

LSD Dwight Rich Food Service

Bid Pack 2, Addendum No. 1

Narrative of Changes

Project Name:	Dwight Rich Food Service – Equipment Replacement & Renovation SO-1854	Date:	April 03, 2026
Project Location:	2600 Hampden, Lansing, MI 48911	Architect’s Project #:	25015929A
Owner/Client:	Lansing School District	Attention:	David Beckering
Issued to:	Beckering Construction	Email:	djb@beckering.com
City/State:	Grand Rapids, MI	Zip:	49548

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This Addendum revises the Contract Documents and shall have the same force and effect; make the following changes to the Specifications and Drawings for this project. The following is a written summary of the changes made by this Addendum. Strict attention should be given to the Drawings and Specifications for area take-off, quantities and items deleted or revised herein. This addendum forms a part of the Contract Documents.

Issued by CED by:	Courtney Norris	Date Signed:	04/03/2026
Prepared by:	Courtney Norris	Date Signed:	04/03/2026
Distribution:	Refer to Newforma transmittal.		

Below is a list of the changes made to our documents in response to the comments, RFIs, or clarifications provided prior to Bid. Please feel free to reach out with any further questions or clarifications in a timely manner.

Sincerely,
Courtney Norris

Drawings

- A101 – FIRST FLOOR AND CEILING PLANS (Reissued)
 - Revised paint specifications

ATTACHMENTS

Reissued Drawings:

A101

CM Clarifications 1, 2, 3

END OF ADDENDUM NO. 1

GENERAL FINISH NOTES

- A. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR PREPARING AND INSTALLING FINISHES.
- B. PROTECT ADJACENT WORK BY SUITABLY COVERING DURING WORK.
- C. REMOVE ADHESIVE OR PAINT SPOTS FROM FINISHED FLOORS, WALLS, GLASS OR OTHER SURFACES. FINISHES TO MEET OR EXCEED CODE REQUIREMENTS.
- D. INSTALL MATERIALS USING MANUFACTURER'S APPROVED ADHESIVES AND METHODS, U.O.N.
- E. FILL MINOR DRYWALL IRREGULARITIES WITH SPACKLING COMPOUND AND SAND TO A SMOOTH LEVEL SURFACE. EXERCISE CARE TO AVOID RAISING THE NAP OF PAPER.
- F. DO NOT PERFORM PAINTING AND OTHER FINISHING WORK UNDER CONDITIONS UNSUITABLE FOR EXECUTION OF PAINTING WORK. AIR SHALL BE FREE FROM DUST AND DIRT TO PREVENT LODGING OF FOREIGN MATTER IN FRESH PAINT. FLOORS MUST BE BROOM CLEAN BEFORE PAINTING IS STARTED.
- G. PAINT DESIGNATIONS INDICATE LOCATION ONLY. OWNER TO MAKE FINAL DECISIONS ON COLOR AND SHEEN.
- H. EDGES OF PAINT ADJOINING OTHER COLORS OR MATERIALS TO BE SHARP AND CLEAN WITHOUT OVERLAP.
- I. EXAMINE SURFACES TO RECEIVE PAINT CAREFULLY FOR DEFECTS. DO NOT PROCEED WITH WORK UNTIL DEFECTS ARE CORRECTED.
- J. WHENEVER NECESSARY TO OBTAIN REQUIRED RESULTS, REFINISH AN ENTIRE WALL RATHER THAN SPOT FINISHING WHERE A PORTION OF THE FINISH HAS BEEN DAMAGED OR IS UNSATISFACTORY.
- K. PREPARE FLOOR SURFACES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - A. PREPARE/PROPERLY REPAIR AND PATCH SUBFLOORS TO A SMOOTH AND LEVEL FINISH.
 - B. FLASH PATCH AS REQUIRED, READY TO RECEIVE NEW FINISH.
- L. PROVIDE THE REQUIRED TRANSITIONS BASED ON TYPES IDENTIFIED ON DRAWINGS AT EACH FINISH TRANSITION LOCATION
- M. CENTER FLOOR MATERIAL TRANSITIONS ON DOOR ABOVE.
- N. FINISHED FLOORS EXTEND INTO TOE SPACES, CLOSETS, DOOR REVEALS AND SIMILAR OPENINGS.
- O. REFER TO REFLECTED CEILING PLANS FOR CEILING FINISHES.
- P. ALL EXPOSED CONDUIT AND MISC STEEL TO BE PAINTED TO MATCH ADJACENT SURFACE.

ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL FINISH				CEILING FINISH	REMARKS
				NORTH	EAST	SOUTH	WEST		
FIRST FLOOR									
R108	PASSAGE	EXIST	EXIST	-	-	-	-	PT-1	
R110	PASSAGE	EXIST	EXIST	-	-	-	-	PT-1	

BASIS OF DESIGN

09 91 23 INTERIOR PAINTING

PT-1
 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: MATCH EXISTING
 FINISH: FLAT
 LOCATION: CEILING PATCHING

SPECIFICATIONS

099123 - INTERIOR PAINTING:

- A. BASIS OF DESIGN MANUFACTURER: SHERWIN WILLIAMS. ALSO ACCEPTABLE: BENJAMIN MOORE AND PPG PAINTS.
- B. PREPARATION OF SURFACES TO RECEIVE PAINT: CLEAN, DRY, DULL, AND SOUND.
- C. PAINT SYSTEMS:
 - a. GYPSUM BOARD AND PLASTER:
 - PRIMER: PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W2600
 - 1. 4.0 MILS WET, 1.0 MILS DRY.
 - INTERMEDIATE COAT: MATCH TOPCOAT.
 - TOPCOAT: PROMAR 200 ZERO VOC INTERIOR LATEX EG-SHEL, B20-2600 SERIES.
 - 1. 4.0 MILS WET, 1.6 MILS DRY.
 - b. GYPSUM BOARD AND PLASTER CEILING:
 - PRIMER: LOXON CONCRETE & MASONRY PRIMER AS NEEDED ON NEW PLASTER
 - INTERMEDIATE COAT: MATCH TOPCOAT
 - TOPCOAT: PRO INDUSTRIAL WATERBORNE ACRYLIC DRY FALL, FLAT, B42-80 SERIES
 - c. CMU:
 - PRIMER: EXTREME BOND PRIMER, B51 SERIES
 - 1. 3.1 MILS WET, .9 MILS DRY.
 - ADHESION TEST: USE PRINCIPLES OF ASTM D3359 AFTER MINIMUM 7 DAY CURE TIME OF PRIMER TO ENSURE 90% OF COATING CONTINUES TO ADHERE. CONTACT COATINGS MANUFACTURER FOR ASSISTANCE AS NEEDED.
 - INTERMEDIATE COAT: MATCH TOPCOAT.
 - TOPCOAT: PRO INDUSTRIAL PRE-CAT EPOXY ED-SHEL, K45-2150 SERIES.
 - 1. 4.0 MILS WET, 1.6 MILS DRY PER COAT.
 - d. HOLLOW METAL FRAMES AND DOORS:
 - PRIMER: PRO INDUSTRIAL PRO CRYL UNIVERSAL PRIMER, B66-310 SERIES.
 - 1. 5.0 TO 10 MILS WET, 2.0 TO 4.0 MILS DRY.
 - INTERMEDIATE COAT: MATCH TOPCOAT.
 - TOPCOAT: PRO INDUSTRIAL ACRYLIC SEMI-GLOSS COAT, B66-650 SERIES.
 - 1. 2.5 TO 4.0 MILS DRY PER COAT.
- D. COLORS: REFER TO BASIS OF DESIGN.

CEILING PLAN KEYNOTES

- C1 PATCH AND REPAIR EXISTING PLASTER CEILING TO MATCH EXISTING
- C2 NEW SURFACE MOUNTED LIGHT FIXTURES TO EXISTING CEILING. REFER TO ELECTRICAL DRAWINGS.
- C3 NEW LIGHT FIXTURE AND WALL SWITCH. REFER TO ELECTRICAL DRAWINGS.
- C4 EXISTING RANGE HOOD TO REMAIN. NEW LIGHTING UNDER HOOD PER ELECTRICAL DRAWINGS.
- C5 NEW EM LIGHT OVER EXISTING PANEL. REFER TO ELECTRICAL DRAWINGS.

FLOOR PLAN KEYNOTES

- A1 PATCH EXISTING FLOOR AND QUARRY TILE AS REQ'D DUE TO CONSTRUCTION
- A2 NEW EQUIPMENT. REFER TO FOOD SERVICE PLANS. COORDINATE WITH WITH MEP DRAWINGS.
- A3 EXISTING EQUIPMENT (SHADED GRAY) TO REMAIN

FINISH SYMBOL LEGEND

- XX# FLOOR FINISH
- XX# WALL BASE FINISH
- XX# FLOOR OR CEILING FINISH ONLY
- XF GENERAL WALL FINISH
- XF ACCENT WALL FINISH - TO EXTENTS
- XF WALL FINISH ABOVE WAINSCOT
- XF WAINSCOT FINISH
- XF WINDOW TREATMENT
- XF SIGNAGE TAG

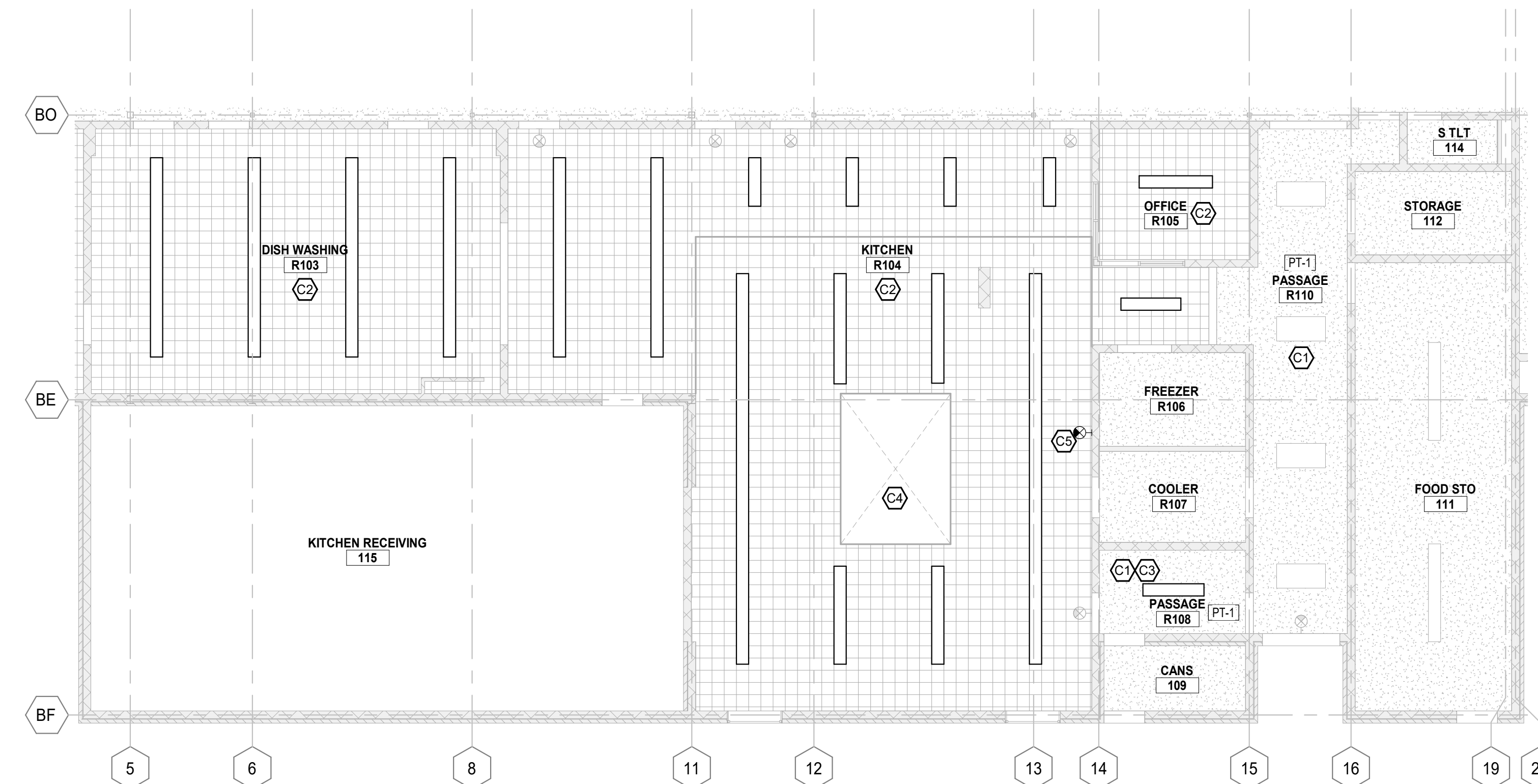
CEILING LEGEND

NOTE: SEE OTHER DISCIPLINE DRAWINGS (E.G. MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS) FOR ASSOCIATED SYSTEMS AND INFORMATION ABOUT SYMBOLS NOT INDICATED IN THIS LEGEND.

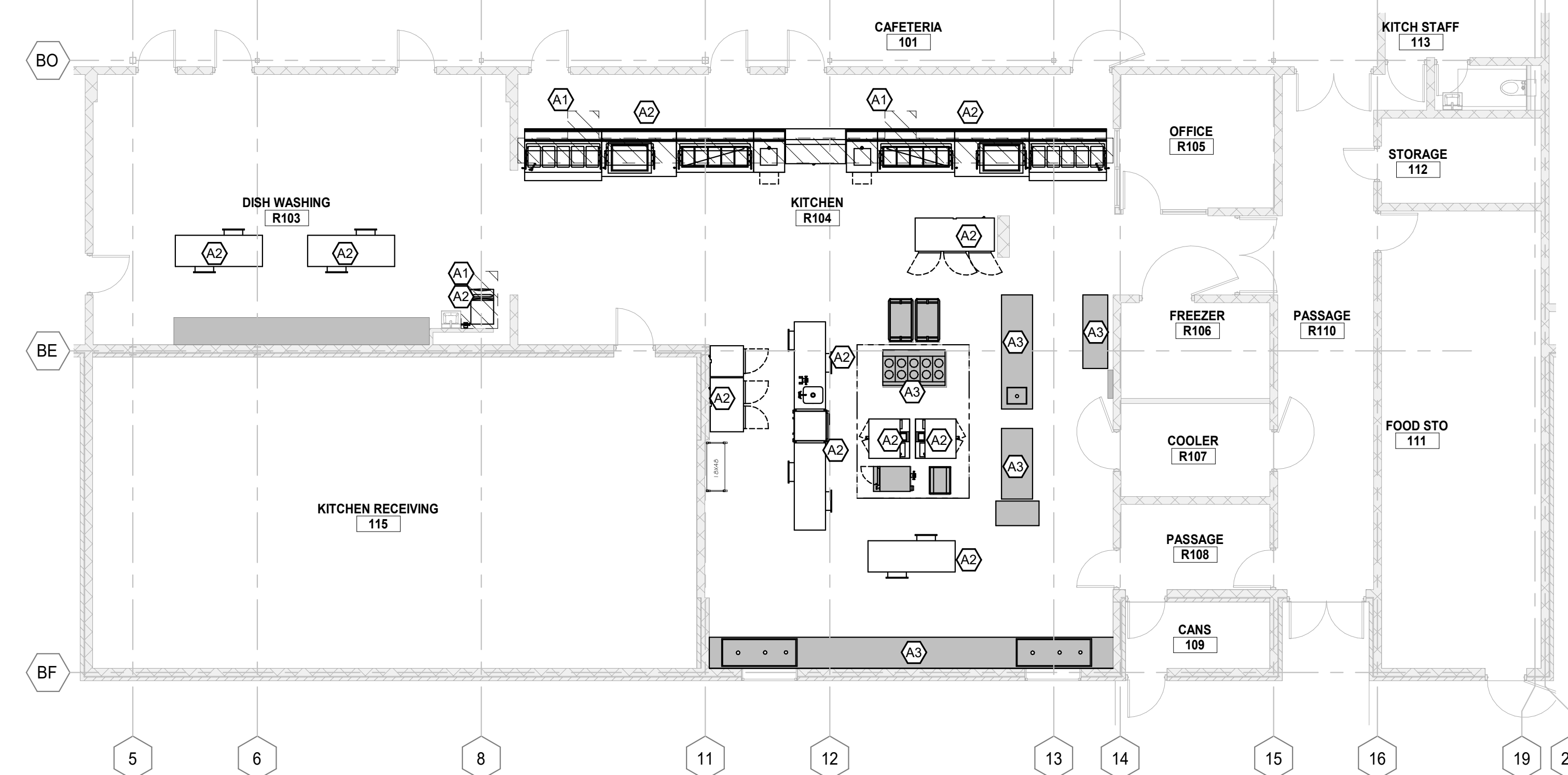
- EXISTING CEILING TILE
- EXISTING HARD LID CEILING

GENERAL NOTES

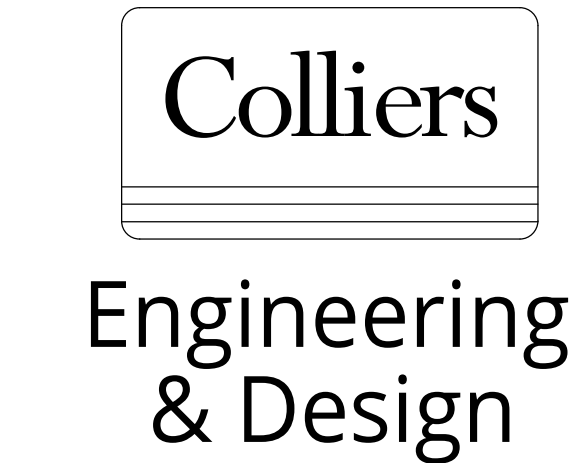
- A. REFER TO A001 SERIES DRAWINGS FOR SYMBOLS, NOTES, AND ADDITIONAL CODE INFORMATION.
- B. REFER TO AD100 SERIES DRAWINGS FOR DEMOLITION PLANS.



2 FIRST FLOOR REFLECTED CEILING PLAN SCALE: 1/8" = 1'-0"

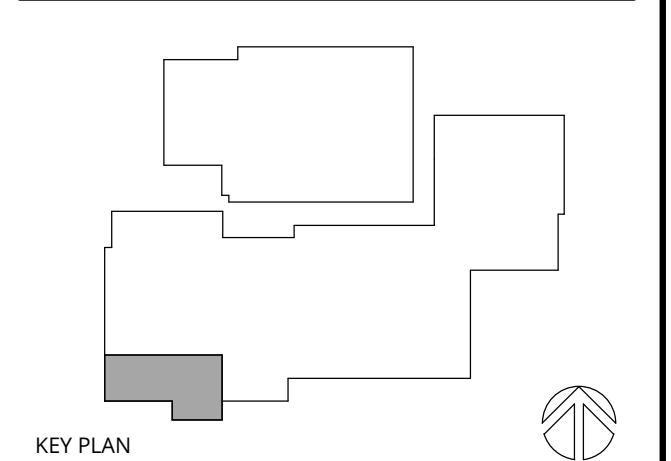


1 FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



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REV	DATE	DESCRIPTION
3	03/13/26	BID PACK 2 - BIDS & PERMITS
4	04/03/26	BID PACK 2 - ADDENDUM 1



LANSING SCHOOL DISTRICT

BID PACK 2
 DWIGHT RICH FOOD SERVICE - EQUIPMENT REPLACEMENT & RENOVATIONS SO-1854
 2600 HAMPDEN DR
 LANSING, MI 48911

MI ARCHITECTURE
 FIRM LICENSE # NLP000605

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PROJECT MANAGER: C NORRIS	DISCIPLINE LEAD: B HUYLER
DESIGNER: E POST	REVIEWER:
DATE ISSUED: 3/13/26	PROJECT NUMBER: 2501529A
SHEET NAME:	

FIRST FLOOR AND CEILING PLANS

DRAWING NUMBER:
A101

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



CM CLARIFICIATION #1

1. Attwood Elementary:
 - A. The Tectum Panels will be an accent color and they should be painted before they are installed.
 - B. The exposed ceiling will be painted with SW Flat Ceiling Paint.
 - C. The Paint Specification is on Sheet A141.

2. Ebersole Center:
 - A. Painting notes are on Sheet A101.
 - B. Wood trim will be painted with SW Semi-Gloss, Color to match existing trim.
 - C. Walls and ceilings will be painted with SW Eggshell, Color to match existing.
 - D. The painter will not be required to provide plywood floor protection for Tectum Ceiling touch up paint.

3. Dwight Rich:
 - A. Paint Specification is on Sheet A101.

4. Gardner Elementary:
 - A. Paint Specification is on Sheet A141.
 - B. Any areas where masonry infill is noted will need to be primed and painted, P-1.
 - C. Masonry infill is located at Passage D122, Passage D124, New Cooler 130B, Dishwash Area A134 and any other location that note new masonry walls.
 - D. Several HM door frames require paint as noted on Sheet A141. All new doors will be factory finished.



CM CLARIFICATION #2

1. General note for Attwood Elementary:
Resinous Flooring is removed from the Painting Division 'D' and moved to Bid Division 'C' Flooring.
The flooring bidders must include an allowance of \$5,000.00 for nonstandard prep work.

There will be substantial prep work involved with the Attwood floor project and the flooring contractor will be expected to track the floor prep hours and collect signed T&M slips from the CM Superintendent. When the project is finished the flooring contractor must submit the slips to be billed against the allowance and a change order will be issued to cover the transaction.

2. If painters want to bid on the resinous floor work they should include voluntary alternates on the bid form for the resinous flooring at Attwood and Gardner.



CM CLARIFICATION #3

1. The current Bid Division E – Mechanical has been divided into two separate divisions. Bid Division E will be “Plumbing” and Bid Division “G” will be HVAC.
2. Bid Division E – Plumbing will include:

Section	024119	Selective Demo
	078400	Firestopping
	220000	Plumbing

Gardner Phase 1 includes Kitchen Area only to be completed Summer of 2026.
Gardner Phase 2 will proceed in Summer 2027.

All Plumbing demolition detailed on the drawings is included in this contract.

The day these projects start the plumbing contractor must be on site to disconnect kitchen equipment so the food service contractor can remove it.

This division includes labor, material, and equipment to furnish and install all plumbing including all domestic water systems, pipes, pumps, heads, sanitary soil waste and vent systems, storm drain systems, Grease trap and vent system, plumbing fixtures and equipment, traps and supports, insulation for plumbing systems and fixture installation, pipe and valve identification for a complete and operating system as shown and/or specified.

This division includes supply and installation of all gas piping and regulators, supply and installation of stainless-steel sinks in prefabricated casework, water heaters, condensate drains and fireproof sealants where plumbing work penetrates fire rated walls and ceilings.

The plumbing plans detail several new sanitary lines that must be connected to existing UG sanitary piping. In areas that require cutting, removal and replacement of concrete floors, the General Trades Contractor will remove and replace the concrete. The Plumbing Contractor must perform all required excavation, backfill, compaction and removal of excess dirt.

The drawings detail several new water pipes to connect to new equipment and fixtures and this piping is included in the Plumbing division.

This division includes the following prep work for the Food Service Equipment Contractor.

All required rough-ins and piping with stop valves, elbows, nipples, couplers, traps, waste vents, gas regulators for water, steam, gas, etc. and will also make final connections to the equipment. The plumber will also install all equipment accessories furnished by the FSEC. The plumber will provide the required water heater and piping unless noted otherwise and plumbing, mechanical and electrical subs shall disconnect and reconnect relocated equipment if applicable.

This division includes all required permits and fees as required by state code. Housekeeping and cleanup on a daily basis is included in this division.



This division includes as built drawings, operation and maintenance manuals, owner training and specified attic stock material.

Gardner Phase 1 includes all work in Kitchen Area including Rooms 130A, 134, 136 and 137.

Gardner Phase 2 includes the balance of the Plumbing work including Rooms 131, 132, 129, 133, 121 and 125.

3. Bid Division G – HVAC will include:

Section	024119	Selective Demo
	078400	Firestopping
	230000	HVAC

Gardner Elementary is the only school that includes HVAC work.
Gardner Phase 1 includes Kitchen Area only to be completed Summer of 2026.
Gardner Phase 2 will proceed in Summer 2027.

Any roof patching must be scheduled with the roofing company that holds the warranties for these projects. If roof curbs are required, they must be provided with the roof top equipment. Placement of roof top equipment must be approved by the CM. If additional steel is required, the CM will arrange for supply and erection of the steel.

This division includes labor, material and equipment to make the specified revisions to the HVAC system as detailed in the contract documents. The majority of the HVAC work involves revisions to the existing ductwork, grilles, diffusers and dampers, but if the documents specify new equipment such as pumps, stacks, flues, unit heaters, air handling units, unit vents, exhaust fans or furnaces, this contractor must provide and install all of the specified equipment.

Any required connections or adjustments to the ATC / BMS system are included in this contract. All engineering, installation, calibration, software programming and start-up of the ATC / BMS system are included in this contract.

Any specified testing and balance for the HVAC systems is included in this division.

This division includes all required permits and fees as required by state code. Housekeeping and cleanup on a daily basis is included in this division.

This division includes as built drawings, operation and maintenance manuals, owner training and specified attic stock material.

Gardner Phase 1 includes all work in Kitchen Area including Rooms 130A, 134, 136 and 137.

Gardner Phase 2 includes the balance of the HVAC work including Rooms 131, 132, 129, 133, 121 and 125.