



ADDENDUM

250105 Cass County Courthouse Annex Renovation

RE: Addendum 01

Issued: May 14, 2026

ADDENDUM #: 01

NOTICE TO CONTRACTORS

This Addendum is prepared to supplement information presented in the Drawings and Project Manual dated May 6, 2026 for the above referenced project. All additions, changes, omissions and conditions listed herein shall become an integral part of the Contract Documents.

NARRATIVE AND CLARIFICATIONS

1. At the request of the prime contractors, for the purpose of bonding – see below for the estimated values.
 - General Construction: \$4,907,595.62
 - Mechanical Construction: \$2,415,190.00
 - Electrical Construction: \$1,817,280.00
2. Regarding the cost of temporary utilities used during construction: temporary electrical power will be paid by Owner; Refer to Section 01 5000 – Temporary Facilities and Controls.
3. Asbestos testing was previously conducted by Owner. No further abatement of hazardous materials is anticipated.

PROCUREMENT AND CONTRACTING REQUIREMENTS

1. SECTION 00 01 10 – TABLE OF CONTENTS
 - o Replace section in its entirety.

SPECIFICATIONS

1. SECTION 01 5000 – TEMPORARY FACILITIES AND CONTROLS
 - o Revise paragraph 1.06.O to read, “Provide and pay for water, heating, and cooling, and ventilation required for construction purposes. Owner stated that temporary utilities such as power and lighting will be provided by owner.”
2. SECTION 06 4100 – ARCHITECTURAL WOOD CASEWORK
 - o Revise paragraph 2.08.A.4 to read, “Color: Selected by Architect from manufacturer’s full range.”
3. SECTION 08 3100 – ACCESS DOORS AND PANELS
 - o Paragraph 2.01.B.5 to read, “5. Size: 18 x 18 inches (457 x 457 mm) unless otherwise indicated in the drawings.”
4. SECTION 08 7100 – DOOR HARDWARE
 - o Delete paragraph 2.04 and its subparagraphs.
5. SECTION 08 8000 - GLAZING
 - o Replace paragraph 1.02.A. with “A. Section 07 2700 – Air Barriers”.
6. SECTION 08 71 13 – POWER DOOR OPERATORS
 - o Add section in its entirety.

7. SECTION 09 2116 - GYPSUM BOARD ASSEMBLIES
 - o Delete paragraph 2.03.C.2.b. and its subparagraphs.
8. SECTION 09 3000 - TILING
 - o Revise paragraph 3.04.A to read "A. Over interior concrete substrates, install in accordance with TCNA (HB) Method F115, with epoxy grout."
 - o Delete paragraph 3.04.A.1 in its entirety.
9. SECTION 10 2800 - TOILET, BATH, AND LAUNDRY ACCESSORIES
 - o Paragraph 2.04.A: Replace the words "(MIR-10)" with "(MIR-50)".

APPROVED EQUALS

The following products have been approved for use on this project. All approved products must still meet all product specifications as listed in the product specification section.

Section	Material ID or description	Basis of Design	Approved Equal
N/A			

DRAWINGS

1. G100 - COVER SHEET
 - o INDEX OF DRAWINGS: "Current Revision" and "Current Revision Date" fields updated according to Addendum 01 revisions.
2. G103 - PROJECT ALTERNATES
 - o Schedule Of Project Alternates: Add clarifying comments to Alternate No. 1. Correct typo in Alternate No. 5.
3. A102 - SECOND FLOOR DEMOLITION PLAN
 - o 6A: Clarify approximate extent of keynote 4.01.
4. A103 - THIRD FLOOR DEMOLITION PLAN
 - o 6A: Clarify approximate extent of keynote 4.01.
5. A201 - FIRST FLOOR PLAN
 - o 6A: Revise dimension strings on plan near Reception 114.
6. A203- THIRD FLOOR PLAN
 - o 6A: Revise Collaboration 335 & 300 to show pony wall below counter and dimensions to those walls.
7. A214 - COURTHOUSE FOURTH FLOOR PLAN
 - o 6A: Revise to show W2 casework at Break Room 409.
 - o 6A: Update view number.
 - o 6B: Update view number.
 - o 5A: Update view number.
8. A531 - INTERIOR DETAILS
 - o Details 3B, 5A, & 5B/A531: Revise to show sealant at entire perimeter of drop-in tub.
9. A602 - SECOND FLOOR FINISH PLAN
 - o 6A: Revise tag to (CG-3) in Hallway 250.
10. A604 - FOURTH FLOOR FINISH PLAN
 - o 6A: Revise tag to (CG-4) in Hallway 453.

11. A620 – FINISH/SPEC INFORMATION
 - Revise product information for (CG-2). Add product information for (CG-3) and (CG-4).

12. A631 – INTERIOR ELEVATIONS
 - 1A: Revise to show W2 casework at Break Room 238.
 - 1B: Add view references.
 - 2B: Tag (CG-2) and keynote 12.
 - 3A: Tag (CG-2).
 - 3D: Tag (CG-2) and keynote 12.
 - 6E: Revise to show W2 casework at Break Room 135.

13. A632 – INTERIOR ELEVATIONS
 - 2C: Revise to show casework height at Collaboration 335.
 - 3B: Revise to show casework height and panel finish at Collaboration 300.

14. A641 – CASEWORK SCHEDULE
 - 1A & 2A: Revise dimensions for countertop and glass opening.
 - 3A: Revise to show F4 pony wall below island counter.

15. A701 – FIRST FLOOR RCP
 - 6A: Add dimension string in Lobby 116. Show (ACT-1) in Office 133.

16. A702 – SECOND FLOOR RCP
 - 6A: Revise dimension string for light fixtures in Multi Purpose 205. Clarify approximate extent of keynote 03.

17. A703 – THIRD FLOOR RCP
 - 6A: Clarify approximate extent of keynote 03.

18. A704 – FOURTH FLOOR RCP
 - 6A: Revise dimension for soffit in Break Room 405.

19. A714 – COURTHOUSE FOURTH FLOOR RCP
 - 6A: Revise to clean up graphics and add clarity.

20. A821 – FIRST FLOOR EQUIPMENT PLAN
 - 6A: Eliminate unnecessary tag.

END OF ADDENDUM