



May 14, 2026

ASSUMPTIONS & CLARIFICATIONS

Hahnville Library

100% Construction Documents

Woodward Design+Build, LLC submits the following Assumptions & Clarifications to clarify the scope of work based on our interpretation of the documents. This Proposal has been prepared for the above referenced project per documents provided by Grace Design Studios dated April 17, 2026 and 0 addenda.

ALLOWANCES

We have included the following allowance in our base bid pricing. These items include labor, material & freight (unless otherwise noted). This does not include overhead and profit. Further breakdown of allowances is explained in the individual scopes below.

01.	Builder's Risk	\$ 96,759
02.	Additional Rebar Tonnage per note on sheet S900	\$ 2,200
03.	Brick Material	\$ 1,000 /thousand
04.	Additional Steel Tonnage per note on sheet S900	\$ 16,000
05.	Sprinkler center of head requirements per note on sheet FP201	\$ 3,500

The following items are to clarify what we have included in our current price.

GENERAL

01. Includes an allowance for Builder's Risk Insurance.
02. Excludes Contractor Controlled Insurance Policy (CCIP) and Owners & Contractors Protective Policy (OCP) costs.
03. Includes Performance & Payment bond.
04. Includes building permit.
05. Excludes all design and engineering fees. Excludes all testing fees and/or inspections. Owner shall employ a third-party firm to perform all required testing or inspections.
06. Excludes LEED certification.
07. Includes 2.5% construction contingency and no design contingency.
08. Includes sales tax at 10%.
09. Excludes temporary utilities. We assume these to be provided by the owner.
10. Includes cost of early release package in our total GMP estimate. We assume these clarifications are in addition to the clarifications stated in the early release package.

SCHEDULE & DURATION

11. Pricing is based upon a construction duration of 12 months after the surcharge program is complete.
12. Excludes special work hours.

CONCRETE

13. Includes an allowance for additional rebar tonnage per note on sheet S900.



MASONRY

- 14. Includes an allowance for brick material as a specific brick is not currently listed in the specifications.
- 15. Excludes field testing for joint sealants outlined in specification 072726 as this is assumed to be by owner.

STEEL

- 16. Includes an allowance for 2 additional tons of steel per note on sheet S900 (not 4 tons).

WOOD & PLASTICS

- 17. Excludes Doug Mocket Worksurface Support, SWS 2 Metallic Silver indicated in specification 064100, 3.07, A, 11 as these are not indicated in the documents.

DOORS, FRAMES & HARDWARE

- 18. Includes flush wood doors with cut-outs and wood beads (not stile & rail doors).

GLASS & GLAZING

- 19. Includes a total of four (4) field & water tests in accordance with ASTM E1105.

METAL STUDS & DRYWALL

- 20. Includes WCS-1 with black acoustical infill panel per note on sheet ID001.
- 21. Includes all insulation as unfaced batt insulation in STC rated walls noted as "S" on partition schedule.
- 22. Excludes fry reglets shown on detail 8/ID301 at the transition between two paint colors as all paint color changes appear to happen at end of walls or in locations that would not require a fry reglet.
- 23. Excludes any high impact or abuse resistant drywall indicated in specification 092116, 2.04, D as this is not indicated in the documents. All sheetrock included as type XP.

PAINTING & WALL COVERINGS

- 24. Excludes color coding and/or painting exposed MEP ductwork, piping, conduit, etc.

SPECIALTIES

- 25. Includes canopies as Pelican Protective Covers with painted finish per JOIN item #37.
- 26. Includes (4) Penco 2-tier Guardian Lockers. Included as 18" Wide x 21" Deep x 72" High complete with continuous sloping hood, 6" closed base, solid door, recessed handle, multi point latch, hat shelf, coat hooks and standard rectangle number plates. Excludes single pan doors, benches, padlocks, electric spot welded and steel stiffeners.
- 27. Includes solid plastic 55" tall doors & panels for toilet partitions. Specifications indicate 58" tall doors and panels, but 58" tall is not an option for solid plastic.

EQUIPMENT & APPLIANCES

- 28. Includes (1) refrigerator & (1) microwave for the Staff Break Room.
- 29. Includes (1) projector screen as Draper #116317 Targa 87.5 x 140, Widescreen in matt white & (1) projector as Epson #L690SE PowerLite 6,000 Lumen Short Throw 3LCD Laser Projector with 4K Enhancement per Join item #39.



SPRINKLER

- 30. Includes an allowance for sprinkler center of head requirements per note 5 on sheet FP201.
- 31. Note 1 on FP201 calls for the compliance of codes NFPA-13, NFPA -12, NFPA-14 and NFPA-25. NFPA-13 compliance is included in this project. Codes NFPA -12, NFPA-14 and NFPA-25 are excluded as they are not applicable to this project.
- 32. Excludes note 7 on sheet FP201 to include an additional 10% of sprinkler heads to the overall amount of sprinkler heads required for the project. We do not believe this is required.
- 33. Excludes note 11 on sheet FP100. No flow test has been provided therefore we assume existing water pressure is sufficient to allow the sprinkler system to meet the 15-pound cushion required by the contract documents. If the existing water pressure is inadequate to allow for a 15-pound cushion, a fire pump may be required at additional cost.
- 34. Excludes painting all sprinkler piping.

MECHANICAL & PLUMBING

- 35. Includes plumbing materials as follows as the specification lists multiple material types:
 - a. Waste and vent above and below grade as PVC.
 - b. Domestic water above grade as copper, below grade as polypropylene.

ELECTRICAL

- 36. Includes specified lighting package per fixture schedule on sheet E101. This does not take into account the approved JOIN fixture changes during the value management process. If the following fixture changes are accepted we can further reduce the base bid. We submitted a second fixture package alternate that is currently under review.
 - a. F1 FINELITE HP4, WALL WASH RECESSED, PROVIDE PRE-FORMED CORNERS
 - b. F2 LIGHTOLIER M6R
 - c. F3 DAY-BRITE DSRT
 - d. F5 DAY-BRITE SDS
 - e. F6 KELVIX UNI, PROVIDE DIFFUSER CHANNEL LENS
 - f. F10 KICHLER 11146
 - g. F11 DAY-BRITE V3W
 - h. S1 GARDCO PWS
 - i. S2 LUMEC MPTC

LANDSCAPING

- 37. Includes landscape design per plans. We do not include design fees.