

ADDENDUM No. 1

ITB No. 4779

WTP Office Interior Renovation

Due: November 13, 2025, by 2:00 p.m. (local time)

The information contained herein shall take precedence over the original documents and all previous addenda (if any) and is appended thereto. **This Addendum is eleven (11) pages, including attachments.**

Two pre-proposal meetings were held on October 22 and 24, 2025. Both meeting sign-in sheets, consisting of two pages, are included at the end of this Addendum for information only. The information disclosed in the pre-proposal meeting is available in the Project Manual. Bidders are reminded that oral statements made at the pre-proposal meeting may not be relied upon and will not be binding or legally effective.

The Bidder is to acknowledge receipt of this Addendum No. 1, including all attachments in its Bid by so indicating in the bid that the addendum has been received. Bids submitted without acknowledgement of receipt of this addendum may be considered non-conforming.

The following forms provided as Attachments within the ITB document should be included in submitted Bid:

- **General Declarations**
- **Prevailing Wage Declaration of Compliance**
- **Living Wage Declaration of Compliance**
- **Vendor Conflict of Interest Disclosure Form**
- **Non-Discrimination Declaration of Compliance**

Bids that fail to provide these completed forms listed above upon bid opening may be rejected as non-responsive and may not be considered for award.

I. CORRECTIONS/ADDITIONS/DELETIONS

Changes to the RFP document which are outlined below are referenced to a page or Section in which they appear conspicuously. Offerors are to take note in its review of the documents and include these changes as they may affect work or details in other areas not specifically referenced here.

Section/Page(s)	Add
Drawing A1.01, General Note No. 5	Contractor to replace ceiling tiles in lower level office using attic stock. Note that insulation material has been laid on top of ceiling tiles in this office and shall be reused. Replacement of any damaged insulation will be paid for by allowance.

Section/Page(s) Detailed Specifications	Add Specification Section 09 21 16, Gypsum Board Assemblies (attached)
Drawing A1.01, General Notes	6. Contractor to provide temporary wall and floor protection in areas of work and along route for transporting materials and equipment. Contractor shall be responsible for adequately protecting surrounding spaces, furnishings, and interior finishes from damage, dust, debris, etc. throughout the duration of the work. The Lab Supervisor's Office is located within an environmental process laboratory that operates 7 days/week and performs sensitive analyses. This area is especially sensitive to dust and debris. Protection measures and containment shall ensure containment of all dust, debris, or other contamination from construction.
Section/Page(s) Drawing A1.01, New Work Plan Keyed Note 6	Delete Entire Key Note No. 6 and disregard all ceiling fan references.

II. QUESTIONS AND ANSWERS

The following Questions have been received by the City. Responses are being provided in accordance with the terms of the ITB. Respondents are directed to take note in its review of the documents of the following questions and City responses as they affect work or details in other areas not specifically referenced here.

Question 1: **What is the timeframe to complete the project?**

Answer 1: The anticipated Notice to Proceed is January 2026 and final completion date by June 30, 2026.

Question 2: **RFI for the ceiling fan specified in the project. The current plans only list a model number without further specifications.**

Answer 2: The City is looking into other fan options for the SCADA Administrator's office. Contractor to remove the ceiling from this bid.

Question 3: **Please provide the following information:**

- **Any necessary permits for this project.**
- **The designated working hours and quiet hours for the building.**
- **The specifications for the ceiling and wall insulation.**

Answer 3: See responses below:

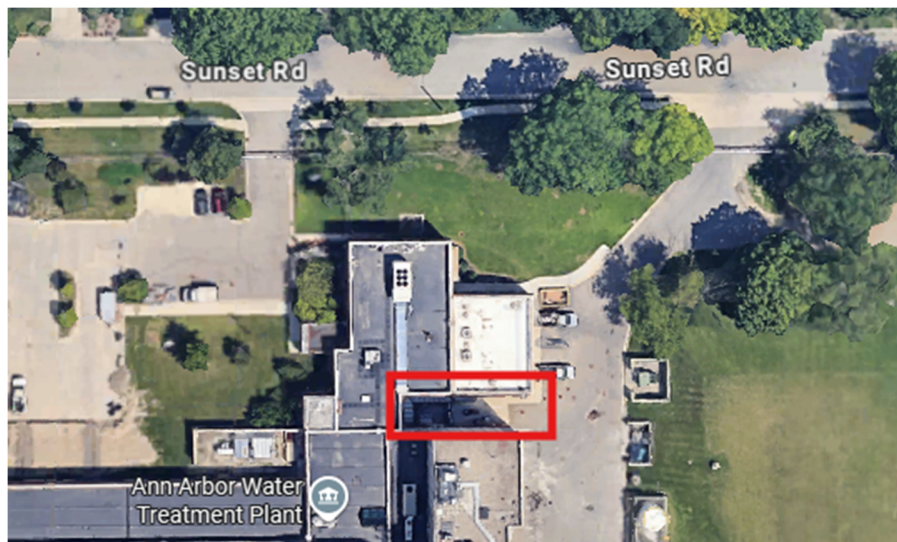
- Contractor to coordinate, apply for, and pay for building permit costs as necessary.
- Designated working hours are as following:
 - Typical working hours shall be 7:00am to 5:00pm.
 - Saturday and night work only as approved by the City.
 - No Sunday work.
 - All work must follow the City Noise Ordinance.
- Specifications 09 21 16 has been included in this addendum and covers gypsum board assemblies and wall insulation. No additional insulation above acoustic ceiling tiles is required with this bid.

Question 4: **Could you please clarify your preference for ceiling tiles in the offices? We need to know if you would like them to match the newer tiles installed in the rest of the building or if you prefer to maintain the current style in those rooms. If you prefer the newer tiles, please provide the specifications for those.**

Answer 4: Contractor to quote new ceiling tiles based on information included in the Finish Schedule on Drawing A1.01.

Question 3: **Dumpster location?**

Answer 5: A dumpster can be staged on the east side of the administration building, through the visitors gate.



Question 6: **Please confirm expectations for floor protection and environmental containment required for each office?**

Answer 6: See addition of General Note No. 6 above.

Attendance Sheet



MEETING: Pre Bid Conference (option 1)

DATE: October 22, 2025

TIME: 2:30 pm

PROJECT NAME: ITB 4779 - WTP Office Interior Renovation

LOCATION: City of Ann Arbor WTP

PROJECT NO.: 160804

[illegible]



City of Ann Arbor Water Treatment Plant
ITB 4779 – WTP Office Interior Renovations (Option 2)
Pre-Bid Meeting – October 24, 2025 @ 10:00am

Attendance List:

Name	Company	Phone Number	Email
Emily Schlanderer	City of Ann Arbor WTP		ESchlanderer@a2gov.org
James Robinson	Metro Elite Contracting	248-939-4535	jrobinson@metroelitecontracting.com
Petr Mehall	Metro Elite Contracting	248-574-5555	Pmehall@metroelitecontracting.com
Scott Harrison	TEMP WALL SYSTEMS	(248) 840-3758	SCOTT.HARRISON@TEMPWALLSYSTEMS.COM
CHRIS DELUSKY	OCC	248 766 2913	chris.delusky@gmail.com
Chris Penny	SORENSEN Gross	810-223-2523	CPenny@SGCompany.com
Jacob Morgan	City of Ann Arbor WTP	(734) 945-9617	jmorgan@a2gov.org
Jacob Kim	OCC- Systems	810 441 5466	jakex@occ-systems.com
Jared Laidler	OCC- Systems	810 358 5663	Jatrick@occ-systems.com

SECTION 09 21 16

GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Metal stud wall framing.
- B. Metal channel ceiling framing.
- C. Acoustic insulation.
- D. Gypsum wallboard.
- E. Joint treatment and accessories.

1.02 REFERENCE STANDARDS

- A. AISI S100-12 - North American Specification for the Design of Cold-Formed Steel Structural Members; American Iron and Steel Institute; 2012.
- B. AISI SG-971 - Specification for the Design of Cold-Formed Steel Structural Members; 1996, with 2000 Supplement.
- C. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2015.
- D. ASTM C475/C475M - Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board; 2015.
- E. ASTM C645 - Standard Specification for Nonstructural Steel Framing Members; 2014.
- F. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2012.
- G. ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products; 2015.
- H. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2013.
- I. ASTM C954 - Standard Specification for Steel Drill Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Steel Studs From 0.033 in. (0.84 mm) to 0.112 in. (2.84 mm) in Thickness; 2015.
- J. ASTM C1002 - Standard Specification for Steel Self-Piercing Tapping Screws for Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs; 2014.
- K. ASTM C1047 - Standard Specification for Accessories For Gypsum Wallboard and Gypsum Veneer Base; 2014a.

- L. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2014.
- M. ASTM C1658/C1658M - Standard Specification for Glass Mat Gypsum Panels; 2013.
- N. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber; 2012.
- O. GA-216 - Application and Finishing of Gypsum Board; 2013.

1.03 SUBMITTALS

- A. See Section 01330 - Submittal Procedures.
- B. Product Data: Provide data on metal framing, gypsum board, accessories, and joint finishing system.
- C. Product Data: Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.

1.04 QUALITY ASSURANCE

- A. Perform in accordance with ASTM C 840.
- B. Installer Qualifications: Company specializing in performing gypsum board installation and finishing, with minimum three years of experience.

PART 2 PRODUCTS

2.01 GYPSUM BOARD ASSEMBLIES

- A. Provide completed assemblies complying with ASTM C840 and GA-216.

2.02 METAL FRAMING MATERIALS

- A. Manufacturers - Metal Framing, Connectors, and Accessories:
 1. Clarkwestern Dietrich Building Systems LLC: www.clarkdietrich.com/#sle.
 2. Jaimes Industries: www.jaimesind.com/#sle.
 3. Marino: www.marinoware.com/#sle.
 4. Substitutions: Not permitted.
- B. Metal Framing Connectors and Accessories:
 1. Same manufacturer as framing.
- C. Non-Loadbearing Framing System Components: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf.
 1. Studs: "C" shaped with flat or formed webs with knurled faces.
 2. Runners: U shaped, sized to match studs.

- D. Partition Head to Structure Connections: Provide mechanical anchorage devices that accommodate deflection using slotted holes, screws and anti-friction bushings, preventing rotation of studs while maintaining structural performance of partition.
1. Structural Performance: Maintain lateral load resistance and vertical movement capacity required by applicable code, when evaluated in accordance with AISI S100-12.
 2. Material: ASTM A653/A653M steel sheet, SS Grade 50/340, with G60/Z180 hot dipped galvanized coating.
 3. Provide components UL-listed for use in UL-listed fire-rated head of partition joint systems of fire rating and movement required.
 4. Deflection and Firestop Track:
 - a. Provide mechanical anchorage devices as described above that accommodate deflection while maintaining the fire-rating of the wall assembly.

2.03 BOARD MATERIALS

- A. Manufacturers - Gypsum-Based Board:
1. Continental Building Products (formerly Lafarge NA): www.continental-bp.com.
 2. Georgia-Pacific Gypsum: www.gpgypsum.com/#sle.
 3. National Gypsum Company: www.nationalgypsum.com/#sle.
 4. USG Corporation: www.usg.com/#sle.
 5. Substitutions: Not permitted.
- B. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
 2. Glass mat faced gypsum panels as defined in ASTM C1658/C1658M, suitable for paint finish, of the same core type and thickness may be substituted for paper-faced board.
 3. Thickness:
 - a. Vertical Surfaces: 5/8 inch.
- C. Backing Board For Non-Wet Areas: Water-resistant gypsum backing board as defined in ASTM C1396/C1396M; sizes to minimum joints in place; ends square cut.
1. Application: Vertical surfaces behind thinset tile, except in wet areas.
 2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
 3. Type: Regular, in locations indicated.
 4. Regular Board Thickness: 5/8 inch.
 5. Edges: Tapered.

2.04 ACCESSORIES

- A. Acoustic Insulation: ASTM C665; preformed glass fiber, friction fit type, unfaced. Thickness: As indicated on drawings.
- B. Acoustic Sealant: As specified in Section 07 92 00.
- C. Finishing Accessories: ASTM C1047, galvanized steel or rolled zinc, unless noted otherwise.

1. Types: As detailed or required for finished appearance.
- D. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.
 1. Tape: 2 inch wide, coated glass fiber tape for joints and corners, except as otherwise indicated.
 2. Tape: 2 inch wide, creased paper tape for joints and corners, except as otherwise indicated.
 3. Ready-mixed vinyl-based joint compound.
 4. Chemical hardening type compound.
- E. Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inch in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion resistant.
- F. Screws for Fastening of Gypsum Panel Products to Steel Members from 0.033 to 0.112 inch in Thickness: ASTM C954; steel drill screws, corrosion resistant.
- G. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that project conditions are appropriate for work of this section to commence.

3.02 FRAMING INSTALLATION

- A. Metal Framing: Install in accordance with ASTM C754 and manufacturer's instructions.
- B. Suspended Ceilings and Soffits: Space framing and furring members at 16 inches on center.
- C. Studs: Space studs as scheduled.
 1. Extend partition framing to just above ceiling unless scheduled otherwise.
 2. Partitions Terminating just above Ceiling: Extend every third stud to structure above for bracing.
 3. Partitions Terminating at Structure: Attach top runner to structure, maintain clearance between top of studs and structure, and connect studs to track using specified mechanical devices in accordance with manufacturer's instructions; verify free movement of top of stud connections; do not leave studs unattached to track.
- D. Openings: Reinforce openings as required for weight of doors or operable panels, using not less than double studs at jambs.
- E. Blocking: Install blocking for support of plumbing fixtures, wall cabinets, toilet accessories, and hardware. Comply with Section 06 10 00 for wood blocking.

3.03 ACOUSTIC ACCESSORIES INSTALLATION

- A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.
- B. Acoustic Sealant: Install in accordance with manufacturer's instructions.
 - 1. Place one bead continuously on substrate before installation of perimeter framing members.
 - 2. Place continuous bead at perimeter of each layer of gypsum board.
 - 3. Seal around all penetrations by conduit, pipe, ducts, and rough-in boxes, except where firestopping is provided.

3.04 BOARD INSTALLATION

- A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.
- B. Single-Layer Non-Rated: Install gypsum board in most economical direction, with ends and edges occurring over firm bearing.
- C. Installation on Metal Framing: Use screws for attachment of gypsum board.

3.05 INSTALLATION OF TRIM AND ACCESSORIES

- A. Control Joints: Place control joints consistent with lines of building spaces and as indicated.
 - 1. Not more than 30 feet apart on walls and ceilings over 50 feet long.
- B. Corner Beads: Install at external corners, using longest practical lengths.
- C. Edge Trim: Install at locations where gypsum board abuts dissimilar materials.

3.06 JOINT TREATMENT

- A. Glass Mat Faced Gypsum Board and Exterior Glass Mat Faced Sheathing: Use fiberglass joint tape, bedded and finished with chemical hardening type joint compound.
- B. Paper Faced Gypsum Board: Use paper joint tape, bedded with ready-mixed vinyl-based or chemical hardening type joint compound and finished with ready-mixed vinyl-based or sandable chemical hardening type joint compound.
- C. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
 - 1. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated.
 - 2. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
 - 3. Level 1: Wall areas above finished ceilings, whether or not accessible in the completed construction.

- D. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
 - 1. Feather coats of joint compound so that camber is maximum 1/32 inch.

3.07 TOLERANCES

- A. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet in any direction.

END OF SECTION