



**Belle Isle Athletic Shelter
HVAC and Fire Protection Improvements**

751/24078.SMD

G.H. Forbes Associates Architects

Addendum 1

8.28.2025

- I. Refer to the attached sign-in sheet from the mandatory pre-bid meeting.
- II. Another (optional) walk through of the Athletic Shelter is available for those that need it at 10AM on Tuesday September 2nd.

III. Questions and Answers:

- 1. Where is the staging area for construction going to be? Like for dumpsters, storage, etc.

Response: The Contractor may use the parking lot adjacent to the Athletic Shelter for the dumpster and staging. Provide a temporary fence and signage. Refer to G-001.

- 2. Regarding the dumpster location, if it's on grass will we need to include costs to restore the turf?

Response: The Contractor shall restore any lawn that is disturbed during construction activities.

- 3. Will contractors be able to park at the parking lot at the building during construction? Or do we have to park elsewhere?

Response: Yes, the Contractor will have access to the parking lot adjacent to the Athletic Shelter.

- 4. Who is going to remove the old items that are laying around?

Response: The State will arrange for Items to be removed prior to demo.

- 5. Section 00120-Supplementary Instructions mentions details for final cleaning.
 - a. Will this be expected for contractors to do a final cleaning for occupancy? There are a lot of damaged finishes (like the flooring, etc)

Response: Yes, the Contractor shall provide final cleaning of the facility. The damage to the floor is noted as an existing condition.

- 6. General Note 9 on G-002 states that all existing furnishings/contents are to be protected. What is the expectation of level of protection and which items are to be protected?

Response: It is the Contractor's responsibility to determine protection based upon construction activities. Items to be protected include historic building elements, equipment, etc.

7. General Note 12 on G-002 says that the interior of the building is to be maintained in a clean condition. What are the expectations for this since it's not in a clean condition now?

Response: It is the Contractor's responsibility to clean up all construction generated debris ongoing throughout the project. At the end of the project, provide a final clean of the building.

- a. This note also calls for plastic barrier flooring protection, but the floor finishes are already damaged.

Response: It is the Contractor's responsibility to provide flooring protection to prevent any further flooring damage. The Contractor will not be responsible for existing damage to finishes.

- b. Is there a temporary partition plan? Or at least an area that we are expected to close off with temporary partitions?

Response: No temporary partitions are anticipated to be needed.

8. Section 01 35 10 – Historic Building Treatment Procedures outlines the processes for working in historic buildings. General Note 18 on G-002 and at the meeting it was pointed out that the building is on the National Register of Historic Places and we are to take care to preserve the defining features of the Athletic Shelter and provide plans on how we are to protect and work around these items. What exactly would these items be?

Response: Defining features include exterior and interior brick masonry, interior stair railings, wood brackets supporting balconies. The expectation is that the Contractor will take care and coordinate with the Architect and State team to avoid irreversible alterations.

9. General Note 21 says that the facility will remain in use by tenant and that it's regularly used as a workout space. Are we to expect the general public to be in the building while we are working?

Response: While the State may enter the building during construction. The Tenant will not be using the facility as a workout space during construction. No general public will be permitted to enter the building during construction.

10. I see a signage spec but nothing is shown on the drawings can you clarify?

Response: Drawing A-102 keynote 2 indicates occupancy sign.

11. Wire mesh partition spec calls for a door. Drawings don't show a door confirm? Also can you confirm the height of the wire mesh partition?

Response: There is no door in the wire mesh partition. Height of the enclosure to be coordinated with the mechanical condensing unit, approximately 48".

12. What space is available in the attic in order to apply the duct and attic insulation?

Response: See below photo from the access door above the west stair door, refer to Drawing A-104 for access door locations. It appears from previous drawings and from viewing through the access door that there is space to walk (at least hunched over) within the attic.



Photo 1: View of attic from access door.

13. Is GridShift Solar Lighting an acceptable substitution for the specified solar light?

Response: GridShift is not an acceptable substitution. DNR has an island standard solar light. In addition, the amount of lumens (30,000 specified) does not appear to be obtainable in a GridShift fixture. Other performance differences include aimable/rotatable and charge time.

IV. Drawing Modifications:

Drawings:

1. G-001:

- a. Staging and dumpster area noted. Temporary Fence and signage to be provided at entrance to parking lot.
- 2. AD-102:
 - a. Add removal of wood panel at stair.
- 3. A-102
 - a. New prefinished insulated metal panel where wood panel is removed.



Photo 2: Wood Panel to be replaced with pre-finished insulated metal panel.

END

MEETING ATTENDANCE RECORD

DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET

State Facilities Administration

Design and Construction Division

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SEAN GELPHOF

BLUE STAR DEMO

PROJECT DESCRIPTION/LOCATION Belle Isle Athletic Shelter HVAC Replacement & Fire Protection Improvements		DATE 2025-08-25	TIME 10AM
FILE NUMBER 751/24078.SMD	CONTRACT NUMBER	MEETING PLACE 330 Vista Ave, Detroit, MI 48207	

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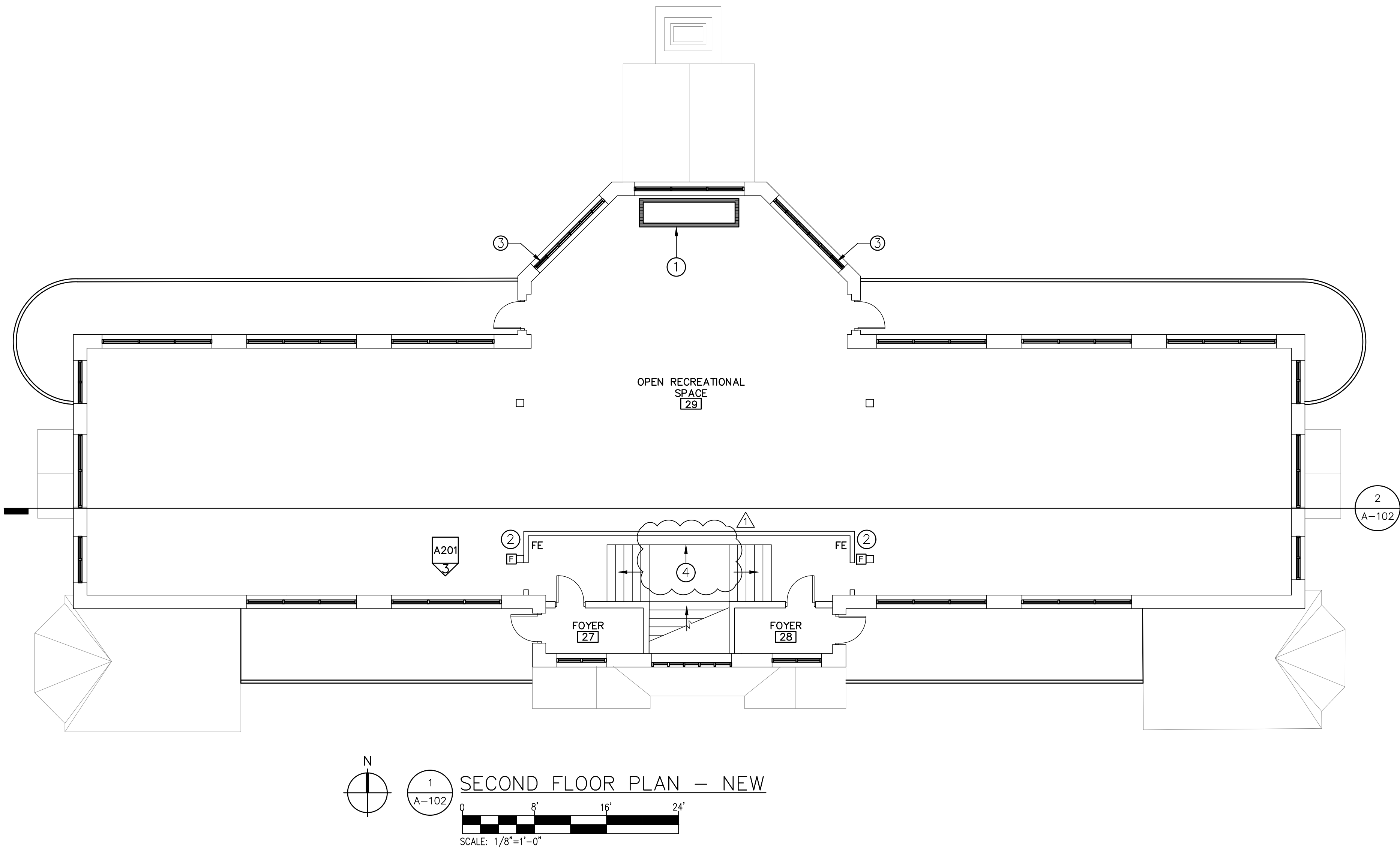
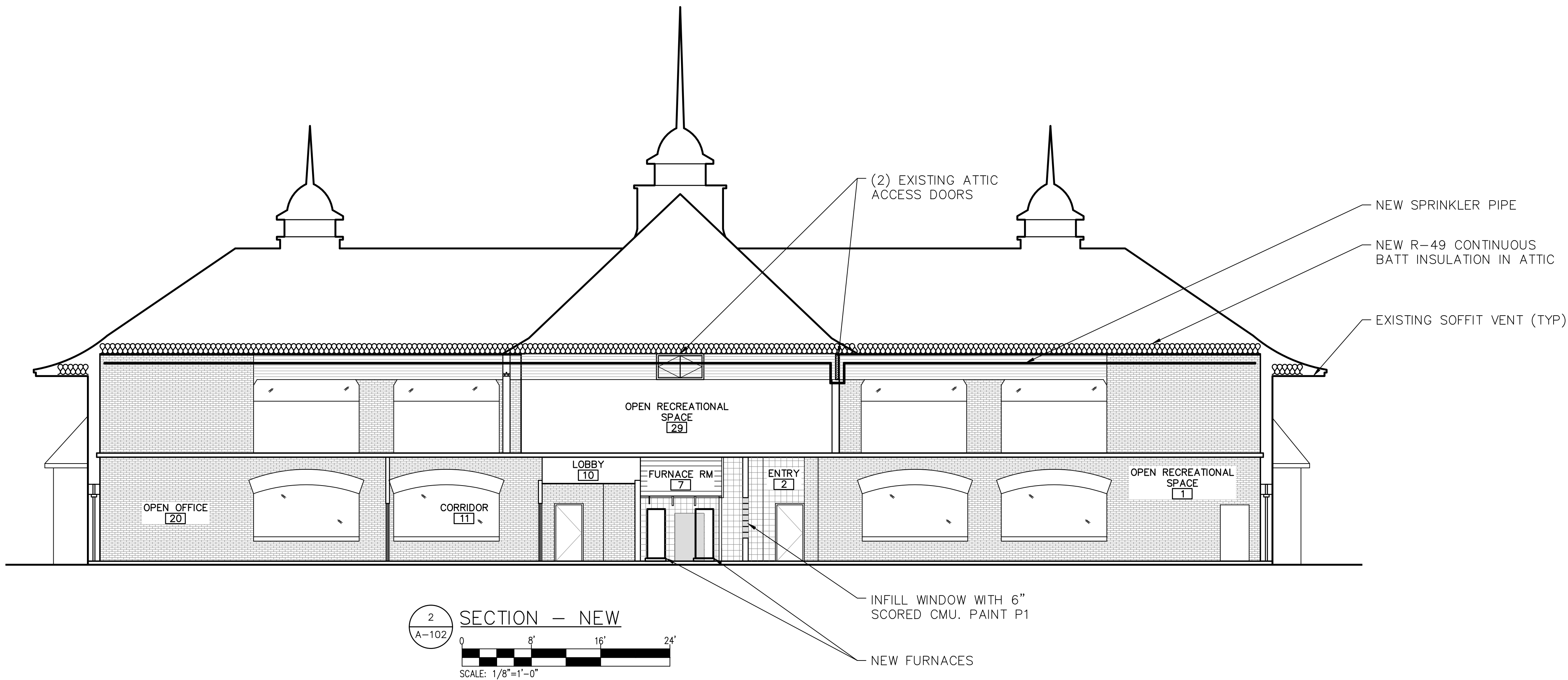
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DRAWING NUMBER	DRAWING TITLE	SHEET NUMBER	IDENTIFICATION NUMBER	ISSUED FOR	DATE
G-001	TITLE SHEET	1 OF 42	FILE# 751/24078.SMD	CONSTRUCTION DOCUMENTS_REV	08.01.2025
			A/E# 4411-14	ADDENDUM 1	08.28.2025

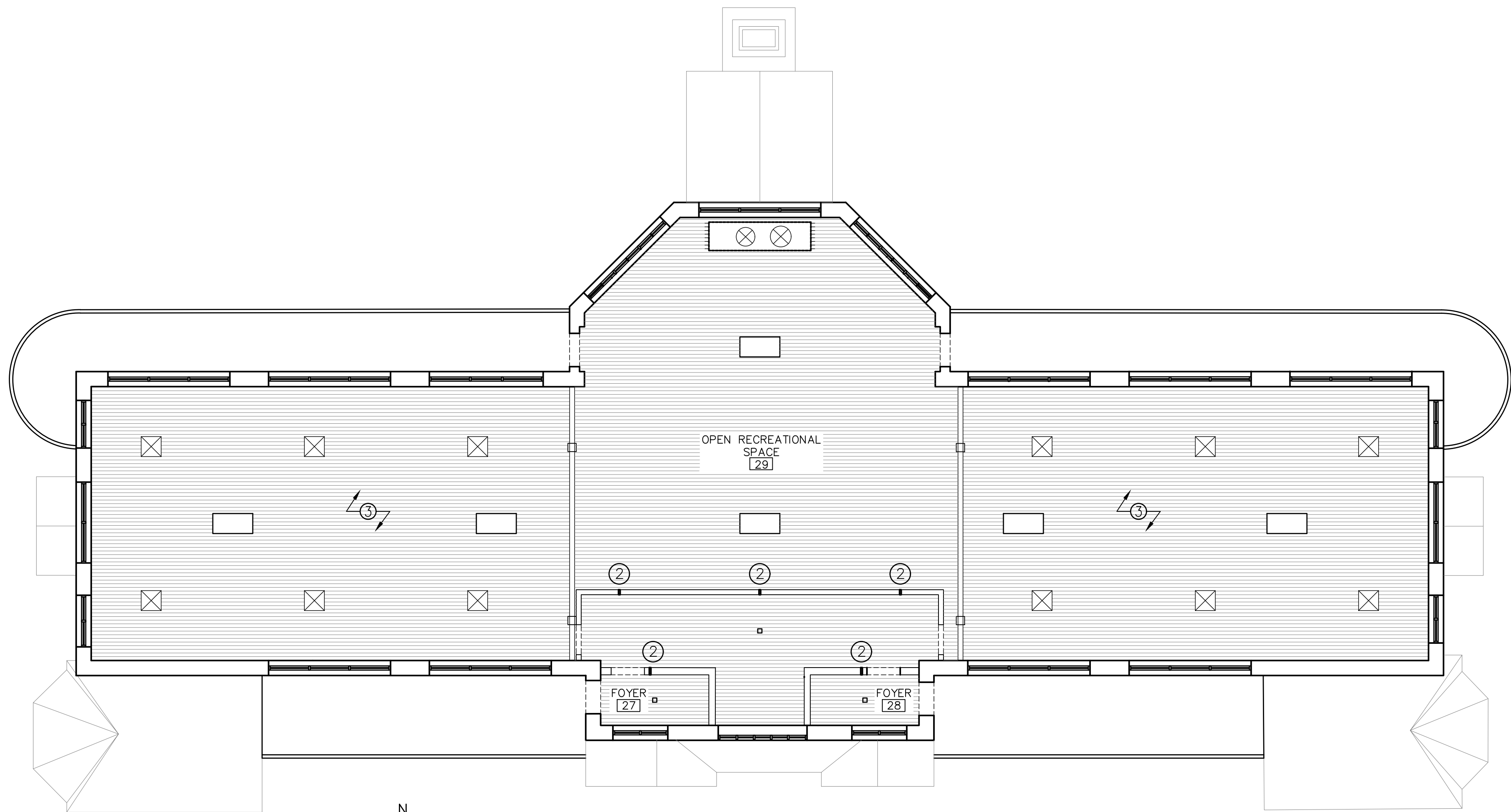


KEY NOTES:

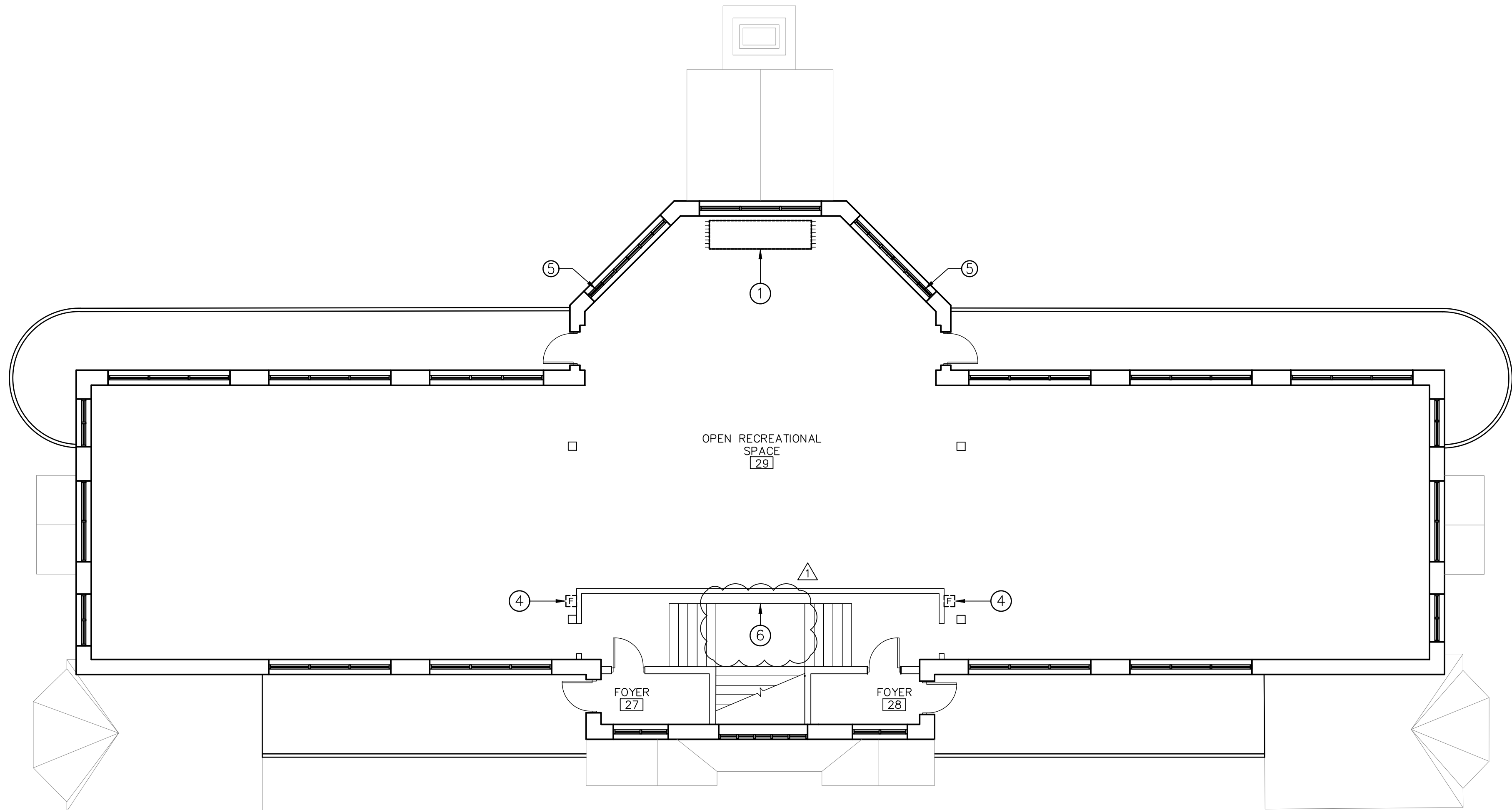
- ① NEW 1-HR FIRE RATED GYP BD AND METAL STUD WALL FOR NEW DUCT RISER SHAFT IN EXISTING LOCATION. CONFIRM DIMENSIONS WITH ARCHITECT ONCE SHAFT IS OPENED. SHAFT TO ACCOMMODATE NEW SPRINKLER RISER. SHAFT WALL TO BE KEPT AWAY FROM WINDOWS AND HELD AS SMALL AS POSSIBLE. NEW RETURN GRILLE ON SHAFT FACE. SEE DETAIL 2/A501 FOR SHAFT WALL CONSTRUCTION.
- ② PROVIDE OCCUPANCY SIGN READING: MAXIMUM OCCUPANCY 49. INSTALL TO BE COMPLIANT WITH ADA. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
- ③ PROVIDE NEW GLASS FOR WINDOW TO BE VERIFIED IN FIELD. ⚠
- ④ PROVIDE NEW METAL INSULATED PANEL. VERIFY SIZE IN FIELD.

LEGEND:

- EXISTING DOOR AND FRAME
- EXISTING WALL AND GLAZING
- EXISTING COLUMN
- NEW MANUAL PULL STATION WITH STOPPER COVER
- NEW GYP BD AND WOOD STUD WALL
- FE FIRE EXTINGUISHER



2
AD-102
N
SECOND FLOOR REFLECTED CEILING PLAN –DEMO
SCALE: 1/8" = 1'-0"



1
AD-102
N
SECOND FLOOR PLAN –DEMO
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO HAZARDOUS MATERIALS REPORT FOR SPECIFIC AREAS OF CONCERN.
2. THERE IS EXISTING LEAD PAINT THROUGHOUT THE BUILDING. REFER TO SPECIFICATION 02 83 00. CONTRACTORS PERFORMING REPLACEMENT ACTIVITIES THAT WILL DISTURB LBP OR LCP ARE REQUIRED TO COMPLY WITH MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION LEAD IN CONSTRUCTION STANDARD (PART 602). SURFACES SHALL BE CLEANED OF LEAD DEBRIS AFTER CORING, CUTTING, AND DEMOLITION ACTIVITIES. ADDITIONALLY, TOXIC CHARACTERISTIC LEACHING PROCEDURE (TCLP) SAMPLING FOR LEAD SHOULD BE PERFORMED ON CONSTRUCTION WASTE TO DETERMINE PROPER DISPOSAL.
3. CONTRACTOR TO REUSE EXISTING PIPE/DUCT OPENINGS WHERE AVAILABLE TO AVOID NEW WALL PENETRATIONS.

LEGEND:

- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING WALL AND GLAZING TO REMAIN
- EXISTING COLUMN TO REMAIN
- EXISTING 2X4 LIGHT TO REMAIN
- EXISTING HVAC GRILLE TO REMAIN
- EXISTING LIGHT TO REMAIN
- EXISTING WOOD PLANK CEILING TO REMAIN
- EXISTING DOOR HEADER TO REMAIN

KEY NOTES:

1. REMOVE EXISTING GYPSUM BOARD SHAFT ENCLOSURE. CORE CONCRETE DECK FOR NEW SPRINKLER RISER. SUPPORT DUCT RISERS TO REMAIN.
2. CORE PLASTER AND STUD WALL FOR NEW SPRINKLER PIPE- REFER TO FIRE PROTECTION PLAN.
3. FIRE EXTINGUISHERS IN THE ATTIC TO BE PROPERLY DISPOSED OF PER SPECIFICATION 02 80 00.
4. REMOVE PULL STATION. EXISTING CONDUITS TO REMAIN. PATCH CONCRETE.
5. REMOVE TEMPORARY AC VENT KIT FROM WINDOW. REMOVE WINDOW GLAZING, FRAME TO REMAIN.
6. REMOVE WOOD PANEL AT STAIRS.

