

Addendum

No. ONE Date: 9.14.20

Project:

**Re-Roofing Pell City High School for the
Pell City Board of Education
Pell City, Alabama**

**MCKEE PROJECT NO. 2020.204
ALABAMA DIVISION OF CONSTRUCTION MANAGEMENT NO. 2020497**

The following changes and/or substitutions to the plans and specifications are hereby made a part of same and are incorporated in full force as part of the contract.

Bidders shall acknowledge receipt of this Addendum in writing on his Proposal Form.

A1.1 GENERAL MODIFICATIONS:

A. NONE

A1.2 SPECIFICATION MODIFICATIONS:

A. NONE

A1.3 DRAWING MODIFICATIONS:

A. Refer to **Section 05520, Non-Penetrating Steel Railing System**. **ADD** the following: ***“All Rail Systems must comply with the most current International Building Code, Section 1015.7 – Roof Access”***, herein.

A1.4 CLARIFICATIONS & RESPONSES:

A. Refer to **Sheets R1.1, R1.2, and R1.3, all Revised 9.14.20**, herein.

END OF ADDENDUM

Examination of the Site of the Work

These drawings were compiled by the Architect from the Owner's Record Drawings and from on-site observations to indicate the building arrangement and the new roof configuration required.

All Contractors submitting proposals for this work shall first examine the premises and all conditions therein. All proposals shall take into consideration all such conditions as may affect the work under this Contract.

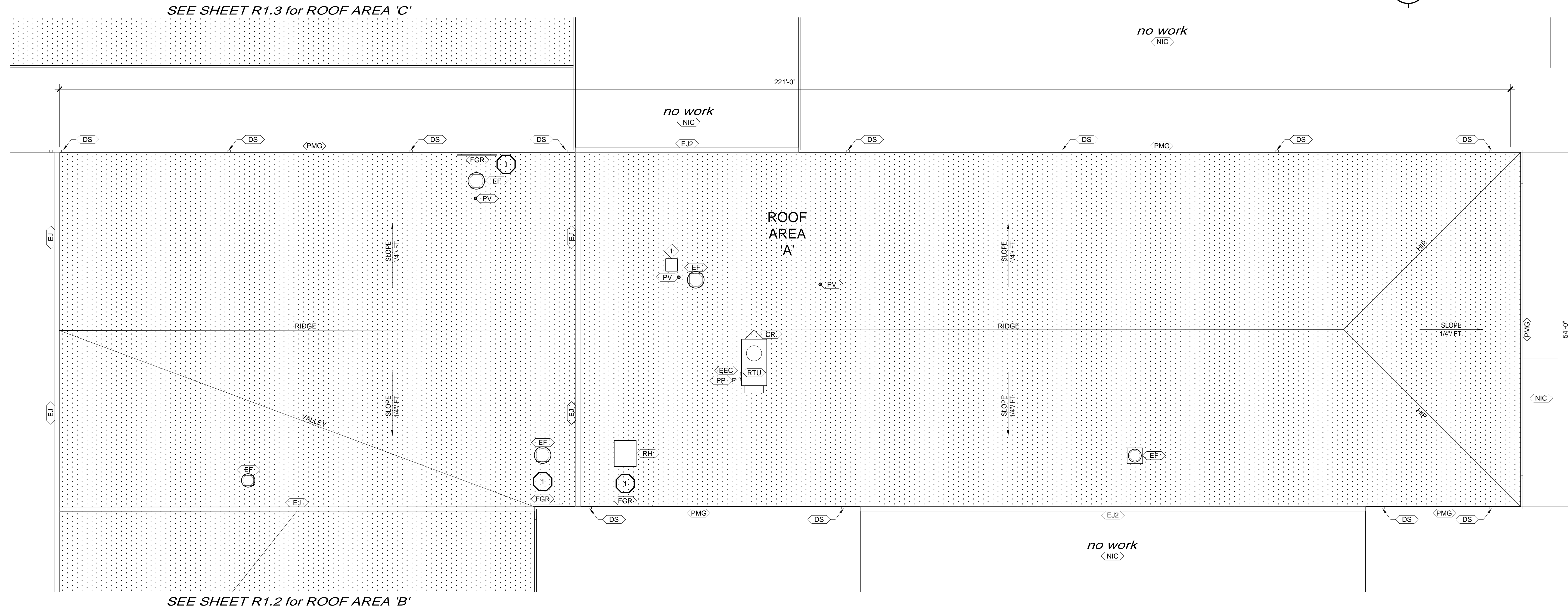
Drawings are dimensioned and roof penetrations shown for bidding purpose only. Contractors shall measure all existing work at the premises and verify all dimensions needed to properly interface improvements with all existing elements which are to remain.

ROOF AREA 'A' NOTES:

- THE EXISTING ROOF CONSTRUCTION IS:
-STEEL DECK SUBSTRATE
-2-1/2" EPS INSULATION
-1/2" GYPSUM COVERBOARD
-MULTIPLE FELT PLIES
-EMBEDDED GRAVEL SURFACING
- THE EXISTING ROOF STRUCTURE HAS SLOPE
- CONTRACTOR IS TO RECOVER THE EXISTING ROOFING SYSTEM IN ITS ENTIRETY and INSTALL A NEW SINGLE PLY ROOFING SYSTEM. SEE SPECIFICATION SECTION 07500 FOR ROOF DESCRIPTION and EXECUTION OF INSTALLATION.
- SEE GENERAL ROOFING NOTES THIS SHEET FOR ADDITIONAL INFORMATION.



Pell City High School
LOCATION MAP
SCALE: NTS



SEE SHEET R1.3 for ROOF AREA 'C'

SEE SHEET R1.2 for ROOF AREA 'B'

Pell City High School
ROOF PLAN 'A'
SCALE: 1/8" = 1'-0"

ROOF KEYNOTES	
SYMBOL	DESCRIPTION
1	EXISTING CAPPED CURB TO BE REMOVED IN ITS ENTIRETY. INFILL WITH DECKING TO MATCH EXISTING and PROVIDE AN INFILL ROOFING SYSTEM TO PROVIDE A UNIFORM SURFACE

GENERAL SINGLE PLY ROOFING NOTES:

- SEE SPECIFICATIONS FOR MATERIALS AND EXECUTION.
- SEE NOTES RELATED TO SPECIFIC ROOF AREAS ON PLANS.
- CONTRACTOR TO INSTALL NEW SINGLE PLY 'RECOVER' ROOFING SYSTEM. ALL LOOSE BALLAST ON EXISTING ROOF IS TO BE REMOVED and PREPPED AS REQUIRED FOR NEW RECOVER ROOFING SYSTEM. SEE SPECIFICATION SECTION 07500 FOR ROOF DESCRIPTION and EXECUTION OF INSTALLATION.
- REPLACE ALL EXISTING NAILERS AND WOOD CURBS (IF APPLICABLE) AS REQUIRED.
- TEMPORARILY DISCONNECT ALL EXISTING ELECTRICAL CONDUITS and GAS PIPING ON ROOF. AFTER THE INSTALLATION OF THE NEW ROOFING SYSTEM OVER ROOF AREA, RE-CONNECT ALL ELECTRICAL and GAS PIPING AS REQUIRED. PREP, PRIME and PAINT GAS PIPING AFTER INSTALLATION. CONTRACTOR'S OPTION IS TO REPLACE ALL PIPING WITH NEW IN LIEU OF PAINTING. PROVIDE NEW PIPE and CONDUIT SUPPORTS AS SPECIFIED.
- INSTALL NEW FLASHING SYSTEMS COMPLETE OR AS NOTED. FLASH ALL PENETRATIONS PASSING THROUGH THE SINGLE PLY MEMBRANE SYSTEM (WHERE INDICATED). THE FLASHING SEAL MUST BE MADE DIRECTLY TO THE PENETRATION. DO NOT CUT AND PATCH MOLDED FLASHING.
- PRECAUTIONS MUST BE TAKEN THAT THE EXISTING ROOF AREAS REMAIN AS DRY AS POSSIBLE BEFORE APPLICATION OF NEW ROOFING. ADEQUATE DRYING TIME MUST BE ALLOWED BEFORE RE-ROOFING.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ASSESSING AND CALCULATING ALL COSTS FOR WORK TO BE DONE PRIOR TO BIDDING THIS PROJECT.
- THE DETAILS SHOULD SERVE AS A GUIDE FOR LAYING OUT THE WORK AND MUST BE MODIFIED AS NEEDED TO ADAPT THEM TO VARYING CONDITIONS THAT MAY BE ENCOUNTERED IN THE FIELD.
- ELEVATE ALL HVAC UNITS AND MOTORIZED PENETRATIONS AS REQUIRED TO HEIGHT FOR NEW ROOFING SYSTEM. ALL WIRING, GAS, CONDENSING AND REFRIGERANT LINES TO BE RE-CONNECTED AS REQUIRED.
- ROOF AREAS TO RECEIVE NEW 'RECOVER' SYSTEMS SHALL HAVE AN INFRARED MOISTURE SCAN PERFORMED BY A CERTIFIED THERMOGRAPHER TO DETERMINE ANY WET ROOFING COMPONENTS TO BE REPLACED PRIOR TO THE BEGINNING OF WORK AT THOSE LOCATIONS. INFRARED SCANS SHALL INCLUDE WRITTEN REPORTS, PHOTOGRAPHS, DOCUMENTATION OF WET AREAS ON ROOF PLAN AND WET ROOF AREAS MARKED ON ROOFS WITH SPRAY PAINT. THE CONTRACTOR SHALL INCLUDE THE COST OF THIS WORK IN THEIR BID.

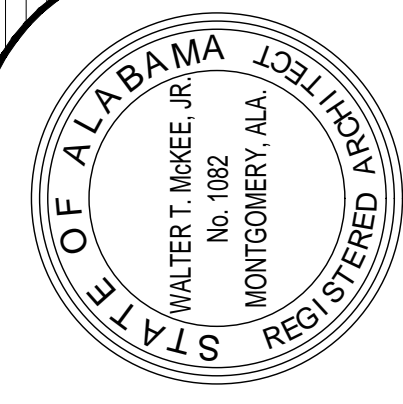
NOTE:
Contractor is to provide positive drainage as required for all re-roofing work. "Positive drainage" means no standing water on the roof 48 hours after a rain.

ROOF PLAN LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	NEW SINGLE PLY ROOFING SYSTEM - SEE SPECS.
[Symbol]	EXISTING ROOF ELEVATION CHANGE - FIELD VERIFY
[CR]	POSITIVE ROOF SLOPE CRICKET LOCATION - 1/4" PER FOOT SLOPE MINIMUM
[DS]	PRE-FINISHED METAL DOWNSPOUT LOCATION- COORDINATE WITH EXISTING OPENINGS (WINDOW, LOUVER, ETC.) IN WALL
[E/C]	EXISTING ELECTRICAL CONDUIT
[EF]	EXHAUST/ DISCHARGE FAN SUPPORT CURB DETAIL
[EJ]	EXPANSION JOINT - TYPE 1
[EJ2]	EXPANSION JOINT - TYPE 2
[PMG]	PRE-FINISHED METAL GUTTER
[PP]	PITCH POCKET FLASHING
[PV]	PLUMBING VENT FLASHING THRU ROOF
[RH]	ROOF HATCH
[RTU]	ROOF TOP HVAC UNIT SUPPORT CURB
[FGR]	FALL RESTRAINT GUARDRAIL SYSTEM - SEE SPECS
[NIC]	NOT IN CONTRACT

NOTE: SEE SHEET R2.1 and R2.2 FOR DETAILS

RE-ROOFING PELL CITY HIGH SCHOOL
 FOR THE
PELL CITY BOARD OF EDUCATION
 PELL CITY, ALABAMA

MCKEE and ASSOCIATES
 ARCHITECTURE and INTERIOR DESIGN
 631 SOUTH HULL STREET MONTGOMERY, ALABAMA 36104 (334) 834-9933



SHEET TITLE : ROOF PLAN 'A':
 SINGLE PLY
 MCKEE JOB # : 2020-204
 DRAWN BY : ks
 DATE : 9-1-2020
 REVISED DATE : 1 9-14-2020
 REVISED DATE :
 REVISED DATE :
 SHEET NO. : **R1.1**

Examination of the Site of the Work

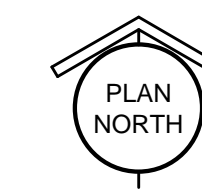
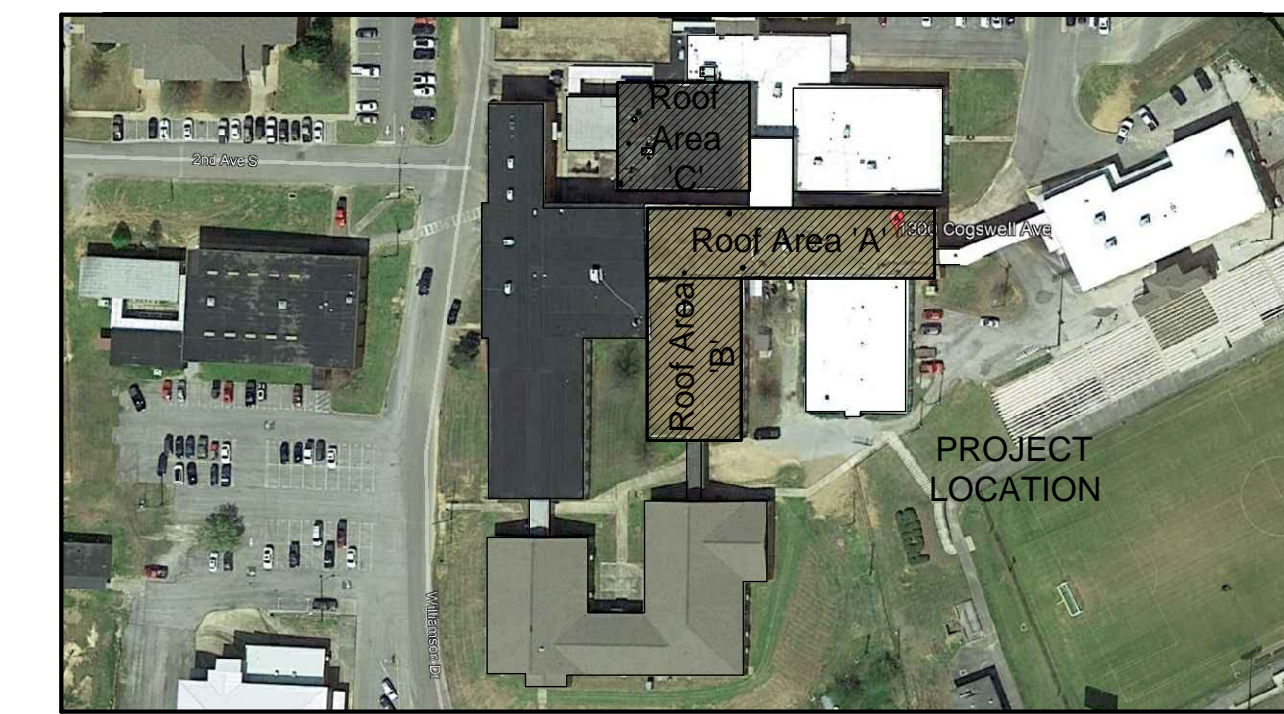
These drawings were compiled by the Architect from the Owner's Record Drawings and from on-site observations to indicate the building arrangement and the new roof configuration required.

All Contractors submitting proposals for this work shall first examine the premises and all conditions therein. All proposals shall take into consideration all such conditions as may affect the work under this Contract.

Drawings are dimensioned and roof penetrations shown for bidding purpose only. Contractors shall measure all existing work at the premises and verify all dimensions needed to properly interface improvements with all existing elements which are to remain.

ROOF AREA 'B' NOTES:

1. THE EXISTING ROOF CONSTRUCTION IS:
-STEEL DECK SUBSTRATE
-2-1/2" EPS INSULATION
-1/2" GYPSUM COVERBOARD
-MULTIPLE FELT PLIES
-EMBEDDED GRAVEL SURFACING
2. THE EXISTING ROOF STRUCTURE HAS SLOPE
3. CONTRACTOR IS TO RECOVER THE EXISTING ROOFING SYSTEM IN ITS ENTIRETY and INSTALL A NEW SINGLE PLY ROOFING SYSTEM. SEE SPECIFICATION SECTION 07500 FOR ROOF DESCRIPTION and EXECUTION OF INSTALLATION.
4. SEE GENERAL ROOFING NOTES THIS SHEET FOR ADDITIONAL INFORMATION.



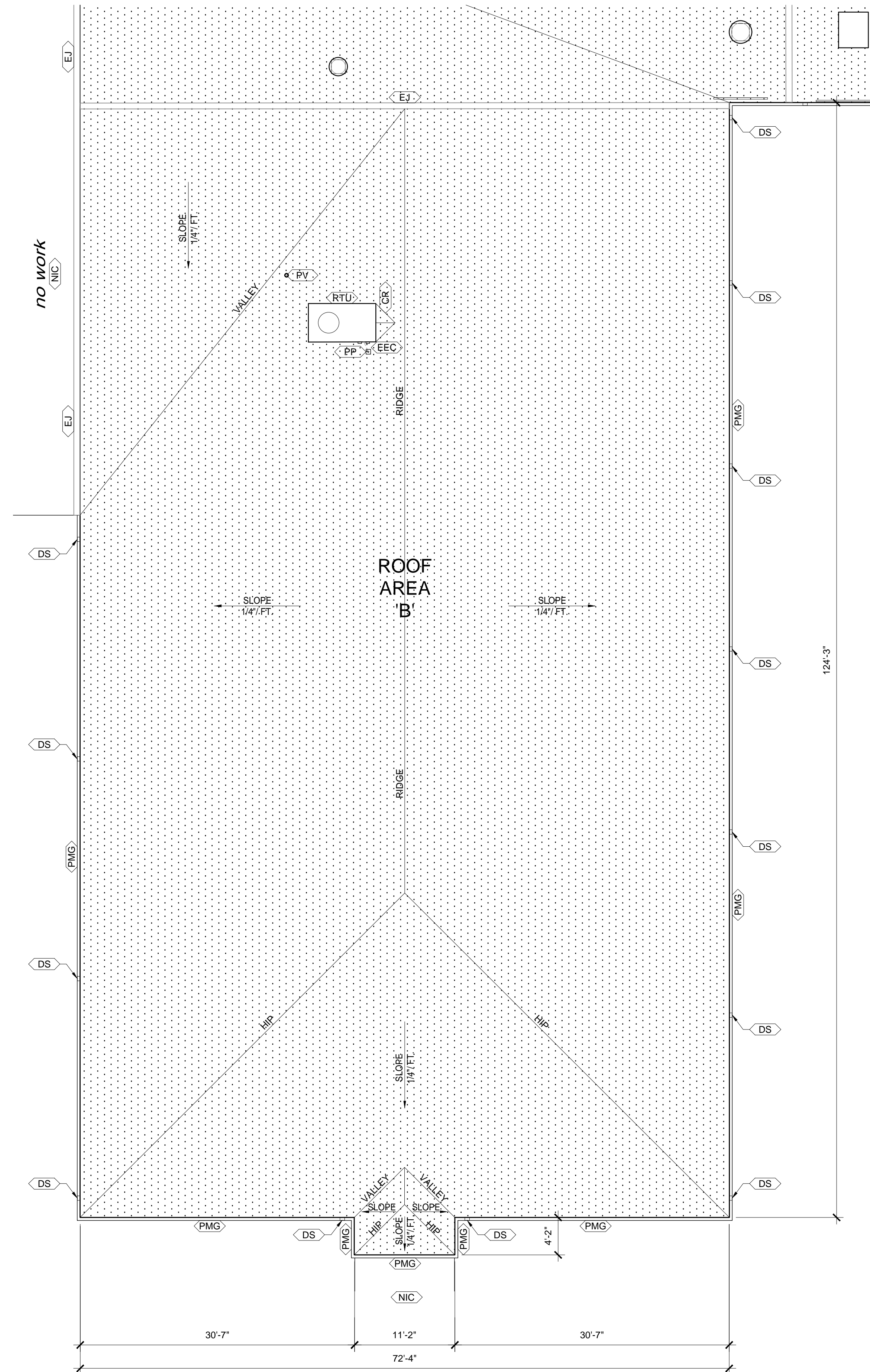
Pell City High School
LOCATION MAP
SCALE: NTS

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SEE SHEET R1.1 for ROOF AREA 'A'



Pell City High School
ROOF PLAN 'B'
SCALE: 1/8" = 1'-0"

GENERAL SINGLE PLY ROOFING NOTES:

1. SEE SPECIFICATIONS FOR MATERIALS AND EXECUTION.
2. SEE NOTES RELATED TO SPECIFIC ROOF AREAS ON PLANS.
3. CONTRACTOR TO INSTALL NEW SINGLE PLY 'RECOVER' ROOFING SYSTEM. ALL LOOSE BALLAST ON EXISTING ROOF IS TO BE REMOVED and PREPPED AS REQUIRED FOR NEW RECOVER ROOFING SYSTEM. SEE SPECIFICATION SECTION 07500 FOR ROOF DESCRIPTION and EXECUTION OF INSTALLATION.
4. REPLACE ALL EXISTING NAILERS AND WOOD CURBS (IF APPLICABLE) AS REQUIRED.
5. TEMPORARILY DISCONNECT ALL EXISTING ELECTRICAL CONDUITS and GAS PIPING ON ROOF. AFTER THE INSTALLATION OF THE NEW ROOFING SYSTEM OVER ROOF AREA, RE-CONNECT ALL ELECTRICAL and GAS PIPING AS REQUIRED. PREP, PRIME and PAINT GAS PIPING AFTER INSTALLATION. CONTRACTOR'S OPTION IS TO REPLACE ALL PIPING WITH NEW IN LIEU OF PAINTING. PROVIDE NEW PIPE and CONDUIT SUPPORTS AS SPECIFIED.
6. INSTALL NEW FLASHING SYSTEMS COMPLETE OR AS NOTED. FLASH ALL PENETRATIONS PASSING THROUGH THE SINGLE PLY MEMBRANE SYSTEM (WHERE INDICATED). THE FLASHING SEAL MUST BE MADE DIRECTLY TO THE PENETRATION. DO NOT CUT AND PATCH MOLDED FLASHING.
7. PRECAUTIONS MUST BE TAKEN THAT THE EXISTING ROOF AREAS REMAIN AS DRY AS POSSIBLE BEFORE APPLICATION OF NEW ROOFING. ADEQUATE DRYING TIME MUST BE ALLOWED BEFORE RE-ROOFING.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR ASSESSING AND CALCULATING ALL COSTS FOR WORK TO BE DONE PRIOR TO BIDDING THIS PROJECT.
9. THE DETAILS SHOULD SERVE AS A GUIDE FOR LAYING OUT THE WORK AND MUST BE MODIFIED AS NEEDED TO ADAPT THEM TO VARYING CONDITIONS THAT MAY BE ENCOUNTERED IN THE FIELD.
10. ELEVATE ALL HVAC UNITS AND MOTORIZED PENETRATIONS AS REQUIRED TO HEIGHT FOR NEW ROOFING SYSTEM. ALL WIRING, GAS, CONDENSING AND REFRIGERANT LINES TO BE RE-CONNECTED AS REQUIRED.
11. ROOF AREAS TO RECEIVE NEW 'RECOVER' SYSTEMS SHALL HAVE AN INFRARED MOISTURE SCAN PERFORMED BY A CERTIFIED THERMOGRAPHER TO DETERMINE ANY WET ROOFING COMPONENTS TO BE REPLACED PRIOR TO THE BEGINNING OF WORK AT THOSE LOCATIONS. INFRARED SCANS SHALL INCLUDE WRITTEN REPORTS, PHOTOGRAPHS, DOCUMENTATION OF WET AREAS ON ROOF PLAN AND WET ROOF AREAS MARKED ON ROOFS WITH SPRAY PAINT. THE CONTRACTOR SHALL INCLUDE THE COST OF THIS WORK IN THEIR BID.

NOTE:
Contractor is to provide positive drainage as required for all re-roofing work. "Positive drainage" means no standing water on the roof 48 hours after a rain.

ROOF PLAN LEGEND	
SYMBOL	DESCRIPTION
	NEW SINGLE PLY ROOFING SYSTEM - SEE SPECS.
	EXISTING ROOF ELEVATION CHANGE - FIELD VERIFY
	POSITIVE ROOF SLOPE CRICKET LOCATION - 1/4" PER FOOT SLOPE MINIMUM
	PRE-FINISHED METAL DOWNSPOUT LOCATION- COORDINATE WITH EXISTING OPENINGS (WINDOW, LOUVER, ETC.) IN WALL
	EXISTING ELECTRICAL CONDUIT
	EXHAUST/ DISCHARGE FAN SUPPORT CURB DETAIL
	EXPANSION JOINT - TYPE 1
	EXPANSION JOINT - TYPE 2
	PRE-FINISHED METAL GUTTER
	PITCH POCKET FLASHING
	PLUMBING VENT FLASHING THRU ROOF
	ROOF HATCH
	ROOF TOP HVAC UNIT SUPPORT CURB
	OMITTED THIS SHEET
	NOT IN CONTRACT

SHEET TITLE : ROOF PLAN 'B':
SINGLE PLY

MCKEE JOB # : 2020-204

DRAWN BY : ks

DATE: 9-1-2020

REVISED DATE: 1 9-14-2020

REVISED DATE:

REVISED DATE:

SHEET NO. : **R1.2**

NOTE: SEE SHEET R2.1 and R2.2 FOR DETAILS

-Z:\2020\2020-204 Pell City HS Reroof\CAD Drawings\Architectural\R1.1 Roof Plans_Single Ply.dwg
 -Monday, September 14, 2020 3:50:27 PM

Examination of the Site of the Work

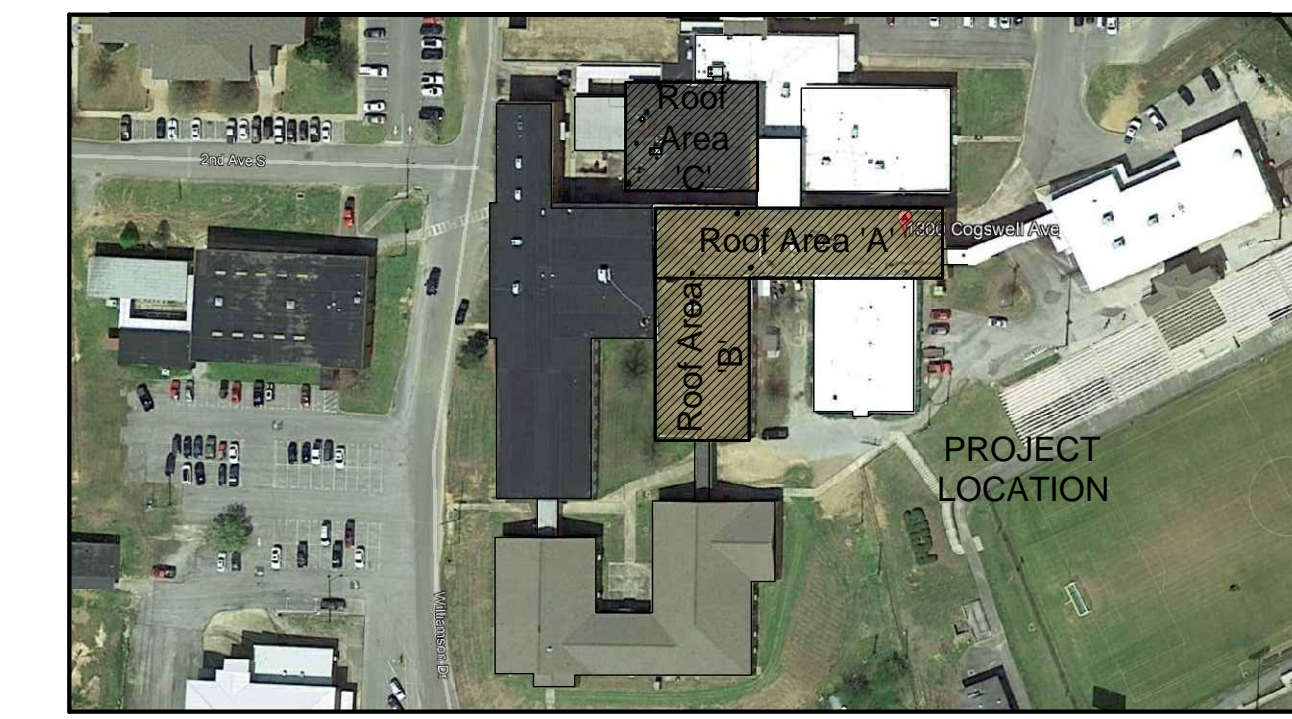
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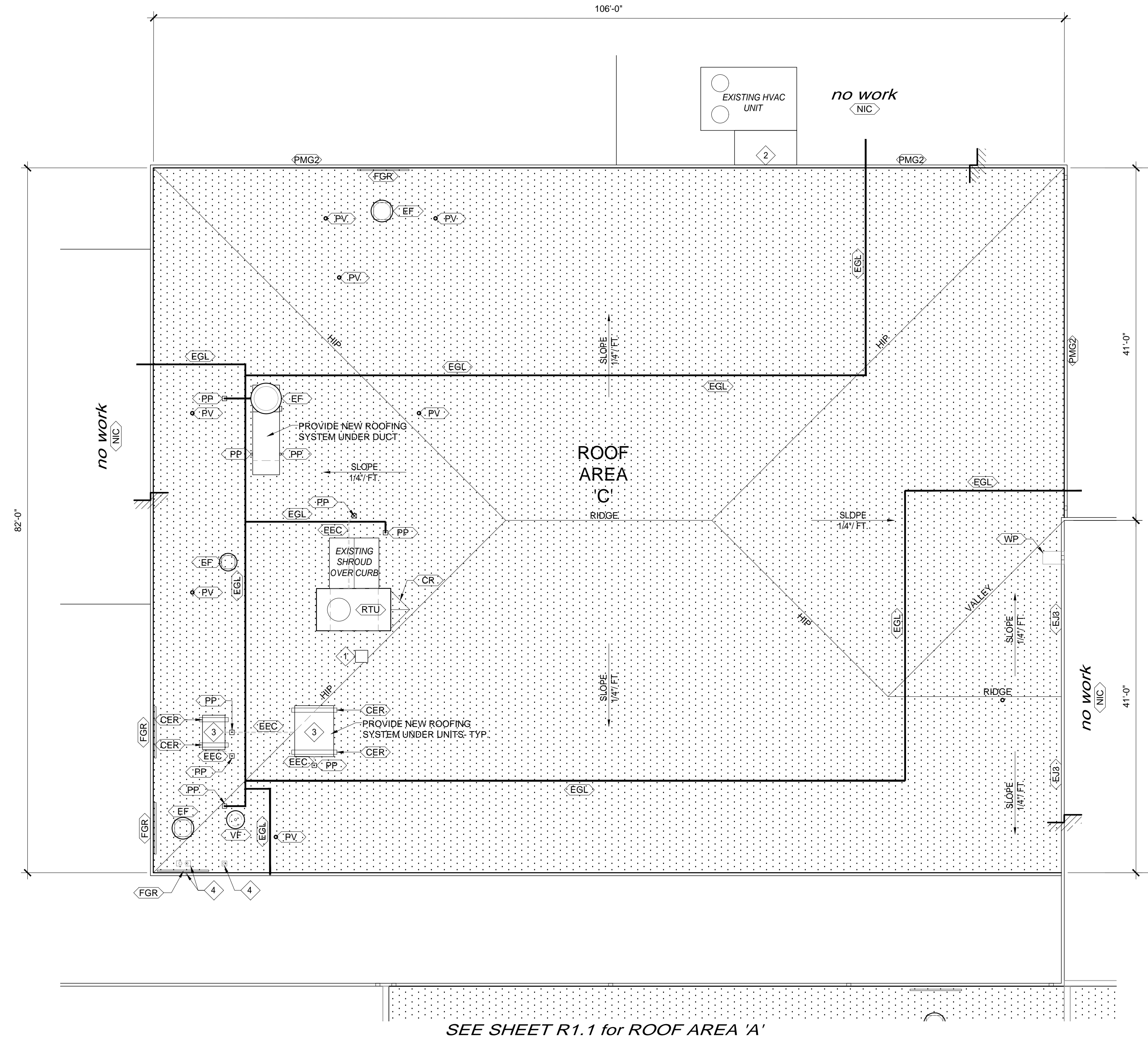
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ROOF AREA 'C' NOTES:

- THE EXISTING ROOF CONSTRUCTION IS:
 -STEEL DECK SUBSTRATE
 -1-1/2" EPS INSULATION
 -2-1/2" LIGHTWEIGHT CONCRETE
 -MULTIPLE FELT PLIES
 -EMBEDDED GRAVEL SURFACING
- THE EXISTING ROOF STRUCTURE HAS SLOPE
- CONTRACTOR IS TO RECOVER THE EXISTING ROOFING SYSTEM IN ITS ENTIRETY and INSTALL A NEW SINGLE PLY ROOFING SYSTEM. SEE SPECIFICATION SECTION 07500 FOR ROOF DESCRIPTION and EXECUTION OF INSTALLATION.
- ALL EXISTING GUTTERS ARE TO BE REPLACED. PROVIDE NEW DOWNSPOUTS AT SAME LOCATION AS EXISTING - FIELD VERIFY
- SEE GENERAL ROOFING NOTES THIS SHEET FOR ADDITIONAL INFORMATION.



Pell City High School
LOCATION MAP
 SCALE: NTS



GENERAL SINGLE PLY ROOFING NOTES:

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NOTE:
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Pell City High School
ROOF PLAN 'C'
 SCALE: 1/8" = 1'-0"

ROOF KEYNOTES	
SYMBOL	DESCRIPTION
1	EXISTING CAPPED CURB TO BE REMOVED IN ITS ENTIRETY. INFILL WITH DECKING TO MATCH EXISTING and PROVIDE AN INFILL ROOFING SYSTEM TO PROVIDE A UNIFORM SURFACE
2	PROVIDE NEW FLASHING FROM EXISTING UNIT DUCT TO NEW GUTTER TO PROVIDE A WATERTIGHT SEAL
3	EXISTING UNIT LOCATION. CONTRACTOR IS TO VERIFY WITH OWNER THAT UNIT IS FUNCTIONAL. IF UNIT IS TO REMAIN, PROVIDE NEW CONCEALED EQUIPMENT CURBS and MOUNT UNIT AS REQUIRED. CONTRACTOR TO VERIFY IF THE EXISTING ELECTRICAL SERVICE IS ACTIVE. THE ELECTRICAL SERVICE APPEARS TO NOT BE ACTIVE TO THE EXISTING ELECTRICAL MAST(S). IF THE MAST(S) ARE NOT REQUIRED, CONTRACTOR IS TO REMOVE and PATCH ROOF/GUTTER PRIOR TO INSTALLATION OF NEW ROOFING SYSTEM. IF ANY OF THE MAST(S) ARE ACTIVE and ARE TO REMAIN, PROVIDE NEW BOOT FLASHING AS REQUIRED.
4	

ROOF PLAN LEGEND	
SYMBOL	DESCRIPTION
	NEW SINGLE PLY ROOFING SYSTEM - SEE SPECS.
	EXISTING ROOF ELEVATION CHANGE - FIELD VERIFY
	POSITIVE ROOF SLOPE CRICKET LOCATION - 1/4" PER FOOT SLOPE MINIMUM
	CONCEALED EQUIPMENT RAIL DETAIL
	EXHAUST/ DISCHARGE FAN SUPPORT CURB DETAIL
	EXISTING ELECTRICAL CONDUIT
	EXISTING GAS LINE PIPING
	EXPANSION JOINT - TYPE 3
	PRE-FINISHED METAL GUTTER - TYPE 2
	PITCH POCKET FLASHING
	PLUMBING VENT FLASHING THRU ROOF
	ROOF TOP HVAC UNIT SUPPORT CURB
	WALKING PAD BELOW DOWNSPOUT AS PER MANUFACTURERS RECOMMENDATIONS
	VENT FLASHING
	FALL RESTRAINT GUARDRAIL SYSTEM - SEE SPECS
	NOT IN CONTRACT

NOTE: SEE SHEET R2.1 and R2.2 FOR DETAILS

SHEET TITLE : **ROOF PLAN 'C':
 SINGLE PLY**

MCKEE JOB # : 2020-204

DRAWN BY : ks

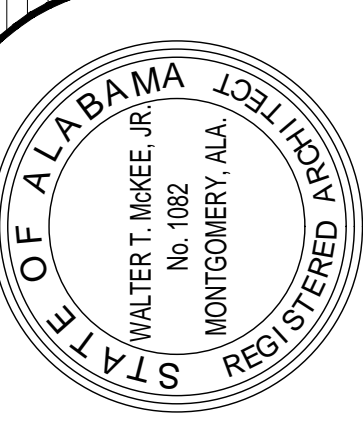
DATE : 9-1-2020

REVISED DATE : 1 9-14-2020

REVISED DATE :

SHEET NO. : **R1.3**

RE-ROOFING PELL CITY HIGH SCHOOL
 FOR THE
PELL CITY BOARD OF EDUCATION
 PELL CITY, ALABAMA



MCKEE and ASSOCIATES
 ARCHITECTURE and INTERIOR DESIGN
 631 SOUTH HULL STREET MONTGOMERY, ALABAMA 36104 (334) 834-9933

-Z:\2020\2020-204 Pell City HS Reroof\CAD Drawings\Architectural\R1.1 Roof Plans_Single Ply.dwg
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