

LSD Gardner Food Service

Bid Pack 2, Addendum No. 1

Narrative of Changes

Project Name:	Gardner Elementary Food Service – Equipment Replacement & Renovations SO-1852	Date:	April 3, 2026
Project Location:	333 Dahlia Dr, Lansing, MI 48911	Architect's Project #:	26000752A
Owner/Client:	Lansing School District	Attention:	David Beckering
Issued to:	Beckering Construction	Email:	djb@beckering.com
City/State:	Grand Rapids, MI	Zip:	49548

Delivered via:

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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:			

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

General Notes/ Clarifications

- Paint specifications can be found on sheet A601. Basis of design for the paint is on A141.

Drawings

- G001 – CODE COMPLIANCE & LIFE SAFETY PLANS
 - Added notes about existing 'B' labeled rated doors
- A141 – FIRST FLOOR FINISH PLAN (Reissued)
 - Removed paint tag from bubbled door. All hm door frames and HM doors to get painted. Existing wood doors remain unpainted. New wood doors are factory finished. Doors not in the door schedule have been noted on sheet A141 as to what gets painted.
- A601 – DOOR SCHEUDLE AND SPECIFICATIONS (Reissued)
 - Added Forte Opening Solutions (Masonite Architectural) to acceptable manufacturers for wood doors.
 - Doors 131, 136A, D-118 and D-126 are to be 90 minute doors. Existing door and frames are 'B' labeled. New door and hardware to maintain existing rating in exiting frame.
- E100 – DETAILS, SYMBOL LEGEND & SPECIFICATIONS (Reissued)
 - Changed type B to Lumenwerx 1500 Lumen per LF
 - Watt stopper is approved for lighting controls
 - Williams, Columbia approved lighting manufactures

ATTACHMENTS

Reissued Drawings:
G001, A141, A601, E100

CM Clarifications 1, 2, 3

END OF ADDENDUM NO. 1

APPLICABLE CODES: COMPLIANCE WITH THE 2021 MICHIGAN BUILDING, REHABILITATION, AND ENERGY CONSERVATION CODES (BASED ON 2021 I-CODES), 2021 MICHIGAN MECHANICAL CODE, 2021 PLUMBING CODE (BASED ON 2021 IPC) INCLUDING MICHIGAN ADDENDA AND ERRATA; 2023 MICHIGAN ELECTRICAL CODE, PART 8 RULES (BY REFERENCE, 2023 NEC); BOILER CODE (2019 ASME BOILER AND PRESSURE VESSEL CODES WITH ADDENDA); ELEVATOR CODE (2016 ASME 17.1, 2011 ASME A18.1 AND ELEVATOR SAFETY BOARD GENERAL RULES, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC A117.1-17), AND OTHER LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS APPLICABLE TO THIS PROJECT.

BUILDING CODE SUMMARY

PROJECT INFORMATION table with fields for PROJECT NAME, PROJECT NUMBER, PREPARED BY, DATE, CHECKED BY, DATE.

REHABILITATION OF EXISTING STRUCTURES: PER THE 2021 MICHIGAN RAHABILITATION CODE FOR EXISTING BUILDINGS (2021 EIBC) with checkboxes for REPAIRS, ALTERATIONS, CHANGE OF OCCUPANCY, etc.

OCCUPANCY CLASSIFICATION AND MIXED OCCUPANCIES: with checkboxes for SINGLE, MIXED OCCUPANCY, ACCESSORY-GROUP, etc.

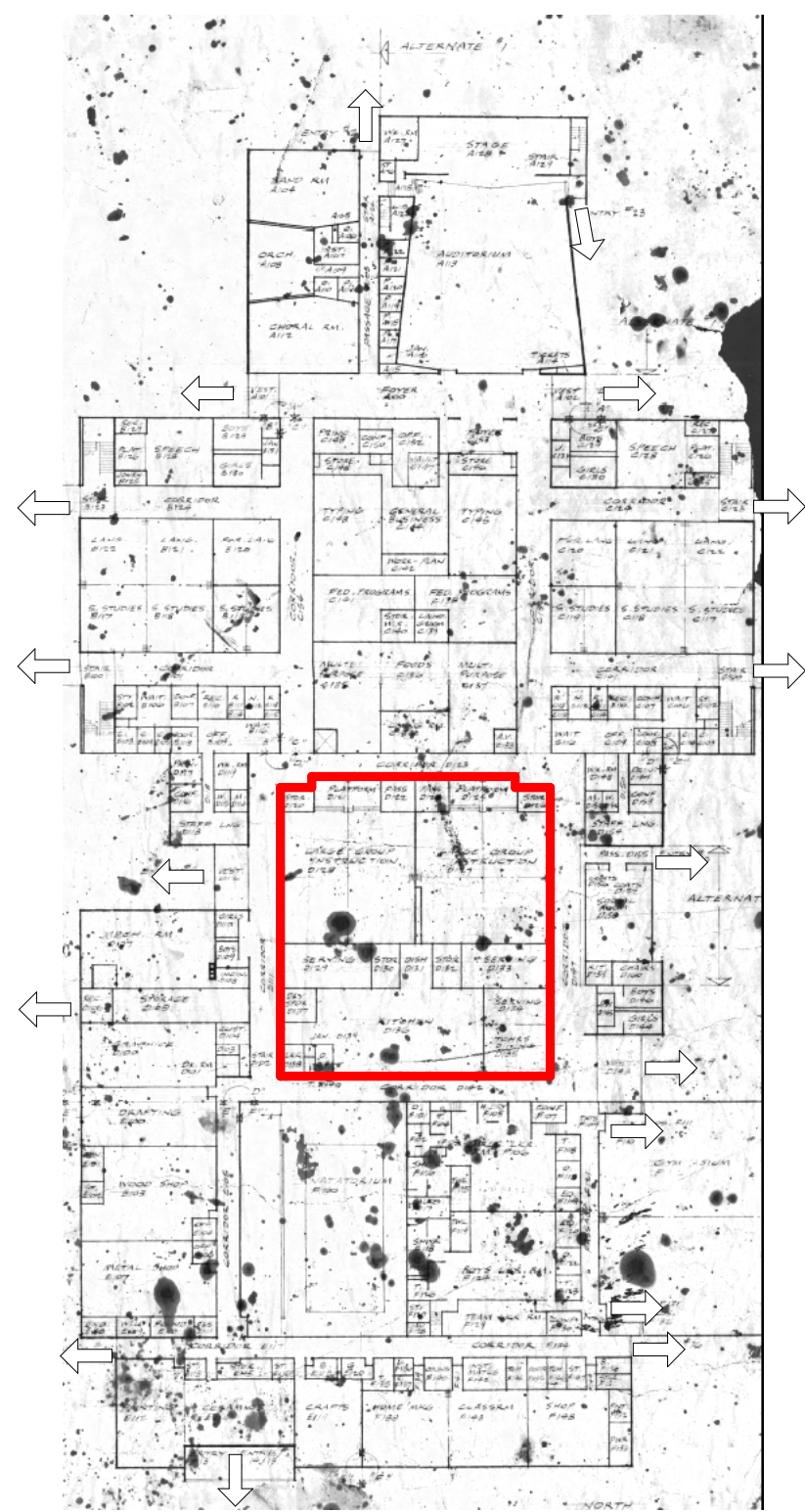
AUTOMATIC SPRINKLER SYSTEM PROVIDED THROUGHOUT BUILDING: with checkboxes for YES/NO and NFPA STANDARD.

CONSTRUCTION TYPE: II (000) SECTION 601

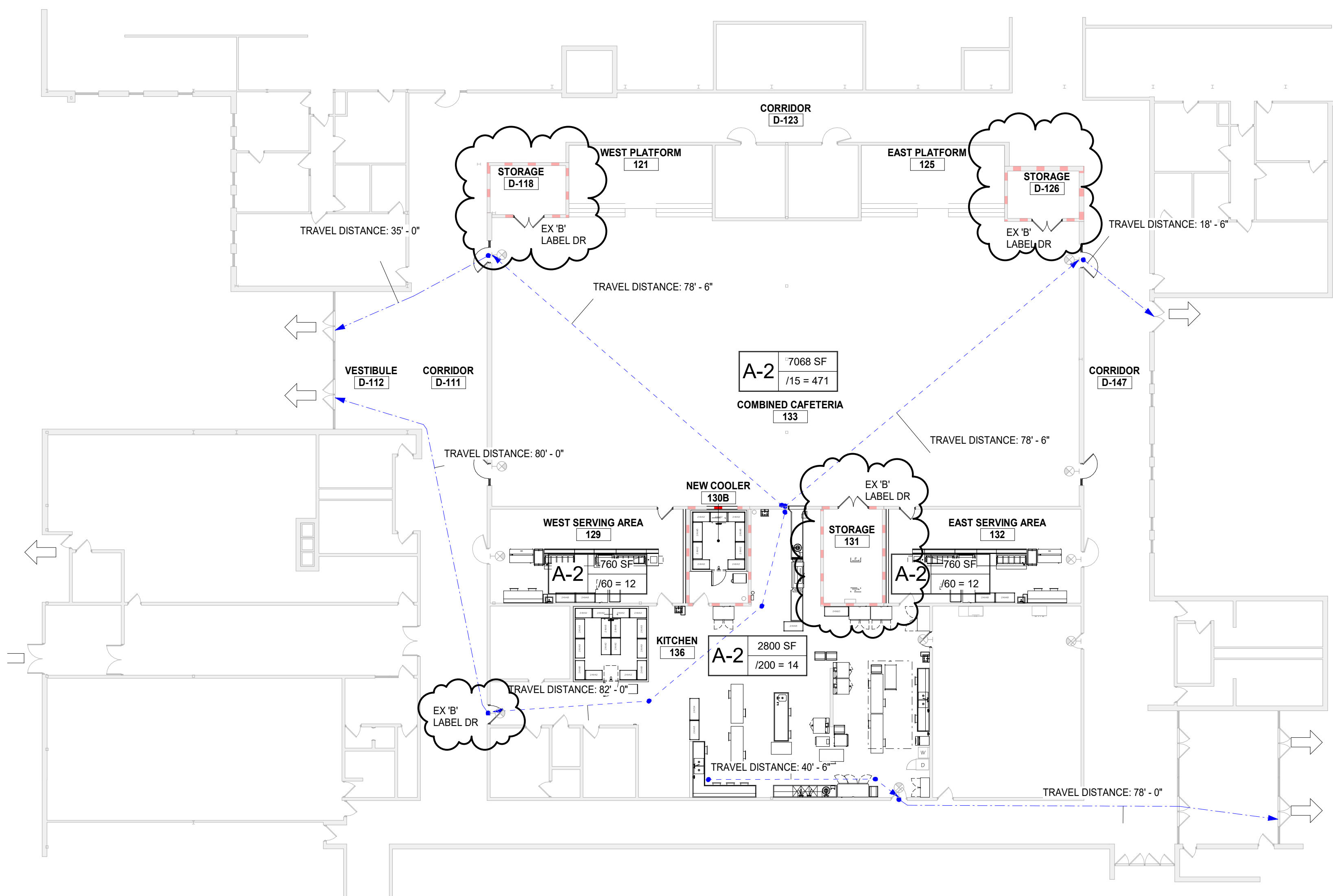
FIRE RESISTANCE OF BUILDING ELEMENTS table with columns for BUILDING ELEMENTS, REQUIRED, PROVIDED, SECTION.

INTERIOR FINISH (CHAPTER 8) table with columns for FINISH CLASS, LOCATION, OCCUPANCY, and checkboxes for EXITS, CORRIDORS, ROOMS/SPACES.

FLOORING table with columns for FINISH CLASS, OCCUPANCIES, and checkboxes for ALL, GROUPS.

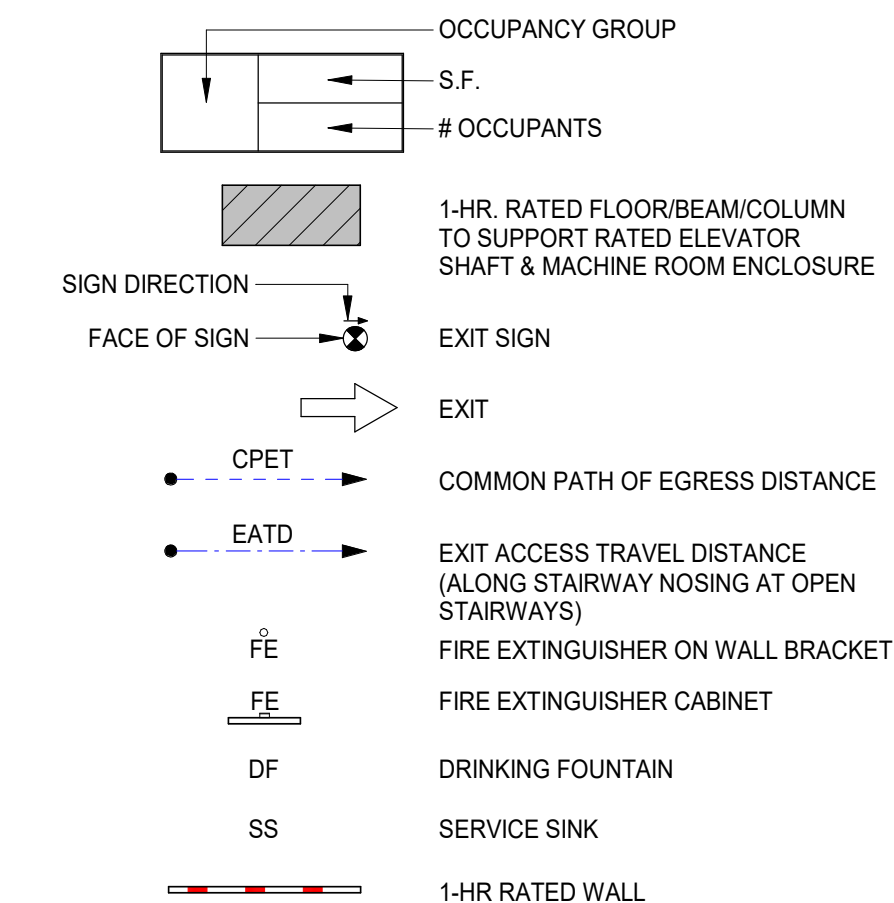


2 LIFE SAFETY PLAN - OVERALL EXISTING SCALE: 6" = 1'-0"



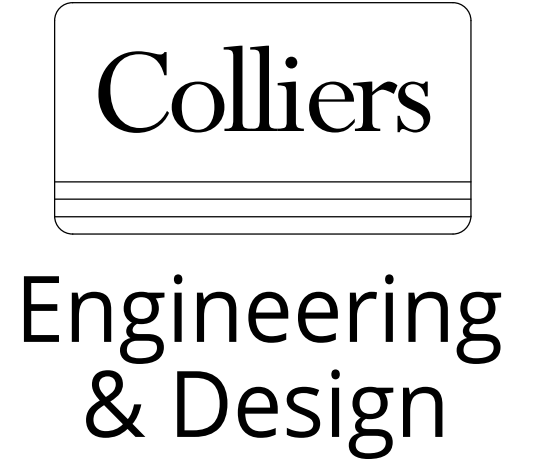
1 LIFE SAFETY PLAN - AREA OF WORK ALL TRAVEL DISTANCE AND EGRESS IS EXISTING SCALE: 1/16" = 1'-0"

PHASING LEGEND



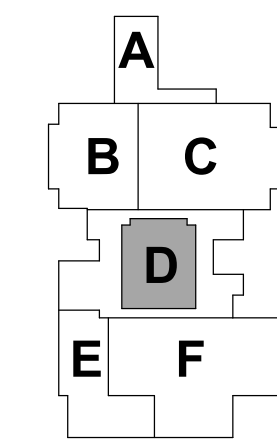
GENERAL NOTES

- 1. APPLICABLE CODES: A. WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL CODES AS INTERPRETED BY THE AUTHORITY HAVING JURISDICTION. 2. COMPLIANCE: A. PROVIDE FIRE EXTINGUISHERS IN CONFORMANCE WITH THE FIRE CODE SECTION 906 AND COORDINATE WITH FIRE MARSHAL PRIOR TO INSTALLATION. B. OBTAIN ALL REQUIRED PERMITS AND PAYMENT OF PERMIT AND APPLICATION FEES FOR THE WORK. 3. CERTIFICATIONS: A. THE ARCHITECT'S CERTIFICATION IS ONLY FOR THE WORK SHOWN TO BE DONE. IT DOES NOT CONSTITUTE APPROVAL OF PRE-EXISTING CONDITIONS OR REVIEW OF THOSE CONDITIONS FOR CODE COMPLIANCE.



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Revision table with columns for REV, DATE, DESCRIPTION.



LANSING SCHOOL DISTRICT

BID PACK 2 GARDNER ELEMENTARY FOOD SERVICE - EQUIPMENT REPLACEMENT & RENOVATION SO-1852 333 DAHLIA DRIVE LANSING, MI 48911

MI ARCHITECTURE FIRM LICENSE # NLP000605

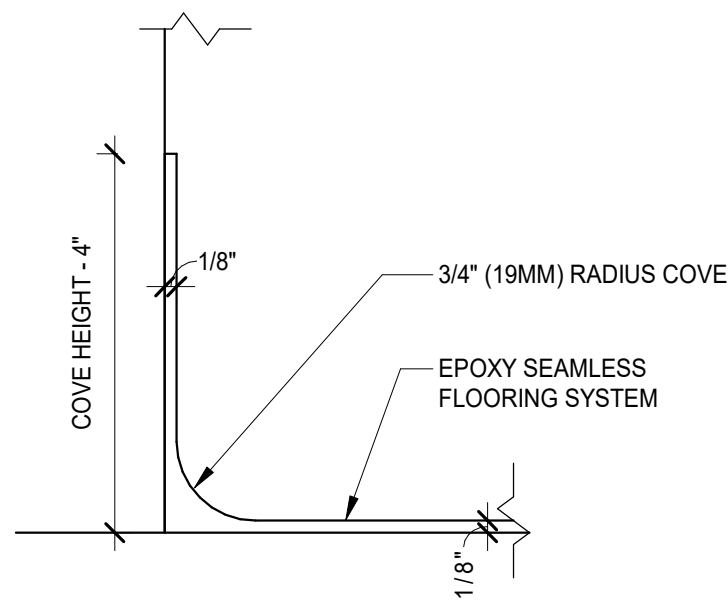
Colliers Engineering & Design GRAND RAPIDS 560 5th St. NW Suite 305 Grand Rapids, MI 49504 Phone: 616.827.4270

Project management table with fields for PROJECT MANAGER, DISCIPLINE LEAD, DESIGNER, REVIEWER, DATE ISSUED, PROJECT NUMBER.

CODE COMPLIANCE & LIFE SAFETY PLANS

DRAWING NUMBER: G001

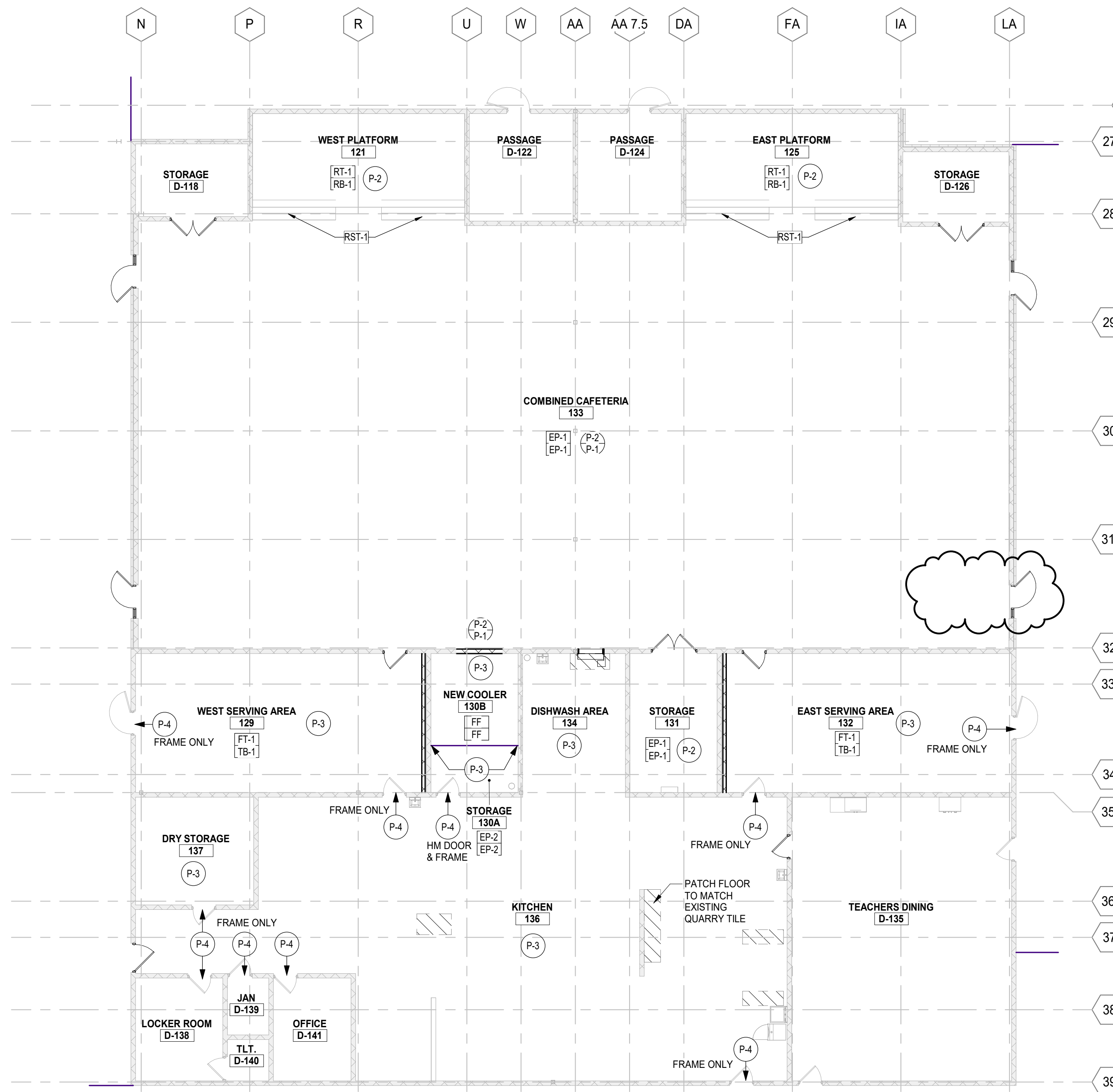
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



2 EPOXY BASE DETAIL
SCALE : 6" = 1'-0"

BASIS OF DESIGN	
09 30 13 CERAMIC TILING	
FT-1	MANUFACTURER: AMERICAN OLEAN STYLE: QUARRY TILE COLOR: CANYON RED Q01 SIZE: 4x8 PATTERN: HORIZONTAL STACKED - MATCH EXISTING GROUT: MAPEI - MATCH EXISTING
TB-1 TILE BASE	MANUFACTURER: AMERICAN OLEAN STYLE: QUARRY TILE COLOR: CANYON RED Q01 SIZE: ROUND TOP COVE BASE 5x6 - MATCH EXISTING GROUT: MAPEI - MATCH EXISTING
09 51 13 ACOUSTIC PANEL CEILINGS	
ACT-1	MANUFACTURER: ARMSTRONG TYPE: SCHOOL ZONE FINE FISSURED EDGE: SQUARE LAY-IN SIZE: 24' X 24' GRID: 15/16" PRELUDE - WHITE COLOR: WHITE
ACT-2	MANUFACTURER: ARMSTRONG TYPE: KITCHEN ZONE EDGE: SQUARE LAY-IN GRID: 15/16" PRELUDE - WHITE COLOR: WHITE
09 65 13 RESILIENT BASE AND ACCESSORIES	
RB-1	MANUFACTURER: ROPPE TYPE: STANDARD TOE SIZE: 4" COVE COLOR: LUNAR DUST
09 65 13.23 RESILIENT STAIR TREADS & RISERS	
RST-1	MANUFACTURER: ROPPE TYPE: #95 HAMMERED DESIGN WITH RISER COLOR: MARBLEIZED LUNAR DUST
09 65 19 RESILIENT TILE FLOOR	
RT-1	MANUFACTURER: ROPPE SIZE: 19-11/16" X 19-11/16" TYPE: #995 HAMMERED DESIGN COLOR: MARBLEIZED LUNAR DUST
09 67 23 RESINOUS FLOORING	
EP-1	MANUFACTURER: SHERWIN WILLIAMS STYLE: RESUFLOOR DECO FLAKE BC COLOR: TBD BY CLIENT FROM MANUF STANDARD COLORS
EP-2	MANUFACTURER: SHERWIN WILLIAMS STYLE: POLY-CRETE SLB COLOR: TBD BY CLIENT FROM MANUF STANDARD COLORS
09 91 23 INTERIOR PAINTING	
P-1	MANUFACTURER: SHERWIN WILLIAMS COLOR: SEMI-GLOSS FINISH: FIELD PAINT COLOR LOCATION:
P-2	MANUFACTURER: SHERWIN WILLIAMS COLOR: SEMI-GLOSS FINISH: FIELD PAINT COLOR LOCATION:
P-3	MANUFACTURER: SHERWIN WILLIAMS COLOR: EG-SHELL FINISH: CEILING PAINT COLOR LOCATION:
P-4	MANUFACTURER: SHERWIN WILLIAMS COLOR: SEMI-GLOSS FINISH: DOORS AND FRAMES LOCATION: ALL EXISTING FRAMES TO BE PAINTED WHERE P-4 IS INDICATED. DOORS PAINTED WHERE NOTED.

ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL FINISH				CEILING FINISH	REMARKS
				NORTH	EAST	SOUTH	WEST		
FIRST FLOOR									
121	WEST PLATFORM	RT-1	RB-1	P-2	P-2	--	P-2	ACT-1	RST-1 ON STEPS UP TO PLATFORM
125	EAST PLATFORM	RT-1	RB-1	P-2	P-2	--	P-2	ACT-1	RST-1 ON STEPS UP TO PLATFORM
129	WEST SERVING AREA	FT-1	TB-1	P-3	P-3	P-3	P-3	ACT-2	PROVIDE ALTERNATE 1: TO INFILL FLOOR WITH CONCRETE LEVEL WITH CAFETERIA AND PROVIDE EP-1 FLOOR & BASE
130A	STORAGE	EP-2	EP-2	P-2	P-2	P-2	P-2	ACT-2	
130B	NEW COOLER	FF	FF	FF	FF	FF	FF	FF	FF- FACTORY FINISH
131	STORAGE	EP-1	EP-1	P-2	P-2	P-2	P-2	ACT-1	
132	EAST SERVING AREA	FT-1	TB-1	P-3	P-3	P-3	P-3	ACT-2	PROVIDE ALTERNATE 1: TO INFILL FLOOR WITH CONCRETE LEVEL WITH CAFETERIA AND PROVIDE EP-1 FLOOR & BASE
133	COMBINED CAFETERIA	EP-1	EP-1	P-1/P-2	P-1/P-2	P-1/P-2	P-1/P-2	ACT-1	
134	DISHWASH AREA	EXISTING	EXISTING	P-3	P-3	P-3	P-3	ACT-2	PATCH AND REPAIR EXISTING QUARRY TILE AS REQUIRED FOR NEW EQUIPMENT
136	KITCHEN	EXISTING	EXISTING	P-3	P-3	P-3	P-3	ACT-2	PATCH AND REPAIR EXISTING QUARRY TILE AS REQUIRED FOR NEW EQUIPMENT
137	DRY STORAGE	EXISTING	EXISTING	P-3	P-3	P-3	P-3	ACT-2	



1 FIRST FLOOR FINISH PLAN
SCALE : 3/32" = 1'-0"

GENERAL FINISH NOTES

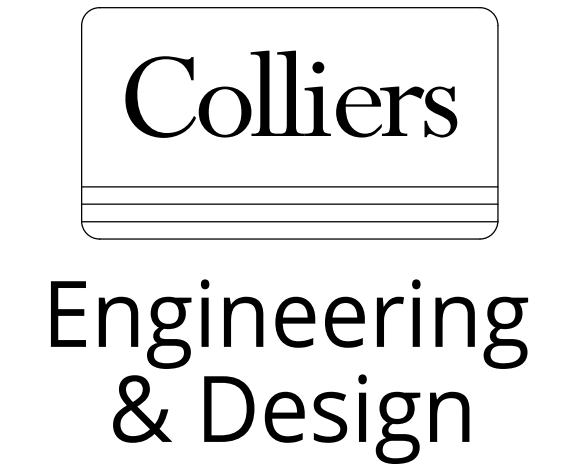
- A. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR PREPARING AND INSTALLING FINISHES.
- B. PROTECT ADJACENT WORK BY SUITABLY COVERING DURING WORK.
- C. REMOVE ADHESIVE OR PAINT SPOTS FROM FINISHED FLOORS, WALLS, GLASS OR OTHER SURFACES. FINISHES TO MEET OR EXCEED CODE REQUIREMENTS.
- D. INSTALL MATERIALS 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.
- Q. CONTRACTOR REQUIRED TO PROVIDE DETAILED SHOP SUBMITTALS WITH REQUIRED STRIPING DIMENSIONS TO MEET REGIONAL, STATE, AND NATIONAL COMPETITION GUIDELINES FOR HIGH SCHOOL BASKETBALL, VOLLEYBALL, AND PICKLEBALL.

FINISH SYMBOL LEGEND

- FLOOR FINISH
- WALL BASE FINISH
- FLOOR FINISH ONLY
- GENERAL WALL FINISH
- ACCENT WALL FINISH - TO EXTENTS
- WALL FINISH ABOVE WAINSCOT
- WAINSCOT FINISH
- WINDOW TREATMENT
- SIGNAGE TAG

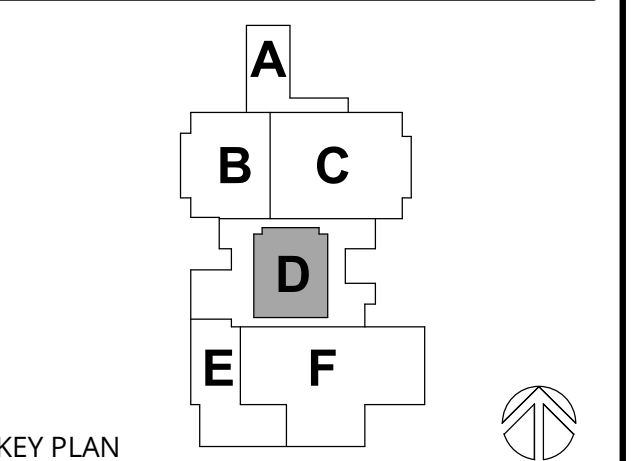
FINISH HATCH LEGEND

- AREAS OF FLOOR PATCHING - MATCH EXISTING QUARRY TILE



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



LANSING SCHOOL DISTRICT

BID PACK 2

GARDNER ELEMENTARY FOOD SERVICE - EQUIPMENT REPLACEMENT & RENOVATION SO-1852

333 DAHLIA DRIVE
LANSING, MI 48911

MI ARCHITECTURE
FIRM LICENSE # NLP000605



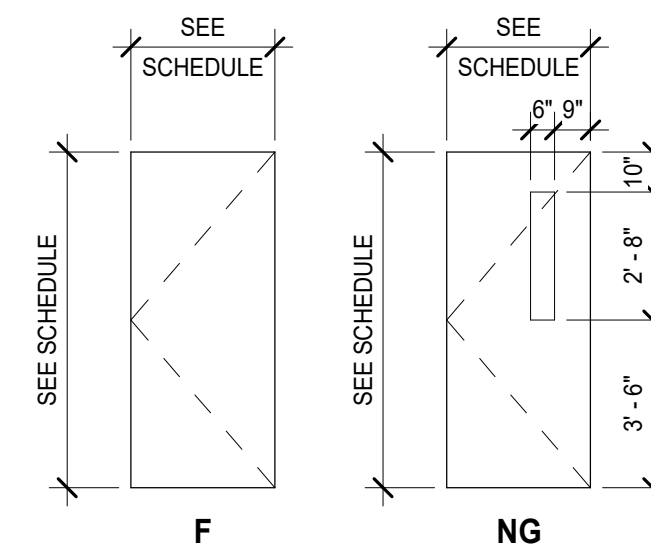
PROJECT MANAGER: C. NORRIS	DISCIPLINE LEAD: B. HUYLER
DESIGNER: C. NORRIS	REVIEWER: B. HUYLER
DATE ISSUED: 3/13/26	PROJECT NUMBER: 26000752A

SHEET NAME:

FIRST FLOOR FINISH PLAN

DRAWING NUMBER:

A141



DOOR - TYPES

DOOR #	DOOR SCHEDULE										DOOR #	
	DOOR					FRAME			GENERAL			
	WIDTH LEAF 1	WIDTH LEAF 2	HEIGHT	THK.	TYPE	MAT-FIN	TYPE	MAT-FIN	HDWR	RATING		REMARKS
FIRST FLOOR												
129A	3'-0"		7'-0"	0'-1 3/4"	NG	WD-ST	EXIST	EXIST - NEW PAINT	TBD		NEW DOOR + HDWR, EXIST FRAME (PH. 2)	129A
131	3'-0"	3'-0"	7'-0"	0'-1 3/4"	F	WD-ST	EXIST	EXIST - NEW PAINT	TBD	90 MIN	(2) NEW DOORS + HDWR, EXIST FRAME (PH. 2)	131
132A	3'-0"		7'-0"	0'-1 3/4"	NG	WD-ST	EXIST	EXIST - NEW PAINT	TBD		NEW DOOR + HDWR, EXIST FRAME (PH. 2)	132A
133A	3'-0"		7'-0"	0'-1 3/4"	NG	WD-ST	EXIST	EXIST - NEW PAINT	TBD		NEW DOOR + HDWR, EXIST FRAME (PH. 2)	133A
133B	3'-0"		7'-0"	0'-1 3/4"	NG	WD-ST	EXIST	EXIST - NEW PAINT	TBD		NEW DOOR + HDWR, EXIST FRAME (PH. 2)	133B
133C	3'-1"		7'-0"	0'-1 3/4"	NG	WD-ST	EXIST	EXIST - NEW PAINT	TBD		NEW DOOR + HDWR, EXIST FRAME (PH. 2)	133C
133D	3'-0"		7'-0"	0'-1 3/4"	NG	WD-ST	EXIST	EXIST - NEW PAINT	TBD		NEW DOOR + HDWR, EXIST FRAME (PH. 2)	133D
136A	3'-0"		7'-0"	0'-1 3/4"	F	WD-ST	EXIST	EXIST - NEW PAINT	TBD	90 MIN	NEW DOOR + HDWR, EXIST FRAME (PH. 1) VERIFY SIZE OF OPENING AND ANY RATING REQUIREMENTS IN FIELD	136A
D-118	3'-0"	3'-0"	7'-0"	0'-1 3/4"	F	WD-ST	EXIST	EXIST - NEW PAINT	TBD	90 MIN	(2) NEW DOORS + HDWR, EXIST FRAME (PH. 2)	D-118
D-126	3'-0"	3'-0"	7'-0"	0'-1 3/4"	F	WD-ST	EXIST	EXIST - NEW PAINT	TBD	90 MIN	(2) NEW DOORS + HDWR, EXIST FRAME (PH. 2)	D-126
D-135A	3'-0"		7'-0"	0'-1 3/4"	F	WD-ST	EXIST	EXIST - NEW PAINT	TBD		NEW DOOR + HDWR, EXIST FRAME (PH. 1)	D-135A

SPECIFICATIONS

081416 - FLUSH WOOD DOORS

- A. ACCEPTABLE MANUFACTURERS: EGGERS INDUSTRIES, OSHKOSH DOOR COMPANY, VTI INDUSTRIES, AND FORTÉ OPENING SOLUTIONS (MASONITE ARCHITECTURAL).
- B. INTERIOR DOORS: SOLID-CORE FIVE-PLY FLUSH WOOD VENEER-FACED DOORS FOR TRANSPARENT FINISH.
 - a. PERFORMANCE GRADE: ANSIIWDMA I.S. 1A EXTRA HEAVY DUTY.
 - b. FACES: PLAIN SLICED RED OAK, CENTER-BALANCE MATCH.
 - c. EXPOSED VERTICAL AND TOP EDGES: SAME SPECIES AS FACES, ARCHITECTURAL WOODWORK STANDARDS EDGE TYPE A.
 - d. FIRE RATED DOORS: PROVIDE EDGE CONSTRUCTION WITH INTUMESCENT SEALS CONCEALED BY OUTER STYLE.
 - e. CORE FOR FIRE-RATED DOORS: AS REQUIRED TO ACHIEVE FIRE-PROTECTION RATING INDICATED ON SCHEDULE.
- C. FINISH: FACTORY FINISH, TRANSPARENT, SATIN, STAIN COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

087100 - DOOR HARDWARE

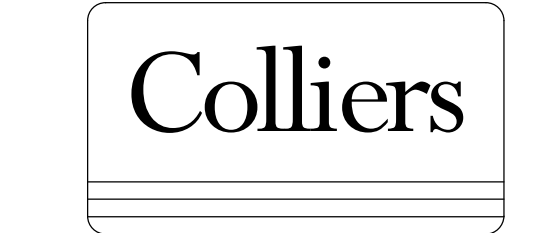
- A. MANUFACTURERS/PRODUCTS
 - a. HINGES: IVES 58B SERIES. ALSO ACCEPTABLE: HAGER BB119/11279 SERIES OR MCKINNEY TB SERIES.
 - b. CONTINUOUS HINGES: IVES. ALSO ACCEPTABLE: SELECT OR PEMKO.
 - c. MORTISE LOCKS: SCHLAGE L9000 SERIES. ALSO ACCEPTABLE: SARGENT 8200 SERIES.
 - WARRANTY: 10 YEARS.
 - d. CYLINDERS: BEST. NO SUBSTITUTION. PROVIDE INTERCHANGEABLE CYLINDERS/CORES TO MATCH OWNER'S EXISTING KEY SYSTEM, COMPLIANT WITH ANSIBHMA A156.5, LATEST REVISION.
 - e. DOOR CLOSERS: LCN 4040XP SERIES. ALSO ACCEPTABLE: SARGENT 281 SERIES.
 - WARRANTY: 30 YEARS.
 - f. PROTECTION PLATES: IVES. ALSO ACCEPTABLE: TRIMCO OR ROCKWOOD.
 - g. OVERHEAD STOPS AND OVERHEAD STOPHOLDERS: GLYNN-JOHNSON. ALSO ACCEPTABLE: SARGENT OR ABH.
 - h. DOOR STOPS AND HOLDERS: IVES. ALSO ACCEPTABLE: TRIMCO OR ROCKWOOD.
 - i. THRESHOLDS, SEALS, DOOR SWEEPS, AUTOMATIC DOOR BOTTOMS, AND GASKETING: ZERO INTERNATIONAL. ALSO ACCEPTABLE: NATIONAL GUARD, REESE, OR PEMKO.
 - j. FINISHES: GENERALLY, SATIN CHROMIUM, BHMA 626/652 (US26D). PROVIDE FINISH FOR EACH ITEM AS INDICATED IN THE SETS.
- B. KEYING
 - a. SCHEDULED SYSTEM:
 - 1. EXISTING FACTORY REGISTERED SYSTEM:
 - PROVIDE CYLINDERS/CORES 0-BITTED FOR OWNER'S EXISTING FACTORY REGISTERED KEYING SYSTEM. COMPLY WITH GUIDELINES IN ANSIBHMA A156.28.
 - b. REQUIREMENTS:
 - PERMANENT KEYING: PROVIDED BY OWNER.
- C. HARDWARE SETS TBD IN FUTURE ADDENDUM.
- D. ALL HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS SET BY 2017 ICC 117.1 AND ADA.

088000 - GLAZING

- A. MONOLITHIC GLASS:
 - a. HEAT STRENGTHENED FULLY TEMPERED FLOAT GLASS.
 - b. MINIMUM 6 MM THICK.
 - c. LOCATION: INTERIOR, NON-FIRE RATED LOCATIONS UNLESS OTHERWISE NOTED.

099123 - INTERIOR PAINTING

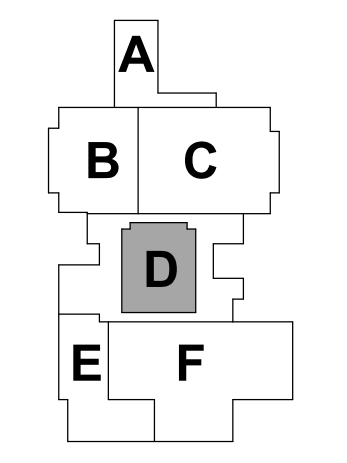
- A. BASIS OF DESIGN MANUFACTURER: SHERWIN WILLIAMS. ALSO ACCEPTABLE: BENJAMIN MOORE AND PPG PAINTS.
- B. PREPARATION OF SURFACES TO RECEIVE PAINT: CLEAN, DRY, DULL, AND SOUND.
- C. PAINT SYSTEMS:
 - a. CMU (EXISTING PREVIOUSLY PAINTED):
 - PRIMER: EXTREME BOND PRIMER, B51 SERIES
 - 1. 3.1 MILS WET, .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, K45-2150 SERIES.
 - 1. 4.0 MILS WET, 1.6 MILS DRY PER COAT.
 - b. CMU (NEW/BARE):
 - PRIMER: PRO INDUSTRIAL HEAVY DUTY BLOCK FILLER, B42 SERIES
 - INTERMEDIATE COAT: MATCH TOP COAT
 - TOPCOAT: PRO INDUSTRIAL PRE-CAT EPOXY, K45-2150 SERIES.
 - 1. 4.0 MILS WET, 1.6 MILS DRY PER COAT.
 - c. 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. 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.
- D. COLORS: REFER TO BASIS OF DESIGN.



Engineering & Design

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

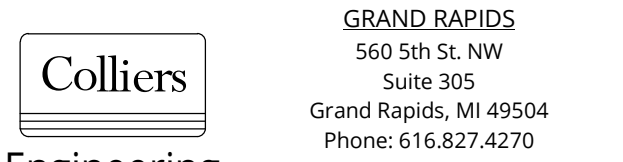


KEY PLAN

LANSING SCHOOL DISTRICT

BID PACK 2
 GARDNER ELEMENTARY
 FOOD SERVICE - EQUIPMENT
 REPLACEMENT &
 RENOVATION SO-1852
 333 DAHLIA DRIVE
 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: 26000752A

SHEET NAME:

DOOR SCHEDULE AND SPECIFICATIONS

DRAWING NUMBER:
A601

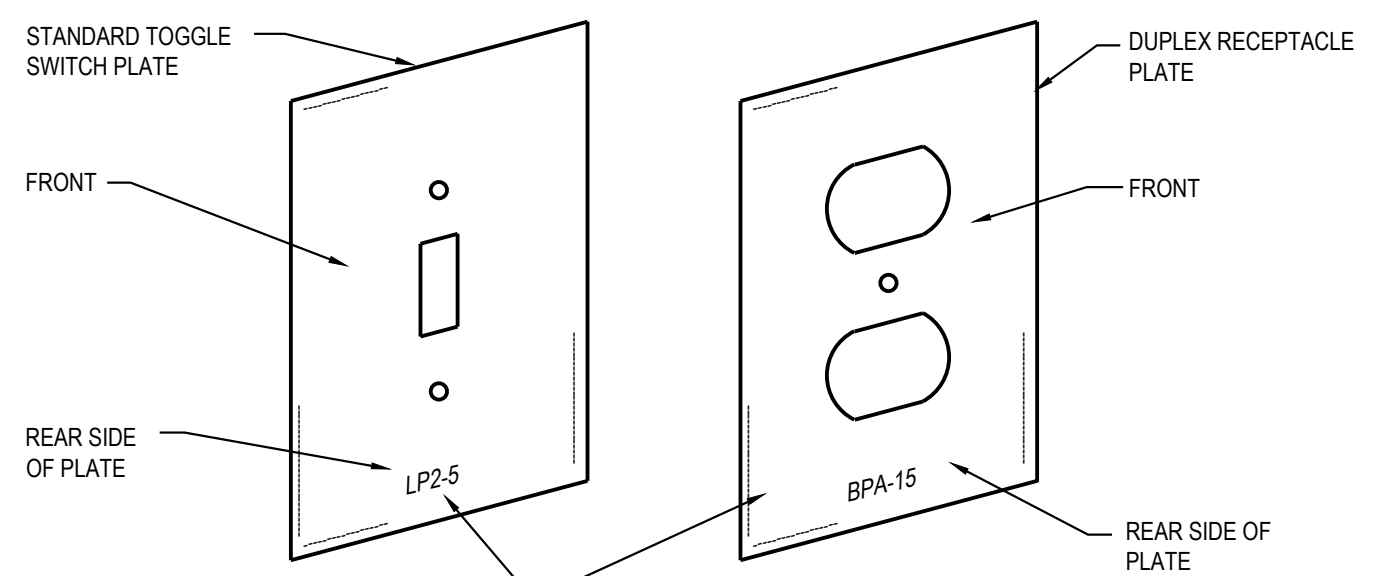
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ELECTRICAL SYMBOL LEGEND		
SYMBOL	DESCRIPTION	MTG. HT. TO Ⓞ
S S3	SINGLE POLE OR 3-WAY SWITCH-SPECIFICATION GRADE	46"
S4	FOUR WAY SWITCH-SPEC. GRADE	46"
SK	KEY OPERATED SWITCH-SPEC. GRADE	46"
SD	DIMMER SWITCH	46"
S IR	IR SWITCH	46"
S IRD	IR SWITCH DIMMABLE	46"
SP	SWITCH WITH PILOT LIGHT	46"
SM	MANUAL MOTOR STARTER SWITCH	46"
OS	OCCUPANCY SENSOR	---
PC	PHOTO CELL	---
CS	CONTROL STATION	46"
DS	DAYLIGHT SENSOR	---
PP	POWER PACK	---
C	SPLIT WIRED RECEPTACLE C - DENOTES CONTROLLED VIA RELAY OR OCC SENSOR	18"
WR	WATER RESISTANT GROUND FAULT CIRCUIT INTERRUPTER WR-DENOTES WEATHERPROOF WHILE IN USE COVER	18"
Ⓞ	DUPLEX OUTLET-SPEC. GRADE CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
Ⓞ	(2) DUPLEX OUTLET-SPEC. GRADE CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
Ⓞ	SPECIAL SINGLE RECEPTACLE	18"
Ⓞ	SPECIAL OUTLET-CHARACTERISTICS AS NOTED ON PLANS	AS NOTED
EV	E.V. CHARGER F= FUTURE	---
▽	DATA OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER 1-1/4" C. UP WALL TO CLG. SPACE CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
▽	TV OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER 1-1/4" C. UP WALL TO CLG. SPACE CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
▽	TELEPHONE OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER 1-1/4" C. UP WALL TO CLG. SPACE	18"
▽	TELEPHONE/DATA OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER 1-1/4" C. UP WALL TO CLG. SPACE	18"
△	WIRELESS ROUTER CIRCLE AROUND SYMBOL= CEILING MOUNTED	---
Ⓞ	FLOOR BOX 2 RECEPT. 2 DATA - THOMAS & BETTS # 665-SC 1-1/4" C. TO FLOORBOX FOR DATA	---
Ⓞ	FLOOR BOX 1 RECEPT. 1 DATA - THOMAS & BETTS # 664-SC 1-1/4" C. TO FLOORBOX FOR DATA	---
J	JUNCTION BOX - HUBBELL NSAVE2M WITH RECEPTACLE KIT HUBBELL NSOKP - PROVIDE CONNECTOR PLATE FOR AV	AS NOTED
J	JUNCTION BOX 4" SQ. BOX W/ 2 GANG RAISED COVER 1 1/4" UP WALL TO CLG. SPACE UNLESS OTHERWISE NOTED POWER POLE - SEE DRAWINGS FOR POWER - POWER/DATA SPECIFICATIONS	AS NOTED
M	ELECTRIC UTILITY METER	---
F	FUSED DISCONNECT SWITCH- FDS-HEAVY DUTY	46"
F	NON-FUSED DISCONNECT SWITCH- NFDS-HEAVY DUTY	46"
F	SW. AND PLUG FUSE HOLDER- BUSSMANN "SSU" & FUSESTAT FUSE	AT EQUIP.
M	MAGNETIC MOTOR STARTER-MS	46"
M	COMBINATION MAG. STARTER/ FUSED DISC. SWITCH - CS/FDS	46"
M	COMBINATION MAG. STARTER/NON-FUSED DISC. SWITCH - CS/NFDS	46"
VFD	VARIABLE FREQUENCY DRIVE	---
M	SINGLE PHASE ELECTRIC MOTOR	---
M	THREE PHASE ELECTRIC MOTOR	---
P	SURFACE OR FLUSH MTD. BRANCH CIRCUIT PANELBOARD	72" TO TOP
T	TRANSFORMER	---
M	PUSH BUTTON	46"
T	THERMOSTAT - E.C TO ROUGH-IN SINGLE GANG BOX AND 1/2" C. TO ACCESSIBLE CEILING SPACE	46"
T	HUMIDISTAT. E.C TO ROUGH-IN SINGLE GANG BOX AND 1/2" C. TO ACCESSIBLE CEILING SPACE	46"
⊗	RECESSED DOWNLIGHT LUMINAIRE	---
⊗	RECESSED WALLWASH LUMINAIRE	---
⊙	SURFACE LUMINAIRE	---
⊙	PENDANT LUMINAIRE	---
⊙	WALL MOUNTED LUMINAIRE	---
⊙	SITE LIGHTING LUMINAIRE	---
⊙	NIGHT LIGHT	---
⊙	STRIP LUMINAIRE	---
⊙	LED ACCENT/UNDER CABINET LUMINAIRE	---
⊙	RECESSED LUMINAIRE 2x4' OR 2x2'	---
⊙	SURFACE LUMINAIRE 2x4' OR 2x2'	---
⊙	TRACK LIGHTING LUMINAIRE	---
⊙	PARTIALLY SHADED LUMINAIRE OR WITH "E" SUFFIX ARE EMERGENCY	---
⊙	EXIT SIGN - WALL MOUNTED OR CEILING MOUNTED ARROWS INDICATE PATH OF EGRESS	---
⊙	REMOTE EMERGENCY HEAD	---
⊙	BATTERY EMERGENCY LUMINAIRE	---

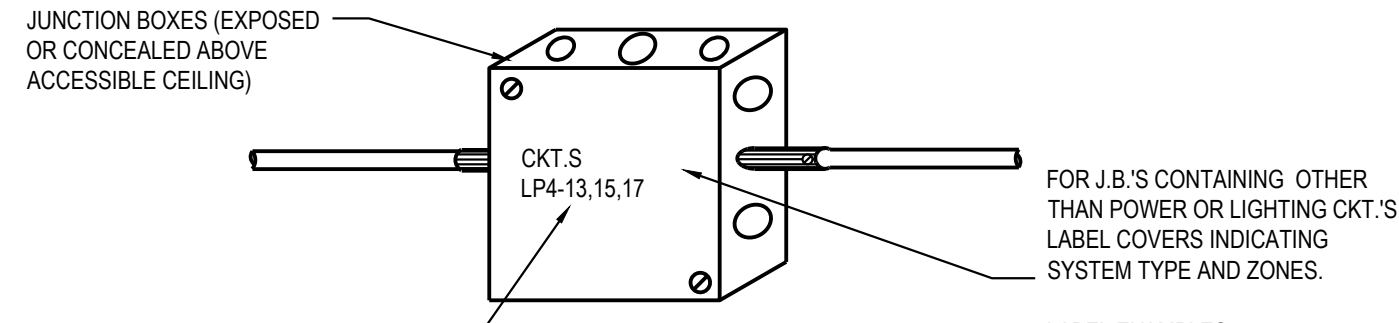
SYMBOL NOTES:
 1. "AC" DENOTES ABOVE COUNTER. COORDINATE HEIGHT WITH ARCHITECT.
 2. "H" DENOTES HORIZONTAL MOUNTING OF DEVICE.
 3. "B" DENOTES MOUNTED IN BASE.
 4. "F" DENOTES MOUNTED IN FACE OF CABINETS.

SYSTEMS SYMBOL LEGEND		
SYMBOL	DESCRIPTION	MTG. HT. TO Ⓞ
F	FIRE ALARM PULL STATION	46"
WP	FIRE ALARM HORN-STROBE LIGHT (WP-DENOTES WEATHER PROOF)	80"
Ⓞ	AREA SMOKE DETECTOR-PHOTOELECTRIC	---
Ⓞ	VISUAL ONLY ALARM	80"
Ⓞ	AUDIO ONLY ALARM	---
Ⓞ	CEILING SPEAKER	---
Ⓞ	SPEAKER/STROBE LIGHT	---
Ⓞ	SMOKE/HORN BASE CO-DENOTES COMBO CARBON MONOXIDE/SMOKE	---
DH	MAGNETIC DOOR HOLD OPEN	---
CO	CARBON MONOXIDE SENSOR. E.C TO ROUGH-IN SINGLE GANG BOX AND 1/2" C. TO ACCESSIBLE CEILING SPACE.	---
D	DUCT SMOKE DETECTOR	---
H	HEAT DETECTOR	---
TS	O.S.&Y TAMPER SWITCH	---
FS	WATER FLOW SWITCH	---
RT	REMOTE ALARM KEY TEST SWITCH	46"
CR	FIRE ALARM CONTROL RELAY	---
BD	BEAM DETECTOR	---
FSD	FIRE/SMOKE DAMPER	---
FACP	FIRE ALARM CONTROL PANEL	---
FAA	FIRE ALARM ANNUCIATOR PANEL	---
Ⓞ	CEILING SPEAKER	---
Ⓞ	CARD READER	46"
Ⓞ	SECURITY DOOR CONTACT	AT DOOR HEAD
Ⓞ	SECURITY INTERCOM	46"
Ⓞ	SECURITY CAMERA - "W" DENOTES WALL MOUNTED CHEVRON INDICATES AIM LINE	TYPICALLY CLG MOUNTED
Ⓞ	SECURITY DOOR REQUEST TO EXIT	AT DOOR HEAD

F.A. NOTES:
 1. MATCH EXISTING FIRE ALARM SYSTEM.

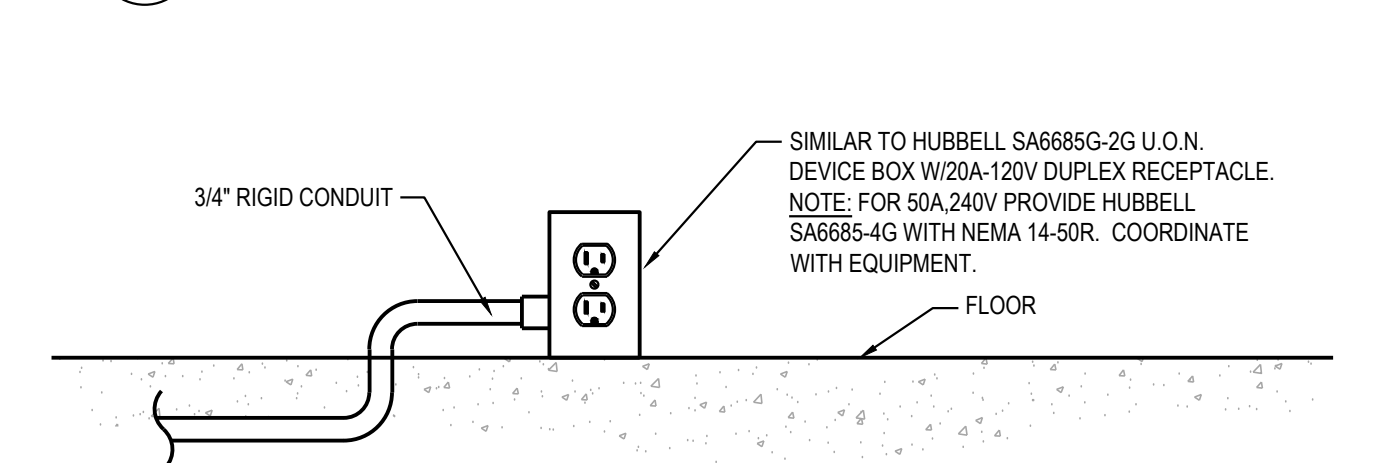


LABEL CKT. NO. OF EACH DEVICE ON REAR SIDE OF COVER PLATE. USE PERMANENT MARKER PEN, BRADY MARKING SYSTEM OR OTHER METHOD APPROVED BY THE ENGINEER



FOR J.B.'S CONTAINING OTHER THAN POWER OR LIGHTING CKT.'S LABEL COVERS INDICATING SYSTEM TYPE AND ZONES.
 LABEL EXAMPLES:
 "FIRE ALARM-ZONES 2&3"
 "P.A. ZONES 4,5,6&" "DATA CIRCUITS A&B"
 "EXIT SIGNS-EM&Z"
 "EMERG. CKT.S. BPEM-3,4"

ELECTRICAL IDENTIFICATION



SURFACE MOUNT KITCHEN FLOOR BOX DETAIL

A-2 E1.00 N.T.S.

LIGHT FIXTURE LEGEND						
FIXTURE TYPE	DESCRIPTION	MANU.	CATALOG PART#	VOLTAGE	LAMPS	REMARKS
A1	2x4 RECESSED LED	ACUITY	CPANIL 2X4 AL06 35 SWW7 M2	MVOLT	LED 3000K 36W	1,2
A2	2x2 RECESSED LED	ACUITY	CPANIL 2X2 AL01 35 SWW7 M4	MVOLT	LED 3000K 31W	1,2
B	4' LINEAR LIGHT	LUMENWERKS WILLIAMS	VIA 4 R D HLO FH SW 80CRI 1500LMF 3000K 120V D1 IC	MVOLT	LED 3500K 13.3WLF	1,2
C	HOOD REPLACEMENT LIGHT JELLY JAR/VAPOR TIGHT	KIA-ARK	VTR-1	120	LED 3000K 120W	1,2
J8	8' LED INDUSTRIAL STRIP	ACUITY	CSS L96 AL04 SWW3 80CRI	MVOLT	LED 4358/74 3000K	1,2
E1	EXIT LIGHT BATTERY BACK UP	LITHONIA	LHOM LED	120	LED 1.5W	1,2
EM1	EMERGENCY LIGHT BATTERY BACK UP	LITHONIA	ELM4L	120	LED 2.5W	1,2

GENERAL LIGHT FIXTURE SCHEDULE NOTES: OR OWNER APPROVED EQUALS
 1. APPROVED MANUFACTURERS COOPER, WILLIAMS AND COLUMBIA
 2. DAMP LOCATION RATED.
 3. CONTROLS ALLOWED MANUFACTURERS ACUITY, COOPER AND WATT STOPPER.

ELECTRICAL SPECIFICATIONS

- 26-0500 GENERAL PROVISIONS
- FURNISH AND INSTALL FIRST-CLASS WORKING SYSTEMS, TESTED AND READY FOR OPERATION. COMPLETE WITH LABOR AND MATERIALS (U.L. APPROVED COMMERCIAL GRADE). CONFORM TO DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS. USE PROPER NEMA RATED EQUIPMENT (i.e. "3R" WEATHERPROOF, "1" GENERAL DUTY, ETC.)
 - COORDINATE WITH THE DRAWINGS AND SPECIFICATIONS OF THE OTHER TRADES AND WITH THE OWNER.
 - FIELD VERIFICATION OF ALL DIMENSIONS ARE REQUIRED, EXACT LOCATIONS, DISTANCES, AND LEVELS WILL BE GOVERNED BY ACTUAL FIELD CONDITIONS.
 - COMPLY WITH THE 2023 NATIONAL ELECTRICAL CODE, PLUS LOCAL OR STATE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS APPLICABLE TO THE PARTICULAR CLASS OF WORK; ANY FEES IN CONNECTION THEREWITH ARE TO BE PAID BY ELECTRICAL CONTRACTOR.
 - COMPLETE REQUIRED DEMOLITION, MAINTAINING OPERATION OF EXISTING TO REMAIN (COORDINATE WITH GC REGARDING ANY PHASING OF THE PROJECT) REWIRE EXISTING CIRCUITS IF REQUIRED.
 - PROVIDE SUBMITTALS FOR THE FOLLOWING EQUIPMENT: SWITCHGEAR, LIGHTING, LIGHTING CONTROLS, FIRE ALARM AND OTHER REQUIRED MATERIALS AS REQUIRED PER PROJECT.
 - WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

- TESTING
- WORK REQUIRED UNDER THIS HEADING SHALL BE BY THE ELECTRICAL CONTRACTOR (OR AS NOTED) AND INCLUDES ALL SUPERVISION, LABOR, MATERIALS, INSTRUMENTATION AND EQUIPMENT NECESSARY TO EFFECTIVELY TEST, MEASURE AND VERIFY THE PERFORMANCE OF THE ELECTRICAL EQUIPMENT SYSTEMS.

- 26-0 529, 26-0533, 260534 RACEWAY, BOXES, AND FITTINGS
- ALL WIRING SHALL BE RUN IN CONCEALED EMT (THINWALL) CONDUIT IN THE FINISHED AREAS OF THE BUILDING. CONDUIT MAY BE EXPOSED IN EQUIPMENT ROOMS OR OVERHEAD IN ROOMS WITHOUT CEILINGS. CONDUITS EXPOSED TO WEATHER TO BE RIGID GALVANIZED CONDUIT, MC CABLE ALLOWED IN AREAS ALLOWED PER NATIONAL ELECTRICAL CODE AND NOT SUBJECT TO DAMAGE.
 - HORIZONTAL AND VERTICAL CONDUIT RUNS MAY BE SUPPORTED BY ONE-HOLE MALLEABLE STRAPS, CLAMP-BACKS OR OTHER APPROVED DEVICES.
 - CONDUITS SHALL NOT BE RUN IN NOR SUPPORTED FROM DUCTWORK.

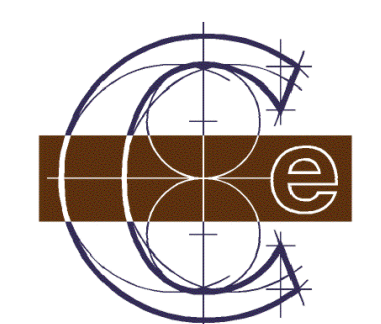
- 26-0219 CONDUCTORS
- ALL CONDUCTORS SHALL BE NEW. ALL CONDUCTORS FOR POWER AND LIGHTING SYSTEMS WIRING SHALL BE 98% CONDUCTIVITY COPPER TYPE THHN OR THW. ALUMINUM IS TO BE PERMITTED FOR SERVICE ENTRANCE AND PANEL FEEDS. BRANCH CIRCUIT WIRING SHALL BE COPPER.

- 26-2736 WIRING DEVICES
- CONVENIENCE OUTLETS SHALL BE SPECIFICATION GRADE, RATED AT 20 AMPERE, GROUNDING TYPE, 125 VOLT, AND BEAR U.L. LABEL OF APPROVAL STAINLESS STEEL COVER PLATES. MANUFACTURERS: PASS AND SEYMOUR CATALOG 5251-1, OR EQUAL BY HUBBELL AND LEVITON.
 - ALL SWITCHES FOR LIGHTING SHALL BE SPECIFICATION GRADE RATED AT 20 AMPERE, 120/277 VOLTS. PASS AND SEYMOUR CATALOG 20AC-1 OR EQUAL BY HUBBELL, AND LEVITON.

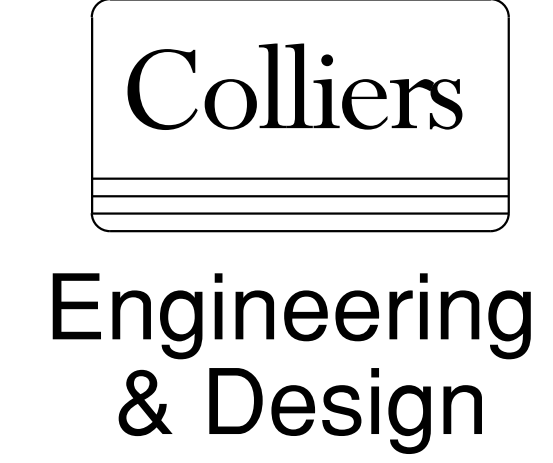
- 16350 GROUNDING
- INSTALL COMPLETE GROUNDING SYSTEM IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.
 - INSTALL BONDING WIRE IN NONMETALLIC AND FLEXIBLE CONDUIT CONNECTED AT SOURCE END TO PANELBOARD EQUIPMENT GROUND BAR AND AT LOAD END TO ENCLOSURE.
 - EXTEND COMPLETE BUILDING GROUNDING SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. INCLUDE INSULATED GROUND FOR ALL EXTERIOR AS WELL AS TOILET CIRCUITS.

- 26-5113 LIGHTING
- THE ELECTRICAL CONTRACTOR SHALL FURNISH AND/OR INSTALL ALL FIXTURES WITH LAMPS, AS SHOWN ON THE DRAWINGS AND AS LISTED IN THE FIXTURE LEGEND. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADEQUATE SUPPORTING FACILITIES FOR THE LIGHTING SYSTEM.
 - WHERE RECESSED FIXTURES ARE INSTALLED IN CEILINGS FINISHED IN ACOUSTICAL TILE PATTERNS OR LAYOUTS, THE ELECTRICAL CONTRACTOR SHALL WORK IN COOPERATION WITH THE CEILING SUPPLIERS IN LOCATING AND FRAMING FIXTURES.
 - EXIT LIGHT FIXTURES SHALL BE SUITABLE FOR WALL, CEILING FOR PENDANT MOUNTING AS INDICATED, WITH STENCIL FACES AND ONE-EIGHTH INCH THICK RED (OR GREEN PER ARCHITECT OR OWNER) ACRYLIC PANELS, WITH LED LAMPS AND BATTERY PACKS SHOWN IN THE LIGHTING FIXTURE LEGEND.
 - EMERGENCY LIGHTING REQUIREMENTS SHALL BE INSTALLED TO SATISFY THE RESPECTIVE CODES, INCLUDING INTERNATIONAL BUILDING CODE (i.e. 1FC AVERAGE, 6 FC MINIMUM AND 40:1 RATIO OF MAX TO MIN), PHOTOMETRICS, NOT PROVIDED ON THE BID DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL BE INCLUDED IN THE FINAL BID PROPOSAL - BY EC, SUPPLIER OR ENGINEER.

- 26-2816 CONTROLS
- COMPLETE CONTROLS FOR LIGHTING AND MECHANICAL EQUIPMENT, AS NOTED ON THE DRAWINGS. ALL LIGHTING CONTROLS SHALL COMPLY WITH 2021 MICHIGAN ENERGY CODE.
 - APPROVED MANUFACTURERS: ACUITY, COOPER, HUBBELL WATT STOPPER AND LEVITON.

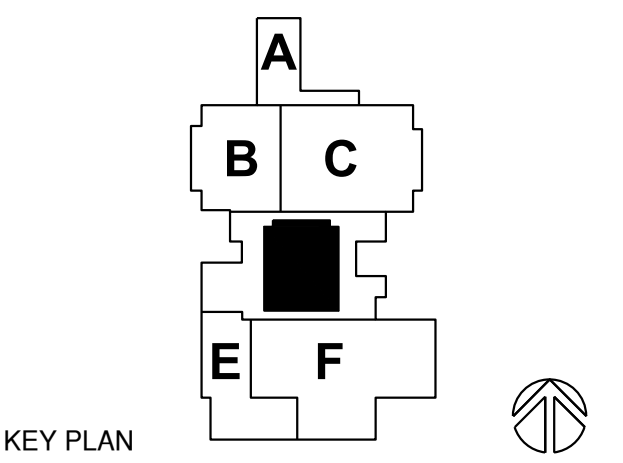


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 Project # 2026022



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REV	DATE	DESCRIPTION
3	04/03/26	BID PACK 2 - ADDENDUM 1



LANSING SCHOOL DISTRICT

**BID PACK 2
 GARDNER ELEMENTARY
 FOOD SERVICE - EQUIPMENT
 REPLACEMENT &
 RENOVATION SO-1852**

MI ARCHITECTURE
 FIRM LICENSE # NL000605



PROJECT MANAGER: **L. WOOD**
 DISCIPLINE LEAD: **C. LADEWIG**
 DESIGNER: **C. LADEWIG**
 REVIEWER:
 DATE ISSUED: **03/16/2026**
 PROJECT NUMBER: **26000063A**
 SHEET NAME: **DETAILS, SYMBOL LEGENDS & SPECIFICATIONS**

DETAILS, SYMBOL LEGENDS & SPECIFICATIONS

DRAWING NUMBER: **E100**



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.