

Project Name: Sexton Auditorium

Project No.: 221125-180

Architect: Kingscott

Date: 12/11/2025

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:

- i. Pre-Bid Walkthrough Attendance
- ii. Project Manual
 1. Specification Index: WC12 – Cold Formed Metal Framing removed
 2. Specification Index: WC20 – Cold Formed Metal Framing added
 3. WC00 – All roofing work to be done in accommodation with Owner existing Warranty.
 4. WC01 – Demolition of Mechanical Unit by others (WC27)
 5. WC25 – Removal of seat cover requirement. Now a mandatory alternate cost to furnish and install.
 6. WC27 – Demolition of mechanical equipment and unit requirements, including safety and infill requirements at return air through floor opening.
- iii. Bid Form
 1. Added mandatory alternate for FRAMEALL.
 2. Added mandatory alternate for WC25 – Seat cover furnish and install.
 3. Added unit rate for all trades to provide lift weights, sizes, and quantity.
- iv. RFI's – All pre-bid RFI's received included.
- v. Kingscott Addendum 2 Narrative
- vi. Armstrong FRAMEALL drawings for Mandatory Alternate 3.
- vii. Kingscott Drawings

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. [#2]

Project: Sutton Ave

Date/Time: 12/2/25 10:00 AM

Name of Representative	Company Name	Phone Number
Kevin Zimmerman	C&R Electrical	989-828-4020
Eric Kuznicki	AAI	517-719-2512
Cooper Moore	Moore Trosper	517-202-0486
Jim Harnowski	Trumble Group	517-323-6449
Jason Axelson	Wm Floyd	517-614-9500
Mark Byers	SCTech	517-204-0024
Harold Whitcomb	DEE CRAMER	810 252-2243
Nick Rodgers	Gunn Hooper	517 281 4623
Mike Brown	CENTENIAL	517/819-4273
Austin Brown	The Christman Company	
Todd Coe	Lansing School District	
Caleb Thelen	Lansing School District	

The Work Category (W.C.) Description is included as a guide for Prospective Bidders to summarize the scope of work involved with the work category. The description included is **not** a final summary of the scope of work and should not be construed as such. **All** Contract Documents should be used, as a reference in preparing the Bid Proposal and any omissions in the proposal does not relieve the successful bidder of the responsibility to perform this work.

W.C. Category
No. Description

Specification
Reference

01	Selective Demolition	Division 00, Division 01, 024119
12	Structural Steel, Deck, Stairs/Misc Steel	Division 00, Division 01, Division 05, 078123, 078423, 078413, 079200 , 116133
20	General Carpentry/Millwork/Doors	Division 00, Division 01, 042000, 054000, 078123, 078413 079200, 061000, 062023, 081113, 081416, 087100, 092216, 092900, 099124, 099600, 098413, 101423.16
23	Carpet & Resilient Tile	Division 00, Division 01, 079200, 096400, 096513, 096723, 096813, 099300
25	Theatrical Seating & Equipment	VOID
25A	Theatrical Seating	Division 00, Division 01, 079200, 126100
25B	Theatrical Rigging	Division 00, Division 01, 079200, 116133
27	Mechanical Systems	Division 00, Division 01, 072100, 075323, 078123, 079200, 089119, Division 23
28	Electrical Systems	Division 00, Division 01, 078123, 079200, 116163, Division 26, Division 28

Work Category No. 00 – General Requirements for All Subcontractors

Work Included:

1. All permits, fees, inspections and approvals required by governing jurisdictions are included within base bid. Coordinate well in advance (at least 24 hours), required inspections and testing with the Construction Manager. This will include liaison between state and local agencies to ensure code compliance and for securing approval for the facility.
2. Excessive noise and vibration creating equipment shall be prohibited within close proximity of existing Structures/Buildings or occupied spaces. All proposed equipment scheduled for project shall be reviewed with the Construction Manager prior to delivery onsite.
3. Cleanup is required on a daily basis, and/or as directed by the Construction Manager. Cleanup dunnage, shipping materials and associated materials/debris generated from installation and dispose of properly. At no time will shipping containers, crates, materials, piles of debris, tarps, boxes, etc. be left on site, unattended and unsecured, subject to unsafe conditions (i.e. access, fire and slip hazards and wind blown debris).
4. Contractors shall be aware of the Owner's occupancy of the building during construction between January – June. Construction activities shall be done in a manner to limit disturbance with Owner's operations, including limiting unreasonable noise, and disturbances.
5. The General Contractor will provide all first floor shoring as noted on the structural drawings. Shoring shall be installed ahead of any lifts, or heavy equipment/work taking place on the first floor.
 - A. Contractors shall submit all equipment/material information to the Construction Manager, and review work conditions to verify lifts, materials, equipment, etc., does not exceed maximum loading for the first floor of the auditorium, roof, or balcony.
 - B. The Construction manager will only provide shoring for the First Floor. None will be provided for additional floors. Contractors shall review the site conditions and ensure their ability to reach overhead work is in accordance with Christman safety requirements and MIOSHA.
6. At least two (2) weeks prior to starting on-site, meet with the Construction Manager, Architect and Engineer to discuss and resolve any issues relating to status of material procurements, site conditions, access, staging/storage requirements, safety, testing, sequencing and scheduling of work.
7. Any work that could interfere with existing owners operation, i.e. use of certain roads, parking lots, access to buildings, shall require pre-task planning with the Construction Manager and shut-down notification requests shall be prepared (72) hrs in advance of any work being scheduled. Pre-task planning shall review and discuss scheduling, coordination with Owner operations, working durations, safe practices and procedures.
8. Protect existing structures, equipment, and finishes, including new work in place, from damage during the performance of this work category. Any protection removed to facilitate other work shall be reinstalled / replaced by the trade needing access.
9. Contractors shall provide own lifts suitable to be used on the first floor per the structural plans and loads, lifts must not exceed the maximum loading capacity of the floor.
10. Include all layout and engineering for each work category. Unless otherwise indicated in Section 00210, two control lines and one bench mark will be provided by the Construction Manager for Trade Contractor use.

11. Prior to commencing with installation, verify all field conditions and measurements and report any discrepancies to the Construction Manager.
12. Whenever possible all embeds to be furnished to other trades shall be fabricated / modified by the providing contractor with holes / tabs, etc to allow easy for installation by the installing contractor.
13. Provide full-time on-site supervision during the performance of your work. Supervision will be responsible for coordination, scheduling, safety, manpower, and other activities necessary to achieve safety, quality and scheduling requirements set forth under this work category. Supervision shall not be removed from this project without prior written consent and approval of the Construction Manager.
14. Full compliance with all site specific rules and regulations, including (but not limited to) OSHA, State Authorities, Local Authorities, and the Construction Manager. This subcontractor shall submit, prior to performing any work on-site, a copy of their site specific safety program/manual.
15. Should Subcontractor require on-site trailer or storage units, Subcontractor shall obtain approval from the Construction Manager on size, count and where to locate, prior to delivery on-site. Subcontractor to arrange and pay for service to trailers, including (but not limited to) electrical, phone, etc.
16. For material deliveries, if traffic control is required, Subcontractor to arrange manpower accordingly and provide signage, barricading, flagman etc., necessary for the safe performance of own work and protection of the public. Staging, storage on-site, and all deliveries required to support this installation must be reviewed and approved in advance by the Construction Manager.
17. Furnish and receive all required materials and deliver FOB jobsite. All deliveries shall be closely coordinated with the Construction Manager and 72 hour advance notice shall be given prior to delivery. Unless noted otherwise, deliveries must be coordinated to be complete with unloading during normal working hours.
18. This subcontractor will receive and handle all respective material and properly store/protect before, during and after installations. Excessive and out-of-sequence deliveries will be prohibited and subject to re-handling and removal offsite as directed by the Construction Manager.
19. Unless noted otherwise in Section 00210, furnish all hoisting, lifting, scaffolding, and handling to complete your own work.
20. Hoisting of materials and equipment over occupied areas will not be permitted, unless areas below are vacated or occupancy access is controlled during lifting. Each subcontractor will be required to notify Construction Manager seven (7) days in advance of required hoisting over occupied areas. Pre-Task planning and shut-down notifications will be required to assure minimum interruptions to Owner operations. In general, any hoisting equipment required to be used on-site must be reviewed in advance with Construction Manager for coordination of site logistics, safety procedures (including FAA approvals if required), access, lift swing areas, duration and overall activities relating to this hoisting equipment.
21. Approved O&M manuals are required at least 2 weeks prior to equipment start-up, start of warranty, and Owner training, but no later than thirty (30) days prior to substantial completion.
22. In the event of any jurisdictional or labor issues, the subcontractor assigned the work shall arrange to complete all work as required to avoid any interruptions/continuity of work on this project at no additional cost. All labor requirements pertaining to the project will be met.
23. Cooperate fully with representatives from Architect, Engineer, Owner, Construction Manager and independent testing agency, and allow for in progress inspections, including providing access to areas of work, when required.

24. This project may require multiple phases, which will require re-mobilization. All costs for multiple phasing shall be included.
25. Each Trade Contractor shall assume full responsibility for all pre-ordered products after their arrival at this designated location. This includes transportation, storage, start-up, warranty services, and installation in accordance with the General Conditions unless otherwise specified.
26. Critical Scheduling and Sequencing of Work:
- The Construction Manager shall provide overall scheduling and coordination for the entire project. All Trade Contractors shall acknowledge the Construction Manager's right to establish and set up, or subsequently modify the sequencing and scheduling of all work on this project for the earliest completion and/or benefit to the Owner. More restrictive sequencing to coordinate the Owner's on-going operations and/or for the coordination of the various trades shall be spelled out by the Work Category descriptions or as otherwise directed by the Construction Manager. All Trade Contractors agree to cooperate and alter their operations to maintain these more specified restrictions and sequences of the work.
- A. Subcontractor agrees to work concurrently with other subcontractors and the Construction Manager, according to the Master Project Schedule.
- B. Subcontractor shall confirm fabrication lead times, installation durations and sequencing for their Work in writing within two weeks of award, and report any discrepancies to Construction Manager.
- C. Scheduling updates and proper coordination and communication with other trades shall be accomplished as follows:
- Weekly sub-progress meetings
 - Safety meetings, BIM meetings, scheduling meetings, pre-installation meetings, etc.
27. Construction Waste Management And Disposal – Review Spec Section 017419 Construction Waste Management And Disposal
28. General Commissioning Requirements – Review Spec Section 019113 General Commissioning Requirements.
29. Indoor Air Quality Management Plan – During Construction. Comply with site specific IAQ Management Plan for this project.
30. All contractors performing work on the roof must ensure the owner's existing warranty is maintained. Upon completion of work, an inspection shall be conducted by Royal West Roofing along with the manufacturer TRIMCO. This will be provided by The Christman Company, any corrections or deficiencies noted from the manufacturer shall be corrected by the contractor responsible for the penetration and work at the associated location.

Added in Addendum 2

End of Work Category No. 00

Work Category No. 01 – Demolition**Work Included:**

The subcontractor shall timely perform all Demolition 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:

Refer to WC Index

Work Category Notes:

- I. A pre-construction survey shall be conducted by the Owner in order to quantify, test, and verify asbestos containing materials. The results of this survey will be this work categories responsibility to demolish, abate, and remove. This WC will be responsible to set up all enclosures, provide all services, equipment, labor, material, etc., as required for the removal of asbestos containing materials during prior to construction taking place. During the course of construction, any additional asbestos materials discovered shall be removed by this WC funded via WC allowance.
 - A. Third party testing for Hazardous materials by Others (Owner), including air monitoring and sampling. This WC shall work with Owner's hygienist team during abatement/removal process, and notify Owner, Construction manager, and hygienist at a minimum of 72 hours prior to any abatement activities in order to ensure hygienists can be present to perform air monitoring.
2. Complete demolition and off-site disposal of all items of work as shown and/or specified except as noted below. Includes all architectural, structural, mechanical, and electrical demolition. Removals to include, but not limited to, concrete walls, saw-cutting of concrete and masonry walls/foundations, steel framing, existing equipment, cabinets, ceilings, flooring, piping, conduit, etc. Includes all labor, material, accessories, and equipment to complete this work.
3. Coordinate scheduling and sequencing of this work with mechanical, electrical, and other contractors for power and utility shutdowns, capping, and continuation of utility services as required. Coordinate scheduling and sequencing of work with other trades. Contractor shall acknowledge and adhere to the construction schedule and sequencing.
4. Furnish and install all hoisting, scaffolding, temporary platforms, chutes, etc., as required for the performance of this work.
 - A. 3 construction lifts will be provided by the Construction Manager for communal use between contractors. Coordination for use of these lifts is essential, and considered a daily task.
5. Final clean-up of this work includes broom sweeping.
6. Remove and relocate all items designated to be returned to owner to a location on site as determined by the owner and/or general contractor.
7. Provide, maintain and remove barricades, signage, and other safety precautions that may be required where removal of equipment and/or structure leaves unsafe conditions.
8. Coordinate cutting of masonry openings with the general trades contractor where saw-tooth cutting is required.
 - A. WC20 and WC27 shall participate in laying out new openings and penetrations in masonry walls where

required, this WC shall cut and demolish walls, provide temporary shoring as necessary to support structures during demolition process, removal will be by others.

9. Provide, maintain, and remove temporary partitions, dust control, and negative exhaust for work adjacent to occupied buildings. Take precautions and provide measures to protect the public and fellow workers during the performance of this work. Protect existing structures, utilities / drains, equipment, flooring, and other finishes from damage during the performance of this contract.

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. This WC shall remove all seating indicated to be demolished/removed.
2. This WC shall cut and demolish all drywall/plaster on the cheekwalls indicated to be removed.

Related Work by Others:

1. Cutting and capping of utilities by WC 26, 27, and 28.
2. Lighting equipment and specialty theatrical systems to be removed/demolished by WC25 as described in WC25. Items not clearly indicated to be removed by WC25 shall be the responsibility of this contractor.
3. Mechanical equipment called to be demolished and removed will be cut/capped and made safe by WC27 and WC28.
4. Mechanical unit and equipment to be demolished and removed by WC27 and WC28 respectively.

Added in Addendum 2

Allowances:

This Contractor shall include in their Base Bid a Construction Manager's allowance of \$100,000. Reference Section 01020 for specific instructions on allowances.

This allowance will be utilized for all demolition and abatement of known or unknown hazardous materials as required for the course of construction.

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. 01

Work Category No. 12 - Structural Steel

Work Included:

The subcontractor shall timely perform all Structural Steel, 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:

Refer to WC Index

Work Category Notes, including, but not limited to:

1. Furnish and install all structural steel, steel joists, floor decking, cellular floor decking, roof deck, miscellaneous metals, sump pans, ornamental metals, grating, steel stairs, ladders, cages, metal fabrications, sump pans, leveling plates, shear studs, guardrails, etc., indicated by the contract documents (not just limited to the structural drawings) or as required for a complete installation, including labor, materials, equipment, adhesives, fasteners and accessories.
 - a. Wood stairs & associated handrails by WC20.
2. Coordinate with WC01 on demolition activities.
 - a. Where temporary removal and shoring is required to get new structural members installed, this WC shall remove, shore, and provide all required temporary measures to provide a full and complete installation.
 - b. The first floor will be structurally shored by the Construction Manager and 4 articulating boom lifts will be placed for communal use among trade contractors, if this WC requires additional access, hoisting, or other services, this WC shall provide all additional equipment and protections necessary to provide a complete installation including craning and hoisting equipment for roof access.
3. Furnish only all embedded items including, but not limited to, steel lintels, angles, stair nosings, anchor bolts, pipe bollards, etc., indicated by the contract documents (not limited to the structural drawings).
4. All specified coating for ferrous metals, galvanized metals, and aluminum are required and are the responsibility of this work category. Field touch up of shop paint as required. Shop preparation and painting of all structural and miscellaneous metals as indicated on the contract drawings.
5. Submittal of all required detailing to allow for architect/engineer review and approval, corrections, fabrication, and delivery without impacting the construction schedule.
6. Provide all necessary welding and mill certificates as required by the contract documents or as requested by the Construction Manager.
7. Field dimensions and measurements as required for this work. Prior to fabrication and erection contractor shall verify existing conditions and anchor bolt locations through means of a qualified surveying company to field survey the site and submit results to the construction manager for review. Any errors or discrepancies need to be identified in writing. Corrections will be made by the contractor responsible for the original installation. Cost for all field visits/surveying must be in proposal.
8. This contractor shall provide the construction manager with all necessary crane/hoisting information (size). This information will be used to prepare the site for the equipment mentioned by this contractor.

Four weeks prior to site mobilization, meet with the Construction Manager, Architect and Engineer to discuss and resolve any issues relating to status of material procurements, site conditions, access, staging/storage requirements, material testing program and scheduling.

9. Temporary water and power **will not** be provided for the work of this subcontract. Subcontractors should make provisions for portable generators and welders as required to perform their work.
 - a. Existing site power and water services will remain active during the course of construction, if additional utility service, water, power, etc., is required for this scope of work, this WC shall provide their own supplemental utilities.
10. For areas shown to receive paint, intumescent paint, or spray-on fireproofing, this subcontractor shall ensure metal decking and steel framing is free of oils or any other materials that could jeopardize adhesion of spray-on fireproofing or paint.
11. During the duration of this contract, this contractor is responsible for protecting (approved by the project superintendent) the existing building from smells/odors created during the welding of the new steel to existing steel, weather protection at tie in points, including areas where new steel and existing steel are being attached, and fire protection / fire watch needed for welding operations.
12. Furnish, install and maintain safety barricades for this work at all times. If this subcontractor creates an opening or leading edge that creates a fall hazard, perimeter protection/guardrails shall be promptly installed by this subcontractor. Fall protection shall satisfy all safety requirements. If this subcontractor requires existing fall protection to be removed or modified, seek prior approval from the Construction Manager, adjust fall protection as needed and promptly restore fall protection to original condition. Once this subcontractor has completed respective work, an inspection of all perimeter protection shall be conducted by the Construction Manager, and all identified deficiencies shall be corrected by this subcontractor. Perimeter roof protection/guardrails similar to above, shall be furnished and installed by this subcontractor, constructed and located, as approved by the Construction Manager prior to installation. All perimeter guardrails/protection shall be removed by others as permanent walls and details are constructed.
 - a. Roof flagging to be provided by WC 27, the above note is specific to work by this contractor, if any, requires additional supports at different elevations, or specific locations outside the scope of WC27, if any.
13. Coordinate penetrations and related framing with other trades during detailing phase. Provide framing plans to mechanical for verification.

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. This WC shall provide and maintain all flagging on the perimeter of the roof as required for this scope of work, and the scope of work of WC27. Removal upon completion of construction activities as directed by the Construction Manager.~~

Removed in Addendum 2

2. This WC shall provide own lifts, and access for interior elevated work.

Added in Addendum 2

Related Work by Others:

1. Reference Sections 00210 and 01019 for testing requirements and responsibilities.
2. Light gauge framing by WC 21.
3. Installation of embeds furnished by WC 12.
4. Handrails at stage stairs by WC20, this WC to provide all other handrails and tubesteel rails, including temporary rails at openings either created or existing.

Allowances:

This Contractor shall include in their Base Bid a Construction Manager's allowance of \$10,000. 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. 12

Work Category No. 25A – Theatrical Seating

Work Included:

The subcontractor shall timely perform all Theatrical Seating 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:

Reference WC Index

Work Category Notes:

1. Furnish and all theatrical seating, and seat covers.
2. Daily clean up and legally dispose of all construction debris related to this Work Category.
3. Provide coordination drawings for work by other trades showing location of backing, supports, electrical connections, etc.
4. 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. Seat covers by this WC at upper balcony seats~~

Removed in Addendum 2 – indicate costs to provide and install cover as mandatory alternate on bid form.

2. This WC shall install all theatrical seating. Furnish to site, install, and complete assembly must be required.
3. This WC shall provide a final clean for all assemblies and systems upon completion of project at the time directed by the construction manager.

Related Work by Others:

1. Installation of theatrical lights & electrical equipment by WC 28.
2. Installation of theatrical rigging 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. 27 – Mechanical and Plumbing Systems**Work Included:**

The subcontractor shall timely perform all Mechanical and Plumbing work, as detailed below, in accordance with the contract documents (including Bidding Requirements, Contract Forms and 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:

Refer to WC Index

Work Category Notes:

1. Furnish and install all mechanical and plumbing systems, including domestic water, sanitary and vent, compressed air, hydronic piping, water heaters, boilers, unit heaters, unit ventilators, air handling units, chillers, cooling towers, VAV boxes, mechanical louvers, radiant heat systems, humidifiers, condensate, heat exchangers, ductwork, insulation, plumbing fixtures, drains, temperature controls including DDC or BMS systems, system commissioning, air and water balancing, etc., indicated by the contract documents (not just limited to the mechanical and plumbing drawings) or as required for a complete installation, including labor, materials, accessories and equipment for a complete installation.
2. Investigate areas prior to demolition activities, reroute and relocate existing services required for occupied operation. Cut, cap, and make safe, all existing plumbing, temperature controls and HVAC systems in renovated areas prior to demolition. Properly identify and mark system and components to be removed.
3. All cutting, capping, coring, patching and firesafing of walls, floors, ceilings, etc., required for the installation of this work. Patch and repair work is to be done professionally by skilled craftsmen. All such openings require prior written approval from the Construction Manager, before work begins. Furnish and install all sleeves and or misc. steel in walls, floors, roofs and ceilings that may be required by this W.C.
4. Furnish drawings showing size and location of concrete pads required for mechanical equipment to Construction Manager. Installation of these pads is by W.C. 10.
5. All utility connection, disconnections, tie-ins, crossovers, shut downs and similar work must be performed and scheduled so they will not interfere with other work. It may be necessary to make these changes during "off" hours, or it may be necessary to make "hot tap" connections. The contractor should plan on premium time for this work. Coordinate with the Construction Manager prior to performing this work.
6. Furnish access panels where required for the wall and ceiling valves, dampers and controls that are not shown on the Architectural/Mechanical plans but are necessary for the Mechanical Systems.
7. Extreme care is to be taken when installing hangers and equipment in the area that has "spray on fireproofing", so as not to damage it. This contractor will be responsible for patching fireproofing in case of damage by this trade. This work is to be performed by a qualified contractor so that the warranty will not be affected.
8. Furnish all hoisting, lifting, scaffolding and handling of all materials required to complete this work category.
9. The Electrical, Fire Protection, and Mechanical Contractors will be required to coordinate in a formal coordination process to accomplish the rough-in and final layout as required and specified in Section 1049. Any relocation required to coordinate work will be done at no additional cost to the Owner. All contractors are required to furnish layout and coordination prints for their work prior to these meetings

allowing the team to be better prepared at each coordination meeting. Detailers will be provided by this contractor to accomplish this coordination. These meetings shall be coordinated with the construction manager and shall be held on-site.

10. Provide and install mechanical equipment tags, pipe identification and other required identification of signage related to his work.
11. Furnish and install all roof curbs and necessary or required auxiliary steel framing for equipment supplied under this W.C. This includes any auxiliary steel required at roof openings not shown on the structural drawings, or for pipe hangers and plenum stiffeners.
12. A coordination meeting will be set up between the controls contractor, mechanical contractor, electrician, and construction manager prior to control work. This will include all required work for a complete system as indicated in the construction documents.

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. This WC shall remove roofing material and membranes in accordance with structural drawings to expose, and assess existing roof composite conditions match Structural drawings and engineer assumptions of existing conditions. Removal will also be required to locate and install new roof equipment installed by this WC.
2. This WC shall provide and install all roofing materials and roofing installation to repair and patch roof for final conditions.
3. Provide flagging on roof for this scope of work, and all other trades on site. Include maintenance of flagging until roof work is complete, and removal upon direction of Construction Manager.
4. All roof penetrations shall be made by this WC, including all repairs, temporary enclosures, and temporary measures to ensure all penetrations, roof curbs, etc., are watertight by the end of the day. This WC shall be responsible for all roofing. Temporary measures must be maintained to ensure no water intrusion during the course of construction, and all existing roof warranties are maintained.
5. This WC shall provide all mechanical demolition and removal. Existing unit has a significant return air opening which leads approx. 26' from the 3rd floor to a plaster ceiling. It is the responsibility of this work category to make this safe during removal of existing equipment, and provide a final condition to protect and prevent any condition exposing the existing mechanical space to a drop/fall.

Addendum 2 add

Related Work by Others:

1. Power supply to mechanical equipment by W.C. 28.
2. Installation of access panels/doors by W.C. 20.

Allowances:

This Contractor shall include in their Base Bid a Construction Manager's allowance of \$50,000. 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. 27

TRADE CONTRACT PROPOSAL FORM

WORK CATEGORY NO. 00 and _____

Date: _____

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

Re: Sexton Auditorium
102 Mc Pherson Ave, Lansing, MI 48915

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 (\$ _____) shall be added to the base bid should the owner wish to have Payment & Performance Bonds required for this project..

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 including 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%.

MANDATORY ALTERNATES:

Reference Specification Section 01100 for alternate descriptions.

Mandatory Alternate #1 Paint ILO PLAM

Add/Deduct \$ _____

Mandatory Alternate #2 Fabric Wrapped AWPI2A & AWPI3A

Add/Deduct \$ _____

Mandatory Alternate #3 FRAMEALL Installation

Add/Deduct \$ _____

Mandatory Alternate #4 Auditorium Seat Covers for 2nd & 3rd Floor

Add/Deduct \$ _____

UNIT PRICES:

WC 01 ACM Zonolite/Block Insulation

\$ _____ /CFT

WC 01 ACM Floor Tile

\$ _____ /SF

WC 01 ACM Floor Tile & Mastic

\$ _____ /SF

WC 01 ACM Pipe Chase Pipe Insulation (with demolition)

\$ _____ /LF

WC 01 ACM Pipe Chase Mudded Fittings ct. (with demolition)

\$ _____ /Fitting

TRADE CONTRACT PROPOSAL FORM

WORK CATEGORY NO. 00 and _____

Date: _____

WC 01 ACM Glass Block window mortar (per window assembly)	\$ _____/Assembly
WC 01 ACM Chalkboards/Glue Pods	\$ _____/Chalkboard
WC 01 ACM Cement Caulk on Exterior Block Windows	\$ _____/SF

Lifts

Lifts required for scope of work? YES / NO

IF YES

Number of lifts assumed for bid proposal _____

Lift weight (total) _____

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) |

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.

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: _____

TRADE CONTRACT PROPOSAL FORM

WORK CATEGORY NO. 00 and _____

Date: _____

Signature: _____

Title: _____

Street Address: _____

City, State, Zip Code _____

Phone: _____

Fax: _____

Email: _____

As part of the procurement process (inclusion on bid lists, eligibility for subcontract award) we ask our trade contractor partners to follow a Prequalification process. This process is intended to help align trade contractors with the projects and work scopes that best match their capabilities and resources and to create the best possibility for success. Christman's Prequalification process includes:

- ☐ Registering with Christman's [Sub Service Center](#)
- ☐ Completing the Prequalification Survey, including submission of the following:
 - Most recent audited Financial Statements
 - Interim Financial Statements, to the extent available
 - Current Work-in-progress (WIP) and Backlog Report
 - Sample Certificate of Insurance (COI) showing all insurance coverages
 - Current EMR including effective date
 - Letter from Surety with project bond limit & current available bonding capacity

During Prequalification and post-bid review, additional information may be requested, or follow-up discussions may be required, prior to approval of an award.

The Christman Company

RFI LOG

#	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private
13	Aisle Lights in New Seating - Auditorium	Closed		None	12/09/2025	Austin Brown	Murad, Vince (Kin...		12/15/2025	12/11/25								No
Q: Austin Brown Sent Tue Dec 9, 2025 at 01:46 pm EST Please verify if new seating is to have aisle lighting in them, existing has some but it does not seem compatible with the new design. Please affirm if new seating is to receive lighting or not. Vince Murad (Kingscott) Responded Wed Dec 10, 2025 at 04:21 pm EST A: See attached response. 221125-180-LSD-Sexton_Auditorium_Renovation-13-Aisle_Lights_in_New_Seating-Auditorium_AD Response.pdf																		
12	Lift for Communal Use	Closed		None	12/08/2025	Austin Brown	Brown, Austin (Th...		12/12/2025	12/11/25								No
Q: Austin Brown Sent Mon Dec 8, 2025 at 05:07 pm EST Will there be lifts provided by the construction manager for use among trades? It appears in WC12 scope, but not elsewhere. Austin Brown (The Christman Company (LAN)) Responded Thu Dec 11, 2025 at 07:26 am EST A: All contractors are required to provide own lifts for use on the project, or scaffolding. There will be no supplied lifts from the Construction Manager. There will be a shoring system in the basement which will enable greater loading for lifts than what the space is currently able to accommodate. Final weight calculations will be shared. Bidders shall make known weight of lifts intended to be used during construction, and provide a mandatory alternate to remove the requirement to furnish their own lifts, in lieu of a "dance-stage" being furnished by others.																		
11	Existing AHU Return Air Void	Closed		None	12/08/2025	Austin Brown	Brown, Austin (Th...		12/12/2025	12/11/25								No
Q: Austin Brown Sent Mon Dec 8, 2025 at 05:06 pm EST The existing AHU has a wide return air section in the floor extending +/- 26' down to the lower level with no easy means of spanning the opening for safety. This would be a leading edge once the AHU is removed and the hole infilled. Which trade be responsible for making this opening safe? Austin Brown (The Christman Company (LAN)) Responded Thu Dec 11, 2025 at 07:24 am EST A: WC27 shall demolish the existing AHU, and shall be required to add temporary protective measures to ensure workers are not exposed to the hazard during demolition, and make safe upon completion of demolition activities. There are existing cored holes where a guardrail may be installed, though additional protective measures may be required to ensure workers are not exposed to a fall hazard.																		
10	Duct access - Tunnel	Closed		None	12/08/2025	Austin Brown	Brown, Austin (Th...		12/12/2025	12/11/25								No
Q: Austin Brown Sent Mon Dec 8, 2025 at 05:05 pm EST Is the duct on MD.01 in the tunnel spaces accessed on the other side of the building? Austin Brown (The Christman Company (LAN)) Responded Thu Dec 11, 2025 at 07:21 am EST Please refer to logistics plans for access, specifically on tunnel space and basement access. A: MD1.0 shows the ducting below the first floor in the basement. This shall be accessed from coiling overhead doors from the opposite side of the building as indicated on the attached image. RFI 10 - tunnel access.pdf																		
9	WC01 and WC27 demolition	Closed		None	12/08/2025	Austin Brown	Brown, Austin (Th...		12/12/2025	12/11/25								No
Q: Austin Brown Sent Mon Dec 8, 2025 at 05:05 pm EST Please confirm all mechanical demo is by WC01 with all cut cap and make safe by the no 27 A: Austin Brown (The Christman Company (LAN)) Responded Thu Dec 11, 2025 at 07:11 am EST																		

The Christman Company

#	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private
Mechanical demolition shall be done by the mechanical contractor. WC27 shall be responsible to remove and dispose of the existing mechanical unit, and mechanical piping/ducting. Coordinate with WC01 on access.																		
8	Roofing existing warranties	Closed		None	12/08/2025	Austin Brown	Brown, Austin (Th...		12/12/2025	12/11/25								No
Q: Austin Brown Sent Mon Dec 8, 2025 at 05:04 pm EST Who manufactured and currently has the roof warranty and which contractor services it? A: Austin Brown (The Christman Company (LAN)) Responded Thu Dec 11, 2025 at 10:08 am EST Royal West Roofing installed, TRIMCO is the product manufacturer. Representative from TRIMCO is Dale Shermer.																		
7	Prevailing Wages	Closed		None	12/08/2025	Austin Brown	Brown, Austin (Th...		12/12/2025	12/11/25								No
Q: Austin Brown Sent Mon Dec 8, 2025 at 03:44 pm EST Does this project require prevailing wages? A: Austin Brown (The Christman Company (LAN)) Responded Mon Dec 8, 2025 at 03:45 pm EST Yes, this project does require prevailing wages.																		
6	CFMF WC20 or WC12 Scope	Closed		None	12/08/2025	Austin Brown	Brown, Austin (Th...		12/12/2025	12/11/25								No
Q: Austin Brown Sent Mon Dec 8, 2025 at 03:31 pm EST And spec section 05400 cold formed framing is listed under the structural steel scope is the structural steel contractor taking care of the cold formed framing roof infills? A: Austin Brown (The Christman Company (LAN)) Responded Mon Dec 8, 2025 at 03:32 pm EST CFMF shall be provided by WC20 at all locations, please refer to the revised work category index.																		
5	Stage Rigging Schedule	Closed		None	12/08/2025	Austin Brown	Murad, Vince (Kin...		12/12/2025	12/11/25								No
Q: Austin Brown Sent Mon Dec 8, 2025 at 03:26 pm EST Upon review of the spec and drawings for the Theatrical Rigging at Sexton HS, I cannot find a schedule or list of the Stage Curtains with sizes and counts. Can you please provide this information? A: Vince Murad (Kingscott) Responded Wed Dec 10, 2025 at 04:23 pm EST See attached response. Information to be included in Addendum #2. 221125-180-LSD-Sexton_Auditorium_Renovation-5-Stage_Rigging_Schedule_AD Response.pdf																		
ATTACHMENT IS DRAWING TR6.2 REFER TO DRAWINGS BELOW																		
4	AHU Schedule Note #1	Closed		None	12/04/2025	Austin Brown	Murad, Vince (Kin... Szeszulski, Sami ...		12/10/2025	12/11/25								No
Q: Austin Brown Sent Thu Dec 4, 2025 at 06:57 am EST M6.0 AHU Schedule Note #1 - Can Dev 28 (Elec) complete the fire alarm system by shutting down equipment. Currently calls for the control's contractor to provide this. A: Vince Murad (Kingscott) Responded Thu Dec 11, 2025 at 11:07 am EST See attached response. 221125-180-LSD-Sexton_Auditorium_Renovation-4-AHU_Schedule_Note_1-2025-12-08_SES ANSWERED 12-10-25.pdf																		
3	AHU Schedule Note #2 - Controls and Field Wiring	Closed		None	12/04/2025	Austin Brown	Murad, Vince (Kin...		12/10/2025	12/11/25								No

The Christman Company

#	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private
							Szeszulski, Sami ...											
	Q: Austin Brown Sent Thu Dec 4, 2025 at 06:55 am EST M6.0 AHU Schedule - Note #2 Please confirm if the AHU will come with BACnet or will controls be by the controls contractor If Controls by unit Manufacture, how will the controls contractor know what will have to be field wired? The controls contractor will not know this info before a unit manufacture is selected. A: Vince Murad (Kingscott) Responded Thu Dec 11, 2025 at 11:06 am EST See attached response. 221125-180-LSD-Sexton_Auditorium_Renovation-3-AHU_Schedule_Note_2-Controls_and_Field_Wiring-2025-12-08_SES ANSWERED 12-10-25.pdf																	
2	AHU Thermostat Location	Closed		None	12/04/2025	Austin Brown	Murad, Vince (Kin... Szeszulski, Sami ...		12/10/2025	12/11/25								No
	Q: Austin Brown Sent Thu Dec 4, 2025 at 06:51 am EST Where is the AHU thermostat located? A: Vince Murad (Kingscott) Responded Thu Dec 11, 2025 at 11:07 am EST See attached response. 221125-180-LSD-Sexton_Auditorium_Renovation-2-AHU_Thermostat_Location-2025-12-08_SES ANSWERED 12-10-25.pdf Response attachment includes drawing MH1.1, refer to drawings below.																	
1	Condensing Unit for AHU - Wiring Responsibility	Closed		None	12/04/2025	Austin Brown	Brown, Austin (Th...		12/10/2025	12/11/25								No
	Q: Austin Brown Sent Thu Dec 4, 2025 at 06:47 am EST Condensing Unit for AHU: Who is responsible to wire the line voltage solenoid valves for the condensing unit ? A: Austin Brown (The Christman Company (LAN)) Responded Thu Dec 4, 2025 at 06:48 am EST Low voltage/communication wiring for the AHU to be by WC27. WC28 will provide power and electrical connections for devices.																	



The Christman Company
208 N Capitol Ave
Lansing, Michigan 48933-1357
P: (517) 482-1488

Project: 221125-180 LSD - Sexton Auditorium
Renovation
Lansing, Michigan 48915

RFI #13: Aisle Lights in New Seating - Auditorium

Revision	0	Status	Open
To	Vince Murad (Kingscott)	From	Austin Brown (The Christman Company (LAN)) 208 N. Capitol Ave Lansing, Michigan 48933-1357
Date Initiated	Dec 9, 2025	Due Date	Dec 15, 2025
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To			

Activity

Question

Question from Austin Brown The Christman Company (LAN) on Tuesday, Dec 9, 2025 at 01:46 PM EST

Please verify if new seating is to have aisle lighting in them, existing has some but it does not seem compatible with the new design. Please affirm if new seating is to receive lighting or not.

Awaiting an Official Response

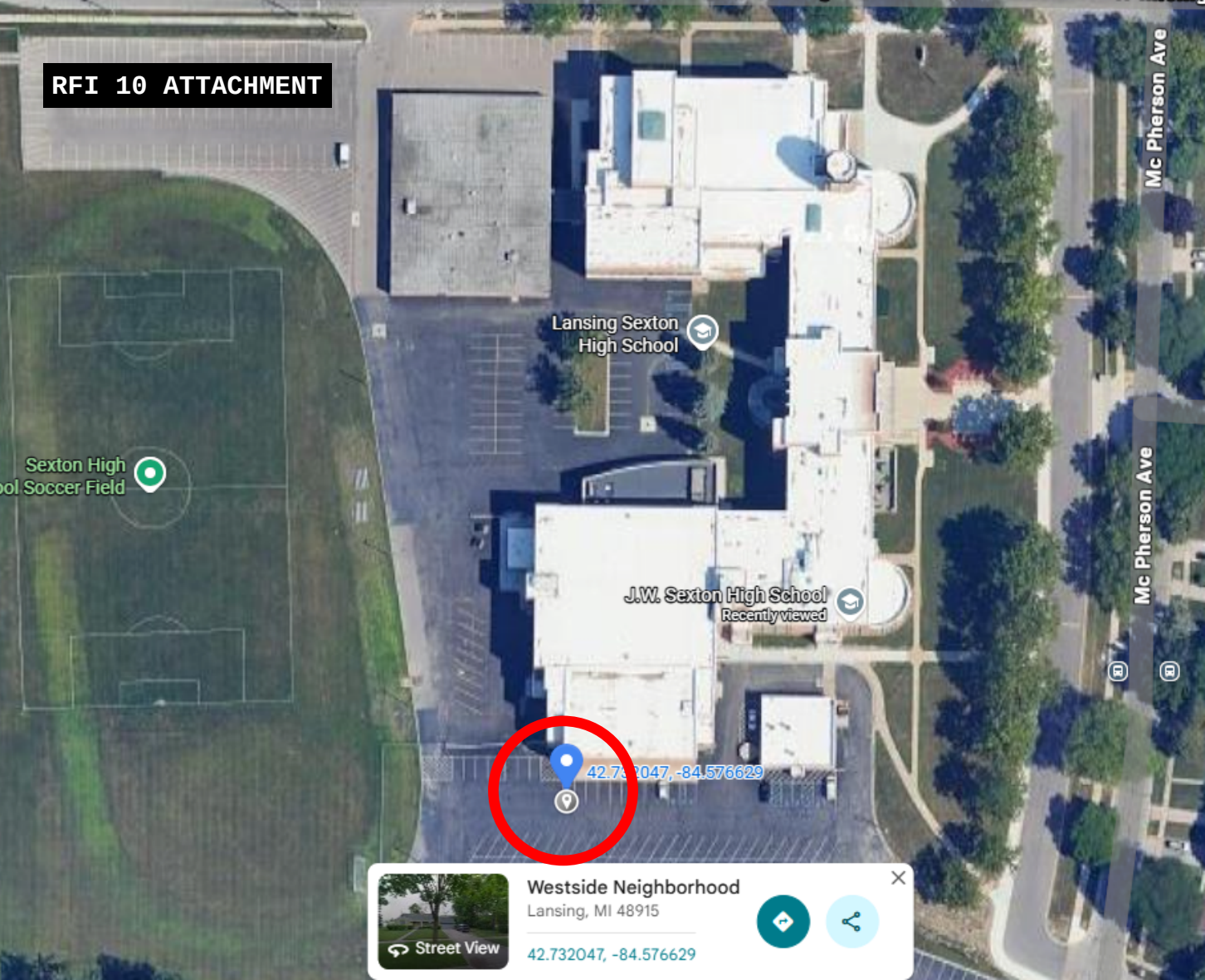
Response:

The new seating does not have integral aisle lighting in the end stanchions.

Refer to EL1.1F fixture type L3 for aisle illuminated transition tape light.

Kevin Auses | Apeiro Design
12.10.2025

RFI 10 ATTACHMENT



Sexton High
School Soccer Field

Lansing Sexton
High School

J.W. Sexton High School
Recently viewed

42.732047, -84.576629



Street View

Westside Neighborhood

Lansing, MI 48915

42.732047, -84.576629



Mc Pherson Ave

Mc Pherson Ave

RFI #4: AHU Schedule Note #1

Revision	0	Status	Open
To	Sami Szeszulski (Kingscott)	From	Austin Brown (The Christman Company (LAN)) 208 N. Capitol Ave Lansing, Michigan 48933-1357
Date Initiated	Dec 4, 2025	Due Date	Dec 10, 2025
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To			

Activity

Question

Question from Austin Brown The Christman Company (LAN) on Thursday, Dec 4, 2025 at 06:57 AM EST
M6.0 AHU Schedule Note #1 - Can Dev 28 (Elec) complete the fire alarm system by shutting down equipment. Currently calls for the control's contractor to provide this.

Awaiting an Official Response

Duct smoke detectors are part of the RTU controls also which is why drawings call for TCC to wire from smoke detector to unit shutoff. GC shall coordinate scope of work during construction as required to ensure smoke detectors are wired by either Div 28 or TCC.

Pedro Checo, SES
12/10/2025

GC Note; Refer to scopes for requirement to install.

RFI #3: AHU Schedule Note #2 - Controls and Field Wiring

Revision	0	Status	Open
To	Sami Szeszulski (Kingscott)	From	Austin Brown (The Christman Company (LAN)) 208 N. Capitol Ave Lansing, Michigan 48933-1357
Date Initiated	Dec 4, 2025	Due Date	Dec 10, 2025
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To			

Activity

Question

Question from Austin Brown The Christman Company (LAN) on Thursday, Dec 4, 2025 at 06:55 AM EST

M6.0 AHU Schedule - Note #2

Please confirm if the AHU will come with BACnet or will controls be by the controls contractor

If Controls by unit Manufacture, how will the controls contractor know what will have to be field wired? The controls contractor will not know this info before a unit manufacture is selected.

Awaiting an Official Response

Temperature controls to be provided by equipment MFR with BACnet interface. Refer to Control Diagrams and SOO for field wired devices by TCC and additional information. GC to coordinate and confirm field wired devices with final AHU supplier.

Pedro Checo, SES
12/10/2025

GC Note; Refer to scopes for requirement to install.

Date: 12/11/2025
Project: Sexton Auditorium
Owner: Lansing School District
Location: Lansing, MI
A/E #: 2616.11

ADDENDUM NO. 02

SPECIAL NOTE:

The Notice to Bidders, Instructions to Bidders, General Conditions of the Contract for Construction, Supplementary Conditions of the Contract for Construction, and all modifications and previously issued Contract Documentation are a part of this Addendum.

SCOPE OF WORK:

The following items are changes, additions, deletions, clarifications and/or errors and omissions in plans & specifications and shall be considered by each Bidder in making up and submitting their proposal. All items shall be considered a part of the Contract Documents.

NOTICE TO ALL BIDDERS:

All Bidders shall take note of all items covered by this Addendum. Each Bidder shall review the total scope of his responsibilities with respect to his contract work and his interface with the work of others, as well as his required interface with their work.

SPECIFICATIONS:

012300: Alternates (Re-issued)

- Included Alternate No. 3: FrameALL Drywall Grid Soffit System.

Re-issued Table of Contents

DRAWINGS:

Supplemental Drawings for Alternate No. 3: Armstrong FrameALL Soffit System

Drawing No. 1: Stage area, first floor foyer, and second floor foyer soffit plan and details.

Drawing No. 2: FrameALL Soffit System Details.

MH1.1: First Floor Mechanical HVAC Plan (Re-issued)

- Located thermostat for AHU in auditorium as indicated.

TR6.2: Theatrical Rigging Schedule (Re-issued)

- Added the stage drapery schedule to clarify sizes and quantities for each drapery.

END OF ADDENDUM

KALAMAZOO
259 E. Michigan Ave., Suite 308
Kalamazoo, MI 49007
T: 800.632.7815

GRAND RAPIDS
801 Broadway NW, Suite 306
Grand Rapids, MI 49504
T: 800.632.7815

CHELSEA
300 N. Main Street, Suite 204
Chelsea, MI 48118
T: 800.632.7815

ROYAL OAK
818 W. Eleven Mile Road
Royal Oak, MI 48067
T: 800.632.7815

SECTION 012300
ALTERNATES
ADDENDUM 02

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 for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include, as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other Work of the Contract.
- C. Schedule: A Part 3 "Schedule of Alternates" Article is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Painted columns 3Form Cardinal Mobile

1. Deduct Alternate: Paint
2. Base Bid: Plastic Laminate wrapped columns with metal trim at exposed edges.

B. Alternate No. 2: Auditorim Wall Panels

1. Add Alternate: Fabric Wrapped plywood "Dummy" Panels. (AWP-12A & AWP-13A). See Interior Elevations and spec section 098413 for additional information.
2. Base Bid: Omit

C. Alternate No. 3: FrameALL Drywall Grid Soffit System

1. Provide Armstrong FrameALL framing system in lieu of conventional stud framing. See supplemental drawing No. 1 for additional information.

END OF SECTION 012300

Kingscott Associates, Inc.
Architects/Engineers
Portage, Michigan

Lansing School District
Sexton Auditorium Remodel
Lansing, Michigan

ADDENDUM 02
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23 81 26.13 SMALL-CAPACITY SPLIT-SYSTEM AIR CONDITIONERS

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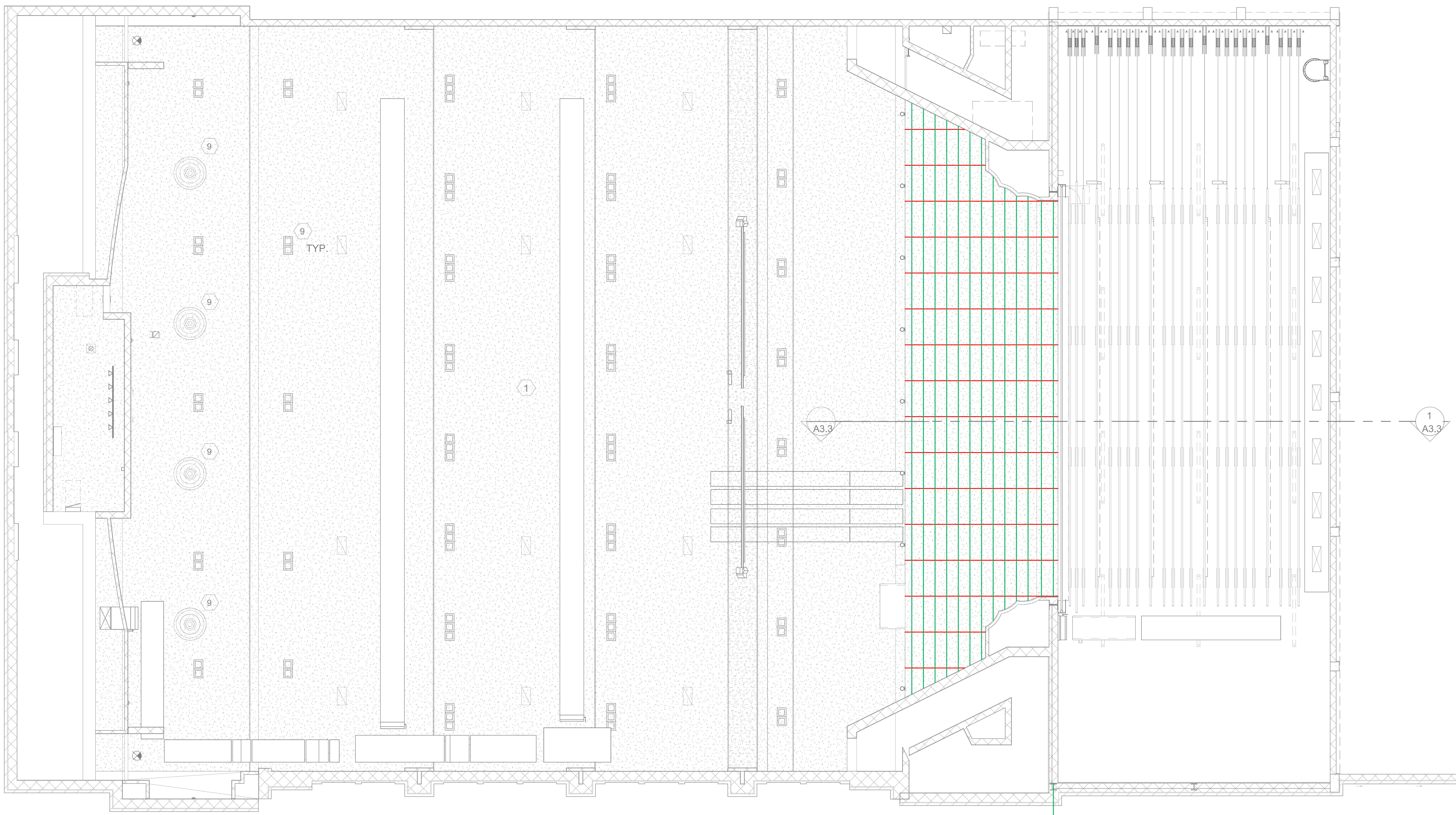
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DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

28 46 00 FIRE DETECTION AND ALARM

THESE DRAWINGS SHOW TYPICAL CONDITIONS IN WHICH THE ARMSTRONG PRODUCT DEPICTED IS INSTALLED. THEY ARE NOT A SUBSTITUTE FOR AN ARCHITECT'S OR ENGINEER'S PLAN AND DO NOT REFLECT THE UNIQUE REQUIREMENTS OF LOCAL BUILDING CODES, LAWS, STATUTES, ORDINANCES, RULES AND REGULATIONS (LEGAL REQUIREMENTS) THAT MAY BE APPLICABLE FOR A PARTICULAR INSTALLATION. ARMSTRONG DOES NOT WARRANT, AND ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE DRAWINGS FOR A PARTICULAR INSTALLATION OR THEIR FITNESS FOR A PARTICULAR PURPOSE. THE USER IS ADVISED TO CONSULT WITH A DULY LICENSED ARCHITECT OR ENGINEER IN THE PARTICULAR LOCALITY OF THE INSTALLATION TO ASSURE COMPLIANCE WITH ALL LEGAL REQUIREMENTS. ARMSTRONG IS NOT LICENSED TO PROVIDE PROFESSIONAL ARCHITECTURE OR ENGINEERING DESIGN SERVICES.

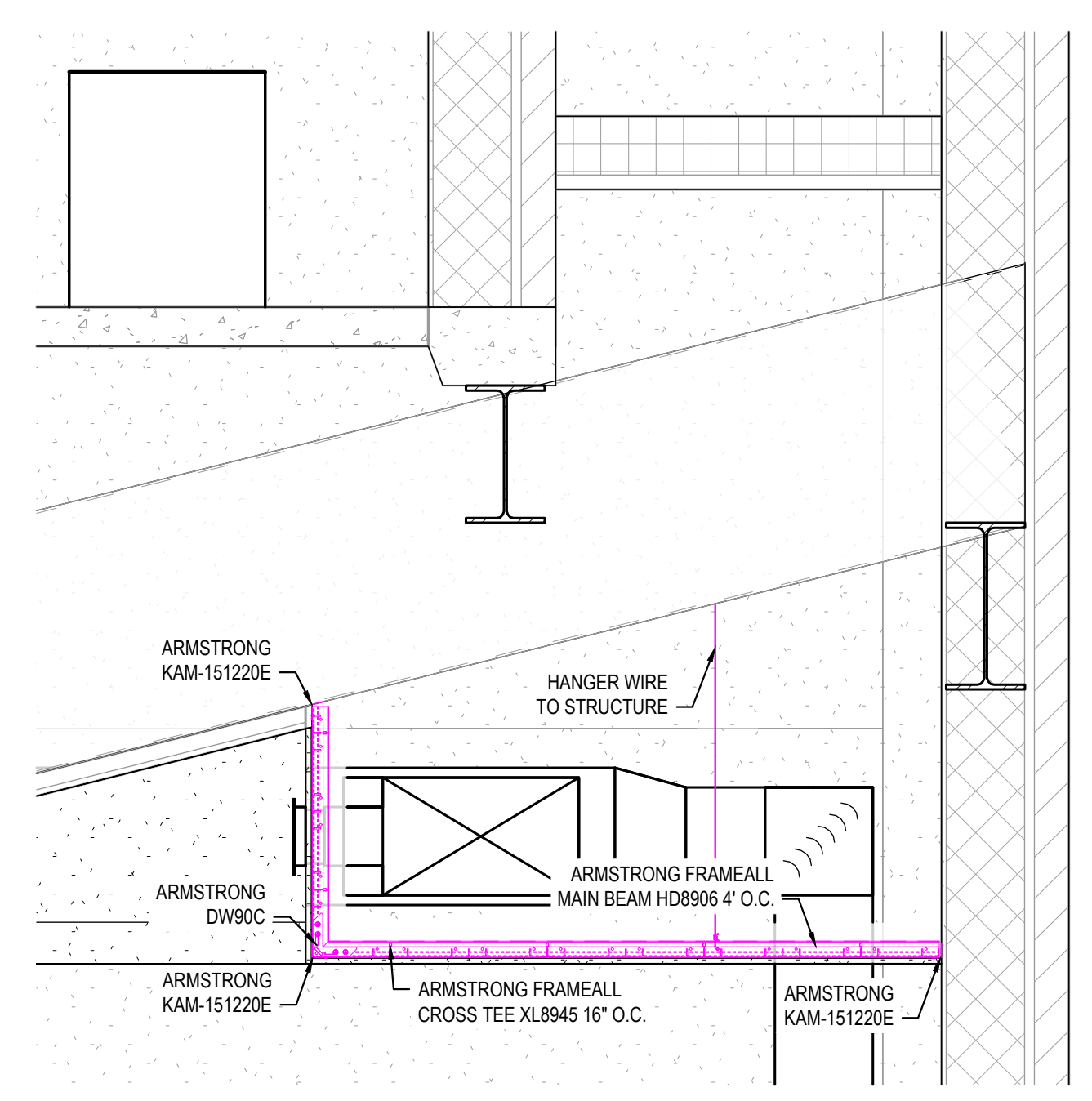
**SEXTON HS
AUDITORIUM**



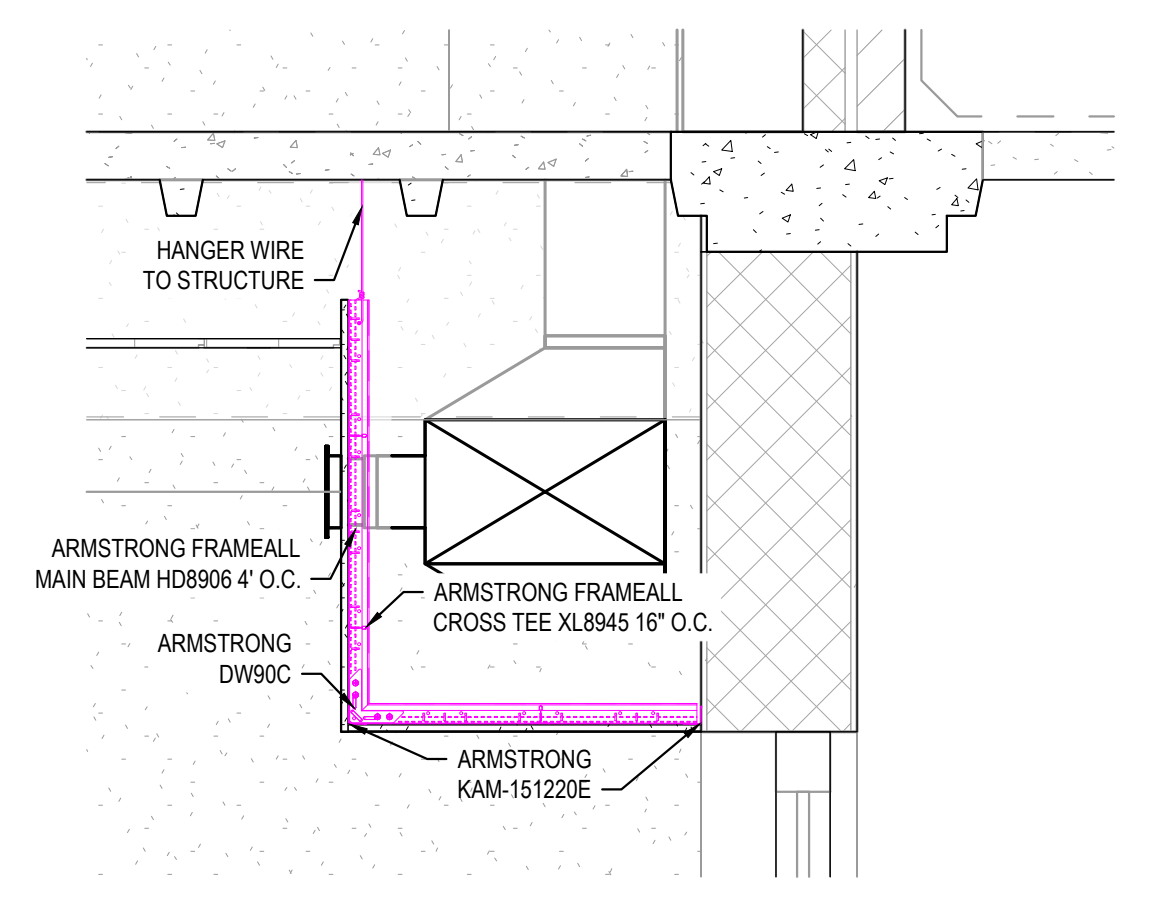
1 THIRD FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0" A2.3

ARMSTRONG FRAMEALL
MAIN BEAM HD8906 4' O.C.

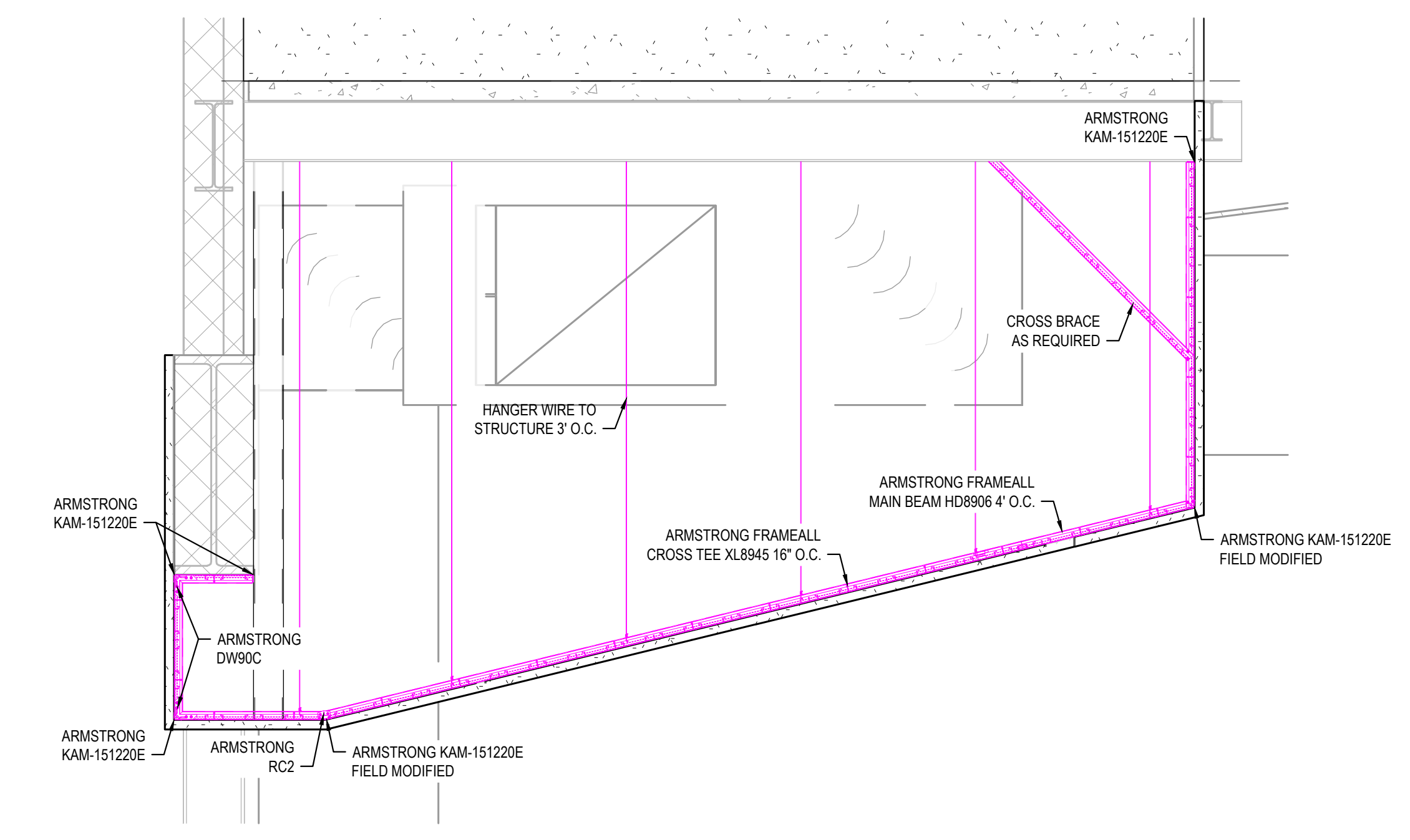
ARMSTRONG FRAMEALL
CROSS TEE XL8945 16" O.C.



7 SOFFIT AT SECOND FLOOR FOYER
3/4" = 1'-0" A3.3



6 SOFFIT AT FIRST FLOOR FOYER
3/4" = 1'-0" A3.3



4 STAGE AREA SOFFIT
1/2" = 1'-0" A3.3

DRAWING TYPE: DETAILS

DATE ISSUED: 12/2/25

DRAWN BY: MAP

SCALE: -

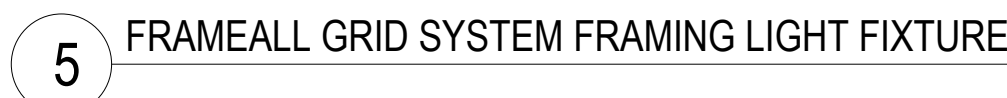
DESCRIPTION:
TECHLINE DRAWING
CONVERSIONS

REVISIONS	
REV: 1	DATE: -
REV: 2	DATE: -
REV: 3	DATE: -

DRAWING NO.

MAXIMUM LOAD IN LBS/SF2 AT HANGER WIRE/CROSS TEE SPACING

COMPONENT COMBINATIONS	48 / 24		48 / 16		36 / 16	
	L / 240	L / 360	L / 240	L / 360	L / 240	L / 360
MAIN - CROSS TEE	L / 240	L / 360	L / 240	L / 360	L / 240	L / 360
HD8906 - XL8965	3.20	-	4.66	3.16	4.81	3.44
HD8906 - XL8947P	6.78	4.52	6.78	4.52	13.41	8.95
HD8906 - XL8945P	7.03	4.69	7.03	4.69	14.93	9.95
HD8906 - XL7936G90	9.34	6.31	9.34	6.31	21.77	14.51
HD8906 - XL8926	14.02	9.47	14.02	9.47	26.13	21.77



EV: 1	DATE: -
EV: 2	DATE: -
EV: 3	DATE: -



THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING CONDITIONS AND PERFORM ALL CODES INCLUDING ALL NECESSARY OFFSETS, FITTINGS, SLEEPS, SADDLES, REDUCERS OR MITERED ELBOWS WHICH ARE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER OBSTACLES.

CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ANY NEW EQUIPMENT OR MANUFACTURER'S RECOMMENDATIONS. VERIFY ALL CLEARANCES PRIOR TO THE FABRICATION OF ANY WORK.

CONTRACTOR SHALL DESIGN AND INSTALL AS HIGH AS POSSIBLE AND SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT PANELS. PROVIDE REQUIRED CLEARANCE IN FRONT OF EQUIPMENT. CONTRACTOR SHALL OVERCROUCHING SHALL NOT INTERFERE WITH ELECTRICAL EQUIPMENT CLEARANCE.

THE WORKING SHALL NOT BE INSTALLED IN A LOCATION THAT RESTRICTS THE ACCESS TO ANY EQUIPMENT.

CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL, ETC. FOR ALL BRACKET, PLATE, OR LATERAL ATTACHMENT.

COORDINATE FLOOR, WALL, ROOF PENETRATIONS, LOWER SIZE, PLAD LOCATIONS ETC. WITH ARCHITECTURAL, TENDERS. SEAL ALL PIPING AND DUCT PENETRATIONS.

COORDINATE WITH ARCHITECTURAL, TENDERS FOR ALL CEILING, WALLS, CEILING TYPES, BRANCH DUCTWORK TO GRILLES, REGISTERS AND DIFFUSERS SHALL BE THE SAME SIZE. BRANCH DUCTWORK TO GRILLES NECK SIZE WHERE NO DUCT SIZE IS INDICATED ON PLAN.

MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL BE 5'-0".

CONTRACTOR SHALL PROVIDE ALL NECESSARY HANGING ARRANGEMENT, REFER TO PIPING DIAGRAMS AND DETAILS.

PAINT ALL VISIBLE INTERIOR SURFACES OF EXHAUST/RETURN GRILLES, REGISTERS AND DIFFUSERS TO MATCH EXISTING DUCTWORK FINISH PLANK BLANK.

WHERE CEILING OR UNDERFLOOR SPACE IS USED AS A RETURN AIR PLENUM OR PLASTIC DUCTWORK IS USED TO PROVIDE EXHAUST, BRANCH DUCTWORK, ALL MATERIAL IN THE PLENUM SPACE IS TO BE PLENUM PATED.

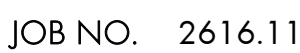
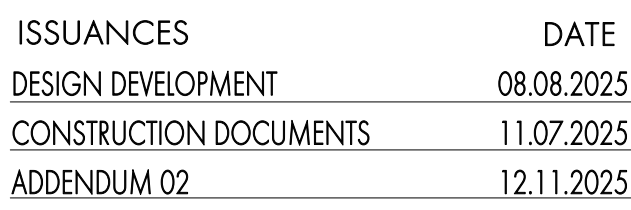
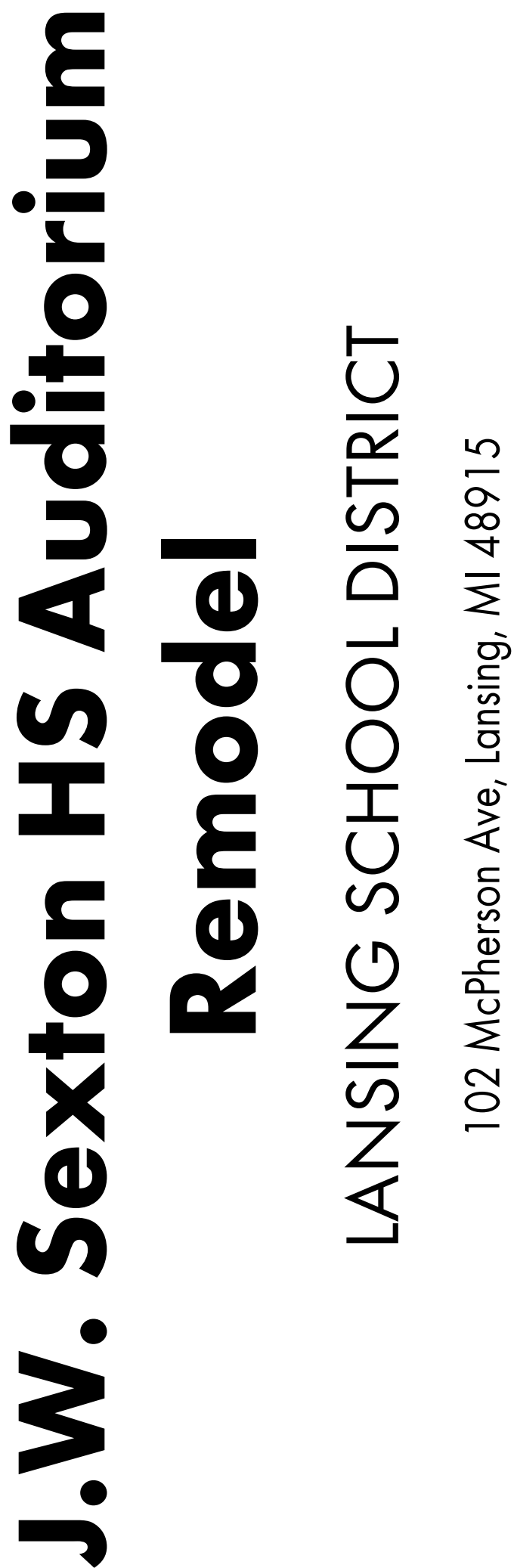
PROVIDE CODE REQUIRED CLEARANCE/ACCESS DOORS, SLEEPS, VALVES, AND SADDLES TO ALL PIPING AND DUCTWORK. COORDINATE LOCATIONS WITH ARCHITECT. REFER TO ARCHITECTURAL PLANS FOR CEILING TYPES.

PAINT ALL EXTERIOR SURFACES OF EXHAUST/RETURN GRILLES, REGISTERS AND ARCHITECTURAL, COLORS COORDINATE WITH ARCHITECT AS REQUIRED.

CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. CONNECTIONS TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S EQUIPMENT FINISHED.

WHERE EQUIPMENT REQUIRING SERVICE SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ROOF EDGES. WHERE EQUIPMENT CAN BE LOCATED AWAY FROM ROOF EDGE AND GUARD RAILS ARE NOT PROVIDED, PROVIDE PERMANENT FALL ARREST.

H2	PROVIDE AND INSTALL NEW RA GRILLE AT SAME LOCATION AS EXISTING. FINE VERIFY SIZE, QUANTITY AND LOCATION PRIOR TO INSTALLATION.
H3	REMOVE EXISTING RA GRILLE. INSTALL NEW RA GRILLE SYSTEMS MOUNTED TIGHT TO EXISTING CEILING AT ~33 FT ABOVE 1ST LEVEL FINISHED FLOOR. COORDINATE LOCATION WITH LIGHTS AND AIRFLOW EQUIPMENT IN CEILING. REFER TO REFLECTED CEILING LAYOUT FOR EXISTING AND PROPOSED LIGHTS. COORDINATE WITH ELECTRICAL FOR LIGHTS NOT LIMITED TO THROWS, VELOCITIES, MATERIALS, SPACING, ETC. COORDINATE FABRIC WITH MECHANICAL FOR AIRFLOW EQUIPMENT.
H4	REMOVE SA DUCT FROM EXISTING CEILING THROUGH SPOFF WALL AND INSTALL EXPOSED TO AIRFLOW. INSTALL DUCT AS HIGH AS POSSIBLE AND ROUTE AS SHOWN ALONG WITH LIGHTS. COORDINATE WITH MECHANICAL FOR AIRFLOW EQUIPMENT. LIGHTS AND LIGHTS AS REQUIRED. RECTANGULAR DUCT SHALL BE DOUBLE WALL METAL DUCT.
H5	SA DUCT DOWN THROUGH FLOOR TO SPACE BELOW. COORDINATE ROUTING WITH MECHANICAL FOR STRUCTURES. REFER TO STRUCTURAL DETAILS FOR DUCT OPENING FRAMING DETAILS.



FIRST FLOOR MECHANICAL HVAC
PLAN

SHEET NC

MH1.1

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KALAMAZOO, MICHIGAN





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KALAMAZOO | CHELSEA | GRAND RAPIDS | ROYAL OAK

Apeiro Design

LSD Sexton HS Auditorium Remodel

LANSING SCHOOL DISTRICT

102 McPherson Ave, Lansing, MI 48915



ISSUANCES
CONSTRUCTION DOCUMENTS
ADDENDUM 02

DATE
11/06/2025
12/11/2025

JOB NO. 2616.11
SHEET TITLE
THEATRICAL RIGGING
SCHEDULE

SHEET NO.
TR6.2

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THEATRICAL RIGGING LINESET SCHEDULE

*EXCLUDES BATTEN SELF-WEIGHT AND PERMANENTLY ATTACHED EQUIPMENT (DEAD LOADS) **INCLUDES BATTEN SELF-WEIGHT AND PERMANENTLY ATTACHED EQUIPMENT (DEAD LOADS)																
LINESET	DESCRIPTION	DIST. FROM DATUM	END-USER WLL (lbs)*	ARBOR CAPACITY (lbs)**	MACHINE CAPACITY (lbs)	SPEED	ARBOR HEIGHT	COUNTER WEIGHT	BATTEN LENGTH	LIFT LINES		MAX. TRAVEL	BATTEN TYPE	NOM. LOFT BLOCK DIAMETER	NOM. HEAD BLOCK DIAMETER	NOTES
0	FIRE CURTAIN	0'-0"			1000	20 FPM			47'-0"	6	1/4"	46'-0"	PIPE			
1	MAIN VALANCE	1'-4"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
2	MAIN CURTAIN	2'-1"	864	1200			6'-0"	6"	48'-0"	4	1/4"	22'-0"	TRUSS	8"	12"	
3	GENERAL PURPOSE	2'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
4	1ST ELECTRIC	4'-4"			1400	30 FPM			46'-6"	4	1/4"	40'-0"	TRUSS	8"	12"	
5	GENERAL PURPOSE	5'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
6	GENERAL PURPOSE	6'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
7	MASKING BORDER	7'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
8	MASKING LEGS	8'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
9	2ND ELECTRIC	10'-4"			1400	30 FPM			46'-6"	4	1/4"	40'-0"	TRUSS	8"	12"	
10	GENERAL PURPOSE	11'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
11	GENERAL PURPOSE	12'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
12	MASKING BORDER	13'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
13	MASKING LEGS	14'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
14	3RD ELECTRIC	16'-4"			1400	30 FPM			46'-6"	4	1/4"	40'-0"	TRUSS	8"	12"	
15	TRAVELER	17'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
16	GENERAL PURPOSE	18'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
17	GENERAL PURPOSE	19'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
18	MASKING BORDER	20'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
19	MASKING LEGS	21'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
20	4TH ELECTRIC	23'-4"			1400	30 FPM			46'-6"	4	1/4"	40'-0"	TRUSS	8"	12"	
21	SCRIM	24'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
22	TRAVELER	25'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	
23	CYCLORAMA	26'-10"	875	1200			6'-0"	6"	46'-6"	4	1/4"	35'-0"	TRUSS	8"	12"	

THEATRICAL DRAPERY SCHEDULE

DESCRIPTION	LOCATION	QTY	HEIGHT	WIDTH	COLOR	FABRIC	LINING	FULLNESS	OPERATION	NOTES
VALANCE	LINESET #1	1	6'-0"	46'-0"	CUSTOM COLOR PER SPEC	25 OZ. IFR VELOUR	IFR "AVORA" POLYESTER	100% SEWN		
MAIN DRAPE	LINESET #2	2	22'-0"	24'-3"	CUSTOM COLOR PER SPEC	25 OZ. IFR VELOUR	IFR "AVORA" POLYESTER	100% SEWN	MANUAL CORD OPERATED	
MASKING BORDER	LINESETS #7, #12, #18	3	8'-0"	46'-0"	BLACK	22 OZ. IFR VELOUR		SEWN FLAT		
MASKING LEG	LINESETS #8, #13, #19	6	22'-0"	10'-0"	BLACK	22 OZ. IFR VELOUR		SEWN FLAT		
MASKING TRAVELER	LINESETS #15, #22	4	22'-0"	24'-0"	BLACK	22 OZ. IFR VELOUR		SEWN FLAT	MANUAL CORD OPERATED	
SCRIM	LINESET #21	1	22'-0"	46'-0"	BLACK	SHARKSTOOTH SCRIM		SEWN FLAT		
CYCLORAMA	LINESET #23	1	22'-0"	46'-0"	WHITE	FILLED LENO		SEWN FLAT		