

Project Name: Sheridan Rd. BPI - Demolition

Project No.: 221125-150

Architect: Kingscott

Date: 5/15/2026

Bid Package No.: 1

Bid Due Date: 5/20/2026 @ 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. Pre-bid walkthrough attendance
  - ii. Pre-bid RFI's
  - iii. Project Manual
    - I. Added future work scope drawings to eliminate the removal of approaches by WC01, now to be by others.

**B. Other modifications:**

- None

**C. Bids are due 5/20/2026 @ 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]**

Bid# SB-0065

For

Sheldon Rd Demol Abatement

Date/Time

5/8/26 9am Pre Bid Meeting

Name	Company	Address	City/State/Zip	Phone #	Email Address
Daniel Olds	Falcon Demolition	1087 E Lake Rd Clio MI 48420	Clio MI 48420	810-336-5899	FalconDemolition@gmail.com
Grey Winborn	Metro Abatement INC	1247 LIZARD BLVD PONTIAC MI 48342	PONTIAC MI 48342	313 500-4641	winborn@metroabatementinc.com
HOWE FERRER	MNOV ENVIRONMENTAL	18704 WENGER DETROIT	DETROIT MI	586-252-3730	HOWE@MNOVENVIRONMENTAL.COM
MATT WOOD	BELLEIN	2000 BAY CITY RD MIDLAND MI 48642	MIDLAND MI	984-205-6663	MWOOD@BELLEIN.COM
ERIC KUZNICKI	AAI	2400 W. Grand Tr Lansing		517-719-2512	EKUZNICKI@AAI.COM
Roy M. Ilic	AOS	9859 Coucks Rd. Mulliken, MI 48861		517-652-3802	Roy@abatementdemo.com
LEO HEILER	HEILER EXCAVATING	11158 W CUTLER RD REAGLE MI 48822		517 449 1351	HEILER@HEILERAD.COM
ARON GROVE	QUALITY ENVIRON	2175 S. HOCKOMY <del>BEAVERCREEK MI 4802</del>		989.435.2940	AGROVE@QESIL.COM
Dave Baldwin	TRUST THERMAL	2757 S. DAWNEY RD OWASSO, MI 48867		989-710-8834	dave@trustthermal.com
Kyle Duran	E.T. Mackenzie Co.	4248 W. Saginaw Hwy. Grand Ledge, MI		517.231.8608	Kedran@mackenzieco.com
John Steele	Martin Erik	3117 Ravine Kalamazoo 49006		169 126-0707	John@martin-erik.com
Jon Brush	MJ Jobs	317 N. Larch St Lansing, MI 48912	Lansing, MI	989.400.9249	john@m-jobs.com
Jon Moran	Salember trading and Excavating	9217 Ann Arbor Rd Dundee MI 48131		310 599 8275	Jon@Salember.com
Chase Dore	Dore and Associates	900 Kerry Trueman Pkwy Bay City MI 48707	Bay City, MI	989-684-8411	est@doreassoc.com





The Christman Company

Printed on Fri May 15, 2026 at 12:08 pm EDT  
 Job #: 221125-150 LSD - Sheridan Road  
 Lansing, Michigan 48906

**RFI LOG**

Number	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball in Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Sub Job Code	RFI Stage	Distribution List	Private	Created By	
17	Windscreen on Temporary Panels	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 12:12 pm EDT Does the 20, 10' Temporary Panels need to have a windscreen as well?																		
<b>A:</b>	Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 12:03 pm EDT No. Temporary panels shall not be required to have windscreen provided.																		
16	Temporary Fencing	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 12:11 pm EDT Is only brand new chain link acceptable? Will undamaged used temporary fencing be unacceptable?																		
<b>A:</b>	Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 12:04 pm EDT Undamaged and like new fencing shall be permitted for use on site assuming the fabric does not contain any irregularities.																		
15	Gate Quantity	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 12:09 pm EDT The plans show that there are 4 gates, however the contract documents say there are 3 gates. Can you clarify this?																		
<b>A:</b>	Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 12:05 pm EDT Trade contractor shall provide 4 gates per drawings.																		
14	Entrance Requirements	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 12:07 pm EDT The drawings show a 100' construction entrance and the WC01 narrative states 50'. Also, it was mentioned that two construction entrances are required and not only one as shown on the SESC plan. Please verify the requirements for size and quantity to be included in bids.																		
<b>A:</b>	Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 12:02 pm EDT 100' construction entrance shall be included as indicated on the drawings, project manual revised in Addendum 1 per this note. Entrances shall be included at all access points utilized by the trade contractor. Shall more than one access point be utilized, the trade contractor shall provide an additional drive to prevent tracking of soils to public roads.																		
13	Abatement Regulations	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 12:05 pm EDT Are third-party air monitoring and clearances for abatement by the owner or contractor?																		
<b>A:</b>	Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 11:59 am EDT Third party testing for air monitoring and clearances are provided by the owner.																		
12	Backfill Compaction Testing	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 12:04 pm EDT																		



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	Is backfill compaction testing by the owner or contractor?																		
	<b>A:</b> Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 11:44 am EDT Compaction testing shall be provided by the owner. Trade contractors shall clearly coordinate with the construction manager prior to backfilling to enable appropriate timing of owner provided third party testing.																		
11	Excavation of Aggregate Base	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
	<b>Q:</b> Emma VanderMaas Sent: Wed May 13, 2026 at 12:04 pm EDT Are demo contractors responsible for removing and exporting all pavement and aggregate base where indicated on the drawings? If so, the keynote for this removal states that excavation of the base and subgrade is necessary to install the new pavement section as shown on the paving plans. Also, what is the requirement, if any, for backfilling/grading in those areas to eliminate ponding until the future work takes place? Can consideration be made to leave the base intact or provide that option as a voluntary alternate?																		
	<b>A:</b> Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 11:39 am EDT Revised in Addendum 1, demolition contractors shall leave in place all approaches for removal by others (future earthwork contractor). Removal of parking lot and subbase shall still remain in this work scope and be required at the final conclusion of demolition only.																		
10	Site Pavement Removal	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
	<b>Q:</b> Emma VanderMaas Sent: Wed May 13, 2026 at 12:00 pm EDT Is all site pavement removal to be included in the WC01 demolition bids? If so, are the approaches and sections of asphalt street removal also included or will approaches and asphalt outside of the property boundary be included in a future work category?																		
	<b>A:</b> Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 11:39 am EDT Revised in Addendum 1, demolition contractors shall leave in place all approaches for removal by others (future earthwork contractor). Removal of parking lot and subbase shall still remain in this work scope and be required at the final conclusion of demolition only.																		
9	Stockpile Existing Material	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26		No					No	Emma VanderMaas (The Christman Company (LAN))	
	<b>Q:</b> Emma VanderMaas Sent: Wed May 13, 2026 at 11:59 am EDT There is a stockpile location on the Phase 1 SESC Plan. Are contractors expected to stockpile any existing material as part of this bid package?																		
	<b>A:</b> Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 11:37 am EDT Demolition contractors shall not stockpile any materials on site.																		
8	Tree and Stump Removal	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
	<b>Q:</b> Emma VanderMaas Sent: Wed May 13, 2026 at 11:57 am EDT Are demolition contractors responsible for tree and stump removal for the entire site or only where disturbance takes place? The WC01 notes state both.																		
	<b>A:</b> Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 11:37 am EDT Tree and stump removal shall be included at all locations indicated on demolition drawings. Clearing and grubbing at areas of disturbance is required in this project scope only at locations disturbed by this work scope. This shall include removal of trees, grinding of stumps and removal of bulk spoils or other plantings/bedding material. Demolition contractors shall not stockpile any materials on site.																		
7	BDN Bid Forms	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26							No	Emma VanderMaas (The Christman Company (LAN))	
	<b>Q:</b> Emma VanderMaas Sent: Wed May 13, 2026 at 11:56 am EDT Are contractors supposed to include the BDN bid forms in addition to the Christman bid forms as part of a complete bid package?																		
	<b>A:</b> Austin Brown (The Christman Company (LAN)) Responded Fri May 15, 2026 at 11:25 am EDT Trade contractors are required to include Christman bid forms only.																		
6	Lead Paint Report	Closed	None	None	05/13/2026	Emma VanderMaas	Brown,		06/19/2026	05/15/26		No					No	Emma VanderMaas (The	



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 Job #: 221125-150 LSD - Sheridan Road  
 Lansing, Michigan 48906

Number	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Sub Code	RFI Job	Distribution List	Private	Created By	
					2026	VanderMaas	Austin (Th...		19/2026	26								Christman Company (LANI)	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 11:55 am EDT Is there a report for lead paint, cadmium, and chromium?																		
<b>A:</b>	Austin Brown (The Christman Company (LANI)) Responded Fri May 15, 2026 at 11:24 am EDT BDN has not affirmatively tested for lead based paint on this project, though the age of the structure would indicate the potential for lead based paint. Trade contractors shall assume this is included in the project and provide a mandatory alternate if further testing proves the absence of lead-based paint.																		
5	Costs for Hazardous Waste	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26	No	No			No			Emma VanderMaas (The Christman Company (LANI))	
<b>Q:</b>	<ul style="list-style-type: none"> <li>• Please advise if contractors are supposed to include costs for universal/hazardous waste. If so, please provide the method of including those costs in the bids.</li> </ul>																		
<b>A:</b>	Austin Brown (The Christman Company (LANI)) Responded Fri May 15, 2026 at 11:23 am EDT Universal waste shall be included in base bid demolition scope. Universal waste is too broad to direct trade contractors on specific means and methods of removal. It shall be the requirement that universal waste items quantified in the BDN report be removed by the trade contractor in accordance with all municipal/BDN requirements.																		
4	Asbestos in Roofing Material	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26	No	No			No			Emma VanderMaas (The Christman Company (LANI))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 11:50 am EDT The asbestos report lists large quantities of roofing material as asbestos containing. Does BDN consider these items as required to be removed prior to demolition of the structure? If these materials are not removed prior to demolition, then is it the consensus that any other building debris that comes in contact with the roofing material during the demolition process is now considered asbestos containing?																		
<b>A:</b>	Austin Brown (The Christman Company (LANI)) Responded Fri May 15, 2026 at 12:02 pm EDT The materials listed as ACM including roofing must be removed in accordance with air quality requirements and monitoring standards with EPA/municipality standards. It shall be the requirement of the trade contractor to best plan the means and methods for removal of ACM roof materials.																		
3	Prevailing Wages	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26	No	No			No			Emma VanderMaas (The Christman Company (LANI))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 07:48 am EDT Does this project require prevailing wages?																		
<b>A:</b>	Emma VanderMaas (The Christman Company (LANI)) Responded Wed May 13, 2026 at 07:49 am EDT This project does not require prevailing wages.																		
2	Lead Paint Testing	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26	No	No			No			Emma VanderMaas (The Christman Company (LANI))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 07:46 am EDT Has there been testing performed on the paint and is it lead containing?																		
<b>A:</b>	Emma VanderMaas (The Christman Company (LANI)) Responded Wed May 13, 2026 at 07:47 am EDT Contractor shall assume there is lead in the paint and shall perform demolition in a manner that is in compliance with the Lead in Construction Standard.																		
1	Disposal of Hazardous Waste	Closed	None	None	05/13/2026	Emma VanderMaas	Brown, Austin (Th...		06/19/2026	05/15/26	No	No			No			Emma VanderMaas (The Christman Company (LANI))	
<b>Q:</b>	Emma VanderMaas Sent Wed May 13, 2026 at 07:43 am EDT																		



The Christman Company

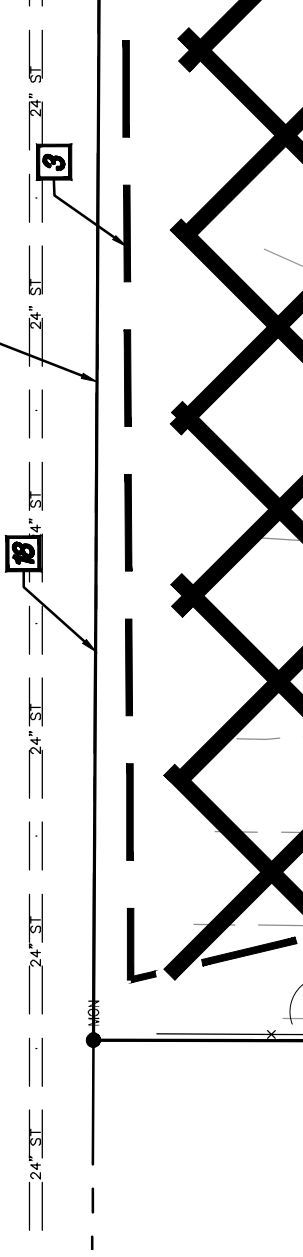
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Does the demolition contractor have to dispose of all universal waste items like bulbs/ballasts, PCB containing door closers, exterior high intensity bulbs, etc.?

**A:** Emma VanderMaas (The Christman Company (LAN)) Responded Wed May 13, 2026 at 07:43 am EDT  
Demolition contractor shall dispose of all hazardous materials as noted in the project manual.

PROVIDE ALLOWANCE TO CLEAR  
AS NEEDED FOR FENCE REMOVAL  
REPLACEMENT.





TRADE CONTRACT PROPOSAL FORM

WORK CATEGORY NO. 00 and \_\_\_\_\_

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

TO: The Christman Company  
208 N. Capitol Avenue  
Lansing, Michigan, 48933-1357

Re: Lansing School District Sheridan Road School  
519 W. Kalamazoo St.  
Lansing, MI, 48933

All:

Having carefully examined General Conditions, Supplementary Conditions, General Requirements, Advertisement for Bids, Instructions to Bidders, Proposal Section, Specifications, Drawings, all Addenda issued, Work Category Descriptions, and understanding the scope of work involved in this Work Category (ies) and those that interface with it (them), the undersigned does hereby propose to furnish all labor, materials, insurances, taxes, tools, equipment and services to complete all work required for the Work Category 00 & \_\_\_\_\_ indicated in accordance with the Work Category Description and the Contract Documents for a  
BASE PROPOSAL SUM: \_\_\_\_\_

\_\_\_\_\_ ( \$ \_\_\_\_\_ )

PERFORMANCE & PAYMENT BOND: The Trade Contractor may be required to furnish a Co-Obligee Labor & Material Payment & Performance Bonds for the full contract amount.

The name of the Bonding Company is: \_\_\_\_\_.

The sum of (\$ \_\_\_\_\_) to cover cost of furnishing these bonds not included in the base bid, if required by the Owner/Construction Manager, shall be added to the base bid.

EXPERIENCE MODIFICATION RATING (EMR):

List the EMR for your firm as determined by your insurance carrier for the past three (3) years, noting the effective date and EMR.

2025 EMR: \_\_\_\_\_, 2024 EMR: \_\_\_\_\_, 2023 EMR: \_\_\_\_\_

ADDENDA: The following Addenda have been received, are hereby acknowledged, and their execution is included in Bid Sums listed herein.

No. \_\_\_\_\_ Dated: \_\_\_\_\_ No. \_\_\_\_\_ Dated: \_\_\_\_\_ No. \_\_\_\_\_ Dated: \_\_\_\_\_

TRADE CONTRACT PROPOSAL FORM

WORK CATEGORY NO. 00 and \_\_\_\_\_

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

TIME AND MATERIAL RATES:

Labor rates listed below include the Cost of labor include; Michigan Single Business Tax, Social Security and Medicare, Federal and State Unemployment Tax, and Fringe Benefits Under Collective Bargaining Agreements, and Worker's Compensation Insurance. The rates listed below do not include overhead and/or profit. These rates are only for additions and/or deletions to the contract that could not have been anticipated at the time of the bid.

	TRADE	STRAIGHT TIME	SHIFT TIME	1 1/2 TIME	DOUBLE TIME
1					
2					
3					
4					
5					
6					

**OVERHEAD AND PROFIT(FOR FUTURE CHANGES)**: Overhead and Profit shall include the following: Supervision, Superintendents, Commercial General Liability and Umbrella Insurances, Wage of Time Keepers, Watchmen and Clerks, Small tools with material value of less than \$1,500.00. Incidentals, General Office Expense, and all other expenses not included in Labor Rates as listed above. The percentage fee for Overhead and Profit on the Contractor's own work shall be 15% of net cost. The percentage fee for Overhead and Profit on Subcontractor's work shall be 5%.

UNIT PRICES:

- WC 07 – Additional 12' Panel Fence Delivery (/EA Panel, stand & Sandbag) \_\_\_\_\_
- WC 07 – Costs for mobilization for Site Maintenance/Adjustment \_\_\_\_\_
- WC 07 – Additional Sliding Gate (Ea) \_\_\_\_\_
- WC 01 – Fill out attachment on the next page.

TRADE CONTRACT PROPOSAL FORM

WORK CATEGORY NO. 00 and \_\_\_\_\_

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

## Unit Rates

In order to increase or decrease the project amount, all prospective bidders shall be required to provide unit price costs for potential items that may require removal.

#	Description of Material	Amount	Units
1.	Straight pipe insulation (one glove bag)	\$	In. ft.
2.	Straight pipe insulation (Per 100 feet)	\$	100 In. ft.
3.	Pipe joint / fitting insulation (one glove bag)	\$	glove bag
4.	Door system removal w/ frame	\$	Each door
5.	Asbestos-containing debris clean-up and disposal	\$	sq. ft.
6.	Fire doors (tagged or untagged)	\$	Each door
7.	Floor tile removal with mastic	\$	Sq. ft.
8.	Floor tile removal without mastic	\$	sq. ft.
9.	Exterior building caulk	\$	sq. ft.
10.	Interior building caulk	\$	sq. ft.
11.	Window glazing	\$	sq. ft.
12.	Gaskets and/or Valves	\$	Each
13.	Mobilization charges once Contractor off site	\$	per call out

The owner may choose to conduct additional work utilizing a time and material hourly rate.

Hourly Rate (Abatement Contractor): \_\_\_\_\_

Hourly Rate (General Laborer): \_\_\_\_\_

TRADE CONTRACT PROPOSAL FORM

WORK CATEGORY NO. 00 and \_\_\_\_\_

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

VOLUNTARY ALTERNATIVES (Variations From Materials Specified):

Undersigned proposes the following voluntary alternates for materials and/or equipment specified, it being understood that, should any voluntary alternate(s) be accepted by the Owner, applicable amount(s) hereinafter listed will be added to or deducted from the Base Bid. (No voluntary alternates are required)

1. \_\_\_\_\_ \$ \_\_\_\_\_ (Add/Deduct)
2. \_\_\_\_\_ \$ \_\_\_\_\_ (Add/Deduct)
3. \_\_\_\_\_ \$ \_\_\_\_\_ (Add/Deduct)

MANDATORY ALTERNATIVES (Variations From Materials Specified):

Undersigned proposes the following mandatory alternates for materials and/or equipment specified, it being understood that, should any mandatory alternate(s) be accepted by the Owner, applicable amount(s) hereinafter listed will be added to or deducted from the Base Bid. (No voluntary alternates are required)

1. WC01 – Removal of Glue-pods from work scope if non-acm \$ \_\_\_\_\_ (Add/Deduct)
2. WC01 – Removal of ACM Boiler Insulation if non-acm \$ \_\_\_\_\_ (Add/Deduct)
3. \_\_\_\_\_ \$ \_\_\_\_\_ (Add/Deduct)

SCHEDULE:

The undersigned if awarded a Contract, agrees to work concurrently with the work of other Trade Contractors and the Construction Manager, according to the "Approved Construction Schedule."

SUBCONTRACT AGREEMENT TERMS:

By submission of this bid form, the undersigned accepts all terms and conditions of The Christman Company Subcontract included in this Project Manual. Bidder is advised that The Christman Company reserves the right, in its sole discretion, to reject or declare any bid as non-responsive based on failure to accept the Subcontract without modification. Proposed edits to the Subcontract, if any, must be identified in the space below or on a referenced attachment. Requests for edits subsequent to submission of bids will not be considered.

TRADE CONTRACT PROPOSAL FORM

WORK CATEGORY NO. 00 and \_\_\_\_\_

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

BIDDER'S CERTIFICATE:

I hereby certify that all statements herein are made on behalf of

\_\_\_\_\_  
(Name of Corporation, Partnership or Person Submitting a Bid)

A Corporation organized and existing under the laws of the State of \_\_\_\_\_

An individual doing business as \_\_\_\_\_

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

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

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

City, State, Zip Code \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_