



2400 5th Avenue S, Suite 200 | Birmingham, Alabama 35233
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TRANSMITTAL COVER SHEET

DATE: 26 June 2024
TO: ALL PLAN HOLDERS OF RECORD
FROM: HUNTER SWATEK, AIA, PROJECT MANAGER
PROJECT: RAINBOW CITY RECREATION CENTER
GMC PROJECT NO. ABHM230021
RE: ADDENDUM NO. 5 AND
ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM NO. 5

ACKNOWLEDGEMENT OF RECEIPT:

PLEASE PRINT RECIPIENT'S NAME, FIRM, AND DATE RECEIVED.

THEN E-MAIL BACK TO alyssa.martin@gmcnetwork.com FOR OUR RECORDS AND
TO ACKNOWLEDGE YOUR RECEIPT OF THIS ADDENDUM.

NAME (PLEASE PRINT)

FIRM (PLEASE PRINT)

DATE RECEIVED (PLEASE PRINT)

If there are any problems with this transmittal, please contact sender, at the number listed above.

ADDENDUM NUMBER 05

June 26, 2024

**PROJECT: RAINBOW CITY RECREATION CENTER
GM&C PROJECT NO. ABHM230021**

AD5-1 GENERAL:

- A. The following revisions and/or additions to the Drawings and Project Manual are hereby made a part of same, and shall be incorporated in the Work of the Contract the same as if originally included in the Bid and Construction Documents.
- B. Bidders shall acknowledge receipt of this Addendum in writing, as provided on the Proposal Form.
- C. When a revision and/or addition is called for to the Drawings or Project Manual, they shall be fully coordinated with and carried through all applicable Drawings and portions of the Project Manual, including in part, all related Civil, Landscaping, Architectural, Structural, Plumbing, Mechanical, Electrical, and other Documents.

AD5-2 PROJECT MANUAL AND SPECIFICATIONS:

- A. **Section 01 2100 – Allowances**
 - a. REMOVED Allowance No. 2 – Permanent Cores and Keys in its entirety
 - i. All Cores and Keys to be included per Section 08 7100
 - b. REVISED Allowance No. 4 – Brick Masonry
 - i. REVISED Unit Cost to “\$610.00” per thousand

AD5-3 DRAWINGS:

- A. N/A

AD5-4 MISCELLANEOUS:

- A. N/A

AD5-5 ATTACHMENTS:

- A. Spec Section 01 2100

END OF ADDENDUM NUMBER 05

PREPARED BY



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Goodwyn Mills Cawood, LLC.

SECTION 01 2100
ALLOWANCES

PART 1 GENERAL

1.01 DESCRIPTION OF REQUIREMENTS:

- A. Definitions and Explanations: Certain requirements of the work related to each allowance are shown and specified in contract documents. The allowance has been established in lieu of additional requirements for that work, and further requirements thereof (if any) will be issued by change order.
- B. Types of allowances scheduled herein for the work included the following:
 - 1. Unit cost allowances.
 - 2. Lump sum allowances.
- C. Selection and Purchase:
 - 1. At earliest feasible date after award of Contract, advise Architect/Engineer of scheduled date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.
 - 2. As requested by the Architect/Engineer, obtain and submit proposals for the work of each allowance for use in making final selections; include recommendations for selection which are relevant to the proper performance of the work.
 - 3. Purchase products and systems as specified, and as selected (in writing) by the Architect/Engineer.
 - 4. Submit proposals and recommendations, for purchase of products or systems of allowances, in form specified for change orders.
- D. Change Order Data: Include in each change order proposal both the quantities of products being purchased and unit costs, along with total amount of purchases to be made. Where requested, furnish survey-of-requirements data to substantiate quantities. Indicate applicable delivery charges, amounts of applicable trade discounts, and other relevant details as requested by the Architect.
 - 1. Each change order amount for allowances shall be based on the unit price difference between the actual purchase amount and the allowance, multiplied by the final measure or count of work-in-place, with reasonable allowances, where applicable, for cutting losses, tolerances, mixing wastes, normal product imperfections and similar margins.
 - 2. Include overhead and profit in the Contractor's Allowance.
 - 3. When requested, prepare explanations and documentation to substantiate the quantities, costs, and margins as claimed.
- E. Change Order Mark-Up:
 - 1. Except as otherwise indicated, comply with provisions of General Conditions. For each allowance, Contractor's claims for increased costs (for either purchase amount or Contractor's handling, labor, installation, overhead, and profit), because of a change in scope or nature of the allowance work as described in contract documents, must be submitted within 60 days of initial change order authorizing work to proceed on that allowance; otherwise, such claims will be rejected.
 - 2. Where it is not economically feasible to return unused material to the manufacturer/supplier for credit, prepare unused material for the Owner's storage, and deliver to the Owner's storage space as directed. Otherwise, disposal of excess material is the Contractor's responsibility.
- F. Time and Allowance Amounts:
 - 1. Nothing in the Bid or Contract Documents shall be so construed or interpreted as to provide a Contract time extension, due to use or non-use of any Allowance amount.
 - 2. Nothing in the Bid or Contract Documents shall be so construed or interpreted as to allow unused Allowances or any portion thereof, nor any overhead and profit therefor to be retained by or paid to the Contractor.
 - a. Full amount of unused allowances shall be returned to the Owner.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 SCHEDULE OF ALLOWANCES:

A. Allowance No. 01 - EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (Cash Allowance)

1. Allow a lump sum price of ONE-HUNDRED THOUSAND DOLLARS (\$100,000) for work associated with the purchase and installation of an Emergency Responder Radio Coverage System if found to be required after testing of the facility.
2. See Section 28 7800 - Emergency Radio Responder Coverage System for requirements. Costs associated with testing to identify if the system is required shall be included in the Base Bid, and NOT as part of Allowance.
3. Include overhead and profit in Base Bid and not as part of Allowance.

B. ~~Allowance No. 02 - PERMANENT CORES AND KEYS (Cash Allowance)~~

1. ~~Allow a lump sum price of TEN THOUSAND DOLLARS (\$10,000) for purchase of permanent keyed cores and keys, as directed by owner. Cores to be used in lock cylinder housings supplied under Division 08 Section 08 7100 - Finish Hardware.~~
2. ~~See Section 08 7100 - Door Hardware for requirements.~~
3. ~~Provide each core with one operating key. New key system shall include five (5) master keys per master key group created, two (2) permanent control keys and five (5) grand master keys and one hundred (100) blanks.~~
4. ~~Installation of the permanent cores, including installation material costs, shall be included in the Base Bid, and not as part of Allowance.~~
5. ~~Include overhead and profit in Base Bid and not as part of Allowance.~~

C. Allowance No. 3 - MASONRY MORTAR (Cash Allowance)

1. Allow a unit cost of \$14.00 per bag, for the purchase of up to one (1) color of colored mortar, delivered to the job site, including all related expenses.
2. Include overhead and profit in Base Bid, and not as part of Allowance.
3. Masonry, standard gray mortar at interior (painted and unpainted walls - see Finish Schedule), concealed masonry work, and all mortar installation and installation materials (grout, ties, reinforcing, etc.) with the exception of the mortar of the interior brick masonry walls shall be included in Base Bid, and not as part of Allowance.
4. Mortar color will be selected by the Architect, after award of the Contract for construction of this project.

D. Allowance No. 4 - BRICK MASONRY (Cash Allowance)

1. Field Brick & Brick Pavers: Allow a unit cost of \$610.00 per thousand for brick units, including purchase, delivery to the job site, and all related costs. Colors to be selected by Architect.
2. Include overhead and profit in Base Bid, and not as part of Allowance.
3. Installation of brick masonry and mortar installation and installation materials (grout, ties, reinforcing, etc.) shall be included in Base Bid, and not as part of Allowance.
4. Concrete masonry units (CMU), mortar, installation, and installation materials (grout, ties, reinforcing, etc.) shall be in Base Bid, and not as part of Allowance.
5. The brick will be modular (7-5/8" x 2-1/4" x 3-5/8" depth), unless otherwise indicated, selected by Architect after bidding, with special shapes as indicated and specified.

E. Allowance No. 5 - EXTERIOR BUILDING SIGN (Cash Allowance)

1. Allow a lump sum price of FOURTY-FIVE THOUSAND DOLLARS (\$45,000) for work associated with the design, purchase, and installation of an exterior building sign as indicated in the Drawings.
2. Installation and installation materials costs shall be included in Allowance, and not as a part of the Base Bid.
3. Include overhead and profit in Base Bid.
4. Electrical provisions outlined in the Drawings are to be included in the Base Bid, and not as a part of the Allowance.

F. Allowance No. 06 - ACCESS CONTROL SYSTEM (Cash Allowance)

1. Allow a lump sum price of TWENTY-FIVE THOUSAND DOLLARS (\$25,000) for work associated with the purchase and installation of the access control system to be installed in the facility.
 2. The Access Control System itself (including readers, cabling, head-end equipment, and installation) is not specified in the Contract Documents, however certain provisions including raceways and power service are included in the scope of work and shall be included in the Base Bid, and NOT as part of Allowance.
 3. Include overhead and profit in Base Bid and not as part of Allowance.
- G. Allowance No. 07 - SECURITY CAMERA SYSTEM (Cash Allowance)**
1. Allow a lump sum price of TWENTY-FIVE THOUSAND DOLLARS (\$25,000) for work associated with the purchase and installation of a security camera system to be installed in the facility.
 2. The Security Camera System itself (including cameras, head-end equipment, and installation) is not specified in the Contract Documents, but certain provisions including raceways, power service, and cabling are included in the scope of work and shall be included in the Base Bid, and NOT as part of Allowance.
 3. Include overhead and profit in Base Bid and not as part of Allowance.
- H. Allowance No. 08 - AUDIO VISUAL / LOW VOLTAGE CONTINGENCY (Cash Allowance)**
1. Allow a lump sum price of ONE-HUNDRED THOUSAND DOLLARS (\$100,000) as an Audio Visual / Low Voltage Contingency Allowance.
 2. Include overhead and profit in Base Bid and not as part of Allowance.
- I. Allowance No. 09 - TELEVISIONS, MOUNTS, AND ENCLOSURES (Cash Allowance)**
1. Allow a unit price of \$3000 for the purchase of (2) Televisions and mounts, in addition to gymnasium TV enclosures (protective covers), which includes purchase, delivery to job site, and all related costs. Specific selections will be made by Owner after bidding. Total allowance to be \$6000.
 2. Installation and installation material costs including all wiring and block shall be included in Base Bid, and not as part of Allowance.
 3. Include overhead and profit in Base Bid, and not as part of Allowance.
- J. Allowance No. 10 - CONTINGENCY (Cash Allowance)**
1. Allow a lump sum price of ONE HUNDRED THOUSAND DOLLARS (\$100,000) as a Contingency Allowance.
 2. Include overhead and profit in Base Bid and not as part of Allowance.
- K. Allowance No. 11 - UNDERCUT AND BACKFILL IN BUILDING CONTROL AREA**
1. In accordance with Section 01 2200 - Unit Prices and Section 31 2000 - Earth Moving, include an Allowance for the quantity identified. The Allowance value will be adjusted up or down based on the actual quantity of the Work.
 2. See Section 01 2200 - Unit Prices for costs to be included and procedures for payment of Unit Price work.
 3. Calculating Allowance No. 10:
 - a. Unit Price Item A: Undercut and Backfill in Building Control Area
 - b. Quantity of SIX HUNDRED SEVENTY FIVE (675) Cubic Yards (CY)
 - c. Unit Price for each CY \$ _____.
 - d. Total Allowance No. 10 Value (b x c): \$ _____.
- L. Allowance No. 12 - UNDERCUT AND BACKFILL IN PAVEMENT CONTROL AREA**
1. In accordance with Section 01 2200 - Unit Prices and Section 31 2000 - Earth Moving, include an Allowance for the quantity identified. Undercut and Backfill illustrated in the drawings and specified herein shall be included in the Base Bid, not as part of Allowance. The Allowance value will be adjusted up or down based on the actual quantity of the Work.
 2. See Section 01 2200 - Unit Prices for costs to be included and procedures for payment of Unit Price work.
 3. Calculating Allowance No. 11:
 - a. Unit Price Item B: Undercut and Backfill in Pavement Control Area
 - b. Quantity of FOUR THOUSAND (4000) Cubic Yards (CY)
 - c. Unit Price for each CY \$ _____.
 - d. Total Allowance No. 11 Value (b x c): \$ _____.

END OF SECTION

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