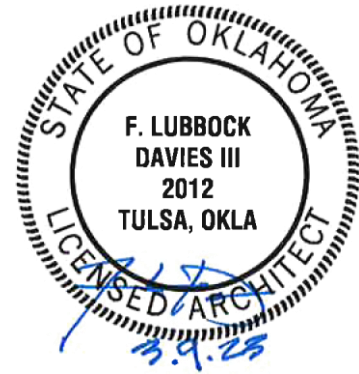




March 9, 2023

Cherokee Nation Businesses  
**Cherokee Nation Film Office**  
**Owasso Campus Improvements Phase II**  
16990 E. 116th Street N. Owasso, Ok  
74055



### ADDENDUM NUMBER 03

By issuance this addendum is made a part of the bidding documents for the referenced project as though originally included therein. Where a portion of the bidding documents is modified or deleted the unaltered portion of the bidding documents shall remain in effect.

| ITEM  | REFERENCE | CHANGE   |
|---|-----------|--|
| <b>CHANGES TO PROJECT MANUAL</b>  |           |  |
| AD 3.01   | 012100    | Add specification Section 012100 dated, March 9, 2023, to Project Manual.<br>(3 pages) |
| <b>MODIFICATION TO ARCHITECTURAL DRAWINGS</b><br><b>(Campus Improvements Phase II - ALTERNATE #1)</b> |           |  |
| AD 3.02   | A2.1c     | Modify drawing A2.1c as indicated in attached A2.1c, dated March 9, 2023.              |
| AD 3.03   | A2.3b     | Modify drawing A2.3b as indicated in attached A2.3b, dated March 9, 2023.              |
| AD 3.04   | A2.6c     | Modify drawing A2.6c as indicated in attached A2.6c, dated March 9, 2023.              |
| AD 3.05   | A5.1b     | Modify drawing A5.1b as indicated in attached A5.1b, dated March 9, 2023.              |

END OF ADDENDUM

**SECTION 012100  
ALLOWANCES**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section includes administrative and procedural requirements governing allowances.
  - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Unit-cost allowances.
- C. Related Requirements:
  - 1. Section 012200 "Unit Prices" for procedures for using unit prices.
  - 2. Section 014000 "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.

**1.2 SELECTION AND PURCHASE**

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed 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 COORDINATION**

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

#### **1.6 UNIT-COST 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 under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
  - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

#### **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 margins claimed.
  - 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.

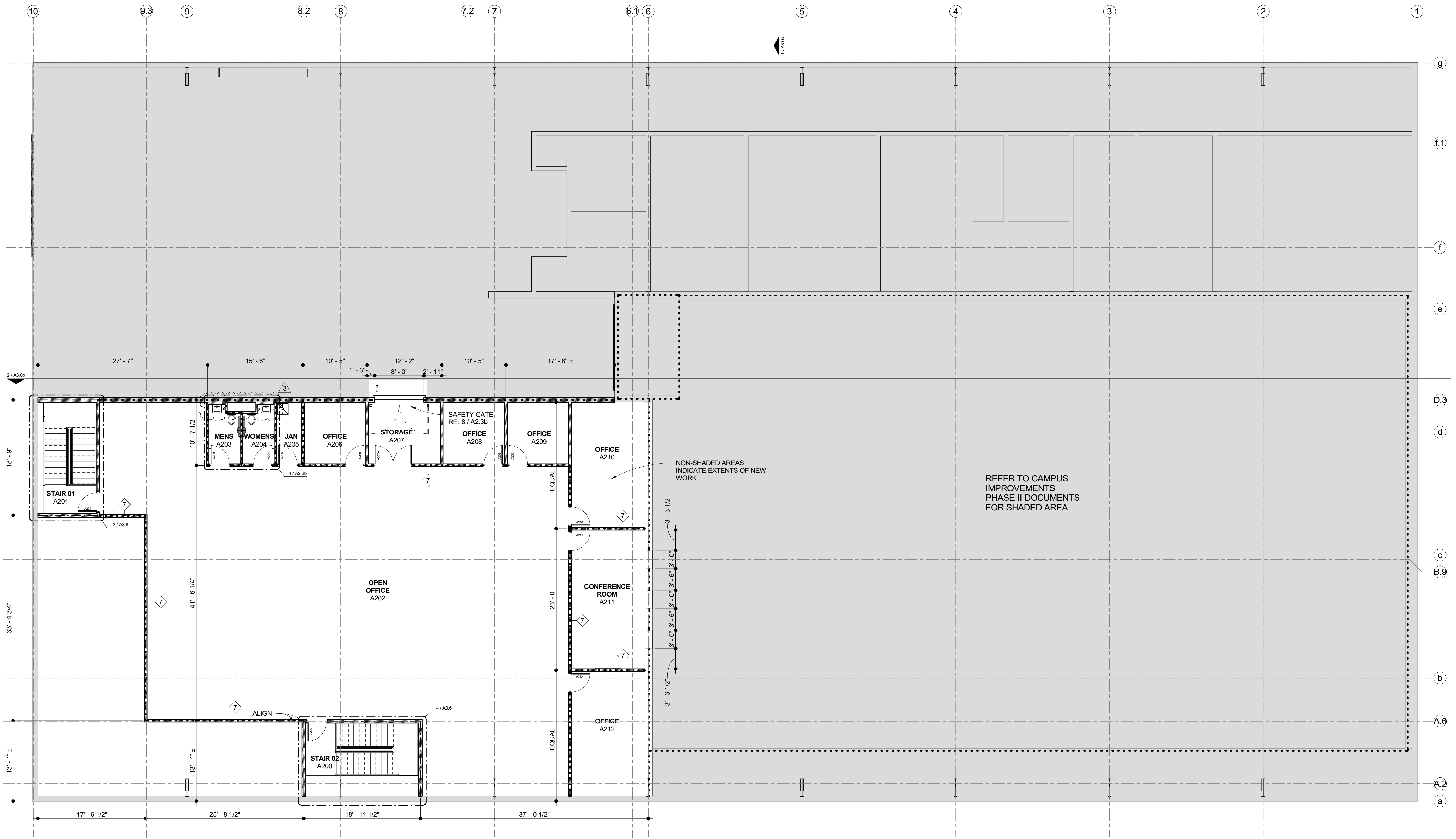
**3.2 PREPARATION**

- 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. 1: XFS Truss System Complete with Installation:
  1. provide allowance of \$42,000 for complete XFS Truss System, Construction and Installation. (Allowance pricing based on manufacturers material quote, freight shipping and estimated Installation cost)

**END OF SECTION 012100**



Cherokee Nation Businesses  
**CNFO Owasso Campus**  
**Improvements Phase II - Alt I**  
 16990 East 116th Street North Owasso, Oklahoma 74055

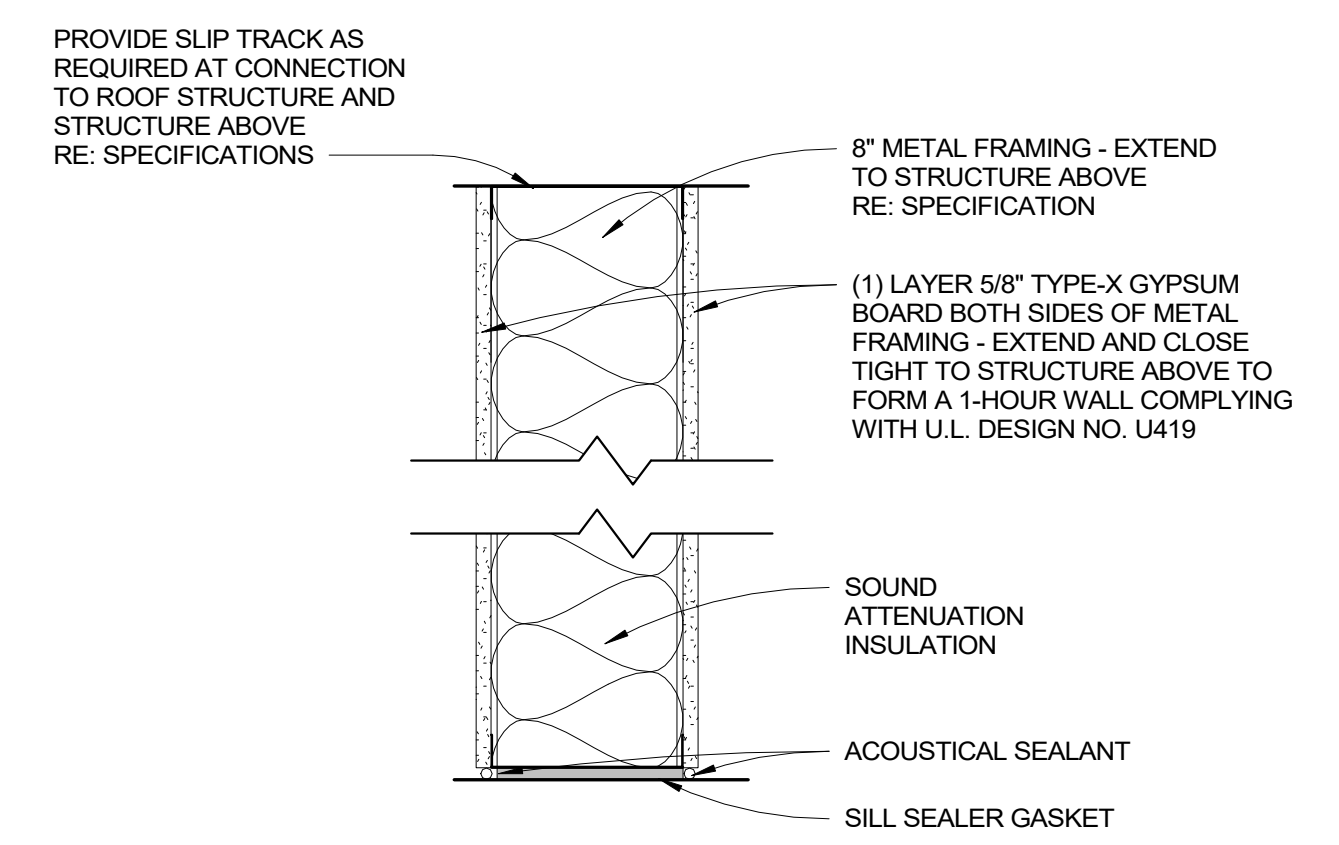
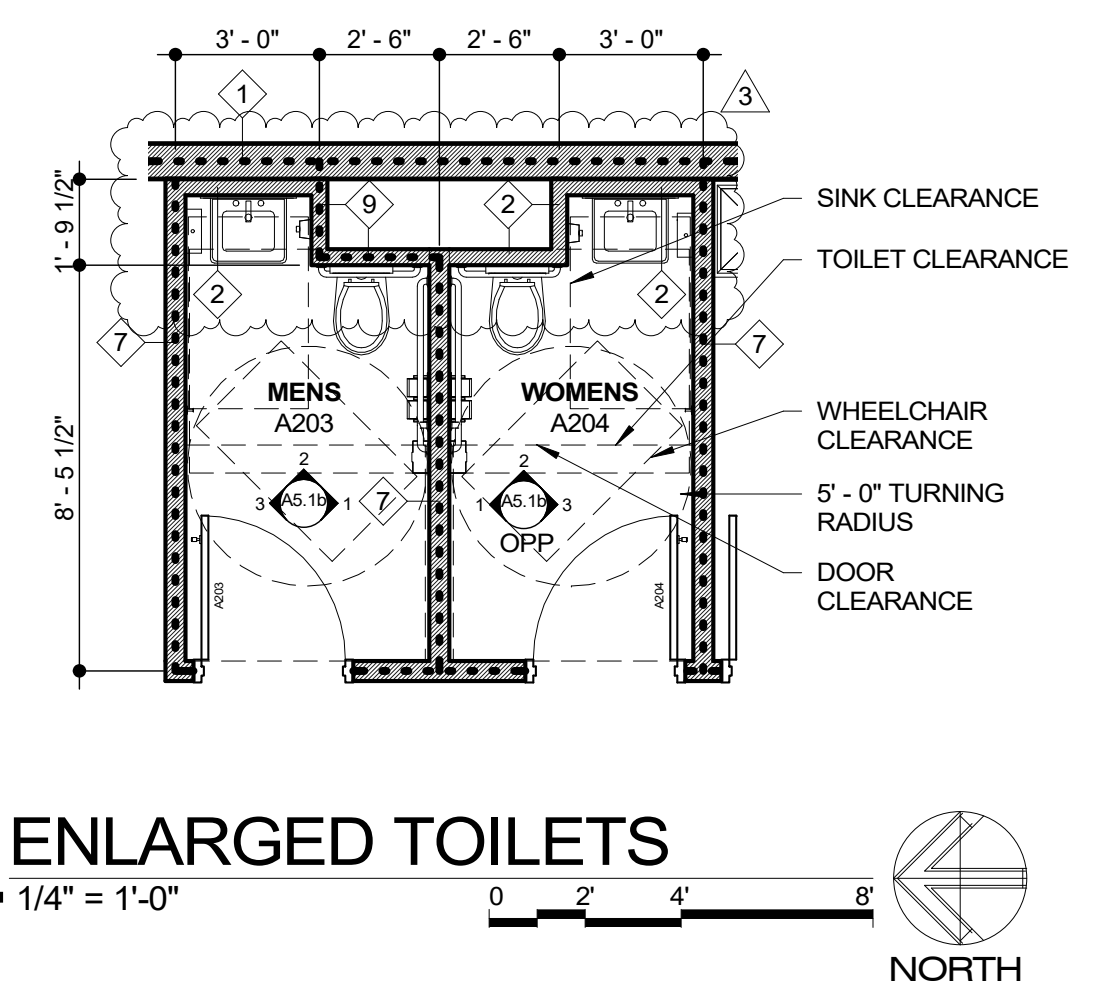
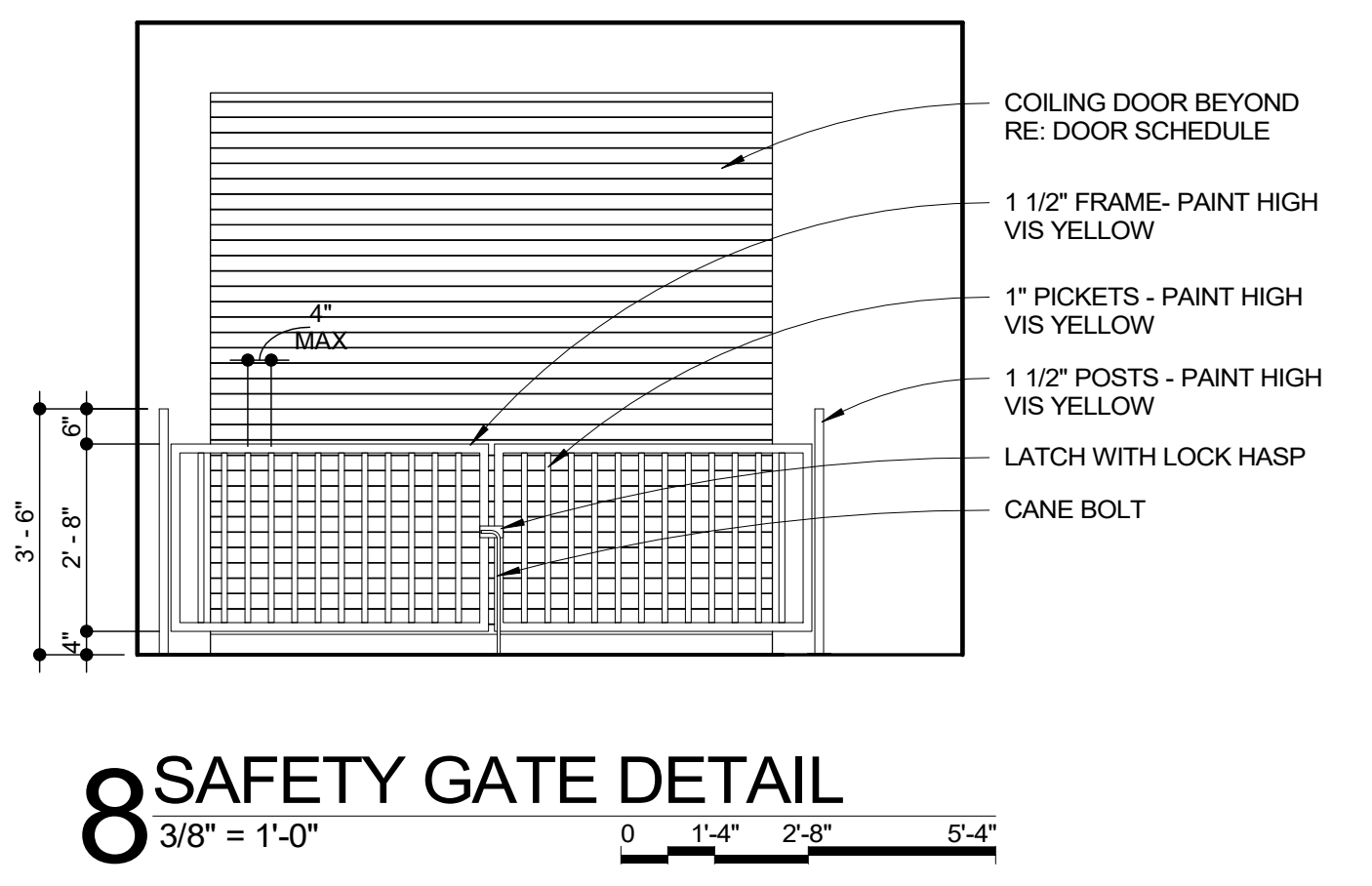
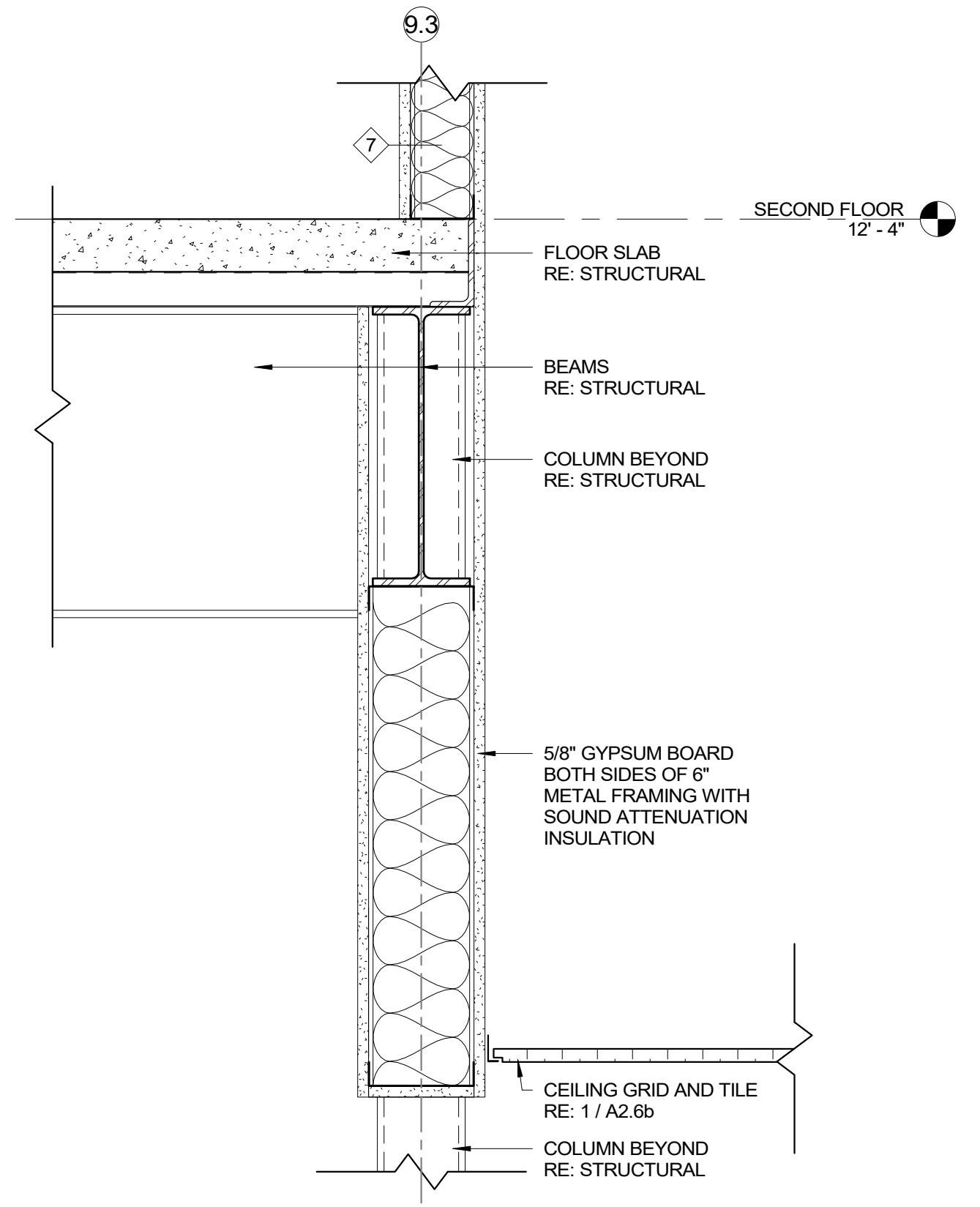
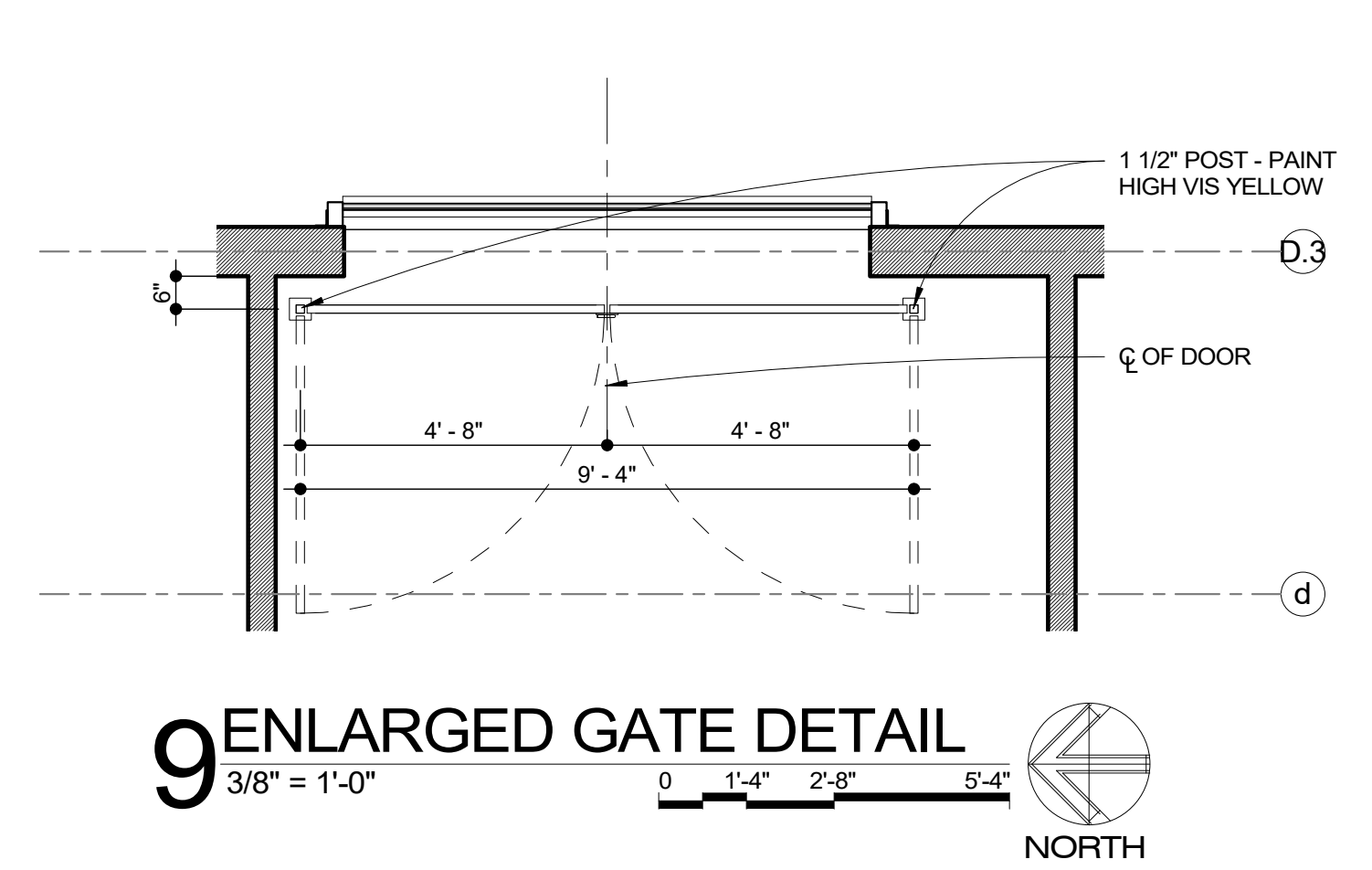
REVISIONS

|   |      |          |
|---|------|----------|
| 2 | AD#2 | 03.01.23 |
| 3 | AD#3 | 03.09.23 |

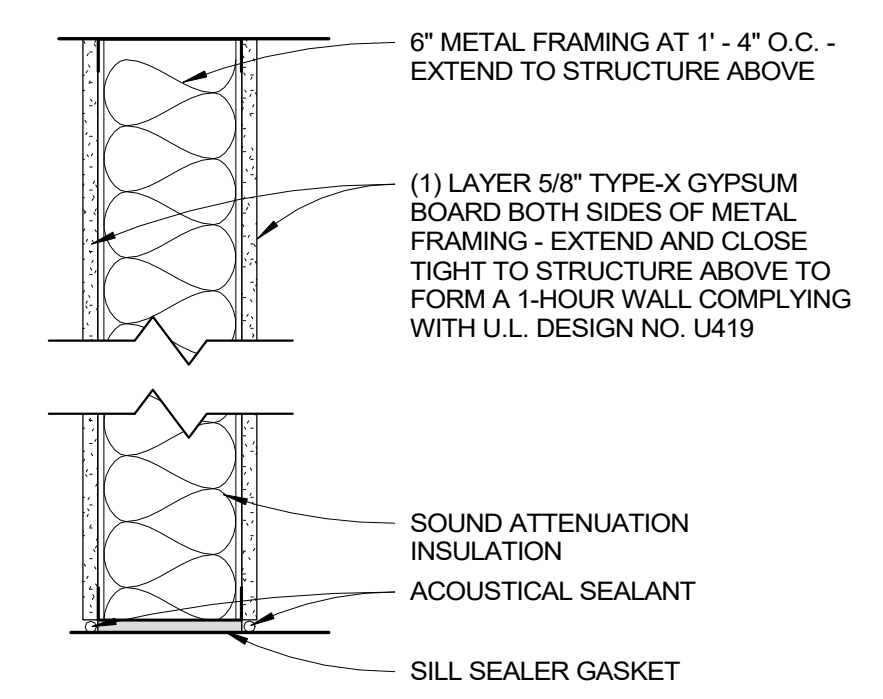
DATE: March 1, 2023  
 SHEET: Studio A - Alternate I  
 2nd Floor Plan

**STUDIO A - 2ND FLOOR**  
**1 FLOOR PLAN**  
 1/8" = 1'-0"

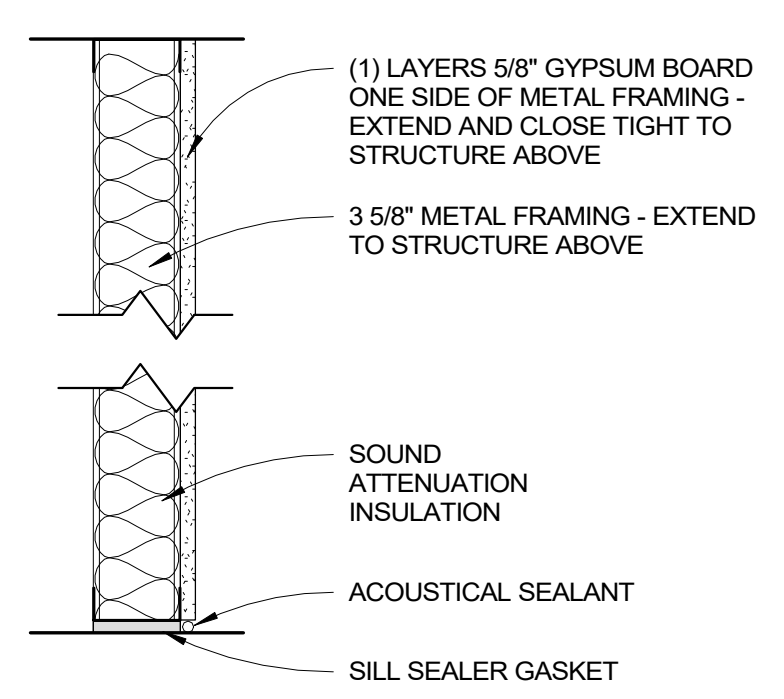




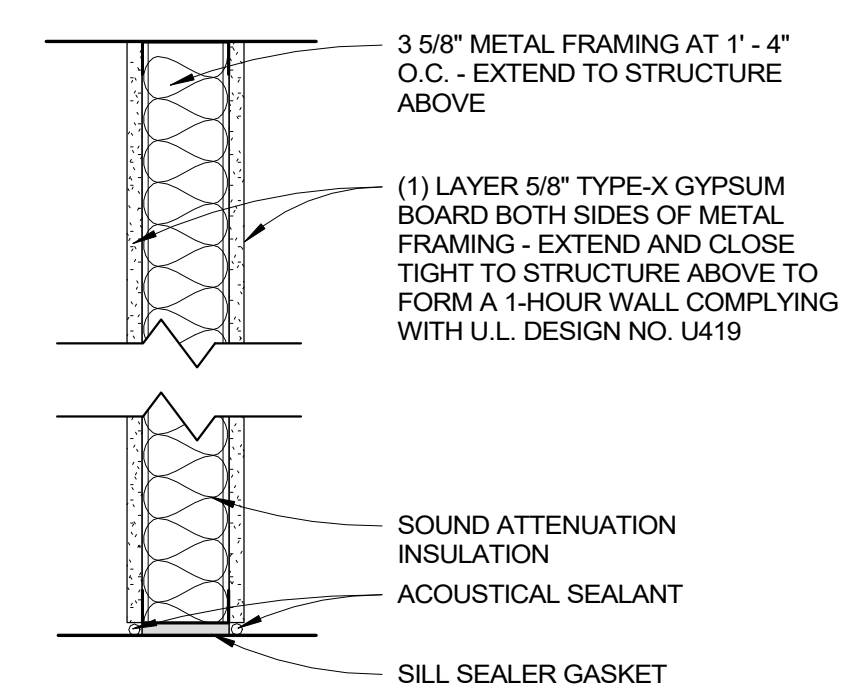
**WALL TYPE 11 (1 HOUR)**  
 1 1/2" = 1'-0"



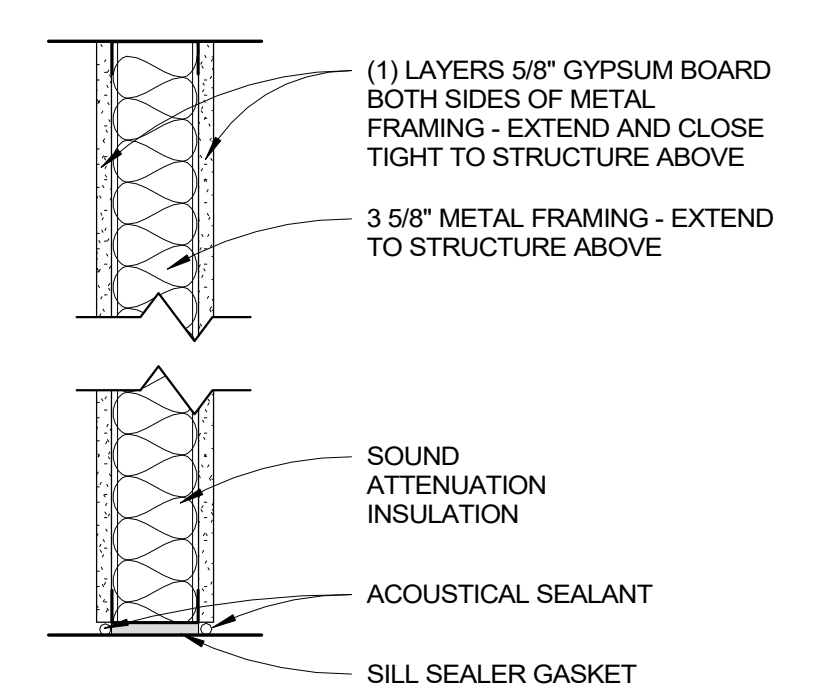
**WALL TYPE 10 (1 HOUR)**  
 1 1/2" = 1'-0"



**WALL TYPE 9**  
 1 1/2" = 1'-0"



**WALL TYPE 8 (1 HOUR)**  
 1 1/2" = 1'-0"



**WALL TYPE 7**  
 1 1/2" = 1'-0"

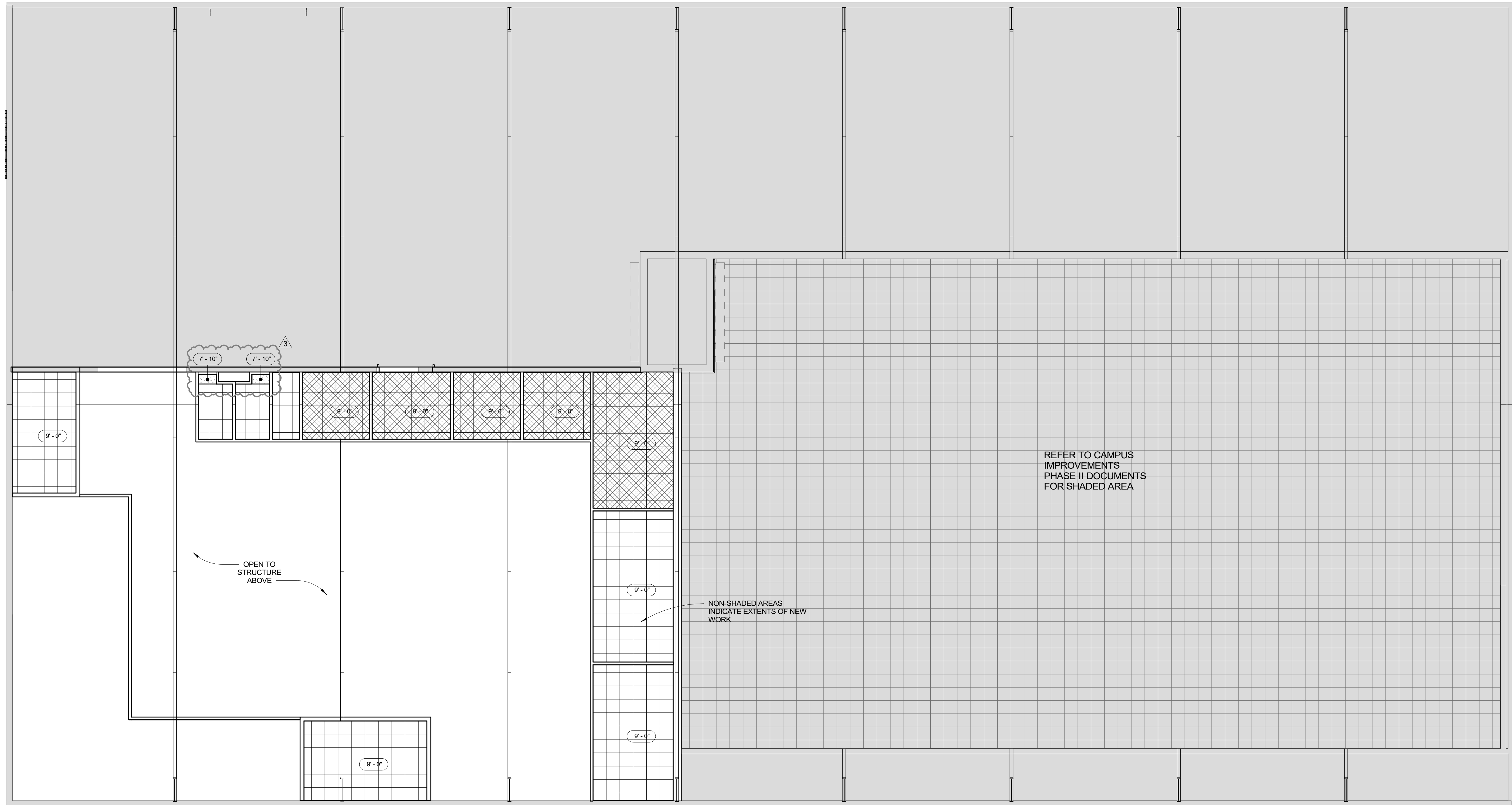
NOTE:  
 FOR ADDITIONAL WALL TYPE INFORMATION REFER TO SHEET A2.3

REVISIONS

|   |      |          |
|---|------|----------|
| 2 | AD#2 | 03.01.23 |
| 3 | AD#3 | 03.09.23 |

DATE: March 1, 2023  
 SHEET: Alternate I Wall Types Enlarged Plans and Details

FOR GENERAL NOTES AND LEGENDS, RE: SHEET G1.4

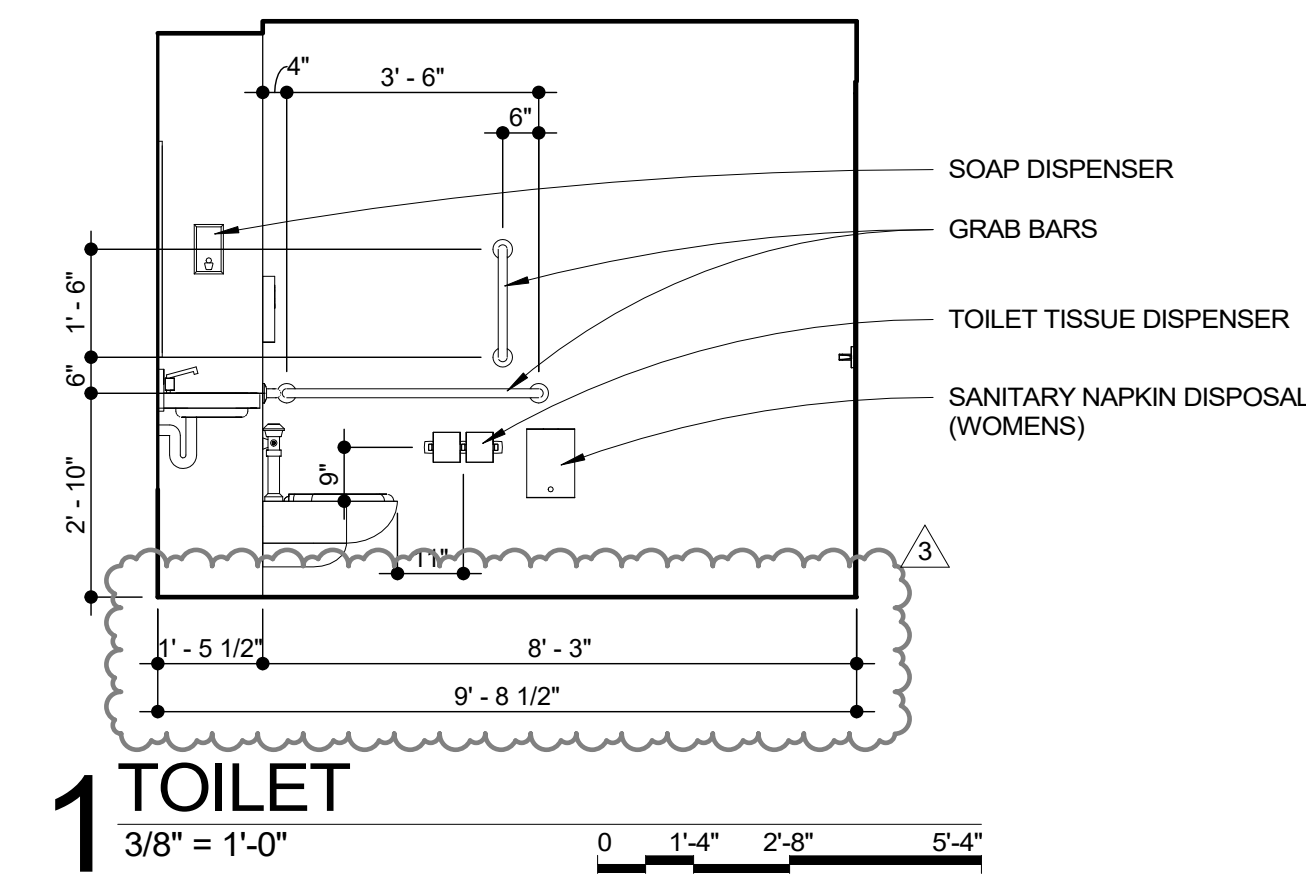
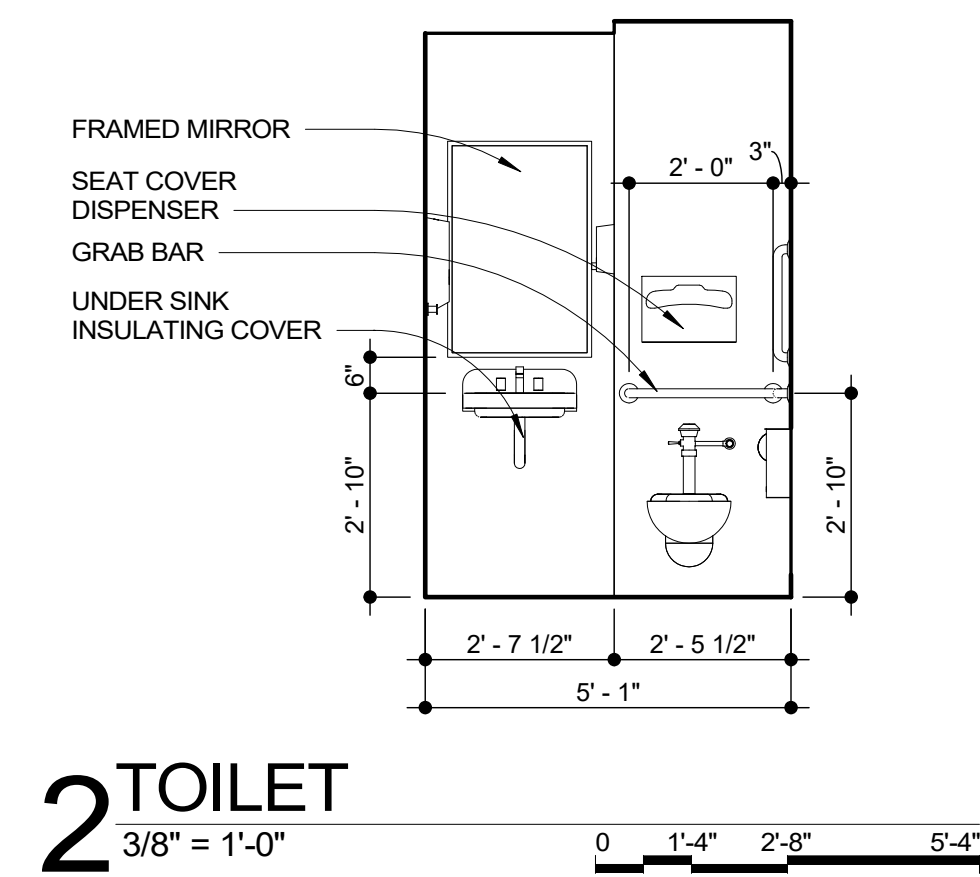
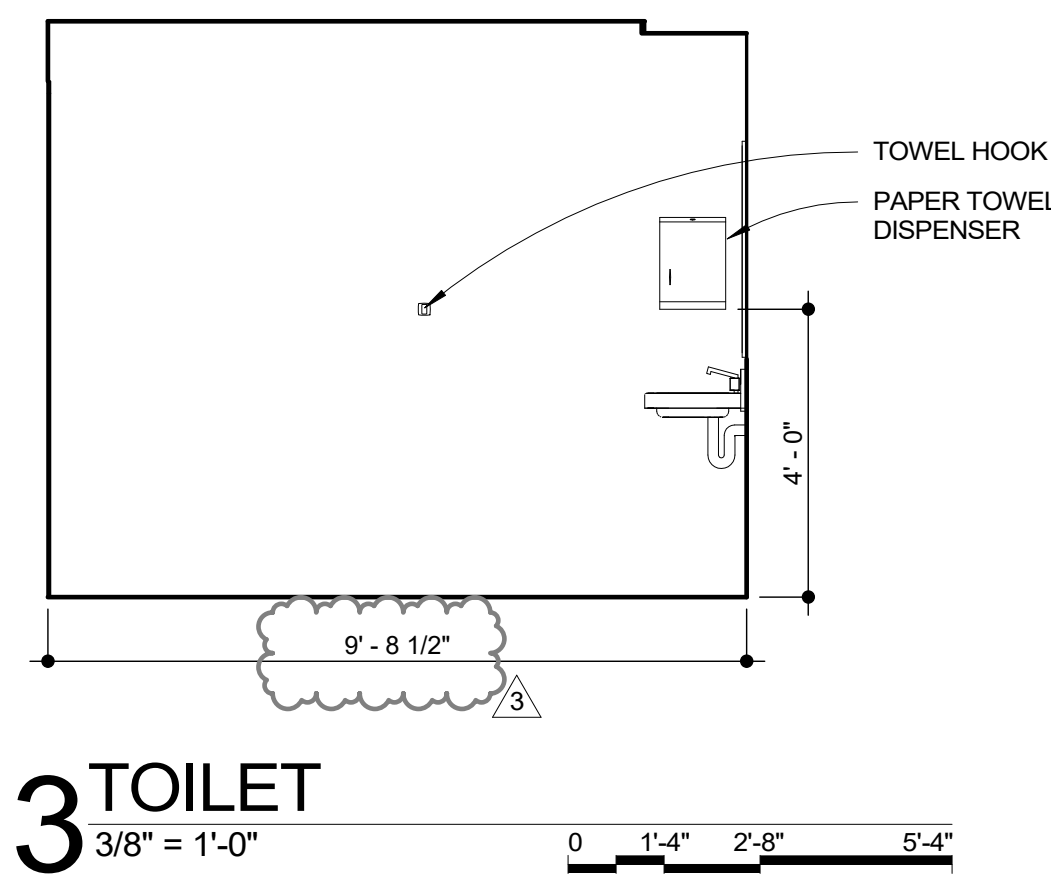


REVISIONS

|   |      |          |
|---|------|----------|
| 2 | AD#2 | 03.01.23 |
| 3 | AD#3 | 03.09.23 |

DATE: March 1, 2023  
 SHEET: Studio A - Alternate I  
 2nd Floor Reflected  
 Ceiling Plan

**2ND FLOOR**  
**1 REFLECTED CEILING PLAN**  
 1/8" = 1'-0"



REVISIONS

|   |      |          |
|---|------|----------|
| 2 | AD#2 | 03.01.23 |
| 3 | AD#3 | 03.09.23 |

DATE: March 1, 2023  
SHEET: Alternate I Interior Elevations