



KOHLER ARCHITECTURE

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REGISTERED:
MICHIGAN
OHIO

MEMBER:
A.I.A.
N.C.A.R.B.

ADDENDUM #1

PROJECT: Mechanical Updates & Related Work
at Hollywood Elementary School
for Monroe Public Schools
#26110

The above plans and specifications are modified, corrected, augmented or supplemented as follows and this Addendum is hereby made a part of the contract documents. Contractor shall note on the Proposal Form that they have received this Addendum.

ITEM 1: REVISED BID SCHEDULE (EXTENDED 2 WEEKS)

- A. DIVISION 00, SECTION 001300 – PROJECT SCHEDULE (RE-ISSUED HEREIN)
 - 1. Updated “Bids Due” date.
 - 2. Updated “Post Bid Interview” date.
 - 3. Updated “Architects Recommendation” date.

ITEM 2: ADDED SECOND BASE BID TO THE BIDDING DOCUMENTS

Two proposal costs are being requested for Base Bid A and Base Bid B. The owner will only award one of these Proposals. Two separate drawing sets have been issued, one for each proposal. The original specification pertains to both proposals with sections omitted for Base Bid B as listed herein.

- A. DIVISION 00, SECTION 001200 – PROPOSAL FORM (RE-ISSUED HEREIN)
 - 1. Added “PROPOSAL A” with description to provide costs for BASE BID A Documents.
 - a. Added “ALTERNATE 1” and description to provide cost associated with BASE BID A.
 - 2. Added “PROPOSAL B” with description to provide costs for BASE BID B Documents.
 - a. Added “ALTERNATE 1” and description to provide cost associated with BASE BID B.
- B. BASE BID A – Bid includes boiler replacements at the boiler room, unit ventilator replacements with new cooling equipment at the South Classroom Wing, and new blower coil with new cooling equipment in the Administration Core. Work includes but is not limited to associated electrical (new service, transformer, ATS, main and distribution panels, and LED lighting), plumbing (domestic water heater replacement), architectural (concrete slab work, wall and floor patching, painting, door and frame replacements, door hardware updates, roof access relocation, roof patching, new flooring and ceiling replacement) and other related items.
 - 1. Drawings – Revised following entire set list to add “Base Bid A” in Title Block (ALL DRAWINGS ARE RE-ISSUED AS SEPARATE FILE *26110 Base Bid A Drawings ADD1.pdf*):

ARCHITECTURAL DRAWINGS:

T0.00 – TITLE SHEET
T1.00 – ABBREVIATIONS, LEGENDS, SYMBOLS
AS1.00 – OVERALL FLOOR & SITE PLAN
AS2.00 – ARCHITECTURAL SITE DETAILS

LS1.00 – CODE COMPLIANCE PLAN
LS2.00 – TYPICAL MOUNTING HEIGHTS & CLEARANCES
A1.00 – FIRST FLOOR DEMO PLANS
A2.00 – FLOOR PLANS CONSTRUCTION PLANS
A3.00 – REFLECTED CEILING PLANS
A4.00 – ROOF PLANS
A7.00 – BOILER ROOM DEMOLITION & CONSTRUCTION FLOOR PLANS
A8.00 – ARCHITECTURAL SCHEDULES & DETAILS
A8.10 – ARCHITECTURAL DETAILS
A8.20 – ARCHITECTURAL DETIALS

MECHANICAL DRAWINGS:

M1.01 – GENERAL NOTES, LEGEND, & SCHEDULES
M1.02 – SCHEDULES
M1.03 – SCHEDULES, CALCULATIONS, AND DETIALS
M1.04 – DETAILS
M1.05 – DETAILS
M2.01 – HVAC DEMOLITION PLAN
M3.01 – HVAC PLANS
M3.02 – ENLARGED BOILER ROOM PLANS
M3.03 – ENLARGED BOILER ROOM ALTERNATE PLANS
M6.01 – TEMPERATURE CONTROLS
M6.02 – TEMPERATURE CONTROLS
M6.03 – TEMPERATURE CONTROLS SCHEMATICS

PLUMBING DRAWINGS:

P1.01 – PLUMBING SPECIFICATIONS AND DETAILS
P2.01 – PLUMBING PLANS

ELECTRICAL DRAWINGS:

E1.01 – ELECTRICAL LEGEND, FIXTURE SCHEDULE & DETAILS
E1.02 – ELECTRICAL SINGLE-LINE DIAGRAMS
E1.03 – ELECTRICAL PANEL SCHEDULES
E2.01 – POWER DEMOLITION FLOOR PLAN – SOUTH
E2.02 – LIGHTING & POWER DEMOLITION PLAN – BOILER ROOM
E2.03 – LIGHTING DEMOLITION PLAN – SOUTH
E3.01 – POWER PLAN – SOUTH
E3.02 – LIGHTING & POWER PLAN – BOILER ROOM
E3.03 – LIGHTING PLAN – SOUTH
E5.01 – SITE PLAN

- C. BASE BID B – Bid includes boiler replacements at the boiler room. Work includes but is not limited to associated mechanical, electrical, and plumbing modifications to be completed to tie new boilers into existing system. Concrete slab work, wall and floor patching, painting, door and frame replacements, door hardware updates, lighting updates, roof access relocation, roof patching and other related items.
1. Drawings – Added the following drawing set list with “Base Bid B” in Title Block (ALL DRAWINGS ARE ISSUED AS SEPARATE FILE *26110 Base Bid B Drawings ADD1.pdf*):

ARCHITECTURAL DRAWINGS:

T0.00 – TITLE SHEET
T1.00 – ABBREVIATIONS, LEGENDS, SYMBOLS
LS1.00 – CODE COMPLIANCE PLAN
LS2.00 – TYPICAL MOUNTING HEIGHTS & CLEARANCES
A1.00 – FLOOR PLANS CONSTRUCTION & DEMOLITION
A1.10 – CEILING PLAN & ROOF PLAN
A2.00 – ARCHITECTURAL DETAILS

MECHANICAL DRAWINGS:

M1.01 – LEGEND, GENERAL NOTES & SCHEDULES
M1.02 – DETAILS
M1.03 – FLOW DIAGRAM
M3.01 – HVAC PLANS
M6.01 – TEMPERATURE CONTROLS
M6.02 – TEMPERATURE CONTROLS SCHEMATICS

PLUMBING DRAWINGS:

P1.01 – PLUMBING SPECIFICATIONS AND DETAILS
P2.01 – PLUMBING PLANS

ELECTRICAL DRAWINGS:

E1.01 – ELECTRICAL FIXTURE SCHEDULE, DETAILS AND CODE COMPLIANCE
E1.02 – ELECTRICAL LEGEND AND SINGLE-LINE
E1.03 – ELECTRICAL PANEL SCHEDULES
E3.01 – BOILER ROOM LIGHTING & POWER PLANS

2. Specifications – The following listed sections shall be omitted for Base Bid B work:

050513 – Shop-Applied Coatings for Metal (Powder Coating)
095100 – Acoustical Ceilings
096813 – Tile Carpeting
230548 – Vibration Controls for HVAC
238127 – Blower Coil Units
238223 – Unit Ventilators
260943 – Relay-Based Lighting Controls
312200 – Grading
312316.13 – Trenching
312323 – Fill
329219 – Seeding

ITEM 3: ARCHITECTURAL DRAWING UPDATES (RE-ISSUED AS PART OF BASE BID SET A)

- A. Sheet T0.00 – TITLE SHEET:
a. Revised PROJECT DESCRIPTION to include written description of ALTERNATE #1.
- B. Sheet A1.00 – FIRST FLOOR DEMO PLANS:
1. Revised DEMOLITION KEYNOTE number 9.

ITEM 4: MECHANICAL DRAWING UPDATES (RE-ISSUED AS PART OF BASE BID SET A)

- A. Refer to Sheet M3.02 – ENLARGED BOILER ROOM PLANS:
 - 1. On “Heating Water System Flow Diagram”, corrected Detail Number references.
- B. Refer to Sheet M3.03 – ENLARGED BOILER ROOM ALTERNATE PLANS:
 - 1. On “Heating Water System Flow Diagram”, corrected Detail Number references.

-END-

Distribution: All Bidders
David Payne – Monroe Public Schools
Ryan Gramling – Kleinfelder

Project Schedule

This reflects an anticipated project schedule for this construction project. Contractors shall familiarize themselves with this schedule and note any conflicts on the proposal form. The project schedule will be reviewed, coordinated, and finalized at the contractor/owner pre-construction meeting.

<u>Description</u>	<u>Date</u>
Out for Bids	June 1, 2026
Mandatory Pre-bid Meeting	June 17, 2026 at 10:00 am
Official Bidders List	June 19, 2026
Bids Due	July 15, 2026 at 3:00 pm
Post Bid Interviews	July 16-20, 2026
Architect Recommendation	July 21, 2026
Owner Awards Project	July 28, 2026
Notice to Proceed Letters	July 29, 2026
All Shop Drawing Reviews Complete	November 30, 2026
Pre-Construction Meeting	Time and place TBD
Physical Construction	June 14, 2027 – August 13, 2027
North and South Parking Lot Reconstruction by Others	June 14, 2027 – August 13, 2027
Substantial Completion	August 13, 2027
Owner Move-in Date	August 18, 2027
Final Completion	September 13, 2027



Kohler Architecture, Inc.
1110 West Front Street
Monroe, MI. 48161
(734)242-6880

Files: \26101-26102-26106 Project Schedule

PROPOSAL FORM
(Submit in Duplicate)

To: Secretary of the School Board:

Having carefully examined the Instructions to Bidders, the Specifications and Drawings, including Addendum No._____, all entitled, "Mechanical Updates and Related Work at Hollywood Elementary School, 1008 Riverview Ave., Monroe, MI. 48162, for Monroe Public Schools, 1275 North Macomb Street, Monroe, MI. 48162, Architect File #26110", as well as the premises and the conditions affecting the work, the undersigned agrees to furnish all labor and materials to perform the work, including All Trades, and agrees to accept in payment therefore, the sum of:

PROPOSAL A (Base Bid A) – Scope includes but is not limited to Boiler Room Updates, Unit Ventilator replacements in selective classrooms, and Lighting & Finish updates in the corridors.

_____ Dollars
(\$_____)

ALTERNATE #1 (ADD) - Installation of Gas Fired Domestic Water Heaters

_____ Dollars
(\$_____)

PROPOSAL B (Base Bid B) – Scope indicates but is not limited to the Boiler Room Updates ONLY.

_____ Dollars
(\$_____)

ALTERNATE #1 (ADD) - Installation of Gas Fired Domestic Water Heaters

_____ Dollars
(\$_____)

BOILER MANUFACTURER – List Manufacturer of Boiler that will be provided as part of Base Bid A and B.

The following form of bid guarantee, as indicated below, is herewith enclosed, representing 5% of the amount of the Total Bid, including Alternates, payable to the Owner:

Certified Check _____ Bid Bond _____

It is agreed that this bid may not be withdrawn for a period of 60 days. The Owner reserves the right to waive any irregularities, reject any or all bids or accept the bid that in the opinion of the Owner will serve the best interest of the Owner.

Guaranteed Maximum percentage of mark-up values on change orders including Overhead, profit, bond, insurance, wage rates, and equipment rates for BOTH prime contractors and subcontractors will not more than _____%.

The undersigned agrees, if awarded the contract, to commence construction immediately and to complete work as noted in Division #1. (Notes: See Supplemental and Special conditions for Liquidated Damages and Instructions to Bidders for Architect's Inspections and Additional Services.)

PROPOSAL FORM
(Submit in Duplicate)

SUB-CONTRACTORS - The undersigned submits for your approval herewith as a condition of being awarded the contract, the **separately attached list** of Contractors to whom it is proposed to let portions of this work, agreeing in every way to be responsible for the work, materials, equipment and supplies furnished by each and all of them. **A tentative list shall be submitted with bid and confirmed/verified no later than 24 hours after bid opening.**

SUBSTITUTIONS - The following is a list of manufacturers or trade names of substitute materials and equipment, which the undersigned submit for consideration, guaranteeing the same to conform to exact requirements of the specifications. The additions, deductions or no-charge figures indicated are separate from and not part of the proposal. **A tentative list shall be submitted with bid and confirmed/verified no later than 24 hours after bid opening.**

Item	Substitute Mfr./Trade Name	Add	Deduct	No Charge
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

FAMILIAL DISCLOSURE – As required by the State of Michigan, and included as part of this proposal, shall be an Affidavit for Statement Regarding Familial Relationship, completely filled out and signed.

IRAN ECONOMIC SANCTIONS ACT COMPLIANCE - As required by the State of Michigan, and included as part of this proposal, shall be an Affidavit of Compliance of the Iran Economic Sanctions Act, Michigan Public Act No. 515 of 2012, completely filled out and signed.

BIDDER'S COMPLIANCE ASSURANCE- Sign in the space provided below to confirm that you have read, understand, and will comply with the requirements as stated in this project manual, including, but not limited to the sections dealing with the following: (1) criminal/security checks/records and, (2) Qualification of Bidders.

(PLEASE PRINT OR TYPE)

Date _____	Firm _____
Address _____	By _____
_____	Signature _____
Phone _____	Title _____
Email _____	Fed. Tax ID _____