CORNERSTONE ARCHITECTS

NORTHWESTERN MICHIGAN COLLEGE

AUDIO-TECH ACOUSTIC UPGRADES

Project No. 26.503

ADDENDUM 1

Date: 11/25/2026

To: Bidders

This Addendum is notification to all bidders on the above-mentioned project that the following revisions to the Construction Documents are to be incorporated into any bid proposals submitted. All of these items shall be considered as part of the Contract Documents.

SPECIAL NOTE

The Notice to Bidders, Instructions to Bidders, and General Conditions of the Contract for Construction, Supplementary Conditions of the Contract for Construction, and all modifications and previously issued Construction Documents are part of this addendum.

SCOPE OF WORK

The following items are changes, additions, deletions, clarifications, and/or errors, and omissions in plans and specifications, and shall be considered by each Bidder in making and submitting his proposal. All of these items shall be considered a part of the Contract Documents.

Architectural Items:

A1. A100 – Demolition Plan
   a. Demo note 8 added for removal of existing upper cabinet

A2. A101 – Floor Plan
   a. Note added for reinstallation of upper cabinet at Work Room 108

Reference Items:

A3. A4 – Existing Building Sections and Interior Elevations (2003 Renovation)

Attachments:

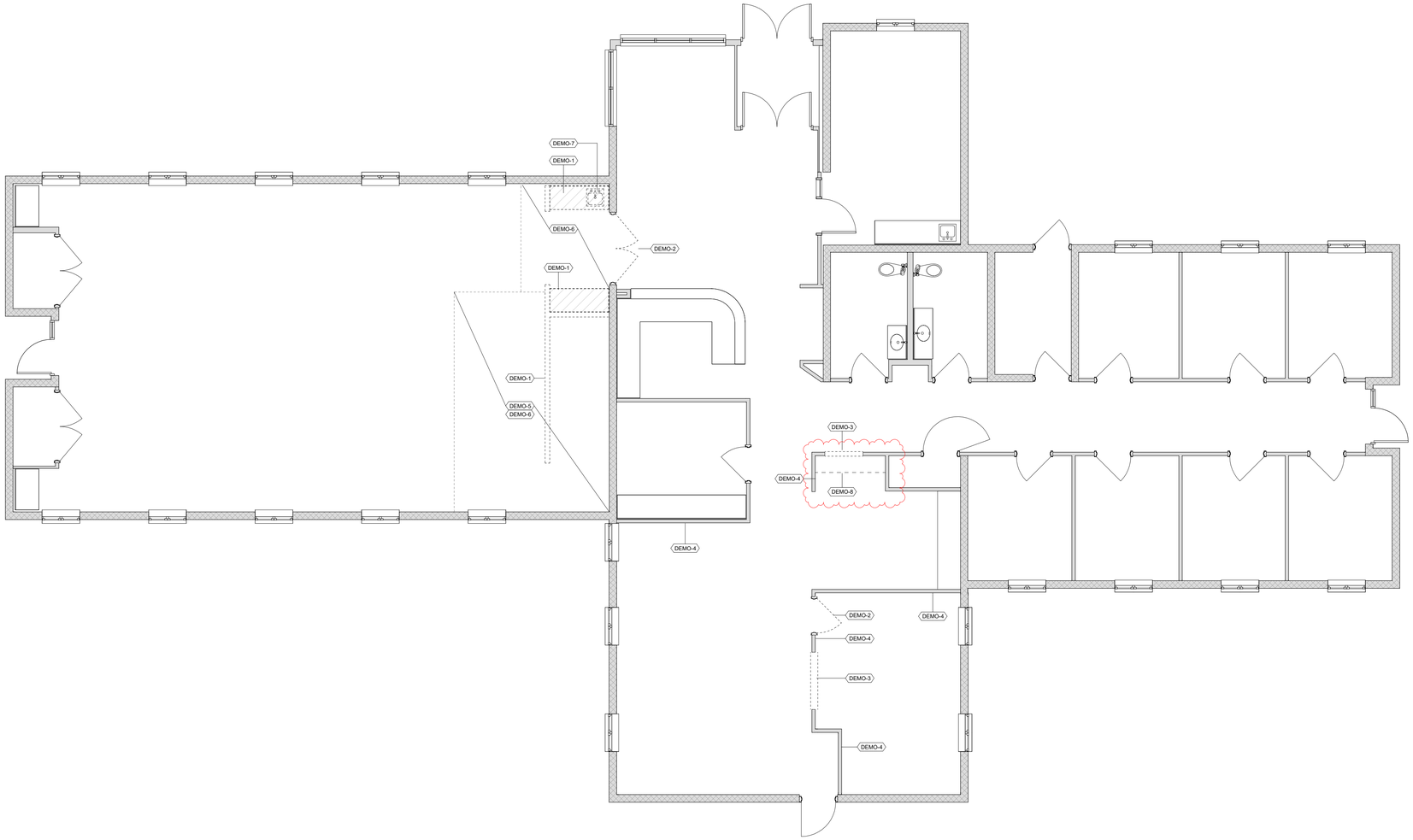
Drawing Sheets

- *A100 – Demolition Plan*
- *A101 – Floor Plan*
- *A4 – Existing Building Sections and Interior Elevations (Existing Drawings*)

End of Addendum 01.

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DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

GENERAL DEMO NOTES

- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION, REMOVAL AND RE-USE OF ALL ITEMS SHOWN ON DRAWINGS.
- OBTAIN PROPER PERMITS PRIOR TO THE COMMENCEMENT OF DEMOLITION. ALL SUBMITTAL AND FEES ARE THE RESPONSIBILITY OF THE G.C.
- ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES DAILY, EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE OWNER, OR AS DIRECTED OTHERWISE. REMOVE AND DISPOSE OF ALL MATERIALS IN A LEGAL MANNER, USING LABOR, MATERIALS AND EQUIPMENT AS NECESSARY.
- REFER TO ATTACHED FLOOR PLANS FOR EXISTING CONSTRUCTION TO REMAIN, EXTENT OF DEMOLITION, AND SCHEDULED ITEMS FOR RELOCATION. THE OWNER RETAINS ALL SALVAGE RIGHTS. REVIEW WITH THE OWNER ALL ITEMS OF POTENTIAL SALVAGE AND STORE APPROPRIATELY. THE USE OF NON-SALVAGED ITEMS IN NEW CONSTRUCTION NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE OWNER AND THE ARCHITECT. ITEMS NOT APPROVED FOR SALVAGE BY THE OWNER, ARE TO BE PROPERLY DISPOSED OF BY THE G.C. ALL EXISTING DOORS, FRAMES, HARDWARE, ELECTRICAL FIXTURES, CABINETRY, AND OTHER BUILDING STANDARD COMPONENTS REMOVED DURING DEMOLITION AND NOT REUSED FOR THIS PROJECT SHALL BE TAGGED AND STORED AS DIRECTED BY BUILDING MANAGEMENT/OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION AREAS AND OCCUPIED OR PUBLIC AREAS TO BE MAINTAINED BY CONTRACTOR. PROTECT OR TEMPORARILY REMOVE ALL ITEMS THAT ARE EXISTING TO REMAIN. RESET TEMPORARY REMOVALS ACCURATELY AND SECURELY. DAMAGE TO EXISTING TO REMAIN CONSTRUCTION, MATERIALS OR EQUIPMENT TO BE RESTORED TO ORIGINAL CONDITION OR AS OUTLINED IN THE CONSTRUCTION DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS, BARRICADES, AND OTHER METHODS OF DUST CONTROL TO ASSURE A SAFE AND NEAT DEMOLITION PROCESS AND TO PROTECT ADJACENT BUILDING PROPERTIES. THE USE OF EXPLOSIVES AND BURNING ARE NOT PERMITTED.
- TEMPORARILY SHORE AND SUPPORT ANY AREA OF DEMOLITION IN WALLS, FLOORS, CEILING ASSEMBLIES, THAT ARE STRUCTURAL. PROTECT ALL WORK IN PLACE.
- DEMOLITION AND TRENCHING, CUTTING, BORING, AND REPAIR ASSOCIATED WITH TRADES IS THE RESPONSIBILITY OF THAT TRADE. COORDINATE WITH THE G.C. PRIOR TO DEMOLITION WORK.
- ALL TRADES ARE TO REVIEW EXISTING CONDITIONS AND INCLUDE DEMOLITION OF EXISTING SYSTEMS AS REQUIRED BY SCOPE OF NEW WORK.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT, ETC.. TO THE SOURCE AFTER WALL DEMOLITION.
- REMOVE EXISTING MECHANICAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW HVAC DESIGN AND DUE TO CEILING RELATED WORK, SALVAGE DEVICES AS PRACTICAL FOR REUSE. CLEAN/REPLACE SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES, CALIBRATE AND RELOCATE THERMOSTATS, AND INSTALL NEW DUCTWORK AS REQUIRED.
- REMOVE EXISTING AND/OR RELOCATE EXISTING LIGHT FIXTURES AND OTHER CEILING DEVICES AS REQUIRED TO ACCOMMODATE REFLECTED CEILING PLAN, ALL EXISTING FIXTURES DEVICES SHALL BE CLEANED, (INCLUDING LENS), DAMAGED PARTS REPAIRED OR REPLACED, AND RELAMPED AS NECESSARY.
- REMOVE EXISTING CEILING AND FLOORING FINISH AS REQUIRED FOR INSTALLATION OF NEW.
- COORDINATE WALL DEMO WITH LOCATION OF NEW COLUMN GRID.

DEMOLITION LEGEND

THE FOLLOWING SCOPE OF WORK APPLIES TO ALL AREAS OF DEMOLITION WORK. CONSTRUCTION MANAGER TO FIELD VERIFY THE EXTENT OF THE WORK AND THE EXISITING CONDITIONS PRIOR TO THE START OF WORK

DEMO-1	REMOVE EXISTING WALLS, COLUMNS, DOORS, WINDOWS, ETC. AS SHOWN DASHED. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, ETC TO REMAIN IN PREPARATION FOR NEW CONSTRUCTION. COORDINATE DEMO WORK w/ NEW CONSTRUCTION, REFER TO NEW CONSTRUCTION DRAWINGS
DEMO-2	REMOVE EXISTING DOOR FOR REPLACEMENT.
DEMO-3	REMOVE PORTION OF METAL FRAMED WALL FOR NEW DOOR/OPENING
DEMO-4	REMOVE DRYWALL LAYER TO EXPOSED STUD FRAMING FOR NEW CONSTRUCTION
DEMO-5	REMOVE EXISTING CEILING BACK TO ORIGINAL EXPOSED STRUCTURE FOR PREPARATION OF NEW CONSTRUCTION
DEMO-6	REMOVE EXISTING FLOOR FINISH TO EXISTING SUBFLOOR/SLAB. PREP SUBFLOOR FOR NEW FLOORING
DEMO-7	SAWCUT EXISTING SLAB TO DEMO/CAP EXISTING SANITARY BELOW SLAB. PATCH IN SLAB AS REQUIRED
DEMO-8	REMOVE UPPER CABINET FOR RELOCATION IN NEW PLAN

DEMOLITION SYMBOL LEGEND

EXISTING TO BE DEMOLISHED

EXISTING WALL TO REMAIN

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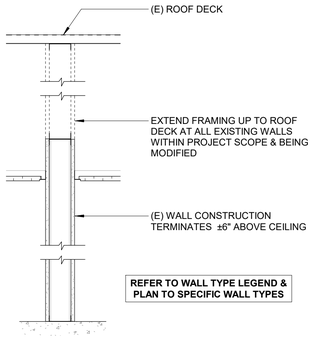
Date	Issued For
03/27/26	SCHEMATIC DESIGN
11/09/26	BID SET
11/25/26	ADDENDUM 01

STATE OF MICHIGAN
JOHN DANCER
ARCHITECT
No. 1301044910
LICENSED ARCHITECT

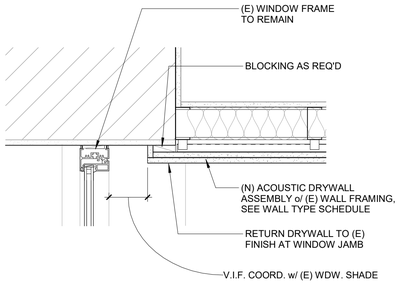
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PROJECT NO:
26.503
SHEET TITLE:
DEMOLITION PLAN

A100

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6 TYP. WALL DETAIL
A101 SCALE: 1" = 1'-0"



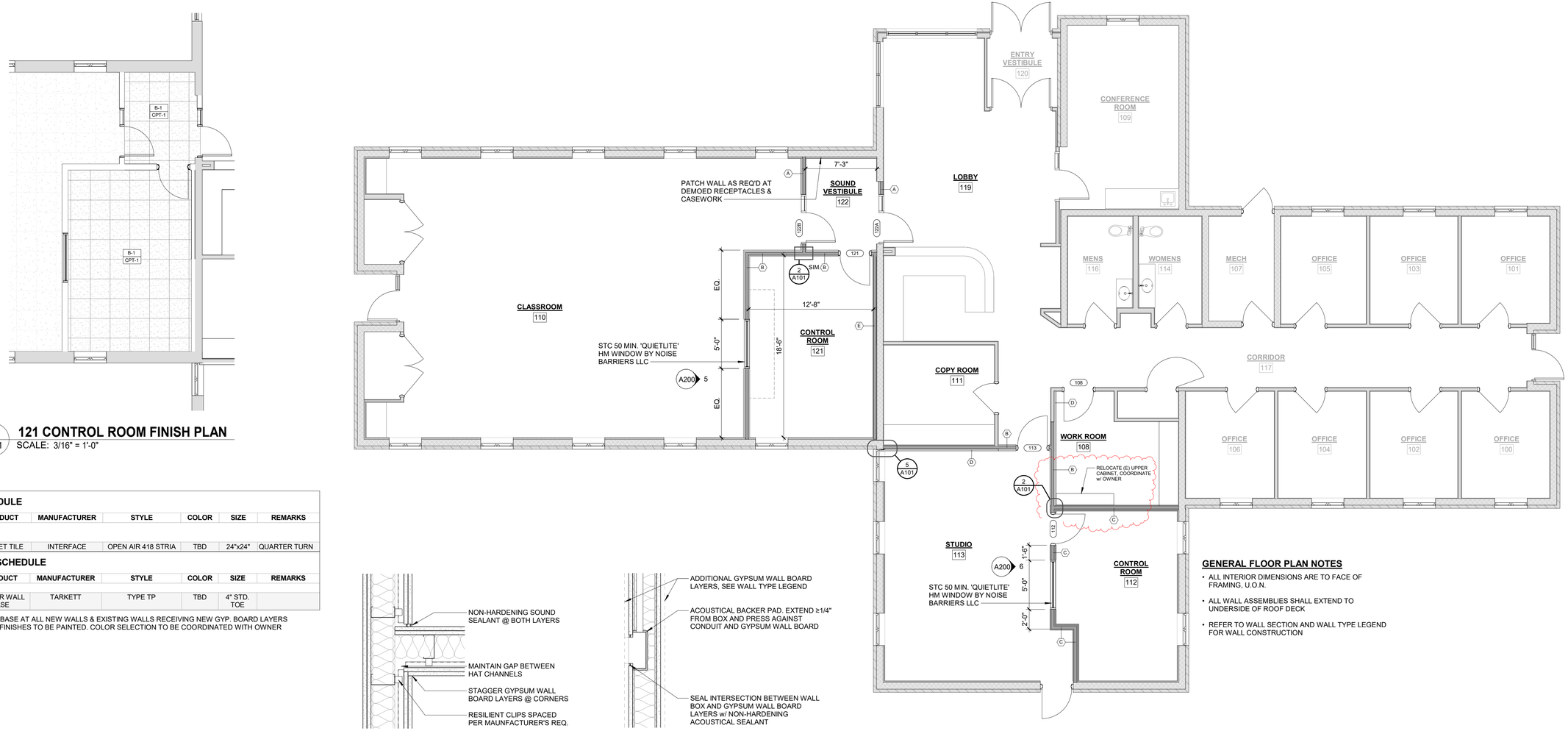
5 (E) WINDOW JAMB DETAIL
A101 SCALE: 1 1/2" = 1'-0"

INTERIOR WALL TYPE LEGEND

- DIMENSIONS SHOWN ARE TO FACE OF FRAMING, U.O.N.
- PROVIDE BLOCKING AT ALL CASEWORK, BATHROOM ACCESSORIES, MARKERBOARDS, DISPLAY CASES, ETC. AS PER PLANS & ELEVATIONS
- REFER TO INTERIOR ELEVATIONS AND DETAILS FOR FINISH AND FINISH BUILD UP
- ALL FIRE RATED PARTITIONS/SHAFTS SHALL BE CONSTRUCTED FULL HEIGHT TO AND SEALED AGAINST UNDERSIDE OF STRUCTURE. SEAL ALL EDGES w/ FIRE RATED SEALANT

WALL TYPE
A

TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
STC 55 **1 HOUR** UL U465 SEE **4/A200** FOR TOP OF WALL DETAILS 5/8" TYPE X GYPSUM WALL BOARD 6 1/4" 3 5/8" 20 GA. METAL STUDS AT 16" O.C. w/ 3 1/2" UNFACED BATT INSULATION 'ISOMAX' RESILIENT CLIP BY KINETICS w/ 7/8" HAT CHANNELS	**STC 60** **1 HOUR** UL U411 SEE **4/A200** FOR TOP OF WALL DETAILS (2) LAYERS OF 5/8" TYPE X GYPSUM WALL BOARD, EA. SIDE 7 1/2" 3 5/8" 20 GA. METAL STUDS AT 16" O.C. w/ 3 1/2" UNFACED BATT INSULATION 'ISOMAX' RESILIENT CLIP BY KINETICS w/ 7/8" HAT CHANNELS	**STC 60** **1 HOUR** UL U411 SEE **4/A200** FOR TOP OF WALL DETAILS ADD ADDITIONAL LAYER OF 5/8" TYPE X GYP. BOARD o/ EXISTING (2) LAYERS OF 5/8" TYPE X GYPSUM WALL BOARD 7 1/2" (E) METAL STUDS AT 16" O.C. w/ 3 1/2" UNFACED BATT INSULATION 'ISOMAX' RESILIENT CLIP BY KINETICS w/ 7/8" HAT CHANNELS	**STC 57** **1 HOUR** UL U465 SEE **4/A200** FOR TOP OF WALL DETAILS (2) LAYERS OF 5/8" TYPE X GYPSUM WALL BOARD (E) METAL STUDS AT 16" O.C. 6 7/8" 3 1/2" UNFACED BATT INSULATION AT EX. STUD CAVITIES 'ISOMAX' RESILIENT CLIP BY KINETICS w/ 7/8" HAT CHANNELS	SEE **4/A200** FOR TOP OF WALL DETAILS 5/8" TYPE X GYPSUM WALL BOARD 3 5/8" METAL STUD FURRING AT 16" O.C. o (E) MASONRY WALL 3 1/2" UNFACED BATT INSULATION



4 121 CONTROL ROOM FINISH PLAN
A101 SCALE: 3/16" = 1'-0"

FINISH SCHEDULE

TYPE	PRODUCT	MANUFACTURER	STYLE	COLOR	SIZE	REMARKS
FLOOR						
CPT-1	CARPET TILE	INTERFACE	OPEN AIR 418 STRIA	TBD	24"x24"	QUARTER TURN
WALL BASE SCHEDULE						
TYPE	**PRODUCT**	**MANUFACTURER**	**STYLE**	**COLOR**	**SIZE**	**REMARKS**
B-2	RUBBER WALL BASE	TARKETT	TYPE TP	TBD	4" STD. TOE	

- PROVIDE WALL BASE AT ALL NEW WALLS & EXISTING WALLS RECEIVING NEW GYP. BOARD LAYERS
- ALL NEW WALL FINISHES TO BE PAINTED. COLOR SELECTION TO BE COORDINATED WITH OWNER

2 RESILIENT STUD PARTITION DETAIL
A101 SCALE: 1 1/2" = 1'-0"

1 TYP. OUTLET BOX DETAIL
A101 SCALE: 1 1/2" = 1'-0"

N

FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL FLOOR PLAN NOTES

- ALL INTERIOR DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- ALL WALL ASSEMBLIES SHALL EXTEND TO UNDERSIDE OF ROOF DECK
- REFER TO WALL SECTION AND WALL TYPE LEGEND FOR WALL CONSTRUCTION

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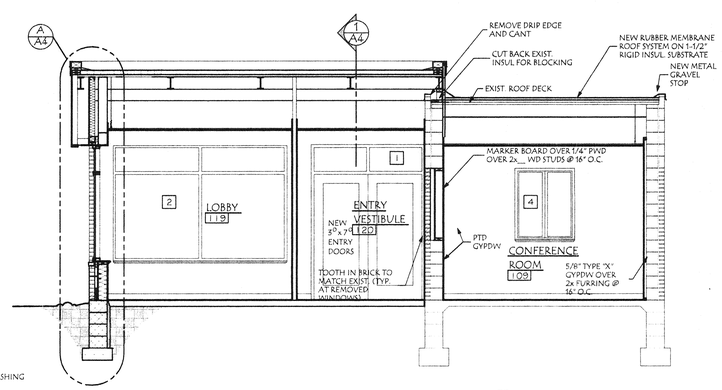
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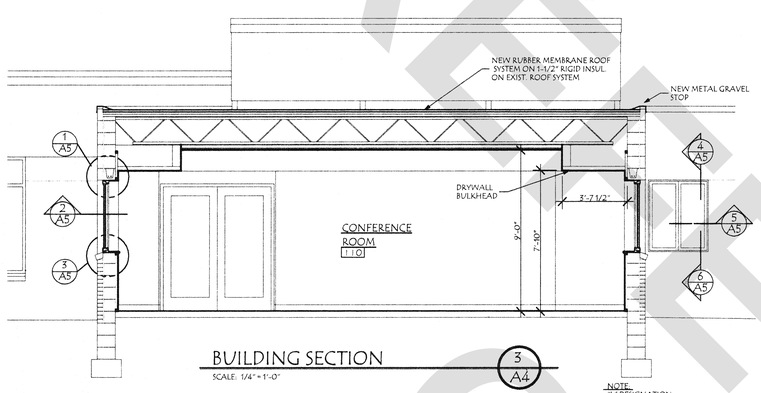
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PROJECT NO:
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SHEET TITLE:
FLOOR PLAN
A101

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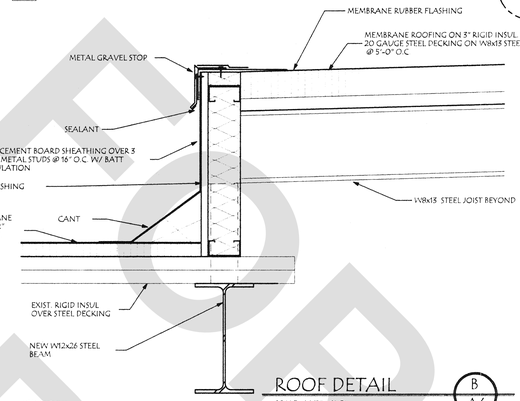


BUILDING SECTION 1/A4
SCALE: 1/4" = 1'-0"



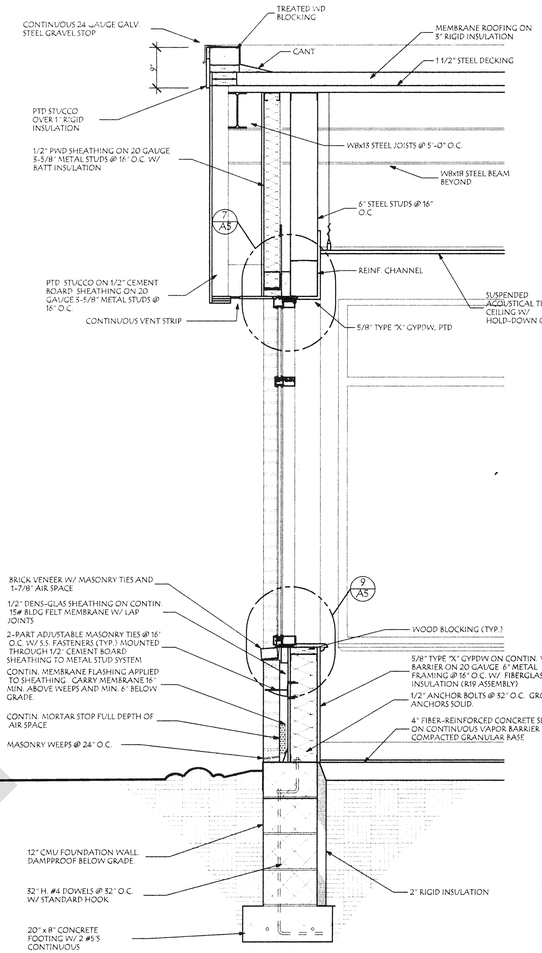
BUILDING SECTION 3/A4
SCALE: 1/4" = 1'-0"

NOTE: "L" DESIGNATION EQUALS LOCKABLE.

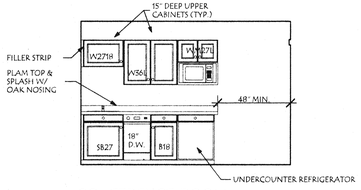


ROOF DETAIL B/A4
SCALE: 1 1/2" = 1'-0"

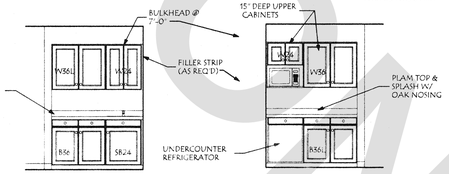
BUILDING SECTION 2/A4
SCALE: 1/4" = 1'-0"



WALL SECTION A/A4
SCALE: 3/4" = 1'-0"

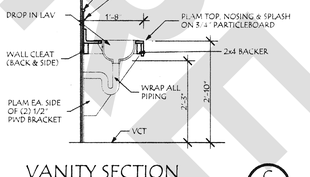


CONFERENCE ROOM 109 LOOKING SOUTH A

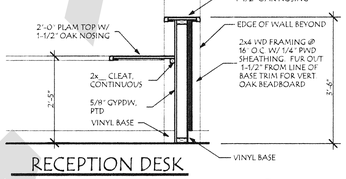


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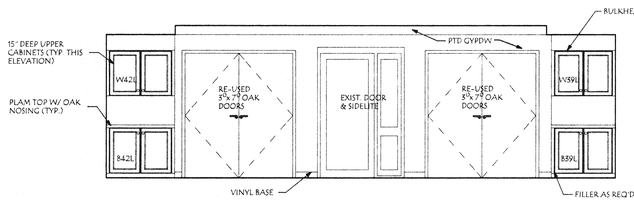
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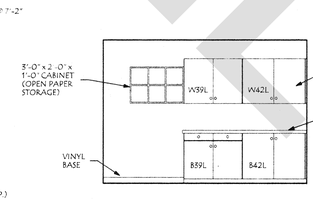
VANITY SECTION C/A4
SCALE: 1/2" = 1'-0"



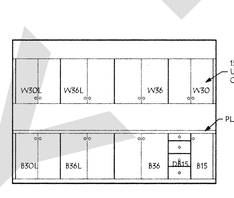
RECEPTION DESK SECTION D/A4
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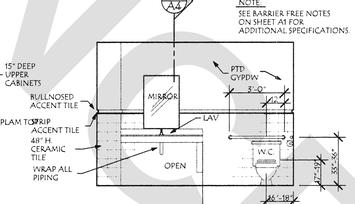
CONFERENCE ROOM 110 LOOKING WEST D



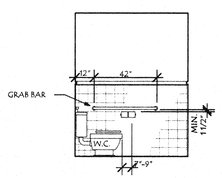
COPY ROOM LOOKING NORTH E



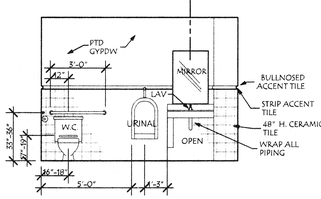
COPY ROOM LOOKING SOUTH F



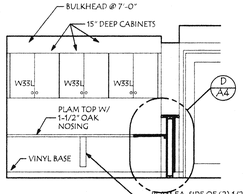
WOMEN'S TOILET LOOKING WEST G



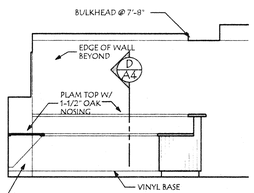
WOMEN'S TOILET LOOKING NORTH H



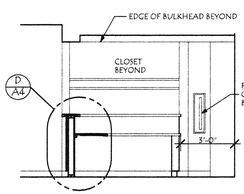
MEN'S TOILET LOOKING EAST J



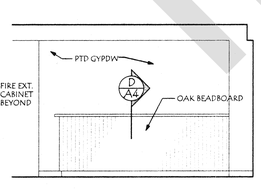
RECEPTION DESK LOOKING WEST K



RECEPTION DESK LOOKING NORTH L



RECEPTION DESK LOOKING EAST M



RECEPTION DESK LOOKING SOUTH N

INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

PERMIT SET

PROJECT BY:
PAUL B. FITZSIMONS - ARCHITECT
403 E. STATE STREET
TRAVERSE CITY, MICHIGAN
49686

SHEET NAME:
BUILDING SECTIONS
WALL SECTIONS
INTERIOR ELEVATIONS

A BUILDING RENOVATION PROJECT FOR THE:
NMC COMMUNICATIONS
BUILDING
1701 E. FRONT STREET
TRAVERSE CITY, MICHIGAN
49686

PROJECT NO.
2222

BID SET ☐
CONSTRUCTION ☐
FINAL RECORD ■

REVISIONS:

DATE:
9 OCTOBER 2003

SHEET NO.
A4