



CONSTRUCTION MANAGEMENT DIVISION

Executive One Building
4835 Towne Centre Road, Suite 203
Saginaw, Michigan 48604
Phone: 989-790-9120
Fax: 989-790-9063

TO: Beal City Public Schools – Bidders and Estimators
FROM: Judy Rauch, Project Administrator
DATE: April 17, 2025
PROJECT: Bid Pack No. 2 Athletic Complex Renovations, Classroom Addition, Team Room & Site Work
SUBJECT: Addendum No. 1

➤ *Just a reminder that Proposals may be mailed or delivered in person to Jason Lundin, Superintendent, c/o Beal City Public Schools, 3180 West Beal City Road, Mount Pleasant, MI 48858 or by ELECTRONIC SEALED BIDDING via Building Connected. Proposals must be received prior to 3:00 PM on April 22, 2025, at the Beal City Public Schools Administration Building or uploaded to Building Connected (<https://app.buildingconnected.com/login?retUrl=%2F>). Proposals will be publicly opened and read aloud at 3:15 PM in the Beal City Public Schools Media Center and virtually utilizing 8x8 Online Meeting: <https://8x8.vc/wolgast/judy.rauch>. All bids will be evaluated after the bid opening. All bids received after 1:00 PM of the bid date will be returned to the Bidder unopened.*

- Architect's Write-Up and Drawings (7) pages
- Pre-Bid Meeting Agenda and Sign-In Sheet (3) pages

Notes:

- **Bid Date Remains the Same: Tuesday, April 22, 2025 @ 3:00 PM**

Number of pages (including this sheet): 11

If you have any problems with this transmission, please contact **Judy @ 989-921-9703**.

1021 West Baraga Avenue,
Marquette, Michigan 49855
Phone (906) 228-4480 Fax (906) 228-7524

8571 W. Grand River Ave., Suite 600
Brighton, Michigan 48816
Phone: (810) 229-2701 Fax: (810) 229-6767

Addendum No: 1

Project Number: 22-037

Project: Beal City Public School
Phase 2 – 2024 Bond Projects

Date: 4/16/25

Issued To: Wolgast

The contractor shall acknowledge receipt of all addenda by listing the number where indicated on the bid form.

Drawings, specifications, and / or proposals are herein amended, expanded, and / or modified, and become a part of the Contract Documents with the same effect as if incorporated in the original documents. Any contrary provisions contained, or referred to, in Drawings and / or Specifications, shall remain applicable unless overridden by this Addendum. Revised provisions herein shall include all labor, materials, methods, modifications, etc. required for the completion of the Work.

Modifications

- Item 1: RFI #1 - Vale Doors are an approved manufacturer for FRP Doors for this project.
- Item 2: RFI #2 - Manko Windows are an approved manufacturer for this project.
- Item 3: RFI #3 – Plexitrac Accelerator product is an approved substitution for track resurfacing for this project.
- Item 4: RFI #5 – RE: Sheets R-A2.0 & R-A5.0, Lab Classroom Addition Window Type “A” is to receive window film for this project.
- Item 5: RFI #6 – Coatings on metal panels & soffit material, a 2-Coat paint finish in 24 GA is acceptable for this project. Manufacturer warranties required to comply with.
- Item 6: RFI #7 – refer to attached specification section for Locker Room Benches.
- Item 7: RFI #8 - Sheet R-A5.0, Frame Type for Door 381.1 should be Type “C” Frame.
- Item 8: Added fiber from school to team room.
New/Revised Sheets: T-E0.1, T-E0.2, T-E1.1
- Item 9: Revised parking lot camera locations. Added cabling to new cameras.
New/Revised Sheets: T-ES1.0

Attachments: T-E0.1, T-E0.2, T-E1.1, T-ES1.0, Specification Section 105113.1 (Locker Room Benches)

END OF ADDENDUM

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Locker Benches

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For benches.

1. Include plans, elevations, sections, and attachment details.

C. Samples:

1. Color chip for each color specified.

1.3 CLOSEOUT SUBMITTALS

A. Maintenance data.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

1.5 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of metal lockers that fail in materials or workmanship, excluding finish, within specified warranty period.

1. Warranty Period for Knocked-Down Metal Lockers: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 ADA LOCKER ROOM BENCHES

A. Manufacturers:

1. Lyon Workspace Products, LLC., basis of design.
2. Penco Products, Inc.
3. Republic Storage Products

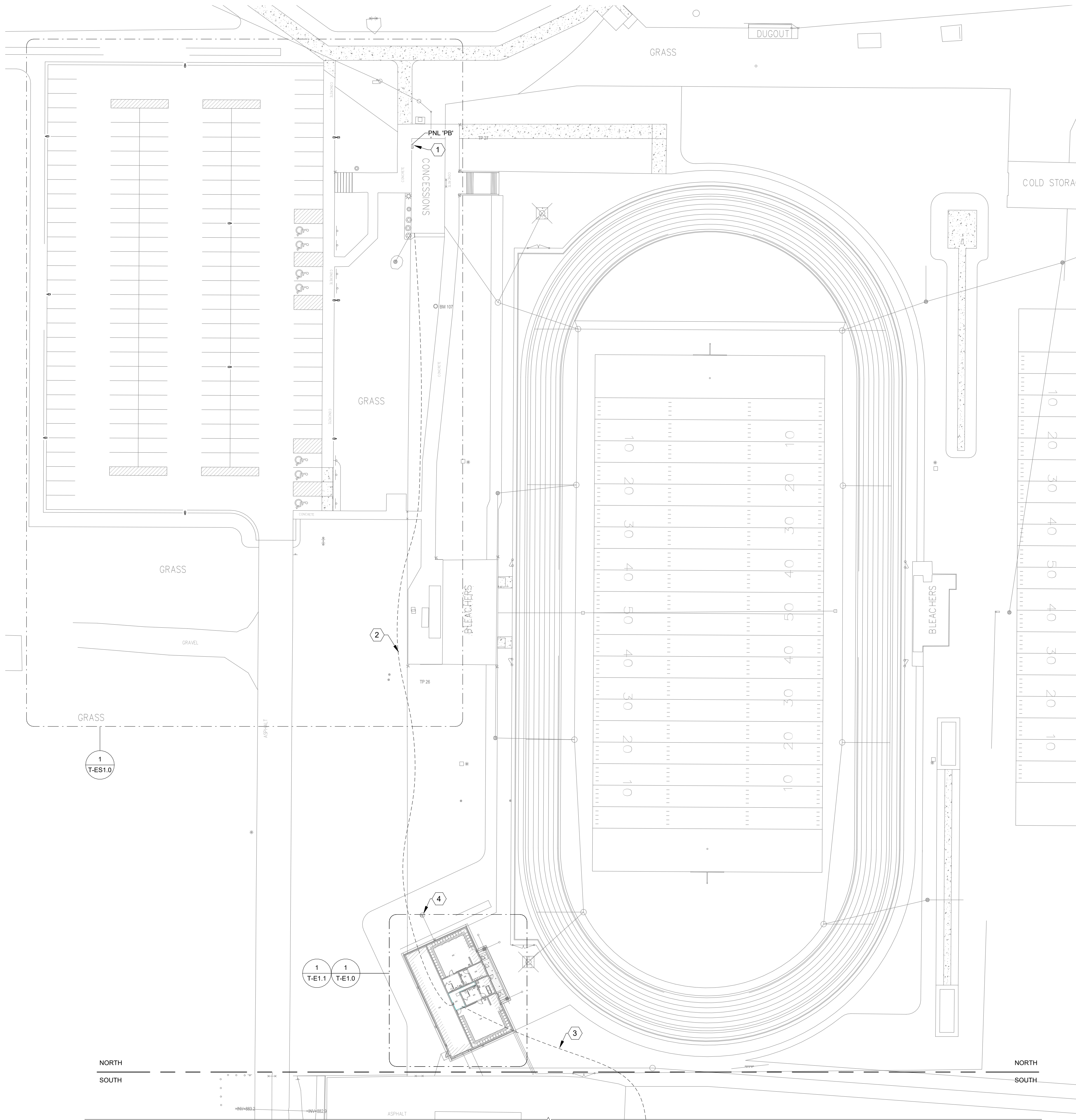
B. Bench Seat shall be laminated selected hardwood, 1-1/4" full finished thickness. All corners are to be rounded and sanded. Surfaces shall be finished with two coats of clear lacquer. Bench tops are to be 24 inches deep and 48 inches wide.

SECTION 105113.1 –
BENCHES

- C. Bench Back shall be laminated selected hardwood, 1-1/4" full finished thickness. All corners are to be rounded and sanded. Surfaces shall be finished with two coats of clear lacquer. Bench back is to be 18 inches high and 48 inches wide. Provide bench back support bracket by manufacturer.
- D. ADA locker bench pedestals shall be fabricated out of 14-gauge steel with 1-5/8-inch tubing uprights. Powder coat paint finish selected from manufacturer standards.
- E. Anchor to floor.

END OF SECTION 105113

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4/16/2025 12:38:59 PM



ELECTRICAL COMPOSITE PLAN - NORTH

1" = 40'-0"

KEYNOTES

- PROVIDE NEW 100A BREAKER IN EXISTING SQUARE D PANEL. SEE SHEET T-E2.0 FOR ADDITIONAL DETAILS.
- DIRECTIONAL BORE FEEDER. AVOID EXISTING TREES DURING CONSTRUCTION.
- CONTINUATION OF CONDUIT AND FIBER FROM SCHOOL. STUB UP IN MECHANICAL ROOM. SEE SHEET T-E0.2 & T-E1.1 FOR ADDITIONAL DETAILS.
- NEW WELL SHALL BE DRILLED UNDER SEPARATE CONTRACT. EXACT LOCATION AND SIZE TO BE DETERMINED. CARRY AN ALLOWANCE FOR (1) 1PH, 240V, 30A CIRCUIT TO RUN 80' FROM PANEL TEAM RM.

GENERAL NOTES

- UNLESS NOTED OTHERWISE, ALL LIGHTING, DEVICES, EQUIPMENT, CIRCUITRY, ETC. DENOTED WITH BOLD (DARK) LINES REPRESENT WORK TO BE PERFORMED. ALL LIGHTING, DEVICES, EQUIPMENT, CIRCUITRY, ETC. DENOTED WITH LIGHT (SCREENED) LINES REPRESENT EXISTING TO REMAIN AND BE MAINTAINED.
- EXISTING CONDITIONS SHOWN ON THESE DRAWINGS HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND FIELD INSPECTIONS. CONTRACTOR SHALL VERIFY EXACT LOCATIONS. REPORT DISCREPANCIES TO ARCHITECT/ENGINEER BEFORE DEMOLITION.
- ALL NEW FEEDER AND BRANCH CIRCUIT CONDUIT AND WIRING SHALL BE RUN CONCEALED WITHIN EXISTING WALL CAVITIES OR ABOVE CEILINGS. EXPOSED RACEWAY ACCEPTABLE ONLY WHERE APPROVED BY OWNER, CONSTRUCTION MANAGER AND ENGINEER IN WHICH CASES WIREMOLD 700 (IVORY), OR EQUAL SURFACE MOUNTED RACEWAY IS ACCEPTABLE. CONTRACTORS SHALL FIELD VERIFY EXISTING CONSTRUCTION CONDITIONS PRIOR TO BIDDING.

ELECTRICAL COMPOSITE
PLAN - NORTH

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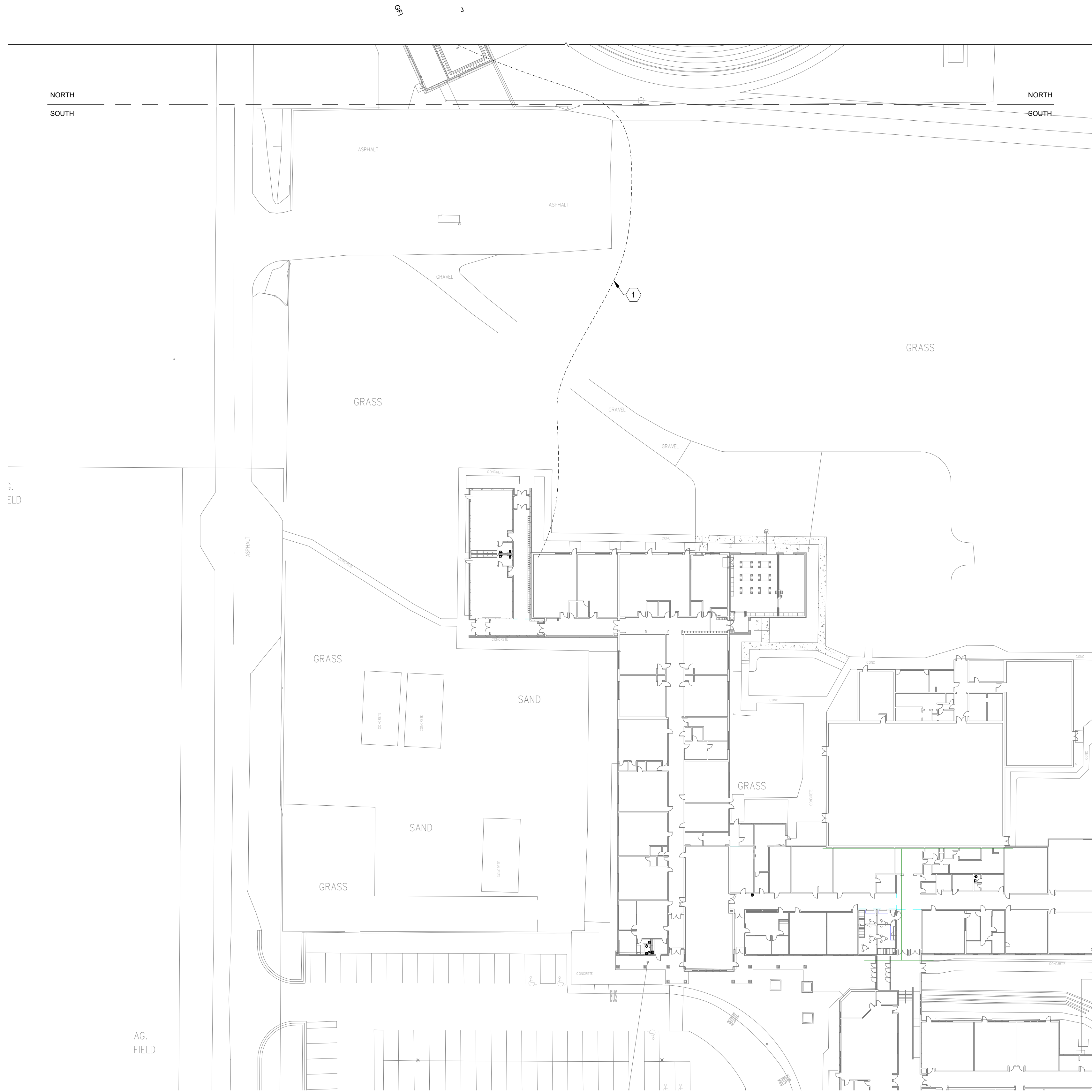
BEAL CITY PUBLIC SCHOOLS
2024 BOND WORK
MT. PLEASANT, MICHIGAN

PROJECT NO. 22-037

IDI ARCHITECTURE
ENGINEERING
CONSULTING
INTEGRATED DESIGNS, INC.

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107 N. BROAD AVENUE
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BRIGHTON OFFICE
107 N. BROAD AVENUE, SUITE 300
BRIGHTON, MI 48103
PHONE (800) 242-3701 FAX (800) 242-6767

T-E0.1



1 ELECTRICAL COMPOSITE PLAN - SOUTH
1" = 40'-0"

KEYNOTES

1. PROVIDE 2" CONDUIT FROM EXISTING IDF RACK OUT TO NEW TEAM ROOM. PROVIDE 2 STRAND, INDOOR/OUTDOOR RATED SINGLEMODE FIBER. COORDINATE EXACT FIBER SPECIFICATIONS WITH SCHOOL IT PERSONNEL PRIOR TO ORDERING. TERMINATE BOTH ENDS.

GENERAL NOTES

1. UNLESS NOTED OTHERWISE, ALL LIGHTING, DEVICES, EQUIPMENT, CIRCUITRY, ETC. DENOTED WITH BOLD (DARK) LINES REPRESENT WORK TO BE PERFORMED. ALL LIGHTING, DEVICES, EQUIPMENT, CIRCUITRY, ETC. DENOTED WITH LIGHT (SCREENED) LINES REPRESENT EXISTING TO REMAIN AND BE MAINTAINED.
2. EXISTING CONDITIONS SHOWN ON THESE DRAWINGS HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND FIELD INSPECTIONS. CONTRACTOR SHALL VERIFY EXACT LOCATIONS, RESPONSE DISCREPANCIES TO ARCHITECT/ENGINEER BEFORE DEMOLITION.
3. ALL NEW FEEDER AND BRANCH CIRCUIT CONDUIT AND WIRING SHALL BE RUN CONCEALED WITHIN EXISTING WALL CAVITIES OR ABOVE CEILINGS. EXPOSED RACEWAY ACCEPTABLE ONLY WHERE APPROVED BY OWNER, CONSTRUCTION MANAGER AND INSPECTOR IN WHICH THE RACEWAY IS (PVC) OR COULD SURFACE MOUNTED RACEWAY IS ACCEPTABLE. CONTRACTORS SHALL FIELD VERIFY EXISTING CONSTRUCTION CONDITIONS PRIOR TO BIDDING.

	BY	NO.	REVISIONS	DATE
DESIGN	BAD	A	DESIGN DEVELOPEMENT	01.16.25
DRAWN	BAD	B	FINAL OWNER REVIEW	03.14.25
CHECKED	AJM	0	FOR CONSTRUCTION	03.27.25
APPROVED	AJM	1	ADDENDUM #1	04.16.25

ELECTRICAL COMPOSITE
PLAN - SOUTH

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BEAL CITY PUBLIC SCHOOLS
2024 BOND WORK
MT. PLEASANT, MICHIGAN
PROJECT NO. 22-037

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1021 Y BARAGA AVENUE
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PHONE (906)228-1524

ENGINEERING
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BRIGHTON, MI 48015
PHONE (810)723-2070 FAX (810)724-5757

CONSULTING

INTEGRATED DESIGNS, INC.

T-E0.2

① $\frac{3}{16}'' = 1'-0''$



KEYNOTES

1. PROVIDE ROUGH-IN FOR FUTURE CARD READER. PROVIDE BLANK COVER.
2. PROVIDE 120V (TOGGLE STYLE) DISCONNECT SWITCH AND CIRCUITRY AS INDICATED.
3. FACTORY DISCONNECT. PROVIDE CIRCUITRY AS INDICATED.
4. STUB UP 2" FIBER CONDUIT. PROVIDE WALL MOUNTED 12U RACK. COORDINATE EXACT LOCATION WITH OTHER TRADES. PROVIDE BRANCH CIRCUIT AS INDICATED. TERMINATE FIBER ON BOTH ENDS.

GENERAL NOTES

1. UNLESS NOTED OTHERWISE, ALL LIGHTING, DEVICES, EQUIPMENT CIRCUITRY, ETC. DENOTED WITH BOLD (DARK) LINES REPRESENT WORK TO BE PERFORMED. ALL LIGHTING, DEVICES, EQUIPMENT, CIRCUITRY, ETC. DENOTED WITH LIGHT (SCREENED) LINES REPRESENT EXISTING TO REMAIN AND BE MAINTAINED.
2. EXISTING CONDITIONS SHOWN ON THESE DRAWINGS HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND FIELD INSPECTIONS. CONTRACTOR SHALL VERIFY EXACT LOCATIONS, REPORT DISCREPANCIES TO ARCHITECT/ENGINEER BEFORE DEMOLITION.
3. ALL NEW FEEDER AND BRANCH CIRCUIT CONDUIT AND WIRING SHALL BE RUN CONCEALED WITHIN EXISTING WALL CAVITIES OR ABOVE CEILINGS. EXPOSED RACEWAY ACCEPTABLE ONLY WHERE APPROVED BY OWNER, CONSTRUCTION MANAGER AND ENGINEER IN WHICH CASES WIREMOLD 700 (IVORY), OR EQUAL, SURFACE MOUNTED RACEWAY IS ACCEPTABLE. CONTRACTORS SHALL FIELD VERIFY EXISTING CONSTRUCTION CONDITIONS PRIOR TO BIDDING.

	BY	NO.	REVISIONS	DATE
DESIGN	BAD	A	DESIGN DEVELOPMENT	01.16.25
DRAWN	BAD	B	FINAL OWNER REVIEW	03.14.25
CHECKED	AJM	0	FOR CONSTRUCTION	03.27.25
APPROVED	AJM	1	ADDENDUM #1	04.16.25

ELECTRICAL POWER PLAN

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BEAL CITY PUBLIC SCHOOLS
2024 BOND WORK
MT. PLEASANT, MICHIGAN
PROJECT NO. 22-037

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**ARCHITECTURE
ENGINEERING
CONSULTING**



INTEGRATED DESIGNS, INC.



KEYNOTES

1. THIS PORTION OF PARKING LOT IS PART OF AN ALTERNATE. FIXTURES AND CAMERA WORK IN THIS AREA SHALL BE PRICED SEPARATELY AS PART OF THAT ALTERNATE. SEE CIVIL PLANS AND BID DOCUMENTS FOR ADDITIONAL DETAILS.
2. IF THE ALTERNATE IS APPROVED, THIS FIXTURE SHALL MOVE DOWN TO KEYNOTE 3.
3. THIS FIXTURE IS PART OF BASE BID. CONDUIT ALONGSIDE CONDUIT AND WIRE ONLY FOR ALTERNATE.
4. INSTALL OWNER PROVIDED CAMERA ON LIGHT POLE. PROVIDE (1) INDOOR OUTDOOR GAMECHANGER CABLE FROM EXISTING SWITCH TO EACH CAMERA. CAMERA CONDUIT SHALL RUN ALONGSIDE SITE LIGHTING CONDUIT.
5. NOT USED.
6. PROVIDE 250 AMP BREAKER(S) TO MATCH EXISTING SQUARE D PANEL 'PB'.

- | | BY | NO. | REVISIONS | DATE |
|----------|-----|-----|---------------------|----------|
| DESIGN | BAD | A | DESIGN DEVELOPEMENT | 01.16.25 |
| DRAWN | BAD | B | FINAL OWNER REVIEW | 03.14.25 |
| CHECKED | AJM | 0 | FOR CONS TRUCTION | 03.27.25 |
| APPROVED | AJM | 1 | ADDENDUM #1 | 04.16.25 |

ELECTRICAL SITE PLAN

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BEAL CITY PUBLIC SCHOOLS
2024 BOND WORK
MT. PLEASANT, MICHIGAN
PROJECT NO. 22-037

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D

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BRIGHTON, MI 48106
PHONE (910)225-2071 FAX (910)225-6767



WOLGAST CORPORATION

PRE-BID MEETING

Beal City Public Schools

Bid Pack No. 2 – Athletic Complex Renovations, Classroom Addition, Team Room & Site Work

Bid Pack No. 3 – New Cold Storage Building

PRE-BID MEETING AGENDA

April 9, 2025 @ 1:00PM

1. Introductions:

- a. **Owner Rep:** Jason Lundin, Superintendent – Beal City Public Schools
Rod Freeze, Business Manager – Beal City Public Schools
Jason McDonald, Maintenance Director – Beal City Public Schools
- b. **Construction Manager:** Craig Myers, Project Manager – Wolgast Corporation
Nels Larsen, Field Manager – Wolgast Corporation
- c. **Architect:** Sean LaRock, Architect – Integrated Designs, Inc.

2. Project Scope:

Bid Pack No. 2

- | | |
|---|--|
| 030100 - Concrete | 096500 - Flooring |
| 040000 - Masonry | 099000 - Painting |
| 050000 - Metals | 222300 - Plumbing & HVAC Systems |
| 060000 - General Trades | 260000 - Electrical |
| 074200 - Metal Panels | 310000 - Site Work |
| 075000 - Roofing | 321200 - Asphalt Paving |
| 084000 - Glass & Glazing | 321800 - All Weather Synthetic Track Surface |
| 091000 - Drywall, Insulation & Acoustical | 323100 - Fencing |

Bid Pack No. 3

- 060000 - General Trades

3. Contractor Bid Proposals:

- a. Sealed bids for this project are due no later than:
Proposals may be mailed or delivered in person to:

April 22, 2025 @ 3:00 PM
Jason Lundin, Superintendent
Beal City Public Schools
3180 West Beal City Road
Mount Pleasant, MI 48858
- b. All bids will be opened and read aloud at approximately 3:15 PM in the Beal City High School Media Center.
- c. The successful bidder will be “prime” contractor having a contract directly with the Owner.
- d. Familial Relationship Affidavit – Section 00306 of Spec Book.
- e. Iran Economic Sanctions Act – Section 00307 of Spec Book



4. Addenda:

- a. Wolgast will issue any and all addenda.
- b. Last day to submit addendum questions will be April 15, 2025

5. Milestone Schedule:

- a. Award of Contracts: It is the intention of Beal City Public Schools to award contracts on or about 5/5/2025.
- b. The start & completion dates for this project are tentatively set for:

Bid Pack No. 2 Start Date: **July 1, 2025**
Bid Pack No. 2 Completion Date: **March 31, 2026**

Bid Pack No. 3 Start Date: **June 12, 2025**
Bid Pack No. 3 Completion Date: **August 1, 2025**

- a. The Construction Manager will provide a detailed project construction schedule to all contractors based on input received at the post bid interview.

6. Bonds:

- a. A five percent (5%) bid security must accompany each bid. Personal or Company checks do not satisfy the bid bond requirement and may be grounds for disqualification of that bid.
- b. All bidders must have the ability to provide Performance Bonds and Labor and Material Payment Bonds. These bonds **may or may not** be requested by the Owner if the awarded proposal amount is less than \$50,000.00, but all bids **must include** the cost of the PLM bond regardless of bid amount. All awarded proposal amounts exceeding \$50,000.00 must be secured by both performance and payment bonds as required by State law.
- c. The Performance Bond and Labor and Material Payment Bond are to be submitted to the Construction Manager before construction begins.

7. Inquiries:

- a. All questions regarding the design, the drawings and the specifications are to be emailed to: Wolgast Corporation, Attn: Craig Myers, Project Manager, at cra.mye@wolgast.com and Judy Rauch, Project Administrator at jrauch@wolgast.com in the form of a Clarification Request Form. This will be forwarded to the architect for clarification. The Construction Manager **will make no** interpretations of the construction documents.
- b. All questions regarding the bidding procedures (what to bid, how to fill out the proposal form, construction schedules, etc) are to be directed to Wolgast Corporation, via email at jrauch@wolgast.com.

8. Post Bid Procedures:

- a. Post-Bid interviews will be conducted with the low bidder and in some cases the second low bidder. The interviews will be conducted by the Construction Manager and the Architect. The Owner may elect to be present at the interviews.
- b. Immediately following the bid opening, the apparent low bidders are to meet with the Construction Manager to confirm their scheduled interview time.
- c. Bid results will be made available from the Construction Manager.

9. Questions:

END OF PRE-BID MEETING AGENDA



Project: Beal City Public Schools: Bid Pack No. 2 & Bid Pack No. 3

Project No.: A24901

Subject: Pre-Bid Sign In Sheet

Date: April 9, 2025

Time: 1:00 PM

Notes By: Wolgast

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