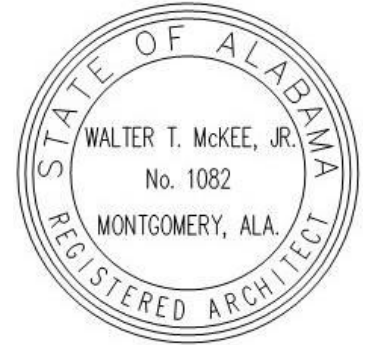


Addendum No. 4
Date: April 20, 2026



Project:
**Site Improvements and Interior Alterations to
Fairhope High School for the
Baldwin County Public Schools
Fairhope, Alabama**

**MCKEE PROJECT NO. 25-160B
ALABAMA DIVISION OF CONSTRUCTION MANAGEMENT NO. 2026083**

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. Refer to the following bid **change** as follows:

1. Sealed proposals for this project shall be received by the Purchasing Department at Baldwin County Board of Education, 23651 Flowers Road, Robertsedale, AL 26567 | 251-947-8403, **until 2:00 PM Central Time, Tuesday, April 28, 2026, then opened and read aloud.**

A4.2 SPECIFICATION MODIFICATIONS:

1. Refer to **Section 01011 Contingency Allowance, Revised 4-20-26**, herein, for an additional allowance item.

A4.3 DRAWING MODIFICATIONS:

A. Refer to the following revised drawing sheets, herein.

1. Sheet **P2.0, Revised 4-17-26.**

END OF ADDENDUM

SECTION 01011 - CONTINGENCY ALLOWANCE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS AND GENERAL INFORMATION

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

PART 2 - CONTINGENCY ALLOWANCES

2.1 BASE BID PROPOSAL

- A. The General Contractor shall include the following sums:
1. **One Hundred Thousand Dollars (\$100,000.00)** 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. **Five Hundred Thousand Dollars (\$500,000.00)** as a contingency to cover furnishings.
 3. **One Hundred Fifty Thousand Dollars (\$150,000.00)** as a contingency to cover the costs of a two-way emergency radio system.
 4. **Wind Damage Deductible-** as a contingency. See Supplement to General Conditions of the Contract; **Article 37, 2.**
 5. **One Hundred Fifty-six Thousand Five Hundred Fifty Dollars (\$156,550.00)** as a contingency to cover HVAC controls. Included under this allowance shall be the requirement of the controls contractor to carefully remove proprietary terminal equipment controllers and return to Baldwin County Public Schools for service stock.

- 2.2 The Contractor shall include in his bid proposal(s) all costs of office, job supervision, overhead, profit, and bond on these Contingency Allowances, because no such costs will be paid to Contractor for work performed under these Contingency Allowances. 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).

PART 3 – AUTHORIZATION OF CONTINGENCY ALLOWANCES

- 3.1 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 of 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.
- 3.2 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.
- 3.3 Provide for payment.
- A. 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.

3.4 CONTINGENCY ALLOWANCE AUTHORIZATION FORM

Form to be filled in its entirety.

To: Lathan Mckee, Architects From: _____
 Project: _____ Company _____
 _____ Address _____
 _____ Contact and Email _____
 Project Number _____ Date: _____
 Building Commission Number: _____ 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.

TOTAL AMOUNT OF THIS AUTHORIZATION \$

ORIGINAL AMOUNT OF THE CONTINGENCY ALLOWANCE	\$
NET TOTAL OF PREVIOUS AUTHORIZATIONS	\$
PREVIOUS REMAINING CONTINGENCY ALLOWANCE	\$
TOTAL AMOUNT OF THIS AUTHORIZATION	\$
CONTINGENCY ALLOWANCE REMAINING AFTER THIS CONTINGENCY	\$

Recommended By:	Authorized By:	Accepted By:
Site Improvements and Interior Alterations to Fairhope High School for the Baldwin County Public Schools Fairhope, Alabama		CONTINGENCY ALLOWANCE 01011-2 Revised 04.20.26-Addendum #4

Architect

Owner

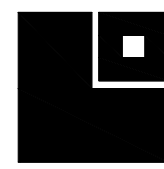
Contractor

END OF SECTION

Site Improvements and Interior Alterations to
Fairhope High School for the
Baldwin County Public Schools
Fairhope, Alabama

CONTINGENCY ALLOWANCE
01011-3
Revised 04.20.26-Addendum #4

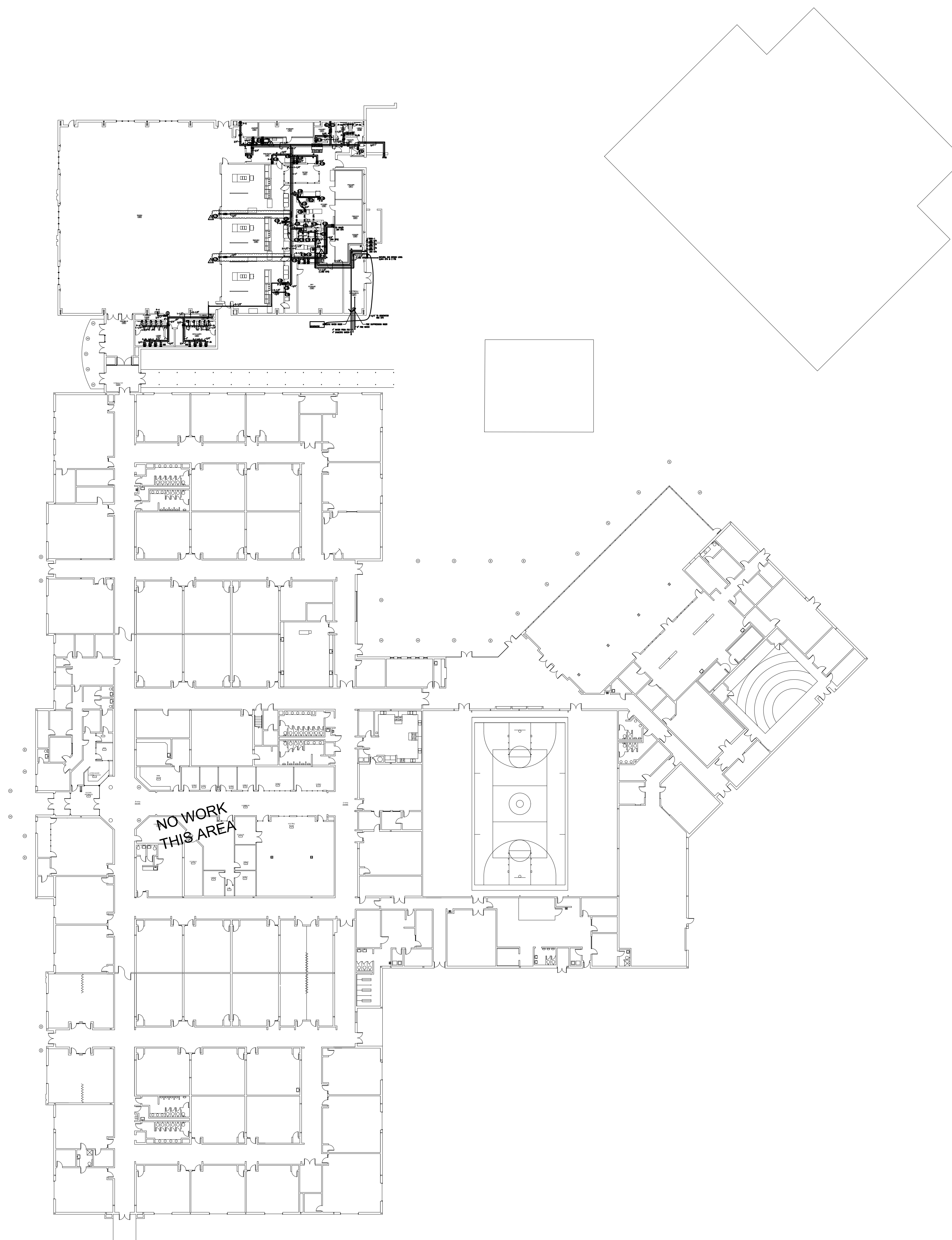
MCKEE PROJECT NO. 25-160B



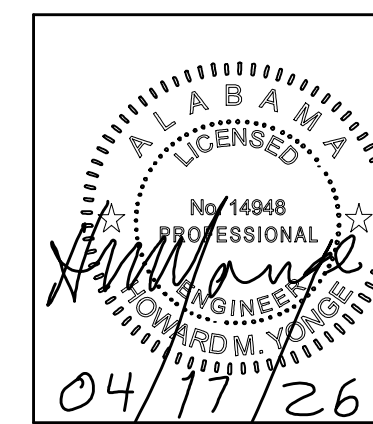
LATHAN
McKEE
ARCHITECTS



SITE IMPROVEMENTS AND
INTERIOR ALTERATIONS TO
FAIRHOPE HIGH SCHOOL
ONE PIRATE DRIVE
FAIRHOPE, ALABAMA 36532
BALDWIN COUNTY PUBLIC SCHOOLS



SHEET TITLE: OVERALL DOMESTIC WATER NEW WORK PLAN



PROJ. MGR.: H.M. YONGE

DRAWN: D. B.

DATE: 03/25/26

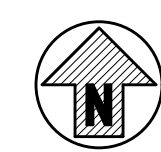
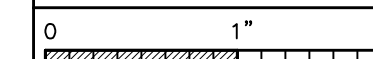
REVISIONS

#1 04/17/26 DCM COMMENTS

JOB NO. 25-160B

SHEET NO:

P2.0



OVERALL DOMESTIC WATER NEW WORK PLAN
SCALE: 1" = 30'-0"

H.M. YONGE & ASSOCIATES, INC.
CONSULTING ENGINEERS / EST. 1988

51 EAST GREGORY STREET PENSACOLA, FLORIDA 32502 PHONE: (904)834-3061

253 ST. ANTHONY STREET MOBILE, ALABAMA 36603 PHONE: (251)950-7448