



**Addendum No. 5**

**Additions And Renovations To The McCarthy Teszler School**

**McMillan Pazdan Smith Project No. 020063.00  
May 18, 2021**

The following clarifications, amendments, additions, deletions, revisions, and/or modifications are hereby made a part of the Contract Documents, and change the original documents only in the manner and to the extent stated below:

- Item No. 1: **Project Manual - Section 01 10 00 Summary of Work:**  
Delete the previously issued section 01 10 00 in its entirety and include the attached section 01 10 00 into the contract documents. The revised dates in this specification supersede the dates on the drawings.
- Item No. 2: **Project Manual - Section 01 21 00 Allowances:**  
Delete the previously issued section 01 21 00 in its entirety and include the attached section 01 21 00 into the contract documents.
- Item No. 3: **Project Manual - Section 07 41 13 Metal Roof Panels:**  
Part 2.2.F – Color shall be a custom color to match the existing.
- Item No. 4: **Architectural Drawings - General:**  
All glazing in fire rated walls, windows, and doors shall be fire rated per the project manual.
- Item No. 5: **Architectural Drawings - General:**  
All new walls that are not extended to the roof deck or structure above shall be 11'-0" to the top.
- Item No. 6: **Architectural Drawings - General:**  
It shall be the general contractor’s responsibility to relocate the existing kiln.
- Item No. 7: **Mechanical Drawings – M400 – HVAC Schedules:**  
Drawing M400, Blower Coil Schedule, add the following note: “Entering cooling conditions = 74 DB / 62 WB for all Blower Coils except BC-77. Entering conditions for BC-77 = 77.2 DB / 64.1 WB”.

Item No. 8: Equals:

<u>Section</u>	<u>Product</u>	<u>Manufacturer</u>
05 52 14	Pipe Handrails and Railings – Stainless Steel	Drylok Fastplug
07 52 16	SBS Modified Bituminous Membrane Roofing	Johns Manville SBS
09 65 66	Resilient Athletic Flooring	Regupol Aktiv

This addendum contains

2 Summary Pages

2 Specification Sections

End of Addendum No. 5

## SECTION 01 10 00 – SUMMARY OF WORK

### 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. This Section includes the following:

1. Work covered by Contract Documents.
2. Type of Contract.
3. Work phases.
4. Work under other contracts.
5. Products ordered in advance.
6. Owner-furnished products.
7. Specification formats and conventions.

- B. Related Sections include the following:

1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

### 1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work consists additions and renovations to The McCarthy Tetzler School for Spartanburg School District Seven in Spartanburg, SC.

1. Interior Wall Systems: CMU and metal studs with gypsum board.
2. Floor System: Concrete slab with finishes described under finish systems.
3. Doors:
  - a. Exterior: Hollow metal doors and frames, aluminum storefront.
  - b. Interior: Hollow metal frames, flush, solid core wood doors, and hollow metal doors; glazed and unglazed, and labeled and unlabeled.
4. Windows: Aluminum windows, aluminum curtain wall and storefront.
5. Finishes Systems:
  - a. Ceiling: Exposed grid with acoustical tile and soffits of steel furring with gypsum wallboard.
  - b. Floor: LVT, sports flooring, carpet, and commercial kitchen flooring.
  - c. Walls: Painted gypsum board.
6. Storage Systems: Laminated plastic casework with general storage shelving.
7. Plumbing: Water, sanitary sewerage, storm drain, and fixtures.
8. HVAC and distribution ductwork.
9. Electrical System: Interior and exterior general electrical wiring for lighting and electrical outlets and a service to meet electrical requirements.
10. Lighting: Fluorescent and incandescent and controls.

1.4 TYPE OF CONTRACT

- A. Project will be constructed under a single prime Contract.
  - 1. Standard Form of Agreement Between Owner and Contractor, AIA Document A101.

1.5 WORK PHASES, SCHEDULE OF WORK AND STAFFING REQUIREMENTS

Begin work on receipt of Notice to Proceed. Notice to Proceed may be issued after a 16 day waiting period and School Board approval.

Substantial Completion: See plans for actual areas.

- A. Storage Rooms: 316A, 318A, 320A, and 322A Complete July 30, 2021
- B. Storage Rooms: 310A, 312A, and 314A Complete August 1, 2022
- C. Areas A1 and B1 Renovations Complete November 30, 2022
- D. Areas A, A1 and B1 New Construction Complete October 1, 2022
- E. Area D-2 Complete August 1, 2022

Complete punch lists not more than 30 days after Punch List is issued by Architect.

1.6 SPECIFICATION FORMATS AND CONVENTIONS

- F. Specification Format: The Specifications are organized into Divisions and Sections using the 48-division format and CSI/CSC's "MasterFormat" numbering system.
  - 1. Section Identification: The Specifications use Section numbers and titles to help cross-referencing in the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete because not all available Section numbers are used. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of Sections in the Contract Documents.
  - 2. Division 01: Sections in Division 01 govern the execution of the Work of all Sections in the Specifications.
- G. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
  - 1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. The Architect will interpret words and meanings. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
  - 2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.

- a. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase. Retain this Article only when Project is subject to unusual general requirements that do not belong elsewhere but that affect entire Project. See Evaluations for model text. Delete Article if no unusual requirements.

PRODUCTS (Not Used)

EXECUTION (Not Used)

END OF SECTION 01 10 00

SECTION 01 21 00 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
  - 1. Selected materials and equipment are specified in the Contract Documents by allowances. In some cases, these allowances include installation. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
- C. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Division 1 Section "Modification Procedures" specifies procedures for submitting and handling Change Orders.
  - 2. Division 1 Section "Quality Control Services" specifies procedures governing the use of allowances for inspection and testing.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise the Architect of the date when the final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At the 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 the Architect from the designated supplier.

1.4 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show the actual quantities of materials delivered to the site for use in fulfillment of each allowance.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly upon delivery for damage or defects.

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. Hardware Allowance: Contractor shall include in his Base Bid a lump sum of \$150,000.00 for the purchase of all door hardware, including taxes. Installation is not included in allowance but should be included in Base Bid. Refer to Section 08 71 00 - Door Hardware.
- B. Signage Allowance, Interior: Contractor shall include in his Base Bid a lump sum allowance of \$40,000.00 for the purchase and installation of the interior and exterior signage, including taxes.
- C. Carpet Allowance: Contractor shall include in his Base Bid a lump sum allowance of \$10,000.00 for the purchase and installation of the carpet, including taxes, waste, borders, matching carpet patterns, etc. Coordination of the work, building finish touch-up after installation, installation of rubber base at carpet areas, final cleaning of the carpet are not included in the allowance but should be included in the Base Bid. Refer to Section 09 68 00 – Carpet. Wall base is not a part of this allowance and is to be furnished and installed under the Base Bid.
- D. Contingency Allowance: Contractor shall include in his base bid the lump sum of \$800,000.00 to be used by the School District and the Architect. Items charged to the contingency allowance shall not be included in or considered for the general contractor's overhead and profit.
- E. Brick Allowance: Contractor shall include in his Base Bid a cash allowance of \$450.00 per thousand brick, including taxes, for the purchase of brick. Installation and all brick accessories, mortar, reinforcing, etc. are not included in allowance but should be included in base bid. Refer to Section 04 20 00 – Unit Masonry.
- F. Landscaping and Irrigation Allowance: Contractor shall include in his Base Bid a lump sum allowance of \$250,000.00 for the purchase and installation of trees, shrubbery, bedding plants and mulching beds, planting materials, and timed irrigation system, including taxes.
- G. BDA System Allowance: Contractor shall include in the base bid a lump sum allowance of \$250,000.00 for the design, purchase and installation of the BDA system, including taxes.

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- H. Playground Allowance: Contractor shall include in his base bid a lump sum allowance of \$400,000.00 for the purchase and installation of playground equipment, safety fall zones, mulch, etc., including taxes, as required to complete the playground design as provided by the owner.
- I. Window Treatments Allowance: Contractor shall include in his base bid a lump sum allowance of \$65,000.00 for the purchase and installation of motorized window treatments, including taxes.
- J. Appliance Allowance: Contractor shall include in his base bid a lump sum allowance of \$10,000.00 for the purchase of the residential appliances as shown on the drawings, including taxes. Costs for installation of the appliances shall be included in the base bid. General Contractor shall be responsible for coordination of all appliances with the casework shop drawings.
- K. DHEC Stormwater Allowance: Contractor shall include in his base bid a lump sum allowance of \$50,000.00 for plan revisions associated with Spartanburg County SCDHEC stormwater permitting.

For all allowances, any money remaining after the procurement of the allowance item is complete shall be transferred to the contingency allowance and not subject to contractor overhead and profit.

For all allowances, the architect / owner will receive proposals from outside subcontractors and shall assign the contract of the successful bidder to the general contractor for administration and coordination. Items charged to the allowance are not subject to contractor overhead and profit.

END OF SECTION 01 21 00