

ADDENDUM NUMBER TWO (3)

DATE: September 29, 2023

PROJECT: AAMU Council Hall Basement Renovations
315 Buchanan Way NE
Normal Al, 35762
EDT-THA Architecture Project No. 23T-16-00400

ARCHITECT: EDT-THA Architecture
8514 Whitesburg Drive
Huntsville, AL 35802
Contact: David McClendon, Project Architect
Office: (256) 883-8496, Direct: (256) 261-3751
Email: david.mcclendon@edtinc.net

TO: All of Record Holding Bidding Documents.

GENERAL:

This Addendum forms a part of the Contract Documents and modifies the original Procurement Document “Issued for Construction” dated **June 14, 2023** as noted below. The following Conditions, Drawings, Specification changes, etc. take precedence over items in the Drawings and Specifications of the Contract Documents. Portions of the Contract Documents not changed by this Addendum remain in effect.

Bidders are advised to call attention to all sub-bidders and suppliers for any changes which may affect their work.

Acknowledge receipt of this Addendum in the space provided on the Bid (Quotation) Form. Failure to do so may subject Bidder to disqualification.

Addendum #3 consists of a Total of **8** pages including **6** attachments.

ITEM No. CHANGES/MODIFICATIONS TO THE ARCHITECTURAL SPECIFICATIONS

- A3-1. SECTION 012100 - ALLOWANCES
 - 1. **REPLACE** “Section 012100 - ALLOWANCES” **WITH** the attached REVISED “Section 012100 - ALLOWANCES”.
- A3-2. SECTION 012200 – UNIT PRICES
 - 1. **REPLACE** “Section 012200 – UNIT PRICES” **WITH** the attached REVISED “Section 012200 – UNIT PRICES”.

ITEM No. CHANGES/MODIFICATIONS TO THE ELECTRICAL DRAWINGS

E3-1. E-301 ELECTRICAL FLOOR PLAN

1. **CLARIFICATION** to the Electrical General Note 3 “ALL FIRE ALARM DEVICES AFFECTED DURING THE DEMO PROCESS TO BE RELOCATED (AS REQUIRED BY CODE). DEVICE SHALL BE RECONNECTED TO EXISTING BUILDING ALARM SYSTEM.”
 - a. There is at least one (1) existing wall mounted fire alarm strobe device that will need to be relocated in order to avoid the new walls that are being constructed for the stacked dryers.
 - b. There is at least one (1) existing smoke and/or fire detector mounted to the concrete deck that will need to be relocated to the new suspended ceiling.

END OF ADDENDUM

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Unit Cost allowances.
 - 2. Contingency allowances.

1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.3 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

1.4 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 UNIT-COST ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.

- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.

1.6 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

1.7 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
 - 3. Submit substantiation of a change in scope of Work, if any, claimed in Change Orders related to unit-cost allowances.
 - 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of Work has changed from what could have been foreseen from information in the Contract Documents.
 - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Contingency Allowance: Include the sum of \$15,000: Include for unknown conditions during demolition, Asbestos Abatement (if required) and new construction.
 - 1. This allowance includes material cost receiving, handling, and installation and Contractor overhead and profit.
- B. Allowance No. 2: Unit Cost Allowance: Include the sum for 50 liner feet of Mechanical Pipe replacement.
 - 1. This allowance includes material cost receiving, handling, and installation and Contractor overhead and profit.

END OF SECTION 012100

ADDENDUM NO. 3

AAMU Council Hall Basement Renovations

Normal, AL

SECTION 012200 - UNIT PRICES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.
- B. Related Requirements:
 - 1. Section 012100 "Allowances" for procedures for using unit prices to adjust quantity allowances.

1.2 DEFINITIONS

- A. Unit price is an amount incorporated into the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.3 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF UNIT PRICES

- A. Unit Price No. 1 –Mechanical Piping Replacement
1. Description: Replace Existing Mechanical Chiller Pipping that shows signs of rust, leaking, decay with new pipe and insulation to match existing.
 2. Unit of Measurement: Linear Foot of material being removed and replaced.
 3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."
- B. Unit Price No. 2 – VCT Abatement.
1. Description: VCT that is uncovered during the demolition phase that contains asbestos and is considered friable during the renovation or demolition are required to be removed.
 2. Unit of Measurement: Square Foot of material being removed.
 3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."
- C. Unit Price No. 3 – Mastic Abatement.
1. Description: Mastic that is uncovered during the demolition phase that contains asbestos and is considered friable during the renovation or demolition are required to be removed.
 2. Unit of Measurement: Square Foot of material being removed.
 3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."
- D. Unit Price No. 4 – Insulation Abatement.
1. Description: Insulation that is uncovered during the demolition phase that contains asbestos and is considered friable during the renovation or demolition are required to be removed.
 2. Unit of Measurement: Linear Foot of material being removed.
 3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."

END OF SECTION 012200