

Jackson (West) Pre-Bid RFI's (Due 02.06.26)

GENERAL

1. Is this a project where General Contractors can submit a proposal for the entire scope of work, or will there be a Construction Manager awarding individual trade contracts directly to subcontractors?

General contractors.

2. Do we have a list of Mechanical Contractors bidding this project?

No, but you can refer to the pre-bid meeting sign-in sheet.

3. What is the tentative schedule for this project?

Bids Due **Feb 18, 2026**

Procure & Award Contract **2 months**

Begin Construction **April, 2026**

Substantial Completion **May, 2027**

4. We would like to provide a quote for the fire extinguishers on this project as furnish only. How should we send this quote to?

All quotes should be sent to a general contractor that plans to bid the project. Refer to the sign-in sheet from the pre-bid meeting.

5. Is the new roofing portion and the roof repairs being bid as one package or can they be awarded separately?

The whole project is being bid as a lump-sum contract. No trades will be awarded separately.

6. Are subcontractors able to submit a bid if they did not attend the mandatory pre-bid meeting?

Only general contractors that will be submitting the lump-sum bid are required to attend the mandatory pre-bid meeting.

7. What is the size and location of the mobile fuel storage container pad?

This is not apart of the scope now. Refer to addendum clarification.

8. Who is responsible for moving the existing furniture?

DMVA will be moving all the furniture around the expected start date, except for Main Level Area C (north wing), which will remain for now and might have to be worked around if the space gets occupied.

9. What is the use group and occupant load for this building?

The occupancy group is mixed-occupancy, non-separated: A-3 (Assembly), B (Business), and S-2 (Low-Hazard Storage) and the occupant load is 983. Reference sheets CS-002 and CS-003 for code analysis.

CIVIL

10. Drawing C2 indicates that the existing drive from the main parking lot to the existing lower level is asphalt to be removed. From reviewing Earth images of the site this appears to be concrete please advise, but due to snow cover this could not be confirmed. Please advise as to the nature of the material.

Based on the topo survey completed in April 2025, the existing pavement is asphalt.

11. Drawing C2 to remove trees with parking lot islands. One of the islands in the center of the row of islands south row has the curb checked out as asphalt removal, none of the other islands appear to be tagged for removal. Please advise if island concrete curbs are to be removed or are to remain.

The intent is to remove all pavement surfaces, concrete curb and gutter islands, trees, etc. throughout the improvement area as noted on sheet C2 Demolition Plan.

12. Drawing C2 does not indicate a height for the Rosetta Kodah Barrier Stone, nor is it indicated in the details C9 or the building elevations. Please advise. Also, I did not see a specifications section for retaining walls (Redi-Block or Rosetta) please advise if this will be made available.

- A. **The exposed height varies with max. 24" exposed. Constant wall height will be 998.00. Grade/slope from the proposed sidewalk and existing surface to base of wall accordingly.**
 - B. **A detail of the Rosetta Wall is shown on sheet C9 and provides installation notes. If the contractor would like additional information, they can refer to the manufacturer's specifications. Work will include all excavation/backfill for the wall and associated base work. Shop drawings will be required for review/approval prior to construction.**
 - C. **Details and notes relating to the installation of the Redi-Rock wall are provided on sheet C11 of the bid documents. Redi-Rock noted that it is typical for bidding projects with their specified walls and the contractor must contact them if they need additional information/specifications. Installation will follow the Preliminary Wall Sections and Retaining Wall Construction Diagram & Summary also on sheet C9 and will include all excavation/backfill for the wall and associated base and underground work. Shop drawings will be required for review/approval prior to construction. If there are additional questions regarding the Redi-Wall design, refer to the manufacturer's requirements.**

13. Drawing C4 Indicate flagpole, but there is no corresponding specifications section. Please advise if a specifications section will be provided?

A flagpole detail is provided on sheet C9 of the construction documents.

14. While on site we were informed by the State of Michigan representative that he believed the storm system under the parking area would be replaced, there is no indication of this. Please confirm this is not in scope.

Currently there is not an underground storm sewer on site that is within the influence of the work that will have to be removed. The existing pavement sheet flows from north to south onto the green space toward West Argyle Street. There is a new storm sewer system proposed that is shown on sheets C4 to C7 which includes plan and profiles for the proposed plan and profiles.

15. Please confirm the concrete storm collars shown but not called out in Drawing C4 and C5 are in scope.

The concrete storm collars, which are referred to as a “Concrete Collar” on sheet C8 are to be installed around all drainage structures within the pavement as shown on sheets C3 to C5.

16. Reference sheet C5: The cutsheet on the right-hand side calls out structures 12-16 to be 4-foot CB's. C7 profiles call them out to be 2-foot CBs. Please clarify.

These structures should be 4 ft with a minimum 2 ft sump.

17. Reference sheet C9, flagpole detail states 30ft, but the note mentions 40ft. Please advise.

The flagpole shall be 30 ft.

18. Plans state that the cantilever gates are to have a 4" diameter roller (standard roller is 6"), but the gate can have a maximum distance from grade of 3". Please advise if the gate will require a closure bar added? Or will the gates be changed to an aluminum frame to achieve the 3" maximum gap under the gate.

Provide a closure bar to minimize the gap between the bottom of the gate and grade.

19. Reference sheet C4, handicap parking appears to be concrete but has a hash mark overlay that is not in the paving legend. Note calls it out as 6" non-reinforced concrete, but hash marks cover sidewalk. Sidewalk detail on C8 calls for 4". Please advise.

The concrete at the handicap parking spaces shall be 6" non-reinforced concrete and the sidewalk should be 4" as detailed on C8.

ARCHITECTURAL

20. Request for approval to add Lyon as an approved manufacturer to division 10 5113 Metal Lockers?

Lyon is an acceptable manufacturer.

21. Neither A101.A or Specification Section 10 2213 indicate the height of the wire mesh partitions in rooms 173, 175 and 179. Nor does it indicate that they have a mesh lid as is present in the existing wire mesh partition in Room 179. Please advise as to the height or the presence of a mesh lid.

There is no mesh lid and the height of the mesh partitions will need to be field verified. Refer to specification section 10 2213, 2.03 (M) that states “Wire mesh partitions shall have a maximum of 3 inch gap at the top and a 1-1/2 inch gap at the base of the partition.”

22. The finish schedule references LVT in Rms 101 and 101A and VCT in room 106 but does not list either LVT or VCT in the Finish Legend.

LVT and VCT have been mislabeled and should be LVP-1. Refer to addendum.

23. Provide clarification on insulated metal panels: manufacturer, product, thickness, profile and color.

Kingspan Insulated Metal Panels

- Exterior Panel Face Profile: Flat**

- **Interior Panel Face Profile:** Shadowline
- **Panel Thickness:** 3 inches
- **Exterior Sheet:** Prefinished aluminum-zinc-alloy-coated, 22 gauge
- **Interior Sheet:** Prefinished galvanized steel, 24 gauge
- **Horizontal and vertical joints between panels:** 1/8-inch wide joint reveal
- **Exterior Face of Panel Paint Finish:** Dark Bronze

24. Do the vaults need to have weapon rails and what is it?

Yes, each vault requires weapon rails around the entire interior perimeter wall, except where the door and vault security system will be. Height will be 7'-4" above finish floor. Refer to detail added in addendum.

25. Reference specification section 08 7100-17: paragraph 2 subsection D-E calls out contractor to provide cores for the door hardware, but the door hardware schedule calls out the Owner to provide SFIC permanent core. Please clarify.

The contractor is to provide all the Best 1CX permanent cores and keys per specification and Owner pins and installs these cores.

26. Reference sheet A-109, note calls out vapor barrier to be added under the insulation, neither the drawings nor the specifications detail what this material is. Please advise.

Vapor barrier under the insulation on the roof is not required. The note has been revised per re-issued sheet in addendum.

27. Reference sheet A-701, Finish Schedule for rooms calling out sealed concrete outside of the new addition space, the existing adhesive will need to be removed from the floor. The diamond grinding bits will leave a rough surface. Should a few steps of polish to smooth the surface after adhesive is removed be included?

Yes, include prep necessary to smooth the concrete surface after the adhesive is removed and ensure the concrete sealer properly adheres to the concrete and the concrete prep meets the sealer manufacturer's specifications.

28. PFT-1 Form USA Stratos Corda 12x12 has been discontinued, will there be a reselection during the bidding process?

Please use the following tile selection, refer to the re-issued sheet A-701 with the finish legend.

PFT-1: Milestone tile, 6"x36" Mood Wood, Color: Grey

PWT-1: Crossville tile 12"x24" Owen Stone, Color: Bunny OST02, Leather

PWT-2: Crossville tile 6"x24" Shades 2, Color: Thunder semi-polished

Grout: (2) colors to be selected from the manufacturer's standard. The tile pattern will be 1/3 offset.

29. Are there any specifications or further details on the display case noted on A-602?

Refer to the following specifications:

- **Shelving Bracket:** KV 12" Series bracket, stainless steel with KV 213 series shelf rest and rubber bumpers.
- **Sliding Track:** KV 'Roll-Ezy' Ball-Bearing track sliding window system

- Locks: KV 965 NP Ratchet Lock

30. There is a window 6 noted on sheet A-711, where is this located on the floor plan?
Window 6 is located in Office 173A and Office 175A, reference sheet A-101.A.

31. Reference sheet A-601, Women's 018/018A and Men's 019/019A restroom and locker room elevations does not include all walls receiving tile, but the finish legend calls for all walls to receive tile. Please clarify.
All walls in Women's 018/018A and Men's 019/019A are to receive tile. Maintain the same pattern shown on other elevations associated with the rest of the room.

32. Reference sheet A-100.C, in Women's 018A and Men's 019A where the changing room is with the shower bench is located, are these walls to receive tile? Please clarify.
All walls in Women's 018A and Men's 019A are to receive tile, including walls between the showers. The walls between the shower changing rooms are partitions. Refer to elevation 4/A-601 and 9/A-601 that shows the time pattern at the changing room bench.

33. Reference sheet A-101.A, there is the LVP to end in the corridors?
Refer to transitions noted on the re-issued A-101.A sheet in the addendum.

34. Can you please clarify what type of material ACT-2 is?
ACT-2 is a 24x24 Armstrong Fine Fissured acoustic ceiling tile. Refer to the re-issued specification section 09 5100.

STRUCTURAL

35. Reference detail 6 on S-801: why or how can you be removing a portion of the existing footing and keep it structurally sound? Note indicates remove existing footing to -15'-0" while the new slab is to be installed at 15'-4". How can this be? The depths should be adjusted to -15'-8". How does this work with existing footing drain?
There is a new footing (shown on 1/S-112) between the existing column footings. The new footing is tied into the existing wall and column footings with dowels.
Refer to addendum for revised depth elevation to -15'-8".
There's no more exposed retained backfill at the new addition. Drain is not required. It can be removed and capped on the north and south side.

PLUMBING

36. Request for approval to add Lancaster Water Group as an approved manufacturer to division 22 3100 Water Softener?
Lancaster Water Group is an acceptable manufacturer.

37. Request for approval to Comfort Designs shower model XSS 3636 SH to be considered as an equal to the Best Bath model SS3636CP as specified?
Comfort Designs shower manufacturer and product is not an acceptable substitute.

38. The existing north addition building has footing drains. How are we tying them into the new building addition and where do they discharge?

No new footing drains are required. All existing footing drains are to remain active besides at the existing east wall where the new addition is being installed. The existing east wall footing drain tile can be removed and capped on the north and south ends.

39. Reference sheet P-100, fire suppression design data note 4 – states all exposed fire suppression pipe to be primed and painted red. Who is responsible to paint exposed fire protection pipe?

Fire suppression contractor to install a new double-check, backflow preventor that meets ASSE 1015 standards on the existing fire suppression riser per the manufacturer's installation instructions.

40. It was noticed during the pre-bid walk through that the fire suppression riser does not have backflow. Will a new backflow be required?

Primary contractors are to coordinate with their subcontractors for who responsible for the priming/painting of the exposed fire suppression piping in the bid package. Prime contractor is to ensure priming/painting of exposed fire suppression piping scope is covered in the bid package.

MECHANICAL

41. Request for approval to add Rittling as an approved manufacturer to division 23 8239 Unit Heaters.

Rittling is an acceptable manufacturer.

42. There are conflicting notes on the prints in reference to the RTU and the ERV units as far as controls go, sheets M-800, M-803, and M-900. On all other armory projects done to date, all the RTU's have come DDC ready/terminal strip and the controls contractor installs the circon controls as called out for to control the rooftops. Does the state want packaged controls from different equipment manufacturers with Lon gateways or does the state want DDC ready Equipment with all Lon Circon controllers programmed by the controls contractor?

New packaged equipment for this project is to be provided as DDC ready with all required terminal strips for full BAS connection/integration. New packaged equipment schedules and HVAC Controls General Notes are updated in the Addendum re-issued drawings. The project Sequence of Operation is updated in the Addendum re-issued drawings and re-issued specifications.

43. If it is decided that all rooftop are to be DDC ready, can the Circon Lon controllers be mounted inside the rooftops?

The Circon Lon controllers are to be installed inside the DDC control panel enclosure per detail 2 on sheet M-800.

44. The note from M-800 says if there is conflict to follow the spec. The spec calls for Circon hardware and software. What does the contractor follow for bidding?

New packaged equipment for this project is to be provided as DDC ready with all required terminal strips for full BAS connection/integration. New packaged equipment schedules are updated in the addendum re-issued drawings. The project Sequence of Operation is updated in the Addendum re-issued drawings and re-issued specifications.

45. Is it the intent of the drawings for all control panels to go back to the boiler room? By bringing all these wires back to the boiler room, you will incur a lot of cost. Can other locations for control panels closer to the equipment being serviced be chosen?

New DDC touchscreen controls panels are shown to be installed in Storage 171, State Maintenance Office 140, and Mechanical 181. Contractor to provide/install new DDC touchscreen control panels in the locations indicated on the construction documents as required to connect all new equipment to the new DDC control system. Contractor to ensure that each new control panel only contains a maximum of (3) controllers per DMVA standards. If additional control panels are required, contractor to coordinate location with owner prior to installation.

46. Referencing spec section 23 0900, 1.7 (B), in lieu of AutoCAD drawings, is Visio drawings converted to PDF acceptable?

New controls shop drawings can be submitted in PDF format in lieu of AutoCAD. Contractor to refer to Detail 3 on M-800 "General DDC Control Schematic for Control Submittal to DMVA" for formatting of controls submittal per DMVA requirements.

47. Referencing spec section 23 0900, 1.7 (F), does the contractor have to follow this section of the specifications? Have not seen any of this on any other state armory project.

Contractor to refer to the Addendum re-issued specification section 23 0900 for updated Part 1.7 (F) requirements.

48. Referencing spec section 23 0900, 2.3 A, calls for a pc workstation. Letter G calls for a portable workstation. Does the owner want two laptops for the site? Or is one laptop acceptable to adhere to both 2.3 A & G since a laptop is portable?

Only one new laptop is required to be provided for the project. The new laptop is to be installed in State Maintenance Office 140 room as indicated on the construction documents.

49. Referencing spec section 23 0900, 3.3 G, are wire nuts acceptable for wire-to-wire terminations?

UL listed wire nuts are also acceptable for wire-to-wire terminations.

50. Referencing spec section 23 0900, 3.11 L, does the owner want 24 hours of one site training?

DMVA indicated that the contractor is to provide up to 4 hours of owners training as indicated in the Addendum re-issued specification.

51. Referencing spec section 23 0900, 3.14, does the owner want this spec section to be followed? Is a third-party commissioning agent required for this project?

Third party commissioning is not required for this project. DMVA will complete their own internal functional testing of the control system prior to granting substantial completion.

52. Referencing HVAC General Note B on M-800, is the intent of this note for the site electrical contractor to be responsible for all raceways for the BAS contractor? Bringing this up so the site electrical contractor does not miss this note for bidding purposes.

Primary contractors are to coordinate with their subcontractors on how the installation of the controls raceways/wiring are delegated/accounted for in the bid package. Prime contractor is to ensure that all controls (devices, wiring, raceways, etc.) installation scope is covered in the bid package.

53. The sequence of operations for all the equipment is very different from all the other armories installed in the past few years. For example, the drawings call out for filter monitoring via differential pressure, this is a point not normally called out for on other armories. Outdoor air CFM is not normally monitored.

Contractor to refer to the Addendum re-issued drawings and specifications for updated Sequence of Operations.

54. The sequence calls for the BAS system to display cooling status, however sheet M-801 does not show cooling status as a point on the controls diagram for each unit. Does the owner want cooling status via a current sensor?

Contractor to refer to the Addendum re-issued drawings for updated controls diagrams. BAS front-end graphics are to display cooling status as indicated in the construction documents Sequence of Operations.

55. What is detail 3/M-800 in reference to? Sheet M-801 shows different control points for the RTUS.

Detail 3 on M-800 is a detail to be referenced by the contractor for the typical configuration of the controls diagrams that are to be provided in the control's submittal for DMVA/engineer to review. Detail 3 on M-800 does not correlate to any specific equipment for this project.

Contractor to refer to the Addendum re-issued drawings for additional clarification.

ELECTRICAL

56. Specs required a blue jack for top port and orange jack for bottom port, but drawing E800 indicates both to be orange. Please clarify.

Blue jacks for the top port and orange jacks for the bottom port.

57. Specs required 4 post rack to be HUBBELL SF841924 but also states wanting lockable rack; SF841924 has no doors, is that acceptable?

See sheet E-802, it tells where the different racks go. Hubbell SF841924 will be in a dedicated locked room. See sheet E-802, it gives the room number of each rack being installed and a model number for that room.

58. Per drawing E-802, are we to install DMVA provided 48port Meraki Switch and 48 port C9200 Switch? If so, install only? No programming required?

DMVA will install the switches marked DMVA provided and cross patch. Contractor is to install only the ones that they are to provide, DMVA will cross patch. The detail shows how the racks are to be laid out. DMVA will coordinate with awarded contractor for licensing information that is required on the switches that they will be providing.

59. (3) Fiber interconnect trays are required (E802), but on div 27 specs 'FIBER OPTIC INTERCONNECT TRAY' it says to provide one Cisco C9200L-48P-4X 48 port switch and one Meraki MS120 24port switch. Please indicate what racks those will be going in? Data Rack RM 102 - A & B Area, Data Rack RM 102 - A Area, Data Rack RM 171 - C Area

Fiber optic interconnect tray should say 3 Hubbell FCR-X rack mount enclosures model # FCR2U6SPX, with Hubbell FSP adapter panels installed inside. Each rack will have one fiber interconnect tray installed per the detail on sheet E-802.

60. Per sheet E-700, it notes to disconnect AT&T Fiber Connection and all wiring. Is it to be just the AT&T portion? Or is the whole wall to be demo'd? Please indicate what should stay and what should go.

The AT&T fiber connection needs to be relocated since it currently falls behind the new mechanical pumps. AT&T will have to do the work as it is their equipment and the price will need to be in the bid for that work. DMVA will give accounts to winning General contractor when requested. Then a new fiber cable will need to be pulled from the relocated AT&T equipment to the new racks in rm 102 and terminated at both ends.

61. What type of fiber is to be used for the interconnect between racks?

FIBER-OPTIC CABLING

A. **Basis-of-Design Product – Subject to compliance with requirements, provide "Draka F-DPLDB-AJ-24-ES-012-E3" or a comparable product by one of the following:**

1. Avaya Inc.
2. Berk-Tek; an Alcatel Company.
3. Draka
4. Mohawk/CDT; a division of Belden CDT.
5. Nordex/CDT; a Subsidiary of Cable Design Technologies.
6. Optical Cable Corporation.
7. Panduit Corp.
8. Superior Essex; Superior Telecommunications Inc.

B. **Cable shall be:**

1. Single Mode.
2. Single Jacketed.
3. Loose Tube.
4. ITU-T - G.652.D.
5. Fiber count: Provide the fiber count of 12.
6. Color codes: Conductor insulation is color coded in accordance with industry standards.
7. Outer jacket: Plenum rated.

C. **Cable Connecting Hardware:**

1. Comply with TIA/EIA-568-B.3. Terminate with quick-connect, simplex- and duplex-Type LC couplers. Insertion loss shall be not more than 0.7 dB

62. Reference sheet E-201: The handholes are marked bold like they are new, yet no notes or indication of how these boxes are fed and what size pipe to feed them. Civil sheet C4 calls them out as PR.

The handholes are new and are for future EV chargers. Conduit is to be installed, but no wire at this time. Install pull string. Detail 7 on sheet E-800 shows more information on the handhole. They will be fed by Panel "D" as noted on the plans with 1" conduit.

63. Reference sheet E-601 Electrical Riser Diagram, feeder from DP-3 to XFMR-7 are shown as (4) #3, #8 GND, 1-1/4" C, shouldn't it be (3) #3, #8 GND, 2-1/2" C?
It should be (3) #2, #8 GND, 1-1/4" C.

64. Reference sheet E-601 Electrical Riser Diagram, feeder from XFMR-7 to panel-k shows (4) 2/0, #6 GND, 2-1/2" C, shouldn't it be (4) 3/0, #4 GND, 2-1/2" C?
It should be (4) 3/0, #6 GND, 2 1/2" C.

65. Reference sheet E-506, drawing shows MAU-1 MCA to be 73.4 but the drawing E-901 Panel K schedule shows K:25,27,29 as a 20A, 3P Shunt trip breaker. 73.4MCA (minimum circuit ampacity) and 20A breaker? Please advise.
Provide and install 80A-3P breaker at panel K-25,27,29.

66. Reference sheet E-503, drawings states not in scope of work but new Tel/Data Rack is shown in this area. Are the electrical contractors required to pick this up?
Contractors are required to run conduit to data locations. No other work to be done.

67. Reference sheet E-601, drawings is showing a feed for Future Generator with (2) sets of (4) 500 & 1/0G in 3" conduit, but this is not shown anywhere on the electrical plans, what is the electrical contractor to carry for this?
There is no longer a need to provide conduit or wire to the future generator location. The location of the generator will be decided in a future project.

68. Existing DP1 & DP3, are we to assume that they have the required breakers for the new feeds required?
Panel DP-1 has the required breakers; Panel DP-3 breakers need to be modified for new loads according to panel schedule.

69. Need to add breakers in DP-3 (3) 20A single pole, can we get a part number or make of the existing panel?
It is a Square D QMB Saflex panel, catalog number QW-32514-3A.

70. Is there a part number for the light poles for the LH and LI fixtures listed on E-903? Section 26 5600 gives manufacturers but no part number. Do we leave that to the lighting vendor or is there a specific pole the engineers would like us to use?
Contractor shall leave this to the lighting vendor to verify.

71. Reference sheet E-601, drawing shows a feeder from future generator back to the new ATS, but I don't see a future generator location on E-201 or any other drawings. Do we need to install the conduit and wire to a bury box outdoors? If so, please provide location.
There is no longer a need to provide conduit or wire to the future generator location. The location of the generator will be decided in a future project.

72. Are the light fixtures required to be BAA/BABA compliant?
Yes.