



Addendum #01

OWNER: Grand Rapids Public Schools

PROJECT: Coit Arts Academy – Phase 2 Summer 2025 Work
617 Coit Ave NE
Grand Rapids, MI 49506

DESIGN PROFESSIONAL: C2AE
Project #23062

CONSTRUCTION MANAGER: Triangle Associates, Inc.

Addendum No. 01

Date Issued: 9/19/2024

Drawings Issued: None

Specifications Issued: None

Documents Issued:

1. Prebid Meeting Minutes and Attendees
2. Project Schedule
3. Copies of RFI's

REVISIONS AND CLARIFICATIONS

Revisions to work scopes:

WC 061 General Trades:

- 21** *Alternate 5: it is the intention that Alternate 5 is a turnkey installation of theatrical lighting (see TL drawings and 26 0961) under WC 260 - Electrical. The Curtains and Rigging are a turnkey installation under WC - 061 General Trades. GRPS has not purchased any equipment. (Add. 01)*
- 22** *Bollards, Dumpster Gate (and Poles), by WC 061. Coordinate installation with concrete foundations.*
- 23** *Carry a \$5,000 allowance to modify and/or supplement existing fencing. Elevations 2& 3/ A-301.2. (Add. 01)*

WC 260 – Electrical:

- 31** *Alternate 5: it is the intention that Alternate 5 is a turnkey installation of theatrical lighting (see TL drawings and 26 0961) under WC 260 - Electrical. The Curtains and Rigging are a turnkey installation under WC - 061 General Trades. GRPS has not purchased any equipment. (Add. 01)*



Addendum #01

WC 310 – Sitework:

- 29 *C-101.2 to be corrected to match C-101.2 in forthcoming addendum by AE, demolition by this WC.*

- 30 *WC-310 to be responsible for all exterior demolition, regardless of work showing on site or architectural drawings. Reference WC - 061 to modify chain-link fencing and gates and coordinate with site superintendent. (Add. 01)*

All bidders are to incorporate these revisions into their proposals and to acknowledge receipt of this addendum where requested on the Proposal Form. Bidders are reminded that verbal clarifications or revisions from the C2AE or Construction Manager are non-binding and that only published addenda shall be honored.

RESPECTFULLY SUBMITTED:

TRIANGLE ASSOCIATES, INC.

Distribution: ALL BIDDERS



GRPS COIT Bid Package 2 Pre-Bid Walk Through Agenda

OWNER: Grand Rapids Public Schools
PROJECT: Summer 2025 Work
BID PACKAGE: 02

DESIGN PROFESSIONAL: C2Ae

CONSTRUCTION MANAGER: Triangle Associates, Inc.

MEETING TYPE: Pre-Bid Walk (Onsite)
MEETING DATE: Monday, September 16, 2024

TOPICS TO DISCUSS:

A. General:

- 1) All proposals are due on **Thursday, September 26, 2024, at or Before 10:00 AM** at **GRPS Facilities Building, 900 Union**. All proposals received on or before the due date will be publicly opened at the GRPS University Building, 1400 Fuller.

Prevailing wages do not apply to this project.

Payment and Performance Bonds may be required.

- 2) Electronic billings (Requisitions) will be required through Triangle's Project Management software ProCore. Instructions for the electronic requisition process are included after the subcontract agreement in the front-end documents.
- 3) Contractor's/Supplier's Qualification Statement: Each Bidder shall be prepared to present evidence of experience, qualifications, and financial ability to carry out the terms of the contract by completing Triangle's Contractor/Supplier Qualification Statement and Contractor/Supplier Project Specific Qualification Update and submitting it to Triangle no later than the time of post-bid interview. Copies of both qualification forms are included in the bid documents.
- 4) Voluntary alternates are encouraged and will be considered.
- 5) Your proposal MUST INCLUDE Michigan Sales & Use Tax.
- 6) Combined proposals will be considered for multiple work categories. Separate proposals are required for each work category. Combined work category proposals will be considered provided each work category is individually quoted.
- 7) Bidder Requests for Information ("RFI") shall be submitted to the office of the Construction Manager, Triangle Associates, Inc., at 3769 Three Mile Road NW, Grand Rapids, MI 49534. E-mail nicoleh@triangle-inc.com, jimg@triangle-inc.com or heathers@triangle-inc.com.
- 8) Bid documents will be available for electronic download through Triangle's project management software SmartBid. Upon bid invitation, a hyperlink will be provided to access project documents. All addenda will be uploaded through SmartBid and notifications will be sent to bidders and plan rooms. In addition to SmartBid, bid documents will be available for review at the following public plan rooms:

Bidders shall be responsible for ALL documents and cost of printing and shipping of plans/specs.

- 9) Alternates – Note and price the following alternates on the bid form. All specific work category descriptions will apply to alternate scope.

B. Contracts:

- 1) The form of agreement shall be Triangle Associate, Inc.'s *Subcontract Agreement between Triangle and the Subcontractor*. A copy of the agreement is included in the front ends for review during bidding.
- 2) The contract general conditions are defined and have been included in the contract documents.

C. Insurance and Bonding:

- 1) Each Proposal shall be accompanied by Bid Security, in the form of a **Bid Bond**, certified check or money order, in the amount of not less than five percent **(5%) of the Bidders** Base Bid.
- 2) It is required that all subcontractors furnish payment and performance bonds for this project and that the cost for such bonds is included in the base bid price.
- 3) Insurance and indemnity requirements are defined in article 5.3 of the subcontract agreement included herein. All insurance requirements are to be met by all trades and the cost for all insurance requirements are to be included in the bid price. All trades will be required to provide all limits of insurance that Triangle is required to provide including the professional and pollution limits listed unless specifically excluded below. **Note the \$5M GL limits and the \$2M auto.** All trades are to list the Owner, Design Professional and Triangle as additional insured and certificate holders.

Trades that are excluded from carrying professional and pollution limits (But still must carry the full general, auto, umbrella, and worker's compensation) include the following:

Drywall, Flooring, Painting, Asphalt Paving

Trades that are required to carry professional and pollution limits in addition to the full general, auto, umbrella, and worker's compensation include the following:

General Trades, Elevators, Fire Suppression, Mechanical and Electrical.

D. Schedule:

- 1) Specific milestone dates of substantial completion for the schedule are as follows:
 - 9/26/24 – Bids Due at 10:00 AM
 - 9/27/24 – 9/30/24 – Post Bid Interviews
 - 10/21/24 – Finance Approval (LOI)
 - 11/4/24 – Board Approval - Subcontracts
 - 6/6/25 – School Out
 - 7/31/25 – Construction Completion

E. Permitting and Inspections:

- 1) Design documents for this bid package have been submitted to the State of Michigan BFS and City of Grand Rapids for plan review.
- 2) All trades will be responsible for all fees/permits associated with their work description. See work category descriptions for further information.
- 3) Triangle will procure the overall general building permit.

F. Site Topics/Logistics:

- 1) Onsite parking and laydown will be very limited due to the work being completed at the North parking lot. Deliveries will be prioritized over parking. Contractors should also review parking permits needed on local streets and plan their access.
- 2) The project is located in a neighborhood setting. Site safety, jobsite behavior, construction traffic, site access, noise and dust control will be carefully monitored and strictly enforced.
- 3) Each work category is to provide its own layout for work of its category. Triangle will not be providing any surveying for this phase of the project.
- 4) Existing building spaces may not be used for storage without prior approval from the Construction Manager who will coordinate with GRPS. **Keep that in mind for equipment deliveries.**
- 5) Triangle will not have equipment onsite for unloading any material for any trade.

G. Triangle Coordination

- 1) **One work starts in June we will have progress meetings every week.**
- 2) Weekly foreman meetings onsite.
- 3) Visitors must check in with site superintendent.
- 4) Coordinate deliveries onsite with Triangle's superintendent.
- 5) Coordinate shutdowns with Triangle and GRPS.

H. Safety

- 1) Hard hats, work boots and safety glasses are required at all times.
- 2) All trades to name (1) contact person for all safety issues.
- 3) OSHA/MIOSHA rules apply at all times.
- 4) Weekly toolbox talks to be turned in for trades on site.
- 5) All trades shall furnish a job specific safety manual for this project.
- 6) All trades shall sign and adhere to Triangle's site-specific safety plan.
- 7) Tight sites - Public, traffic, bikers, pedestrians/athletes, camps.
- 8) Full compliance with all current requirements of MIOSHA, local and State authorities and Triangle is mandatory.

I. Potential Forthcoming Addendum Items:

1) RFI Responses to date:

- a. RFI 1: Bituminous dampproofing is to be installed on the concrete foundation walls of the chiller and dumpster enclosures. Dampproofing is required where the grade elevations are not the same on both sides of the wall. Dampproofing is to be installed on the retaining side of the foundation wall. -See forthcoming addendum for revised drawings.
- b. RFI 2: Drawing: A-002.2 For interior masonry walls, use #4 vertical bars at 6' maximum spacing. Partition walls less than 6'-0" long to have a minimum of (2)#4 bars, (1) bar located at each end of wall. Vertical bars to be adhesive anchored into existing slab with 4" embedment.
Use ladder type horizontal reinforcing at 16" maximum.
Refer to Specification Section 04 22 00, Part 2.11.B for mortar.
Refer to forthcoming addendum for revised Drawings.
- c. RFI 3: Specification section "101423 - Panel Signage" to be deleted from the project manual.

- 2) **RFI Cut-off will be FRIDAY 9/20/24 at Noon.** Final addendum to be issued by Tuesday 9/24/2024.

3) Project Schedule (attached).

- a. Looking for creative solutions: Winter Break Duct Cleaning? Spring Break TAB

END OF AGENDA



On Site Pre-Bid Meeting/Walk-Through

GRPS COIT BP2 Summer 2025 Work

September 16, 2024

4:00 PM

SIGN-IN SHEET

NAME

FIRM

Alex Opatik

Elevator Service

Gil DeVries

Elevator Service

Laura Duvall

Fantasee Integration

JIM GEORGE

TRIANGLE

Dan Schuman

D&D Building, Inc.

Andy Van Beek

Bazen Electric

Cameron Lotter

Bowland Excavating

ERIC RANTANEN

C2AE

Richard Hansme

Allied Electric

MITCH DUBA

BULTSMA

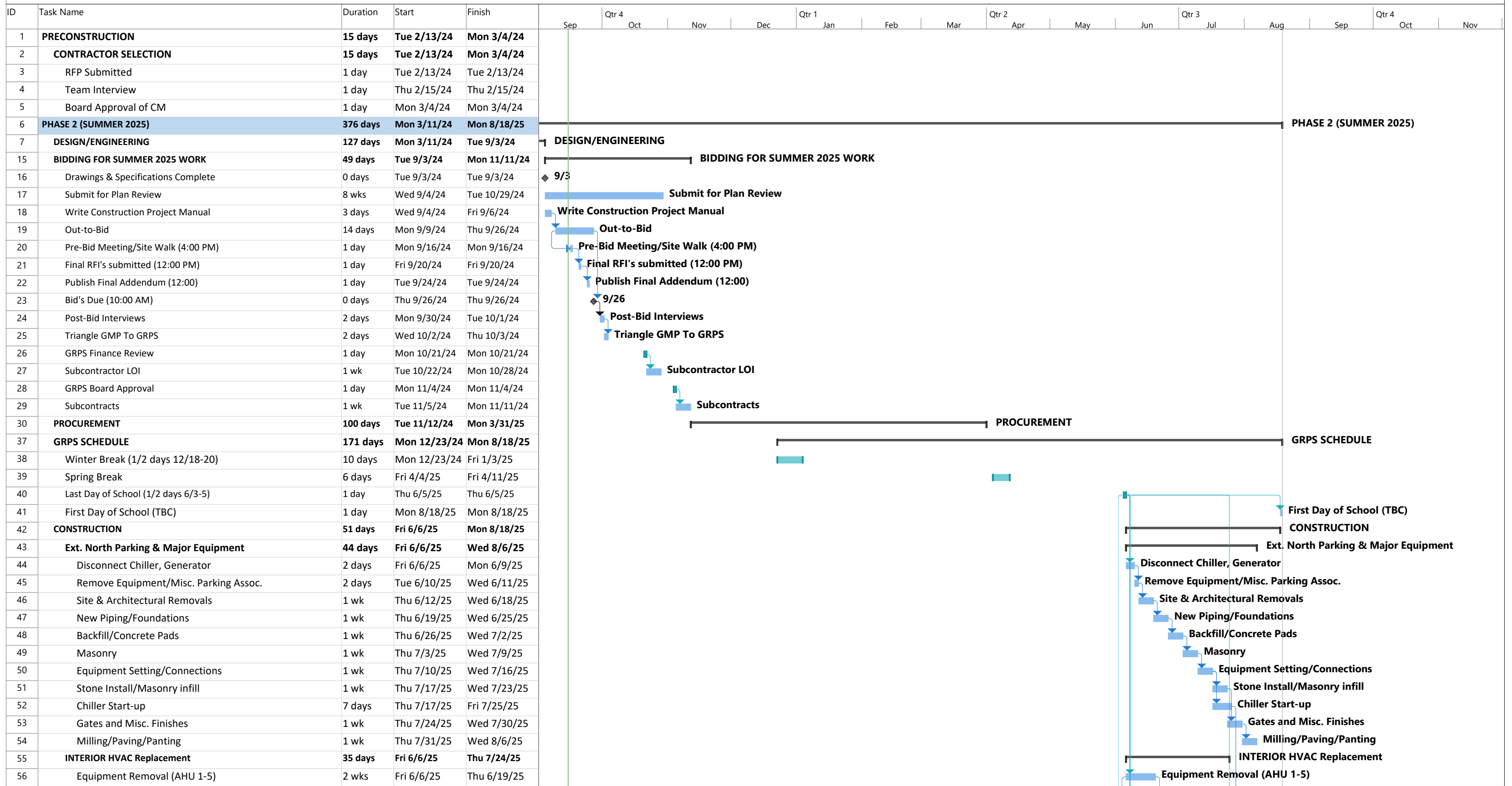
Derek Strong

Control Solutions



COIT CREATIVE ARTS ACADEMY

PHASE 2 BID SCHEDULE



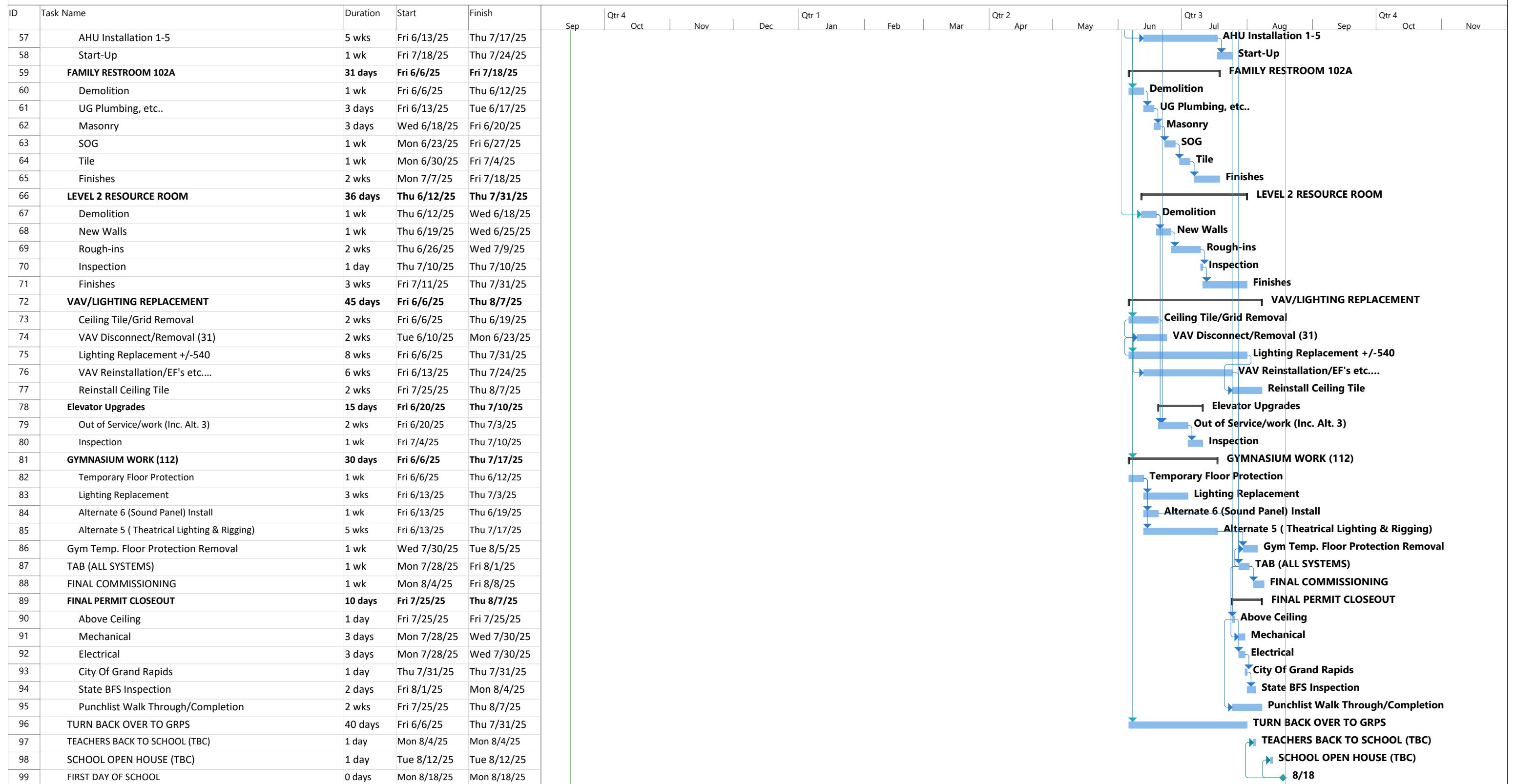
Project: 2024 0913 COIT BP2 Bi
Date: Sun 9/15/24

Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Manual Progress	
Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline			
Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Progress			



COIT CREATIVE ARTS ACADEMY

PHASE 2 BID SCHEDULE



Project: 2024 0913 COIT BP2 Bi
Date: Sun 9/15/24

Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Manual Progress	
Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline			
Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Progress			



Triangle Associates, Inc

RFI LOG

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
8	Existing Elevator	Open	Triangle	Haglund, Nick (Triangle)	Baisch, Kristy (C...	09/19/2024	Jim George	09/20/2024		Baisch, Kristy (C...				
	<p>Nick Haglund Sent Thu Sep 19, 2024 at 10:41 am EDT At the pre-bid walk through the following was noted:</p> <p>Q:</p> <ol style="list-style-type: none"> 1. The elevator already has door-lock monitoring. 2. The elevator does not have a phase monitor. 3. The elevator does not have a soft start. 4. Conversations suggested that modernization of the elevator would include upgrading the controls, fixtures and door equipment. 													
7	Alternate 4 - AWP-2	Open		None	Baisch, Kristy (C...	09/19/2024	Jim George	09/20/2024		George, Jim (Tri...	Chiller and Dumpster Surrounds			
	<p>Q: Nick Haglund Sent Thu Sep 19, 2024 at 11:03 am EDT Specification 098433 Panel AWP-2 calls out for a 96" panel, drawing A301.2 scales out to a 6'-0" panel, please clarify which size to provide. Please also provide a color selection.</p> <p>Kristy Baisch (C2AE) Responded Thu Sep 19, 2024 at 01:13 pm EDT Per Jeremy Cassel: Contractor to provide exterior acoustic wall panels based on the panel height indicated on the drawings. Specification section 098433-sound absorbing wall units shall be revised as follows:</p> <p>A:</p> <p>2.1; A; 11. Panel height: as indicated on drawings.</p> <p>See future addendum for revised drawings and specifications.</p>													
6	08 1416 Wood Doors & 08 7100 Door Hardware	Open	Triangle	Haglund, Nick (Triangle)	Baisch, Kristy (C...	09/19/2024	Jim George	09/20/2024		George, Jim (Tri...				
	<p>Nick Haglund Sent Thu Sep 19, 2024 at 10:45 am EDT Specification 081416:</p> <ol style="list-style-type: none"> 1. Wood door spec 081416 calls for doors to have AWI certification labels. Most of the wood door manufacturers have discontinued using this program since it was costly and used infrequently. All of the wood door manufacturers still build the doors to AWI standard they just no longer labeled and provide certification. Please advise if labels are required. <p>Q:</p> <ol style="list-style-type: none"> 2. Wood door spec 081416 only allows for 2 manufacturers only one of them is a wood door manufacturer. McKinney door Solutions is a distributor based out of Colorado. They are a distributor of Masonite, VT, Lynden, and Vancouver wood doors. Is it possible to allow Masonite or Oshkosh wood doors? 3. Wood door spec 081416 states to match existing wood doors for the veneer. Please advise what veneer is required to match the existing wood doors. <p>Specification 087100/ Door Schedule A-601.2:</p> <ol style="list-style-type: none"> 1. The hardware sets numbers on the door schedule do not match the spec. <p>Kristy Baisch (C2AE) Responded Thu Sep 19, 2024 at 01:08 pm EDT Per Jeremy Cassel: 081416 - Flush Wood Doors</p> <ol style="list-style-type: none"> 1. The AWI certification labeling is not required. 2. Following are the manufacturers of wood doors that are available for use on this project: Lambton Doors <p>A: Masonite Architectural Oregon Door Oshkosh Door Company VT Industries Lynden Door, Inc. Vancouver Architectural Doors</p>													



Triangle Associates, Inc

Printed on Thu Sep 19, 2024 at 01:32 pm EDT

Job #: 1-24012-0B GRPS Coit 2025 Renovation
617 Coit Ave NE
Grand Rapids, Michigan 49503

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
	<p>3. Existing wood door veneer is "oak".</p> <p>087100 - Door Hardware</p> <p>1. The doors listed in the door hardware specification are correct. The door schedule hardware sets shall be updated to match that listed in specification section 087100.</p> <p>See future addendum for revised drawings.</p>													
5	8" CMU Type	Open	Triangle	George, Jim (Triangle)	Baisch, Kristy (C...)	09/19/2024	Jim George	09/23/2024		George, Jim (Tria...)	Chiller and Dumpster Surrounds	No		No
	<p>Jim George Sent Thu Sep 19, 2024 at 09:52 am EDT Note A5.2 on A101B.2 calls out 8" Decorative CMU at the chiller and Dumpster Enclosure.</p> <p>Q: Details 1&@ on A301.2 Call out 8" CMU Wall with a wall type of M03. A002.2 Typical masonry detail M03 notes 8" CMU. Please confirm the type of CMU required for the surrounds on the North side of the building.</p> <p>Kristy Baisch (C2AE) Responded Thu Sep 19, 2024 at 10:58 am EDT Per Jeremy Cassel: A: There is no decorative cmu on this project. The dumpster and chiller enclosure walls are to be standard cmu masonry. See future addendum for revised drawings.</p>													
4	Note 6 Site Demolition Plan Clarification	Closed	Triangle	George, Jim (Triangle)	Baisch, Kristy (C...)	09/17/2024	Jim George	09/20/2024	09/19/24			No		No
	<p>Q: Jim George Sent Tue Sep 17, 2024 at 09:00 am EDT Note 6 in 'Site Removal Key' reads "Remove Ex. concrete steps". Please confirm that this is an active note as Site Removal Key note 6 is not shown anywhere on C-101.2 Site Demolition Plan.</p> <p>Kristy Baisch (C2AE) Responded Wed Sep 18, 2024 at 03:05 pm EDT A: Per Walker Bryan: Concrete steps between the SE entrance to the building and the South blacktop playground are to be removed. Plan labeling to be updated in the forthcoming addendum.</p>													
3	Specification 10 14 23 Panel Signage	Closed	Triangle	Haglund, Nick (Triangle)	Baisch, Kristy (C...)	09/09/2024	Jim George	09/12/2024	09/15/24			No		No
	<p>Q: Nick Haglund Sent Mon Sep 9, 2024 at 11:31 am EDT Specification 10 14 23 Panel Signage is included in the documents, but drawings do not show any, please clarify design intent.</p> <p>Kristy Baisch (C2AE) Responded Thu Sep 12, 2024 at 08:22 am EDT A: Per Jeremy Cassel: Specification section "101423 - Panel Signage" to be deleted from the project manual.</p>													
2	Masonry Wall - grouting and reinforcement	Closed	Triangle	Haglund, Nick (Triangle)	Baisch, Kristy (C...)	09/09/2024	Jim George	09/12/2024	09/15/24			No		No
	<p>Q: Nick Haglund Sent Mon Sep 9, 2024 at 09:05 am EDT A-002.2 - Typical Masonry Wall. Please provide additional information for grouting and reinforcing the interior masonry walls.</p> <p>A: Kristy Baisch (C2AE) Responded Thu Sep 12, 2024 at 08:21 am EDT Per Liz Westrate:</p>													



Triangle Associates, Inc

Printed on Thu Sep 19, 2024 at 01:32 pm EDT

Job #: 1-24012-0B GRPS Coit 2025 Renovation
617 Coit Ave NE
Grand Rapids, Michigan 49503

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
	<p>For interior masonry walls, use #4 vertical bars at 6' maximum spacing. Partition walls less than 6'-0" long to have a minimum of (2)#4 bars, (1) bar located at each end of wall. Vertical bars to be adhesive anchored into existing slab with 4" embedment.</p> <p>Use ladder type horizontal reinforcing at 16" maximum.</p> <p>Refer to Specification Section 04 22 00, Part 2.11.B for mortar.</p> <p>Refer to forthcoming addendum for revised Drawings.</p>													
1	Specification 07 11 13	Closed	Triangle	Haglund, Nick (Triangle)	Baisch, Kristy (C...	09/09/2024	Jim George	09/10/2024	09/15/24					Yes (Unknown)
Q:	<p>Nick Haglund Sent Mon Sep 9, 2024 at 07:39 am EDT Technical Specifications include specification 07 11 13 - Bitumounus Dampproofing, yet none is shown on the drawings. Please clarify the design intention.</p>													
A:	<p>Kristy Baisch (C2AE) Responded Thu Sep 12, 2024 at 08:20 am EDT Per Jeremy Cassel: Bituminous dampproofing is to be installed on the concrete foundation walls of the chiller and dumpster enclosures. Dampproofing is required where the grade elevations are not the same on both sides of the wall. Dampproofing is to be installed on the retaining side of the foundation wall.</p> <p>See forthcoming addendum for revised drawings.</p>													