



907 South 21<sup>st</sup> Street  
Fort Smith, Arkansas 72901  
Tel: (479) 783-8395  
Fax: (479) 783-0935  
E-mail: michael@archplusinc.net

April 11, 2025

Ozarka College  
New Tech Building  
Melbourne, Arkansas  
Architect's Project No.: 24-55

#### **ADDENDUM NO. 001**

The following Addendum shall be incorporated into the Project Manual and Drawings which are a part of the Contract Documents and shall supersede anything contained therein with which it may conflict.

#### **ITEM NO. 1: PROJECT MANUAL**

- A. The attached Section 012100 – Allowances shall become a part of the Project Manual.
- B. Project Directory: Marcus Orf's cell number is 870-373-6012. During construction he will be the Owner's primary contact.

#### **ITEM NO. 2: DRAWINGS**

- A. Sheet A1 – Floor Plan: The West wall of Restroom and Classroom shall receive two layers of 5/8", Type "X" gypsum wallboard. The East wall of the South Hall shall also receive two layers of 5/8" Type "X" gypsum wallboard. Also see Wall Section 2/A2. The top of the walls shall receive 1-hour fire caulking.
- B. Delete the FRP from the North and East walls of the South Hall. The tops of these walls (abutment with underside of roof structure / panels / insulation) shall receive 1-hour fire caulking. As noted on the Floor Plan, all walls of the building addition go to the underside of the roof. This means that both the metal studs and the 5/8" gypsum wallboard at each side of the metal studs goes to the underside of the roof.
- C. The door and frame at the Classroom and at Carpentry (from South Hall) shall be 20 minute rated solid core wood doors with 45-minute rated metal frames. No glass at the doors.
- D. The air compressor is furnished by the Owner and installed by the contractor. As noted on B/P1.1 the air compressor will have drops. These will be located by the Owner during construction. However, for bidding purposes assume that there will be four (4) drops, located at each corner of the Carpentry room.

**End of Addendum 001**

**SECTION 012100 - ALLOWANCES**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. **Work included: To provide adequate budget and bonding to cover items not precisely determined by the Owner prior to bidding, allow within the proposed Base Bid (Proposal) the amount(s) described below.**
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.
  - 2. Other provisions concerning Cash Allowances are stated in Paragraph 3.8 of the General Conditions.
  - 3. Other provisions concerning Cash Allowances may also be stated in other Sections of these Specifications.

1.2 SPECIFIC CASH ALLOWANCES

- A. At earliest feasible date after award of contract, advise the Architect of scheduled date when final selection and purchase of each product by allowance must be made.
- B. Include in change order proposal both the quantity of product being purchased and unit costs, along with total amount of purchase. **INDIVIDUAL CASH ALLOWANCE COSTS WILL NOT (DO NOT) INCLUDE GENERAL CONTRACTOR OH&P OR BOND/INSURANCE COSTS. AS EACH CASH ALLOWANCE IS A PART OF THE BASE BID, OH&P, BOND/INSURANCE COSTS ARE ALREADY A PART OF THE BASE BID/ORIGINAL CONTRACT AMOUNT.**
- C. Allowance No. 1 - Allow the sum of Twenty Thousand Dollars (\$20,000.00) for the purchase and installation of various miscellaneous materials, equipment and construction systems which have not been selected and/or described by the Construction Documents. Contractor shall provide Owner (Architect) with proposals/bids describing all costs and time as per Changes in the Work of the General Conditions, prior to any work being performed associated with this Allowance. **Any and all portions of this Allowance which are not used shall be returned 100% to the Owner as a deduct Change Order.**

END OF SECTION