

## SECTION 009113 – ADDENDUM ONE

## PART 1 - ADDENDA



## 1.1 PROJECT INFORMATION

- A. Project Name: 23041 – Scott County Schools Reroofing.
- B. Owner: Scott County School District, 110 Commerce Loop, Forest, Mississippi, 39074.
- C. Architect: Dale | Bailey, an Association, 188 East Capitol Street, Suite 250, Jackson, MS 39201.
- D. Architect Project Number: 23041
- E. Date of Addendum One: 7 November 2023

## 1.2 NOTICE TO BIDDERS

- A. This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. The date for receipt of bids is unchanged by this Addendum at same time and location.

## 1.3 GENERAL

- A. Attached are the annotated Pre-Bid Meeting Minutes and Meeting Attendees dated 2 November 2023.

## 1.4 GENERAL RESPONSES TO REQUESTS FOR INFORMATION

- A. Question: Does the SBS systems require a base sheet along with the 2-ply systems?  
Answer: Yes
- B. Question: Could you please advise on the assembly for both SBS and TPO roofings? The execution section from the specifications indicates an assembly for metal deck, not tectum deck.  
Answer: See addendum.
- C. Question: Is allowance No. 01 to be included in both SBS and TPO systems as stated with allowances No. 02 & 03?

Answer: Yes

- D. Question: Is the Bid Guarantee to be calculated with the sum of both systems at the base bid or just one? If so, which one?

Answer: System with the largest value

- E. Question: Can we expect a new bid form with the completion date stated at the pre-bid meeting (August 1<sup>st</sup>, 2024)?

Answer: Yes

- F. Question: The specifications indicate two layers of 2.2" of polyiso insulation for SBS systems and a 3" bottom layer of EPS plus 1" of polyiso top layer for TPO systems. Is this correct?

Answer: For both systems, use a 3" base layer of polyiso insulation, add 1/2" minimum layer of tapered polyiso insulation starting at the edge of the roof, and add a 1/2" coverboard.

- G. Question: Is there an estimated budget?

Answer: It has not been determined; Owner will award project.

- H. Question: Would it be acceptable to use a self-adhered mod bit system as long as it meets the same standards and warranty requirements in the specifications?

Answer: Not acceptable

- I. Question: Can we mechanically fasten the insulation, cover board, and TPO roofing with Augers and plates?

Answer: Not acceptable

- J. Question: The Plans mention using clear spray Waterproofing at wall flashings. Which specific locations is this referring to and what product should be used?

Answer: Parapet walls at high roof; PROSCO Weather Seal Siloxane to be used.

- K. Question: On the roofs with slope already in the structure, do we need to add additional tapered insulation or just the R-20 Flat Base Layer?

Answer: Additional tapered insulation

1.5 REVISIONS TO DIVISION 00 – PROCUREMENT REQUIREMENTS AND CONTRACTING REQUIREMENTS

- A. DOCUMENT 004113 – BID FORM (Revised). Delete this form in its entirety and replace it with new. See attached. Added Allowance No. 4.

1.6 REVISIONS TO DIVISION 01 – GENERAL REQUIREMENTS

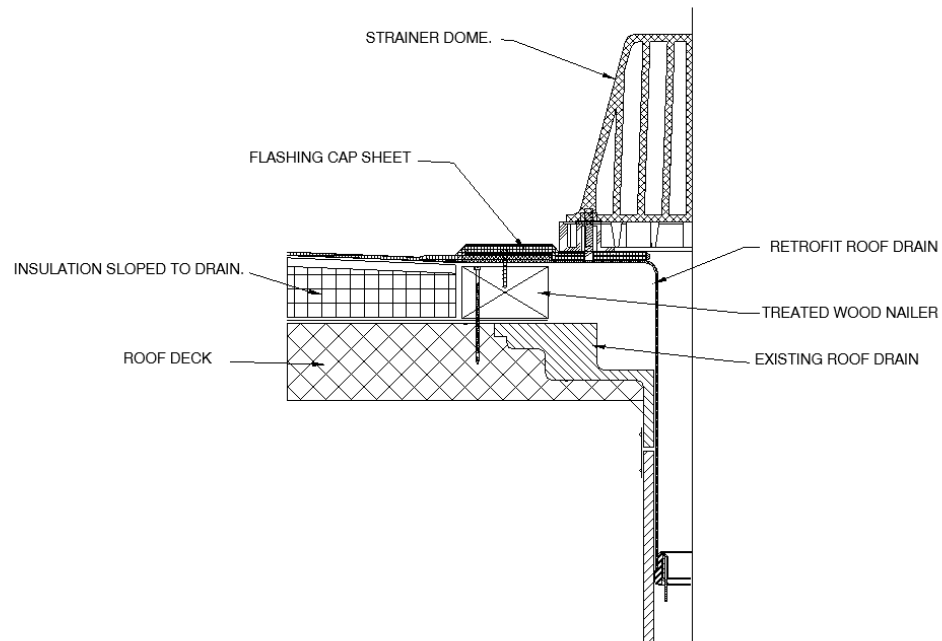
- A. DOCUMENT 012100 – ALLOWANCES (Revised). Delete this form in its entirety and replace it with new. See attached. Added Allowance No. 4.

1.7 REVISIONS TO DRAWING SHEETS

- A. SHEET A-002 – SCOTT CENTRAL ATTENDANCE CENTER ROOF PLAN (ALT #1) (Reissued). Delete this sheet in its entirety and replace it with the attached. Added notes to remove skylights; indicated high-low roofs on drawings; added notes to remove sheet metal on roof near the cafeteria and install new canopy. See allowance. See photo for sheet metal to be removed.



- B. SHEET A-003 – MORTON ELEMENTARY ROOF PLAN (ALT #2) (Reissued). Delete this sheet in its entirety and replace it with the attached. Indicated high-low roofs on drawings; indicated canopy to be reroofed on the building near the newly renovated cafeteria.
- C. SHEET A-511 – MOD-BIT ROOF DETAILS (Not Reissued). Add the following New Roof Drain Detail. See below. The Contractor shall clear out all roof drains prior to installing new domes and drains.



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## New Roof Drain Detail

3" = 1'-0"

### 1.8 ATTACHMENTS

- A. Annotated Pre-Bid Meeting Minutes and Meeting Attendees dated 2 November 2023.
- B. This Addendum includes the following attached Specifications:
  - 1. Specification 004113 – Bid Form dated 7 November 2023.
  - 2. Specification 012100 – Allowances dated 7 November 2023.
- C. This Addendum includes the following attached Drawings:
  - 1. Sheet A-002 – Scott Central Attendance Center Roof Plan (Alt #1) dated 7 November 2023.
  - 2. Sheet A-003 – Morton Elementary Roof Plan (Alt #2) dated 7 November 2023.

END OF ADDENDUM ONE

Agenda – MINUTES (CHANGES IN RED)

201 Park Court, Suite B  
Ridgeland, MS 39157  
P 601.790.9432  
F 888.281.0547

02 November 2023

23041 Scott County Schools Reroofing / Pre-Bid Meeting

One Jackson Place, Suite 250  
188 East Capitol Street  
Jackson, MS 39201-2100  
P 601.352.5411  
F 601.352.5362

161 Lameuse Street, Suite 201  
Biloxi, MS 39530  
P 228.374.1409  
F 228.374.1414

1. General

- a. Please silence cell phones
- b. Sign-in sheet: Minutes will include list of meeting attendees
- c. Plan holders list: Minutes will include list of plan holders
- d. Description: The project scope of work includes three school sites to receive a reroof with a Modified Bituminous Membrane Roofing (Mod. Bit) or Thermoplastic Polyolefin (TPO) system as indicated in the Contract Documents.
- e. Team
  - i. Owner: Scott County School District / Forest, MS / Alan Lumpkin, Superintendent
  - ii. Owner Representative: Scott County School District / Forest, MS / Chad Harrison, Assistant Superintendent
  - iii. Architect: Dale | Bailey, an Association / Jackson, MS / Russ Blount
  - iv. Project Manager: Dale | Bailey, an Association / Jackson, MS / Luigia Hodge
  - v. Construction Manager: Dale | Bailey, an Association / Jackson, MS / Kristen Lewis
  - vi. Construction Admin: Dale | Bailey, an Association / Jackson, MS / Wanda Elliott

2. Procurement and Contracting Requirements

- a. Advertisement for Bids
  - i. Advertisement dates: 10/11/23 & 10/18/23
  - ii. Bid Receipt: Bids to be opened at 2:00 PM on Thursday, November 09, 2023
  - iii. Bid Location: Scott County School District / 110 Commerce Loop / Forest, MS
- b. Bidder Qualifications
  - i. Bidders must be properly licensed under the laws governing their respective trades
  - ii. List all applicable state & local license & registration nos. on outside of bid envelope
- c. Bonding & Insurance
  - i. Bidders must be able to obtain insurance and bonds required for the Work
- d. Bid Security
  - i. A Bid Security in the amount of 5% of the total maximum bid amount is required
  - ii. Cash, cashier's check, certified check, US money order, or bid bond
- e. Bid Form and Attachments
  - i. Acknowledgement of Addenda

- ii. Subcontractor identification
  - f. Bid Submittal Requirements
    - i. Envelope requirements (re: Bid Submittal Checklist)
    - ii. Proper identification
  - g. Notice of Award
    - i. Offered within 60 days after receipt of bids
    - ii. Award will be made as soon as possible & successful bidder should be ready to secure bonds & insurance immediately
- 3. Communication during Bidding Period
  - a. Obtaining documents
    - i. Plan holders are required to register and order bid documents at [www.dalebaileyplans.com](http://www.dalebaileyplans.com)
  - b. Bidder's Requests for Information
    - i. Binding answers to questions must be included in an official written addendum and the Contractor or Subcontractor is encouraged to provide written communications to the Architect for proper response
    - ii. Address e-mailed written correspondence to [biddinginfo@dalepartners.com](mailto:biddinginfo@dalepartners.com)
    - iii. No questions will be accepted after 5:00 PM on Monday, November 6, 2023, to allow the Architect adequate time to prepare any necessary addenda
  - c. Addenda
    - i. Addendum no 1 (tentative) .....~~11.06.23~~ **11.07.23**
- 4. Contracting Requirements
  - a. The Supplementary Conditions
    - i. Refer to this section for specific comments & directives
      - 1. Change order markups
      - 2. Weather delays
      - 3. Retainage
      - 4. Stored material
      - 5. Liquidated damages
      - 6. Insurance
  - b. Other Owner requirements: verify user occupancy during construction
- 5. Construction Documents
  - a. Use of Site
    - i. Complete use of site TBD
    - ii. Parking
    - iii. Lay-down area
  - b. Work Restrictions

- i. Work days
- ii. Work times
- c. Unit prices, alternates, & allowances
  - i. Unit prices:
    - 1. Unit Price No. 1A. Tectum Decking in the Base Bid.
      - a. Description: Provide a unit price for Five (5) Tectum Decking (~~4x8~~) (2.5x8) each. Additions of the above items may be added by the unit price as needed. Additional amounts will be added to the owner at closing.
    - 2. Unit Price No.1B. Wood Blocking Replacement in Base Bid.
      - a. Description: Provide a unit price for 25 linear feet of wood blocking replacement in the base bid. Additions of the above items may be added or deducted by the unit price as needed. Unused amounts will be credited to the owner at closing.
    - 3. Unit Price No. 2A. Tectum Decking in Alternate 1.
      - a. Description: Provide a unit price for Forty (40) Tectum Decking (~~4x8~~) (2.5x8) each. Additions of the above items may be added by the unit price as needed. Additional amounts will be added to the owner at closing.
    - 4. Unit Price No. 2B. Wood Blocking Replacement in Alternate 1.
      - a. Description: Provide a unit price for 75 linear feet of wood blocking replacement in the base bid. Additions of the above items may be added or deducted by the unit price as needed. Unused amounts will be credited to the owner at closing.
    - 5. Unit Price No. 3A. Tectum Decking in Alternate 2.
      - a. Description: Provide a unit price for Five (5) Tectum Decking (~~4x8~~) (2.5x8) each. Additions of the above items may be added by the unit price as needed. Additional amounts will be added to the owner at closing.
    - 6. Unit Price No. 3B. Wood Blocking Replacement in Alternate 2.
      - a. Description: Provide a unit price for 25 linear feet of wood blocking replacement in the base bid. Additions of the above items may be added or deducted by the unit price as needed. Unused amounts will be credited to the owner at closing.
  - ii. Alternates:
    - 1. Additive Alternate No. 01: Scott Central Attendance Center.
      - a. Alternate Description: All work related to replacing existing roof system as indicated on drawings. Must provide a price for Modified Bituminous Membrane Roofing (Mod. Bit) and Thermoplastic Polyolefin (TPO) roof systems on the Bid Form.
    - 2. Additive Alternate No. 02: Morton Elementary School.
      - a. Alternate Description. All work related to replacing the existing roof system with new roofing system as indicated on the drawings. Must provide a price for Modified Bituminous Membrane Roofing (Mod. Bit) and Thermoplastic Polyolefin (TPO) roof systems on the Bid Form.
  - iii. Allowances:
    - 1. Allowance No. 01: Bettye Mae Jack Middle School Lump Sum Contingency Allowance.

- a. Includes the Sum of Twenty Thousand Dollars (\$20,000.00) to be included in Base Bid.
    - 2. Allowance No. 02: Scott Central Attendance Center Lump Sum Contingency Allowance.
      - a. Includes the Sum of Fifteen Thousand Dollars (\$15,000.00) to be included in Alternate No. 1 in each system.
    - 3. Allowance No. 03: Morton Elementary School Lump Sum Contingency Allowance.
      - a. Includes the Sum of Ten Thousand Dollars (\$10,000.00) to be included in Alternate No. 2 in each system.
  - d. Substitutions following award
    - i. Substitutions will be considered within 30 days of the contract award
    - ii. Burden of proof of "equal" will be on the Contractor or Vendor
6. Schedule
  - a. Project Schedule
    - i. Section 013200 in Project Manual
    - ii. GC to provide CPM type schedule, regularly updated
  - b. Contract Time
    - i. Contract time current defined as Substantial Completion date of ~~May 31, 2024~~  
**August 1, 2024**
  - c. Liquidated Damages
    - i. \$500 each calendar day of the delay after Contract Time
  - d. Other Bidder Questions
7. Post-Meeting Addendum
  - a. May be issued, as necessary to document the meeting questions & provide proper responses
8. Other Bidder Questions
  - a. Architect will record and distribute meeting minutes to attendees and others known by the Architect's office to have received a complete set of Procurement and Contracting Documents
  - b. Minutes of meeting are issued as Available Information and do not constitute a modification to the Procurement and Contracting Documents
  - c. Modifications to the Procurement and Contracting Documents are issued by written Addendum only
9. Site/facility visit or walkthrough
  - a. **Contractor asked what the working hours are. Answer: Contractor shall have full access after 3:20 pm to 7:00 am M-F, weekends, holidays and summer breaks.**
  - b. **At Bettye Mae Jack, Contractor must coordinate with Upchurch if the ESSER project (HVAC project) is not completed prior to the start of this project.**



- c. Contractor asked if the Owner wanted to keep the skylights at Scott Central. Answer: All skylights shall be removed and opening enclosed to match adjacent
- d. Contractor asked if the tin roof near the cafeteria at Scott Central should be removed and reinstalled. Answer: The tin roof shall be removed and install new canopy. See allowance in this addendum.
- e. Contractor asked if we could provide a clarification for the internal drains at Bettye Mae Jack. Answer: Contractor shall replace all existing visible and covered drains with new caps and strainers, see detail in addendum. Contractor shall unstop roof drains.
- f. Contractor asked if the condenser lines are to be replaced? Answer: If HVAC units are to be raised, then the lines will have to be extended.

#### 10. Questions

End

## PRE-BID MEETING ATTENDEES

201 Park Court, Suite B  
 Ridgeland, MS 39157  
 P 601.790.9432  
 F 888.281.0547

project 23041 Scott County Schools Reroofing  
 regarding Pre-Bid Meeting  
 mtg. date 02 November 2023, 10:00 AM  
 location Scott County School District | 110 Commerce Loop | Forest, MS 39074

One Jackson Place, Suite 250  
 188 East Capitol Street  
 Jackson, MS 39201-2100  
 P 601.352.5411  
 F 601.352.5362

161 Lameuse Street, Suite 201  
 Biloxi, MS 39530  
 P 228.374.1409

Initial	Name	Business	Phone	Email
	Alan Lumpkin	SCSD	(601)469-3861	alumpkin@scott.k12.ms.us
	Chad Harrison	SCSD	(601)469-3861	charrison@scott.k12.ms.us
	Russ Blount	Dale   Bailey	(601) 352-5411	russblount@daleparnters.com
	Luigia Hodge	Dale   Bailey	(601) 352-5411	luigiahodge@dalepartners.com
<i>KL</i>	Kristen Lewis	Dale   Bailey	(601) 352-5411	kristenlewis@dalepartners.com

Initial	Name	Business	Phone	Email
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*BM* Blake Montpelier Independent Roofing 601-519-8480 Blake@roofing.ms  
*LM* Larry Montpelier INDEPENDENT 601-946-8042 LARRY@ROOFING.ms  
*HW* Hunter Warren INDEPENDENT 769 798 0225 HUNTE HWARREN@ROOFING.ms  
*TM* Tim Middleton Roofing Solutions 601-317-9917 TMiddleton@RoofingSolutions.com  
*RC* Ron CREEEL R & R ROOFING 601.736.6886 BURT@RRROOFS.COM  
*LH* Leland Hinton MTS Roofing 601-932-3913 Leland.Hinton@mscoinc.com  
*DT* David Tadlock SCSD 601 835 0209 dtadlock@scott.k12.ms.us  
*CH* Chad Harrison SCSD 601-416-3639 charrison@scott.k12.ms.us  
*AW* Warren Watts RCC 601 510 7754 Warren@rankincountycustom.com  
*RW* Reed Wood RCC 601-410-1111 reed@rankincountycustom.com  
*AW* Austin Waldrop Eskola Roofing 901-293-8376 awaldrop@eskolaroofing.com

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: \_\_\_\_\_.
- B. Project Name: 23041 – Scott County Schools Reroofing
- C. Project Location:
  - 1. Site 1: Bettye Mae Jack Middle School  
128 Martin Luther King Drive, Morton, MS 39117
  - 2. Site 2: Scott Central Attendance Center  
2415 Old Jackson Rd / Forest, MS 39074
  - 3. Site 3: Morton Elementary School  
265 E 2<sup>nd</sup> Ave / Morton, MS 39117
- D. Owner: Scott County School District, 110 Commerce Loop, Forest, Mississippi, 39074, United States.
  - 1. Owner's Representative: Alan Lumpkin, Superintendent.
- E. Architect: Dale | Bailey Architects, An Association, 188 East Capitol Street, Suite 250, Jackson, MS 39201.
- F. Architect Project Number: 23041

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: Bettye Mae Jack Middle School: The undersigned Bidder must bid both roofing systems, if not will result in disqualification, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Dale | Bailey, an Association, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

**Modified Bituminous Membrane Roofing (Mod. Bit)**

- 1. Base Bid. \_\_\_\_\_  
Dollars (\$ \_\_\_\_\_)

The above amount may be modified by amounts indicated by the Bidder on the attached Document 004322 "Unit Prices Form".

**Thermoplastic Polyolefin (TPO)**

2. Base Bid. \_\_\_\_\_  
Dollars (\$ \_\_\_\_\_ )

The above amount may be modified by amounts indicated by the Bidder on the attached Document 004322 "Unit Prices Form".

1.3 ALLOWANCES. Include the allowances below in the base bid and/or alternates. Refer to section 012100-ALLOWANCES.

- A. Allowance No. 01: Bettye Mae Jack Middle School Lump Sum Contingency Allowance of Twenty Thousand Dollars (\$20,000.00) to be included in Base Bid.
- B. Allowance No. 02: Scott Central Attendance Center Lump Sum Contingency Allowance of Fifteen Thousand Dollars (\$15,000.00) to be included in Alternate No. 1 in each system.
- C. Allowance No. 03: Morton Elementary School Lump Sum Contingency Allowance of Ten Thousand Dollars (\$10,000.00) to be included in Alternate No. 2 in each system.
- D. Allowance No. 04: Scott Central Attendance Center Canopy Allowance of Seventy-Five Thousand Dollars (\$75,000.00) to be included in Alternate No. 1 in each system.

1.4 UNIT PRICES: Refer to Section 012200 Unit Prices for additional information and requirements.

THE ABOVE LUMP SUM PRICE IN BASE BID INCLUDES THE FOLLOWING UNIT PRICES

Item No.	Description	Qty	Unit	Unit Price	Total Price:
No. 1	Tectum Decking (2.5X8)	5	Ea.	\$ _____	\$ _____

Additions of the above items may be added by the unit price as needed. Additional amounts will be added to the owner at closing.

No. 2	Wood blocking replacement	25	Lin. Ft.	\$ _____	\$ _____
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Additions of the above items may be added or deducted by the unit price as needed. Unused amounts will be credited to the owner at closing.

THE ABOVE LUMP SUM PRICE IN ALTERNATE 1 INCLUDES THE FOLLOWING UNIT PRICES

No. 1	Tectum Decking (2.5X8)	40	Ea.	\$ _____	\$ _____
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Additions of the above items may be added by the unit price as needed. Additional amounts will be added to the owner at closing.

No. 2	Wood blocking replacement	75	Lin. Ft.	\$ _____	\$ _____
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Additions of the above items may be added or deducted by the unit price as needed. Unused amounts will be credited to the owner at closing.

THE ABOVE LUMP SUM PRICE IN ALTERNATE 2 INCLUDES THE FOLLOWING UNIT PRICES

No. 1 Tectum Decking (2.5X8) 5 Ea. \$ \_\_\_\_\_ \$ \_\_\_\_\_

Additions of the above items may be added by the unit price as needed. Additional amounts will be added to the owner at closing.

No. 2 Wood blocking replacement 25 Lin. Ft. \$ \_\_\_\_\_ \$ \_\_\_\_\_

Additions of the above items may be added or deducted by the unit price as needed. Unused amounts will be credited to the owner at closing.

1.5 ALTERNATES. Refer to Section 012300 - ALTERNATES for description of Alternates. Bidders must bid both systems for each alternate.

A. Additive Alternate No. 01: Scott Central Attendance Center – All work related to replacing existing roof system as indicated on drawings.

Dollars (\$ \_\_\_\_\_). Modified Bituminous Membrane Roofing (Mod. Bit).

Dollars (\$ \_\_\_\_\_). Thermoplastic Polyolefin (TPO).

B. Additive Alternate No. 02: Morton Elementary School – All work related to replacing existing roof system with new roofing system as indicated on the drawings.

Dollars (\$ \_\_\_\_\_). Modified Bituminous Membrane Roofing (Mod. Bit).

Dollars (\$ \_\_\_\_\_). Thermoplastic Polyolefin (TPO).

1.6 BID GUARANTEE

A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 90 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:

1. \_\_\_\_\_ Dollars  
( \$ \_\_\_\_\_ ).

B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.7 SUBCONTRACTORS AND SUPPLIERS

A. The following companies shall execute subcontracts for the portions of the Work indicated:

- 1. HVAC Work: \_\_\_\_\_.
- 2. Electrical Work: \_\_\_\_\_.

1.8 TIME OF COMPLETION

A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect and shall fully complete the Work by **August 1, 2024**.

1.9 ACKNOWLEDGMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

- 1. Addendum No. 1, dated \_\_\_\_\_.
- 2. Addendum No. 2, dated \_\_\_\_\_.
- 3. Addendum No. 3, dated \_\_\_\_\_.
- 4. Addendum No. 4, dated \_\_\_\_\_.

1.10 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.

- 1. Bid Form Supplement - Bid Bond Form (AIA Document A310-2010).

1.11 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed contractor for the type of work proposed, in Mississippi, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.12 SUBMISSION OF BID

- A. Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.
- B. Submitted By: \_\_\_\_\_ (Name of bidding firm or corporation).
- C. Authorized Signature: \_\_\_\_\_ (Handwritten signature).
- D. Signed By: \_\_\_\_\_ (Type or print name).
- E. Title: \_\_\_\_\_ (Owner/Partner/President/Vice President).

- F. Witnessed By: \_\_\_\_\_ (Handwritten signature).
- G. Attest: \_\_\_\_\_ (Handwritten signature).
- H. By: \_\_\_\_\_ (Type or print name).
- I. Title: \_\_\_\_\_ (Corporate Secretary or Assistant Secretary).
- J. Street Address: \_\_\_\_\_.
- K. City, State, Zip: \_\_\_\_\_.
- L. Phone: \_\_\_\_\_.
- M. Email: \_\_\_\_\_.
- N. License No.: \_\_\_\_\_.
- O. Federal ID No.: \_\_\_\_\_ (Affix Corporate Seal Here).

END OF DOCUMENT 004113

## 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. Contingency allowances.
- C. Related Requirements:
  - 1. Section 0140000 "Quality Requirements" for procedures governing the use of allowances for testing and inspection.
- D. The contingency allowance or any allowance shall have all overhead and profit added at bid time to the bid price, such that any expenditure of allowances cannot add any overhead and profit to them.

## 1.2 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.

## 1.3 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 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.

## 1.6 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 are not included in the allowance and should be included in the contract sum and will not be charged as an addition to the contract sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

## 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 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 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

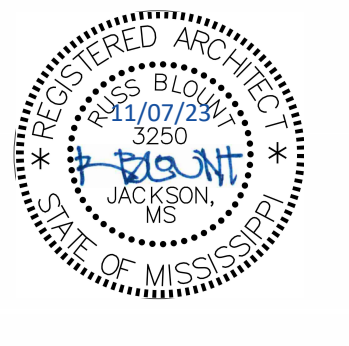
- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

## 3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 01: Bettye Mae Jack Middle School Lump Sum Contingency Allowance.
  - 1. Includes the Sum of Twenty Thousand Dollars (\$20,000.00) to be included in Base Bid.
- B. Allowance No. 02: Scott Central Attendance Center Lump Sum Contingency Allowance.
  - 1. Includes the Sum of Fifteen Thousand Dollars (\$15,000.00) to be included in Alternate No. 1 in each system.
- C. Allowance No. 03: Morton Elementary School Lump Sum Contingency Allowance.
  - 1. Includes the Sum of Ten Thousand Dollars (\$10,000.00) to be included in Alternate No. 2 in each system.
- D. Allowance No. 04: Scott Central Attendance Center Canopy Allowance.
  - 1. Includes the Sum of Seventy-Five Thousand Dollars (\$75,000.00) to be included in Alternate No. 1 in each system.

END OF SECTION 012100





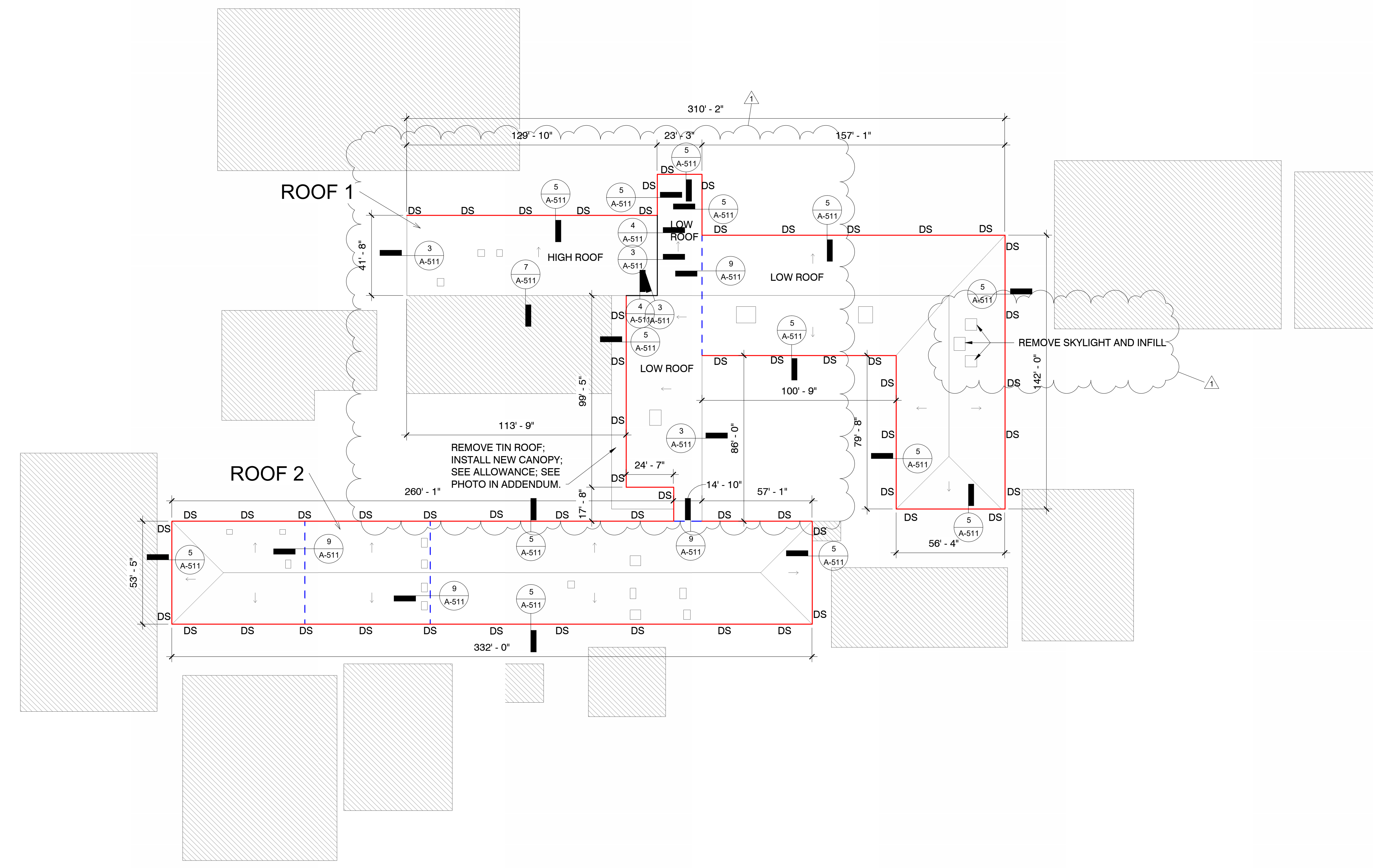
- LEGEND**
- NIC
  - Vent & Flue thru roof, size and type varies
  - Downspouts
  - AHU Units, size and type varies
  - Exhaust Fans, size and type varies
  - Gutter
  - Expansion Joint
  - Slope
  - Structurally sloped roof deck
  - Flat structural deck. Taper insulation required to achieve min. 1/4 per LF slope.

**SCOTT CENTRAL ATTENDANCE CENTER**

- Existing Roofing System:  
ROOF 1: Tectum Deck, Red Rosin, 1/8" Tapered Insulation, 4 Ply Gravel BUR
- ROOF 2: Tectum Deck, Base Sheet, 1/4" Tapered Insulation, 1/2 Cover board, 2 Ply Mod-Bit
- Replace with New SBS Modified Bituminous Membrane or TPO Roofing System; New Metal Edge Fascia; New Spillouts per Codes; and etc. to provide complete roofing system.
- 43060 SQ. FT. Reroofing Area - approximately 431 SQUARES; Contractor to verify.

**GENERAL NOTES TO CONTRACTOR**

- Verify all dimensions.
- Verify all locations and quantity of all roof penetrations.
- Verify all existing equipment with Architect prior to removal.
- Must obtain Owner's approval prior to disruption of any utilities.
- Protect from moisture all exposed openings to building experienced from roof demolition.
- New roofing system must have a positive runoff to gutter and downspouts; no ponding of water on roofs.
- Demolish existing roof, cover board, and insulation down to roof deck.
- Remove existing expansion joint covers.
- Remove existing aluminum gravel guard and fascia.
- Replace blocking as needed.
- Replace decking as needed.
- Raise existing curbs to maintain a min. 8" flashing height.
- All roof slopes to maintain a min. 1/4 p.f. slope.
- Remove all gravel off existing roof and turn over to Owner at Scott Transportation /Technology Department Building 13626 Highway 80 W Forest, MS 39074
- Raise any existing exhaust not at the 8" minimum above installation per manufacturer recommendations.
- Run existing condensate pipes to nearest drain.
- Paint INTERIOR/EXTERIOR new exposed decking, metals, and downspouts where new gutter is tied into existing. Paint EXTERIOR existing decking and metal. Color to match existing.
- Remove existing curbs not in use and fill opening with new roofing system.
- New gutter sizes and downspout locations shall match existing and/or sized according to roofing standards and manufacturer's recommendations.
- Apply spray on clear waterproof on existing walls at flashing.
- Contractor to waterproof parapets.
- Existing weep holes shall not be covered up with new flashing.
- Downspouts shall be 5" x 5". Contractor shall locate new downspouts as shown and coordinate with existing downspouts locations and/or window/door openings.
- Provide new splash blocks at all downspouts.
- Provide walk pads around all HVAC units.
- See roof details, Sheets A-511 & A-512.

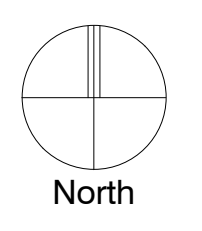


**1 Scott Central Attendance Center Roof Plan (Alt #1)**  
1" = 30'-0"

**Scott County Schools Reroofing**  
Forest, MS | Morton, MS

100%  
Construction  
Documents

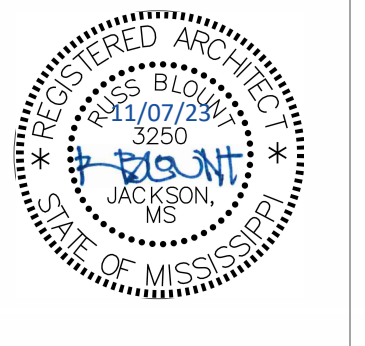
Project No	23041
Date	11 October 2023
Revisions	Rev Date
1	07 Nov 2023



**A-002**

Scott Central Attendance  
Center Roof Plan (Alt #1)





**LEGEND**

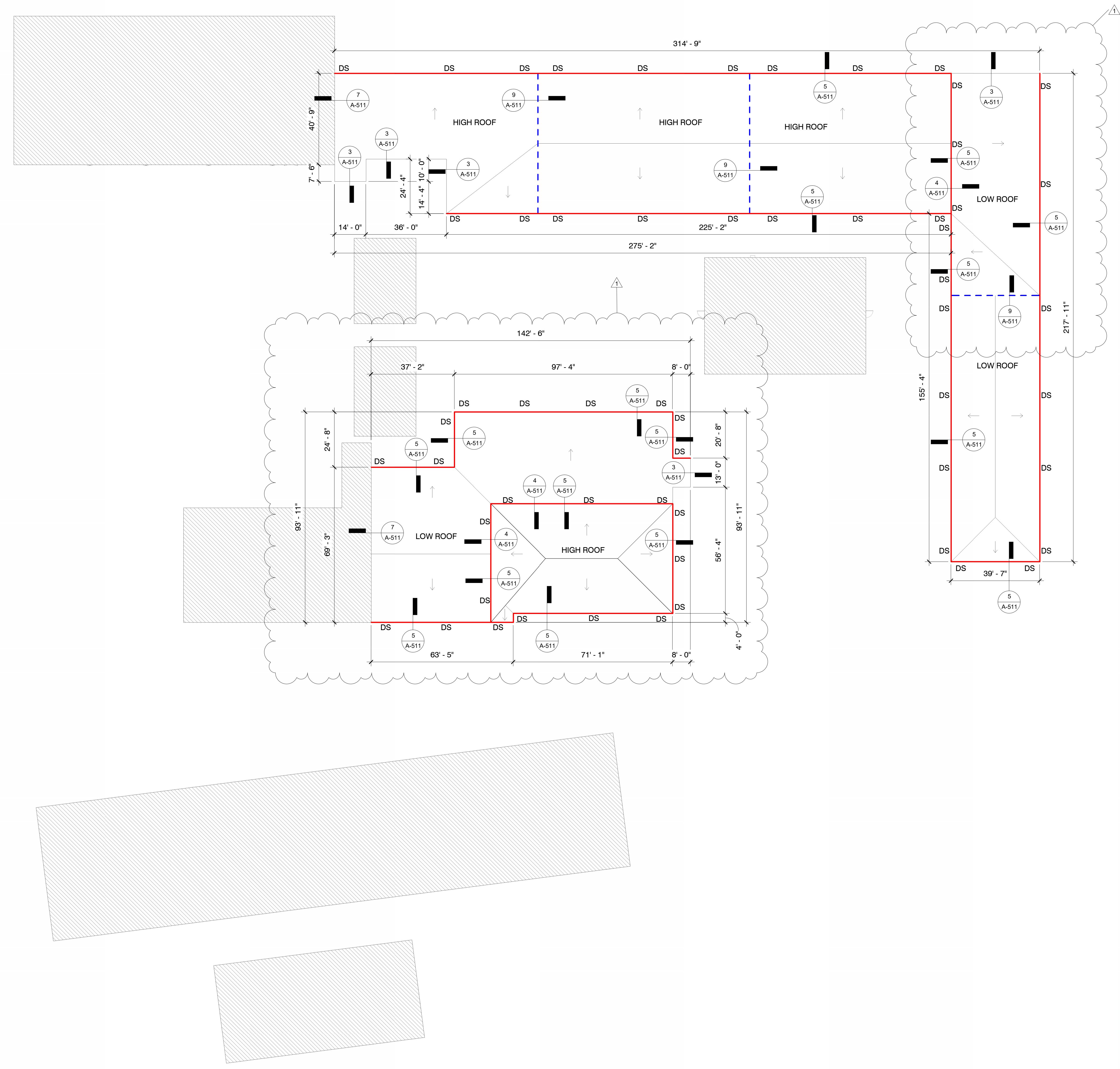
- NIC
- Vent & Flue thru roof, size and type varies
- DS Downspouts
- AHU Units, size and type varies
- Exhaust Fans, size and type varies
- Gutter
- Expansion Joint
- Slope
- Structurally sloped roof deck
- Flat structural deck. Taper insulation required to achieve min. 1/4 per LF slope.

**MORTON ELEMENTARY SCHOOL**

- Existing Roofing System: Gravel BUR, Tectum Deck, Flat Roof. Replace with New SBS Modified Bituminous Membrane or TPO Roofing System; New Metal Edge Fascia; New Spillouts per Codes; and etc. to provide complete roofing system.
- 36200 SQ. FT. Reroofing Area - approximately 362 SQUARES; Contractor to verify.

**GENERAL NOTES TO CONTRACTOR**

- Verify all dimensions.
- Verify all locations and quantity of all roof penetrations.
- Verify all existing equipment with Architect prior to removal.
- Must obtain Owner's approval prior to disruption of any utilities.
- Protect from moisture all exposed openings to building experienced from roof demolition.
- New roofing system must have a positive runoff to gutter and downspouts; no ponding of water on roofs.
- Demolish existing roof, cover board, and insulation down to roof deck.
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- Replace blocking as needed.
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- Remove existing curbs not in use and fill opening with new roofing system.
- New gutter sizes and downspout locations shall match existing and/or sized according to roofing standards and manufacturer's recommendations.
- Apply spray on clear waterproof on existing walls at flashing.
- Contractor to waterproof parapets.
- Existing weep holes shall not be covered up with new flashing.
- Downspouts shall be 5' x 5'. Contractor shall locate new downspouts as shown and coordinate with existing downspouts locations and/or window/door openings.
- Provide new splash blocks at all downspouts.
- Provide walk pads around all HVAC units.
- See roof details, Sheets A-511 & A-512.



**1 Morton Elementary School Roof Roof Plan (Alt #2)**  
1" = 20'-0"

