

Minneapolis, MN

Date: 01/22/2026

Project Name: Coughatta Education Building

Project Number: 24.0002607.000

This Addendum 5 becomes as fully a part of the first issued documents as if originally issued therewith or originally contained herein.

This Addendum embraces additions to, deductions from, all changes and substitutions in, or clarifications and emphasis on part of requirements of the drawings and specifications, pertaining to ALL TRADES herewith mentioned for the completion of the PROJECT.

PROJECT MANUAL

00 01 00 – Invite to Bid

1. Replace date at end of document and remove reference to 1/20/2025 bid date as bid date is 1/27/2025 per previous addendum clarifications.

00 02 00 – Instructions to Bidders

1. Update 1.08.A as follows: Bids shall be submitted on the forms included with the Bidding Documents. This includes any redundant USDA Rural Development forms.
2. Update 1.09.B as follows: Bids shall be emailed, hand delivered, or delivered by carrier at the designated location prior to the time and date for receipt of Bids. Bids received after the time and date for the receipt will be returned unopened.

00 04 10 – Bid Proposal Form

1. ADD to Unit price 1 – EV Charging Stalls the following brand/model of charger: The EV charger shall be ChargePoint model CP6021X-80A-L7. AND the following language: The parking lot is existing and boring is the means to provide the utility line to the new chargers.

03 30 30 – Cast-In-Place Concrete

1. Update 3.7.A. language to omit “Owner” and clarify that Contractor is to engage a qualified testing agency.

05 40 00– Cold Form Metal Framing

1. Add to 2.02.B Manufacturers: US Frame Factory, www.usframefactory.com

08 43 13 – Aluminum Framed Storefront System

1. Update 2.04.A Manufacturers Basis of Design as Follows:
 1. Exterior Storefront: Kawneer Trifab II 601T, Center Set, Thermally Broken.

2. Interior Storefront: Kawneer Trifab 450, Center Set, non-thermally broken.

09 21 16 – Gypsum Board Assemblies

1. Add to 2.03.C.2 Impact Resistant Board Locations: h. Vestibule.

09 22 16 – Non-Structural Metal Framing

1. Add to 2.02.B Manufacturers: US Frame Factory, www.usframefactory.com

DRAWINGS

Sheet G00.01 – Cover Sheet

1. Update Sheet Index to indicate sheets affected by Addendum 5. Add sheet C6.02 to index.

Sheet C1.01 – Existing Conditions and Demolition Plan

1. Update 1/C1.01 Civil Existing Conditions & Demolition Plan

- a. Update to indicate additional small structures to be demolished
- b. Update portions of existing parking lot to be demolished and updated as related to the Unit Price for a new concrete ADA stall and access aisle. See Unit Price description on Bid Form 00 04 10.
- c. Update to keep northern most building “Enrollment Building” as existing along with the two branches of existing sidewalk leading north. This will remain in place.

Sheet C2.01 – Layout Plan

1. Update 1/C2.01 Civil Layout Plan to indicate new ADA parking stalls, Access aisle, and adjacent sidewalks.
Update keynotes 1.B, 1.C, 2.B, and 2.C as indicated on the sheet.

Sheet C3.01 – Civil Grading & Drainage Plan

1. Update grading at entry and ADA parking stall locations as show on the sheet.

Sheet C6.02 – Misc. Details

1. Add Sheet in its Entirety.

Sheet AS1.01 – Overall Site Plan

1. Update 1/AS1.01 to clarify propane location per other discipline sheets. Update ADA parking layout as indicated.
2. Remove detail 5/AS1.01.
3. Update 2/AS1.01.
4. Add Parking Key note 6 referring to new Civil sheet C6.02.

Sheet A03.01 – Reflected Ceiling Plan Overall

1. Add Finish tag to Computer Lab 15 on A1/A03.01.
2. Add Keynote 16 to RCP Notes by Number for wood slat ceiling coordination.
3. Update return and supply grille graphics on RCP Legend.

Sheet A08.51 – Architectural Ceiling Plan Details

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1. Add Keynote 10 to Wood Slat Ceiling Notes.

Sheet A0-9.01

1. Add window tag SF-12 to 3/A09.01 East Elevation at upper plan left above at clear story area.

Sheet A17.11 – Door Schedules & Typical Details

1. Update Door Mark 11 to be Frame Type F1 in lieu of F2, and Door type F in lieu of GWS.

Sheet A17.21 – Glazing Schedule

1. Updated text/graphics for SF-19, SF-20, and SF-21.

2. Update language at Glazing Legend to clarify depths and types of storefront frames for Exterior and Interior applications. Update GL-2 to be 1/4" thickness in lieu of 1/2".

OTHER

Geotechnical Report Included with this Addendum #4 link is here: [25_0306 - Civil EU255000_GeoReport_Coushatta Education.pdf](#)

Request for Information Questions and Responses:

Question	Response
Div12 24 00 : Is there a preference on if this is an AC or DC motor system? Will this be integrated with other electrical systems in the future?	AC power connection to the electrical system needs to be made. Future integration is unknown at this time.
Confirm in spec Section 22 1316-3.10 Piping schedule is Correct: a. No Hub Cast iron Underground b. PVC vents aboveground	Spec is correct for both
What Ceiling areas are to be plenum rated?	Extend to the plenum rated ceilings: Based on the mechanical drawings, all areas appear to be plenums, excluding Electrical (#17) and MEP (#18), south of the restrooms, and the AV Closet (#31). as well.
Provide contact for water meter provider.	Allen Water Works 337-639-4956 Manager-Sherwin Carrier 337-526-4253
Page A03.01 Indicates ACT in Freezer area - yes or no?	The ACT is above the freezer cooler by a distance of about 1'-3" and allows access to any freezer equipment on top of freezer.
Are all doors Factory finished? (There is a note about painting door on page A17.11).	Per Door & Frame Notes, all wood doors are to be factory finished; HM doors and frames to be field painted.

Do we need to install impact resistant sheetrock in halls, elec, HVAC, lobby, etc. as indicated in the specs?	The spec identifies: Corridors, Lobby, MEP, Elec, IT, Storage, Closets, and Security Equipment rooms. This list is to include Vestibule as well.
Is epoxy grout required at all tile locations?	Yes, epoxy grout is required at all tile locations.
Does the moisture control system, indicated in the specs, apply to the entire floor areas except sealed concrete and ceramic floors?	Tile flooring must receive a waterproofing and crack membrane per construction documents and TCNA. Sealed Concrete floors only receive products called in Section 09 9673 Concrete Floor Densifying Sealers.
Does the waterproofing and crack membrane product, indicated in the specs., apply to the entire floor areas except sealed concrete and ceramic floors?	Tile flooring must receive a waterproofing and crack membrane per construction documents and TCNA.. Sealed Concrete floors only receive products called in Section 09 9673 Concrete Floor Densifying Sealers.
Does the waterproofing and crack membrane product, indicated in the specs, follow to the ceiling in the wall tiled areas?	Yes, waterproofing and crack membrane at tiled walls to extend from finished floor to finished ceiling.
What type of epoxy system is required on the wall in the kitchen areas?	What type of epoxy system is required on the wall in the kitchen areas? The Kitchen walls will receive a 2-part epoxy-urethane Tnemec System: Primer: Series 288 Enviro-Pox applied 4.0-6.0 mils DFT Topcoat: Series 297 Enviro-Glaze applied 2.0-3.0 mils DFT Color to be selected by Designer from Manufacturer's standards.
I cannot find any information telling me the size of the fire water line that feeds the building. I cannot find any information on the specifications of the above/below ground storm drain piping. Do I need to include water meter & tap fees in my price? (domestic & fire)	See Sheet FP201 First Floor Construction Plan - Fire Protection provided by Addendum 2. P202 on PVC or Cast Iron for above storm drain: a. Based on the roof drain (Drainage fixture schedule), the drain bodies will have a no hub outlet. b. Without a sperate specification for storm and overflow piping, it will fall under the SEC section 22 1316 Sanitary Wast and Vent piping and match the soil and waste piping. c. If the contractor wants to install PVC, please submit a substitution request. Contractors to provide water and meter fees in pricing.
The roof screen posts are called out as HSS 3 ½ x 3 ½ x 3/16 on the roof plan on S103. Section 1 and 2/S200 calls them out as 4x4x3/16. (with horizontals also as 4x4x3/16) Do you agree we need to supply the 4x4x3/16 posts?	Yes, we agree on the 4x4x3/16 posts.

Counter shutter: Please provide wood species for wood counter shutter? Motor or manual operation? Operable partition: Please provide STC & finish for motor operated partition. Not in spec.	Counter Shutter door to be White Oak wood species, finish to match wood doors, DR-1. Electric operation per sheet E301, Keynote 12. Operable Partition to be 52 STC; for finish, see MP-1 on Interior Finish Material Schedule, Sheet A04.01.
There are two propane tank locations shown on the architectural site plan. Which is correct or are there two?	Only one propane tank. See updated architectural site plan AS1.01 which now matches Civil and Plumbing.
Spec section 08 4313 calls for a painted finish. However, door schedule sheet A17.11 calls out a dark bronze finish. Can you please confirm which is correct?	Dark Bronze Finish is correct.
Spec section 08 4313 calls for large missile impact. However, based on the wind design data impact would not be required at this location. Can you confirm whether or not the glazed systems need to be hurricane impact rated?	National data indicates the project is located in an HVHZ zone with wind potential of up to 120 mph. The impact glass as specified is correct.
Spec section 08 4313 calls out a basis of design as Kawneer Trifab 601T which is a 6" deep storefront system. However, sheet A17.21 calls out a basis of design as Kawneer Trifab 451T which is a 4-1/2" deep system. Can you please confirm which is correct?	6" framing system is correct for exterior applications with center set glass. 4.5" framing is correct for interior applications. We will clarify the difference in the drawings and by addendum #5 issuing that 6" is correct for all exterior. 4.5" will be for interior only Tri-fab 450 (1.75"x4.5").
As this project is to receive some USDA funding, will prevailing wage rates be applicable. If so, can we please receive the wage determination sheet from SAM.gov?	Currently we do not have prevailing wage rates applicable to the project.
There is a Responsibility Matrix stating that the low voltage contractor is on the hook for Div 27 and Div 28 system cabling. The Div 28 equipment to be provided and installed by the security contractor. Does this mean that the Owner has already selected a Security Contractor? Or, that that scope is available for bid if it meets the current standard?	The client does not have a pre-selected Security Contractor and this scope should be provided with the bid.
Sheet C1.01 shows the three buildings to be demolished. Upon our site visit with Keith and Steve it was determined that the northern building is likely to remain in operation and should not be demolished at this time. Would that be a potential Phase 2 portion of this project?	For purposes of bidding, maintain the demolition of buildings as indicated in C1.01. Should the client request to maintain this building, drawings will be updated to indicate it as such in an Issue for Construction set. Whether it would then be demolished as a Phase 2 is TBD with date unknown.
Cannot find any reference to a BAS system ,but some wording seems like there may be one. If so, who is the preferred vendor.	There is no BAS system.

Who hires the Commissioning Agency? The GC or Owner are usually who do so.	Cx agent is hired by owner
Who is furnishing and installing the refrigerant lines for the walk in cooler/freezer?	Refrigerant lines are by HVAC/R subcontractor. Spec Section 11400-29, second to last paragraph, says ...""Pre-Assembled Remote" refrigeration systems. All controls factory mounted. Refrigeration lines and refrigerant by others. Systems to use R448a and are to be supplied with winterization controls." Therefore it is not assumed that refrigeration is by the Food Service Equipment vendor, but rather by the HVAC/R subcontractor.
<p>Typical" detail 9/S203 calls out the HSS outriggers as 2 ½ x 2 ½ x ¼. The Roof Plan S103 calls them out as HSS 2 ½ x 2 ½ x 1/8.</p> <p>They are on 4'-0" centers and there are a lot of them (approximately 100, or so). Which thickness of outrigger should we supply?</p> <p>In another issue, what is the base plate thickness required for the columns? Detail 6/S201 does not give a thickness. (The column cap plates are 5/8" per 10/S201)</p>	<p>Outriggers to be 2-1/2 square, 1/8" thick walls.</p> <p>For the base plate thickness, we will use 5/8" thick plates.</p>
I do not see an interior signage schedule, if I missed it I'm sorry, and locations of corner guards that are mentioned in the specs.	<p>For the interior signage, we only need the signage that is required for code. This is listed as a deferred submittal on the cover page. Sheet G00.11 has further clarification on what is required and where it is required under "Accessibility and Egress Notes."</p> <p>For the corner guards, the Finish schedule calls out 'Corner Guards as Required' where we have FRP-1.</p>
Door Schedule calls for 1 3/4" thick doors but also thermal. Thermal doors are more than 1 3/4" thick. Should I assume thermal on frame with standard 1 3/4" doors?	Yes.
Door Mark 11 shows Alum/glass door with type F2 frame and 45 minute rated. Should this door be 45 minute rated solid core wood with Hollow metal frame? With or without vision lite?	Door frame at Mark 11 should be updated to F1 frame (hollow-metal) and be Door type F (no vision lite).
SF21 calls for EG1 glazing. Please define EG1	Ignore EG1 as a typo.
East Elevation. 1 window not labeled	The unlabeled window on East elevation is SF-12.
Interior doors hold 1/4" glazing not 1/2". Is this acceptable?	1/4" is acceptable and is noted as such in 08 80 00 Glazing 2.07.C.1
Interior frames call for 1/2" glazing. Glazing rubber for flush glaze frames can accept no thicker than 3/8" glass. Is	GL-2 on Sheet A17.21 should be updated from 1/2" glazing to 1/4". 7

this acceptable or should we figure the 1/2" glazing with wet seal on one side?	
Basis of Design for ISF-2?	Spec 08 5700 Exterior Sliding Aluminum Window 2.02.A.1 calls for Kawneer horizontal sliding, thermally broken, 8400TL Thermal Windows.
Plans call for center set on all but front set is referenced in specs. Is the front set only for the 2" x 6" storefront system @ SF19 or should it all be center set?	See updated Sheet A17.21 with clarification for exterior and interior framing depths. Center set glass for each.
Specs reference Large missile impact within 30' of grade. None of this glazing or storefront is large missile impact rated. Please clarify.	Glazing to meet SHGC, U-value, VT, insulation, and missile impact rating as per drawings and specs. Base layer and interlayer of glazing Basis of Design called out on Sheet A17.21 to be provided as necessary to meet missile impact rating as called in specifications and reviewed with product submittals during construction for final approval.
Sheets A02.01 Note 3 Roof access ladder A03.01 Note 5 ladder access M301 Duct work conflicts with the ladder access	Provide 1 roof access hatch and 1 roof access ladder as specified with location to be coordinated within Issue for Construction set. Roof access will be located at least 10 feet from roof edge to avoid roof guard rails.
Wood accent panels per addenda 4. There appears to be potential conflicts with clearances between duct work, units, and structural members. How will the wood panels allow for the servicing of the HVAC units HP-05 and HP-07? What type of access panel should we include, if any?	Wood slats are intended to be 'panelized' as indicated on 2/A08.51 with panels approximately 4'-7" x 8'-0". Brace slats as shown on 3/A08.51 will be hung from structure above with aircraft cable and an entire 'panel' can be removed for access to the HVAC units. Spacing of cables will require coordination with all MEPF equipment in ceiling space.
Should the vestibule require mechanical air movement? We have painted walls, rubber base and carpet on the floor according to the finish schedule.	Currently the space has an electric unit heater and any consideration for additional air supply will not be included at this time.
From the manufacturer regarding the wall tiles. The Intent Orange (WT-5) & Intent Red (WT-4) are no longer available. I quoted Berry as an alternate to the Red, but we don't have a good alternate to the Orange. My concern is if we do find another manufacturer that the tile size may not match. It is hard to say as the pattern shown on the elevation is pretty specific	For pricing purposes, quote berry in lieu of red and sangria in lieu of orange. Discontinued tile will be addressed after the bid process
Page A20.01 states that there is an estimated furniture budget of \$485,000. Can you confirm that the general contractor will need to include this in their bid price?	This is outside of the bid and to be competitively bid amongst furniture vendors
Who is responsible for testing there are several other sections that could you clarify? 1. In the draft contract in 13.4.1	The 13.4.1 and 1.12 Owner testing items applies to the Owner for Commissioning

<p>1. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.</p> <p>2. Quality control 1.12 - Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility,</p> <p>1. Owner will engage a qualified testing agency to perform these services.</p> <p>3. Cast in Place Concrete</p> <p>a. Field Quality Control – 3.7 (A)</p> <p>1. Testing Agency: Owner or Contractor will engage a qualified testing agency to perform material tests and inspections.</p>	<p>03 30 00 Cast-in-Place Concrete 3.7.A should be amended to say <u>Contractor</u> will engage a qualified testing agency to perform material tests and inspections.</p>

END OF ADDENDUM