Troy Schools District

RFP #2526-03
BP#5 Administration Building Renovation - Addendum #1
July 31st, 2025

Content Included in this Addendum:

Cover Page (1 Pages)
Barton Malow Write Up (2 Pages)
Pre-Bid Walk Sign-In Sheet (2 Pages)
Barton Malow Presentation (13 Pages)

TOTAL PAGES: 18 Pages

July 31st, 2025

Troy Schools District – BP#5 Administration Building Renovation

Addendum #1 Bidder Clarifications

A. General Clarifications

- A few lines in the Barton Malow Project Manual had the wrong bid due date. This has been corrected and the bid due date is still 8/12/2025 @ 2 PM.
- This is not a prevailing wage job. Section has been removed from Barton Malow Project Manual.

B. Clarifications and Additions to Work Scopes

- **General Trades Scope**
  - Non-Structural Metal Framing is removed from General Trades work scope. Carpentry is responsible for non-structural metal framing.
- **Flooring Scope**
  - Additional allowance added to scope for floor preparation.

C. RFI Responses

Q: Are there tile on the walls of the toilets? Will you be issuing an elevation that shows this.
A: Answer forthcoming in future addendum

Q: The Flooring work scope on page 7 states to include a Moisture Mitigation system at all locations where flooring systems are to be installed over concrete. We typically do not include a moisture mitigation system without moisture testing first to determine if this is required since the moisture systems can run up to $100,000 on up. Are they wanting us to include a moisture mitigation system in our base bid without moisture testing to see if this is needed? Or should we offer a unit price for the moisture mitigation system in case this is required? See attached Work scope.
A: Do not include moisture mitigation system in base bid. Provide unit price on bid day. Mechanical contractor will follow concrete specification to provide vapor lock.

Q: The flooring work scope states on page 7 & 8 floor patching and repairs up to 3/8" as required to prep concrete. We typically do a skim coat of the concrete substrate. I do not see anything on the demo plan indicating that we would need to patch a 3/8" depth. Is there an area in particular that will require 3/8" prep work?
A: No, but provide floor prep based on architectural and demolition drawings.

Q: The flooring work scope on page 7 & 8 states to Remediate and fill cracks in the slab that exceed 1/32" wide per requirements. We are not able to determine how much material is required since we will not be able to determine the condition of the concrete substrate until after the demo work is done? Please advise as to how much of an allowance we should include for this work.
A: Added allowance will be added to work scope.

Q: The flooring work scope states to include the cost for Ardex priming and skim coating and leveling for carpet and resilient areas. The specifications for the carpet and resilient state to provide a latex modified, hydraulic cement based formulation provided by or recommended by the manufacturer. Schonox has been an approved and is compatible with the flooring on previous projects we have done; Is Schonox acceptable to use?

A: Answer forthcoming in future addendum

Q: Demolition Keynote "C" on print MD5.1 states this one RTU is to be returned to the owner. I presume this is a package unit. Is the owner planning to reuse somewhere to where we do not need to reclaim any refrigerant as part of our demo work?
A: Answer forthcoming in future addendum.

Q: Carpentry scope is lumped into partition & acoustic ceiling. Please clarify bid divisions that are included in rough carpentry scope
A: Answered in Addendum #1

Q: Joint sealants is repeated several times though several work scopes. Please clarify who is responsible for the following. Interior perimeter of aluminum frames and curtainwall assemblies. Bottom of walls. Drywall to dissimilar materials.
A: Contractors are responsible for any joint sealants that are pertaining to their work or materials.

Barton Malow

MEETING SIGN-IN SHEET

DATE: 07/29/2025
TIME: 12:30 PM
LOCATION: ADMINISTRATION BUILDING – 4400 LIVERNOIS RD, TROY, MI, 48098

PROJECT: BP#5 TROY SCHOOL DISTRICT
ADMINISTRATION BUILDING RENOVATION
SUBJECT: PRE-BID MEETING

ATTENDEES (Please print legibly)	COMPANY	CATEGORY BIDDING	TELEPHONE	E-MAIL ADDRESS
Evan Chechack	Barton Malow Builders		(947) 234-2885	Evan.chechack@bartonmalow.cor
Adam Lewis	Barton Malow Builders		(248) 953-5682	Adam.lewis@bartonmalow.com
Michael Hamad	Global Glass Service Group	Selective Demo	734-536-9634	mike@ggsg1.com
Jarret LaBarge	SE Glass & Door	Glass & Glazing	586-229-3554	jlabarge@sesdsco.com
Jeff Willenbrock	CCC	DW	248-431-4188	Jeff.willenbrock@cccnetwork.com
Tyler Gordon	Interior Image	flooring	248-890-7662	Tyler@Interior-Image.com
Pieter Zumaj	PNL Contracting	Painting	586-765-2509	peter@pnlcontractinginc.com
Eric Lundy	E.L. Electric	Electrical	248-475-4662	elundy@elelectric.com
Chuck Snyder	Ainsworth Electric	Electrical	810-434-1174	CSNYDER@AINSWORTHELECTRIC.com
Ryan Hopkins	South pointe construction	Rough carpentry	313.600.0685	Ryan.SPconstructionservices@gmail
Matt Pilon	Gemini Electric	Electrical	586 703-3608	mattpilon@geminielectric.net
Matteo Ferro	Vesta Companies	Metal / Flooring	586 747 1460	MFerro@Vesta-Companies.com
Nick Lovell	CSM Mechanical	Mechanical	(810)835-6840	nick@csmmechanical.com

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MEETING SIGN-IN SHEET

Bob Herbert — BMB — (810) 358-9429 — bherbert@bartonmalow.com

Brendan Ronne — BMB — (248) 824-5578 — brendan.Ronne@BartonMalow.com

ATTENDEES (Please print legibly)	COMPANY	CATEGORY BIDDING	TELEPHONE	E-MAIL ADDRESS
Larry Gifford	Progressive Supply Plumbing	Plumbing/Mech	586-756-8667	larry@progressivesupply.com
Laurice Bergman	Bumler Mechanical	Mech	5865063969	Laurice.Bergman@Bumlermech.com
Jim Janks	Bumler Mechanical	Mechanical	810 4998869	Jim.Janks@Bumlermech.com
John McGraw	VR Quality Painting	Painting	248-808-1086	John@VRQualityPainting.com
Jeff Cardinali	CCI	Flooring	(586) 739-6090	jcardinali@conventionalcarpet.com
Eugen Ghisa	Premier Tile Design	Flooring	313 450-2139	estimating@premiertileco.com
Sidney Dulz	MTCG	Carpentry/GT	586-481-8312	Sidney.midthumb@gmail.com
Kevin Beindit	Preferred Glass	Alum Ent.	3133048911	Kevin@preferredglassinc.com
Scott Mullica	Mullica Group	General Trades, Carpentry	(586) 405-9163	smullica@gmail.com
Marc Reeder	DMI	Mechanical	248-506-2555	mreeder@danboise.com
Adam Raikany	Energy electric	Electrition	248-977-0450	adam@Energyelectricservices.com
Jeremy Cook	Expo Technologies	Electrical	810-531-4167	jcook@expo-tech.com
Sam Ellison	J&J Electric, Inc.	Electrical	586-757-7080	same@jandjelect.com
Paul Manson	DET DEMO	Demo	248-538-9910	estimating@detdemolition.com
Isabella Avitia	Reese	Demo	2485743573	Isabella@reesedemolition.com
Zach Wagner	Great Lakes Cons. Services	Demo	248-462-4690	Zach@GLCS.us
Chris Mosny	DF	Flooring	219-501-2483	Dan@GLCS.us
				c.mosny@dffloors.com

Bid Package No. 5:

Administration Building Renovation

Pre-Bid Meeting

July 29, 2025

Introductions

Bid Package No. 5

Barton Malow Builders

Evan Chechack– Project Manager

Adam Lewis– Project Engineer

Brendan Ronne– Superintendent

Design Team

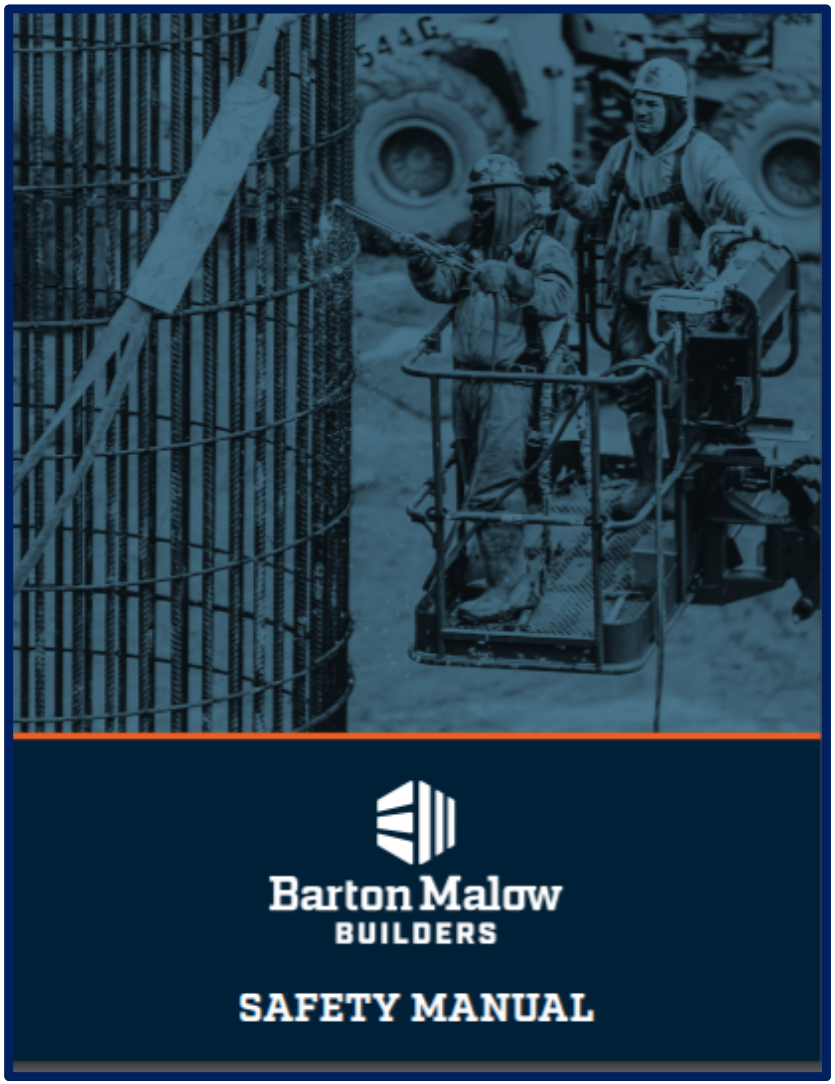
TMP- Project Architect

Owner

Troy School District

Safety

Bid Package No. 5



No Exceptions

Zero Tolerance

Safety Orientation

Bid Accordingly

No Smoking

Bid/Award Schedule

Bid Package No. 5

Bid/Award Schedule	
Milestone Activity	**Date**
Addendum	July 29, 2025
Last Day for Questions	August 6, 2025
Final Addendum	August 7, 2025
Bids Due (Building Connected)	**August 12, 2025 @ 2:00pm**
Post Bid Interviews	August 13 - 15
Contract Award	September 2025

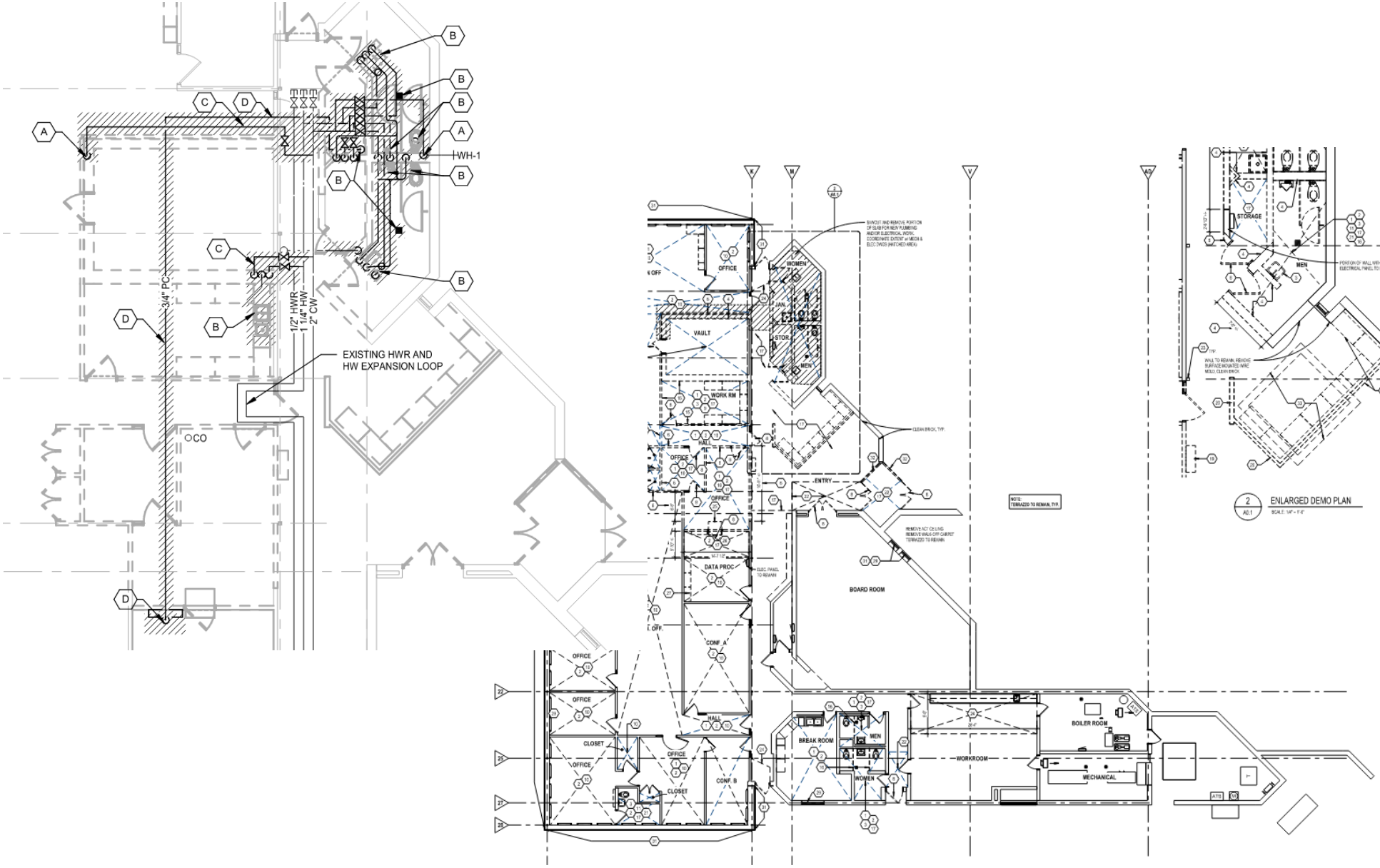
Bid Categories

Bid Package No. 5

- Selective Demolition
- General Trades
- Carpentry
- Aluminum Entrances
- Flooring
- Painting
- Mechanical
- Electrical

Project Overview

Bid Package No. 5



Construction Schedule

Bid Package No. 5

Construction phasing plan forthcoming

Construction Schedule	
Milestone Activity	**Duration**
Procurement	Summer – Fall 2025
Demolition	Fall 2025
Construction	Fall 2025-Spring 2026
Owner Occupancy	March 2026

Material Delivery, Lead Time + Escalation

Bid Package No. 5

Barton Malow

Escalation

- All escalation costs to be included in your bid.

On-Site Storage

- Exterior Storage
  - Connex boxes, storage trailers, etc
- Interior Storage
  - Existing spaces

Stored Materials

- Follow the process and get paid

Bid Requirements

Bid Package No. 5

- Alternates
- Voluntary Alternates
- Unit Prices
- Labor Rates
- Allowances

Special Requirements

Bid Package No. 5

- eBidding
  - Building Connected
  - Sealed bid
  - Link to “How to Submit Bid”
  - Submit early and often
  - Bid Bond, Familial Disclosure, Iran Sanctions
  - Help in bidding

Adam.Lewis@bartonmalow.com

Special Requirements

Bid Package No. 5

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Document Control



- Autodesk Build
- Submit RFI's and Submittals
- Updated Drawings

Payment Management System

ORACLE
Textura

- Textura
- Electronic Submission of Pay Applications
- Electronic Payments to Contractors

Reminders

Bid Package No. 5

Bids Due: August 12, 2025 @ 2:00p

BUILDINGCONNECTED

DO NOT FOGET:

- Bid Bond
- Familial Disclosure
- Iran Sanctions

Questions?

Adam Lewis
Adam.Lewis@bartonmalow.com