ADDENDUM No. 1

Project Name: MUSC CON EXTERIOR ACCESSIBILITY IMPROVEMENTS
H51-9819-A-PG

Date: MARCH 13, 2015

From: Rosenblum Coe Architects, Inc.
1643 Means St.
Charleston, SC 29412
843.577.6073 (p)

To: All Plan Holders of Record

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents (Drawings and Project Manual) dated 20 FEBRUARY, 2015. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. Only the information contained in this Addendum shall be considered as a part of the Bid Documents. This Addendum consists of 2 pages and 3 attachments, for a total of 6 pages.

I. GENERAL: NONE

II. PRIOR APPROvals: NONE.

III. PROJECT MANUAL:

1. TABLE OF CONTENTS:
   a. Add Section 012100 - Allowances

2. SE-330 – LUMP SUM BID FORM
   a. Page BF-2, Delete Subcontractor listing, "Heating and Air Conditioning"
   b. Page BF-2, Delete Subcontractor listing, "Electrical"

3. Section 011000 – ALLOWANCES
   a. Add this section in its entirety to the Project Manual. See attachments.

4. Section 024119 – SELECTIVE DEMOLITION
   a. Revise paragraph 1.6 FIELD CONDITIONS, section D.1 to read as follows:
      "Hazardous materials will be removed by Owner before start of the Work. Hazardous materials abatement includes but is not limited to the following:
         a. Exterior trim (lead based paint)
         b. Roof membrane (asbestos)."

IV. DRAWINGS:

1. SHEET A102a – LOADING DOCK – DEMO & RENOVATIONS
   a. Revise Demolition Note D12 to read, "THE CONTRACTOR SHALL TAKE SPECIAL CARE WHEN REMOVING LOADING DOCK FLOOR & ROOF SLABS. IT IS ASSUMED THE EXISTING CONCRETE FLOOR AND ROOF SLABS ARE INTEGRALLY Poured TO BUILDING SLABS AND WILL NEED TO BE SAW CUT TO FACILITATE DEMOLITION. IT IS ALSO ASSUMED EXISTING BRICK WILL NEED TO BE SHORED AND PATCHED WHERE ROOF AND FLOOR ARE REMOVED. CONTRACTOR’S BID SHALL INCLUDE
ALL COSTS ASSOCIATED WITH THE REMOVAL OF EXISTING SLABS AND INSTALLATION OF NEW BRICK TO MATCH EXISTING. UPON SLAB REMOVAL, CONTRACTOR TO NOTIFY ARCHITECT OF ANY DEVIATIONS FROM ASSUMPTIONS. SEE ALLOWANCES.

ATTACHMENTS:
A. Pre-Bid Meeting Sign-In Sheet, dated March 4, 2015, 1 page
B. Specification Section 012100 – ALLOWANCES, 2 pages

***End of Addendum***
## Pre-Bid Mtg Sign-In Sheet

**Project:** MUSC CON EXTERIOR ACCESSIBILITY IMPROVEMENTS  
**Date:** MARCH 4, 2015

<table>
<thead>
<tr>
<th>Name</th>
<th>Company</th>
<th>Email Address</th>
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<tbody>
<tr>
<td>Maynard Whren</td>
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<tr>
<td>Hoyt Millines</td>
<td>Liquidia Const.</td>
<td><a href="mailto:htmillines@gmail.com">htmillines@gmail.com</a></td>
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<tr>
<td>Mallory DeLuca</td>
<td>Huss, Inc</td>
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SECTION 012100 - 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. 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 direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

B. Types of allowances include the following:
   1. Contingency allowances.

1.3 COORDINATION
A. Coordinate allowance items with other portions of the Work.

1.4 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. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.
C. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

1.5 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 SCHEDULE OF ALLOWANCES

A. Allowance No. 1: Contingency Allowance: Include a contingency allowance of $10,000.00 for work required to patch existing brick where concrete floor and roof demolished at loading dock. Bid Alternate No. 1 shall include all costs related to demolition and installation of new brick infill. The allowance shall only be used if attachment details of existing slabs deviate from assumptions noted on Sheet A102a.

END OF SECTION 012100