



**Dexter Community Schools 2017 Bond Project
Series 2 Work
Addendum No. 1 January 7, 2024**

To the Bid Drawings and Project Manual for Dexter Community Schools 2017 Bond Project Series 2 Work dated December 12, 2023 as prepared by TMP Architecture, Inc. and Granger Construction Company.

This Addendum and all attachments shall hereby be and become a part of the Contract Documents the same as if originally bound therein. The following clarifications, amendments, additions, revisions, changes, and modifications change the original Contract Documents only in the amount and to the extent hereinafter specified in this Addendum. Bidders are responsible for becoming familiar with every item of this Addendum.

Each bidder shall acknowledge receipt of this addendum on their Bid Proposal form.

Any questions regarding this addendum should be submitted in writing to Greg Brand at gbrand@grangerconstruction.com

Bid documents are available at the following link, including all addendum attachments:

<https://app.buildingconnected.com/public/5565f9b93ad9f70800b26d32>

ADDENDUM INFORMATION:

1. Note bid form was updated for 07-01 Roofing bid category. The required alternates are now listed as:
 - The roofing scope of work listed above for project number 22075H (Anchor Elementary).
 - The roofing scope of work listed above for project number 22072H (Wylie Elementary) including alternate 1.

ADDENDUM ATTACHMENTS:

1. Pre-bid meeting minutes
2. Pre-bid RFI Log
3. Revised project schedule

END OF ADDENDUM WRITE UP

**Dexter Community Schools 2017 Bond Program
Series 2 Work
December 20, 2023 1:00 p.m.
Pre-Bid Meeting Agenda**

A. Introduction

1. Granger Construction Company is the Construction Manager.
2. TMP is the Architect/Engineer.
3. Dexter Community Schools is the Owner.

B. Instructions to Bidders – Section 002113

1. Bids are due January 11, 2024 by 11:00 a.m. via the Granger Building Connected site. Bids will be publicly opened and read at 11:15 a.m. at Bates School and via Teams.
2. Questions concerning the bid are to be sent in writing to Greg Brand through the Building Connected website.
3. An addendum will be issued no later than 72 hours before bids are due.
4. A bid bond of 5% is required for bids over \$50,000. See Section 002113. Bid Security may be a cashier's check made out to Dexter Community Schools if the bid is under \$50,000.
5. Performance and payment bonds pricing is required, do not include the cost in the base bid. Reference Section 006000
6. Scope of Work Descriptions. See Section 002413. Note allowances to be included in the base bid, some bid categories have multiple allowances.

C. Bid Proposal Form

1. Use the form on Building Connected.
2. Bids can be modified up to the bid date.
3. Awards will be made based on the lowest qualified bidder.
4. Note many bid categories cover multiple bid packages. Bids will be reviewed as a single price covering all affected schools, however multiple contracts may be issued to the successful bidder for accounting purposes.
5. Note the roofing bid category 07-01 base bid is for the work at Jenkins only. Please follow the Granger bid form, not the description in the alternates spec section. The mandatory alternates will be for the roofing work at Anchor Elementary in its entirety and the roofing work at Wylie Elementary in its entirety, including the portion called out as Alternate 1.
6. Note the building automation system bid category 23-01 is for the work at Creekside Intermediate School only. The mandatory alternates will be for all work shown at Wylie Elementary and all work shown at Dexter High School.
7. Please contact Alexis Nelson through building connected or via email for any questions, anelson@grangerconstruction.com

D. Contracting Requirements – Sections 005100 & 007200

1. The Contract Agreement document will be the standard Granger Construction Subcontract. A sample is on the bid documents site.
2. Insurance requirements are in Section 006216.

E. Schedule – Section 013216

1. The successful low bidder must commit to the schedule at the time of award.
2. Additional scheduling information will be issued with the addendum. Generally all work is to be completed during the summer of 2024, however at a minimum the work of bid category 23-01 is expected to continue through the 24-25 school year, and expected lead times of equipment for bid category 26-01 likely means work on the switchgear will be the summer of 2025, the other work in 26-01 would still take place during the summer of 2024.

F. Safety

1. Safety is important to Dexter Community Schools and Granger Construction Company. Each contractor will be required to review and acknowledge acceptance of Granger's Safety Policy as well as supplying the CM with a copy of their own company safety policy.
2. Hard hats and eye protection will be required onsite at all times. 6' above finish floor tie-off requirement will apply.

G. Construction Facilities – Section 015000

1. As specified therein

H. Execution Requirements – Section 017000

1. All definable cleaning will be cleaned up daily by the trade contractor generating the waste.
2. All waste is to be consolidated, and hauled off site by each bidder each day.

I. Building Access Prior to Bid Day

1. Walkthrough can be scheduled through Granger Construction, two have been set up for Wednesday 12/27/23 and 1/3/24 at 8:00 a.m. starting at Dexter High School.

J. Electronic Communication

1. All contractors will be expected to use electronic communication via Procore for submittals, change requests, RFIs, schedules, meeting notes, change orders, specifications, drawings, etc. Access will be provided by Granger at no cost to contractors.
2. Documents will be posted online.
3. Tablet use is required for foreman.
4. Any printing costs will be each contractor's responsibility.

K. Attendance

1. Greg Brand – Granger Construction (734) 904-1169, gbrand@grangerconstruction.com
2. Craig McCalla – Dexter Community Schools
3. Brian Schuler – Dexter Community Schools
4. Nate Crittenden
5. Jeff Koepp (AF Smith)
6. Bobby DGND
7. Brian Ellison (F&K)
8. Dan Randall
9. Mickey Mortimer (Altech)

10. Dan White (FCS)
11. Matt Overley
12. Tony Baruzzini
13. Greg Biela
14. Garrett Battle (Quality Roofing)
15. Matthew Koglin (JCI)
16. Stefan Stefanov (TMP)
17. Jim Hensley (Pulse)
18. Ken Stirzinger (WJO)
19. Noah Hiser (Phoenix)
20. John (Coastal Design)

L. Questions

1. Is this a prevailing wage project – no.
2. See pre-bid RFI log for additional questions.

#	Question	Submitted By	TMP BP #	Answer	Response by
1	Can you please specify what glass type GL-1 and GL-2's mock ups are? I can't find that. I presume they're 1" OA LowE over clear but maybe not or tinted?	Detroit Glass and Door	4	Glazing types GL-1 and GL-2 are specified in Section 08 8000 - Paragraph 3.08.A.	TMP
2	Per Specifications 230933 2.01- B listed that Johnson Controls Facility Explorer with FX is the only approved manufacture. Is the Team and owner open to accepting Honeywell Spyder/Optimizer Line?	ControlNet	3	Owner prefers JCI FX controllers to maintain consistency of DDC product line throughout campus.	TMP
3	Can we get Cut Sheet on the Pool Lights we will be installing please?	AF Smith	1	<p>These are the items available online for the basis of design product. From the specifications (131100 page 24): "Light fixture must be IntelliBrite 5g White LED pool light series by Pentair Commercial Pool and Aquatics or approved equal. Underwater lights must be provided with cord length as required to allow for deck relamping of fixtures"</p> <p>https://www.pentair.com/content/dam/extranet/nam/pentair-pool/residential/manuals/lighting/intellibrite-5g-white-color-pool-spa-lights-manual-english-french.pdf https://www.pentair.com/content/dam/extranet/nam/pentair-pool/residential/manuals/lighting/slimlite-white-led-light-manual.pdf https://www.pentair.com/content/dam/extranet/nam/product-related/product-manuals/pool-and-spa-equipment/intellibrite5gwhite/Fuse_Harness_Assembly_Kit_for_IntelliBrite_5G_Pool_Light_English.pdf</p>	Granger
4	Who will move furniture for sprinkler work at DHS?	Reeves	2	GCC and Dexter Schools will coordinate moving furniture with the successful bidder.	Granger
5	Who will provide protection for the gym floor at DHS for sprinkler replacement?	Professional Sprinkler	2	The fire suppression bidder should include floor protection.	Granger
6	What will the access be for sprinkler work in the CPA/Theater?	Reeves	2	Contractor to include scaffolding or lift costs as necessary to complete the work.	Granger
7	Are bid categories to be complete or by architect bid package?	Tri-County	All	Each bid category shall bid the entire scope of work for all bid packages and the contract award will be based on the lowest responsive bidder. Once bidder has been approved by the school board multiple contracts may be issued to said bidder for accounting reasons.	Granger
8	How are the pool lights currently connected and can the junction boxes be shown on the plans.	AF Smith	1	The intent is to change the lights currently within the niches while maintaining the branch circuiting routed from the niche back to the junction boxes. In the junction boxes the conductors are spliced with wire nuts. PBA did enter the pool and verify connections at the underwater niches. At the High School the junction boxes are located in Storage Room A105. Attached is the as-built for the junction box locations at Wylie.	TMP

Dexter Community Schools 2017 Bond Project
 Series 2 Work
 Pre-Bid Questions and Answers



#	Question	Submitted By	TMP BP #	Answer	Response by
9	Throughout the pool area at DHS the sprinklers are above drywall with no access. Will access be provided by others?	Professional Sprinkler	2	TMP: Depending on a decision by Granger as to the extent of opening up the drywall, we can provide the following specification sections: 08 3100 - Access Doors; 09 2216 - Non-structural Metal Framing; 09 2900- Gypsum Board. Granger: Access doors will be furnished and installed by the general trades contractor as added scope after further coordination with the sprinkler contractor.	Granger/TMP
10	We had a verbal substitution request from Versico Roofing Systems to consider their product as a substitute. We requested that a formal "Request for Substitution" as specified, be submitted through Granger.	Versico Roofing Systems	8	Substitution request will be rejected as per District Facility Director response to Granger. TMP has no experience with this material and would hesitate to recommend it.	Granger/TMP
11	1. Can you please confirm the size of the window frames for the Creekside windows to be replaced? 2. At the top of the window framing interior side at Creekside, there is a gap between the frame and the drop ceiling tiles, what is the intent for product fitment of the window treatments at this condition?	Phoenix Contractors	4	1. The existing window frames are approximately 4 1/2" wide, contractor to verify. Basis of design window (Efco SX45) is 4 1/2" wide. 2. The intent is for the window treatments to fit within the existing ceiling pocket, not to modify the existing ceiling.	Granger
12	Substitution request for 12 2400 Window Shades - OpenLight.	Phoenix Contractors	4	Substitution will not be reviewed in time for addendum. Manufacturer can be carried as a voluntary alternate at bid time while the submittal is being reviewed.	Granger
13	What Voltage will the furnished Pool Lights be? 120v Volt Fixtures are required to be on a GFCI. If 120v, are the circuits feeding the lights now on GFCI Breakers?	AF Smith	1	The fixtures are 120V. For the purposes of the bid assume they are currently on GFCI breakers.	Granger
14	Going through the Bid Documents I am not seeing anything for an alternate for roofing on Anchor Elementary. Can you please advise?	KJP Roofing	8	The reference on the bid form was incorrect, the alternate area is at Wylie. To recap, the base bid for the roofing category is the work shown at Jenkins only. Required alternates are for all of the work shown at Anchor and all of the work, including the area denoted as alternate 1, at Wylie.	Granger

Dexter Community Schools 2017 Bond - Series 2 (Bid Schedule Reference)

General Schedule Notes:

- ~ Construction is intended to majority take place during the primary construction window of 6/12/24 - 8/30/24
- ~ There is opportunity for work to be completed before the start of the primary construction window on 6/12/24 as approved by CM.
- ~ Construction is expected to not exceed the primary construction window date of 8/30/24 except for the work of bid packages 23-01 and 26-01, which will continue through the summer of 2025
- ~ Please note that some days below be half day or no school for students, but full days for staff.

School Hours:

Anchor, Beacon, Wylie, Mill Creek: 8:14am-3:07pm; half-days 8:14am-11:40am

Creekside, Dexter High School: 8:00am-2:53pm; half-days 8:00am-11:25am

January 2024

January 1-5	Winter Break	No School for Staff or Students
January 15	MLK Day	No School for Staff or Students
January 25	Professional Development	Half Day for Students, Full Day for Staff
January 26	Records Day	Half Day for Students, Full Day for Staff

February 2024

February 16	Professional Development	Half Day for Students, Full Day for Staff
February 19	President's Day	No School for Staff or Students

March 2024

March 15	Professional Development	Half Day for Students, Full Day for Staff
March 25-29	Spring Break	No School for Staff or Students

April 2024

April 19	Professional Development	Half Day for Students, Full Day for Staff
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May 2024

May 24	Professional Development	No School Students, Full Day for Staff
May 27	Memorial Day	No School for Staff or Students

June 2024

June 11	Last Day of School	Half Day for Students, Full Day for Staff
June 12	Primary Construction Window Start	No School for Staff or Students

July 2024

August 2024

August 23	Permenant Final Inspections Complete	Give CM Adequate Time to Apply for Occupancy
August 30	Primary Construction Window Ends	Last Day with No School for Staff or Students

September 2024

September 3	First Day of School	Students and Staff Return
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July 2024

Dates TBD	Switchgear replacement work	
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