

**ADDENDUM NUMBER [03]**

Date: August 1, 2022  
Project Name: [Johnson County Courthouse –  
Second Level South Floor  
Replacement and Third Level  
Renovation]  
Project Number: [18.112]  
Project Location: [417 S. Clinton St.]  
From: Neumann Monson Inc.  
221 East College St., Suite 303  
Iowa City, Iowa 52240  
Phone: 319.338.7878  
To: All Plan Holders

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated July 11, 2022 as noted below.

Acknowledge receipt of this Addendum by placing the number [03] in the appropriate blank provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of 2 pages and the following attachments:

<b>Document</b>	<b>No. of Pages or sheet size</b>
Sheet A-102.4	24 inches by 36 inches
Sheet A-501.4	24 inches by 36 inches
Sheet A-601.4	24 inches by 36 inches

**CHANGES TO PRIOR ADDENDA: NONE**

**CHANGES TO INTRODUCTORY INFORMATION: NONE**

**CHANGES TO PROCUREMENT AND CONTRACTING REQUIREMENTS: NONE**

**CHANGES TO TECHNICAL SPECIFICATIONS: NONE**

**CHANGES TO DRAWINGS:**

**ITEM 3-1 SHEET A102.4 – THIRD LEVEL FLOOR PLAN AND RCP**

A. THIRD LEVEL GENERAL FLOOR PLAN NOTES: Modify note 6.

B. THIRD LEVEL FLOOR PLAN: Add approximate dimension to spiral staircase opening.

[Johnson County Courthouse – Second Level South Floor Replacement and Third Level Renovation]

Neumann Monson Architects

[417 S. Clinton St.]

NM Project No. [18.112]

**ITEM 3-2 SHEET A501.4 – DETAILS**

A. Detail B3: Modify detail title.

B. Detail B4: Modify detail title.

**ITEM 3-3 SHEET A601.4 – DOOR AND FINISH SCHEDULE**

A. ROOM FINISH SCHEDULE: Add note 8 to Hallway 03L and Hallway 03M.

B. ROOM FINISH SCHEDULE: Add WEST STAIRS to schedule.

**APPROVED SUBSTITUTIONS**

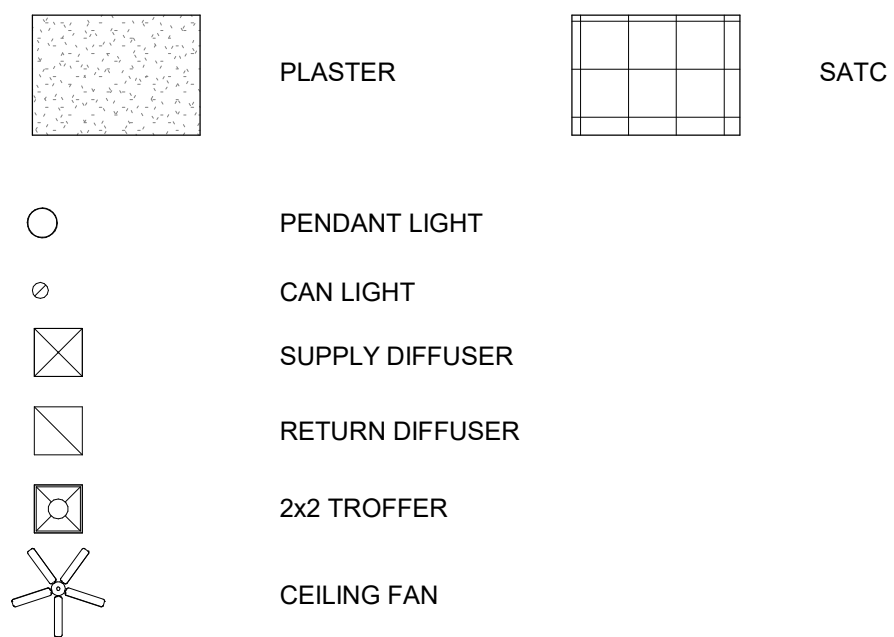
**NONE**

END OF ADDENDUM NO. [03]

### RCP GENERAL NOTES

- CONTRACTOR TO REVIEW CEILING LAYOUT AS SHOWN AND NOTIFY DESIGN PROFESSIONAL OF ANY CONFLICTS WITH STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, OR FIRE PROTECTION SYSTEMS, ETC. BEFORE PROCEEDING WITH CONSTRUCTION.
- LOCATE DOWNLIGHTS AND WALL WASHERS IN CENTER OF CEILING TILE. IF CONFLICT OCCURS, NOTIFY DESIGN PROFESSIONAL PRIOR TO PROCEEDING.
- ALL EXPOSED CEILING EDGES SHALL BE FINISHED.
- CEILINGS SHALL BE CENTERED WITHIN ROOM IN EACH DIRECTION, UNLESS NOTED OTHERWISE.
- CEILING ELEVATIONS ARE REFERENCED FROM THE FINISHED FLOOR OF THE ROOM IN WHICH IT IS INSTALLED, UNLESS NOTED OTHERWISE.
- FOR CLARITY PURPOSES ONLY CEILING MOUNTED DEVICES, THE LOCATION OF WHICH ARE CRITICAL FOR ARCHITECTURAL COORDINATION PURPOSES, ARE SHOWN. CONTRACTOR SHALL COORDINATE LOCATION OF ALL OTHER CEILING MOUNTED DEVICES AS SHOWN ON OTHER DRAWINGS.
- IT IS THE DESIGN INTENT TO INSTALL NEW CEILING TILE AND GRID AT THE SAME ELEVATION AS THE EXISTING, REPAIR ALL GYP BD OR PLASTER SURFACES AFTER DEMOLITION OF EXISTING GRID

### CEILING LEGEND



### PLAN KEYNOTES

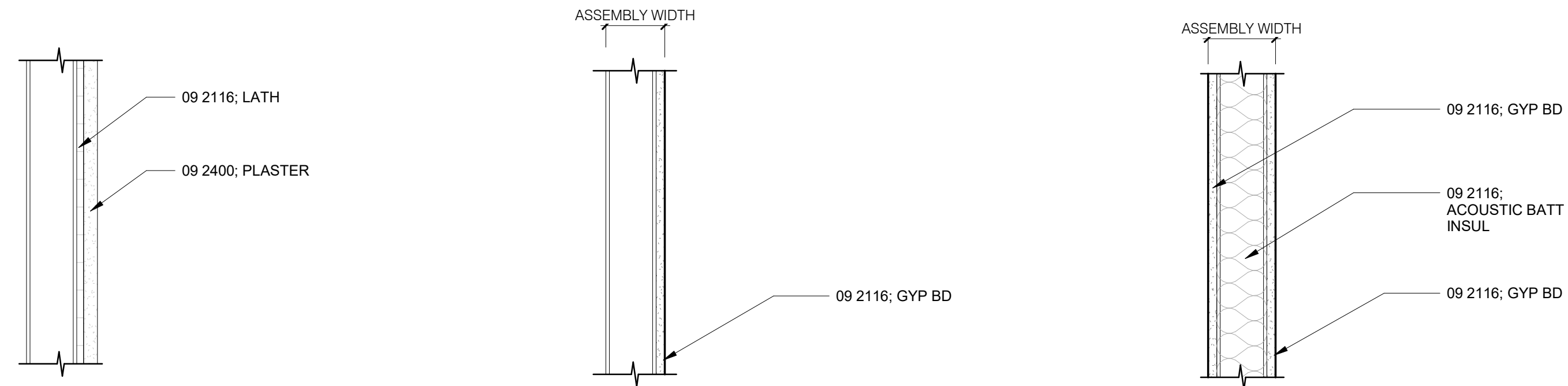
- KEY**
- KEYNOTE TEXT**
- F1 CONSTRUCT KNEE WALL FULL PERIMETER OF EXTERIOR WALL; SEE DETAILS ON A-501.4
- F2 INCLUDE IN ALTERNATE 2: REPLACE WOOD FLOOR BOARDS WHERE WALL WAS REMOVED; NEW BOARDS SHALL MATCH LENGTH AND PATTERN OF EXISTING

### THIRD LEVEL GENERAL FLOOR PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
- WALLS TO BE TYPE L4.3, UNLESS OTHERWISE NOTED.
- REPAIR AND PATCH CONCRETE FLOOR WHERE DAMAGED OR UNFINISHED RESULTING FROM DEMOLITION WORK.
- WHEREVER DEMOLITION OF WALLS, CEILINGS, FLOORS, CASEWORK, OR OTHER ITEMS RESULTS IN EXPOSED, UNFINISHED EDGES, PLANES, OR FACES OF ADJOINING WALLS, CEILINGS, FLOORS, ETC., THESE UNFINISHED ELEMENTS SHALL BE REPAIRED, PATCHED AND FINISHED WITH LIKE COMPATIBLE MATERIALS AS REQUIRED TO MATCH ADJACENT SURFACE, UNLESS OTHERWISE NOTED IN THE DOCUMENTS.
- WHERE REMOVAL OF ITEMS REQUIRED BY THIS CONTRACT, INCLUDING PLUMBING, MECHANICAL, ELECTRICAL, AND TELECOM ITEMS, LEAVES HOLES IN THE EXISTING WALLS, FLOORING, FLOOR SLAB, CEILINGS, AND/OR ROOF DECK, CONTRACTOR SHALL PATCH ALL HOLES LEFT FROM REMOVAL OF THESE ITEMS TO MATCH ADJACENT ASSEMBLY AND SURFACE PRIOR TO REFINISHING.
- EXTEND WALL FRAMING AND GYPSUM BOARD TO BOTTOM OF CEILING FRAMING ABOVE, UNLESS NOTED OTHERWISE. ASSUMED FRAMING HEIGHT OF 13'-0".
- REFINISH AND REINSTALL ALL SALVAGED WOOD TRIM.
- REFINISH ALL EXISTING WOOD TRIM FOR UNIFORM APPEARANCE.
- REMOVE AND REINSTALL ALL HARDWARE, ETC. TO ACHIEVE THE WORK.

### CEILING KEYNOTES

- KEY**
- KEYNOTE TEXT**
- C9 EXIST. HATCH TO REMAIN
- C11 PATCH AND FINISH PLASTER CEILING TO MATCH ADJACENT FINISH



L1.X METAL STUD ASSEMBLIES W/ LATH AND PLASTER

Mark	Stud Size	Assembly Width	UL Design Rating	Comments
L1.2	2 1/2"	4"		

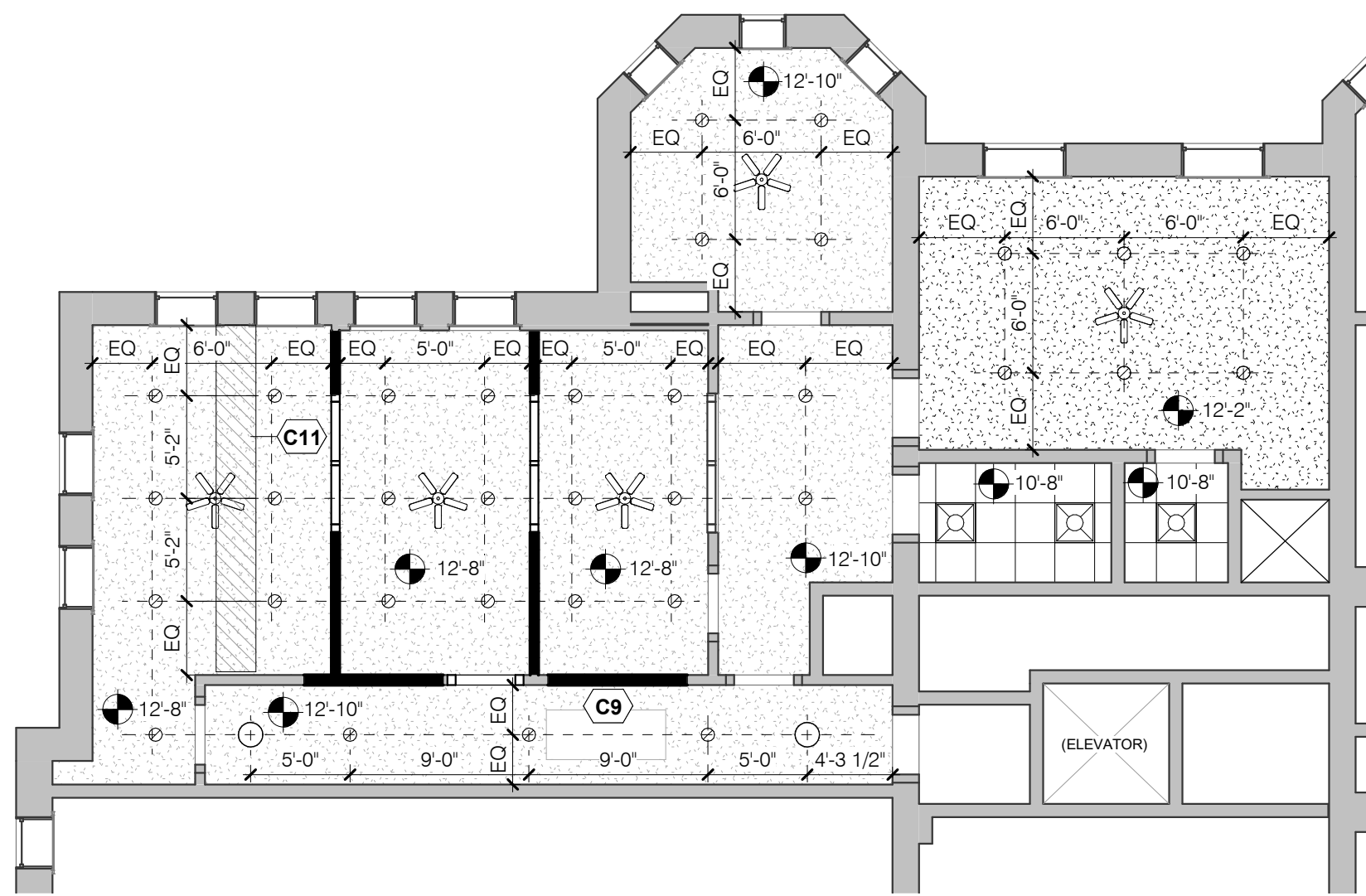
L2.X METAL STUD ASSEMBLIES W/ 1 LAYER GYP BD

Mark	Stud Size	Assembly Width	UL Design Rating	Comments
L2.2	2 1/2"	3 1/8"		

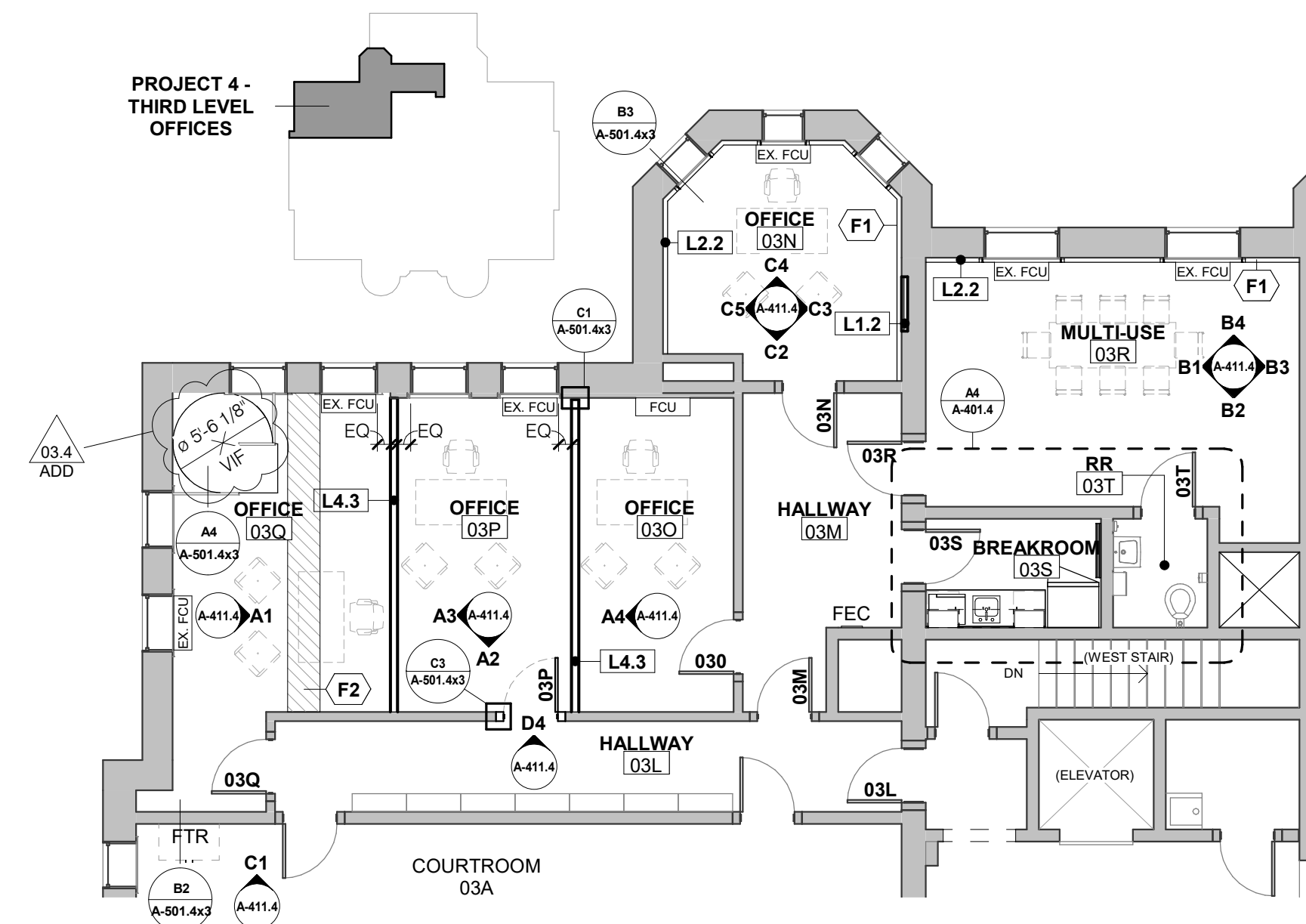
L4.X METAL STUD ASSEMBLIES W/ 1 LAYER GYP BD EACH SIDE AND ACOUSTIC INSULATION

Mark	Stud Size	Assembly Width	UL Design Rating	Comments
L4.3	3 5/8"	4 7/8"		

**B1** THIRD LEVEL RCP  
1/8" = 1'-0"



**B4** THIRD LEVEL FLOOR PLAN  
1/8" = 1'-0"



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JOHNSON COUNTY COURTHOUSE  
SECOND LEVEL SOUTH - FLOOR REPLACEMENT AND THIRD LEVEL RENOVATION

OWNER  
JOHNSON COUNTY  
913 South Dubuque Street  
Iowa City, Iowa 52240

PROJECT NO. 18.112

DATE	DESCRIPTION
02.03.2022	BIDDING DOCUMENTS
07.22.2022	ADD 01.4
07.28.2022	ADD 02.4
08.01.2022	ADD 03.4

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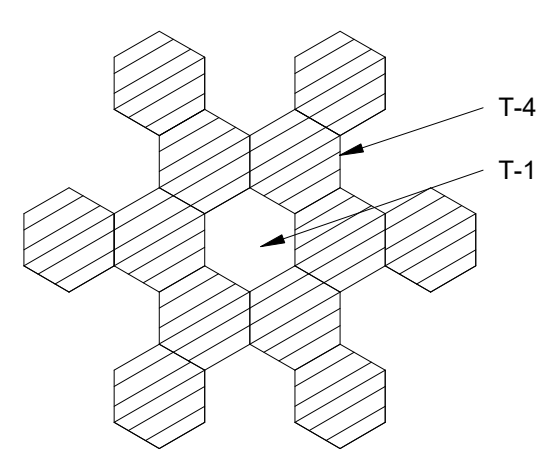
SHEET NAME  
THIRD LEVEL FLOOR PLAN AND RCP

SHEET NUMBER  
**A-102.4x3**

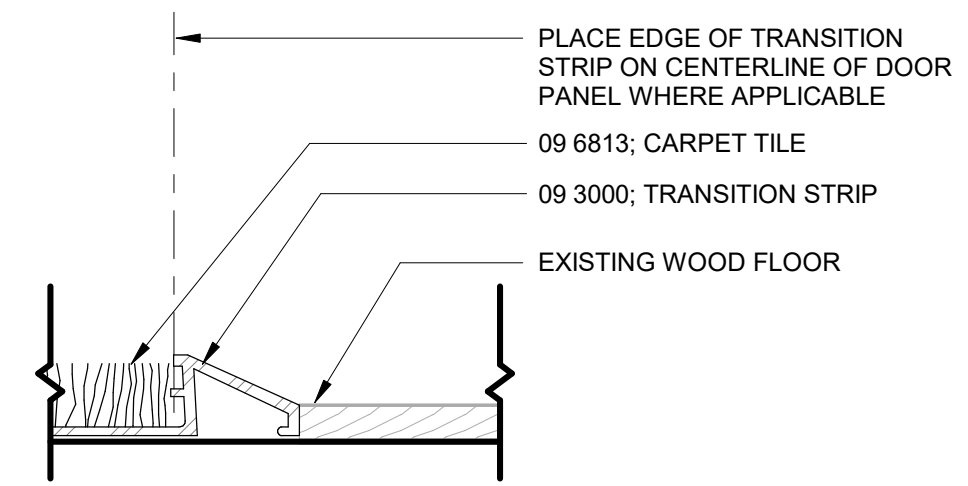


DOOR SCHEDULE PROJECT 4									
No.	ROOM	DOOR SIZE		DOOR			FRAME		NOTES
		WIDTH	HEIGHT	TYPE	MAT	GLAZE	TYPE	MAT	
03K	COURT CLERICAL	3'-0"	7'-0"	--					4
03L	HALLWAY	3'-0"	8'-0"	--					1
03M	HALLWAY	3'-0"	8'-0"	--					1
03N	HALLWAY	3'-0"	8'-0"	--					1
03P	OFFICE	3'-0"	8'-0"	--					1.2
03Q	HALLWAY	3'-0"	8'-0"	--					1
03R	HALLWAY	3'-0"	8'-0"	--					1
03S	BREAKROOM	3'-0"	8'-0"	--					1
03T	RR	3'-0"	8'-0"	--					1.3
03O	HALLWAY	3'-0"	8'-0"	--					1

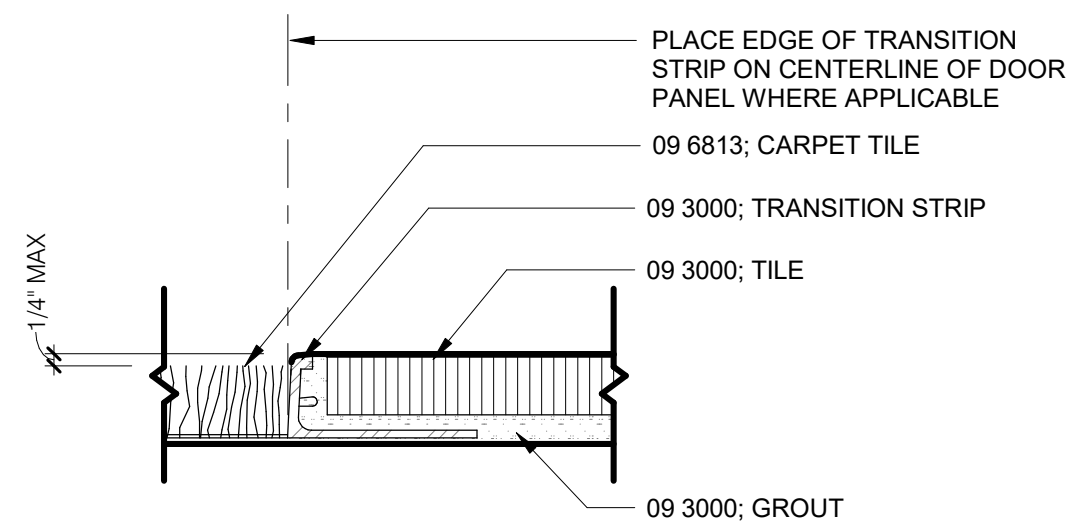
- NOTES:
- REFINISH ALL SIDES OF DOOR AND TRANSOM PANEL, FRAME, AND CASINGS FOR UNIFORM APPEARANCE
  - REINSTALL SALVAGED DOOR AND CASINGS; INSTALL NEW FRAME AND WOOD PLINTH BLOCKS EA. SIDE
  - INSTALL NEW WOOD CASING AT JAMB AND HEAD TO MATCH HISTORIC TRIM PROFILE
  - TEMP DOOR, FRAME AND HARDWARE PROVIDED BY CONTRACTOR; PAINT FINISH



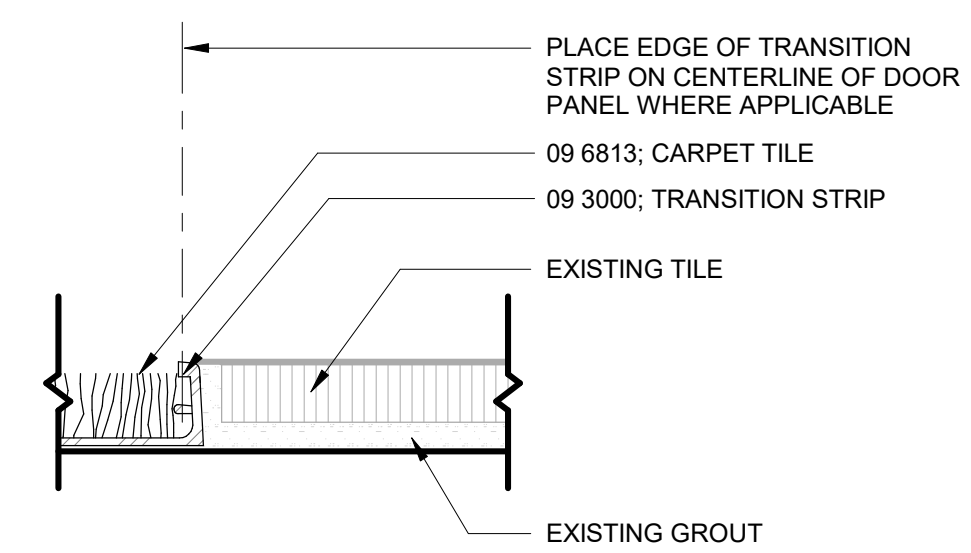
**D2 FLORAL ACCENT @ WEST STAIRS**  
12" = 1'-0"



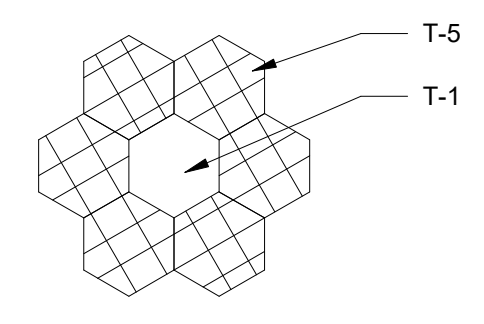
**C2 SECT DTL @ CPT/ EXIST. WOOD TRANSITION**  
12" = 1'-0"



**B2 SECT. DTL @ TILE/CPT TRANSITION**  
12" = 1'-0"

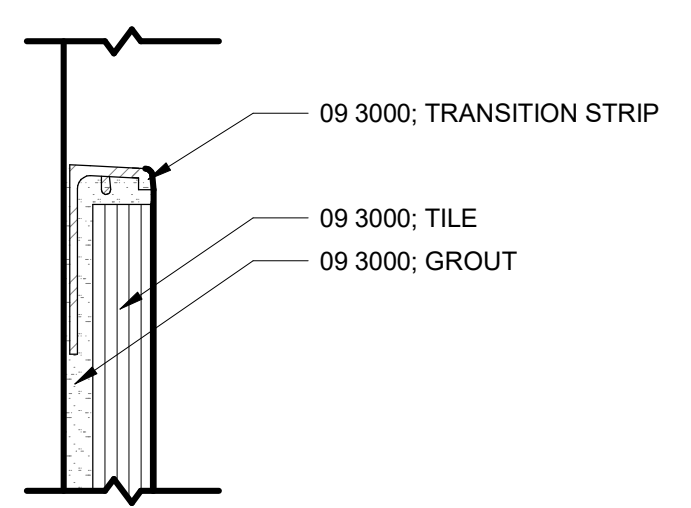
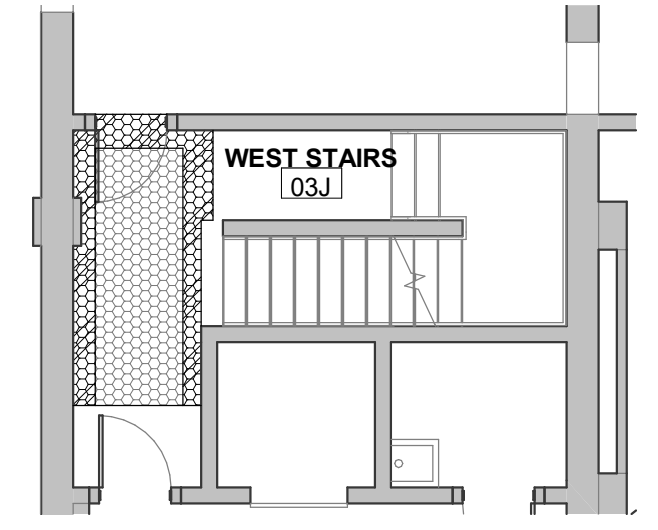


**A1 FLORAL ACCENT @ RESTROOM**  
12" = 1'-0"



**A2 SECT DTL @ CPT/ EXIST. TILE TRANSITION**  
12" = 1'-0"

**B3 LEVEL 2 SOUTH - FLOOR FINISH PLAN**  
1/8" = 1'-0"



**A3 SECT DTL @ TILE EDGE**  
12" = 1'-0"

ROOM FINISH SCHEDULE PROJECT 4							
No.	ROOM	FLOOR	BASE	WALL	SPECIALTY	CEILING	COMMENTS
03J	WEST STAIRS	T-1, T-3, T-4	--	--	--	--	--
03K	COURT CLERICAL	EXIST.	--	--	--	--	--
03L	HALLWAY	CPT-2	WD	PNT-2	--	PNT	REFER TO NOTE 7, 8, 10
03M	HALLWAY	CPT-2	WD	PNT-2	--	PNT	REFER TO NOTE 8, 10
03N	OFFICE	CPT-2	WD	PNT-3	--	PNT	REFER TO NOTES 1, 2, 3, 4, 8, 10
03O	OFFICE	CPT-2	WD	PNT-3	--	PNT	REFER TO NOTES 5, 8, 10
03P	OFFICE	CPT-2	WD	PNT-3	--	PNT	REFER TO NOTES 5, 8, 10
03Q	OFFICE	CPT-2	WD	PNT-3	--	PNT	REFER TO NOTES 5, 8, 10
03R	MULTI-USE	CPT-2	WD	PNT-3	--	PNT	REFER TO NOTES 2, 3, 4, 9, 10
03S	BREAKROOM	EXIST.	WD	PNT-2	--	PNT	--
03T	RR	T-1, T-5	TB-1	EPNT-1	T-9	PNT	REFER TO ELEVATIONS FOR EXTENT OF T-9, REFER TO NOTES 2, 6

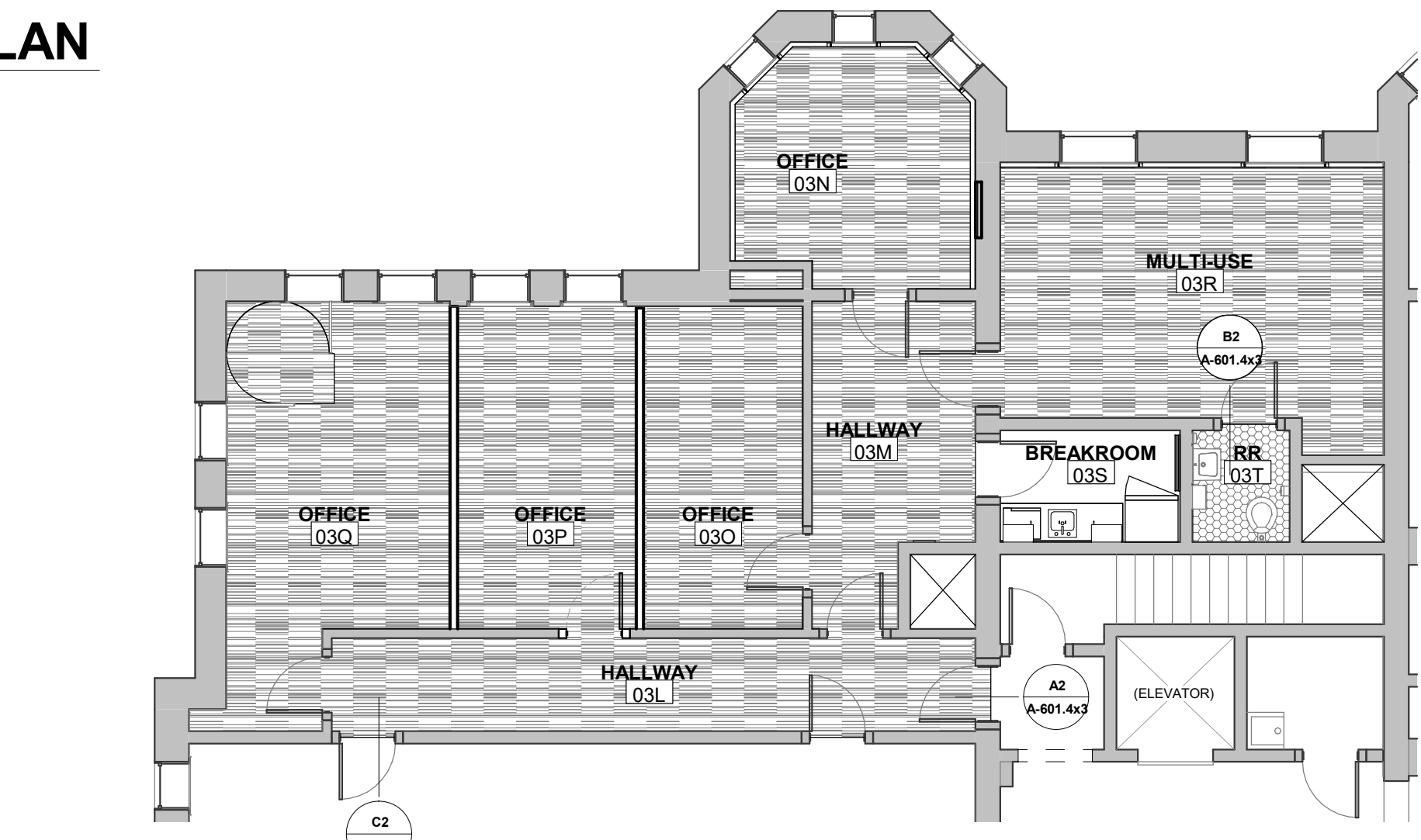
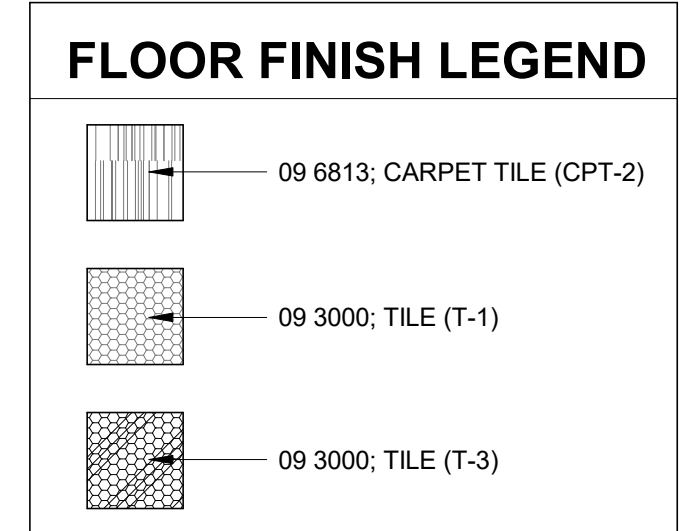
**ROOM FINISH SCHEDULE GENERAL NOTES:**

- ALL EXISTING WOOD TRIM SHALL BE REUSED, INCLUDING BASE AND SHOE, DOOR AND WINDOW CASINGS, CHAIR RAIL, ETC; REFINISH ALL EXISTING AND REINSTALLED TRIM FOR UNIFORM APPEARANCE
- FILL AND PATCH ALL DENTS, AND OTHER IMPERFECTIONS IN EXISTING AND NEW GYPSUM BOARD AND PLASTER SURFACES PRIOR TO PAINTING
- REMOVE AND REINSTALL WD BASE SHOE TRIM FOR CARPET INSTALLATION
- REMOVE AND REINSTALL ALL ITEMS FROM WALLS FOR PLASTER REFINISHING, INCLUDING COVER PLATES, VISUAL BOARDS, ETC."
- REFINISH ALL EXISTING WOOD TRIM FOR UNIFORM APPEARANCE; REMOVE AND REINSTALL ALL HARDWARE, ETC. TO ACHIEVE THE WORK.

**ROOM FINISH SCHEDULE SPECIFIC NOTES:**

- REPAIR AND PATCH ALL DENTS, CHIPS, AND CRACKS IN WALL SURFACES AND INSTALL SKIM COAT, MIN. 3MM, FOR UNIFORM APPEARANCE
- REFINISH ALL WOOD TRIM TO MATCH LIGHTER COLOR IN OFFICE 03P OR PROVIDE NEW TO MATCH PROFILES
- PROVIDE AND INSTALL WOOD APRON TRIM AT EXTERIOR WINDOW SILLS TO MATCH TRIM IN OFFICE 03P
- PROVIDE AND INSTALL WOOD CHAIR RAIL TRIM FULL PERIMETER, MATCH EXISTING PROFILE
- PROVIDE AND INSTALL WOOD RUNNING TRIM AT NEW WALL TO MATCH EXISTING
- REMOVE JAMB AND HEAD CASINGS; PROVIDE AND INSTALL CASINGS TO MATCH TYP. DOOR CASINGS
- PAINT WOOD ATTIC ACCESS DOOR AND PERIMETER TRIM
- REPAIR AND PATCH ALL DENTS, CHIPS, AND CRACKS IN CEILING SURFACES AND INSTALL SKIM COAT, MIN. 3MM, FOR UNIFORM APPEARANCE
- PROVIDE AND INSTALL SUSPENSION SYSTEM, LATH AND PLASTER CEILING SYSTEM
- REFINISH EXISTING WD FLOOR; SEE ALTERNATE 2
- INSTALL LATH AND PLASTER WALL FINISH 4" ABOVE EXISTING CEILING ELEVATION, FULL PERIMETER
- INCLUDE IN ALTERNATE 2: REPLACE WOOD FLOOR BOARDS WHERE WALL WAS REMOVED; NEW INFILL SHALL MATCH EXISTING LENGTH AND PATTERN OF EXISTING

INTERIOR FINISHES - PROJECT 4				
KEY	MATERIAL	MANUF.	DESC.	COMMENTS
PLAM-1	06 4100- PLASTIC LAMINATE	FENIX	J0748 BEIGE ARIZONA, COLORCORE	VERTICAL CASEWORK AT BREAKROOM
SSM-1	06 4100- SOLID SURFACE	FORMICA	744 CREMA TERRAZZO, THICKNESS: 1/2"	COUNTERTOP AT BREAKROOM
T-1	09 3000- TILE	DALTILE	KEYSTONE, 1" HEXAGON MOSAIC, COLOR: ARCTIC WHITE	FIELD TILE AT RESTROOM, BREAKROOM, WEST STAIRS
T-3	09 3000- TILE	DALTILE	KEYSTONE, 1" HEXAGON MOSAIC, COLOR: BROWN BERRY	BORDER AT WEST STAIRS 03H
T-4	09 3000- TILE	DALTILE	KEYSTONE, 1" HEXAGON MOSAIC, CYPRESS	FLORAL ACCENT AT WEST STAIRS 03H
T-5	09 3000- TILE	DALTILE	KEYSTONE, 1" HEXAGON MOSAIC, COLOR: URBAN PUTTY	ACCENT TILE AT RESTROOM
T-9	09 3000- TILE	DALTILE	COLOR WHEEL, 3"x8", COLOR: 0100	SPECIALTY WALL FINISH AT RESTROOM
TB-1	09 3000- TILE	DALTILE	COLOR WHEEL, 6"x6" COVE BASE, COLOR: 0100	BASE AT RESTROOM
CPT-2	09 6813- CARPET TILE	MANNINGTON COMMERCIAL	VARIATIONS 4, COLOR: WIRED 12202, 18"x36", INSTALLATION: BRICK	LOCATIONS NOTED ON FINISH PLAN
EPNT-1	09 9000- EPOXY PAINT	SHERWIN WILLIAMS	EPOXY, SW 7637 OYSTER WHITE	AT LOCATIONS SCHEDULED
PNT-2	09 9000- PAINT	SHERWIN WILLIAMS	SW 7637 OYSTER WHITE	AT LOCATIONS SCHEDULED
PNT-3	09 9000- PAINT	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE	AT LOCATIONS SCHEDULED
SHD-1	12 2400- ROLLERSHADE	SWF CONTRACT	DOUBLE-TAKE T300, COLOR: BONE GREY, OPENNESS: 3%	WINDOW TREATMENT ALL THROUGHOUT



**A4 LEVEL 3 - FLOOR FINISH PLAN**  
1/8" = 1'-0"

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**JOHNSON COUNTY COURTHOUSE - SECOND LEVEL SOUTH - FLOOR REPLACEMENT AND THIRD LEVEL RENOVATION**

OWNER  
 JOHNSON COUNTY  
 913 South Dubuque Street  
 Iowa City, Iowa 52240

PROJECT NO. 18.112

ISSUE	
DATE	DESCRIPTION
02.03.2022	BIDDING DOCUMENTS
07.22.2022	ADD 01.4
07.28.2022	ADD 02.4
08.01.2022	ADD 03.4

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SHEET NAME  
**DOOR AND FINISH SCHEDULE**

SHEET NUMBER

**A-601.4x3**