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TRANSMITTAL COVER SHEET

DATE: MAY 14, 2026
TO: ALL PLAN HOLDERS OF RECORD
FROM: JACQUELYN HART, PROJECT MANAGER
PROJECT: HOUSTON COUNTY DEPARTMENT OF HUMAN RESOURCES
GMC PROJECT NO. ABHM250019
RE: ADDENDUM NO. 1 AND
ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM NO. 1

ACKNOWLEDGEMENT OF RECEIPT:

PLEASE PRINT RECIPIENT'S NAME, FIRM, AND DATE RECEIVED.

THEN E-MAIL BACK TO alyssa.martin@gmcnetwork.com FOR OUR RECORDS AND
TO ACKNOWLEDGE YOUR RECEIPT OF THIS ADDENDUM.

NAME (PLEASE PRINT)

FIRM (PLEASE PRINT)

DATE RECEIVED (PLEASE PRINT)

If there are any problems with this transmittal, please contact sender, at the number listed above.

ADDENDUM NUMBER 01

May 14, 2026

**PROJECT: HOUSTON COUNTY DEPARTMENT OF HUMAN RESOURCES
GM&C PROJECT NO. ABHM250019**

AD1-1 GENERAL:

- A. The following revisions and/or additions to the Drawings and Project Manual are hereby made a part of same, and shall be incorporated in the Work of the Contract the same as if originally included in the Bid and Construction Documents.
- B. Bidders shall acknowledge receipt of this Addendum in writing, as provided on the Proposal Form.
- C. When a revision and/or addition is called for to the Drawings or Project Manual, they shall be fully coordinated with and carried through all applicable Drawings and portions of the Project Manual, including in part, all related Civil, Landscaping, Architectural, Structural, Plumbing, Mechanical, Electrical, and other Documents.

AD1-2 PROJECT MANUAL AND SPECIFICATIONS:

- A. Reference "Advertisement for Prequalification and Bids", Paragraph 2, "SEALED PROPOSALS will be received...", and revise "May 21, 2026" to read as "July 9, 2026." The location and time will remain the same.
- B. Reference Section Attachment to Proposal Form and replace with attached revised section.
- C. Reference Section 01 2100 – Allowances and replace with attached revised section.
- D. Reference Section 01 2200 – Unit Prices and replace with attached revised section.

AD1-3 DRAWINGS:

- A. Reference Sheet C301 and replace with attached revised sheet. Note: This sheet has not changed, but is being re-released to correct previous formatting issues.

AD1-4 MISCELLANEOUS:

- A.

AD1-5 ATTACHMENTS:

- A. Pre-bid Sign In Sheet
- B. Revised Attachment A to the Proposal Form
- C. Revised Section 01 2100 – Allowances
- D. Revised Section 01 2200 – Unit Prices
- E. Revised Sheet C301

END OF ADDENDUM NUMBER 01

PREPARED BY



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Goodwyn Mills Cawood, LLC.

ATTACHMENT A
TO PROPOSAL FORM

1.1 UNIT PRICES:

- A. The undersigned proposes the following Unit Prices for additions to or deductions from the Work wherein Unit Prices are applicable as determined by the Architect and Owner. These Unit Prices include all charges for labor and materials, fee, layout, supervision (field and home office), general expenses, taxes, insurance, overhead and profit, for Unit Item of Work in place. The Contract sum shall be increased or decreased based upon quantity difference multiplied by the applicable Unit Price, in accordance with the General Conditions.
- B. Refer to Section 01 2200 - "Unit Prices", and to the respective sections of the Specifications for the complete Unit Price Item description.
- C. Submit the following Unit Prices with the Proposal Form on Bid Date.

ITEM DESCRIPTION:	UNIT:*	UNIT PRICE:
1. Sod	SY	\$ _____
2. Concrete Mud Footings	CY	\$ _____
3. Undercut in Building Control Areas	CY	\$ _____
4. Undercut in Non-Building Control Areas	CY	\$ _____
5. Concrete Sidewalk	SF	\$ _____
6. Chain Link Fence	LF	\$ _____
7. Gypsum Board Ceiling	SF	\$ _____
8. Building Canopy	SF	\$ _____
9. Walkway Canopy	SF	\$ _____
10. Luxury Vinyl Tile (LVT)	SF	\$ _____
11. ACT-1 Ceiling Tile and Grid	SF	\$ _____
12. ACT02 Ceiling Tile and Grid	SF	\$ _____
13. Stamped Concrete	SF	\$ _____

14.	Access Control	EA	\$ _____
15.	Panic Device	EA	\$ _____
16.	Geotextile Fabric	SY	\$ _____
17.	Dense Grade Base	TN	\$ _____

(*) Legend to "unit" quantity abbreviations:

CY	Per "Cubic Yard"
SY	Per "Square Yard"
TN	Per "Ton"
SF	Per "Square Foot"
LF	Per "Linear Foot"

END OF ATTACHMENT A TO PROPOSAL FORM

SECTION 01 2100
ALLOWANCES

PART 1 GENERAL

1.01 RELATED REQUIREMENTS

- A. Drawings and general provisions of the Contract, including General Conditions and Division 1 Specification Sections, apply to the work of this Section.
- B. Coordinate allowance work with related work to ensure that it is completely integrated and interfaced with related work.

1.02 DESCRIPTION OF REQUIREMENTS:

- A. Definitions and Explanations: Certain requirements of the work related to each allowance are shown and specified in contract documents. The allowance has been established in lieu of additional requirements for that work, and further requirements thereof (if any) will be issued by change order.
- B. Types of allowances scheduled herein for the work included the following:
 - 1. Unit cost allowances.
 - 2. Lump sum allowances.
- C. Selection and Purchase:
 - 1. At earliest feasible date after award of Contract, advise Architect/Engineer of scheduled date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.
 - 2. As requested by the Architect/Engineer, obtain and submit proposals for the work of each allowance for use in making final selections; include recommendations for selection which are relevant to the proper performance of the work.
 - 3. Purchase products and systems as specified, and as selected (in writing) by the Architect/Engineer.
 - 4. Submit proposals and recommendations, for purchase of products or systems of allowances, in form specified for change orders.
- D. Change Order Data: Include in each change order proposal both the quantities of products being purchased and unit costs, along with total amount of purchases to be made. Where requested, furnish survey-of-requirements data to substantiate quantities. Indicate applicable delivery charges, amounts of applicable trade discounts, and other relevant details as requested by the Architect.
 - 1. Each change order amount for allowances shall be based on the unit price difference between the actual purchase amount and the allowance, multiplied by the final measure or count of work-in-place, with reasonable allowances, where applicable, for cutting losses, tolerances, mixing wastes, normal product imperfections and similar margins.
 - 2. Include overhead and profit in the Contractor's Allowance.
 - 3. When requested, prepare explanations and documentation to substantiate the quantities, costs, and margins as claimed.
- E. Change Order Mark-Up:
 - 1. Except as otherwise indicated, comply with provisions of General Conditions. For each allowance, Contractor's claims for increased costs (for either purchase amount or Contractor's handling, labor, installation, overhead, and profit), because of a change in scope or nature of the allowance work as described in contract documents, must be submitted within 60 days of initial change order authorizing work to proceed on that allowance; otherwise, such claims will be rejected.
 - 2. Where it is not economically feasible to return unused material to the manufacturer/supplier for credit, prepare unused material for the Owner's storage, and deliver to the Owner's storage space as directed. Otherwise, disposal of excess material is the Contractor's responsibility.
- F. Time and Allowance Amounts:

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1. Nothing in the Bid or Contract Documents shall be so constructed or interpreted as to provide a Contract time extension, due to use or non-use of any Allowance amount.
2. Nothing in the Bid or Contract Documents shall be so constructed or interpreted as to allow unused Allowances or any portion thereof, nor any overhead and profit therefor to be retained by or paid to the Contractor.
3. Full amount of unused allowances shall be returned to the Owner.

PART 2 PRODUCTS - NOT USED PART 3 EXECUTION - NOT USED

2.01 SCHEDULE OF ALLOWANCES:

- A. Allowance No. 1 – INTERIOR DOOR SIGNAGE AND EVACUATION MAP SIGNAGE:
1. Allow a unit price of \$100.00 each for Room Signs for each door, and each of (10) Evacuation Map signs, including purchase, delivery to jobsite, and all related costs, in accordance with Section 10 1400 – “Signage” Selections and Copy will be furnished by Architect after bidding.
 2. Installation and installation material costs shall be included in Allowance, and not as a part of Base Bid.
 3. Overhead and Profit shall be included in Base Bid, and not part of Allowance.
 4. Building Plaques are to be included in Base Bid, and not as part of Allowance.
 5. Calculating Allowance:
 - a. Unit Price of \$100 per room sign and evacuation map.
 - b. Qua
 - c. Total Allowance Value (a x b): \$ _____
- B. Allowance No. 2 – INTERIOR SIGNAGE ON GLASS:
1. Allow a Lump Sum price of \$2,000.00 for Vinyl Signage with Logo on glass. Specific verbiage and type of lettering will be selected by Architect after bidding.
 2. Installation and installation material costs shall be included in Allowance, and not as a part of Base Bid.
 3. Overhead and Profit shall be included in Base Bid, and not part of Allowance.
- C. Allowance No. 3 – EXTERIOR BUILDING AND MONUMENT SIGNAGE:
1. Allow a Lump Sum price of \$8,000.00 for the purchase of Mounted Cast Architectural Letters for the Monument sign and miscellaneous exterior signs, including purchase, delivery to jobsite, and all related costs, in accordance with Section 10 1400 – “Signage” Selections and Copy will be furnished by Architect after bidding.
 2. Installation and installation material costs shall be included in Allowance, and not as a part of Base Bid.
 3. Overhead and Profit shall be included in Base Bid, and not part of Allowance.
- D. Allowance No. 4 – TELEVISIONS:
1. Allow a unit price of \$5,000.00 each for each flat screen television and DVD player, including purchase, delivery to jobsite, and all related costs. Specific selections will be furnished by Architect after bidding.
 2. Installation and installation material costs shall be included in Allowance, and not as a part of Base Bid.
 3. Overhead and Profit shall be included in Base Bid, and not part of Allowance.
 4. Calculating Allowance:
 - a. Unit price of \$5,000 per flat screen television and DVD p
 - b. Quantity: _____
 - c. Total Allowance Value (a x b): \$ _____
- E. Allowance No. 5 - BRICK MASONRY:
1. Field Brick: Allow a unit cost of \$800.00 per thousand for brick units, including purchase, delivery to the job site, and all related costs. Colors to be selected by Architect.
 2. Include overhead and profit in Base Bid, and not as part of Allowance.
 3. Installation of brick masonry and mortar installation and installation materials (grout, ties, reinforcing, etc.) shall be included in Base Bid, and not as part of Allowance.

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4. Concrete masonry units (CMU), mortar, installation, and installation materials (grout, ties, reinforcing, etc.) shall be in Base Bid, and not as part of Allowance.
 5. The brick will be modular (7-5/8" x 2-1/4" x 3-5/8" depth), unless otherwise indicated, selected by Architect after bidding, with special shapes as indicated and specified.
 6. Calculating Allowance:
 - a. Unit price of \$800 per thousand brick units.
 - b. Quantity: _____
 - c. Total Allowance Value (a x b): \$ _____
- F. Allowance No. 6 - MASONRY MORTAR:
1. Allow a unit cost of \$22.00 per bag, for the purchase of up to one (1) color of colored mortar, delivered to the job site, including all related expenses.
 2. Include overhead and profit in Base Bid, and not as part of Allowance.
 3. Masonry, standard gray mortar at interior (painted and unpainted walls - see Finish Schedule), concealed masonry work, and all mortar installation and installation materials (grout, ties, reinforcing, etc.) shall be included in Base Bid, and not as part of Allowance.
 4. Mortar color will be selected by the Architect, after award of the Contract for construction of this project.
 5. Calculating Allowance:
 - a. Unit Price of \$22 per bag of masonry mortar.
 - b. Quantity: _____
 - c. Total Allowance Value (a x b): \$ _____
- G. Allowance No. 7 - UNDERCUT AND BACKFILL IN BUILDING CONTROL AREA
1. In accordance with Section 01 2200 - Unit Prices and Section 31 2000 - Earth Moving, include an Allowance for the quantity identified. The Allowance value will be adjusted up or down based on the actual quantity of the Work.
 2. See Section 01 2200 - Unit Prices for costs to be included and procedures for payment of Unit Price work.
 3. Calculating Allowance:
 - a. Unit Price Item 3: Undercut and Backfill in Building Control Area
 - b. Quantity of TWO THOUSAND (2,000) Cubic Yards (CY)
 - c. Unit Price for each CY \$ _____
 - d. Total Allowance Value (b x c): \$ _____
- H. Allowance No. 8 - UNDERCUT AND BACKFILL IN PAVEMENT CONTROL AREA
1. In accordance with Section 01 2200 - Unit Prices and Section 31 2000 - Earth Moving, include an Allowance for the quantity identified. The Allowance value will be adjusted up or down based on the actual quantity of the Work.
 2. See Section 01 2200 - Unit Prices for costs to be included and procedures for payment of Unit Price work.
 3. Calculating Allowance:
 - a. Unit Price Item 4: Undercut and Backfill in Pavement Control Area
 - b. Quantity of ONE THOUSAND NINE HUNDRED FIFTY (1,950) Cubic Yards (CY)
 - c. Unit Price for each CY \$ _____
 - d. Total Allowance Value (b x c): \$ _____
- I. Allowance No. 9 - GEOTEXTILE FABRIC FOR SUBGRADE STABILIZATION
1. In accordance with Section 01 2200 - Unit Prices, and the Owner's "Report of Geotechnical Exploration", include an allowance for the quantity identified. The Allowance value will be adjusted up or down based on the actual quantity of the work.
 2. See Section 01 2200 - Unit Prices for costs to be included and procedures for payment of Unit Price work.
 3. Calculating Allowance:
 - a. Unit Price Item 16: Geotextile Fabric for Subgrade Stabilization.

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- b. Quantity: FIVE THOUSAND EIGHT HUNDRED TWENTY-FIVE Square Yards (5,825 SY).
 - c. Unit Price for each SY: \$ _____
 - d. Total Allowance Value (b x c): \$ _____
- J. Allowance No. 10 - DENSE GRADE BASE FOR SUBGRADE STABILIZATION
- 1. In accordance with Section 01 2200 - Unit Prices, and the Owner's "Report of Geotechnical Exploration", include an allowance for the quantity identified. The Allowance value will be adjusted up or down based on the actual quantity of the Work.
 - 2. See Section 01 2200 - Unit Prices for costs to be included and procedures for payment of Unit Price work.
 - 3. Calculating Allowance:
 - a. Unit Price Item 17: Dense Grade Base for Subgrade Stabilization
 - b. Quantity: TWO THOUSAND THREE HUNDRED FIFTY Tons (2,350 TN)
 - c. Unit Price for each TN: \$ _____
 - d. Total Allowance Value (b x c): \$ _____
- K. Allowance No. 11 - CONTINGENCY:
- 1. Allow a lump sum price of \$100,000.00 as a Contingency Allowance.
 - 2. Overhead and Profit shall be in Base Bid, and not part of Allowance.
- L. Allowance No. 12 - AIDE TO CONSTRUCT
- 1. Allow a lump sum price of \$100,000 as an Aide to Construct Allowance.
 - 2. Overhead and Profit shall be in Base Bid, and not part of Allowance.
- M. Allowance No. 13 - EMERGENCY RESPONDER RADIO SYSTEM (DAS):
- 1. Allow a lump sum of \$60,000.00 for purchase of Emergency Responder Radio System.
 - 2. Include installation of material costs in Allowance.
 - 3. Include overhead and profit in Allowance and not part of Base Bid.

END OF SECTION

SECTION 01 2200
UNIT PRICES

PART 1 - GENERAL

1.01 SUMMARY

- A. This Section specifies administrative and procedural requirements for unit prices.
 - 1. A unit price is an amount proposed by Bidders and stated on "Attachment A to Proposal Form", as a price per unit of measurement for materials and/or services that will be added to or deducted from the Contract Sum by Change Order in the event the estimated quantities of Work required by the Contract Documents are increased or decreased, in accordance the General Conditions and/or other provisions of the Bid and Contract Documents.
 - 2. Unit prices shall include all necessary material, labor, fees, layout, supervision (field and home office), general expenses, insurance, bonds, overhead, profit and applicable taxes, for unit item of work in place.
 - 3. Refer to other Division 1 Sections and individual Specification Sections for construction activities requiring the establishment of unit prices. Methods of approval, verification, measurement and payment for unit prices are specified in those sections.
- B. Related work specified elsewhere includes:
 - 1. Section 01 0150 - Special Conditions.
 - 2. Division 2 - Existing Conditions Sections.
 - 3. Division 3 - Concrete Sections.
 - 4. Division 7 - Thermal and Moisture Protection Sections.
 - 5. Division 8 - Openings Sections.
 - 6. Division 9 - Finishes Sections.
 - 7. Division 10 - Specialties Sections.
 - 8. Division 11 - Equipment Section.
 - 9. Divisions 31-35 - Site Work Divisions.
- C. Schedule:
 - 1. A "Unit Price Schedule" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials and methods described under each unit price.
 - 2. The Owner reserves the right to reject the Contractor's measurement of work-in-place that involves use of established unit prices, and to have this work measured by an independent surveyor acceptable to the Contractor at the Owner's expense.

PART 2 - PRODUCTS - NOT USED

PART 3 - EXECUTION

3.01 ITEMIZED UNIT PRICE SCHEDULE

- A. Item No. 1 - Sod:
 - 1. Description: Provide additional sod as directed, including fine grading, soil amendments, fertilizers, sod, maintenance, etc., as specified in Division 32 Sections relating to "Landscape Work".
 - 2. Unit of Measure: Square yard (SY) of sod, in place.
- B. Item No. 2 - Concrete Mud Footings:
 - 1. Description: Provide additional concrete mud footings, in addition to any mud footings indicated on the Drawings, as specified in Section 03 3100 - "Concrete", as directed, where required by the Project Geotechnical Consultant due to any existing unsuitable soils.
 - 2. Unit of Measure: Cubic yard (CY) of concrete mud footings, in place.
 - 3. Note: This unit price is not applicable to cost of mud footings that are required due to over-excavation, or due to not pouring footings the same date they are excavated, or other reasons indicated in Section 31 2000 - "Earth Moving," or Section 03 3100 - "Concrete".

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- C. Item No. 3 - Undercut & Backfill in Building Control Areas:
 - 1. Description: Undercutting below planned subgrade in building control areas, and at least 10-feet beyond, as required due to careful inspection by probing, proofrolling, and testing shall be paid on a unit price basis per cubic yard of undercut. Unit price shall include excavation and legal off-site disposal of unsuitable material and replacement with compacted controlled fill back to subgrade elevation in cuts and back to original grade in fills in accordance with Section 31 3200 - "Earth Moving". This shall not apply to previously prepared areas of the site that may become unstable due to construction traffic, rain, etc.
 - 2. Unit of Measure: Cubic Yard (CY) of unsuitable material.
- D. Item No. 4 - Undercut & Backfill in Non-Building Control Areas.
 - 1. Description: Undercutting below planned subgrade in all areas not included in the building control areas as required due to careful inspection by probing, proofrolling, and testing shall be paid on a unit price basis per cubic yard of undercut. Unit price shall include excavation and legal off-site disposal of unsuitable material and replacement with compacted controlled fill back to subgrade elevation in cuts and back to original grade in fills in accordance with Section 31 2000 - "Earth Moving". This shall not apply to previously prepared areas of the site that may become unstable due to construction traffic, rain, etc.
 - 2. Unit of Measure: Cubic Yard (CY) of unsuitable material.
- E. Item No. 5 - Concrete Sidewalk.
 - 1. Description: Install concrete sidewalk not otherwise shown on drawings, in location directed by Architect.
 - 2. Unit of Measure: Square Foot (SF) of sidewalk installed.
- F. Item No. 6 - Chain Link Fence:
 - 1. Description: Install chain link fence not otherwise shown on drawings, as specified in Section 32 3113 - "Chain Link Fences and Gates", in location directed by Architect. This fence is galvanized, with vinyl coating. Height as indicated on drawings.
 - 2. Unit of Measure: Linear Foot (LF) of fencing, in place.
- G. Item No. 7 - Gypsum Board Ceiling.
 - 1. Description: Provide additional gypsum board ceiling, in accordance with Section 09 2116 - Gypsum Board Assemblies, in location directed by Architect.
 - 2. Unit of Measure: Square Foot (SF) of Gypsum Board Ceiling, in place.
- H. Item No. 8 - Building Canopy.
 - 1. Description: Provide new canopy as specified in Section 10 7316 - Canopies, where directed by Architect.
 - 2. Unit of Measure: Square Foot (SF) of canopy, in place.
- I. Item No. 9 - Walkway Canopy.
 - 1. Description: Provide new canopy as specified in Section 10 7316 - Canopies, where directed by Architect.
 - 2. Unit of Measure: Square Foot (SF) of canopy, in place.
- J. Item No. 10 - Luxury Vinyl Tile (LVT).
 - 1. Provide additional luxury vinyl tile flooring, in accordance with Section 09 6813, in location directed by Architect.
 - 2. Unit of Measure: Square Foot (SF) of LVT, in place.
- K. Item No. 11 - ACT-1 Ceiling Tile and Grid:
 - 1. Description: Provide suspended lay-in ceiling and grid, ACT-1, in accordance with Section 09 5100 - Suspended Acoustical Ceilings, in location directed by Architect.
 - 2. Unit of Measure: Square Foot (SF) of ceiling, in place.
- L. Item No. 12 - ACT-2 Ceiling Tile and Grid:

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1. Description: Provide suspended lay-in ceiling and grid, ACT-2, in accordance with Section 09 5100 - Suspended Acoustical Ceilings, in location directed by Architect.
 2. Unit of Measure: Square Foot (SF) of ceiling, in place.
- M. Item No. 13 - Stamped Concrete
1. Description: Install Stamped Concrete not otherwise shown on drawings, in location directed by Architect.
 2. Unit of Measure: Square Foot (SF) of Stamped Concrete, in place.
- N. Item No. 14 - Access Control
1. Description: Provide Access Control, in location directed by Architect.
 2. Unit of Measure: Each (EA).
- O. Item No. 15 - Panic Device
1. Provide additional Panic Device, as specified in Section 08 7100.
 2. Unit of Measure: Each (EA).
- P. Item No. 16 - Geotextile Fabric for Subgrade Stabilization
1. Provide geotechnical fabric for subgrade stabilization as directed by the Owner's Geotechnical Engineer. This allowance does not apply to previously prepared areas of the site that become unsuitable due to construction traffic, construction stormwater management or rainfall, nor does it apply to areas that are made unsuitable due to construction sequencing that adversely affects proper drying.
 2. Unit of Measure: Square Yards (SY) of geotextile fabric in place.
- Q. Item No. 17 - Dense Grade Base for Subgrade Stabilization
1. Provide dense grade base for subgrade stabilization as directed by the Owner's Geotechnical Engineer. This allowance does not apply to previously prepared areas of the site that become unsuitable due to construction traffic, construction stormwater management or rainfall, nor does it apply to areas that are made unsuitable due to construction sequencing that adversely affects proper drying.
 2. Unit of Measure: Tons (TN) or dense grade base in place.

END OF SECTION

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