

ADDENDUM 001

TO ALL CONTRACTORS:

This Addendum is hereby made a part of the Contract Documents dated March 23, 2026.

**CPSB Lake Charles Boston Annex - Hurricane Repairs, HL-748-03
Lake Charles, Louisiana 70601
Grace Project No. 3225167**

The following items shall be considered part of the contract documents and shall be included in the same when Construction Contract is executed. Changes made by Addenda shall take precedence over Original Documents. Any changes, which may affect construction or proper installation of materials, equipment or fixtures, not specifically mentioned in this addendum, shall be brought to the attention of Designer before submitting bid. Otherwise, such conditions, if found later to exist, must be worked out in an acceptable manner without additional cost to the Owner. Prime Contractors are hereby advised to call attention of all subcontractors to changes, which may affect their work.

GENERAL

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1. Attached is the **Mandatory Pre-Bid Conference Agenda / Meeting Minutes, Sign-In Sheet, Owner Furnished Contractor Install (OFICI) Materials List, and Unit Price Form.**
2. Clarification of Requirements for Roofing Accessories: Contractor to provide in base bid stainless steel flashings and roofing accessories to meet manufacturers (Garland Company Roofing Products) warranties for Owner Provided Contractor Installed roofing materials, including and not limited to goose necks, etc.
3. Clarifications on owner supplied materials that might potentially be damaged or rejected before installation: Contractor will provide in the base bid a unit price for each OFICI item as noted on the updated Unit Price Form. The contractor will be required to identify and document all damaged, defective or deficient materials prior to commencement of work in order to prevent construction delays for ordering replacement materials.
4. Clarifications regarding acoustical ceiling tiles in Building F: There is no acoustical ceiling scope in Building F.
5. Clarifications regarding type of roof deck Building B Annex south roof: Previous cores and pre-bid conference visual inspection verified roof type TR3 – Existing LWIC on Metal Deck as noted in drawings.

END OF ADDENDUM NUMBER ONE

April 13, 2026 @ 8:00 AM

RE: CPSB Lake Charles Boston Annex Project – Hurricane Repairs

Lake Charles, LA
Grace Project #3225167
CPSB LOC Code: HL-748-03

MANDATORY PRE-BID CONFERENCE AGENDA

SIGN IN & INTRODUCTIONS

- The following individuals were designated as the contact person for their organizations:
- Owner: Calcasieu Parish School Board
- Program Manager: CSRS – Jeremy Durham / Natalie Graham
- Design Team: Project Manager – Grace Design Studios: Jason Funderburgh
Designer – Grace Design Studios: James Trache

GENERAL BIDDING INFORMATION

- Attendance at the Pre-Bid Conference is **Mandatory** for all General Contractors interested in bidding the project.
- Please note the Bid Date as specified. Sealed bids will be received until **2:00 PM**. Local Time, **Tuesday, April 28, 2026** by Owner located at **Superintendents Conference Room, 3310 Broad Street, Lake Charles, LA 70615, Attn: Toni Motamedi**. No bids will be received after 2:00 PM on the same day and date.
- Bids may be submitted electronically by using Central Auction House (www.centralbidding.com).
- Bidders shall be solely responsible for ensuring that their bids are received on or before the bid opening. Neither the Owner nor Design Team shall be responsible for any failure of the delivery method chosen.
- No bid shall be considered or accepted unless the bid is accompanied by bid security in an amount not less than five percent (5%) of the Base Bid and all Additive Alternates.
- The project is tax exempt. General Contractors, Sub-Contractors, Subs of Sub-Contractors, etc. are tax exempt, **ALL** must fill out a tax exemption form. These shall be submitted through the Contractor to the Owner for signature. General Contractor are encouraged to inform all sub-contractors of the tax exemption when soliciting pricing. Tax exemption is for materials purchased for this project only.
- Within **twenty-four (24) hours** after the bids are opened, the contractor identified as the apparent low bidder shall submit a tentative list of all subcontractors or other persons or organizations proposed for the principal portions of the Work, as well as the name of the proposed superintendent.
- Post-Bid Documents shall be submitted within **ten (10) calendar days** after the bid opening, and no later than **2:00 PM (local time) on Friday, May 8, 2026**. Required documents include, but are not limited to: the Resolution; the following affidavits—CPSB Non-Collusion, Louisiana Non-Collusion, Verification of Employees; the Attestation Form for Past Criminal Convictions; a complete Subcontractor Approval List; a complete

Schedule of Values; the Roofing Manufacturer's Certification and Compliance Letter; and any other documents required by law, regulation, or CPSB policy from the apparent low bidder.

Failure to submit all required documents by the deadline stated above will result in the bid being deemed non-responsive and removed from consideration.

ADDENDA AND INTERPRETATIONS

- Per the Instructions to Bidders: Any bidder requiring clarification or interpretation of the Bid Documents or submitting a Substitution Request, shall submit a **written request** to the Prime Designer, **no later than (7) days prior** to the bid date and time.
- All requests **must be submitted electronically** to the email addresses listed in the Architect's Instructions to Bidders.
- All interpretations, clarifications and supplemental instructions will be issued **only by written Addenda** to the Specifications and/or Drawings.
- Addenda will be issued electronically through **Central Bidding** no later than **72 hours prior to the bid**, in accordance with the Instructions to Bidders.

CONSTRUCTION CONTRACT OVERVIEW

- **Opinion Of Probable Costs: \$1.5M**
- **Contract Time: 240** consecutive calendar days after the Notice to Proceed.
- **Substantial Completion:** Target date first week of January 2027
- **Liquidated Damages: \$500.00 per calendar day** for failure to achieve Substantial Completion within the contract time.

REVIEW OF SCOPE OF WORK

A. PROJECT OVERVIEW

The Annex Project consists of hurricane-related repairs to existing Buildings B, D, and F on the Lake Charles Boston School Campus. This project is FEMA-funded, requiring additional documentation, verification, and approval processes for unforeseen conditions encountered during construction.

B. BASE BID SCOPE OF WORK

GENERAL SCOPE

- Roof replacements
- Structural steel framing
- Building envelope wall repairs and reconstruction
- Mechanical, Electrical, and Plumbing (MEP) upgrades
- Interior finish replacements
- Temporary environmental and security protection

SELECTIVE DEMOLITION SCOPE (INCLUDES BUT IS NOT LIMITED TO):

- Removal of plumbing, mechanical, and electrical systems
- Removal of interior finishes
- Removal of sections of concrete floor slab
- Removal of existing roof systems
- Removal of existing gypsum and bulb-tee roof structure
- Removal of existing wood roof structure
- Removal of metal wall panels
- Removal of masonry walls and precast sills
- Removal of storefront systems
- Removal of doors, frames, and hardware
- Removal of wood wall framing

NEW CONSTRUCTION SCOPE (INCLUDES BUT IS NOT LIMITED TO):

- Installation of new concrete footings to support new structural steel
- Installation of new structural steel
- Installation of new masonry walls and salvaged precast sills
- Installation of brick masonry infill
- Installation of new metal roof deck
- Installation of new tapered insulation and roofing system (OFCI)
- Installation of new roofing accessories
- Installation of cement-based stucco system
- Installation of new storefront systems
- Installation of new plumbing, mechanical, and electrical systems
- Installation of new interior metal stud walls
- Installation of new wall finishes
- Installation of new floor and ceiling finishes
- Installation of new doors, frames, and hardware
- Painting of walls, ceilings, doors, and trim

C. ALTERNATE SCOPE OF WORK

Alternate No. 1 – Flooring and Base

This alternate includes the removal and replacement of flooring materials and associated resilient base in designated areas as shown in the Contract Documents. Work includes all necessary preparation, leveling, transitions, adhesives, and accessories required for a complete installation.

Alternate No. 2 – Painting of Walls and Ceilings

This alternate includes painting of interior walls and ceilings in the areas identified in the Contract Documents. Work includes surface preparation, priming, and application of specified finish coats.

Alternate No. 3 – Acoustical Ceiling Tiles

This alternate includes the removal and replacement of acoustical ceiling tiles (ACT) in the areas indicated. Work includes installation of new ACT panels, coordination

with existing or new grid systems, and adjustments required for lighting, HVAC diffusers, and other ceiling-mounted devices.

D. FURNITURE AND EQUIPMENT HANDLING

- Contractor is responsible for moving equipment and furniture in all areas affected by the work. Owner will move all sensitive equipment (pc's, printers, etc.) and documents.
- Flooring protection shall be provided during moving and storage activities.
- Contractor shall document existing damage prior to moving items and provide photographs to the Design Team and Owner.
- All items must be tagged with their original room number and returned to that room upon completion.
- Contractor is responsible for any damage occurring during moving or storage.
- Contractor shall visit the site prior to bid to verify the extent of existing furniture.

E. SCHEDULING AND BUILDING ENVELOPE REQUIREMENTS

- Contractor shall provide an overall project schedule and weekly progress schedule for roofing-related work.
- Work affecting the building envelope must always maintain environmental and security integrity.
- Only the amount of roofing that can be replaced within the same day may be removed.
- Contractor shall provide protection of interior spaces and finishes prior to beginning work.

F. ACTIVE CAMPUS REQUIREMENTS

- This is an active campus; all Contractor personnel must be identifiable at all times.
- All personnel must log in and out daily.
- Workers shall remain within areas directly related to the scope of work.

QUESTIONS & DISCUSSION:

MANDATORY PRE-BID CONFERENCE ATTENDANCE RECORD



PROJECT: Lake Charles Boston School Annex Project - Hurricane Repairs
 OWNER PROJECT NO.: CPSB LOC Code: HL-748-03
 GDS PROJECT NO.: 3225167

LOCATION: On Site
 DATE: 13-Apr-26
 TIME: 8:00 AM

NAME	COMPANY	SIGNATURE	PHONE NUMBER	E-MAIL ADDRESS
Jason Funderburgh	Grace Design Studios		337.513.0760	jfunderburgh@grace-design.com
JIMMY TRACHE	GRACE DESIGN		337.513.0760	JTRACHE@GRACE-DESIGN.COM
Aaron BOUNDS	SETEX Construction		409.651.3395	abounds@setexconstruction.com
Bobby MORGAN	MARCORE Roofing	<i>Bobby Morgan</i>	337.753.2073	OFEEVE@MARCOREROOFING.COM
Randy LeJeune	Rhino Renovators	<i>[Signature]</i>	337-933-9434	rhinorenovators@yahoo.com
Eddie Toulstantine	Alfred Palma LLC	<i>[Signature]</i>	337.236.0830	estimating@apalmaltd.com
Seth Priole	Seth Priole Inc	<i>SR</i>	337.802.4451	SPriole@priole.com
Nataly Givukam	CSTIS	<i>NG</i>	225-274-6061	
Christa Foolkes	CPSB	<i>Christa Foolkes</i>	337.802.7974	christa.foolkes@cpsb.org
JED MARSOLF	ROOFING SOLUTIONS	<i>[Signature]</i>	225.744.3912	estimating@roofingsolutions.com

OWNER FURNISHED CONTRACTOR INSTALLED (OFCI)
MATERIAL LIST

PROJECT: CPSB LAKE CHARLES BOSTON ANNEX
HURRICANE REPAIRS HL-748-03
1509 ENTERPRISE BLVD.
LAKE CHARLES, LA 70601
GDS PROJECT # 3225167

DESCRIPTION	QUANTITY	UNIT OF MEASURE	LOCATION
a. 2.0" x 4" x 4" (16 SF) Atlas Insulation	126	EA	PROJECT SITE
b. DensDeck 1/2" x 4' x 8' (Primed) Sheet	210	EA	CPSB WAREHOUSE
c. R-Mer Roof Underlayment (Ice & Water Shield) Sheet	20	ROLL	PROJECT SITE
d. Stress Ply IV Plus UV Mineral SBS Sheet	21	ROLL	CPSB WAREHOUSE
e. HPR Tri-Base Premium Base Sheet	26	ROLL	CPSB WAREHOUSE
f. Garla-Brite Non-fibered Asphalt Aluminum Roof Coating	4	GALLON	PROJECT SITE
g. 3 1/2" x 3 1/2" x 5/16" Edge Angle	70	LF	PROJECT SITE

LOUISIANA UNIFORM PUBLIC WORK BID FORM

UNIT PRICE FORM

TO: Calcasieu Parish School Board
3310 Broad Street, Lake Charles, LA 70615

BID FOR: Hurricane Laura Damages Restoration Project:
CPSB Lake Charles Boston Annex – Hurricane Repairs
HL-748-03
1509 Enterprise Blvd. Lake Charles, LA 70601

UNIT PRICES: This form shall be used for any and all work required by the Bidding Documents and described as unit prices. Amounts shall be stated in figures and only in figures.

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ Two-Ply Mod-Bit Roofing System: Provide a unit cost per 100SF of two-ply modified bitumen roofing system including tapered insulation with a 4 inch minimum base insulation layer and all roofing accessories and components as required to meet all manufacturers installation and warranty requirements. The Unit Price shall include the materials, including all applicable taxes and delivery charges, labor for any demolition required and installation of the new roofing system, and equipment required to complete the scope of work. Prior to proceeding with the Unit Price scope, the Contractor shall identify the field conditions and have the scope approved in writing in advance by the Owner and Design Team prior to proceeding with the scope. Refer to Section 07 5400 Modified Bituminous Roofing for product and installation requirements. Provide 100 SF of two ply modified bitumen roofing system in the Base Bid. Unit cost shall be both additive and deductive.			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	100	Square Feet		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ Steel Decking: Provide a unit cost per 100SF of 20ga 1.5" Metal Roof Decking. The Unit Price shall include the materials, including all applicable taxes and delivery charges, labor for any demolition required and installation of metal decking, and equipment required for to complete the scope of work. Prior to proceeding with Unit Price scope, the Contractor shall identify the field conditions of the site and have the scope approved in writing in advance by the Owner and the Design Team prior to proceeding with the scope. Refer to Section 05 3100 Metal Decking for product and installation requirements. Provide 100 SF of metal roof decking in the base bid. Unit cost shall be both additive and deductive.			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	100	Square Feet		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ Edge Angle: Provide a unit cost per LF to install edge angle. The Unit Price shall include the materials, including all applicable taxes and delivery charges, labor for installation, and equipment required for to complete the scope of work. Prior to proceeding with Unit Price scope, the Contractor shall identify the field conditions of the site and have the scope approved in writing in advance by the Owner and the Design Team prior to proceeding with the scope. Refer to Structural Drawings and Specifications for product and installation requirements. Provide labor, equipment and fasteners for the installation for the OFCI 70 LF of Edge Angle in Base Bid			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	100	Linear Feet		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ Pre-Cast Stone Window Sill: Provide a unit cost per 36" long x 6" high pre-cast stone window sill. The Unit Price shall include the materials, including all applicable taxes and delivery charges, labor for installation, and equipment required for to complete the scope of work. Prior to proceeding with Unit Price scope, the Contractor shall identify the field conditions of the site and have the scope approved in writing in advance by the Owner and the Design Team prior to proceeding with the scope. Refer to Cast Stone Specification for product and installation requirements. No pricing for Window Sills required in base bid as it is the intent to salvage and reinstall the existing sills.			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	0	Window Sill		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ Wood Roof Decking: Provide a unit cost per 60 SF of removal and replacement of 2X tongue and groove wood decking. The Unit Price shall include the materials, including all applicable taxes and delivery charges, labor for installation, and equipment required for to complete the scope of work. Prior to proceeding with Unit Price scope, the Contractor shall identify the field conditions of the site and have the scope approved in writing in advance by the Owner and the Design Team prior to proceeding with the scope. Refer to Specification for product and installation requirement. Provide 60 SF of removal and replacement of 2X tongue and grove wood roof decking in the base bid			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	60	Square Feet		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ 2.0" x 4" x 4" Atlas Insulation: Provide a unit cost per 16 SF Sheet of material. The Unit Price shall include the materials, including all applicable taxes and delivery charges, labor for replacement of Owner Furnished Contractor Installed (OFCI) materials.			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	16	Square Feet		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ DensDeck ½" x 4' x 8' Sheets (Primed): Provide a unit cost per 32 SF Sheet of material. The Unit Price shall include the materials, including all applicable taxes and delivery charges, and labor for replacement of Owner Furnished Contractor Installed (OFCI) materials.			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	32	Square Feet		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ R-Mer Seal Self-adhered Roof Underlayment (Ice & Water Shield): Provide a unit cost per 200 SF/Roll of material. The Unit Price shall include the materials, including all applicable taxes and delivery charges, and labor for replacement of Owner Furnished Contractor Installed (OFCI) materials.			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	1	Roll		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ Stress Ply IV Plus UV Mineral SBS Membrane: Provide a unit cost per 75 SF/Roll of material. The Unit Price shall include the materials, including all applicable taxes and delivery charges, and labor for replacement of Owner Furnished Contractor Installed (OFCI) materials.			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	1	Roll		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ HPR Tri-Base Premium Base Sheet Membrane: Provide a unit cost per 200 SF/Roll of material. The Unit Price shall include the materials, including all applicable taxes and delivery charges, and labor for replacement of Owner Furnished Contractor Installed (OFCI) materials.			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)
	1	Roll		

DESCRIPTION:	<input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____ Garla-Brite Non-fibered Asphalt Aluminum Roof Coating: Provide a unit cost per 5 Gal Pail of material. The Unit Price shall include the materials, including all applicable taxes and delivery charges, and labor for replacement of Owner Furnished Contractor Installed (OFCI) materials.			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION <i>(Quantity times Unit Price)</i>
	5	Gallon		

Wording for "DESCRIPTION" is to be provided by the Owner.

All quantities are estimated. The contractor will be paid based upon actual quantities as verified by the Owner.