

REPLACEMENT OF TWO SCHOOLS
PRE-BID MEETING
ROOF - PORTION
WILLIAMSON COUNTY SCHOOLS (WCS)
FEBRUARY 16, 2026

A Pre-Bid Meeting was held for the above captioned Project on Monday, February 16, 2026 at 10:00 AM local time. See attached List of Attendees. The following items were discussed.

- 1 Attendees were reminded the bid opportunity is open to all roofing contractors that participated and were accepted in WCS RFQ #1330. List of Contractors is in WCS Invitation to Bid in Specifications.
- 2 Electronic copies of Plans and Specs are available at no charge.
- 3 Contractor shall email all questions in writing to the Designer. Designer will then address questions in a written Addendum. No changes are binding unless in writing.
- 4 All written questions and substitution requests shall be sent to Designer by Noon on Monday, February 23, 2026. If required, Addendum will be issued no later than 3:00 PM.
- 5 Conditional or qualified Bids are unacceptable.
- 6 Bid Date is Friday, February 27, 2026 at 10:30 AM local time. Bid Opening is in person. Bids shall be sent to Skip Decker at WCS.
- 7 Bid Envelope shall contain the following information:
 - WCS RFB #1397 Roof Replacement - Portion of Two Schools
 - Company Name & Address
 - Date and Time of Bid Opening
 - Tennessee Contractor License#, Classification, Expiration Date and Limitations
 - Any related Subcontractor's Name, License number, Classifications, Expiration Date & Limits (regardless of bid amount).
- 8 Contractor shall submit the following items with their Bid and failure to comply will result in Bid being deemed Nonresponsive:
 - a. Form for Certificate of Compliance with Tennessee Licensing Law
 - b. 5% Bid Bond
 - c. Bid for Lump Sum Contracts
 - d. Drug-Free Workplace Affidavit
 - e. Criminal Background Compliance Affidavit
 - f. Certificate of Compliance with the Iran Divestment Act
 - g. Non-Boycott of Israel Certification

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- 9 If Roofing Subcontractor is going to be used on this Project, they must be listed on the Bid Envelope per Tennessee License and Bidding Requirements. If no Roofing Subcontractor is listed on the Bid Envelope, but it is found Roofing Subcontractor is being used during the Project, the Project will be shut down until Contractor's own workforces are put on the Project. Contract Time will continue to run.
- 10 If Contractor uses a roofing subcontractor, Contractor shall have a superintendent on site at all times any work is being performed.
- 11 . Contractor shall adhere to all OSHA and TOSHA safety requirements. Owner and Designer are not responsible for Contractor's safety.
12. The Contractor shall provide Builder's Risk Insurance and Performance and Payment Bonds in the amount of 100% of the Contract Sum.
13. Contractor shall provide 20-Year, No Dollar Limit, 72 mph wind speed and 2" (1.5" Allendale) diameter Hail Warranty. Rinks Clause and Memorandum of Understanding will also be required.
14. Buildings shall be protected as required during all phases of Project.
15. Contractor shall be responsible for repair of building/grounds damaged during Project.
16. Contractors were reminded about the conduct of their employees around Building Occupants. Inappropriate behavior will not be tolerated.
17. No smoking is allowed on school property. This includes e-cigarettes.
18. Owner and Designer stressed quality, safety and avoiding disruptions to Owner. Quality/Safety issues could be reason for exclusion from List of Prequalified Bidders.
19. Buildings shall be protected as required during all phases of Project. Gym and Stage floors shall be protected when working above with 6 mil poly and cleaned up when work is finished (WCS will lower basketball goals for cleaning). Other areas without a ceiling shall be protected and cleaned. These areas shall not be reroofed during school hours.
20. Project has two schedules. Contractor is encouraged to pursue both schedules. If low on both schedules, Contractor will be excused from one Schedule without penalty if he feels he cannot complete both schedules on time. If Contractor asks to be excused from one schedule, Owner will decide which schedule will be awarded to Contractor.
- 21 . Staging was discussed. It is anticipated that staging will be from several areas around the buildings. Contractor shall install orange barricade

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- fencing around all staging areas and stored material as required to keep Building Occupants out of areas.
22. Manufacturer's shrink wrap on insulation alone is acceptable during transit to site. Contractor shall reject any insulation with damaged shrink wrap. Once on site, insulation shall be covered with 6 mil poly and breathable tarps per Specifications.
 23. Successful Contractor and Manufacturer will be required to complete Manufacturer's Inspection Form (Spec Section 00432) before work begins or Authorized Manufacturer's Technical Representative shall provide Inspections per Specifications. A written Report shall be generated, signed and dated by representative for each visit. Designer will be on site weekly. Owner will likely be on site daily. If Manufacturer's representative is not present as required, Contract Amount will be reduced by 10%.
 24. State and Federal Wage rates do not apply to this Project.
 25. Building Permits will not be required.
 26. Wood blocking may remain if in good condition, but shall be fastened as shown on the Plans to meet FM 1-49. Owner will receive a credit for wood blocking shown to be replaced that remains. Credit will be based on Unit Price in Bid.
 27. Once Contract is sent to Contractor, they will have 15 days to return executed Contract, Bonds and Certificate of Insurance to Owner via the Designer. This timeframe will be strictly enforced by Owner. Owner could seek Contractor's Bid Bond for failure to comply in time.
 28. All low slope ES-I metal shall be certified ES-I and included in the manufacturer's roof warranty. Manufacturer's anchor bar with edge metal is being specified.
 29. Contractors were reminded of isocyanurate insulation Spec with 20 PSI coated fiberglass facer instead of standard organic paper facer.
 30. Contractors were reminded that all non pre-engineered edge metal joints would be stripped in with 6"x6" target patch as well as 5" (uncured, semicured or cured) and 9" (cured or semi-cured) EPDM flashing.
 31. At roof hatch, provide new ladder up and safety railings.
 32. Contractor shall inspect below decks to verify presence of any electrical conduit, sprinkler line, water line or any other object at or just below decks which could be penetrated by an insulation fastener. Contractor shall reflect any items to the roof to prevent being penetrated. Insulation fastener location may be shifted as required, but number of

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- fasteners shall not be changed. Contractor shall be responsible for repairing any damaged utilities and related damages to its prior condition at no cost to the Owner.
33. Contractors may schedule another site visit to look at the roofs with Bill Portman (615-533-2613) for Grassland ES and Eugene Gregg (615-5332596) for Allendale ES. Provide one day notice if possible.
 34. Contractor shall include Allowance amounts shown on Plans and Specs in Base Bid. Allowance shall only be used after approval from Owner and Designer. Unused Allowances will be backed out of the Contract.
Contractor shall include \$30,000.00 Allowance in both Schedules I and II.
 35. Contractor will not be assessed liquidated damages if actively pursuing the job. The Owner desires quality work completed as soon as possible.
 36. Gutters shall be installed continuous between expansion joints at 40' c.c.
maximum.
 37. Contractor shall pay attention to details regarding seal of perimeter and penetrations. See Detail 1/D5. Air barrier is required and shall continue above top of cover board and be secured with RUSS unless shown otherwise.
 38. Plans include enhancements that go beyond Manufacturer's requirements. Contractor shall include unless it voids Warranty. Example is insulation attachment Detail 7/D5 showing additional foam around perimeter of insulation.
 39. Landscaping and sidewalks will need to be protected with plywood prior to any dumpster or lull traffic. Any damaged landscaping shall be repaired using professional landscaping company. Contractor shall limit lull traffic in wet grass and shall protect grass with plywood as required to limit mud on pavement. Mud on pavement shall be removed as soon as possible.
 40. Foam adhesive for insulation attachment shall be dual tank cannisters (see Specifications).
 41. Unit Prices are shown on Bid Form. No Unit Price quantities are included in Base Bid. Unit Price work will be paid for by Allowances.
 42. All shingles shall be hand driven with 6 nails per shingle. No exceptions.
 43. Plans and Specs were briefly discussed.
 44. Contractors were allowed to view the roofs.

Meeting was adjourned.

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Attachments: List of Attendees

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FEBRUARY	2026	p 10:00 AM
	LOCAL	

SIGN INSHEET (PLEASE PRINT)

NAME	COMPANY	PHONE	FAX	EMAIL	CELL PHONE
JASON RINKS	RCR&A	931-528-5543	931-528-5544	jason@rinks-consulting.com	931-260-1722
PATRICK RINKS	RCR&A	931-528-5543	931-528-5544	patrick@rinks-consulting.com	931-260-7612
Bill Portman	WCS	615-535-2823		William.Portman@wcs.edu	
PK STEINER	MAXWELL	615-405-3623		Kristina.C.Maxwell@maxwell.com	
DAVE COLLINS	Porter Roofing	615-417-9919		dave.porter-roofing.com	615-417-9919
JOSH HAINZINGER	ESKOLA	629-278-3358		jhainzinger@eskola.com	
JACOBS FINSTAD	DIXIE	865-865-4123		Jacob@dixie.roofinginc.com	
Justin Wheatley	RSS	615 350 6200		jwheatley@rsssnarkville.com	
Taylor Thompson	LSG/gm	601-502-2201		taylor@lsgroup.com	
BRYAN BEAGLE	R.S.I.	931-982-8086		bryan.beagle@roofsystems-inc.com	
Cody Goins	R.S.I.	(615) 557-6103			
JERRY COLLIER	Collier Roofing	615-236-7544		jerry@collierroofing.com	
JASON MYERS	LMS-FLORIDA	615-521-4955		MYERS@LMS-FLORIDA.COM	
JASON LOFTUS	"	420 229 8125		LOFTUS@LMS-FLORIDA.COM	
Kaitlyn Roberts	SRC	615-939-7789		Kroberts@srcn.com	
Brian Anderson	Apex Group	615-708-6199		BrianAnderson@ApexGrouptn.com	
Tim Veigel	Don Kennedy Roofing	615 801-4482		TimVeigel@DKRroofing.com	
Ben Varga	RST	(931) 882-0811		bvarga@rstplumbinginc.com	
Grant Brock	DKR	615-372-9283		grant@donkenedyroofing.com	
Chris Kan	DICK	615 405 8679		Chris@donkenedyroofing.com	