

## ADDENDUM #3

### Palmer Courthouse Expansion Project No. PAL-C-26-0003

Date: April 29, 2026

To All Plan Holders:

The following changes, additions, clarifications, and/or deletions are hereby made a part of the Contract Documents for the above noted project, fully and completely as if the same were fully contained therein. All other terms, conditions, and specifications of the original Invitation to Bid remain unchanged.

**This amendment must be acknowledged in the space provided on the Bid Schedule.**

The Submittal Date and Time is **CHANGED**. It is now: **May 27, 2026 at 10am**

The modifications directed by this Addendum #3 are described on this page and the following attachments:

- Palmer Court Work Summary

### CHANGES TO SPECIFICATIONS

#### CONSTRUCTION MANAGEMENT SOFTWARE (CMS)

##### PART 1 – GENERAL SUMMARY

1. Provide, configure, and maintain a cloud-based, integrated Construction Management Software (CMS)
2. The CMS shall be used as the single system of record for construction phase documentation.
3. Users and respective access level will be identified at the project kick-off.

##### PART 2 – PRODUCTS

##### 2.1 SOFTWARE PLATFORM

1. Provide a commercially available, cloud-based CMS designed for construction project delivery.
2. Platform shall support multi-user, role-based access for Owner, Architect/Engineer, Contractor, Construction Manager, and Consultants.
3. Platform shall be accessible via web browser and mobile applications.
4. Platform shall notify at the appropriate level personnel assigned to construction administration tasks.

##### 2.2 FUNCTIONAL REQUIREMENTS

1. Document Management: Centralized storage, version control, access permissions.
2. Submittals and Shop Drawings: Workflow, attachments, review tracking, logs.
  1. The CMS not intended for color samples, color charts, or physical material samples.
3. RFIs: Workflows, attachments, review tracking, logs.
4. Field Management: Daily reports, photos
5. Meetings: Agendas, minutes, action items.
6. Change Management: change events, cost and schedule tracking.

7. Closeout: Punch lists, record documents, O&M manuals.

### PART 3 – EXECUTION

#### 3.1 IMPLEMENTATION

1. Configure CMS within 14 days of Notice to Proceed.
2. Upload baseline documents and configure user permissions.
3. Provide training to Owner and project team.

#### 3.2 CLOSEOUT

1. Provide complete electronic archive to Owner within 30 days of project completion

### **SUBMITTED QUESTIONS AND ANSWERS:**

Question 1: Is the intent for the expansion to be incorporated into the existing Siemens DDC system?

Answer 1: Yes, the intent is to incorporate into the existing Siemens DDC System.

**END OF ADDENDUM #1**

**Reference: Palmer Courthouse Expansion – Project Scope Overview**

The following is intended as a courtesy overview of the scope of work. Contractor is responsible for reviewing and familiarizing them with contract documents and existing conditions.

The scope is divided into 4 distinct areas of work as follows:

**Area M – New Jury Assembly Building****Area C – Existing Connector (PSOB)****Area B – Existing Basement (PSOB)****Area P – (Existing Courthouse)****Area M - New Jury Assembly Building - Addition to the existing building, 1-HR Rated)****Selective Demolition**

- Selective demolition at connection points (including existing walls, roof, and slab as shown) and existing sidewalk.
- Patch and repair existing surfaces with damage and existing surfaces affected by demolition.

**New Construction**

- 1-story structure, approximately 30'x50' building addition connected through an approximately 9'x30' connector adjacent to the plan west side of the State Office Building.
- Slab-on-grade, footings, and foundations; wood structural framing (scissor trusses); standing-seam metal gable roof and metal wall panels
- Interior partitions (GWB, acoustic, and fire-rated assemblies).
- Seismic joint covers (interior and exterior, rated assemblies)
- Site / Exterior work, including sidewalks, utility pads, wall protection, grading, utility connections.

**Architectural Finishes**

- Install finishes per drawings and schedules, including but not limited to ceramic tile, carpet, rubber flooring, sealed concrete, acoustic felt wall panels and ceiling baffles, resilient base, corner guards,

**Reference:** Palmer Courthouse Expansion - Project Summary

chair rails, solid surface counters and window sills, plastic laminate casework, and new paint throughout area of work; provide floor transitions and trims at material changes and doorways.

### **Signage:**

- Signage per drawings and CBC/ADA requirements, including tactile and braille signs exit and code-required signage; mount using proper blocking and hardware. Signage to conform to existing conditions. Coordinate with ACS for details and signage vendor information.

### **Doors, Frames, Hardware, & Windows**

- Interior and exterior doors, frames, and hardware per schedules, including aluminum storefront, exterior insulated hollow metal doors/frames, and interior wood doors w/ hollow frames; furnish and install hardware including panic devices, closers, electrified hardware, and ADA operators.
- Install new windows and window treatments as noted, including roller shades and window film.

### **Fire & Life Safety**

- 1-hour fire-rated assemblies (exterior and interior walls as indicated, roof, corridors); install new fire extinguishers (including fire extinguisher signage) and exit signage as noted.
- Install new emergency lighting, fire alarm, and sprinkler system.

### **Mechanical**

- New HVAC systems including: AHUs, boilers, pumps, fin-tube radiators, ductwork, diffusers, grilles, exhaust fans, outside air systems and associated equipment as shown.
- Work includes heating hot water piping and insulation, seismic bracing, Controls (DDC/BAS), startup, TAB, and commissioning.

### **Plumbing**

- See drawings for selective demolition and modification of existing plumbing systems within adjacent Courthouse and Connector to allow for connection to new addition.
- New plumbing fixtures: Water closets, lavatories, drinking fountain with bottle filler, janitor sink, jury assembly sink.
- Install new gas piping, domestic water, sanitary, vent, and specialty plumbing systems serving plumbing fixtures and mechanical room; furnish and install plumbing fixtures, accessories, trim, and pipe insulation per code and schedules; coordinate penetrations, sleeves, wall backing, and firestopping with architectural construction; test, disinfect, and commission systems per code requirements.

Reference: Palmer Courthouse Expansion - Project Summary

## Electrical

- New panels, feeders, branch power, interior and exterior lighting fixtures, receptacles, GFCI devices, equipment power, fire alarm devices (horn/strobes, pull stations), emergency/egress lighting and exit signage.
- Provide conduit, junction boxes, pull strings, backing, and rough-in for: Security systems (access control, card readers, cameras) and Audiovisual systems (displays, directories, AV equipment).

## MEP, Security & AV Coordination

- Cut, frame, and patch all openings required for MEP systems; patch/repair finishes after MEP rough-in and final installation; coordinate diffusers, lighting, sprinklers, and ceiling devices; provide access panels where required.

## Areas C & B – Shared SOW - Tenant improvement (no site work)

### Selective Demolition

- Selective demolition of existing partitions, doors/frames, casework, ceiling tiles/grid, and floor finishes within scope; remove and salvage items noted for reuse and protect items to remain; see MEP section for additional information.
- Patch and repair existing surfaces with damage and existing surfaces affected by demolition.

### New Construction

- Reinstall salvaged items where indicated, including but not limited to selected finishes, ceiling systems, doors/frames/hardware, blinds, and wall base.
- Construct new interior partitions (GWB, acoustic, and fire-rated, and ballistic (Area B only) assemblies).
- Protect existing ceiling/grid and, where noted, install new ceilings (ACT and gypsum board) with coordinated access and device placement.
- Provide backing and blocking for all wall-mounted equipment, casework, millwork, signage, and accessories.

### Signage:

- Install signage per drawings and CBC/ADA requirements, including tactile and braille signs exit and code-required signage; mount using proper blocking and hardware. Signage to conform to existing conditions. Coordinate with ACS for details and signage vendor information.

Reference: Palmer Courthouse Expansion - Project Summary

## **Fire & Life Safety**

- Maintain integrity of all fire rated assemblies; reuse existing and install new fire extinguishers (including fire extinguisher signage) and exit signage as noted; coordinate emergency lighting and alarms and install new where required; if required, install additional sprinklers.

## **Mechanical**

- Selective demolition, relocation, installation, and/or modification of air handling units, VAV terminal units, ductwork, baseboard heating, hydronic piping, valves, controls, and associated equipment as shown. Work includes insulation, seismic bracing, testing and balancing, commissioning, and integration with the existing building automation system.

## **Electrical**

- Selective demolition and modification of existing electrical systems serving renovated connector areas; Remove and/or reuse existing lighting fixtures, devices, conduits, and circuitry as required to support new layouts; protect systems to remain; install new interior lighting and controls where indicated; relocate existing fixtures where indicated; provide emergency and exit lighting coordinated with life-safety plans; modify and extend branch circuits for renovated and new spaces; provide power for HVAC, plumbing equipment, millwork, AV devices, and specialty courtroom equipment; coordinate panels and load requirements; Remove, relocate, or install new receptacles, switches, floor boxes, junction boxes, and raceways as indicated; patch and restore surfaces following electrical work.
- Provide conduit, junction boxes, pull strings, backing, and rough-in for: Security systems (access control, card readers, cameras) and Audiovisual systems (displays, directories, AV equipment).

## **MEP, Security & AV Coordination**

- Cut, frame, and patch all openings required for MEP systems; patch/repair finishes after MEP rough-in and final installation; coordinate diffusers, lighting, sprinklers, and ceiling devices; provide access panels where required

## **Testing & Closeout:**

- Support inspections, testing, balancing, and commissioning activities; complete punch list items and final cleaning; deliver project closeout documentation and warranties.

## **Area C - Existing PSOB Connector TI:**

Area C SOW consists of the selective demolition and renovation of the Palmer State Office Building (PSOB) Connector to support new and existing court functions, including a new courtroom, renovated hybrid courtrooms, offices, and support spaces. An add alt includes restroom finish upgrades (wall & floor tile, counters). The work includes demolition, new interior construction, architectural finishes, life-safety

**Reference:** Palmer Courthouse Expansion - Project Summary

upgrades, and full coordination with mechanical, electrical, plumbing, security, and AV systems within an occupied government facility.

### **Architectural Finishes**

- Install new finishes, including but not limited to carpet, ceramic tile (add alt), resilient base, wall panels (wood, fabric, acoustic where noted), corner guards, solid surface counter(s) & window sills, plastic laminate casework, and new paint throughout area of work; provide floor transitions and trims at material changes and doorways.

### **Doors, Frames, Hardware, & Windows**

- Install new and salvaged doors, frames, and/or hardware; furnish and install hardware including panic devices, closers, electrified hardware, and ADA operators.
- Install new window treatments as noted, including roller shades, window film, and acoustic drapes.

### **Plumbing**

- Selective demolition of existing plumbing system within scope and new plumbing work associated with new mechanical equipment and new addition (Area M).

### **Area B - Existing PSOB Basement**

Area B SOW consists of the selective demolition and renovation of the Palmer State Office Building (PSOB) Basement to support new court functions, including therapeutic court spaces, secure file storage, offices, restrooms, lobby, and support spaces. The work includes demolition, new interior construction, architectural finishes, life-safety upgrades, and full coordination with mechanical, electrical, plumbing, security, and AV systems within an occupied government facility.

### **Architectural Finishes**

- Install new finishes, including but not limited to ceramic tile, carpet, rubber flooring, wall panels (wood, fabric, acoustic, resin where noted), resilient base, corner guards, solid surface counters, plastic laminate casework, decorative faux window light fixtures, and new paint throughout area of work; provide floor transitions and trims at material changes and doorways.

### **Doors, Frames, Hardware, & Windows**

- Install new and salvaged doors, frames, and/or hardware per schedules; furnish and install hardware including panic devices, closers, electrified hardware, ADA operators, and emergency door release.
- Install Level 1 ballistic entrance door, transaction window, and wall assembly where indicated.

Reference: Palmer Courthouse Expansion - Project Summary

## Plumbing

- Selective demolition and modification of existing plumbing systems within scope; install new domestic water, sanitary, vent, and specialty plumbing systems serving renovated spaces and ADA restroom; furnish and install plumbing fixtures, accessories, trim, and pipe insulation per code and schedules; coordinate penetrations, sleeves, wall backing, and firestopping with architectural construction; test, disinfect, and commission systems per code requirements.

## Area P - Existing Courthouse -Tenant improvement (no site work)

### Judge's Office, Judge's Restroom, Assistant Office, Law Clerk Office:

- Selective Demolition & Infill: remove ex door/frame, infill to match existing assembly depth, including insulation; paint entire wall on both sides of infill, match existing general paint. New rubber base at both sides to match existing.
- Security: Provide conduit, junction boxes, pull strings, backing, and rough-in for security systems (access control, card readers).
- Between offices: enhance acoustical assemblies between existing offices as indicated, including new insulation above ceilings and within wall cavity where drywall was removed, additional drywall at designated wall(s), acoustic treatment of existing wall boxes, and installation of acoustic door seals and automatic door bottoms. Remove and reinstall existing base as required.

### Courtrooms 1-3:

- Electrical: Electrical work includes slab saw-cutting, trenching, and installation of new power/data floor boxes at prosecution, defense, and judge pedestal locations within the courtrooms. If existing under slab vapor barrier is present, patch existing with new where trenching has occurred.
- Finishes: Remove carpet as required to complete trenching without damaging adjacent carpet. Fully protect existing carpet, furniture, and finishes during construction. Reinstall removed carpet at trenching locations at courtrooms.