

**CITY OF SAN ANTONIO
WOODLAWN LAKE GYMNASIUM RE-ROOFING PROJECT
ADDENDUM #1**

RECEIPT OF ADDENDUM NUMBER(S) 1 IS HEREBY ACKNOWLEDGED FOR PLANS AND SPECIFICATIONS FOR **WOODLAWN LAKE GYMNASIUM RE-ROOFING PROJECT** FOR WHICH BIDS WILL BE OPENED ON April 29, 2014.

THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE.

Company Name: _____

Address: _____

City/State/Zip Code: _____

Date: _____

Signature

Print Name/Title

BEATY PALMER ARCHITECTS
ADDENDUM

Date 04.22.14
Project No. 1346
Page 1 of 1

ADDENDUM NO. 1 (revised)

To the drawings and specifications for
Woodlawn Lake Gymnasium Re-Roofing

San Antonio, Texas
Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205



This addendum is hereby made a part of the contract documents to the same extent as though it were originally included therein. This addendum shall take precedence over the original drawings and specifications where its provisions apply.

PROJECT MANUAL:

Item 1.1 - Add Allowance No. 4 to "Specification Section 012100 - Allowances" to read as follows:

Allowance No. 4: Quantity Allowance: On the bid sheet include the sum for replacement of 100 square feet of 1x tongue and groove wood decking and underside painting to match existing.

1. This allowance includes material cost receiving, handling, and installation and Contractor overhead and profit.
2. Coordinate quantity allowance adjustment with corresponding unit-price requirements in Section 012200 "Unit Prices."

Item 1.2 - Add Unit Price No. 3 to "Specification Section 012200 - Unit Prices" to read as follows:

Unit Price No. 3:

3. Description: Replacement of 1x tongue and groove wood decking and painting of underside to match existing.
4. Unit of Measurement: Square Feet.
5. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."

Item 1.3 - Attached City of San Antonio Addendum #1 Acknowledgement Form. This acknowledgement must be signed and returned with the bid package.

Item 1.4 - Revised Bid Form 020 to include Unit Price No.3 and Allowance No. 4.

Attachments: Updated Specifications Sections 012100 & 012200;
City of San Antonio Addendum #1 Acknowledgement Form; Revised Bid Form 020 (Dated April 22, 2014)

END OF ADDENDUM NO. 1

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 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.

1.2 DEFINITIONS

- A. Unit price is an amount incorporated in 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, 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:

1. Description: Replacement of 3/4" plywood decking.
2. Unit of Measurement: Square (100 square feet).
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."

B. Unit Price No. 2:

1. Description: Replacement and Painting of damaged or missing portions of existing 1x wood fascia.
2. Unit of Measurement: Linear Feet.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."

C. Unit Price No. 3:

1. Description: Replacement of 1x tongue and groove wood decking and painting of underside to match existing.
2. Unit of Measurement: Square Feet.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."

END OF SECTION 012200

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. Lump-sum allowances.
 - 2. Unit-cost allowances.
 - 3. Quantity allowances.
- C. Related Requirements:
 - 1. Section 012200 "Unit Prices" for procedures for using unit prices.
 - 2. Section 014000 "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.

1.2 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.

1.3 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 COORDINATION

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

1.6 LUMP-SUM, UNIT-COST, AND 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 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 and/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.

1.7 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 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 No. 1: Quantity Allowance: On the bid sheet include the sum for replacement of 10 squares of 3/4" plywood decking.
 1. This allowance includes material cost receiving, handling, and installation and Contractor overhead and profit.
 2. Coordinate quantity allowance adjustment with corresponding unit-price requirements in Section 012200 "Unit Prices."
- B. Allowance No. 2: Quantity Allowance: On bid sheet include the sum for replacement and painting of 100 lf of wood fascia.
 1. This allowance includes material cost receiving, handling, and installation and Contractor overhead and profit.
 2. Coordinate quantity allowance adjustment with corresponding unit-price requirements in Section 012200 "Unit Prices."
- C. Allowance No. 3: Lump-Sum Allowance: Include the sum of \$2,000.00 for provision and application of Abatron Epoxy Wood Repair System for pre-existing wood rot damage exposed by construction activities.
- D. Allowance No. 4: Quantity Allowance: On the bid sheet include the sum for replacement of 100 square feet of 1x tongue and groove wood decking and underside painting to match existing.

1. This allowance includes material cost receiving, handling, and installation and Contractor overhead and profit.
2. Coordinate quantity allowance adjustment with corresponding unit-price requirements in Section 012200 "Unit Prices."

END OF SECTION 012100

CITY OF SAN ANTONIO

Project Name: Woodlawn Lake Gymnasium Re-Roofing
ID NO.: 35-00030

Date Issued: April 22, 2014
Page 1 of 2

The estimated construction budget for this contract is \$295,000.00

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BID FORM

I. BASE BID

Amount of Base Bid (Insert Amount in Words and Numbers):

_____ \$ _____

II. ALTERNATES

Amount of each Alternate insert in Numbers:

Additive Alternate #1 - Building Pressure Washing

_____ \$ _____

Additive Alternate #2 - Existing Outbuilding and Restroom Building Re-Roofing and Repairs

_____ \$ _____

Additive Alternate #3 - Paint exterior walls to cover mismatched paint

_____ \$ _____

Additive Alternate #4 - Temporary Construction Sign

_____ \$ _____

III. UNIT PRICES

1. Per square (100 square feet) for 3/4" plywood decking replacement.

_____ \$ _____

2. Per linear foot for replacement and painting of damaged or missing 1x wood fascia.

_____ \$ _____

3. Per square foot for replacement of 1x tongue and groove wood decking and painting of underside to match

ID NO. 35-00030

existing.

_____ \$ _____

IV. ALLOWANCES

Amount of each Alternates insert in Numbers:

Allowance No. 1: Quantity Allowance: Include the sum for replacement of 10 squares of 3/4" plywood decking.

_____ \$ _____

Allowance No. 2: Quantity Allowance: Include the sum for replacement and painting of 100 linear feet of wood fascia.

_____ \$ _____

Allowance No. 3: Lump-Sum Allowance: **Include the sum of \$2,000.00** for provision and application of Abatron Epoxy Wood Repair System for pre-existing wood rot damage exposed by construction activities.

_____ \$ _____

Allowance No. 4: Quantity Allowance: Include the sum for replacement of 100 Square Feet of 1x tongue and groove wood decking and underside painting to match existing.

_____ \$ _____

Official Name of Company (legal)

Telephone No.

Address

Fax No.

City, State and Zip Code

E-mail Address

Name of the proposed **Project Manager:** _____

Name of the proposed **Site Superintendent:** _____