



### **ADDENDUM NO. 3:**

Date: September 9, 2026  
Project: Douglas High School Competition Gymnasium  
Addition and Renovation  
DCM# 2023777  
Owner: Marshall County School District  
Architect: Ward Scott Morris Architecture, Inc.  
BID DATE: **September 22, 2026**  
BID TIME: 2:00 PM CST (local time)  
PHYSICAL BID LOCATION: Board Room at the Marshall County Board of Education,  
12380 U.S. HWY 431 S. Guntersville, Alabama 35976.

This Addendum forms a part of the Contract Documents and modifies the original Bid Documents as noted below. Acknowledge receipt of this Addendum in the location provided on the Bid Proposal Form. Further instruction, including requested approved equals to follow in subsequent addenda.

#### **1.1 GENERAL**

- A. All scope described within Volume 2 is being removed from the project scope. Remove all drawings associated with volume two.

#### **1.2 DRAWINGS**

- A. Remove all Volume 2 drawings from the contract documents.
- B. Sheet 1-G102 – Index of Drawings
  - 1. Volume 2 Index Removed

#### **1.3 SPECIFICATIONS**

- A. Section 012100 – Allowances
  - 1. Allowances pertaining to Alternate No. Removed.
- B. Section 012300 – Alternates
  - 1. Alternate No. 2 removed from the project with volume 2.

#### **1.4 ATTACHED TO ADDENDUM**

- A. Architectural Sheets
  - 1. 1-G102 – Index of Drawings; Revised
- B. Specifications
  - 1. Section 012100 – Allowances; Revised
  - 2. Section 012300 – Alternates; Revised

**END OF ADDENDUM**

## **SECTION 012100 – ALLOWANCES [ADD 3]**

### **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. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
  - 2. Unit-cost allowances.
  - 3. Quantity allowances.
  - 4. Contingency allowances.
  - 5. Testing and inspecting allowances.
- C. Related Requirements:
  - 1. Section 012200 "Unit Prices" for procedures for using unit prices, including adjustment of quantity allowances when applicable.
  - 2. Section 014000 "Quality Requirements" for procedures governing the use of allowances for field testing by an independent testing agency.

#### **1.3 DEFINITIONS**

- A. Allowance: A quantity of work or dollar amount included in the Contract, established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

#### **1.4 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.

#### **1.5 ACTION SUBMITTALS**

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

#### **1.6 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.

#### **1.7 LUMP-SUM 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.
- 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.

**1.8 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.
- 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.

**1.9 QUANTITY 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.
- 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.

**1.10 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.

**1.11 TESTING AND INSPECTING ALLOWANCES**

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.
- C. Costs of testing and inspection services not specifically required by the Contract Documents are Contractor responsibilities and are not included in the allowance.
- D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

**1.12 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, required maintenance materials, 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 due to a change in the 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, VOLUME 1 COMPETITION GYM**

- A. Allowance No. 1: Removal and Replacement of Unsuitable/Unconsolidated Materials (Unit Price #1)
  1. Quantity Allowance: Include in base bid, 3,500 cu. Yd. of unsatisfactory soil excavation and disposal off-site and replacement with satisfactory soil material from off-site. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
- B. Allowance No. 2 Excavation and Replacement of Rock (Unit Price #2)
  1. Quantity Allowance: Include in base bid, 2,750 cu. Yd. of rock excavation and disposal off-site and replacement with satisfactory soil material from off-site. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
- C. Allowance No. 3: Concrete Foundations. (Unit Price #3)
  1. Quantity Allowance: Include in base bid, 70 cu. yd. of concrete for spread footings in place to support PEMB frames/bents foundations. Contractor to provide an in-place unit price for reinforcing steel and concrete spread footings based on these quantities. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
- D. Allowance No. 4: Reinforcing Steel. (Unit Price #4)
  1. Quantity Allowance: Include in base bid, 2 tons of reinforcing steel in place in addition to the steel shown in structural drawings. This steel is to be placed in sizes and locations at the direction of the Architect or Engineer at no additional cost to the Owner. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
- E. Unit Price Allowance No. 5: Structural Steel. (Unit Price #5)
  1. Include a unit price allowance of .5 tons structural steel in place in addition to the steel shown on the contract documents. This steel is to be placed in sizes and locations at the direction of the Owner, Architect, or Engineer.
- F. Allowance No. 6: Landscaping.
  1. Contingency Allowance: Include \$15,000 for use as instructed by the Owner and Architect for landscaping.
- G. Allowance No. 7: Permit & Utility Fees:
  1. Contingency Allowance: Include \$4,000 for use as instructed by the Owner and Architect for permit and utility fees.
- H. Allowance No. 8: Project Contingency.
  1. Contingency Allowance: Include \$300,000 for use as instructed by the Owner and Architect.
- I. Allowance No. 9: Fire Fighter Communication System.
  1. Contingency Allowance: Include \$75,000 for signal survey, procurement and installation of NFPA-compliant signal booster and bi-directional antenna system.
    - a. Scope to be verified by survey requirements and Section 284111.
- J. Allowance No. 10: AV Allowance
  1. Contingency Allowance: Include \$500,000 for the gym sound system (wireless mics and Bluetooth), play clocks, LED Digital Screen Scoreboards, LED digital scorer's table and all associated components and install.
- K. Allowance No. 11: – Exterior Building Signage
  1. Lump Sum Allowance: Include \$30,000 for use as instructed by the Owner and Architect, for procurement and installation of Exterior Architectural Signage as selected by the Owner.
- L. Unit Price Allowance No. 12: Brick Allowance:
  1. Include a unit price allowance of \$700 per thousand for all face brick indicated on drawings.

## M. Allowance No. 13: Interior Graphics

1. Lump Sum Allowance: Include an allowance of \$50,000.00 for the purchase and installation of graphics as instructed by the Owner, Architect, or Construction Manager.

**3.4 SCHEDULE OF ALLOWANCES, VOLUME 2 (ALTERNATE) MULTI-PURPOSE GYM**~~A. Allowance No. A-1: Lump Sum Contingency~~

- ~~1. Include a contingency allowance of \$250,000.00 for use as instructed by the Owner or Architect.~~

~~B. Allowance No. A-2: Removal and Replacement of Unsuitable/Unconsolidated Materials (Unit Price #1)~~

- ~~1. Quantity Allowance: Include in base bid, 3,000 cu. Yd. of unsatisfactory soil excavation and disposal off-site and replacement with satisfactory soil material from off-site. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~

~~C. Allowance No. A-3: Excavation and Replacement of Rock (Unit Price #2)~~

- ~~1. Quantity Allowance: Include in base bid, 1,750 cu. Yd. of rock excavation and disposal off-site and replacement with satisfactory soil material from off-site. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~

~~D. Allowance No. A-4: Concrete Foundations (Unit Price #3)[ADD 2]~~

- ~~1. Quantity Allowance: Include in base bid, 40 cu. yd. of concrete for spread footings in place to support PEMB frames/bents foundations. Contractor to provide an in place unit price for reinforcing steel and concrete spread footings based on these quantities. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~

~~E. Allowance No. A-5: Reinforcing Steel (Unit Price #4)[ADD 2]~~

- ~~1. Quantity Allowance: Include in base bid, 2.0 tons of reinforcing steel in place in addition to the steel shown in structural drawings. This steel is to be placed in sizes and locations at the direction of the Architect or Engineer at no additional cost to the Owner. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~

~~F. Unit Price Allowance No. A-6: Structural Steel (Unit Price #5)[ADD 2]~~

- ~~1. Include a unit price allowance of .5 tons structural steel in place in addition to the steel shown on the contract documents. This steel is to be placed in sizes and locations at the direction of the Owner, Architect, or Engineer.~~

~~G. Allowance No. A-7: AV Allowance~~

- ~~1. Contingency Allowance: Include \$250,000 for the gym sound system (wireless mics and Bluetooth), play clocks, LED Digital Numbers Scoreboards, LED digital scorer's table and all associated components and install.~~

~~H. Allowance No. A-8: Fire Fighter Communication System.~~

- ~~1. Contingency Allowance: Include \$50,000 for signal survey, procurement and installation of NFPA compliant signal booster and bi-directional antenna system.
  - a. Scope to be verified by survey requirements and Section 284111.~~

~~I. Unit Price Allowance No. A-9: Brick Allowance:[ADD 2]~~

- ~~1. Include a unit price allowance of \$700 per thousand for all face brick indicated on drawings. [ADD 3]~~

**END OF SECTION 012100**

## **SECTION 012300 – ALTERNATES [ADD 3]**

### **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. Section includes administrative and procedural requirements for alternates.

#### **1.3 DEFINITIONS**

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
  - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
  - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

#### **1.4 PROCEDURES**

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other work of the Contract.
- C. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

### **PART 2 - PRODUCTS (Not Used)**

### **PART 3 - EXECUTION**

#### **3.1 SCHEDULE OF ALTERNATES**

##### **A. Alternate No. 1: Competition Gym Additional Parking [ADD 2]**

- 1. Base Bid: Include the entirety of the scope described in Volume 1 of the Drawings not described as an alternate.
- 2. Alternate: Include price for additional parking, grading, etc as detailed on sheets:
  - a. 1-C202
  - b. 1-C204
  - c. 1-C302
  - d. 1-C401
  - e. 1-C501
  - f. 1-C601
  - g. 1-C701

##### **B. Alternate No. 2: Multi-Purpose Gym**

- ~~1. Base Bid: Include the entirety of the scope described in Volume 1 of the Drawings not described as an alternate.~~
- ~~2. Alternate: Include price for the entirety of the scope described in Volume 2 of the Drawings. [ADD 3]~~

*WARD SCOTT MORRIS ARCHITECTURE, INC.*

*HUNTSVILLE, ALABAMA*

**END OF SECTION 012300**

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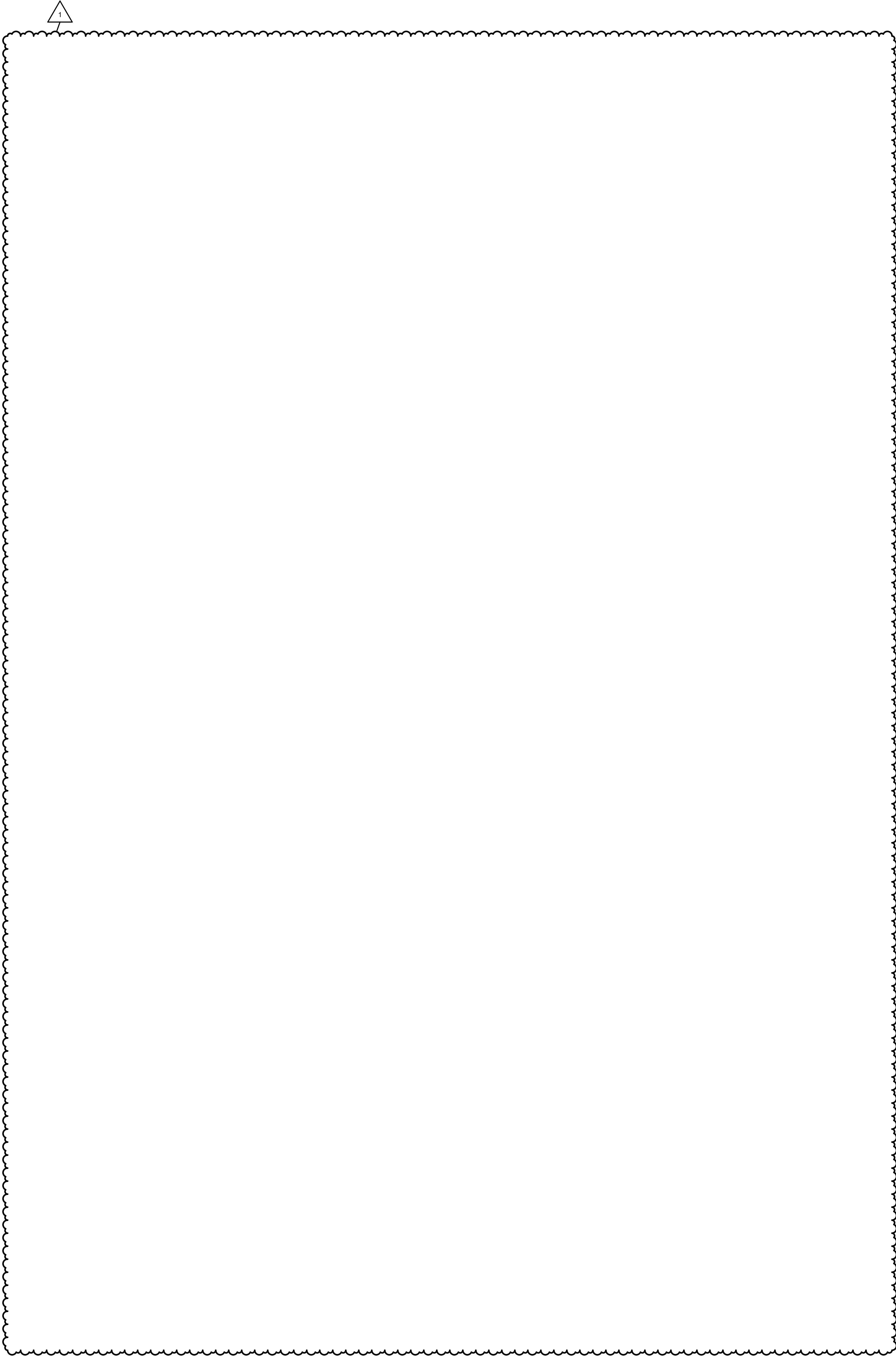
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DOUGLAS HIGH SCHOOL COMPETITION GYMNASIUM  
MARSHALL COUNTY BOARD OF EDUCATION  
225 EAGLE DR, DOUGLAS, AL 35964



BID DOCUMENTS

DATE: 08/19/26  
PROJ NO: 23-091

| REVISIONS |        |         |
|-----------|--------|---------|
| #         | DESC   | DATE    |
| 1         | ADD 03 | 9/09/26 |

INDEX OF  
DRAWINGS

1-G102

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