

**Addendum No. 1**  
**February 15, 2017**

Project: Brandon Valley Middle School Office Addition & Remodel  
Brandon, South Dakota

Project No.: 2700

Architect: Architecture Incorporated

Letting: **Thursday, March 9, 2017**  
**3:00 PM**  
Brandon Valley School District Administration Center Conference Room  
300 South Splitrock Boulevard  
Brandon, South Dakota, 57005

Scope of this Addendum:

To all bidders and all others to whom drawings and specifications have been issued by Architecture Incorporated.

Acknowledge receipt of this addendum by listing its number and date in the bidders Form of Proposal. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the Contract Documents. It modifies them as follows:

**GENERAL ITEMS:**

- 1) PRE-BID MEETING
  - a) There will be an optional on-site pre-bid meeting at the Brandon Valley Middle School at **4:00 p.m. on Thursday, February 23**. Those interested in attending shall meet in Commons 121.
- 2) DISTRIBUTION OF PLANS AND SPECIFICATIONS
  - a) Plans and Specifications will be made available to all Prime Bidders and major subcontractors through CADD Engineering Supply (CES), located at 615 South Lyons Avenue, Suite 100, Sioux Falls, South Dakota; Prime Bidders and major subcontractors should contact Joe Flemming at (605) 332-2550 or [joe@repro360.com](mailto:joe@repro360.com).
- 3) SPECIFICATION SECTION 095113 – ACOUSTICAL PANEL CEILINGS
  - a) Omit references to ACT-2 – there are no vinyl coated ceiling tile in the project.
- 4) DRAWING SHEET 1.20
  - a) The dimension from the south face of the curtain wall at the south wall of Vestibule 100 to the north jamb of the existing window in Room 249 shall be 10'-0" minimum.

- 5) DRAWING SHEET 2.20
  - a) Refer to Drawing Sheet 2.20 Site Plan – Demolition, attached to the end of this addendum.
- 6) DRAWING SHEETS 3.2-1 AND 3.2-2
  - a) Change Steel Lintel Note #3 on both sheets to read “All beams marked as L3, L4 and L5 (lintel) shall have a bottom plate. See Details 9/3.3-3 and 11/3.3-3 for lintel plate configurations.”
- 7) DRAWING SHEET 4.11
  - a) Refer to Supplemental Drawing SD-8, attached to the end of this addendum, for location of south wall of Vestibule 100.
- 8) DRAWING SHEET 4.12
  - a) Add the following General Note ‘d’: “Patch finishes to match adjacent/existing finishes where work performed at rooms 137, 138A, 139 and 146.”
- 9) DRAWING SHEET 4.20
  - a) General Finish Note ‘g’ – add rooms ‘107’ and ‘108’ to this note.
  - b) Finish Floor Plan – Area ‘A’ – Change paint designation south of Room 101F to PNT-4.
  - c) Room Finish Schedule:
    - i) Room 100 – Change Wall Finish to EXIST/BURN/PNT-2.
    - ii) Add Room 100A – Floor Finish to be WOC; Base Finish to be RB; Wall Finish to be Existing/Burn/Pnt-1; Ceiling Finish to be DRF-2/ACT-1. Paint roof structure and metal deck. Refer to RCP for extent of ACT clouds.
    - iii) Room 101 – Change Base Finish to CPTB/WB; note – refer to casework elevations for locations of Wood Base.
    - iv) Room 102 – Change Wall Finish to T-8/T-9/BURN/PNT-2; add the following to the Comments “Refer to Detail 3/4.40 for locations of burnished and painted block.”
    - v) Room 104 – Change Wall Finish to T-8/T-9/BURN/PNT-2; add the following to the Comments “Refer to Detail 3/4.40 for locations of burnished and painted block.”
    - vi) Room 110 – Change Ceiling Finish to ACT-1/PNT-3/DRF-1. Change Comments to read “Paint roof structure and metal deck. Refer to RCP for extent of ACT-1 and painted gypsum board clouds”.
    - vii) Room 111 – Change Base Finish to RB.
    - viii) Room 112 – Change Floor Finish to be EXIST/WOC; change Base Finish to be RB.
    - ix) Room 121 – Change Wall Finish to EXIST/BURN/PNT-2; change Comments to read “Paint roof structure and metal deck. Refer to RCP for extent of ACT clouds.”
    - x) Room A236 – Change Comments to read “Paint west and south wall to match existing, full height, from south jamb of new door and west jamb of existing borrowed lite to southwest corner of room.”
    - xi) Room A238 – Omit reference to patching carpet at Comments. Existing quarry tile to remain.
    - xii) Room A249 – Omit reference to patching ceiling at Comments.

- 10) DRAWING SHEET 4.30
  - a) Refer to Supplemental Drawing SD-10, attached to the end of this addendum, for revisions to Detail 12/4.30.
- 11) DRAWING SHEET 4.50
  - a) Detail A/4.50 – refer to Supplemental Drawing SD-1, attached to the end of this addendum, for lintel detail at entry to Boys 102 & Girls 104.
- 12) DRAWING SHEET 5.30
  - a) Refer to Supplemental Drawing SD-9, attached to the end of this addendum, for revisions to Detail 2/5.30.
- 13) DRAWING SHEET 5.31
  - a) Refer to Supplemental Drawing SD-4, attached to the end of this addendum, for revisions to Detail 9/5.31.
- 14) DRAWING SHEET 5.50
  - a) Partial Roof Plan – Area ‘A’:
    - i) Clarification – insulation at new roof system north of Grid K and west of Grid 1 is 2 layers of 2 1/2” polyisocyanurate insulation with 1/4” per foot polyisocyanurate cants to roof drain over level roof structure.
    - ii) Refer to Supplemental Drawings SD-3 through SD-6, attached to the end of this addendum, for revisions to the low wall finish/roof transition at the roof above the canopy and Room 100.
  - b) Provide cutting and patching of existing roof system as required for installation of new vents through roof and exhaust fan.
- 15) DRAWING SHEET 5.51
  - a) Refer to Supplemental Drawing SD-7, attached to the end of this addendum, for revisions to Detail 1/5.51.
- 16) DRAWING SHEET 6.10
  - a) Refer to Supplemental Drawing SD-2, attached to the end of this addendum, for grille locations in ceiling at Vestibule 100.
  - b) Disregard ‘Residual Heat’ note on drawings at Vestibule 100.
  - c) Detail 2/6.10 – north wall of this duct enclosure to extend/engage with soffit at beam along Grid K. South wall of this duct enclosure to extend/seal to roof deck above.

**MECHANICAL ITEMS:**

- 1) DRAWING SHEET 8.31 – FLOOR PLAN AREA ‘B’ – VENTILATION & A/C
  - a) In Electrical Room 138A, on the East wall, leave the existing grille in place above the electrical equipment in lieu of new return air boot. Provide a new grille in Smart Lab 141 as noted on drawings.

**ELECTRICAL ITEMS:**

N.A.

**GENERAL APPROVALS:**

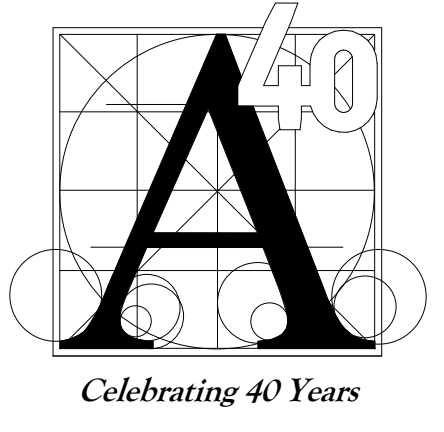
The following material or equipment furnished by the manufacturer's listed, may be substituted as equivalent providing that each item, material, and piece of equipment conforms to the design and requirement of the specifications.

| <u>SECTION</u> | <u>ITEM</u> | <u>MANUFACTURER</u> |
|----------------|-------------|---------------------|
|----------------|-------------|---------------------|

END OF ADDENDUM

SITE DEMOLITION PLAN NOTES

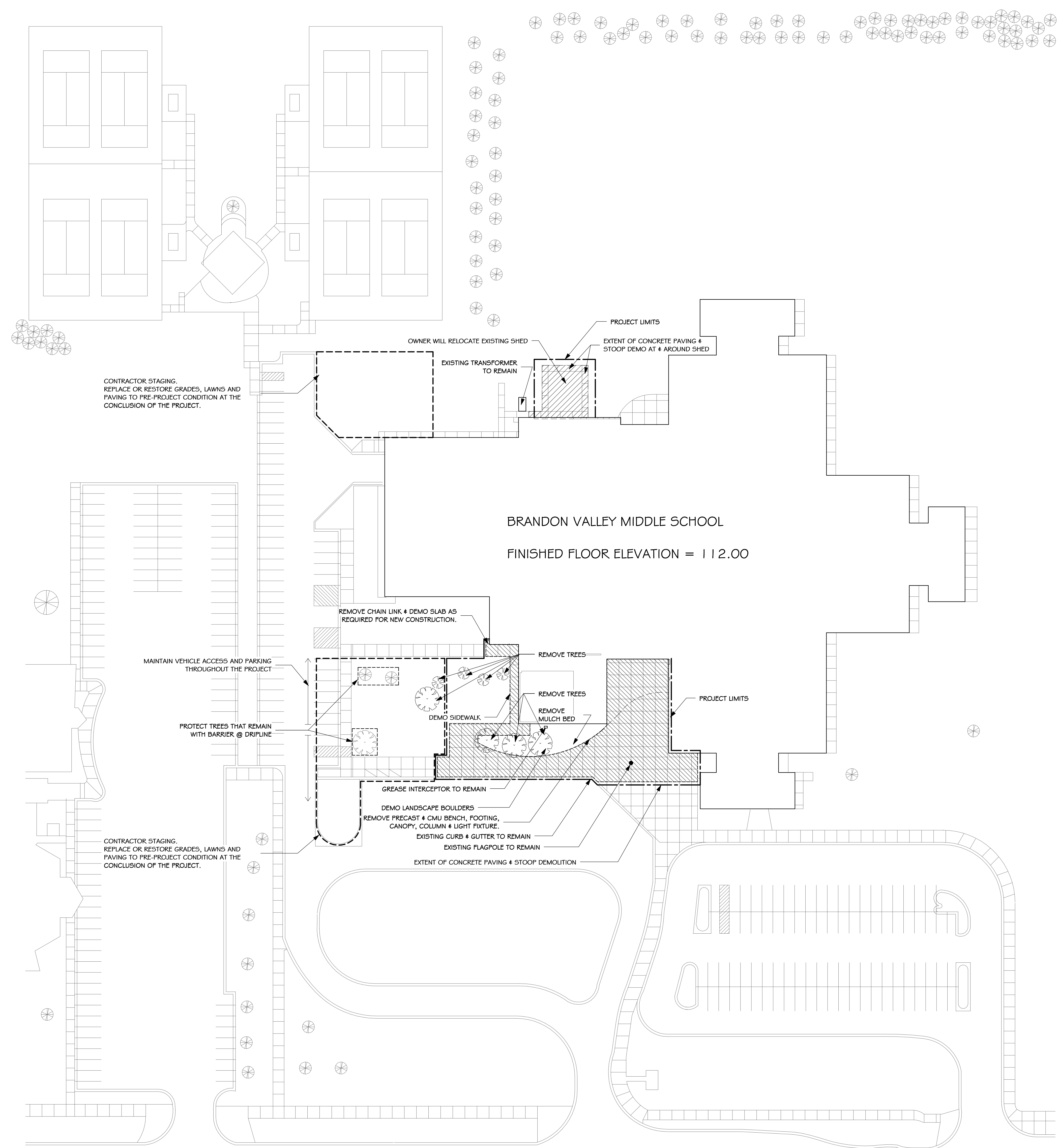
- a. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE ARCHITECT.
- b. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMO ITEMS.
- c. SEE DRAWING SHEET 1.21 FOR PHASING AND EGRESS PATHS THAT MUST BE MAINTAINED DURING THE PROJECT.
- d. ALL EXISTING CONCRETE AND ASPHALT PAVING TO REMAIN U.N.O. REPAIR OR REPLACE CONCRETE AND ASPHALT TO REMAIN THAT IS DAMAGED DURING THE PROJECT.
- e. OWNER WILL DISCONNECT/MODIFY EXISTING IRRIGATION IMPACTED BY NEW CONSTRUCTION. COORDINATE WITH OWNER.



**Architecture  
Incorporated**

415 South Main Avenue  
P.O. Box 2140  
Sioux Falls, South Dakota 57101  
Phone: (605) 339-1711

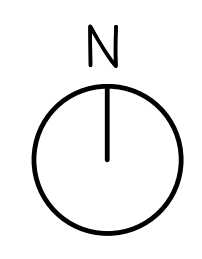
815 St. Joseph Street, Suite 203  
P.O. Box 8047  
Rapid City, South Dakota 57701  
Phone: (605) 721-1158

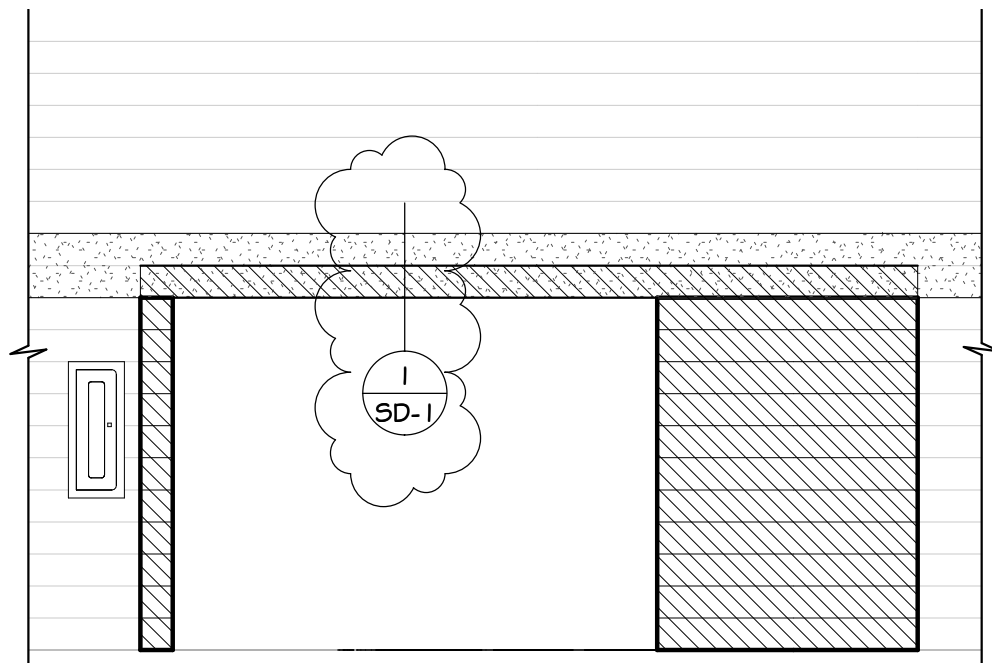
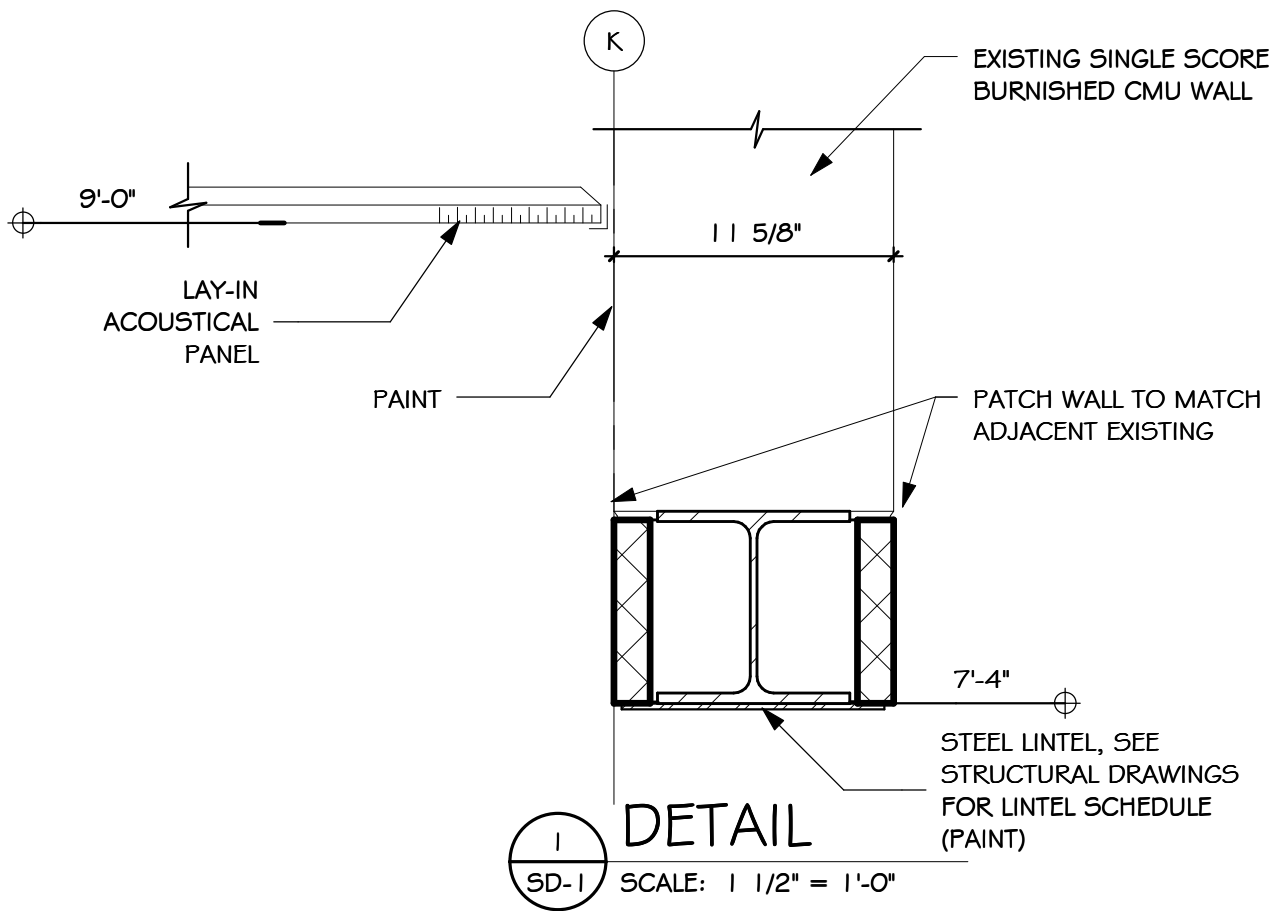


**BVMS OFFICE ADDITION & REMODEL  
SITE PLAN - DEMOLITION**

|          |                   |             |
|----------|-------------------|-------------|
| number   | 1019.2700.16      |             |
| date     | FEBRUARY 13, 2017 |             |
| revision |                   |             |
| drawn    | HR5               |             |
| checked  | MAA               |             |
| NO.      | DATE              | DESCRIPTION |
|          |                   |             |

SITE PLAN - DEMOLITION  
SCALE: 1" = 40'-0"





**A** PARTIAL 121 - SOUTH ELEVATION  
 SD-1 SCALE: 1/4" = 1'-0" (AT ENTRANCE TO BOYS 102 & GIRLS 104)

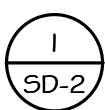
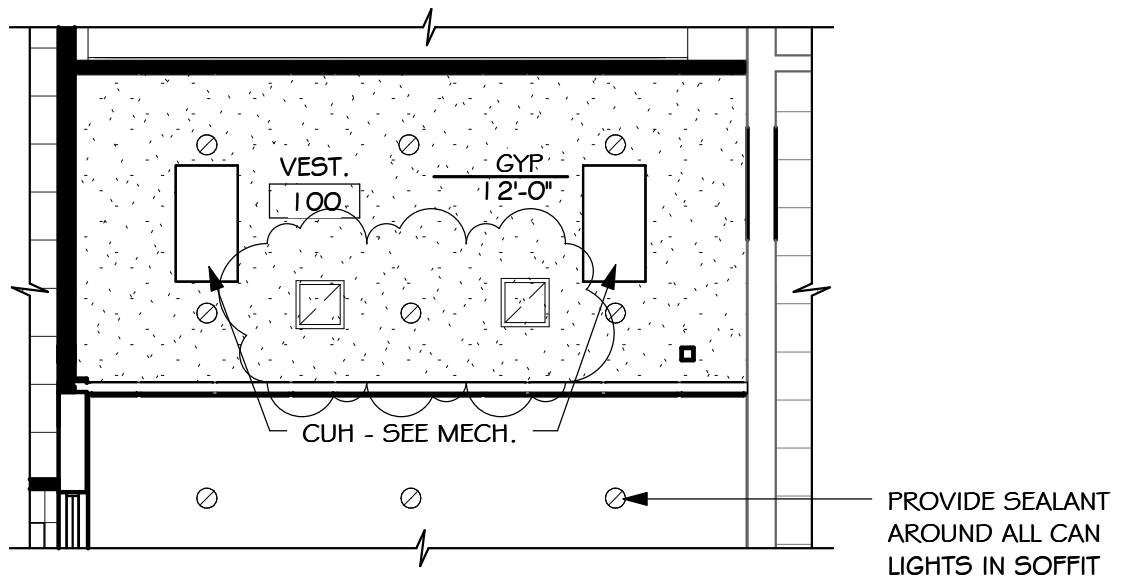


project BVMS OFFICE ADDITION & REMODEL  
 number 1019.2700.16 drawn HRS checked MAA  
 date 2/15/17 revision \_\_\_\_\_

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DRAWING

**SD-1**



# PARTIAL REFLECTED CEILING PLAN - AREA A

SCALE: 1/8" = 1'-0"



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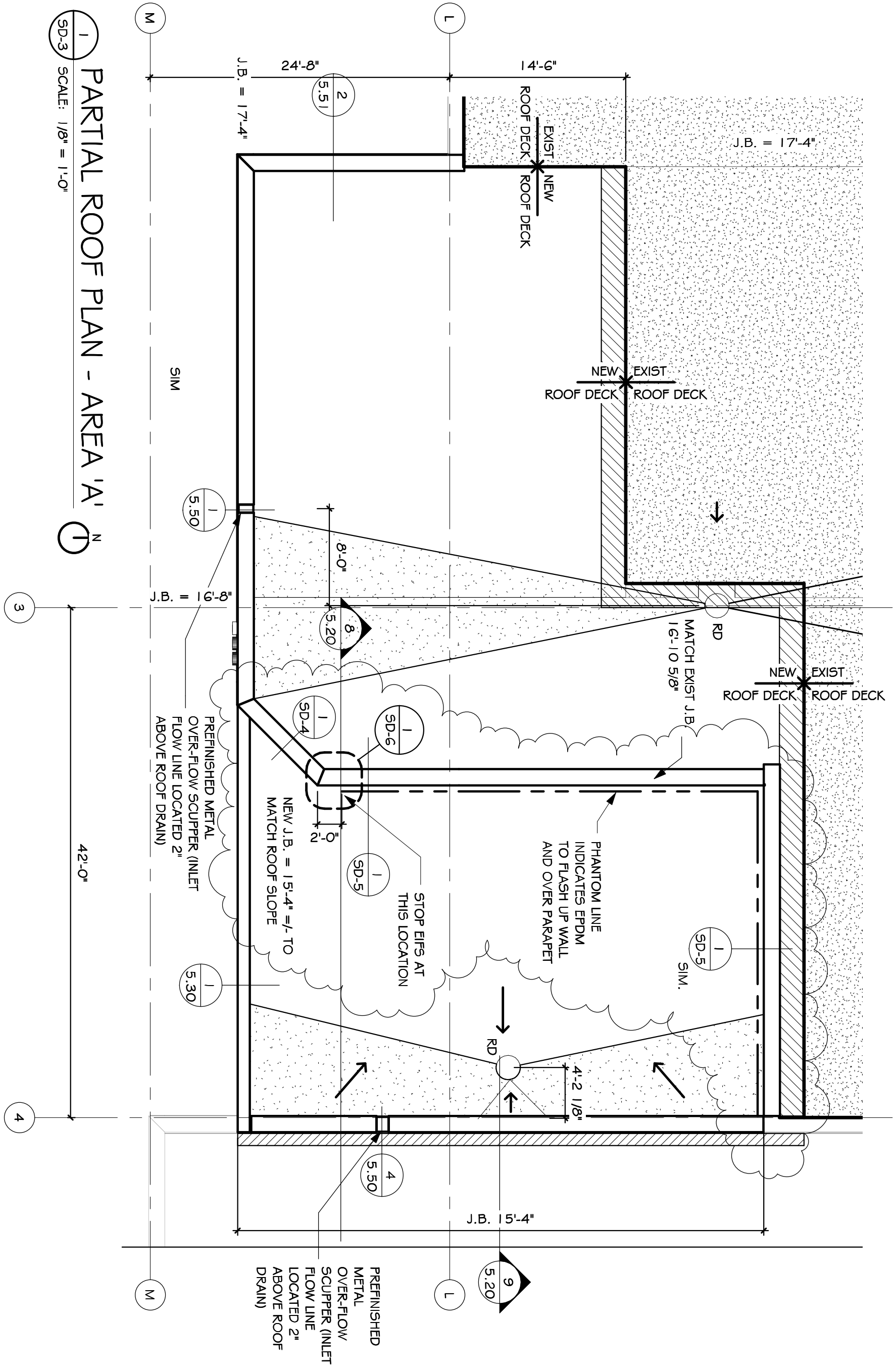
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DRAWING

**SD-2**

SD-3 PARTIAL ROOF PLAN - AREA 'A'

SCALE: 1/8" = 1'-0"



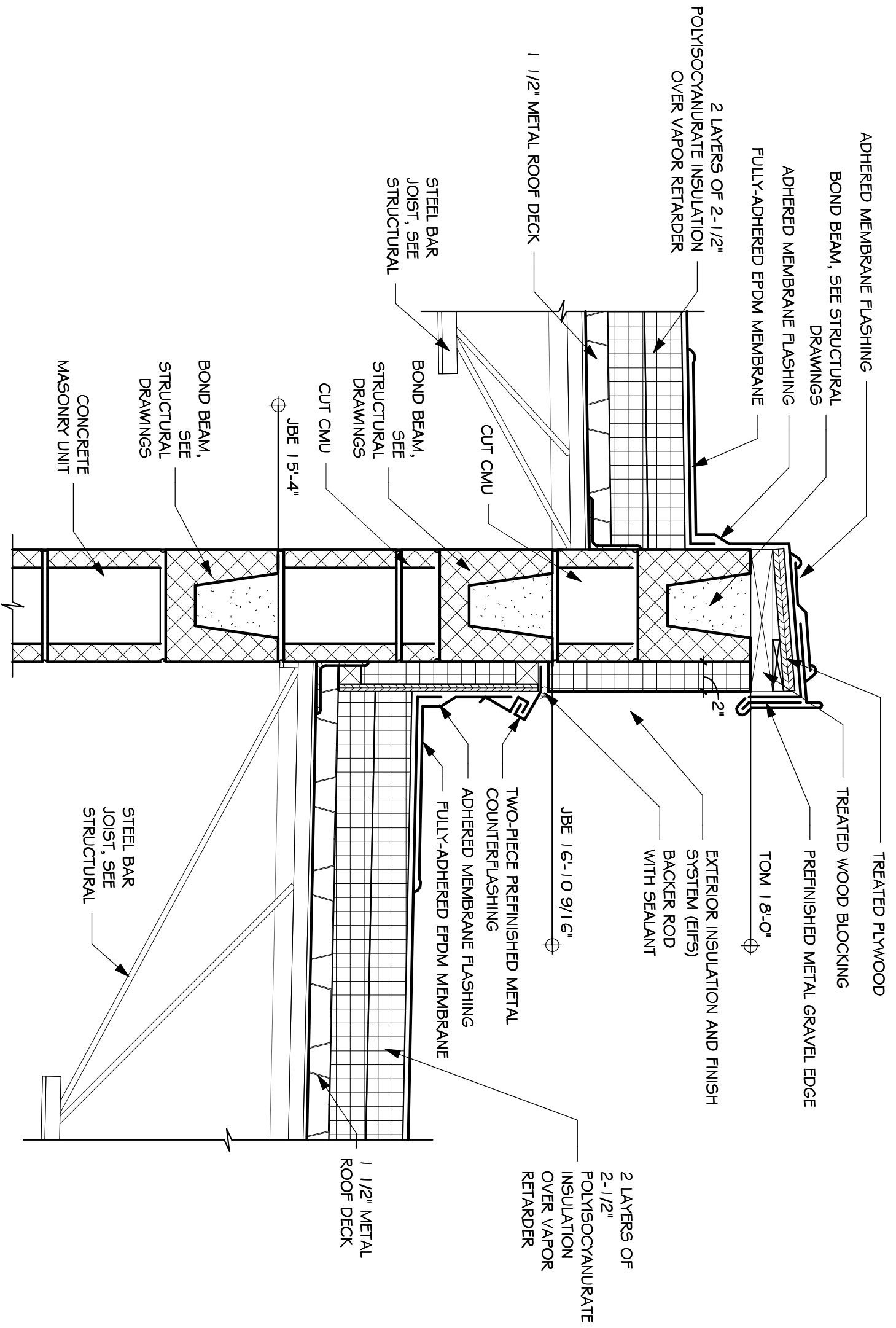
project BVMS OFFICE ADDITION & REMODEL  
 number 1019.2700.16 drawn RAG checked MAA  
 date 2/14/17 revision \_\_\_\_\_

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DRAWING

**SD-3**





1  
 SD-4 SCALE: 1 1/2" = 1'-0"  
 REVISED DETAIL 9/5.31

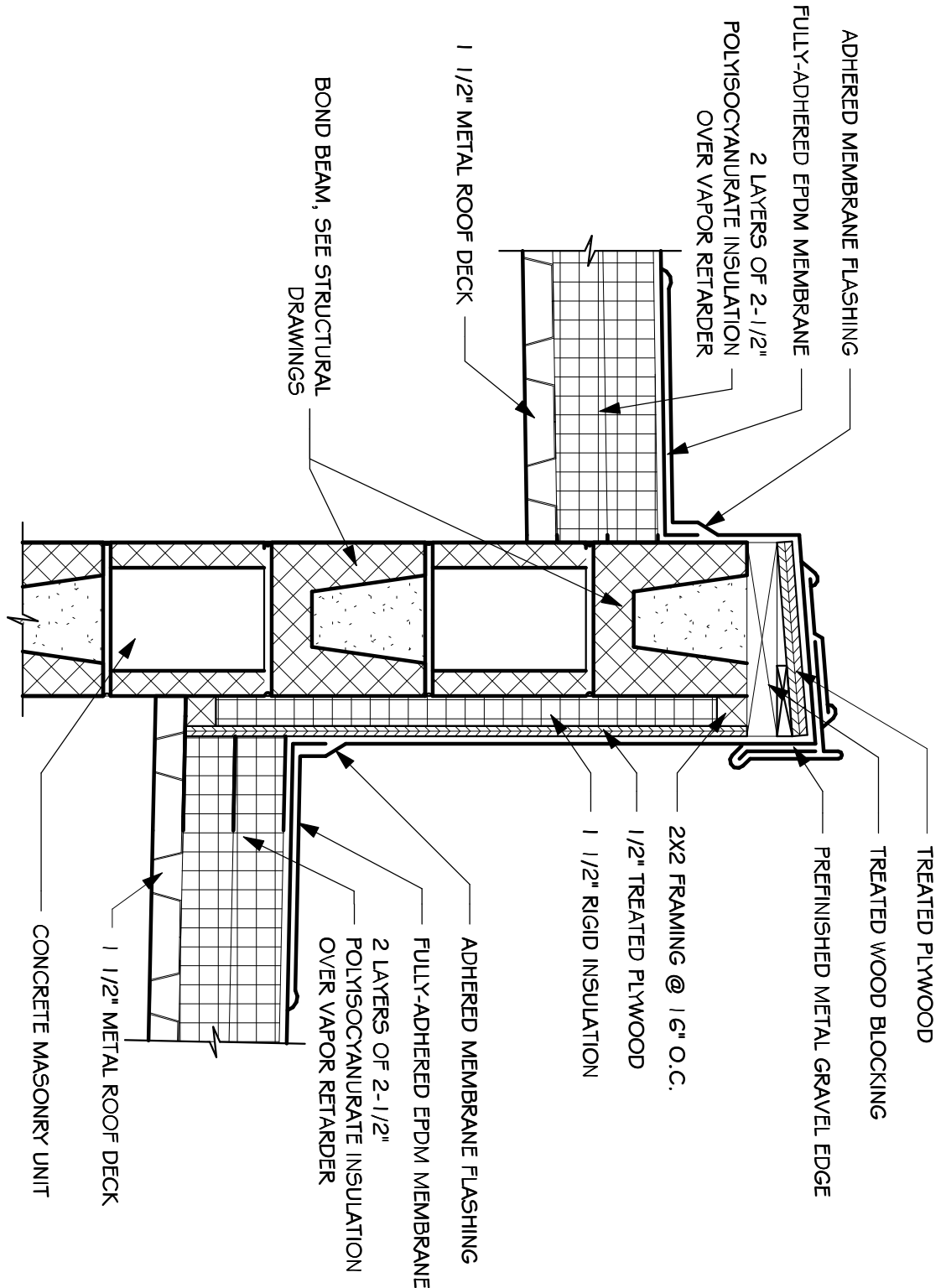


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 number 1019.2700.16 drawn RAG checked MAA  
 date 2/17/14 revision

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DRAWING

SD-4



1  
SD-5  
DETAIL  
SCALE: 1 1/2" = 1'-0"

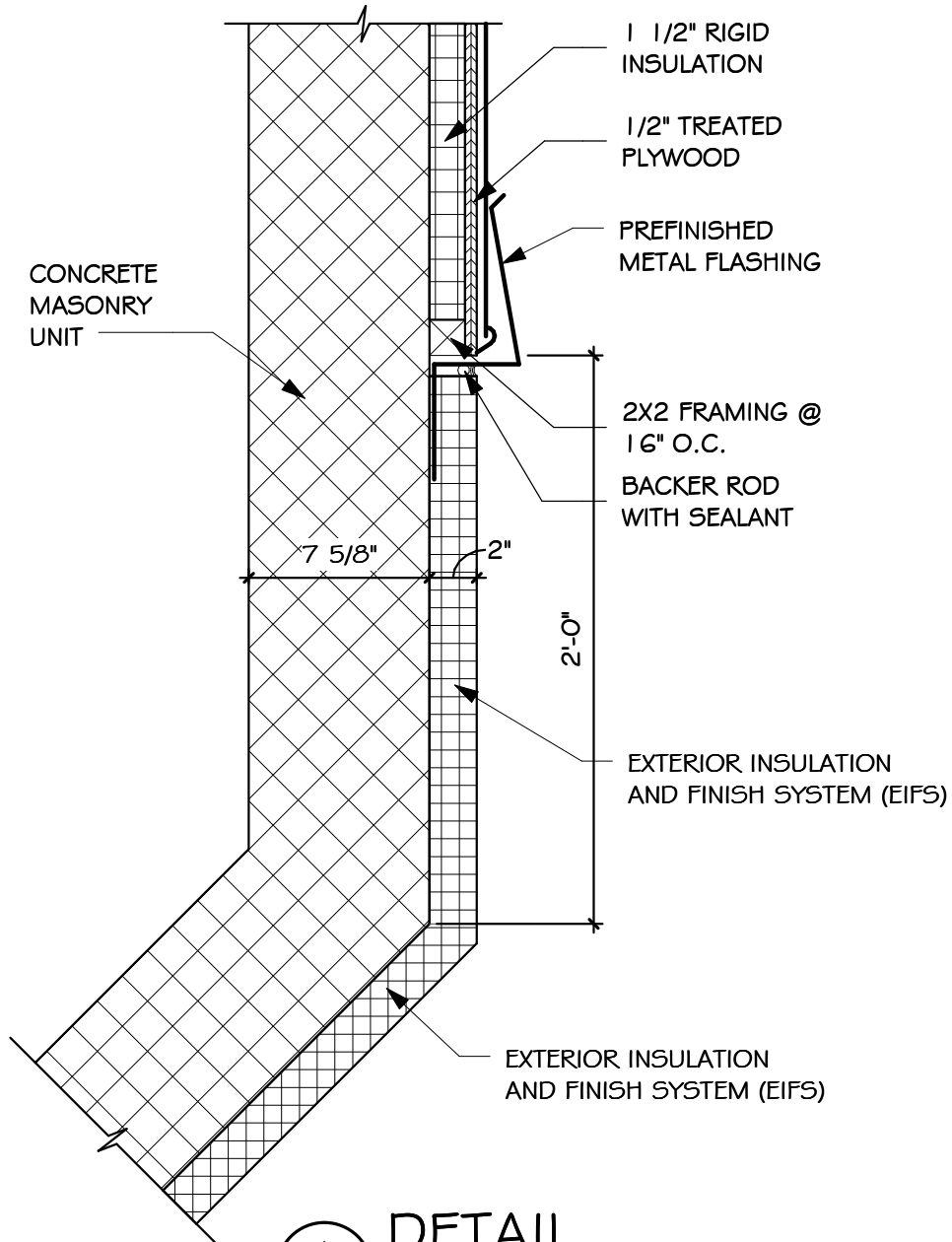


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 date 2/14/17 revision \_\_\_\_\_

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DRAWING

**SD-5**



1  
SD-6

**DETAIL**

SCALE: 1 1/2" = 1'-0"



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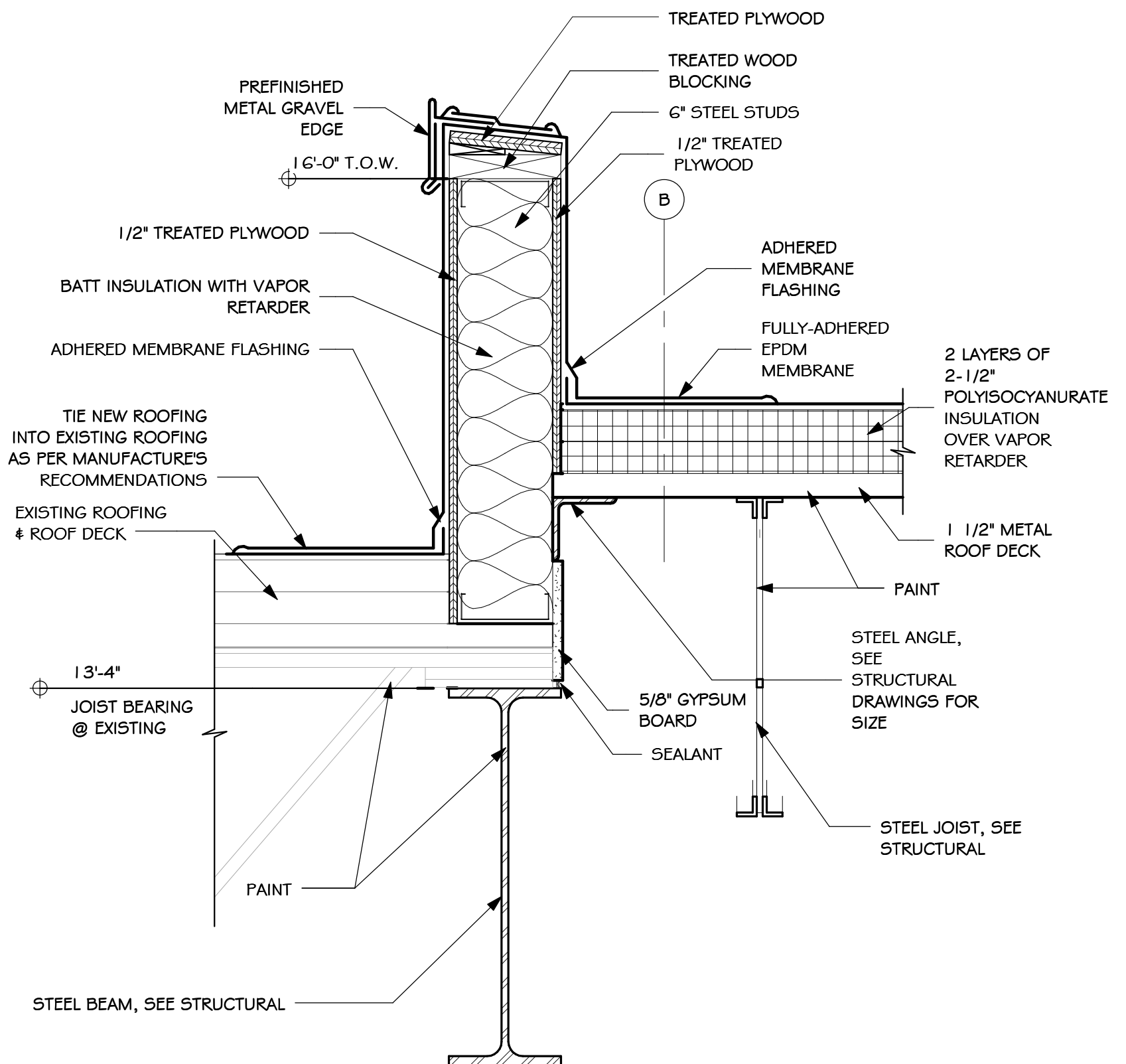
number 1019.2700.16 drawn RAG checked MAA

date 2/14/17 revision \_\_\_\_\_

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DRAWING

**SD-6**



1 REVISED DETAIL 1/5.5 1  
 SD-7 SCALE: 1 1/2" = 1'-0"



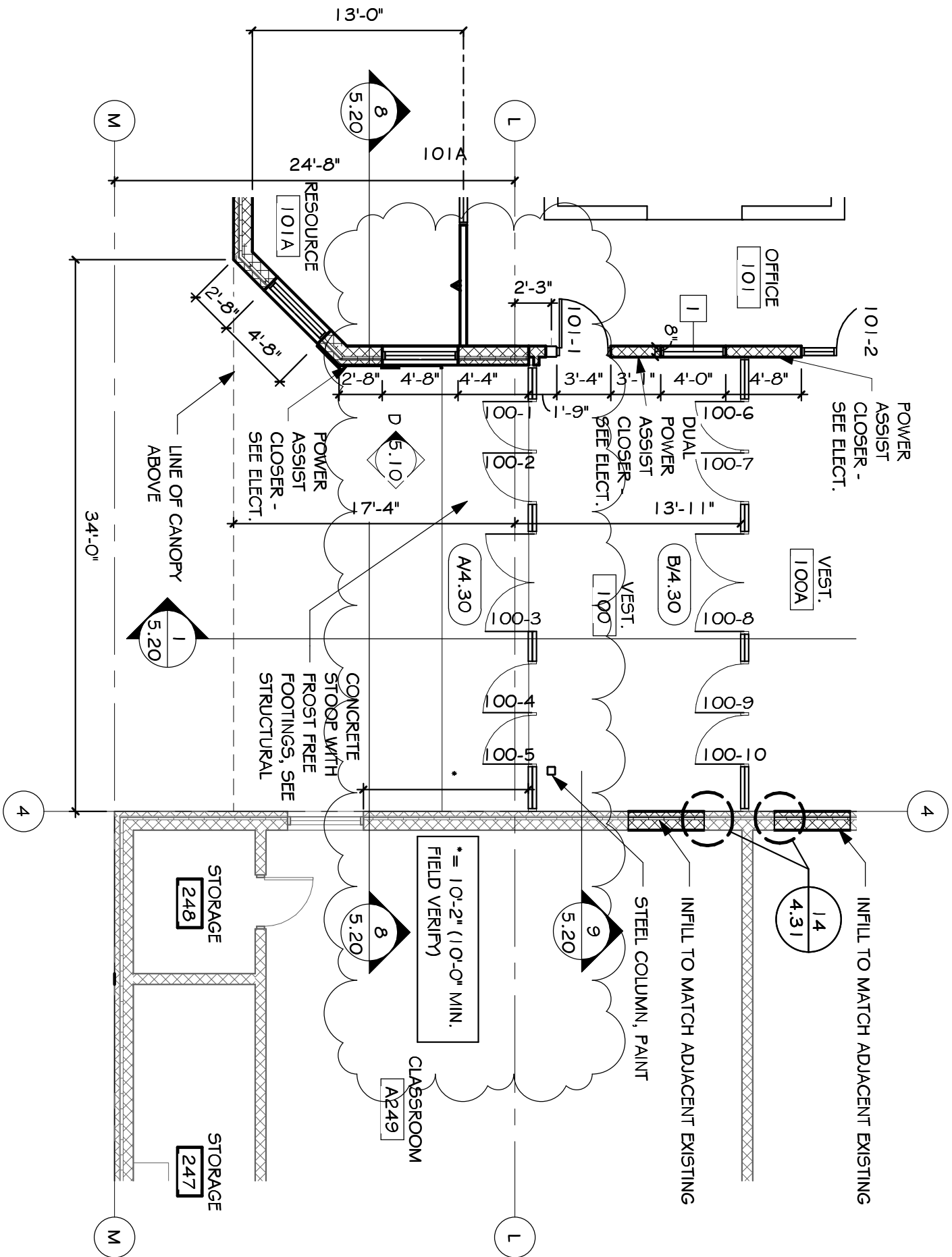
project BVMS OFFICE ADDITION & REMODEL  
 number 1019.2700.16 drawn RAG checked MAA  
 date 2/14/17 revision

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DRAWING

**SD-7**

1 PARTIAL FLOOR PLAN - AREA A  
 SD-8 SCALE: 1/8" = 1'-0"

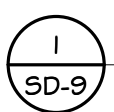
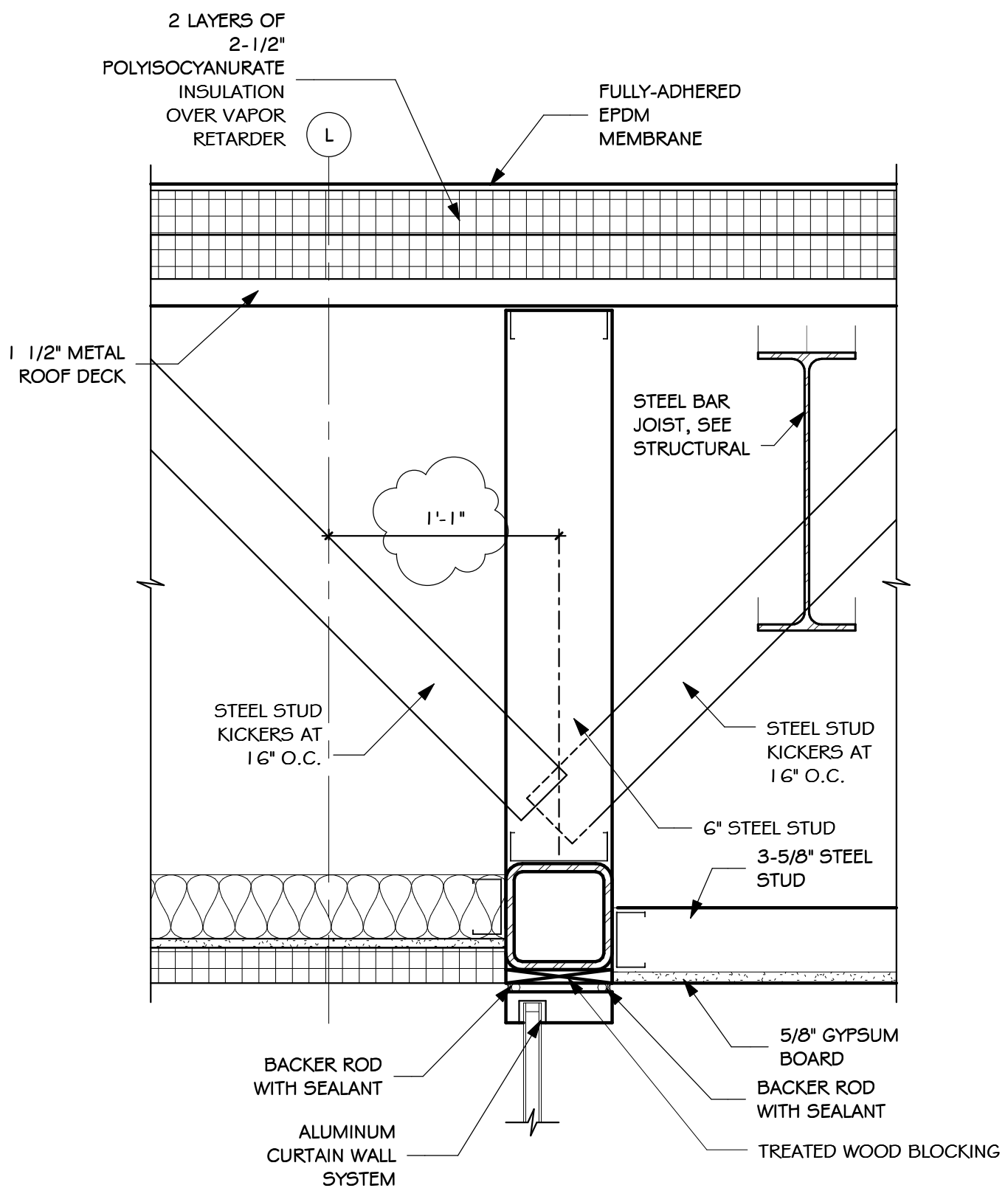


project BVMS OFFICE ADDITION & REMODEL  
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 date 2/15/17 revision

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DRAWING

SD-8



**DETAIL**

SCALE: 1 1/2" = 1'-0"



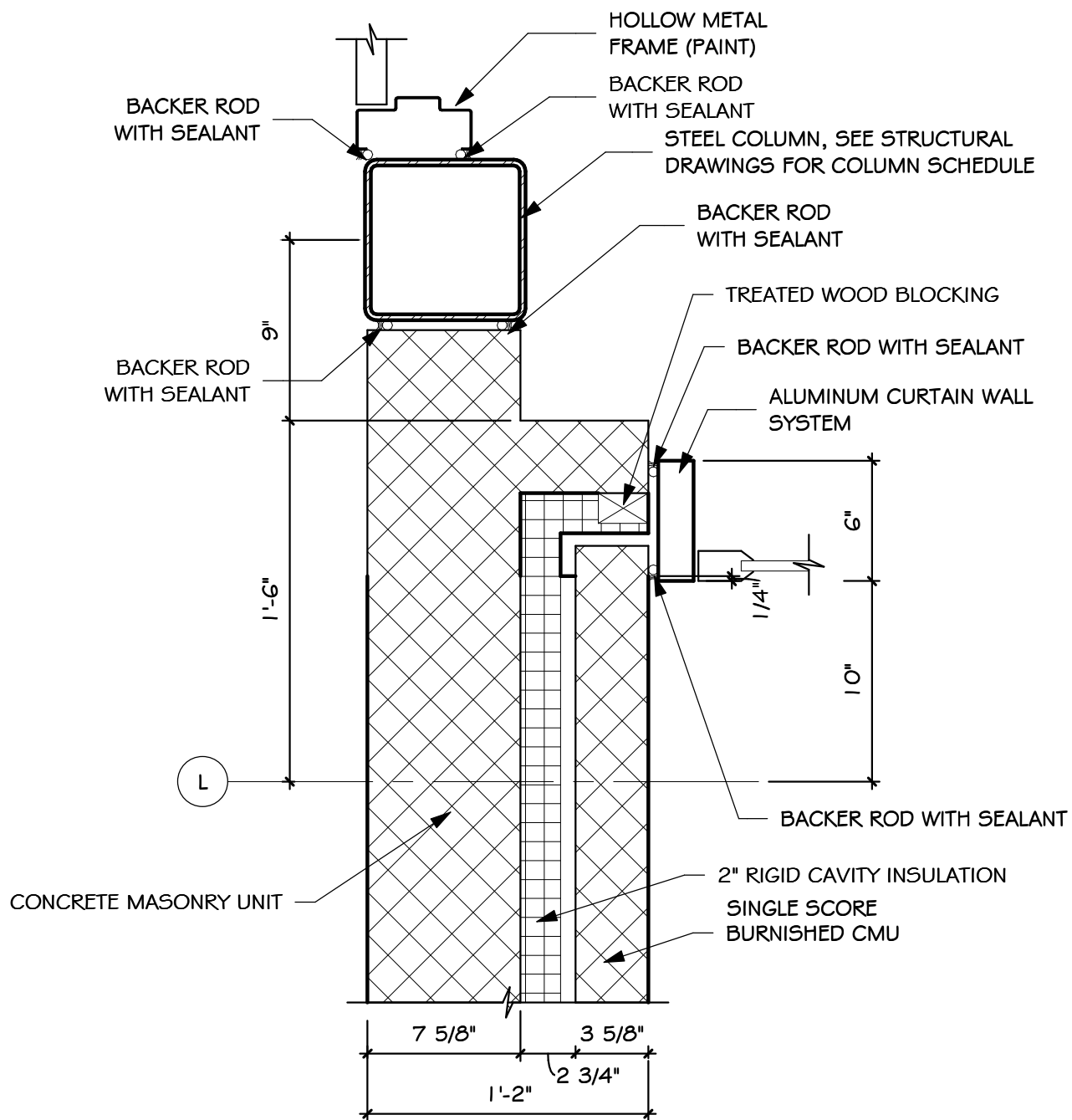
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DRAWING

**SD-9**



1 JAMB

SD-10 SCALE: 1 1/2" = 1'-0"



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 date 2/15/17 revision \_\_\_\_\_

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DRAWING

**SD-10**