



Date: February 24, 2026

Project: City of Bowman
Bowman City Hall Roof Replacement
Bowman, North Dakota

J2 Studio #: J22528

RE: Addendum #2

From: J2 Studio Architecture + Design
919 South 7th Street, Suite 400
Bismarck, ND 58504
Phone: (701) 255-1622
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To: All Planholders on record

No. of Pages: 4 (3 - 8½ x 11 Addendum Body, 1- 11x17 Planholders List)

General

1. **The bid date and time shall be Thursday, February 12th, 2026 at 2pm local time (Mountain). Single Prime Bids shall be delivered to the office of the Owner; 101 1st Street NE, Bowman, ND 58623.**
 - a. Bids will be opened publicly.
2. Bids shall be submitted in a double envelope with the Contractor's license and bid security submitted in a separate small envelope attached to a larger envelope containing the bid forms.
 - a. Bids shall be submitted per the specifications.
3. A pre-bid conference was held on Thursday, February 19, 2026. The following were in attendance:
 - a. James Devine – J2 Studio
 - b. Peggy Allen – City of Bowman Financial Auditor
 - c. Matt Ramsey – Simons Homes
 - d. James Donivant – Tooz Construction
 - e. Dan Peterson – R & L Contracting

4. In addition to an overview of the project, the following items were discussed. Applicable items should be included in the Contract Documents per this addendum. This is not a complete list of the work required. Contractors shall refer to the Contract Documents for the complete scope of work. All comments shall be reviewed by bidders.
 - a. The project consists of removing the existing shingle roof and roof insulation on both the west and east sides of the roof, as well as the existing gutters and downspouts.
 - b. New insulation and standing seam metal roof will be installed over the existing sheathing and tongue and groove decking on the west side of the building. Care shall be taken to not penetrate through the tongue and groove decking.
 - c. Framing of new walls and addition of new trusses to be installed on the east side of the building to align the ridge with the existing west roof. Work involves addition of siding at the new vertical walls, as well as new soffit material at the south entrance and west side of the building.
 - d. Existing gutter insets will be filled in and trimmed per the documents.
 - e. New gutters and downspouts shall be installed.
 - f. The General Contractor shall hire a licensed mechanical contractor to extend roof drains, roof vents, furnace flues and exhaust ducts as identified in the Contract Documents.
 - g. The General Contractor shall hire a licensed electrical contractor to remove and re-install the existing, new, LED lights. Note; refer to this addendum for change in scope of work for electrical.
 - h. Discussion was held on basis-of-design metal roof and metal soffit panels and it was noted other companies are approved equals in the specifications. If a contractor would like to propose a different manufacturer, utilize the Substitution Request Form found in the specifications. It was noted that post-bid substitutions will not be accepted.
 - i. Discussion was held on metal roof warranties and specifications were reviewed to note the specifics.
 - j. The project schedule was discussed with Substantial Completion as August 24, 2026 and Final Completion as September 10, 2026. It was discussed that work should not commence until materials are on-site to lessen any potential damage from weather.
 - k. J2 Studio noted existing drawings will be uploaded to the bidding folder for reference.

Specifications

Section 012300 – Alternates

1. Revise subparagraph 1.02.A.2 Alternate Bid Item to read as follows:
 - a. Extend roof trusses and construct exterior canopy and patio as shown on architectural and structural drawings.
 - b. Delete reference to supplying and installing 6, recessed canopy lights. Owner has chosen to delete lights in this area.

Drawings

A102 Roof Demolition and Roof Plans

1. Revise Demolition Note 8 to read:
 - a. '8. Remove existing soffit lights and store for re-installation. Electrical boxes and wiring to remain. Light removal and re-installation by a licensed Electrical Contractor.

Approved Equals

Specification Section	Product/Paragraph	Approved Equal
None		

End of Addendum #2

Planholders List - J22528
City of Bowman
Bowman City Hall Roof Replacement
Bowman, North Dakota



Set	Planholder	Mailing Address	City	State	Zip	Phone #	Fax #	Contact Name	Email Address
1	City of Bowman	101 1st Street NE	Bowman	ND	58623	701-523-3309	-	Peggy Allen	pallen@cityofbowman.com
E	J2 Studio Architecture + Design	919 S. 7th Street, Suite 400	Bismarck	ND	58504	701-255-1622	701-223-8927	James Devine/Carrie Meyer	james@j2studio.us
E	CWStructural	1000 Calgary Avenue, Suite 2	Bismarck	ND	58503	701-221-3286	-	Chris Wentz	chriswentz@cwstructural.com
E	Dakota West Contracting	P.O. Box 2377	Bismarck	ND	58504	701-255-0004	701-255-7626	Eric Klein	erick@dakotawestcontracting.net
E	R&L Contracting	P.O. Box 585, 14621 US Highway 12	Bowman	ND	58623	701-206-0648	-	Mark Wanner	rlcontracting@ndsupernet.com
E	Simons Homes	2125 Sims St, #2	Dickinson	ND	58601	701-260-2303	-	Matt Ramsey	matt@simonshomes.com
E	Springer Construction	104 143-10th Ave SW	Bowman	ND	58623	701-264-0770	-	Seth Springer	seth.springer94@gmail.com
E	Tooz Construction	4038 3rd Ave. West	Dickinson	ND	58601	701-225-4431	701-225-4433	James Donivant, Leslie Praus	james@toozconstruction.com
E	Bismarck-Mandan Builders Exchange	805 Adobe Trail SE	Mandan	ND	58554	701-667-4322	701-667-5217	Julie Monzelowsky	bismanblderex@gmail.com
E	Bismarck Builders Exchange	215 Airport Rd	Bismarck	ND	58504	701-258-4215	701-258-1391	Sandy Kerzman	info@bbxnd.com
E	Fargo-Moorhead Builders Exchange	1010 Page Dr	Fargo	ND	58103	701-237-6772	701-232-1653	Calisa Nickelson	info@fmbx.org
E	Minnesota Builders Exchange	1123 Glenwood Avenue	Minneapolis	MN	58405	612-381-2620	701- 381-2621	Jeff Boelter	jeffb@mbex.org
E	Builders Exchange of Billings	2050 Broadwater Ave, Suite A	Billings	MT	59102	406-652-1311	406-652-1391	Luke Hudson	bbx@billingsplanroom.com
E	Bozeman Planroom	1105 Reeves Rd W, Suite 800	Bozeman	MT	59718	406-586-7653	406-586-4062	Stan Wagner	exchange@bozemanplanroom.com
E	Missoula Builders Exchange	201 N Russell St	Missoula	MT	59801	406-549-5502	406-721-2941	Twyla Brooks	tbrooks@mpe.us
E	Construction Industry Center	2771 Plant St	Rapid City	SD	57702	605-343-5252	605-343-4591	Kasi Kuiper	kasi@constructionindustrycenter.com
E	Construct Connect	3825 Edwards Road, Suite 800	Cinncinati	OH	45209	513-458-8578	-	Pam Brown	pamela.brown@constructconnect.com
E	Dodge Construction Network	2860 S. State Highway 161, Suite 160 #151	Grand Prairie	TX	75052	844-326-3826 ext. 2943	-	Brandi Flanagan	brandi.flanagan@construction.com

Printed Copies = \$2.10/sheet for drawings and \$.12/page for specifications