

Project Name: Cavanaugh & Cumberland HVAC Remodel

Project No.: 221125-020 & 221125-030

Architect: Kingscott

Date: 9/05/2023

Bid Package No.: 1

Bid Due Date: 9/07/2023

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 and dated 09/05/2023:

- a. Revised WC 25A Specific Notes and Details #1
 - i. Delivery of equipment is essential. All equipment is to be delivered to the jobsite (300 W Cavanaugh Rd, Lansing, MI) by mid-June 2024. This WC is to store equipment until mid-June 2024 when Lansing School District is out of school and summer construction has started. **This WC responsible to coordinate delivery of equipment related to this work to the project site, installing contractor required to unload equipment from delivery vehicle.**
- b. Revised WC 25B Specific Notes and Details #1
 - i. Delivery of equipment is essential. All equipment is to be delivered to the jobsite (2801 Cumberland Rd, Lansing, MI) by mid-June 2024. This WC is to store equipment until mid-June 2024 when Lansing School District is out of school and summer construction has started. **This WC responsible to coordinate delivery of equipment related to this work to the project site, installing contractor required to unload equipment from delivery vehicle.**
- c. Revised WC 25C Specific Notes and Details #1
 - i. Delivery of equipment is essential. All equipment is to be delivered to the jobsites (300 W Cavanaugh Rd, Lansing, MI and 2801 Cumberland Rd, Lansing, MI) by mid-June 2024. This WC is to store equipment until mid-June 2024 when Lansing School District is out of school and summer construction has started. **This WC responsible to coordinate delivery of equipment related to this work to the project site, installing contractor required to unload equipment from delivery vehicle.**
- d. RFI #1 – Cavanaugh Response
- e. RFI #1 – Cumberland Response
- f. Pre-bid Meeting Agenda

B. Bids are due [9/07/2023].

- 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. [I]

Work Category No. 25A – Cavanaugh Unit Ventilators

Work Included:

The subcontractor shall timely perform all Equipment Pre-Purchase work, as detailed below, in accordance with the contract documents (including Bidding Requirements, Proposal Section, Contract Forms, General Conditions, Supplemental Conditions, General Requirements, Addenda, etc.), including, but not limited to, the following Specification Sections and Work Scope Items. Unless otherwise noted, this contractor is responsible for all items specified in the following specifications sections:

Cavanaugh:

238200 Convection Heating and Cooling Units

Work Category Notes:

1. Provide unit ventilators for Cavanaugh per the contract documents. Include all associated accessories.
2. This work category to includes costs in proposal to provide all necessary work, material, labor, transportation, etc. through delivery of equipment to the construction site.
3. Include owner training, commissioning support, and start up services for provided equipment.
4. Include support not shown but required for this work. Provide coordination drawings for work by other trades showing location of backing, supports, electrical connections, etc..
5. All deliveries F.O.B. job site, freight cost included.

Specific Notes and Details:

The following details and notes are included in this Work Category; this list is to clarify the specific items noted below and does not exclude other details or otherwise limit the scope of work for this Work Category.

1. Delivery of equipment is essential. All equipment is to be delivered to the jobsite (300 W Cavanaugh Rd, Lansing, MI) by mid-June 2024. This WC is to store equipment until mid-June 2024 when Lansing School District is out of school and summer construction has started. This WC responsible to coordinate delivery of equipment related to this work to the project site, installing contractor required to unload equipment from delivery vehicle.
2. Provide all accessories for the unit ventilators including but not limited to coils, compressors, disconnects, fans, economizer, reheat, bipolar ionization, manufacturer control system, backnet network card, 6" rear extension, EC motors, face and by-pass damper, control valve, filter, adjustable wall sleeve, louver, outside air rear extension, drainable blade, and condensate drain.

A. Control valves need to be coordinated with SC Tech before purchasing.

Related Work by Others:

1. Installation of unit ventilators by future WC.
2. Providing Cumberland Unit Vents by WC 25B.

Allowances:

This Contractor shall include in their Base Bid a Construction Manager's allowance of \$0. Reference Section 01020 for specific instructions on allowances.

Unit Prices:

Unit Prices are to be complete furnished in-place operations, and include all costs, incidental materials and work, insurance, fringes, bonds, engineering, overhead and profit. Reference the Trade Contract Proposal form for unit pricing required.

End of Work Category No. 25A

Work Category No. 25B - Cumberland Unit Ventilators**Work Included:**

The subcontractor shall timely perform all Equipment Pre-Purchase work, as detailed below, in accordance with the contract documents (including Bidding Requirements, Proposal Section, Contract Forms, General Conditions, Supplemental Conditions, General Requirements, Addenda, etc.), including, but not limited to, the following Specification Sections and Work Scope Items. Unless otherwise noted, this contractor is responsible for all items specified in the following specifications sections:

Cumberland:

238200 Convection Heating and Cooling Units

Work Category Notes:

1. Provide unit ventilators and condensing units for Cumberland per the contract documents. Include all associated accessories.
2. This work category to includes costs in proposal to provide all necessary work, material, labor, transportation, etc. through delivery of equipment to the construction site.
3. Include owner training, commissioning support, and start up services for provided equipment.
4. Include support not shown but required for this work. Provide coordination drawings for work by other trades showing location of backing, supports, electrical connections, etc..
5. All deliveries F.O.B. job site, freight cost included.

Specific Notes and Details:

The following details and notes are included in this Work Category; this list is to clarify the specific items noted below and does not exclude other details or otherwise limit the scope of work for this Work Category.

1. Delivery of equipment is essential. All equipment is to be delivered to the jobsite (2801 Cumberland Rd, Lansing, MI) by mid-June 2024. This WC is to store equipment until mid-June 2024 when Lansing School District is out of school and summer construction has started. **This WC responsible to coordinate delivery of equipment related to this work to the project site, installing contractor required to unload equipment from delivery vehicle.**
2. Provide all accessories for the unit ventilators including but not limited to coils, condensing units, 18" support stands, disconnects, fans, filter, bipolar ionization, manufacturer control system, backnet network card, 2" step down adapter back, end panels, side panels, utility compartments, EC motors, wall sleeve, louver, drainable blade, and condensate drain.
 - A. Control valves need to be coordinated with SC Tech before purchasing.

Related Work by Others:

1. Installation of unit ventilators by future WC.
2. Dampers provided by future WC.
3. Providing Cavanaugh Unit Vents by WC 25A.

Allowances:

This Contractor shall include in their Base Bid a Construction Manager's allowance of \$0. Reference Section 01020 for specific instructions on allowances.

Unit Prices:

Unit Prices are to be complete furnished in-place operations, and include all costs, incidental materials and work, insurance, fringes, bonds, engineering, overhead and profit. Reference the Trade Contract Proposal form for unit pricing required.

End of Work Category No. 25B

Work Category No. 25C – Transformers, Switchboards, & Panelboards

Work Included:

The subcontractor shall timely perform all Equipment Pre-Purchase work, as detailed below, in accordance with the contract documents (including Bidding Requirements, Proposal Section, Contract Forms, General Conditions, Supplemental Conditions, General Requirements, Addenda, etc.), including, but not limited to, the following Specification Sections and Work Scope Items. Unless otherwise noted, this contractor is responsible for all items specified in the following specifications sections:

Cavanaugh:

260573 Power System Studies

262416 Panelboards

Cumberland:

260573 Power System Studies

262416 Panelboards

Work Category Notes:

1. Provide electrical panels for Cavanaugh and Cumberland per the contract documents including all associated accessories.
2. This work category to includes costs in proposal to provide all necessary work, material, labor, transportation, etc. through delivery of equipment to the construction site.
3. Include owner training, commissioning support, and start up services for provided equipment.
4. Include support not shown but required for this work. Provide coordination drawings for work by other trades showing location of backing, supports, electrical connections, etc..
5. All deliveries F.O.B. job site, freight cost included.

Specific Notes and Details:

The following details and notes are included in this Work Category; this list is to clarify the specific items noted below and does not exclude other details or otherwise limit the scope of work for this Work Category.

1. Delivery of equipment is essential. All equipment is to be delivered to the jobsites (300 W Cavanaugh Rd, Lansing, MI and 2801 Cumberland Rd, Lansing, MI) by mid-June 2024. This WC is to store equipment until mid-June 2024 when Lansing School District is out of school and summer construction has started. **This WC responsible to coordinate delivery of equipment related to this work to the project site, installing contractor required to unload equipment from delivery vehicle.**
2. Perform power system studies as indicated in the contract documents.
3. Submit product data and sizing of electrical equipment in bid proposal. We need to know if equipment comes in pieces, can be tilted, etc. to determine if it can fit into place and how it will get there through the building.

Related Work by Others:

1. Installation of unit ventilators by future WC.
2. Concrete equipment pad by future WC.

Allowances:

This Contractor shall include in their Base Bid a Construction Manager's allowance of \$0. Reference Section 01020 for specific instructions on allowances.

Unit Prices:

Unit Prices are to be complete furnished in-place operations, and include all costs, incidental materials and work, insurance, fringes, bonds, engineering, overhead and profit. Reference the Trade Contract Proposal form for unit pricing required.

End of Work Category No. 25C

RFI #1: Power System Study

Status	Closed on 09/05/23		
To	Sami Szeszulski Hanna Burnham	From	Austin Brown (The Christman Company (LAN))
Date Initiated	Aug 31, 2023	Due Date	Sep 4, 2023
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings			
Received From			
Copies To			

Activity

Question	<p>Question from Austin Brown The Christman Company (LAN) on Thursday, Aug 31, 2023 at 07:16 AM EDT</p> <p>Please define the extent of the Power System Studies for the electrical panels. In order to do a complete study, electrical panel manufacturers need more information before the equipment is ordered.</p> <p><i>Awaiting an Official Response</i></p>
All Replies	<p>Response from Hanna Burnham on Thursday, Aug 31, 2023 at 10:27 AM EDT</p> <p>Electrical Engineer: "We don't need a full coordination study of the entire existing equipment, but we need documentation and make sure that all new equipment has adequate fault current protection, also make sure that the values don't exceed the rating of the existing installed equipment. The biggest thing they will need is the utility information since that will determine all downstream values." Please let us know if you have additional questions.</p>

RFI #1: Power System Study

Status	Closed on 09/05/23		
To	Sami Szeszulski Hanna Burnham	From	Austin Brown (The Christman Company (LAN))
Date Initiated	Aug 31, 2023	Due Date	Sep 4, 2023
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All Replies	<p>Response from Hanna Burnham on Thursday, Aug 31, 2023 at 10:25 AM EDT</p> <p>Electrical Engineer: "We don't need a full coordination study of the entire existing equipment, but we need documentation and make sure that all new equipment has adequate fault current protection, also make sure that the values don't exceed the rating of the existing installed equipment. The biggest thing they will need is the utility information since that will determine all downstream values." Please let us know if you have additional questions.</p>

Project Name	Cavanaugh & Cumberland HVAC Remodel	Work Category	25A, 25B, 25C
Meeting Date & Time	8/24/23 @ 9:00AM	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. Introduction**

- a. Bid documents list
 - i. Project Manual
 - ii. Kingscott Drawings – Cavanaugh
 - iii. Kingscott Drawings – Cumberland
 - iv. Kingscott Specifications – Cavanaugh
 - v. Kingscott Specifications – Cumberland

2. General Quality Expectations

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

3. Schedule Expectations

- a. Total timeline – summer 2024
- b. Phasing
- c. Milestone dates
 - i. Bids Due 9/7/23
 - ii. Contract Award 10/6/23
 - iii. Submittals Due 10/20/23
 - iv. Orders Placed 11/3/23
 - v. Delivery Mid-June 2024

4. Work Scope

- a. Included and excluded activities
 - i. 25A – Cavanaugh Unit Ventilators
 - I. ACCESSORIES
 - ii. 25B – Cumberland Unit Ventilators
 - I. ACCESSORIES
 - iii. 25C – Transformers, Switchboards, & Panelboards
 - I. Panelboards
 2. Power System Studies
 3. Size of Electrical Equipment in proposal
 - iv. ALL Categories
 - I. Owner Training, Commissioning Support, Start Up Services
 2. Installation is excluded, by future WCs
- b. Quality expectations for workmanship and results

5. Project Specifics

- a. Contractor amenities
 - i. Delivery – All deliveries are FOB jobsite
- b. Contractor requirements (permits, delivery scheduling, clean up, dress code, smoking)
 - i. Storage – If equipment is procured before the jobsite is ready to receive it mid-June 2024, the storage costs are these WCs responsibility. Owner will pay for stored materials.
 - 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
 - c. Building occupancy
 - i. Building will be un-occupied during construction activities. Might have other contractors in the building and Sedexo cleaning services.
 - d. Safety requirements
- 6. Bid Procedures**
- a. Due date, time, and location
 - i. **9/7/23 @ 2:00PM** at Lansing School District Administration Building
 - b. Addenda requirements
 - c. Bond requirements
 - i. **Trade Contract Proposal Pre-Submission Checklist**
 - ii. **BID BOND REQUIRED**
 - iii. Break out pricing for payment and performance bond
 - a. Included and voluntary alternates
 - b. Tax status
 - a. Tax included
 - c. Allowances available
 - d. Contact person for questions
 - iv. RFIs to be submitted to projects@lansingschools.net
 - v. Andrew Dobbs (Christman Company – Project Manager) 517-230-5953
- 7. Questions**
- 8. Walk Through**
- a. Anyone want to walk any of the buildings?