Project:
Fluid Applied Restoration Project for
Thompson Middle School and Creek View Elementary School for the
Alabaster City Board of Education
Alabaster, Alabama

MCKEE PROJECT NO. 2020.140
ALABAMA DEPARTMENT OF CONSTRUCTION MANAGEMENT NO. 2020.316

The following changes and/or substitutions to the plans and specifications are hereby made a part of
same and are incorporated in full force as part of the contract.

Bidders shall acknowledge receipt of this Addendum in writing on his Proposal Form.

A4.1 GENERAL MODIFICATIONS:

A. NONE

A4.2 SPECIFICATION MODIFICATIONS:

A. Refer to Section 01000, Alternates [Revised 6.26.20], herein.
B. Refer to Section 01011, Contingency Allowance [Revised 6.26.20], herein.
C. The following manufactures are hereby approved subject to the plans and specifications:

1. Section 07540, Fluid Applied Restoration for Modified Bitumen Roofing –
   Tremco | Beachwood OH | 800.551.7081
2. Section 07544, Fluid Applied Restoration for Gravel Built Up Roofing –
   Tremco | Beachwood OH | 800.551.7081

A4.3 DRAWING MODIFICATIONS:

A. Refer to the following drawings as follows:
   1. Sheet R1.4 [Revised 6.26.20]

A4.4 CLARIFICATIONS & RESPONSES:

A. NONE

END OF ADDENDUM
SECTION 01000 – ALTERNATES [Revised 6.26.20]

PART 1 - GENERAL

RELATED DOCUMENTS

Drawings and general provisions of the Contract including General and Supplementary Conditions and Division 1 Specification sections apply to work of this section.

DESCRIPTION OF REQUIREMENTS

Definition: An Alternate is an amount proposed by bidders and stated on the Proposal Form that will be added to or deducted from Base Bid amount if the Owner decides to accept a corresponding change in either scope of work or in products, materials, equipment, systems or installation methods described in Contract Documents.

Coordination: Coordinate related work and modify or adjust adjacent work as required to ensure that work affected by each accepted Alternate is complete and fully integrated into the project.

Notification: Immediately following award of Contract, prepare and distribute to each party involved notification of the status of each Alternate. Indicate whether Alternates have been accepted, rejected or deferred for consideration at a later date. Include a complete description of negotiated modifications to Alternates, if any.

Schedule: A “Schedule of Alternates” is included at the end of this section. Specification section referenced in the Schedule contain requirements for materials and methods necessary to achieve the work described under each Alternate.

Include as part of each Alternate, miscellaneous devices, appurtenances and similar items incidental to or required for a complete installation whether or not mentioned as part of the Alternate.

SCHEDULE OF ALTERNATES

**ADDITIVE Bid Alternate #1** Cost to Seal Masonry Wall Joints @ Ground Level, per specification Section 07120, Masonry Waterproofing.

**ADDITIVE Bid Alternate #2** Cost for work to perform additional roof restorations and all associated work as indicated on Sheet R1.2 drawings and per Section 07540.

**ADDITIVE Bid Alternate #3** Cost for work to perform additional roof restorations and all associated work indicated as roof area “G” on Sheet R1.4 drawings and per specifications. NOTE: This roof area work, which was previously in base bid, is now to be bid as Alternate #3.

END OF SECTION
The General Contractor shall include in his bid proposal the following sums:

1. **Proposal “A” Thompson Middle School** - One Hundred Twenty-Five Thousand Dollars ($125,000.00) Twenty-Five Thousand Dollars ($25,000.00) as a contingency to cover unforeseen conditions or minor changes that are necessary to correct or supplement the work as detailed in the Contract Documents.

2. **Proposal “B” Creek View Elementary School** – Seventy-Five Thousand Dollars ($75,000.00) as a contingency to cover unforeseen conditions or minor changes that are necessary to correct or supplement the work as detailed in the Contract Documents.

The Contractor shall include in his bid proposal all costs of office, job supervision, overhead, profit, and bond on this Contingency Allowance, because no such costs will be paid to Contractor for work performed under this Contingency Allowance. Only the direct costs of performing work under this provision shall be paid under and charged against the Contingency Allowance; such cost includes costs of materials and delivery, installation labor, payroll taxes and insurance, equipment expense, and the cost of subcontracted work (subcontractor’s cost may include a maximum of 15% mark-up for overhead and profit).

After unknown conditions are identified and examined and the scope of work and method of repair determined, or request for a proposal to cover additional work has been issued by the Owner, the Contractor shall submit a proposal for such work to the Architect for the Owner’s approval. If the Owner approves such proposal, he will issue written authorization to the Contractor to perform the work and charge the related costs to the Contingency Allowance. At the Owner’s option, work performed under this provision may be ordered done on a time and material basis, in which case, the Contractor shall keep accurate records of all time and materials used and submit such records to the Architect for his approval at the end of each day’s work.

An accounting of the costs charged against this Contingency Allowance shall be mutually maintained by the Contractor, Architect, and Owner throughout the course of the project. Any of this Contingency Allowance not spent shall be credited to the Owner by Change Order at close out of the project, refer to Contingency Allowance Form attached to this Section.

Provide for payment.

The Contractor shall include a line item in the Schedule of Values entitled “Contingency Allowance”. The estimated value of work completed pursuant to fully executed Contingency Allowance Authorizations may be included in the Contractor’s monthly Applications for Payment. Payments under this Contingency Allowance shall not exceed the net, total of fully executed Contingency Allowance Authorizations.
Form to be filled in its entirety.

To: McKee & Associates, Architects  
From:  

Project:  

Project Number  

Building Commission Number:  

Date:  

Authorization Number:  

In accordance with Specification Section 01011 – CONTINGENCY ALLOWANCE, the Contractor is hereby authorized to proceed with the changes in Work as are described below and is to be paid for the performance of these changes as provided in Specification Section 01011. This Authorization shall become effective when it is signed by the Contractor and the Owner’s representative and it is understood and agreed that the amount(s) stipulated below constitute full compensation for these changes in Work.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>TOTAL AMOUNT OF THIS AUTHORIZATION</td>
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</tr>
<tr>
<td>ORIGINAL AMOUNT OF THE CONTINGENCY ALLOWANCE</td>
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</tr>
<tr>
<td>NET TOTAL OF PREVIOUS AUTHORIZATIONS</td>
<td>$</td>
</tr>
<tr>
<td>PREVIOUS REMAINING CONTINGENCY ALLOWANCE</td>
<td>$</td>
</tr>
<tr>
<td>TOTAL AMOUNT OF THIS AUTHORIZATION</td>
<td>$</td>
</tr>
<tr>
<td>CONTINGENCY ALLOWANCE REMAINING AFTER THIS CONTINGENCY</td>
<td>$</td>
</tr>
</tbody>
</table>

Recommended By:  

Authorized By:  

Accepted By:  

Architect  

Owner  

Contractor  

END OF SECTION

Fluid Applied Roof Restoration Project for Thompson Middle School and Creek View Elementary School for the Alabaster City Board of Education  

MCKEE PROJECT NO. 2020.140  

CONTINGENCY ALLOWANCE 01011-2  

Revised 6.26.20
ROOF PLAN LEGEND

**EXISTING ROOF STRUCTURE and ROOFING AREAS**
1. Existing Built-Up Roof to Remain In Place.
2. Power Broom Gravel, and Debris from Roof, Pressure Wash Entire Roof Area.
4. Protect All Roof Penetrations Prior to Installing Coating. Any Penetrations Damaged During Coating Shall Be Replaced. Protect All Roof Drains and Penetrations From Coating Entering Drains or Piping.
5. Expansion Joints:
   - A. Replace All Existing Bellows-Type Expansion Joints Including Roof-to-Wall Transitions.
   - B. Install New Two-Piece Metal Expansion Joints, AWMA C511-11E Copper-Aluminum Bump-In-Place Expansion Joint Caps at All RAISED Wood Curb Expansion Joints, Per Specs.
   - C. Install New Two-Piece Metal Expansion Joints, AWMA C511-11E Copper-Aluminum Bump-In-Place Expansion Joint Caps at All RAISED Wood Curb Expansion Joints, Per Specs.

**MEMBRANE FLASHINGS**
- A. Replace All Existing New Caints and Membrane Flashings with Counter Flashings Throughout, Per Specs.
- B. Install New Sheet Counter Flashing Closed bond All New Membrane Flashing to Close-Up the Void Between Coping and Substrate.
- C. Install New Sheet Counter Flashing Closed bond All New Membrane Flashing to Close-Up the Void Between Capping and Substrate.

**EXPANSION JOINTS:**
- B. Install New Two-Piece Metal Expansion Joint Caps at All RAISED Wood Curb Expansion Joints, Per Specs.

**ROOF TO WALL EXPANSION JOINT REPLACEMENT**
- A. Replace All Existing Bellows-Type Expansion Joints Including Roof-to-Wall Transitions.
- B. Replace Missing or Broken Strainers With New Matching Spec Cast Iron or Epoxy-Coated Aluminum, Located In Place.
- C. Repair All Lead Plumbing Boots (Not Shown on Plans).
- D. Strainers: Replace Missing or Broken Strainers With New Matching Spec Cast Iron or Epoxy-Coated Aluminum, Located In Place.
- E. Replace All Pitch Pans With New Matching Spec Cast Iron or Epoxy-Coated Aluminum, Located In Place.

**ROOF COATING SYSTEM**
1. Existing Built-Up Roof to Remain In Place.
2. Power Broom Gravel, and Debris from Roof, Pressure Wash Entire Roof Area.
4. Protect All Roof Penetrations Prior to Installing Coating. Any Penetrations Damaged During Coating Shall Be Replaced. Protect All Roof Drains and Penetrations From Coating Entering Drains or Piping.
5. Expansion Joints:
   - A. Replace All Existing Bellows-Type Expansion Joints Including Roof-to-Wall Transitions.
   - B. Install New Two-Piece Metal Expansion Joints, AWMA C511-11E Copper-Aluminum Bump-In-Place Expansion Joint Caps at All RAISED Wood Curb Expansion Joints, Per Specs.
   - C. Install New Two-Piece Metal Expansion Joints, AWMA C511-11E Copper-Aluminum Bump-In-Place Expansion Joint Caps at All RAISED Wood Curb Expansion Joints, Per Specs.

**SCOPE OF WORK - ROOFING**
- A. Replace All Existing New Caints and Membrane Flashings with Counter Flashings Throughout, Per Specs.
- B. Install New Sheet Counter Flashing Closed bond All New Membrane Flashing to Close-Up the Void Between Capping and Substrate.
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**RIDGE**
- B. Install New Ridge Flashing Throughout, Per Specs.
- C. Install New Ridge Flashing Throughout, Per Specs.

**EXISTING ROOF SLOPES ARE ADEQUATE**

**POWER BROOM GRAVEL AND DEBRIS FROM ROOF**
- A. Power Broom Gravel, and Debris from Roof, Pressure Wash Entire Roof Area.
- B. Make Expansion Joint Watertight Prior to Coating.
- C. Protect All Roof Penetrations Prior to Coating.

**EXISTING WORK AT THE PREMISES**
- A. Take Into Consideration All Such Conditions As May Affect the Work.
- B. Examine the Premises and All Conditions Therein. All Proposals Shall Be Submitted Containing All Relevant Information Regarding the Premises.
- C. All Contractors Submitting Proposals for This Work Shall First Record Drawings and From on-Site Observations to Indicate the Building Arrangement.

**NEW AND REPAIRS**
- A. Replace All Existing Bellows-Type Expansion Joints Including Roof-to-Wall Transitions.
- B. Install New Two-Piece Metal Expansion Joints, AWMA C511-11E Copper-Aluminum Bump-In-Place Expansion Joint Caps at All RAISED Wood Curb Expansion Joints, Per Specs.
- C. Install New Sheet Counter Flashing Closed bond All New Membrane Flashing to Close-Up the Void Between Capping and Substrate.
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