

**ADDENDUM #1
TO THE CONSTRUCTION DOCUMENTS FOR
IONIA COUNTY ADMINISTRATION BUILDING FAÇADE RESTORATION – PHASE 1
RESTORE Project # 2025-1332**

August 4, 2026

This Addendum shall be considered part of the construction documents for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of this Addendum differ from those of the original construction documents, this Addendum shall govern and take precedence.

Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum. It will be construed that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

1. Pre-Bid Meeting Minutes
 - A. Pre-Bid Meeting Minutes (Virtual), 07-29-2026.
 - B. Pre-Bid Meeting Minutes (Site), 07-31-2026.
2. Question #1
 - A. **Question:** *Repair Items #7 and #8 (keynote) on sheet R2.6 shows estimated SF quantities, but the Bid Form lists Repair Items #7 and #8 to be priced as Lump Sum units. Should we price these items as SF or LS?*
 - B. **Response:**
Repair Items 7 and 8 are to be bid as lump sum values. The provided SF quantities on the elevation drawings are estimates of the impacted work areas for the bidder's convenience.
3. Question #2
 - A. **Question:** *Some items on the Bid Form include multiple work items yet ask for SF pricing. For example, Repair Item #2 includes 1) repointing and 2) replacing/reconstructing brick. What are the SF numbers intended to represent here?*
 - B. **Response:**
The SF quantity provided for Item 2 is an estimate of the work area for the bidder's convenience. Please expect that the actual wall area of work performed for this item may be +/- 20% of the estimated quantity and will be paid accordingly. Repair Item 2 is effectively a lump sum repair in the designated area, e.g., repointing and limited brick unit replacement or resetting, though most of the work for this item is anticipated to be repointing and cleaning only. If excessive, unforeseen repair needs are discovered in this location (i.e., multi-wythe brick replacement, structural shoring, etc.), the necessary repairs will be eligible for a change.
Alternate 2A includes all of Item 2 repairs, plus *reconstruction* of the southern-most pilaster with new face brick and salvage of the historic face brick.
4. Question #3
 - A. **Question:** *What is the specified paint stripper for Item 13 West Wall Paint Strip Test?*
 - B. **Response:**
Use Prosoco Enviro Klean SafStrip coating and paint remover or approved equal.*



Bid value shall include stripping, neutralizing, and cleaning, as required.
Use all products in strict accordance with the manufacturer's directions.

*Contractor-proposed alternates for other masonry paint and coating strippers are welcomed for consideration.

5. Question # 4

A. **Question:** *What is the specified paint and primer for Item 14 West Wall Repainting?*

B. **Response:**

Use Sherwin Willaims LOXON masonry primer and two (2) coats Sherwin Williams SuperPaint Exterior Latex, or approved equal*, color and sheen selected by owner.

Remove all peeling or flaking paint and clean all surfaces to be painted with a mild detergent.

Acceptable cleaning products: Prosoco 2010 All Surface Cleaner or Prosoco Revive.

Complete min. (2) small paint trial areas for architect and owner approval.

Use all detergents and paints in strict accordance with the manufacturer's directions.

*Contractor-proposed alternates for other masonry paints or high-build/elastomeric coatings are welcomed as additional alternates for consideration.

6. Question #5

A. **Question:** *What is the specified stain for Item 14A West Wall Staining alternate?*

B. **Response:**

Use silicate pigmented vapor permeable mineral stain, color selected by owner. Acceptable stain products: Restauro Stain by Keim or Nawtone K by Nawkaw.

Remove all peeling or flaking paint and clean all surfaces to be painted with a mild detergent.

Acceptable cleaning products: Prosoco 2010 All Surface Cleaner or Prosoco Revive.

Complete min. (2) small stain trial areas for architect and owner approval. Use in strict accordance with the manufacturer's directions.

END OF ADDENDUM #1