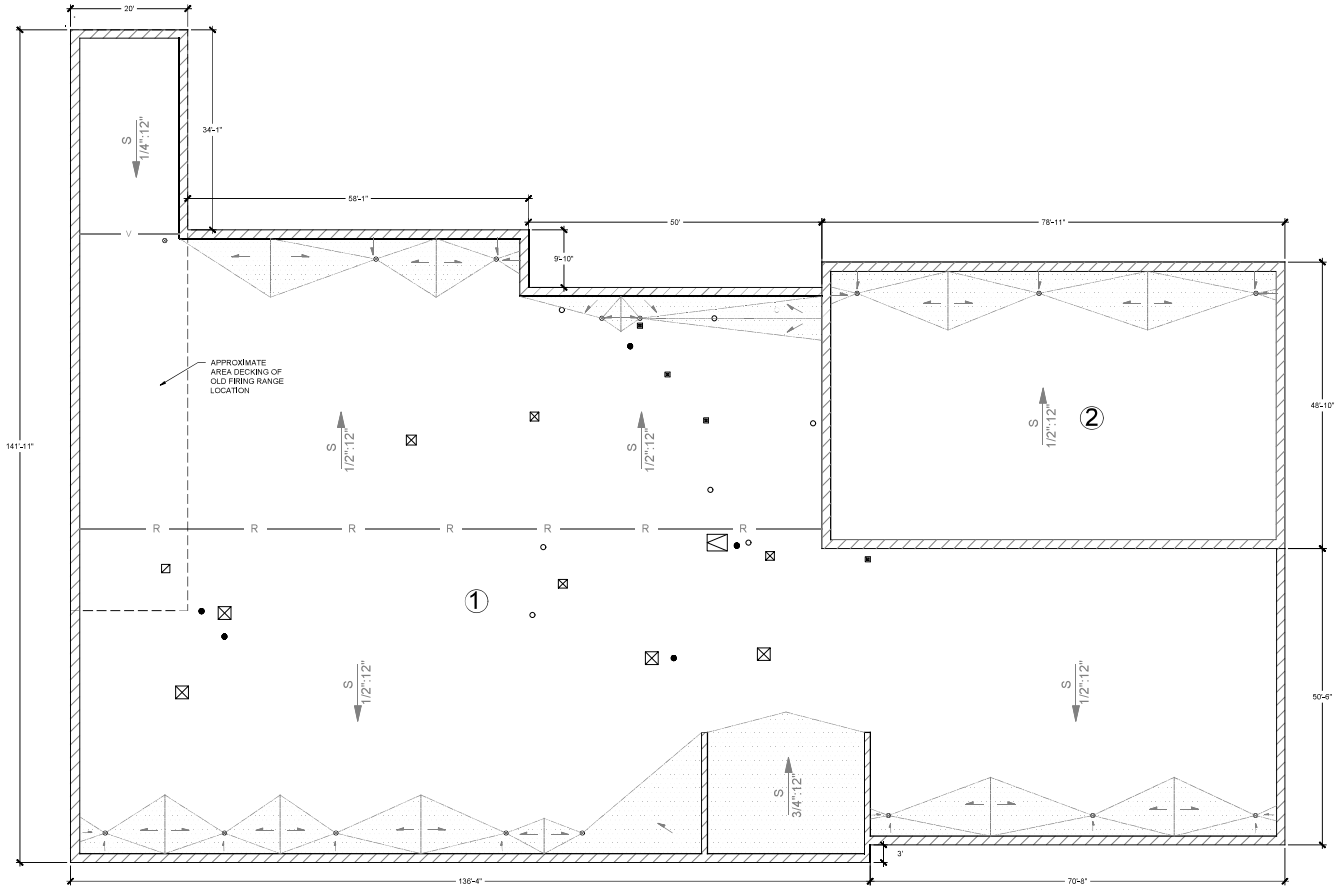
Site Location


AL036
Site Location
Legend
2775 Gunter Park Dr W, Montgomery, AL 36109
Interstate 65
2775 Gunter Park Dr W
Google Earth
Image © 2026 Airbus
N
6 mi

AL036
Site Plan
W912QR-61215934_NRP11-0000
AMSA Building
ARC Building
AUX Building
Google Earth
Image Landsat / Copernicus
N
200 ft

Attachment B

Building Layout Plans



A USARC, ROOF PLAN
SCALE: 1"=10'

GENERAL NOTES:

1. SECTION 1, AND 2 ROOF SYSTEM:
   a. METAL DECK
      STRUCTURAL SLOPED 1/2":12"
   b. APPROXIMATE AREA OF OLD FIRING RANGE, STEEL PLATE DECK WHERE INDICATED.

2. SECTION 1 EAVE HEIGHT: 15'-7" FEET
   SECTION 2 EAVE HEIGHT: 18'-8" FEET

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
18 X 18	3
20 X 20	1
26 X 26	4
34 X 41 ROOF HATCH	1
17 X 17 ABANDON	2
3 PITCH POCKET	1
4 PITCH POCKET	1
7 PITCH POCKET	1

PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
2	2
3	2
4	4

HOT STACK PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
8	1
12	4

KEY

- PARAPET WALL
- RIDGE
- TAPERED INSULATION
- STRUCTURAL SLOPE
- TAPERED CRICKET SLOPE
- ROOF DRAIN
- PIPE PENETRATION
- HIGH HEAT PENETRATION
- PITCH PAN
- MECHANICAL CURB
- ROOF HATCH
- APPROX. LOCATION STEEL PLATE DECK
- TAPERED INSULATION
- TAPERED INSULATION SLOPE
- CRICKET SLOPE
- ROOF AREA INDICATOR
- NOTE NO.

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SEALS:

PROJECT NAME:
US ARMY RESERVE

AL036
ROOF ASSESSMENT

2775 GUNTER PARK DRIVE W
MONTGOMERY, AL

PROJECT NO:
23CHS-020

ISSUE:

NO.	DATE	DESCRIPTION

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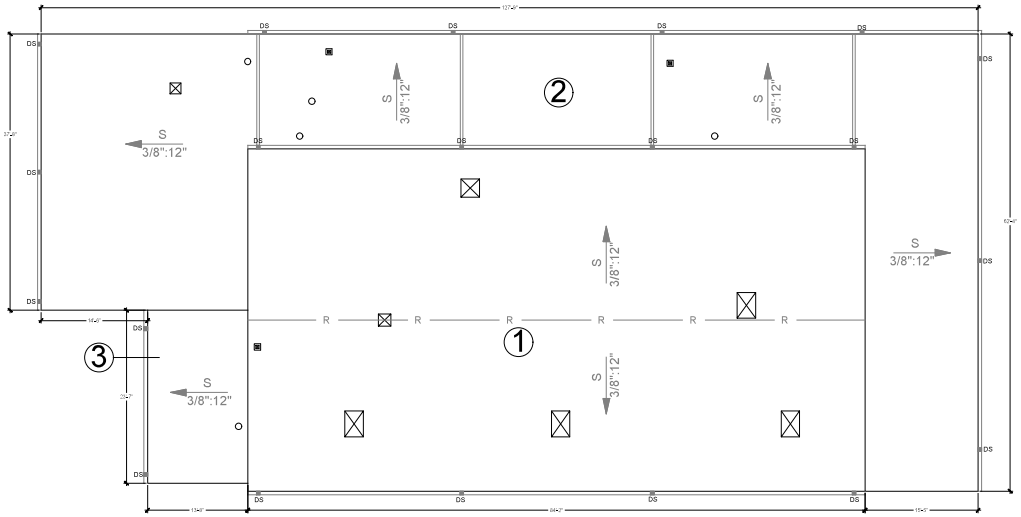
SHEET TITLE
USARC
ROOF PLAN

DRAWING
A-001



A AMSA, ROOF PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

1/8" = 1'-0"

GENERAL NOTES:

1. SECTION 1 AND 2 ROOF SYSTEM:
   a. METAL DECK
      STRUCTURALLY SLOPED 3/8":12
2. SECTION 3 ROOF SYSTEM:
   a. CONCRETE DECK
      STRUCTURALLY SLOPED 3/8":12"
4. SECTION 1 EAVE HEIGHT: 18'-4" FEET
   SECTION 2 EAVE HEIGHT: 12' FEET
   SECTION 3 EAVE HEIGHT: 9'-5" FEET

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
18 X 18	1
20 X 20	1
27 X 42	3
30 X 30	2
3 X 3 PITCH POCKET	3
PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
2	4

KEY

- PARAPET WALL
- GUTTER EDGE WITH DOWNSPOUTS
- STRUCTURAL SLOPE INDICATOR
- ROOF DRAIN
- PIPE PENETRATION
- PITCH PAN
- MECHANICAL CURB
- ROOF AREA INDICATOR
- NOTE NO.

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SEALS:

PROJECT NAME:
US ARMY RESERVE

AL036
ROOF ASSESSMENT

2775 GUNTER PARK DRIVE W
MONTGOMERY, AL

PROJECT NO:
23CHS-020

ISSUE:

NO.	DATE	DESCRIPTION

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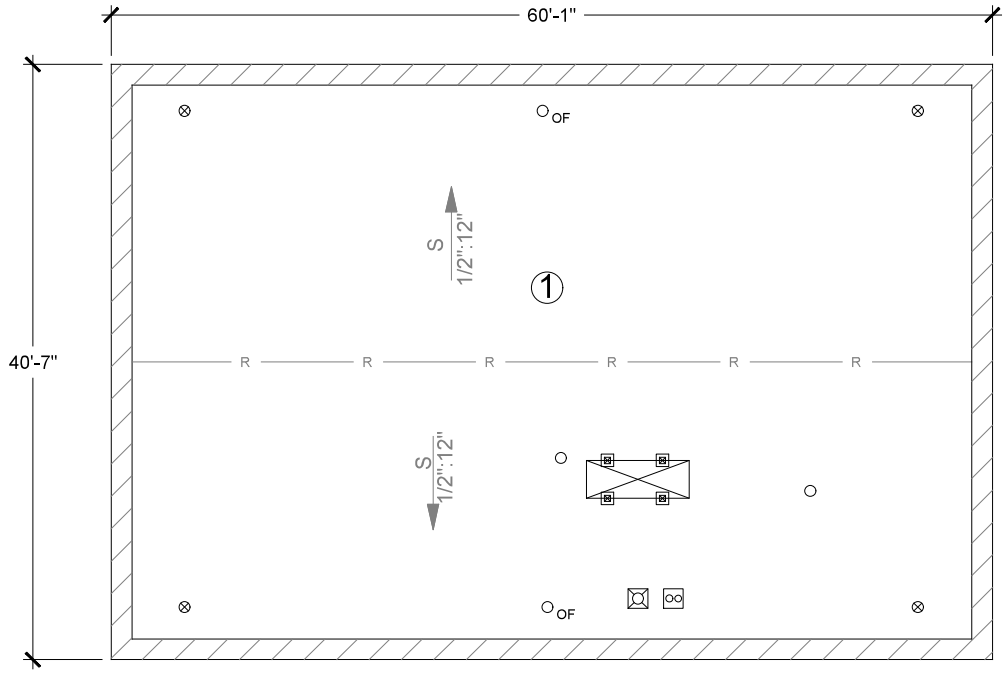
SHEET TITLE
AMSA
ROOF PLAN

DRAWING
A-002



A AUXILIARY USARC, ROOF PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

1/4" = 1'-0" 4 0 4 8

GENERAL NOTES:

1. SECTION 1 ROOF SYSTEM:
   a. METAL DECK
      TAPERED SLOPED 1/2":12"

2. SECTION 1 EAVE HEIGHT: 16' FEET

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
84 X 31	1
16 X 16 MULTI-PIPE	1
4 X 4 PITCH POCKET	4
16 X 16 PITCH POCKET	1
PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
3	1
HOT STACK PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
8	1
10 HOT STACK CURB	1

KEY

- PARAPET WALL
- GUTTER EDGE WITH DOWNSPOUTS
- RIDGE
- ROOF DRAIN
- OVER FLOW ROOF DRAIN
- PIPE PENETRATION
- MULTI-PIPE PENETRATION
- PITCH PAN
- HOT STACK CURB
- MECHANICAL CURB
- ROOF AREA INDICATOR
- NOTE NO.

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SEALS:

PROJECT NAME:
US ARMY RESERVE

AL036
ROOF ASSESSMENT

2775 GUNTER PARK DRIVE W
MONTGOMERY, AL

PROJECT NO:
20CHS-020

ISSUE:

NO.	DATE	DESCRIPTION

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SHEET TITLE
AUXILIARY USARC ROOF PLAN

DRAWING
A-003

Attachment C

Site Inspection Report
February 27, 2025

Note: This attachment is for documentation of existing conditions. The requirements of the 01 11 50.00 06 and the base MATOC take precedence over any recommended repairs included in this inspection report.

ENGINEERS

ROOF ASSESSMENT REPORT

FOR

US Army Corps of Engineers®

NATIONAL ROOFING PROGRAM (NRP)
FY23 1-N, AL036
2775 GUNTER PARK DRIVE W
MONTGOMERY, AL 36101

February 27, 2025

REI PROJECT NO. 23CHS-020

ENGINEERS

AL036

ROOF ASSESSMENT REPORT

TABLE OF CONTENTS

I. OVERALL MAP 4
II. USARC BUILDING SITE OVERVIEW 5
III. USARC BUILDING SECTION 1 6
A. SECTION 1 COMPOSITION 6
B. SECTION 1 OBSERVATION 8
C. SECTION 1 DEFICIENCIES 10
D. SECTION 1 SUMMARY 19
IV. USARC BUILDING SECTION 2 21
A. SECTION 2 COMPOSITION 21
B. SECTION 2 OBSERVATION 22
C. SECTION 2 DEFICIENCIES 23
D. SECTION 2 SUMMARY 27
V. AMSA BUILDING SITE OVERVIEW 29
VI. AMSA BUILDING SECTION 1 30
E. SECTION 1 COMPOSITION 30
F. SECTION 1 OBSERVATION 31
G. SECTION 1 DEFICIENCIES 32
H. SECTION 1 SUMMARY 35
VII. AMSA BUILDING SECTION 2 37
E. SECTION 2 COMPOSITION 37
F. SECTION 2 OBSERVATION 38
G. SECTION 2 DEFICIENCIES 39
H. SECTION 2 SUMMARY 45
VIII. AMSA BUILDING SECTION 3 47
A. SECTION 3 COMPOSITION 47
B. SECTION 3 OBSERVATION 48
C. SECTION 3 DEFICIENCIES 49
D. SECTION 3 SUMMARY 53
IX. AUX BUILDING SITE OVERVIEW 55

REI ENGINEERS

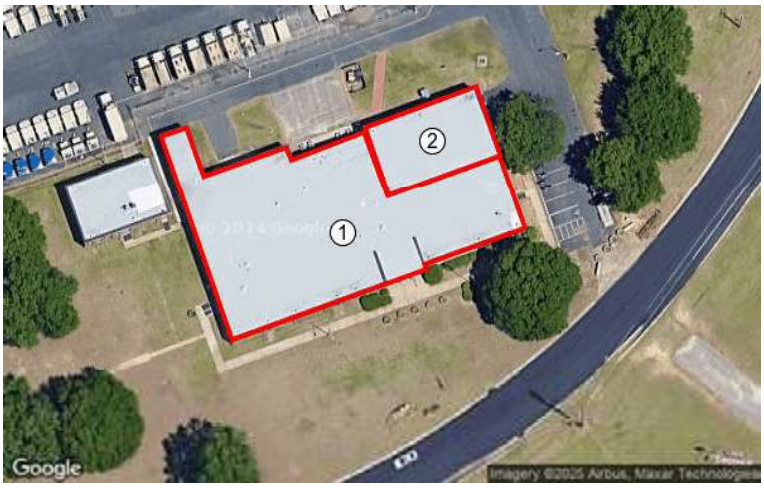
X. AUX BUILDING SECTION 1 56
A. SECTION 1 COMPOSITION 56
B. SECTION 1 OBSERVATION 58
C. SECTION 1 DEFICIENCIES 59
D. SECTION 1 SUMMARY 66
XI. ROOF PLANS 68
A. USARC BUILDING 68
B. AMSA BUILDING 69
C. AUX BUILDING 70

AL036

Site Plan

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Site Overview



Total Sections: 2
Total Sq Ft: 21,866

Map	Name	Sq Ft	Est Install
1	Section 1	18,012	2002
2	Section 2	3,854	2002

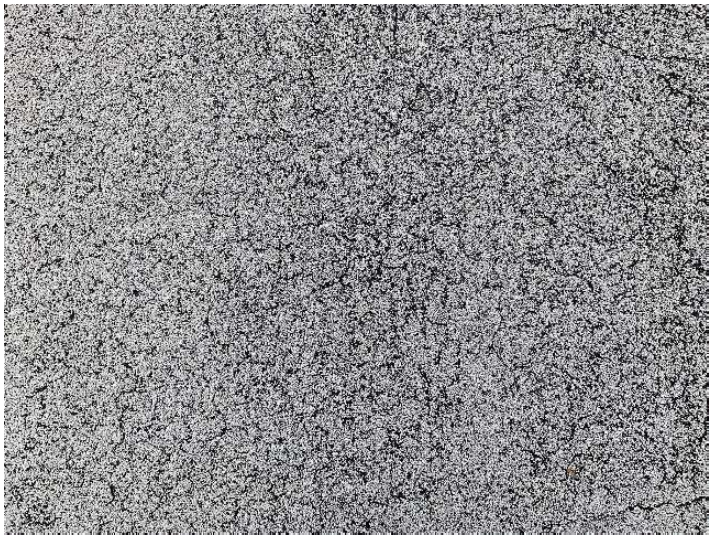
AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Composition

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

Structurally Sloped Metal Deck



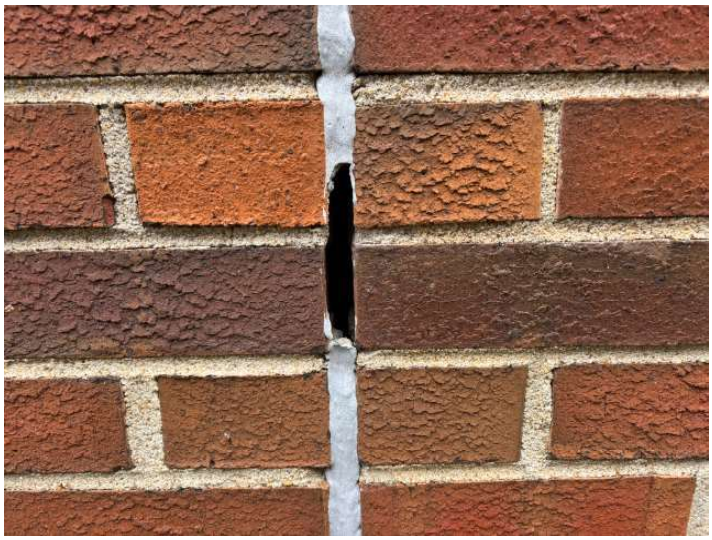
Modified Bitumen Membrane

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Composition

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith



Sealant Joint

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Observations

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

Overview

Overview

Overview

Overview

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Observations (continued)

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

Overview

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

1

BUR - Modified Bitumen - Blister (Remedial)
Quantity: 50 Sq Ft
Deficiency:
Blisters in the membrane are due to either air or moisture being caught between the plies of the waterproofing system. As expansion and contraction occur, what was once a small deficiency enlarges greatly, cracks and allows water into the roof system and building.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

2

Drainage - Drain dome clogged (Remedial)
Quantity: 10 EA
Deficiency:
Drain dome clogged with debris.
Corrective Action:
Remove debris from drain dome.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

Roofing - Improper repairs (Remedial)
Quantity: 1 EA
Deficiency:
Repair attempt using incompatible materials or methods that likely did not correct the deficiency and are not consistent with industry standard. These type of repairs will likely void the manufacturer's warranty.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

Penetration - Low Equipment Curb Height (Remedial)
Quantity: 9 EA
Deficiency:
Curb height is less than the 8" minimum requirement per industry standards for proper flashing height.
Corrective Action:
Curb will need to be raised as required and during a re-roof project.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

5

Base Flashing - Low Flashing Height Less than 8 inches (Remedial)
Quantity: 180 LF
Deficiency:
Pipe penetrations, equipment curbs, parapet walls, etc. that don't meet or exceed the eight inch minimum flashing height do not comply with industry standards.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

6

Roofing - Improper repairs (Remedial)
Quantity: 55 Sq Ft
Deficiency:
Repair attempt using incompatible materials or methods that likely did not correct the deficiency and are not consistent with industry standard. These type of repairs will likely void the manufacturer's warranty.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

7

Exterior Envelope - Sealant Deterioration Moderate (Remedial)
Quantity: 8 LF
Deficiency:
Some light chalking and cracking is present but sealant is still performing.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

8

Base Flashing - Damaged/ Loose BF (Remedial)
Quantity: 8 Sq Ft
Deficiency:
Damaged/ loose base flashing can be caused by membrane shrinkage, the simple aging, or by physical abuse.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

9

Roofing - No Dedicated Secondary overflow (Remedial)
Quantity: 12 EA
Deficiency:
No emergency overflow drainage is present. In the event of the primary drainage becoming blocked, water will collect on the roof and add unnecessary weight to the structure.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement. These would be added as a part of the re-roof project if found to be necessary.

10

BUR - Modified Bitumen - Granule Accumulation (Remedial)
Quantity: 10 Sq Ft
Deficiency:
Granule accumulation was observed at eave or low spots in roof system.
Corrective Action:
Loose granules need to be remove as a part of the routine maintenance.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

11

Base Flashing - Open (Remedial)
Quantity: 1 EA
Deficiency:
Open flashings can be caused by membrane shrinkage, insufficient counterflashing ,or the simple aging and failure of the original flashing to remain adhered to the wall.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

12

Base Flashing - Damaged/ Loose BF (Remedial)
Quantity: 1 Sq Ft
Deficiency:
Damaged/ loose base flashing can be caused by membrane shrinkage, the simple aging, or by physical abuse. Poor repairs were also noted to have been done to base flashing.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

13

Rooftop Equipment - Missing Cricket (Remedial)
Quantity: 9 EA
Deficiency:
It is recommended that a cricket be installed on the upslope side of equipment curbs if the equipment curb is 24" wide or greater.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

14

Rooftop Equipment - Abandoned curb (Remedial)
Quantity: 1 EA
Deficiency:
Abandoned curb cover low flashing height.
Corrective Action:
Monitor interior conditions for water entry. Remove curb during roof replacement.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

15

Rooftop Equipment - Rusting Gas Line (Remedial)
Quantity: 40 LF
Deficiency:
Gas line running across roof area is rusting.
Corrective Action:
To prevent further deterioration, rust should be removed, and metal be primed with a rust inhibitive primer and then painted.

16

Penetration - Pitch Pan /Multipipe/Single (Remedial)
Quantity: 3 EA
Deficiency:
Pitch pan was used at this penetration. Pitch pans require maintenance and if not maintained may allow water intrusion.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

17

Base Flashing - Damaged/ Loose BF (Remedial)
Quantity: 15 Sq Ft
Deficiency:
Damaged/ loose base flashing can be caused by membrane shrinkage, the simple aging, or by physical abuse.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

18

Base Flashing - Damaged/ Loose BF (Remedial)
Quantity: 75 Sq Ft
Deficiency:
Damaged/ loose base flashing can be caused by membrane shrinkage, the simple aging, or by physical abuse.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

Condition Summary
Estimated Replacement: 2026

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations that are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed in or around 1967. The roof is a modified bitumen roof system over insulation installed over a metal deck. The roof was installed in or around 2002 and is approximately 23 years old.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by a portable ladder from the ground.

The overall condition of the modified bitumen roof is poor. Due to the deficiencies noted and its age, it should be budgeted for replacement within the next year.

Exterior sealants are in poor condition and should be budgeted for replacement within the next year. This is for all elevations.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 1
Size: 18012

Inspection Date: 02/11/2025
Inspector: Dru Smith

1 - Section 1 (18,012 Sq Ft)

Deficiency	Qty	Replacement
Blister	50 Sq Ft	
Drain dome clogged	10 EA	
Improper repairs	1 EA	
Low Equipment Curb Height	9 EA	
Low Flashing Height Less than ...	180 LF	
Improper repairs	55 Sq Ft	
Sealant Deterioration Moderate	8 LF	
Damaged/ Loose BF	8 Sq Ft	
No Dedicated Secondary overflo...	12 EA	
Granule Accumulation	10 Sq Ft	
Open	1 EA	
Damaged/ Loose BF	1 Sq Ft	
Missing Cricket	9 EA	
Abandoned curb	1 EA	
Rusting Gas Line	40 LF	
Pitch Pan /Multipipe/Single	3 EA	
Damaged/ Loose BF	15 Sq Ft	
Damaged/ Loose BF	75 Sq Ft	
Full Replacement	18,012 Sq Ft	
Estimated Sealant Replacement	676 Sq/Ft	

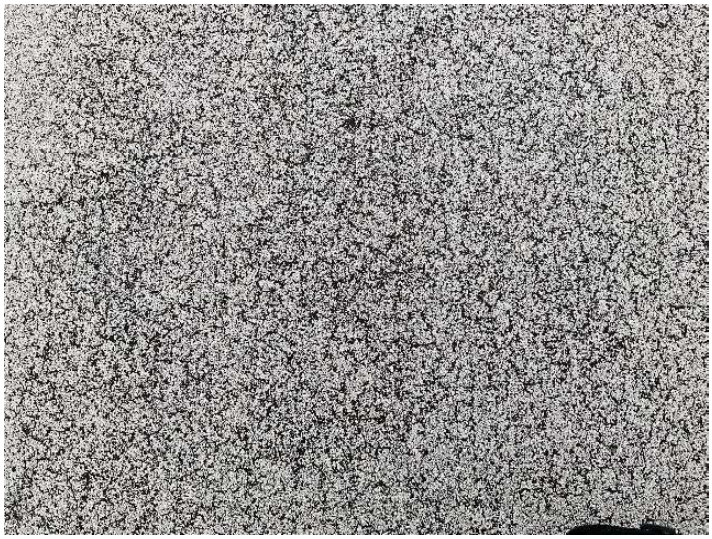
AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Composition

Section: Section 2
Size: 3854

Inspection Date: 02/11/2025
Inspector: Jordan Koch

1/2" Structurally Sloped Metal Deck



Modified Bitumen Membrane

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Observations

Section: Section 2
Size: 3854

Inspection Date: 02/11/2025
Inspector: Jordan Koch

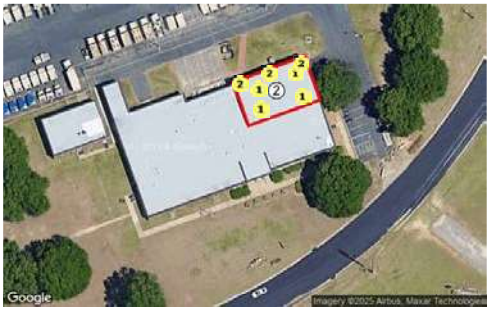
Overview

Overview

Overview

Overview

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101



Deficiencies

Section: Section 2
Size: 3854

Inspection Date: 02/11/2025
Inspector: Jordan Koch

1

BUR - Modified Bitumen - Blister (Remedial)
Quantity: 50 Sq Ft
Deficiency:
Blisters in the membrane are due to either air or moisture being caught between the plies of the waterproofing system. As expansion and contraction occur, what was once a small deficiency enlarges greatly, cracks and allows water into the roof system and building.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

2

Drainage - Drain dome clogged (Remedial)
Quantity: 3 EA
Deficiency:
Drain dome clogged with debris.
Corrective Action:
Remove debris from drain dome.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 2
Size: 3854

Inspection Date: 02/11/2025
Inspector: Jordan Koch

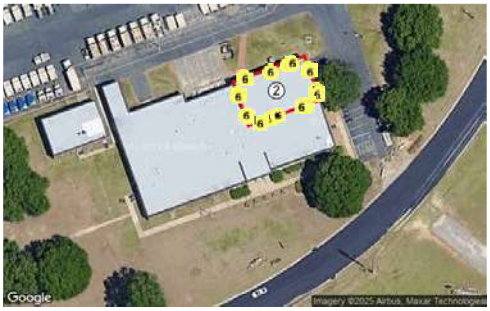
3

BUR - Modified Bitumen - Granule Accumulation (Remedial)
Quantity: 20 Sq Ft
Deficiency:
Granule accumulation was observed at eave or low spots in roof system.
Corrective Action:
Loose granules need to be remove as a part of the routine maintenance.

4

BUR - Modified Bitumen - No Dedicated Secondary overflow (Remedial) Quantity: 3 EA
Deficiency:
No emergency overflow drainage is present. In the event of the primary drainage becoming blocked, water will collect on the roof and add unnecessary weight to the structure.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement. These would be added as a part of the re-roof project if found to be necessary.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101



Deficiencies (continued)

Section: Section 2
Size: 3854

Inspection Date: 02/11/2025
Inspector: Jordan Koch

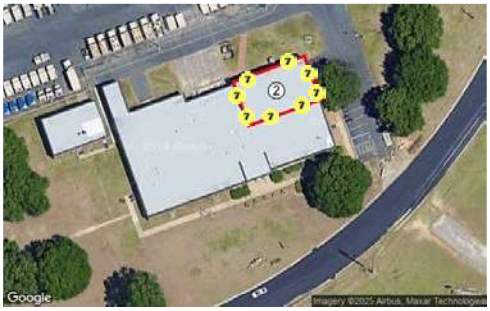
5

BUR - Modified Bitumen - Delaminated Foil Faced Flashing (Remedial)
Quantity: 50 Sq Ft
Deficiency:
Aluminum foil face observed delaminating from base flashing.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

6

Base Flashing - Open (Remedial)
Quantity: 12 EA
Deficiency:
Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

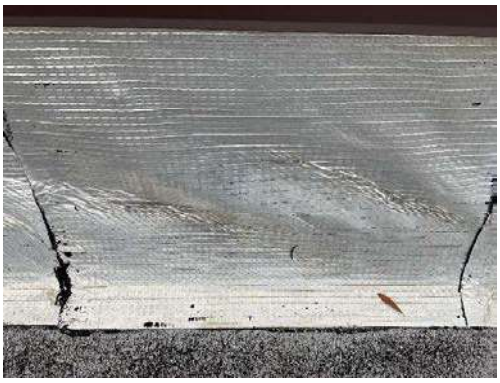
AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101



Deficiencies (continued)

Section: Section 2
Size: 3854

Inspection Date: 02/11/2025
Inspector: Jordan Koch



Base Flashing - Damaged/ Loose BF (Remedial)
Quantity: 15 Sq Ft
Deficiency:
Damaged/ loose base flashing can be caused by membrane shrinkage, the simple aging, or by physical abuse.
Corrective Action:
Roof is at the end of its life cycle and should be budgeted for roof replacement.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 2
Size: 3854

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Condition Summary
Estimated Replacement: 2026

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations that are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed in or around 1967. The roof is a modified bitumen roof system over insulation installed over a metal deck. Roof was installed in or around 2002 and is approximately 23 years old. A steel plate was observed mounted to the underside of the metal deck in the area that was once the indoor firing range. It does not appear that it will interfere with a roof replacement.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by a portable ladder from the ground.

The overall condition of the modified bitumen roof is poor. Due to the deficiencies noted and its age, it should be budgeted for replacement within the next year.

AL036-USARC
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 2
Size: 3854

Inspection Date: 02/11/2025
Inspector: Jordan Koch

2 - Section 2 (3,854 Sq Ft)

Deficiency	Qty	Replacement
Blister	50 Sq Ft	
Drain dome clogged	3 EA	
Granule Accumulation	20 Sq Ft	
No Emergency Overflow	3 EA	
Delaminated Foil Faced Flashin...	50 Sq Ft	
Open	12 EA	
Damaged/ Loose BF	15 Sq Ft	
Full Replacement	3,854 Sq Ft	

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Site Overview

Total Sections: 3
Total Sq Ft: 7,591

Map	Name	Sq Ft	Est Install
1	Section 1	3,928	2011
2	Section 2	3,341	2011
3	Section 3	322	2011

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Composition

Section: Section 1
Size: 3928

Inspection Date: 02/11/2025
Inspector: Dru Smith

Metal Deck

Modified Bitumen Membrane

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Observations

Section: Section 1
Size: 3928

Inspection Date: 02/11/2025
Inspector: Dru Smith

Overview

Overview

Overview

Overview

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies

Section: Section 1
Size: 3928

Inspection Date: 02/11/2025
Inspector: Dru Smith

BUR - Modified Bitumen - Blister (Remedial)
Quantity: 30 Sq Ft
Deficiency:
Blisters in the membrane are due to either air or moisture being caught between the plies of the waterproofing system. As expansion and contraction occur, what was once a small deficiency enlarges greatly, cracks and allows water into the roof system and building.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

BUR - Modified Bitumen - Flashing Mastic Deterioration (Remedial)
Quantity: 6 EA
Deficiency:
Flashing mastic installed at corners of roof curb flashing has deteriorated.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 3928

Inspection Date: 02/11/2025
Inspector: Dru Smith

3

BUR - Modified Bitumen - Open Lap (Remedial)
Quantity: 1 LF
Deficiency:
Open laps were observed at several areas. This is caused by improperly heating surface ply during installation.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

4

General - Ponding Water (Remedial)
Quantity: 20 Sq Ft
Deficiency:
A ponding water condition is typically due to a flaw in the original drainage design/installation, or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.
Corrective Action:
A ponding water condition is best corrected during a re-roof project.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 3928

Inspection Date: 02/11/2025
Inspector: Dru Smith

BUR - Modified Bitumen - Crazing (Remedial)
Quantity: 10 EA
Deficiency:
Crazing is a result of the waterproofing membrane drying out and cracking due to UV exposure. This condition can lead to direct water infiltration through the membrane.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 1
Size: 3928

Inspection Date: 02/11/2025
Inspector: Dru Smith

Condition Summary

Estimated Replacement: 2027

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations that are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed in or around 1967. The roof is a modified bitumen roof system over insulation installed over a metal deck. The roof was installed in or around 2011 and is approximately 14 years old.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by a portable ladder from the ground.

The overall condition of the modified bitumen roof is fair to poor and it is recommended that roof be replaced within 3 years.

Exterior sealants are in poor condition and should be budgeted for replacement within the next year. This is for all elevations.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 1
Size: 3928

Inspection Date: 02/11/2025
Inspector: Dru Smith

1 - Section 1 (3,928 Sq Ft)

Deficiency	Qty	Replacement
Blister	30 Sq Ft	
Flashing Mastic Deterioration	6 EA	
Open Lap	1 LF	
Ponding Water	20 Sq Ft	
Crazing	10 EA	
Full Replacement	3,928 Sq Ft	
Estimated Sealant Replacement	344 Sq/Ft	

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Composition

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Metal Deck

Modified Bitumen Membrane

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Observations

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Overview

Overview

Overview

Overview

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

General - Ponding Water (Remedial)
Quantity: 5 Sq Ft
Deficiency:
A ponding water condition is typically due to a flaw in the original drainage design/installation, or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.
Corrective Action:
A ponding water condition is best corrected during a re-roof project.

BUR - Modified Bitumen - Granule Accumulation (Remedial)
Quantity: 10 Sq Ft
Deficiency:
Granule accumulation was observed at eave or low spots in roof system.
Corrective Action:
Loose granules need to be remove as a part of the routine maintenance.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

BUR - Modified Bitumen - Blister (Remedial)
Quantity: 20 Sq Ft
Deficiency:
Blisters in the membrane are due to either air or moisture being caught between the plies of the waterproofing system. As expansion and contraction occur, what was once a small deficiency enlarges greatly, cracks and allows water into the roof system and building.
Corrective Action:
Due to current condition roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

Base Flashing - Low Flashing Height Less than 8 inches (Remedial)
Quantity: 22 LF
Deficiency:
Pipe penetrations, equipment curbs, parapet walls, etc. that don't meet or exceed the eight inch minimum flashing height do not comply with industry standards.
Corrective Action:
This issue would be corrected as a part of a re-roofing project.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

5

Roofing - Flashing Mastic Deterioration (Remedial)
Quantity: 8 LF
Deficiency:
Flashing mastic installed at corners of roof curb flashing has deteriorated.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

6

Roofing - Granule Loss (Remedial)
Quantity: 15 Sq Ft
Deficiency:
Loss of the granule surfacing providing UV protection for the roof membrane. Some granule loss is expected over time as the membrane ages but excessive loss can be caused by heavy foot traffic or a manufacturing defect.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

7

Roofing - Vegetation Growth (Remedial)
Quantity: 20 Sq Ft
Deficiency:
Vegetation growing on the roof, usually in conjunction with a build up of dirt and ponding water.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

8

Roofing - Deteriorated Pitch Pan (Remedial)
Quantity: 1 EA
Deficiency:
Pourable sealer within pitch pan is deteriorating, dried out or open to moisture intrusion.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

9

Drainage - Debris in Gutter (Remedial)
Quantity: 50 LF
Deficiency:
Gutter observed holding debris preventing designed drainage flow.
Corrective Action:
Remove and properly dispose of all debris from gutter.

10

Exterior Envelope - Staining - Rust (Remedial)
Quantity: 1 EA
Deficiency:
Rust stain was observed at area of roof.
Corrective Action:
Stain will not affect roof performance.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

11

Base Flashing - Delaminated Foil Faced Flashing (Remedial)
Quantity: 5 Sq Ft
Deficiency:
Aluminum foil face observed delaminating from base flashing.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

12

BUR - Modified Bitumen - Shrinkage of Surface Ply (Remedial)
Quantity: 15 EA
Deficiency:
Cracks noted in asphalt bleed out at end laps was observed. This may be due to system being mopped or age of membrane.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Condition Summary
Estimated Replacement: 2027

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations that are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed in or around 1967. The roof is a modified bitumen roof system over insulation installed over a metal deck. The roof was installed in or around 2011 and is approximately 14 years old.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by a portable ladder from the ground.

The overall condition of the modified bitumen roof is fair to poor and it is recommended that roof be replaced within 3 years.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 2
Size: 3341

Inspection Date: 02/11/2025
Inspector: Jordan Koch

2 - Section 2 (3,341 Sq Ft)

Deficiency	Qty	Replacement
Ponding Water	5 Sq Ft	
Granule Accumulation	10 Sq Ft	
Blister	20 Sq Ft	
Low Flashing Height Less than ...	22 LF	
Flashing Mastic Deterioration	8 LF	
Granule Loss	15 Sq Ft	
Vegetation Growth	20 Sq Ft	
Deteriorated Pitch Pan	1 EA	
Debris in Gutter	50 LF	
Staining - Rust	1 EA	
Delaminated Foil Faced Flashin...	5 Sq Ft	
Shrinkage of Surface Ply	15 EA	
Full Replacement	3,341 Sq Ft	

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Composition

Section: Section 3
Size: 322

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Modified Bitumen Membrane

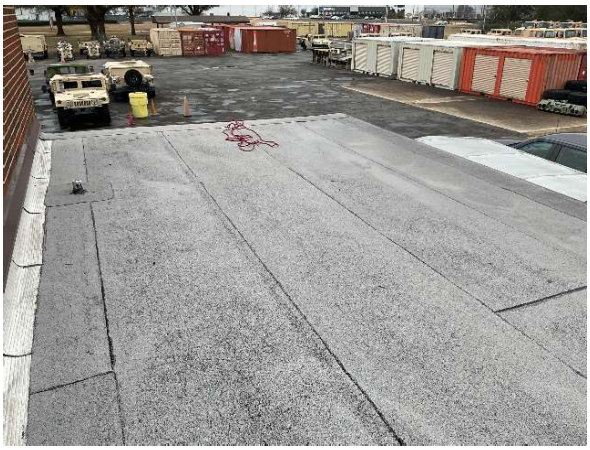
Concrete Deck

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Observations

Section: Section 3
Size: 322

Inspection Date: 02/11/2025
Inspector: Jordan Koch


Overview

Overview

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies

Section: Section 3
Size: 322

Inspection Date: 02/11/2025
Inspector: Jordan Koch

1

BUR - Modified Bitumen - Blister (Remedial)
Quantity: 20 Sq Ft
Deficiency:
Blisters in the membrane are due to either air or moisture being caught between the plies of the waterproofing system. As expansion and contraction occur, what was once a small deficiency enlarges greatly, cracks and allows water into the roof system and building.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

2

BUR - Modified Bitumen - Granule Accumulation (Remedial)
Quantity: 10 Sq Ft
Deficiency:
Granule accumulation was observed at eave or low spots in roof system.
Corrective Action:
Loose granules need to be remove as a part of the routine maintenance.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 3
Size: 322

Inspection Date: 02/11/2025
Inspector: Jordan Koch

General - Ponding Water (Remedial)
Quantity: 3 EA
Deficiency:
A ponding water condition is typically due to a flaw in the original drainage design/installation, or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.
Corrective Action:
A ponding water condition is best corrected during a re-roof project.

Base Flashing - Low Flashing Height Less than 8 inches (Remedial)
Quantity: 25 LF
Deficiency:
Pipe penetrations, equipment curbs, parapet walls, etc. that don't meet or exceed the eight inch minimum flashing height do not comply with industry standards.
Corrective Action:
This issue would be corrected as a part of a re-roofing project.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 3
Size: 322

Inspection Date: 02/11/2025
Inspector: Jordan Koch

5

BUR - Modified Bitumen - Crazing (Remedial)
Quantity: 10 EA
Deficiency:
Crazing is a result of the waterproofing membrane drying out and cracking due to UV exposure. This condition can lead to direct water infiltration through the membrane.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

6

Penetration - Deteriorated Pipe Penetration Flashing (Remedial)
Quantity: 1 EA
Deficiency:
Pipe penetration flashing is deteriorated and at the end of its serviceable life. In some cases repairs have been made, these repairs should be considered as temporary at best.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 3
Size: 322

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Drainage - Debris in Gutter (Remedial)
Quantity: 24 LF
Deficiency:
Gutter observed holding debris preventing designed drainage flow.
Corrective Action:
Remove and properly dispose of all debris from gutter.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 3
Size: 322

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Condition Summary
Estimated Replacement: 2027

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations that are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed in or around 1967. The roof is a modified bitumen roof system over insulation installed over a metal deck. The roof was installed in or around 2011 and is approximately 14 years old.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by a portable ladder from the ground.

The overall condition of the modified bitumen roof is fair to poor and it is recommended that roof be replaced within 3 years.

AL036-AMSA
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 3
Size: 322

Inspection Date: 02/11/2025
Inspector: Jordan Koch

3 - Section 3 (322 Sq Ft)

Deficiency	Qty	Replacement
Blister	20 Sq Ft	
Granule Accumulation	10 Sq Ft	
Ponding Water	3 EA	
Low Flashing Height Less than ...	25 LF	
Crazing	10 EA	
Deteriorated Pipe Penetration ...	1 EA	
Debris in Gutter	24 LF	
Full Replacement	322 Sq Ft	

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101

Site Overview

Total Sections: 1
Total Sq Ft: 2,388

Map	Name	Sq Ft	Est Install
1	Section 1	2,388	2002

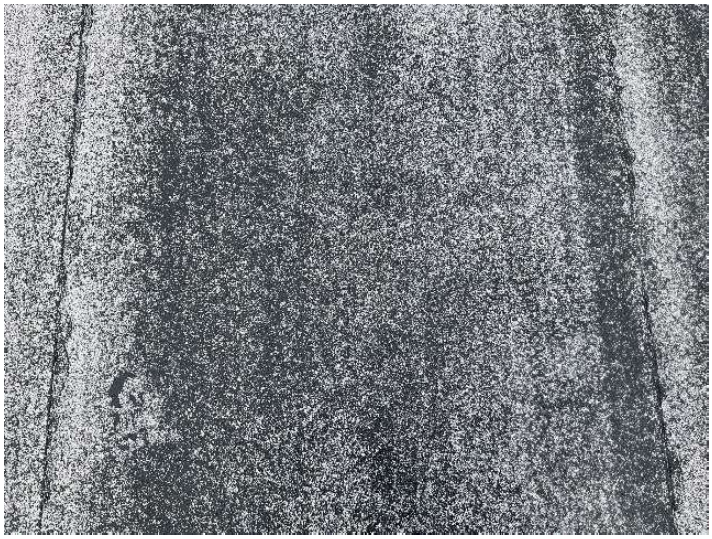
AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101

Composition

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Structurally Sloped Metal Deck



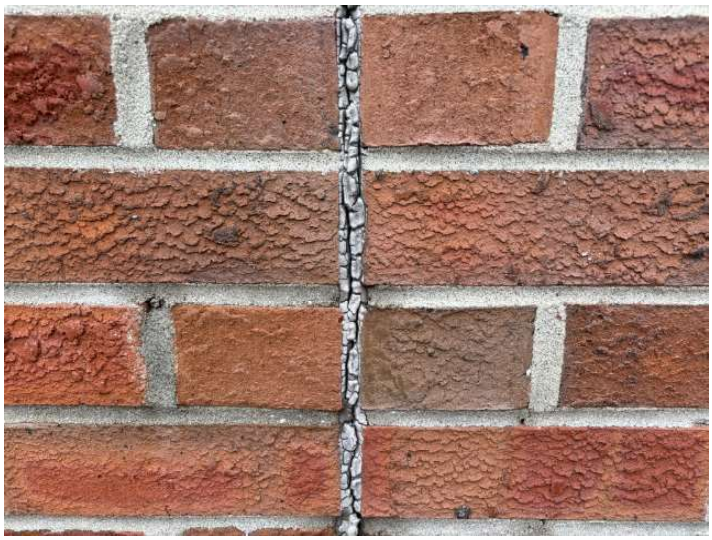
Modified Bitumen Membrane

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101

Composition

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch



Sealant Joint

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101

Observations

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Overview

Overview

Overview

Overview

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Roofing - Granule Loss (Remedial)
Quantity: 100 Sq Ft
Deficiency:
Loss of the granule surfacing providing UV protection for the roof membrane. Some granule loss is expected over time as the membrane ages but excessive loss can be caused by heavy foot traffic or a manufacturing defect.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

General - Ponding Water (Remedial)
Quantity: 50 Sq Ft
Deficiency:
A ponding water condition is typically due to a flaw in the original drainage design/installation, or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.
Corrective Action:
A ponding water condition is best corrected during a re-roof project.

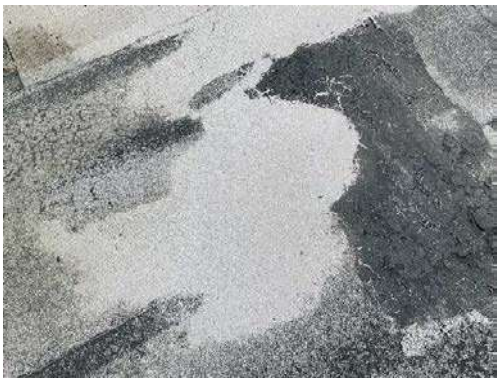
AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

3

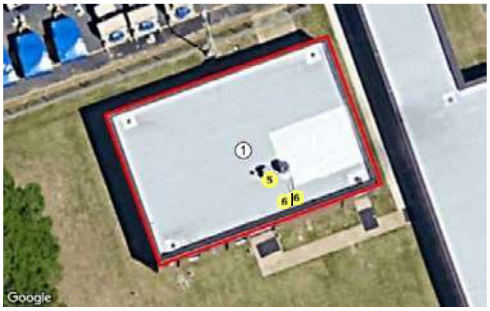


Roofing - Granule Accumulation (Remedial)
Quantity: 50 Sq Ft
Deficiency:
Granule accumulation was observed at eave or low spots in roof system.
Corrective Action:
Loose granules need to be remove as a part of the quarterly maintenance.

4

Roofing - Improper repairs (Remedial)
Quantity: 8 EA
Deficiency:
Repair attempt using incompatible materials or methods that likely did not correct the deficiency and are not consistent with industry standard. These type of repairs will likely void the manufacturer's warranty.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101



Deficiencies (continued)

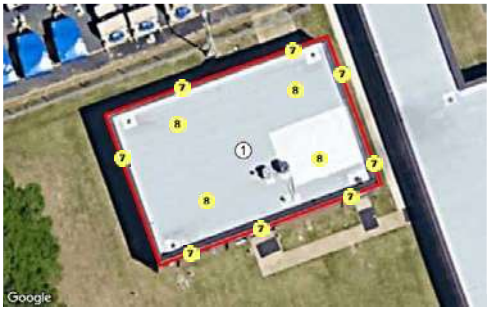
Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Rooftop Equipment - Rusting frame/base (Remedial)
Quantity: 1 EA
Deficiency:
Frame/base has begun to rust.
Corrective Action:
Depending on the severity of the rust, the frame/base can be prepared and painted. This would occur during re-roof project.

Penetration - Low Equipment Curb Height (Remedial) Quantity: 2 EA
Deficiency:
Curb height is less than the 8" minimum requirement per industry standards for proper flashing height.
Corrective Action:
Curb will need to be raised as required and may also require equipment modification to complete. This would occur during re-roof project.

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101



Deficiencies (continued)

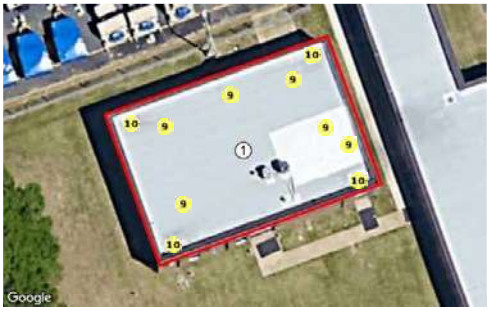
Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Base Flashing - Damaged/ Loose BF (Remedial)
Quantity: 100 Sq Ft
Deficiency:
Damaged/ loose base flashing can be caused by membrane shrinkage, the simple aging, or by physical abuse.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

BUR - Modified Bitumen - Blister (Remedial)
Quantity: 50 Sq Ft
Deficiency:
Blisters in the membrane are due to either air or moisture being caught between the plies of the waterproofing system. As expansion and contraction occur, what was once a small deficiency enlarges greatly, cracks and allows water into the roof system and building.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101



Deficiencies (continued)

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

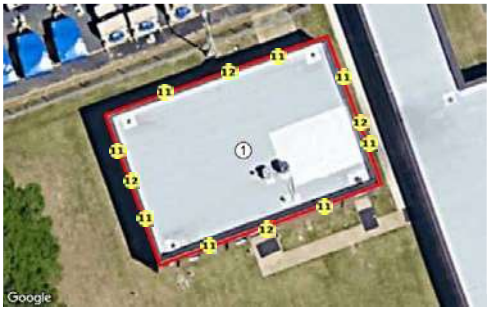
9

Coating - Improper repairs (Remedial)
Quantity: 8 EA
Deficiency:
Repair attempt using incompatible materials or methods that likely did not correct the deficiency and are not consistent with industry standard. These type of repairs will likely void the manufacturer's warranty.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

10

Drainage - Drain dome clogged (Remedial)
Quantity: 4 EA
Deficiency:
Drain dome clogged with debris.
Corrective Action:
Remove debris from drain dome.

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101



Deficiencies (continued)

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Base Flashing - Void (Remedial)
Quantity: 15 EA
Deficiency:
Voids in the base flashing are due to either air or moisture being caught between the plies of the waterproofing system. As expansion and contraction occur, what was once a small deficiency enlarges greatly, cracks and allows water into the roof system and building.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

Base Flashing - Delaminated Foil Faced Flashing (Remedial)
Quantity: 10 Sq Ft
Deficiency:
Aluminum foil face observed delaminating from base flashing.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101

Deficiencies (continued)

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

13

Rooftop Equipment - Missing/ Improperly Installed Rooftop Equipment Housing (Remedial)
Quantity: 1 EA
Deficiency:
Rooftop equipment housing is improperly sloped, damaged, or not fully secured.
Corrective Action:
Replace with new multipipe penetration. Secure per industry standards. This would occur during re-roof project.

14

General - Failed Sealant (Remedial)
Quantity: 2 LF
Deficiency:
Sealant has failed adhesively/cohesively, leaving an opening for water intrusion.
Corrective Action:
Roof it is nearing the end of its life cycle and should be budgeted for roof replacement.

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101

Summary

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

Condition Summary
Estimated Replacement: 2025

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations that are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed in or around 1963. The roof is a modified bitumen roof system over insulation installed over a metal deck. The roof was installed in or around 2002 and is approximately 23 years old.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by a portable ladder from the ground.

The overall condition of the modified bitumen roof is poor. Due to the deficiencies noted and its age, it should be budgeted for replacement within the next year.

Exterior sealants are in poor condition and should be budgeted for replacement within the next year. This is for all elevations.

AL036- Aux Bldg.
2775 Gunter Park Drive W
Montgomery, AL 36101

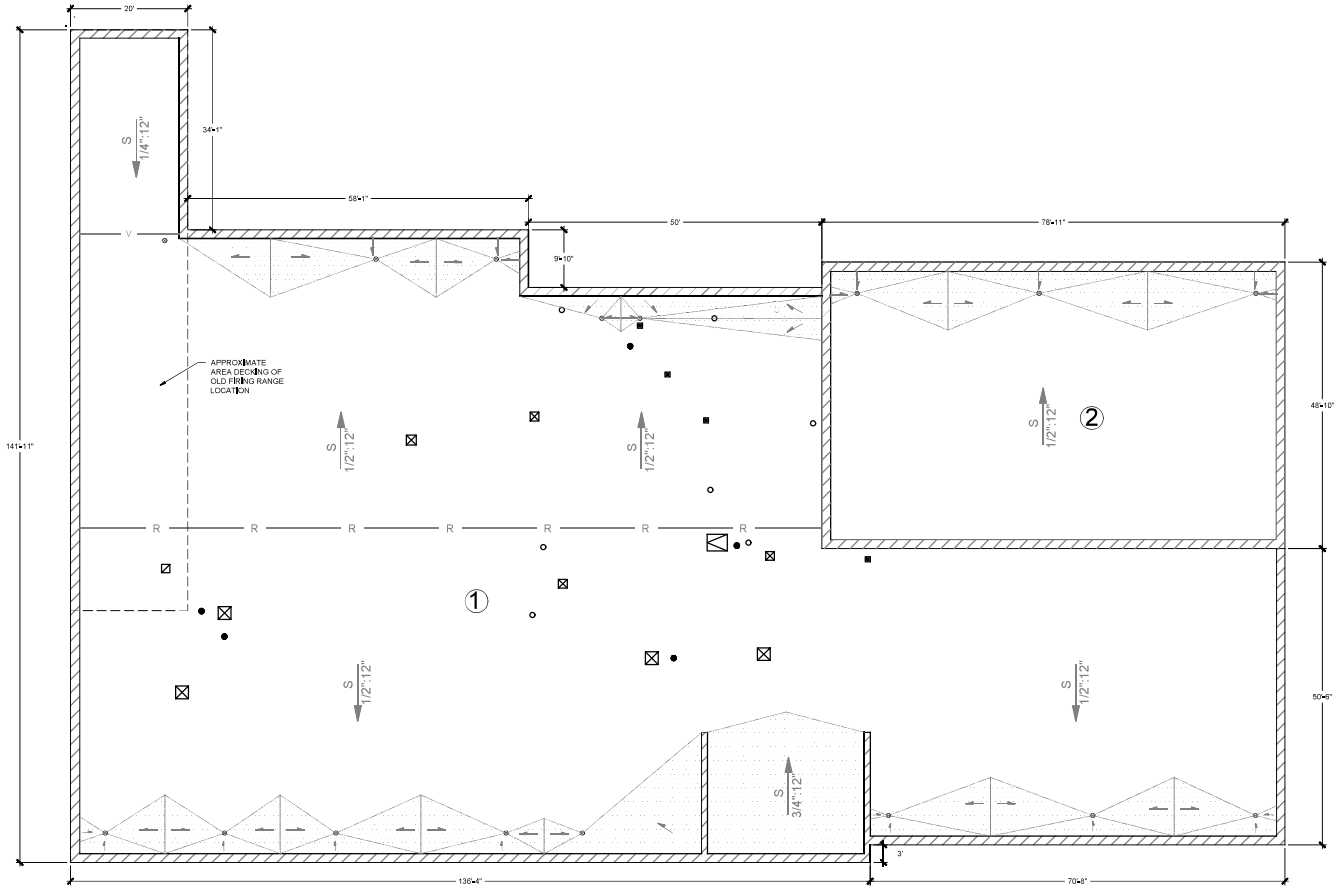
Summary

Section: Section 1
Size: 2388

Inspection Date: 02/11/2025
Inspector: Jordan Koch

1 - Section 1 (2,388 Sq Ft)

Deficiency	Qty	Replacement
Granule Loss	100 Sq Ft	
Ponding Water	50 Sq Ft	
Granule Accumulation	50 Sq Ft	
Improper repairs	8 EA	
Rusting frame/base	1 EA	
Low Equipment Curb Height	2 EA	
Damaged/ Loose BF	100 Sq Ft	
Blister	50 Sq Ft	
Improper repairs	8 EA	
Drain dome clogged	4 EA	
Void	15 EA	
Delaminated Foil Faced Flashin...	10 Sq Ft	
Missing/ Improperly Installed ...	1 EA	
Failed Sealant	2 LF	
Full Replacement	2,388 Sq Ft	
Estimated Sealant Replacement	209 Sq/Ft	



A USARC, ROOF PLAN
SCALE: 1"=10'

PLAN NORTH

1"=10' 10 0 10 20

GENERAL NOTES:

1. SECTION 1, AND 2 ROOF SYSTEM:
   a. METAL DECK
      STRUCTURAL SLOPED 1/2":12"
   b. APPROXIMATE AREA OF OLD FIRING RANGE, STEEL PLATE DECK WHERE INDICATED.

2. SECTION 1 EAVE HEIGHT: 15'-7" FEET
   SECTION 2 EAVE HEIGHT: 18'-9" FEET

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
18 X 18	3
20 X 20	1
26 X 26	4
34 X 41 ROOF HATCH	1
17 X 17 ABANDON	2
3 PITCH POCKET	1
4 PITCH POCKET	1
7 PITCH POCKET	1

PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
2	2
3	2
4	4

HOT STACK PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
8	1
12	4

KEY

- PARAPET WALL
- RIDGE
- TAPERED INSULATION
- STRUCTURAL SLOPE
- TAPERED CRICKET SLOPE
- ROOF DRAIN
- PIPE PENETRATION
- HIGH HEAT PENETRATION
- PITCH PAN
- MECHANICAL CURB
- ROOF HATCH
- APPROX. LOCATION STEEL PLATE DECK
- TAPERED INSULATION
- TAPERED INSULATION SLOPE
- CRICKET SLOPE
- ROOF AREA INDICATOR
- NOTE NO.

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SEALS:

PROJECT NAME:
US ARMY RESERVE

AL036
ROOF ASSESSMENT

2775 GUNTER PARK DRIVE W
MONTGOMERY, AL

PROJECT NO:
23CHS-020

ISSUE:

NO.	DATE	DESCRIPTION

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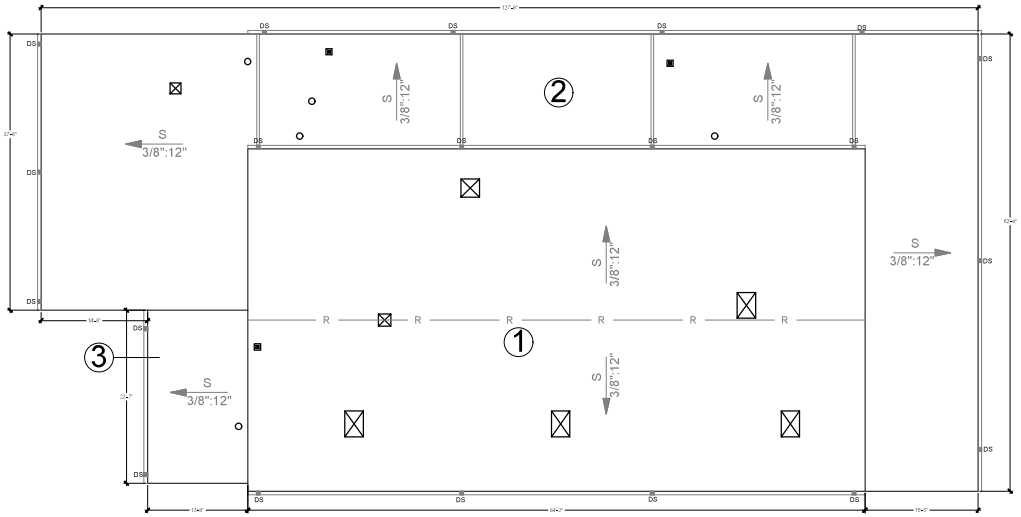
SHEET TITLE
USARC
ROOF PLAN

DRAWING
A-001



A AMSA, ROOF PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

1/8" = 1'-0"

GENERAL NOTES:

1. SECTION 1 AND 2 ROOF SYSTEM:
   a. METAL DECK
      STRUCTURALLY SLOPED 3/8":12
2. SECTION 3 ROOF SYSTEM:
   a. CONCRETE DECK
      STRUCTURALLY SLOPED 3/8":12"
4. SECTION 1 EAVE HEIGHT: 18'-4" FEET
   SECTION 2 EAVE HEIGHT: 12' FEET
   SECTION 3 EAVE HEIGHT: 9'-6" FEET

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
18 X 18	1
20 X 20	1
27 X 42	3
30 X 30	2
3 X 3 PITCH POCKET	3
PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
2	4

KEY

- PARAPET WALL
- GUTTER EDGE WITH DOWNSPOUTS
- STRUCTURAL SLOPE INDICATOR
- ROOF DRAIN
- PIPE PENETRATION
- PITCH PAN
- MECHANICAL CURB
- ROOF AREA INDICATOR
- NOTE NO.

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SEALS:

PROJECT NAME:
US ARMY RESERVE

AL036
ROOF ASSESSMENT

2775 GUNTER PARK DRIVE W
MONTGOMERY, AL

PROJECT NO:
23CHS-020

ISSUE:

NO.	DATE	DESCRIPTION

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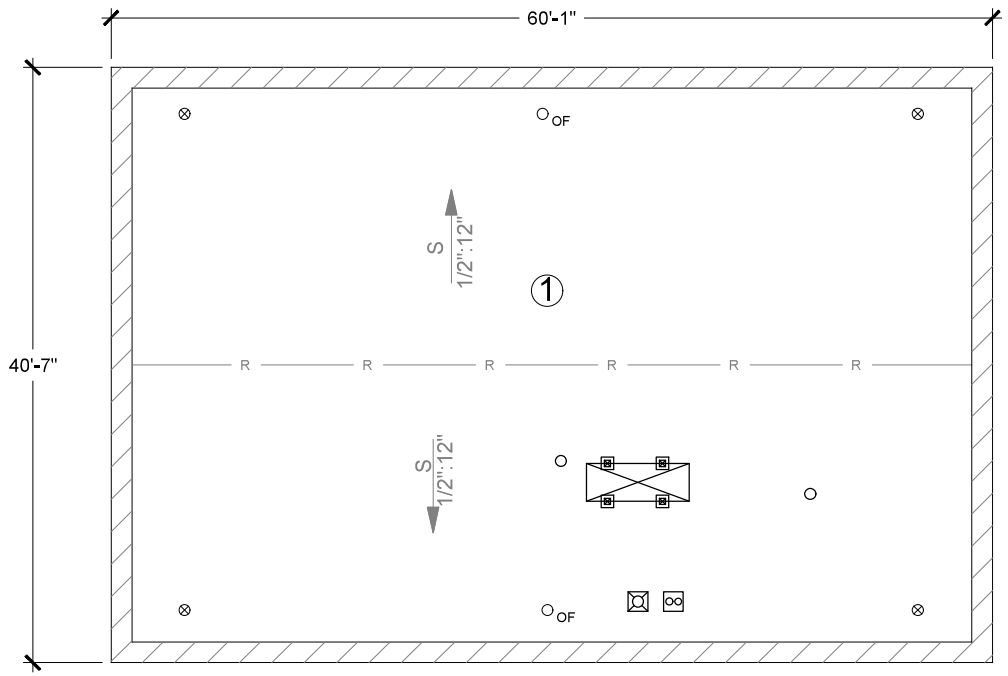
SHEET TITLE
AMSA
ROOF PLAN

DRAWING
A-002



A AUXILIARY USARC, ROOF PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

1/4" = 1'-0"

GENERAL NOTES:

1. SECTION 1 ROOF SYSTEM:
   a. METAL DECK
      TAPERED SLOPED 1/2":12"
2. SECTION 1 EAVE HEIGHT: 16' FEET

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
84 X 31	1
16 X 16 MULTI-PIPE	1
4 X 4 PITCH POCKET	4
16 X 16 PITCH POCKET	1
PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
3	1
HOT STACK PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
8	1
10 HOT STACK CURB	1

KEY

- PARAPET WALL
- GUTTER EDGE WITH DOWNSPOUTS
- RIDGE
- ROOF DRAIN
- OVER FLOW ROOF DRAIN
- PIPE PENETRATION
- MULTI-PIPE PENETRATION
- PITCH PAN
- HOT STACK CURB
- MECHANICAL CURB
- ROOF AREA INDICATOR
- NOTE NO.

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SEALS:

PROJECT NAME:
US ARMY RESERVE

AL036
ROOF ASSESSMENT

2775 GUNTER PARK DRIVE W
MONTGOMERY, AL

PROJECT NO:
20CHS-020

ISSUE:

NO.	DATE	DESCRIPTION

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