

Project Name: Post Oak

Project No.: 221125-110

Architect: Kingscott

Date: 12/5/2025

Bid Package No.: 1

Bid Due Date: 12/18/2025 @ 2:00PM

This Addendum is issued to inform the bidders of modifications in the scope of work being bid for this project.

A. Documents included in this Addendum:

- Documents
 - i. Project Manual Modifications
 - a. Modification to RFI Deadline
RFI's are due Monday, 12/8/2025 at 11:59PM. RFI's received after this date cannot be guaranteed a response.
 - ii. Pre-Bid Conference Attendance

B. Other modifications:

- None

C. Bids are due 12/18/2025 @ 2:00PM

- Include in your bid the increase or decrease for all materials, labor, supervision, overhead and profit required to properly and completely execute the work described in this Addendum.
- Acknowledge receipt of this Addendum on the Bid Proposal Form.

The applicable provisions of the Contract Documents shall govern all work included herein unless specifically noted otherwise.

END OF ADDENDUM NO. [1]

Project Name _____	Work Category See below
Meeting Date & Time 12/1/25 @ 8:30AM	Meeting Location Conference Call

Meeting Purpose:

- To communicate clearly defined work scope, quality standards, and anticipated schedule to subcontractors.
- Providing this information improves the likelihood that bids will be consistent with the owner's and The Christman Company's quality standards and schedule expectations.

Meeting Agenda:**1. Team Introduction****2. Introduction**

- Owner - Lansing School District
- Owner's Representative – Plante Moran
- Architect – Kingscott
 - Consultants
 - Structural – Robert Darvas Associates
 - Civil Engineer – Spalding DeDecker
 - Mechanical, Electrical, Plumbing – Strategic Energy Solutions

3. Projects & Documents

- Project list
 - Dwight Rich
 - Forest View
 - Gier Park
 - Post Oak
- Bid documents list
 - Project Manual
 - Drawings
 - Specifications
 - LSD Bid Documents
 - Christman Safety Program

4. General Quality Expectations

- Why the owner is building this project
- What is important to the owner, building occupants, etc.

5. Schedule Expectations

- Total timeline – Completion prior to Sept 2026
- Phasing
- Milestone dates

6. Work Scope

- Included and excluded activities
 - 11 – Masonry
 - 12 – Structural Steel (Except Post Oak)
 - 18 – Glass/Glazing
 - 20 – General Trades
 - 27 – Mechanical & Plumbing Systems
 - 28 – Electrical Systems
- Quality expectations for workmanship and results

7. Project Specifics

- Contractor amenities
 - Parking – onsite

- ii. Laydown – onsite, parking lot
 - iii. Restrooms – Christman will provide portable toilets.
 - iv. Utilities – Existing water and power will be available.
 - b. Contractor requirements (permits, delivery scheduling, clean up, dress code, smoking)
 - i. Permits – TCC to carry Building Permitting, all other permits required for this work (electrical, mechanical, plumbing, etc.,) to be by trade contractors.
 - ii. Clean Up – Christman will provide dumpsters, cleanup is required continuously
 - iii. Smoking – No tobacco use on Lansing School District property.
 - iv. Work Hours – M-F 7:00am – 3:30PM
 - v. Spring 2nd Shift Hours required for Mechanical & Electrical scope
 - c. Building occupancy
 - i. Buildings will be un-occupied during construction activities after June 5th, prior to June 5th buildings will be occupied.
 - d. Hazardous materials exposure or removal
 - i. Report Upcoming
 - e. Safety requirements
- 8. Bid Procedures**
 - a. Due date, time, and location
 - i. 12/18/2025 @ 2:00PM at Lansing School District Administration Building
 - ii. RFI's are due 12/08/2025
 - b. Addenda requirements
 - c. Bond requirements
 - i. BID BOND REQUIRED
 - ii. Break out pricing for payment and performance bond
 - d. Included and voluntary alternates
 - e. Tax status
 - f. Allowances available
 - g. Contact person for questions
 - i. RFIs to be submitted to projects@lansingschools.net
 - ii. Andrew Dobbs (Christman Company – Project Manager) 517-230-5953
 - h. Requests for site access
- 9. Questions**
 - a. **Prevailing Wages**
 - i. There are **NO** prevailing wage requirements for this project.
 - b. **RFI Deadline**
 - i. **RFI's due 12/08/2025 at 5:00PM**
- 10. Walk Throughs**
 - a. **Forest View – 12/2 from 7:00AM – 7:45AM**
 - i. 3119 Stoneleigh Dr, Lansing MI 48910
 - b. **Gier Park – 12/3 from 7:00AM – 7:45AM**
 - i. 401 E Gier St, Lansing MI 48906
 - c. **Post Oak – 12/4 from 7:00AM – 7:45AM**
 - i. 2320 Post Oak Ln, Lansing MI 48912
 - d. **Dwight Rich – 12/5 from 7:00AM – 7:45AM**
 - i. 2600 Hampden Dr, Lansing MI 48911

1. Summary

Meeting title	HVAC Improvements - Virtual Pre-Bid Meeting
Attended participants	19
Start time	12/01/25, 8:20:46 AM
End time	12/01/25, 8:45:12 AM
Meeting duration	24m 26s
Average attendance time	17m 19s

2. Participants

Name	First Join	Last Leave
Austin Brown	12/01/25, 8:22:13 AM	12/01/25, 8:45:12 AM
Ryan Lay (External)	12/01/25, 8:20:48 AM	12/01/25, 8:45:11 AM
Kyle Lochonic (External)	12/01/25, 8:21:34 AM	12/01/25, 8:45:06 AM
Jim Newburry (External)	12/01/25, 8:22:58 AM	12/01/25, 8:45:12 AM
Nick Rodgers (External)	12/01/25, 8:23:37 AM	12/01/25, 8:45:12 AM
Andrew Dobbs	12/01/25, 8:25:34 AM	12/01/25, 8:45:01 AM
Patrick Long (External)	12/01/25, 8:26:59 AM	12/01/25, 8:45:12 AM
Hanna Burnham (External)	12/01/25, 8:27:43 AM	12/01/25, 8:45:08 AM
Jason Axelson (External)	12/01/25, 8:27:48 AM	12/01/25, 8:45:12 AM
Theron Coe (External)	12/01/25, 8:28:07 AM	12/01/25, 8:45:12 AM
Jon Laing (External)	12/01/25, 8:28:17 AM	12/01/25, 8:45:12 AM
Brandon Kettenbeil	12/01/25, 8:29:03 AM	12/01/25, 8:45:12 AM
read.ai meeting notes (Unverified)	12/01/25, 8:29:18 AM	12/01/25, 8:45:12 AM
Marc Alexa	12/01/25, 8:29:18 AM	12/01/25, 8:45:12 AM
Lindsey Suardini (External)	12/01/25, 8:30:13 AM	12/01/25, 8:45:07 AM
Rachel Lambert (External)	12/01/25, 8:31:37 AM	12/01/25, 8:45:08 AM
Brian Lapham (External)	12/01/25, 8:31:51 AM	12/01/25, 8:45:04 AM
Pedro Checo (External)	12/01/25, 8:31:58 AM	12/01/25, 8:45:12 AM
Chris Churchill (Unverified)	12/01/25, 8:33:08 AM	12/01/25, 8:45:09 AM

In-Meeting Duration	Email
21m 4s	austin.brown@christmanco.com
19m 34s	ryanl@centennial-electric.com
23m 31s	kyle@xtrememason.com
22m 13s	J_newburry@shouldicebrothers.com
21m 35s	n.rodgers@gunthorpeplumbing.com
19m 26s	andrew.dobbs@christmanco.com
18m 12s	patrickl@trumblegroup.com
17m 24s	hburnham@kingscott.com
17m 24s	jaxelson@wmfloyd.net
17m 4s	todd.coe@lansingschools.net
16m 54s	jon.laing@lansingschools.net
16m 8s	brandon.kettenbeil@christmanco.com
15m 54s	
15m 53s	Marc.Alexa@plantemoran.com
14m 53s	Lsuardini@kingscott.com
13m 31s	rlambert@sesnet.com
13m 12s	BrianL@summit.ws
13m 14s	pcheco@sesnet.com
12m 1s	