

**UAMS NORTHEAST  
CANCER RESEARCH CLINIC  
JONESBORO, ARKANSAS**

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**ADDENDUM No. 2  
Dated: March 31, 2025**

The following items refer to the Project Manual (Specifications) unless otherwise noted.

**ITEM NO. 1:**                    **REFER TO PROJECT MANUAL, SECTION 003132 & 003132A  
GEOTECHNICAL REPORT:**

Delete references to these Sections in the Index and Delete Section 003132 – Geotechnical Report Cover. A Geotechnical Report was not ordered for this project since it is a minor project, and one was not available from UAMS, as the original building was constructed in 1986. There are notes on Structural Sheet S001 in the Design parameters, Paragraph 2 Foundation, regarding the bearing capacity and construction inspection requirements. The structural engineer has been very conservative in his foundation design, using a bearing capacity of 1500 psf, due to not having a report and the original building was on drilled piers, suggesting poor soil conditions.

**ITEM NO. 2:**                    **REFER TO PROJECT MANUAL, SECTION 012100 – ALLOWANCES:**  
Refer to Attached Revised Section 012100 – ALLOWANCES. An Additional Allowance Item D. has been added to the Allowance Specification for \$100,000 (One Hundred Thousand Dollars) for all costs associated with the new CT Beam installation Demolition and New Construction on the 3<sup>rd</sup> Floor.

The following items refer to Project Drawings unless otherwise indicated.

**ITEM NO. 3:**                    **REFER TO SHEET S301, 4<sup>TH</sup> FLOOR FRAMING PLAN – ADDENDUM  
NO. 1:**

Delete steel beams added in Addendum No. 1 between Grids “5” & “6” and West of Grid “B” under new CT UPS/Battery Electrical Room. The Owner has decided that these optional pieces of electrical equipment will not be purchased, therefore additional structural support will not be needed. The GC is to only provide the new beams under the CT between Grids “6” & “7” and either side of Grid “B”

**ITEM NO. 4:**                    **REFER TO SHEET A002, ENLARGED ARCHITECTURAL SITE PLAN & CANOPY RCP:**

The Handicapped Van Accessible Parking sign should be constructed of a 2" x 6" painted steel tube with welded top cap set in a concrete footing of 18" diameter and 30" deep. It should be 5'-6" above grade to top of post with a standard Van Accessible Parking Sign mounted to it.

**ITEM NO. 5:**                    **REFER TO SHEET A403, DETAILS 4 & 5:**

Delete references to SS-2 & SS-3 on Millwork Sections. All Solid Surface materials should be as noted on Sheet A601 as Wilsonart White Stone 92008CS.

**ITEM NO. 6:**                    **REFER TO SHEET A601, FINISH SCHEDULE:**

The carpet shown in the Finish Schedule for Room 402 on Sheet A601 should read CPT-1 in lieu of CPT-2. The carpet type shown Sheet A701 Floor Pattern Plan is correct.

**ITEM NO. 7:**                    **REFER TO SHEET E601 ELECTRICAL FLOOR PLANS - ELECTRICAL, DETAIL3:**

Delete all electrical work associated with the installation of the CT UPS/Battery equipment in CT ELEC. 424A. The Owner has decided that this optional Philips equipment will not be purchased with the CT equipment. This room will become a Storage Room instead of an Electrical Room. Provide one duplex outlet on each wall.

The following items refer to the Clarifications and Answers to Questions which are not covered above.

**ITEM NO. 8:**                    **BASED ON THE MANDATORY PRE-BID WALK THROUGH SEVERAL ITEMS WERE DISCUSSED AND ARE TO BE ADDRESSED AS FOLLOWS:**

1. The Contractor will be allowed to use the single Existing Toilet at the South end of the 3rd Floor During Construction. See attached existing architectural floor plan. Upon completion of the project have the toilet cleaned.
2. The Contractor will be allowed to park in the existing parking lot of St. Bernard's adjacent the UAMS project or as otherwise designated by the Owner. The contractor shall park at the perimeter of the lot to allow patients/staff closer access to the building. Additionally, based on discussions to be held at the Preconstruction Conference, the contractor may be assigned a few spaces near the building for delivery of tools, or construction materials. These will need to be coordinated with UAMS.
3. The Contractor will be provided a small area for dumpster near the building during construction and will be specifically addressed at the Preconstruction Conference.

4. The Contractors will be required to attend a training class for Procedures and Requirements of UAMS prior to any work on site.
5. Construction Badges will be provided to all workers on the project by UAMS.
6. After hours or weekend work will be allowed as long as coordinated with UAMS prior to those occurrences.
7. Based on the on-site review of the existing conditions of the 3rd Floor during the Mandatory Pre-Bid Conference and recognizing the extent of demolition that will be required, it has been decided to only install the new beams below the CT unit. The beams shown in Addendum No. 1 below the CT UPS/Battery area will be deleted, and those optional electrical items will not be purchased by the Owner with the CT. Electrical provisions for the CT UPS/Battery system will be deleted as well. To allow the delivery and installation of the new CT beams, it will require demolition of millwork, plumbing, and several internal walls of toilets and other rooms from the corridor walls on either side of those spaces to allow adequate space to deliver and lift the beams into place. Additionally, there appears to be several sprinkler pipes, conduits, ductwork, etc. above the ceilings in this area that will require demolition, capping off, or temporary rerouting. The AOR/EOR does not have access to the most up to date As-Built Drawings. The only drawings available are from 6/20/1986 which may reflect some items in place that may need removal, although the backgrounds do not appear to be totally correct. Attached are the Existing Building Construction Documents Sheet A7 3rd Floor Plan, Sheet E-5 3rd Floor Electrical Lighting Plan, Sheet E-6 3rd Floor Electrical Power Plan, Sheet M-3 3rd Floor Plan – HVAC, and Sheet P/FP 3rd Floor Plan – Plbg/Fire Protection. The AOR has added some redlined notes for removal of MEPF items in the area and green lined new storage room layout on these drawings. A provision is being added in this Addendum for an Allowance of \$100,000 for demolition of partitions, doors, millwork, finishes, and removal, capping, rerouting, & reinstallation of MEPF items above the ceiling to install the CT beams in this area. Once the Contractor has removed the ceilings and can assess the amount of work needed, the GC is to submit measures for removal and all temporary measures suggested for approval based on actual conditions encountered. The Contractor is to use the Allowance in their bid for the total cost to remove walls, millwork, finishes, ceilings, doors, and MEPF items as needed in this as well as replacing MEPF items to be functional upon installation of the beams, as well as installation of perimeter gypsum board walls to create a storage room under the CT with LV-1 flooring/rubber base/Pt-1 wall paint/and 2x2 lay-in acoustical ceiling. The contractor shall provide time and material invoices based on actual work performed in this area which will be deducted from the Allowance. Any differences in cost either greater or less than the Allowance will be adjusted by Change Order to reflect actual cost of work.

**END OF ADDENDUM NO. 1**

## SECTION 012100 - ALLOWANCES

### PART 1 - GENERAL

#### 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. 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.
  - 2. Refer to the Schedule of Allowances at the end of this Section.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.

#### 1.3 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.

#### 1.4 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

#### 1.5 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.

## 1.6 COORDINATION

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

## 1.7 LUMP-SUM 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 selected by Architect under allowance shall be included as 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.

## 1.8 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 – LANDSCAPING & IRRIGATION ALLOWANCE

Contractor shall allow **\$5,000 (Five-Thousand Dollars)** for new landscaping and irrigation system at the new exterior entrance.. The Owner and Architect shall assist in establishing the landscaping and irrigation system design intent. Landscaping Contractor shall prepare and include landscaping and irrigation shop drawings based on the design intent and as required for permitting purposes.

Allowance shall include total cost of work including materials, labor, installation, taxes, insurance, permit fees, overhead and profit, and delivery. Claims for extra costs associated with additional landscaping and irrigation system items will not be entertained until the entire allowance is first used.

At project close-out, credit any unused allowance amounts to the Owner by Change Order Credit.

#### B. ALLOWANCE NO. 2 – SIGNAGE ALLOWANCE

Contractor shall allow **\$10,000.00 (Ten-Thousand Dollars)** for new signage which shall include new exterior building signage, existing monument sign update, and new interior room identification signage for the Project.

The Architect shall furnish the Contractor information on the signage based on the Owner's requirements.

Allowance shall include all material costs, labor, installation, taxes, insurance, overhead, and profit for new signage. Claims for extra costs associated with additional signage items will not be entertained until the entire allowance is first used.

At project close-out, credit any unused allowance amounts to the Owner by Change Order Credit.

C. ALLOWANCE NO. 3 – MISCELLANEOUS STEEL ADJUSTMENT ALLOWANCE

Contractor shall allow **\$5,000.00 (Five-Thousand Dollars)** to cover any adjustments to new canopy structural steel framing as a result of fabrication changes indicated on structural steel shop drawings, any miscellaneous steel required to support existing curtain wall above new automatic door at new vestibule entrance, or any on-site changes required to new canopy structural steel framing as requested by project Structural Engineer.

Allowance shall include all material costs, labor, installation, taxes, insurance, overhead, and profit for any new structural steel items. Claims for extra costs associated with additional structural steel items will not be entertained until the entire allowance is first used.

At project close-out, credit any unused allowance amounts to the Owner by Change Order Credit.

D. ALLOWANCE NO. 4 – CT BEAM INSTALLATION DEMOLITION/NEW CONSTRUCTION ALLOWANCE

Contractor shall allow **\$100,000.00 (One Hundred Thousand Dollars)** to cover all cost associated with demolition and new construction to allow the delivery and installation of the new CT beams on the 3<sup>rd</sup> Floor. The Allowance will be used for demolition of millwork, plumbing, and several internal walls of toilets and other rooms from the corridor walls on either side of those spaces to allow adequate space to deliver and lift the beams into place. Additionally, there appears to be several sprinkler pipes, conduits, ductwork, etc. above the ceilings in this area that will require demolition, capping off, or temporary rerouting. The AOR/EOR does not have access to the most up to date As-Built Drawings. The only drawings available are from 6/20/1986 which may reflect some items in place that may need removal, although the backgrounds do not appear to be totally correct. Attached are the Existing Building Construction Documents Sheet A7 3<sup>rd</sup> Floor Plan, Sheet E-5 3<sup>rd</sup> Floor Electrical Lighting Plan, Sheet E-6 3<sup>rd</sup> Floor Electrical Power Plan, Sheet M-3 3<sup>rd</sup> Floor Plan – HVAC, and Sheet P/FP 3<sup>rd</sup> Floor Plan – Plbg/Fire Protection. The AOR has added some redlined notes for removal of MEPF items in the area and green lined new storage room layout on these drawings. This Allowance is being added in Addendum No. 2 for \$100,000 for the demolition of partitions, doors, millwork, finishes, and removal, capping, rerouting, & reinstallation of MEPF items above the ceiling to install the CT beams in this area. Once the Contractor has removed the ceilings and can assess the amount of work needed, the GC is to submit a plan for removal and all temporary measures suggested for approval based on actual conditions encountered. The Contractor is to use this Allowance in their bid for the total cost to remove walls, millwork, finishes, ceilings, doors, and MEPF items as needed in this as well as replacing MEPF items to be functional upon installation of the beams, as well as installation of perimeter gypsum board walls to create a storage room under the CT with LV-1 flooring/rubber base/Pt-1 wall paint/and 2x2 lay-in acoustical ceiling. The contractor shall provide time and material invoices based on actual work performed in this area which will be deducted from the Allowance. Any differences in cost either greater or less than the Allowance will be adjusted by Change Order to reflect actual cost of work.

Allowance shall include all material costs, labor, installation, taxes, insurance, overhead, and profit for all demolition, rework of MEPF items and new construction to install new structural steel beams under the CT. Claims for extra costs associated with this work will not be entertained until the entire allowance is first used.

At project close-out, credit any unused allowance amounts to the Owner by Change Order Credit. If actual Cost exceeds the Allowance a Change Order will be issued for the difference in cost above the Allowance.

END OF SECTION 012100