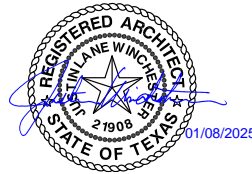


Addendum

Distribution	<input checked="" type="checkbox"/> Owner	<input checked="" type="checkbox"/> Consultant(s)	<input checked="" type="checkbox"/> Bidders	<input type="checkbox"/> Other ..
From	Mariela Flores, AIA, NCARB Page Southerland Page, Inc. 1100 Louisiana, Suite One Houston, TX 77002	Owner	Cypress Fairbanks Independent School District	
Project	2024 Cy Ridge HS Renovations RFP 24-02-5752-R-RFP	Architect's Project No.	33AC23221	
Date of Issue	8-January-2025	Addendum No.	005	
Contract For	General Construction	For Bids Due	9-January-2025	

Seals



Description ADDENDUM NO. 5, Issue for Proposals Drawings and Specifications dated December 9th, 2024 Cy Ridge HS Renovations; as prepared by PSP, 1100 Louisiana, Suite one, Houston, Texas

This ADDENDUM NO. 5 shall hereby be and become a part of the Documents the same as if originally bound thereto.

The following clarifications, amendments, additions, revisions, changes, and modifications change the original Contract Documents only in the amount and to the extent hereinafter specified and set forth in this ADDENDUM NO. 5.

Each Bidder shall acknowledge receipt of ADDENDUM NO. 5 in appropriate space on their bid form.

Technical Specifications – Project Manual

Section No.
<ul style="list-style-type: none"> • BA – A101-2017 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR-AS AMENDED <ul style="list-style-type: none"> • ARTICLE 4.1.1, Revise the following “The Contract sum contains an Owner’s Betterment Allowance in the amount of Three Million Six Hundred Twenty-Four Thousand Dollars (\$3,624,000.00).” • ARTICLE 4.4, Revise the following Owner’s Betterment Allowance 3,624,000.00 • 01 21 00 - ALLOWANCES <ul style="list-style-type: none"> • Replace the specification in its entirety • Revised the allowance amount to include “hardware” <ul style="list-style-type: none"> ○ Omit Specification 08 71 00 – Door Hardware from base proposal. ○ Specification 28 10 00 – Access Control System (ACS) to remain as part of the base proposal.

END OF ADDENDUM

This Addendum is hereby incorporated into the Contract Documents for the Project referenced above, modifying and superseding any previously issued Contract Documents. Bidders must acknowledge receipt of **Addendum 5** in the bid form.

SECTION 01 21 00

ALLOWANCES

CONDITIONS OF THE CONTRACT AND DIVISION 1, as applicable, apply to the Section.

PART 1 – GENERAL

Refer to Document AB for Substitutions of Materials and Equipment

1.1 CONDITIONS

- A. ALLOWANCES shall be included in the Contract sum as specified within this Specification Section in paragraph 3.1 below. These sums shall be reconciled as per AIA Document A201™–2017, as amended.
- B. Where allowances are for materials only, the cost of delivery to the job site may be funded from such allowance.
- C. Allowances are hereby established for the items in the amounts listed below. If any items exceed the amount listed, such excess cost shall be paid by the Owner. If any items cost less than the amount listed, the Owner shall be given a credit in the amount of the difference. Costs of items listed below are to be net costs to the General Contractor or Subcontractor, whichever makes the direct purchase.
- D. The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. These allowances shall cover the net cost of the materials and equipment delivered and unloaded at the site, and all applicable taxes.
 - 1. The Contractor's handling costs on site, labor, installation cost, estimating, labor burden, overhead, profit and other expenses contemplated for the original allowances shall be included in the Contractor's Sum and not in the allowance. Subcontractor and sub-subcontractor markups are allowable as provided in AIA Document A201™–2017, as amended.
 - 2. The Contractor shall cause the work covered by these allowances to be performed for such amounts and by such persons as the Architect may direct, but he will not be required to employ persons against whom he makes reasonable objection.
 - 3. The cost, when determined, is more than or less than the allowance, the Contract Sum shall be adjusted accordingly by Change Order which may include additional handling costs on the site, labor, installation costs, overhead, profit, cleaning, as-builts, standard warranty, cost to update electronic record documents and other expenses resulting to the Contractor from any increase over the original allowance if approved.
- E. Contractor shall proceed with the work in question only after receiving written directions executed by the Owner and the Architect. Owner will not be obligated to pay the cost of any work without prior authorization. This written directive shall consist of Owner's representative and Architect's signature on Change Proposal Request document submitted by General Contractor with any applicable amendments if required indicating such approval. The Architect and Owner shall respond in a timely manner to document approved Change Proposal Request (CPR) expenditures and credits from such allowances within the contract. The Contractor may request payment for such approved expenditures only upon completion of the work and the completion of a fully executed CPR formally documenting allowance expenditure credits. The Contractor's overhead and profit relative to these allowance sums and work performed in accordance herewith, shall be included in the total Proposal prices, thus not included in the allowance sum. Unexpended balance of allowance sums shall revert to the Owner by Change Order in the final settlement of the contract.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

3.1 ALLOWANCES

- A. Owner's Betterment Allowance: \$3,624,000.00
1. Contractor shall include the amount indicated above in his Base Proposal as a contingency to cover the cost of additional scope of work. Contractor shall proceed with the work in question only after receiving written directions executed by the Owner and the Architect. Owner will not be obligated to pay the cost of any work performed without prior written authorization. The Contractor's overhead and profit relative to this contingency sum and work performed in accordance herewith, shall be included in the total Base Proposal price, but not included in the contingency sum. Unexpended balance of contingency sums shall revert to the Owner via Change Order during project closeout. Other scopes to be funded from this allowance may include, but are not limited to:

- BMCS Controls
- TDLR Allowance
- Furniture Moving and Relocation
- Emergency Radio Testing
- Promethean Board Moving and Storage
- Video Surveillance Agreement License Upgrade
- Fire Marshall items
- Weight Room Relocation
- Portable Connections
- LVT Moisture Mitigation
- Hardware

END OF SECTION