



NOTICE TO CONSULTANTS

CONSTRUCTION MANAGER AT RISK SERVICES

REQUEST FOR PROPOSALS Addendum #1

PROJECT NAME: Maurice Spear Campus Expansion

The following changes, additions, and/or deletions shall be made to the Requests for Proposal for the Construction Manager at Risk for the Lenawee County Maurice Spear Campus expansion project – Addendum #1 dated November 21, 2023

Minutes of Meeting

Project: Maurice Spears

Project No: 23100176

Date: 2023.11.20

Pre-bid Construction Managers

ON SITE, NON-MANATORY

A project meeting was held as described above. The following comments were recorded as the agenda was reviewed.

Project:

1. \$16,000,000 is total bond there is no separated funding set up.
2. First thing for the Construction Manager is to provide building cost estimate.
3. The project is near completion of Schematic design.
4. End of spring completion of Construction Documents.
5. Construction Manager to set up schedule of construction, there is no set deadline to finish construction.
6. Existing drawing do exist but very limited, not full sets.
7. The plans show 28,200 square footage, that is all new construction, a new plan is underworks that reduces the square footage to by 1/3.
8. Bonding is by the C.M. for the whole project.
9. FF&E is covered by Construction Manager.
10. Limited renovations.
11. No phasing is required.
12. Stafford-Smith kitchen consultant.
13. Security system will be provided including the existing, which doesn't have a system.

Owner list:

1. The south building, water issue in outdoor court, pipe to storm.
2. The south building bedrooms toilets need to be all replaced.

3. Need the West fencing enclosure replaced.
4. Need canopy over the kitchen parking spaces.
5. Need solid screen wall for the south building exterior enclosure.

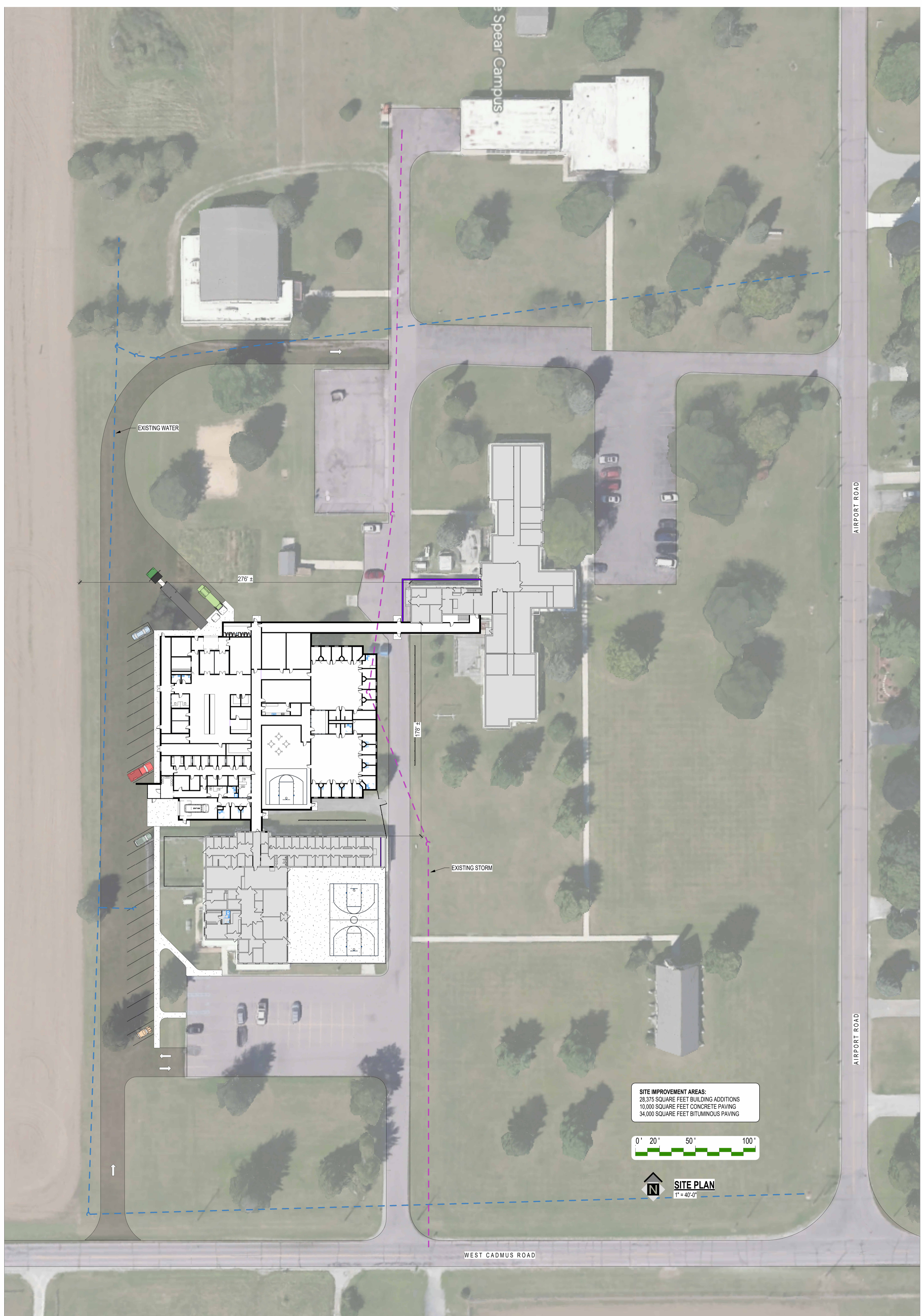
Construction:

1. The current drawings do not show all the windows or toilets, the plan is not set yet.
2. There are no elevations or perspective of the building yet.
3. Storm water is under the proposed building, re-route.
4. No on-site storm water detention is anticipated.
5. Provide new water line from existing main.
6. Sanitary Sewer line has not been located yet.
7. Asphalt paving, 8" aggregate base, 5" asphalt.
8. Curb and gutter will not be required.
9. Landscaping is re-seeding disturbed areas only.
10. Concrete flatwork trenched/earth formed, or board formed.
11. No basement or crawl space
12. Concrete slab on grade with wire reinforcing.
13. Walls block and splitface or precast with splitface.
14. Interior walls all CMU.
15. Roof deck precast or steel joist
16. Bedrooms will have precast ceilings.
17. Finish carpentry is limited to casework.
18. Fireproofing is not anticipated.
19. The dayrooms, classrooms and cafeteria will be tall walls, 24', all other walls 16'.
20. Steel ladders to high walls and roof access.
21. Roof membrane fully adhered EPDM with tapered insulation
22. Roof drains and roof supports at high walls
23. Overhead door insulated, motorized, panel.
24. Tile is required in toilet rooms and showers.
25. Acoustical ceiling tiles, kitchen grade, lay-ins with hold down clips.
26. Flooring epoxy, carpet squares, VCT.
27. Quarry tile within kitchen
28. No raised floor for technically.
29. Detention equipment is part of the building construction.
30. Exterior will have equipment under building construction, basketball hoops.
31. Exterior will have furniture under FF&E
32. Full sprinkler system
33. Grease trap in kitchen
34. HVAC on roof top
35. New electrical service for addition

The foregoing constitutes the authors understanding of the items discussed and decisions reached. If modifications are required, please contact the undersigned within five (5) working days.

Sincerely,

Abonmarche Byce



NO.	REVISION DESCRIPTION	BY	DATE

C1

SHEET NO.

ACI JOB #
23100176

UNLESS NOTED OTHERWISE

SCALE:

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SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

DATE:

SIGNATURE:

SEAL:

DATE:

QA/QC REVIEW:

PM REVIEW:

DESIGNED BY:

MODELED BY:

SITE PLAN

NOT FOR CONSTRUCTION

PROJECT:
**Addition and Remodel for:
Maurice Spear Campus
2910 Airport Road - Adrian, Michigan 49221**

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