

**CENTER BUILDING IMPROVEMENTS****ADDENDUM #3**

June 30, 2025

*The following items hereby modify, amend and supersede the plans and specifications dated May 30, 2025 for the above referenced project. The following items are hereby made part of the contract documents by reference and shall be as binding as though inserted in their entirety in the locations specified herein.*

*It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers proposed to be used for the various parts of the Work of any changes or modifications contained in this Addendum.*

	<b><i>Spec Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
3 - 1	01 21 00	Allowances	Add the attached spec section in its entirety.
3 - 2	28 10 00	Honeywell	This section will be priced at a later date by Honeywell. See Section 01 21 00 above.
3 - 3	26 00 00	Electrical	At Item 1.02.5 delete "Wiremold raceways and boxes for power and data." Add therefore "Conduit and boxes for power, fire alarm, security and door control."
	<b><i>Drawing</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
3 - 4	A500 Series	Fireproofing	Sound existing paint does not need to be removed prior to fireproofing. The steel is old and dirty and needs to be cleaned so that the fireproofing primer will adhere.
3 - 5			Fireproofing cannot be applied over loose or scaled rusted paint. The rust scales need to be removed to solid, clean material. Removal to bare steel at rusted areas is not required. The rusted primer and topcoat paint in the building are lead-based.
3 - 6	A401	Windows	Type L Double Hung windows shall be fixed and not operable.

End of Addendum #3

## SECTION 01 21 00

### ALLOWANCES

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

##### 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
  - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
- C. Related Sections include the following:
  - 1. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders for allowances.
  - 2. Division 01 Section "Unit Prices" for procedures for using unit prices.
  - 3. Division 01 Section "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.
  - 4. Divisions 02 through 48 Sections for items of Work covered by allowances.

##### 1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed 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.

##### 1.4 ACTION SUBMITTALS

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

## 1.5 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.

## 1.6 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

## 1.7 LUMP-SUM, UNIT-COST AND QUANTITY ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials 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 selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
  - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.
- D. Return unused Lump Sum amounts for credit to Owner.

## 1.8 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 margins claimed.
  - 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 # 1: Type: Lump Sum Allowance
  1. Provide all work of Section 28 10 00 Access Control and Intrusion Detection under this allowance.
  2. Include work for access control system as shown on base bid drawings.
  3. Amount: \$7,500.00.

END OF SECTION 01 21 00