



Dunn County Public Safety Center & Courthouse Remodel

Addendum #3

11/14/2025

Owner

DUNN COUNTY ND
205 OWENS ST
MANNING, ND 58642

Architect

JOHNSON LAFFEN GALLOWAY ARCHITECTS LTD
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GRAND FORKS, ND



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SCOPE OF WORK 21.00.00 Rev1 - FIRE PROTECTION Rev1

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

FIRE PROTECTION Rev1 - Including, but not limited to, Specification Section(s):

02 4100	Demolition - Courthouse Remodel (As Applicable)
07 8400	Firestopping - Courthouse Remodel (As Applicable)
07 8400	Firestopping - Public Safety Center (As Applicable)
08 3100	Access Doors and Panels - Courthouse Remodel (As Applicable)
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This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Building Information Modeling (BIM) per the Front End.
- 1.2. Layout for equipment pads as required.
- 1.3. Layout for penetrations as required.
- 1.4. Layout of equipment that will require specific backing and framing.
- 1.5. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required for this Scope of Work.
- 1.6. Firestopping for penetrations as required for this Scope of Work.
- 1.7. Equipment mounting brackets as required.
- 1.8. Cut and install ceiling tiles as required. Locate sprinkler heads in the center of ceiling

tile. Ceiling tiles furnished by others.

- 1.9. Coordinate with others as required for full integration and interface of the system(s) included in the Work.
- 1.10. Furnish access doors as required for this Scope of Work. Installation by others.
- 1.11. Core drilling including layout, structural x-rays, and temporary protection as required for this Scope of Work. Obtain written approval from Contractor before any core drilling.
- 1.12. Saw-cutting and patching as required for this Scope of Work.
- 1.13. Supervision at concrete pours involving penetrations and sleeves associated with this Scope of Work.
- 1.14. Expansion joints for piping as required.
- 1.15. Identification and tagging for piping and equipment.
- 1.16. Training personnel must be willing to appear on video tape.
- 1.17. Commissioning assistance.
- 1.18. Qualified personnel, including manufacturer technicians, to attend all commissioning meetings.
- 1.19. Qualified personnel, including manufacturer technicians, and all equipment to complete pre-functional and functional testing and trending as directed by the commissioning agent.

2. FIRE SPRINKLER SYSTEM

- 2.1. Delegated design of complete system, including Fire Tank system. Includes flow tests to obtain hydraulic data needed for design of system.
- 2.2. Fire suppression system zoning is to be reviewed and approved by Contractor and Owner for alignment with construction activity sequencing and for ease of maintenance after Substantial Completion.
- 2.3. Pre-action control cabinet.
- 2.4. Fire pump and fire pump controller. Coordinate pit floor elevations with Contractor.
- 2.5. Jockey pump and jockey pump controller.
- 2.6. Start-up strainers for fire pumps. After final acceptance, replace with final strainer.
- 2.7. Flushing and sterilization of sprinkler water lines.
- 2.8. Motor starters for fire protection equipment.
- 2.9. Wire protection cages on all sprinkler heads in mechanical / equipment rooms, data and telecommunications rooms, workout rooms, storage rooms, near shelving, and other appropriate locations.
- 2.10. Fire sprinkler maintenance cabinet containing replacement sprinkler heads and a



sprinkler wrench.

- 2.11. Above-grade piping, connections, backflow prevention, valves, pumps, controllers, sensors, and other devices as required for the Fire Tank system. Includes connection to flanged pipe provided above-grade by the site utility contractor.
 - 2.11.1. Includes submittal review of Fire Tank system by an engineer licensed in the state of North Dakota.
 - 2.11.2. Includes attendance at site utilities preconstruction meeting for coordination of Fire Tank system installation.
 - 2.11.3. Includes site observations during Fire Tank system installation for quality assurance and quality control.
- 2.12. Connection point from fire tank outlet to truck fill booster pump.
- 2.13. Selective demolition of existing fire suppression system(s) within renovation areas including, but not limited to, phased shutdown and draining, phased cutting & capping of existing piping, and salvage & storage of any existing piping or devices as required for re-installation. System shutdowns and tie-ins shall occur during off-hours.
- 2.14. Temporary adjustments of existing fire suppression system within renovations areas to properly provide active fire suppression system to any occupied areas while renovation activities occur.
- 2.15. Temporary standpipe(s) within renovation areas if required by Authorities Having Jurisdiction.
- 2.16. Extension of existing fire suppression system within renovation areas. Includes adjustments of existing system as needed to accommodate new architectural, structural, mechanical, electrical, and plumbing work.

The following work is excluded:

- 1. Concrete housekeeping pads.
- 2. Grouting.
- 3. Painting unless specifically included above.
- 4. Line voltage conduit and wire.
- 5. Fire extinguishers and fire extinguisher cabinets.
- 6. Fire tank and associated underground piping.
- 7. Comissioning.

Schedule:

- 1. Provide the number of weeks from notice to proceed to the submission of complete Fire Suppression drawings, hydraulic calculations, product data, and other associated submittals: _____ Weeks



2. List any other long-lead submittals and/or materials related to this scope of work:

SCOPE OF WORK 32.90.00 - LANDSCAPING AND IRRIGATION

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

LANDSCAPING AND IRRIGATION - Including, but not limited to, Specification Section(s):

32 8423	Underground Sprinklers - Courthouse Remodel
32 8423	Underground Sprinklers - Public Safety Center
32 9219	Seeding - Courthouse Remodel
32 9219	Seeding - Public Safety Center
Div 00	Procurement and Contracting Requirements - Courthouse Remodel
Div 00	Procurement and Contracting Requirements - Public Safety Center
Div 01	General Requirements - Courthouse Remodel
Div 01	General Requirements - Public Safety Center

This Work specifically includes, but is not limited to:

1. IRRIGATION SYSTEM

- 1.1. Irrigation system including, but not limited to, irrigation meter, control wiring, piping and fittings, gaskets, zone controllers, automatic control and drain valves, manual valves, valve boxes, and sprinkler heads.
- 1.2. Delegated design for irrigation system including seal of professional engineer licensed in the state where the Project is located on Shop Drawings.
- 1.3. Controller systems and wireless sensors including wiring.
- 1.4. Backflow preventer with required valves, fittings, and accessories.
- 1.5. Sleeve layout drawing for site irrigation and coordination of sleeve installation.
Furnish sleeves for installation by others.
- 1.6. Electrical tie-ins and terminations.
- 1.7. Trenching, excavation, and backfill to install irrigation lines.

2. LANDSCAPING

- 2.1. Plant materials, including, but not limited to, trees, shrubs, and ground cover.
- 2.2. Rocks, boulders, soil mix, topsoil (re-spread stockpile or imported material), mulch, gravel, fertilizer, soil conditioners, fabric, steel edging, and other related landscaping items.
- 2.3. Sod and/or seeding.
- 2.4. Watering and maintenance for permanent installations, including watering required for proper establishment of sod, seed, plants, trees, shrubs, and ground cover.

- 2.5. Tree staking, including any guy wires.
- 2.6. Removal of weeds, roots, plants, stones, clay lumps, and other extraneous material prior to sodding and planting.
- 2.7. Clean adjacent work and/or property to its original condition after completion of the Scope of Work.

The following work is excluded:

1. Installation of irrigation sleeves.

SCOPE OF WORK 33.00.00 Rev1 - SITE UTILITIES Rev1

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

SITE UTILITIES Rev1 - Including, but not limited to, Specification Section(s):

210500	Fire Protection General Provisions - Public Safety Center (As Applicable)
210510	Common Work Results for Fire Suppression - Public Safety Center (As Applicable)
21300	Fire Pumps - Public Safety Center (As Applicable)
31 2333	Trenching And Backfilling - Public Safety Center
33 11 16	Site Water Utility Distribution Piping - Public Safety Center
33 3100	Sanitary Utility Sewerage Piping - Public Safety Center
33 4100	Subdrainage - Courthouse Remodel
33 4100	Subdrainage - Public Safety Center
33 4721	Storm Sewerage System - Public Safety Center
Div 00	Procurement and Contracting Requirements - Courthouse Remodel
Div 00	Procurement and Contracting Requirements - Public Safety Center
Div 01	General Requirements - Courthouse Remodel
Div 01	General Requirements - Public Safety Center

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Excavation is classified.
- 1.2. Locate existing utilities on the jobsite prior to the start of the Work and maintain those utility markers while working on the jobsite. Protect from damage existing utilities scheduled to remain and make repairs as needed if damage should occur. Submit as-built drawing of existing conditions for coordination and record purposes.
- 1.3. Spoils shall be distributed on site as directed.
- 1.4. Traffic control (including all permits if required) for this Scope of Work. Reference site access plan for traffic control and lane closures provided by the Contractor (if any).
- 1.5. Erosion control as it relates to this Scope of Work.

2. SITE UTILITIES

- 2.1. Trenching, gravel bedding, encasement, backfill, thrust blocks, and kickers. Compact backfill to meet design density.
- 2.2. Utility service lines to within five feet (5'-0") of the building perimeter and capped for future continuation by others (except as noted). Mark and maintain above-ground



capped lines.

- 2.3. Water service lines, shutoffs, and water meter pits.
- 2.4. Water well piping.
- 2.5. Sanitary sewer lines, septic tanks, lift stations, and septic mounds.
- 2.6. Flush, clean, and test utility systems required to produce a complete, engineer-approved system.
- 2.7. Jack and bore under existing roads and walkways.
- 2.8. Adjust manhole covers, including, but not limited to, covers, structure lids, and cleanout covers, to be at finish elevation of pavement, site concrete, and landscaping.
- 2.9. Fire tank, tank air vent pipe, all underground piping, and underground concrete straddle block. Includes excavation, sub-base and/or concrete pad, and backfill as required for tank and piping. Includes testing and flushing of underground piping. Includes flanged connection inside building for future connection by fire suppression contractor.

3. STORM DRAINAGE SYSTEMS

- 3.1. Storm sewers including trenching, gravel bedding, encasement (if required), and backfill. Compact backfill to meet design density.
- 3.2. Storm drainage system, including roof drain system tie-ins, storm pipes, and flared ends.
- 3.3. Rip rap.
- 3.4. Perimeter foundation drain.

The following work is excluded:

- 1. Rock excavation.
- 2. Underground mechanical and electrical utilities, including but not limited to, chilled water supply and return, high pressure steam, electrical lines, and telecommunication conduits and wires.
- 3. Propane tank and piping.

Schedule

- 1. Provide lead time for Fire Tank after approved submittals: _____ Weeks