

Addendum No. 1
April 17, 2026

Project: Hansen Hall – West Campus Dining – Phase 1
Brookings, SD
Architect’s Project Number: 3154

Architect: Architecture Incorporated

Letting: Date: April 28, 2026
Time: 2:00pm
Location: SDSU Facilities & Services Building, Room 103

Scope of this Addendum:

To all bidders and all others to whom drawings and specifications have been issued by Architecture Incorporated, this Addendum forms a part of the Contract Documents. Acknowledge receipt of this addendum by listing its number and date in the bidder’s Form of Proposal. Failure to do so may subject bidder to disqualification. This addendum modifies the drawings and specifications as follows:

Document	Sheet Size
None included	

GENERAL ITEMS:

Meeting minutes following Pre-Bid Conference, dated 4/16/2026 have been appended to this document, and addresses site-specific items and questions from contractors therein.

Changes to Specifications

1) None

Changes to Drawings

2) None

GENERAL APPROVALS OR SUBSTITUTIONS:

The following material or equipment furnished by the manufacturers 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>
09 5113	Acoustic Panel Ceilings	USG
26 5100	Light Fixture Type D	Beta-Calco

MECHANICAL ITEMS:

None

ELECTRICAL ITEMS:

None

END OF ADDENDUM



Meeting Minutes

Hansen Hall – West Campus Dining – Phase 1

Location: University Student Union, South Dakota State University

OSE Project No.: R0326—19X/DEL

Architect's Project No.: 3154

April 16, 2026

Attendance

See attached attendance sheet

Introduction and Agenda

See attached agenda, describing overview and critical items for bidding and subsequent delivery of the project.

Site Walk

Attendees walked through the site, reviewing immediate and incidental areas to be utilized during the project construction.

Questions from Contractors

- 1. Will submittal exchange or pro-core be required to be used on this project?**
 - a. Per 1.6.A.1 of section 013300 electronic submittals shall be submitted via an electronic submittal website. Preferred platform is at the contractor's discretion. Costs associated with it are to be included in the Contractor's bid.

- 2. On sheet 9.30 it shows that the electrical contractor will need to bring all voltage data, cameras & card access shall be routed to the second floor IT room. There is nothing on the demo plan or any other plan that shows that the ceiling in this area will need to be removed and replaced once this electrical work is completed.**
 - a. General Demolition note (B) on sheet 4.10 dictates the need for contractor to create pathways and penetrations with minimal impact to the function and subsequent cost of construction.

- 3. Please clarify what type of framing is required at new door openings.**
 - a. Detail 1/4.10 calls for 3 5/8" steel studs (these are keyed at the door schedule). 6" studs are avoided to keep clean finish alignment with adjacent CMU.

- 4. For incidental above ceiling work from Amenities Room 103 to exterior wall to north exterior wall, can more detail be provided to prepare for replacement of ceiling tiles.**
 - a. Contractor should anticipate that removal and handling of existing ceiling tiles may be subject to replacement; and pricing should allow contingency for unexpected replacement of materials.

- 5. Will penetrations to basement be required for MEP pathways from Kitchenette 178 and Amenities Room 103?**
 - a. Yes, as required. Note that the ceiling in mechanical room below Kitchenette 178 has a hard lid, and significant density of duct/piping.

- 6. For the new drinking fountain in the corridor, what is the finish surface to prepare for electrical pathways through tile backsplash?**
- a. New fountain and bottle filler station, mounting arrangement will include demolition of current fountain, patching of gypsum, and tile to be installed proud of gypsum. Refer to detail A/4.61

Respectfully submitted,
Brandon Fettes, AIA



Hansen Hall – West Campus Dining – Phase 1
Brookings, SD

Architecture Incorporated #0728.2893.20

Pre-bid Conference

April 16, 2026

9:00 – 10:00 AM

Discussion Items:

1. Design Team
 - a. Architecture Incorporated
 - b. West Plains Engineering

2. Project Scope
 - a. The project consists of interior renovations on the ground floor of Hansen Hall dormitory. Including an expansion and improvement of the current student kitchen, the addition of an amenities room, and installation of new drinking fountain.
 - b. The scope of this project is Phase 1 of a 2-phase project. Phase 2 will include the addition of a commercial kitchen and interior finish improvement, adjacent to the areas of work contained in Phase 1.
 - c. Some adjacent spaces will need to be accessed and modified for MEP routing, and interruption to the existing condition of spaces shall be minimized.
 - d. Contractors are responsible for temporary partitions / measures to control dust and debris in the existing building. Work will take place primarily during non-class months, but the building shall be considered occupied during all hours.
 - i. Primary corridors shall not be fully obstructed at any point during construction. If extenuating circumstances require prolonged interruptions of egress paths, the contractor shall communicate with the architect to find appropriate solutions.
 - e. The first floor is not sprinklered and will require fire-rated assemblies around the area of work. Please investigate the code plan and abide by fire-protective measures as identified in the project manual.
 - f. Contractors will need to communicate with the Owner to maintain access to and egress from the existing buildings.
 - g. Contractor staging will need to be coordinated with the owner and sequenced in a manner that doesn't interrupt facility or campus functions.

3. Project Schedule
 - a. The bid opening is Tuesday, April 28th at 2:00 PM, at the SDSU Facilities and Services Building, Room 103.

- b. Construction is anticipated to commence on or about May 25, 2026.
 - c. The date of Substantial Completion for the entire project is August 7, 2026.
4. The Contractor shall coordinate work provided by Owner outside of the contract – furniture, security systems, A/V systems, lawn irrigation system, etc.
 5. There are no bid alternates for this project.
 6. There are no unit prices designated for this project.

Architecture Incorporated

<u>Hansen Hall Pre-Bid Attendance</u>			
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