

**ADDENDUM NO. 2**  
**LSD Gardner Elementary Chiller Replacement**

Date: 05/29/2026  
Job Number: 260150.00

**OWNER:**

Lansing School District  
333 Dahlia Dr  
Lansing, MI 48911

**ENGINEER:**

Matrix Consulting Engineers  
544 Cherbourg Drive  
Lansing, MI 48917

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This Addendum is issued for the purpose of modifying and/or clarifying the original Contract Documents and shall take precedence over them.

All work included herein shall be in accordance with the original drawings and specifications except as specifically noted herein. All incidental items required to provide the following modifications shall be included even though not specifically described.

This addendum is being sent to all bidders receiving plans and specifications. **Receipt of this Addendum shall be noted on the Proposal Form in the appropriate location.**

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**Pre-Bid Conference**

**1. Sign-In Sheet (Issued):**

- a. See attached sign-in sheet from the Pre-Bid Conference.

**Specifications**

**1. Section 004100 – Bid Proposal Form (Re-issued):**

- a. See revised date of substantial completion.

**2. Section 012100 – Allowance (Re-issued):**

- a. See revised allowance value.

**Clarifications**

1. The asbestos report for Gardner Elementary School can be requested through the school district.
2. The project is not subject to prevailing wage requirements.
3. The chilled water system is independent of the hot water hydronic system.

**Request for Information (RFI) Responses:**

- 1. Is the exterior piping to be painted?**
  - a. No. Exterior piping shall be insulated and jacketed in accordance with the spec.
- 2. Is the allowance 10% or flat?**
  - a. The allowance will be revised to a dollar amount allowance.
- 3. Is the condenser water piping 30% PG or water?**
  - a. Water.
- 4. Are the supplier/vendor application forms to be completed and turned in with the bid proposal or as a start-up submittal?**
  - a. Only the bid sheet and bid bond are due for the bid.
- 5. Please clarify if there is a roof warranty.**
  - a. There is no roof warranty.
- 6. The front end documents claim this is a prevailing wage project; however, in the pre-bid meeting this was mentioned that it was not the case. Please clarify.**
  - a. The project is not subject to prevailing wage requirements.

**END OF ADDENDUM**

Bid# S.O. 1858 For GARDNER CHILDER

Date/Time \_\_\_\_\_

Name	Company	Address	City/State/Zip	Phone #	Email Address
JESSE LORESEARCH	CENTENNIAL	3300 W. MAIN ST.	LANSING, MI 48917	517 648 9484	jessel@centennial-electric.com
Kirk Lakes	Grain Works	4655 Hunsaker Dr.	48823 East Lansing, MI	517 281 4623	w.rodgers@grainworksplumbing.com
Tony Aho	Plenum Service	2871 Jolly Rd	Okemos, MI	517-388-7585	Tahoe@PlenumService.com
Brian Beagle	AJ Miller Mech	835 Louisa St	Lansing 48911	517 260 6280	brian@ajmillermechanical.com
Jason Axelson	Wm Floyd	216 Victory Dr	Howell MI	517 614 9500	JAxelson@wffloyd.com
Tom Friar	Monroe Plumbing	121 N. Tecumseh St	Adrian, MI	734-693-9132	tom@monroep plumbing.com
Brett Walcott	Nielsen	PO Box 1035 East Lansing		517-599-0835	bua.walco@nielsenconstruction.com
Blake Kirkland	Monroe Plumbing	121 N. Tecumseh St	Adrian, MI	734-5984988	blake@monroep plumbing.com
Chris Churchill	Johnson & Wood	2400 E. St. Joe	Lansing	517-290-4726	chris@johnsonwoodllc.com
CALEB THORN	LSD				
MIKE SAJOR	LSD				
NICK FRECHEN	MATRIX CE	544 CHERBOURGH	LANSING	(989) 383 0058	
Eric Emvall	Matrix CE	544 Cherborough	Lansing	(231) 557-8211	
John Rubel	Platinum Mechanical	5051 Exchange St	Flint, MI 48907	810 931-7399	JohnR@platinummechanicalinc.com

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## Bid Proposal Form

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# Lansing School District Gardner Elementary School Chilled Replacement Lansing, MI

**LSD Project #SO-1858  
Project #260150.00**

Proposals are due no later than 2:00 PM on June 4, 2026.  
Bids received after this date and time will not be accepted or considered.

*Please mail or drop off your proposal to: Lansing School District, Attn: Purchasing Dept, 519 W Kalamazoo St, Lansing, MI 48933. All proposals should include one original and two copies in a sealed envelope and clearly marked as SO-1858 Gardner Elementary Chiller Replacement.*

Name of Bidder: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

### BASE PROPOSAL

We the undersigned, propose to furnish all labor, materials, and facilities for the completion of the General Construction Contract (including Site, Architectural, Structural, Mechanical and Electrical Work), for the above named project in accordance with drawings and specifications prepared by Matrix Consulting Engineers Inc., dated **May 18, 2026** and all addenda (if applicable), for the sum of:

\_\_\_\_\_ dollars

(\$ \_\_\_\_\_) and hereby agree to enter into a contract for the work if this proposal is accepted in writing.

ADDENDA

We acknowledge the receipt of the following addenda to drawings and specifications:

Addendum No. _____	Initial _____	Date _____
Addendum No. _____	Initial _____	Date _____
Addendum No. _____	Initial _____	Date _____

TIME OF COMPLETION

Work is to commence within ten (10) consecutive calendar days after notice of Award of Contract. The work shall be substantially complete on or before January 1, 2027.

BASE BID COST BREAKDOWN

Provide a cost breakdown for each of the subcontractor proposals being provided in the base bid.

<u>Trade</u>	<u>Contractor Providing Proposal</u>	<u>Cost</u>
General Trades	_____	\$ _____
Mechanical	_____	\$ _____
Electrical	_____	\$ _____
Controls	_____	\$ _____

FEE FOR HANDLING ADDITIONAL WORK

For handling additional work performed upon instructions of the Owner by subcontractors of the undersigned, add to the subcontractor's prices for the additional work a fee of \_\_\_\_\_%, which shall include all of the undersigned's charges.

For additional work performed upon instructions of the Owner other than that of subcontractors of the undersigned, add to the actual cost of all labor and materials, including insurance and taxes (less all discounts) a fee of \_\_\_\_\_%, which shall include all charges for overhead and profit.

VOLUNTARY SUBSTITUTIONS

If awarded a contract for the work bid upon above, on the basis of the amount of our proposal, we agree to furnish materials and equipment specifically mentioned in the specifications.

If any of the following voluntary substitutions for materials or equipment are approved, we further agree to make the corresponding deduction from our proposal.

<u>Name of Manufacturer</u>	<u>Amount of Deduction</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

PERSONNEL ASSIGNMENT FOR THIS PROJECT:

Project Superintendent: \_\_\_\_\_  
Project Engineer: \_\_\_\_\_

SUBCONTRACTOR ASSIGNMENT FOR THIS PROJECT:

General Trades: \_\_\_\_\_  
Mechanical: \_\_\_\_\_  
Electrical: \_\_\_\_\_  
Controls: \_\_\_\_\_

SIGNATURES

*When the bidder is an individual:*

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Witness

*When the bidder is a partnership:*

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Witness

*When the bidder is a corporation:*

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

\_\_\_\_\_ is a corporation organized and existing under the laws of  
\_\_\_\_\_ and has (has not) been granted a certificate of authority to do business in the  
State of \_\_\_\_\_.

## SECTION 012100 - ALLOWANCES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
  - 1. General Allowance.

#### 1.3 DEFINITIONS

- A. Allowance: A quantity of work or dollar amount included in the Contract, established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

#### 1.4 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

#### 1.5 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

#### 1.6 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

#### 1.7 ALLOWANCES

- A. Use the allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the allowance will include Contractor's related costs and reasonable overhead and profit.
- D. At Project closeout, credit unused amounts remaining in the allowance to Owner by Change Order.

#### PART 2 - PRODUCTS (Not Used)

#### PART 3 - EXECUTION

##### 3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

##### 3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

##### 3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: General Allowance: Include an allowance of \$80,000 for use according to Owner's written instructions.

1. This allowance includes material cost; receiving, handling, and installation; and Contractor overhead and profit.

END OF SECTION 012100