

ADDENDUM No. 1

RFP No. 26-48

COBBLESTONE FARM BARN

Due: October 21, 2026, at 11:00 AM (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 includes 5 pages.**

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

The following forms provided within the RFP Document should be included in submitted proposal:

- **Attachment B – General Declarations**
- **Attachment D - Prevailing Wage Declaration of Compliance**
- **Attachment E - Living Wage Declaration of Compliance**
- **Attachment G - Vendor Conflict of Interest Disclosure Form**
- **Attachment H - Non-Discrimination Declaration of Compliance**

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

I. CORRECTIONS/ADDITIONS/DELETIONS

Changes to the RFP documents 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)	Change
Appendix	Add Pre-Proposal Sign-In Sheet and Meeting Notes

II. QUESTIONS AND ANSWERS

The following Questions have been received by the City. Responses are being provided in accordance with the terms of the RFP. 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: Drawing E-102, Second Floor Electrical Plan, is listed in the drawing index but does not appear in the supplied drawing package. Could you provide this sheet?
- Answer 1: There are no electrical improvements on the second floor. Delete reference to Drawing E-102.

- Question 2: Are any new lighting fixtures or lighting controls required, or is the electrical scope limited to relocating existing fixtures?
Answer 2: The scope is limited to relocating existing fixtures.
- Question 3: Please confirm whether all new electrical materials and equipment are contractor-furnished?
Answer 3: All new electrical materials shall be contractor furnished.
- Question 4: Are the two CAT6 cables required to be fully installed, terminated, and tested? Can the approximate routing and cable lengths be provided?
Answer 4: Yes. Length is approximately 35 feet. The IT cabinet location is shown on the drawing.
- Question 5: Please confirm whether the two new receptacle circuits originate from existing Panel A, and whether existing spare breaker spaces are available?
Answer 5: Yes, they originate from Panel A. Install new breakers in Circuit 14 and 16 as shown on the drawings.
- Question 6: Can details on the existing ADA bathroom tile be provided?
Answer 6: Existing ADA bathroom tile to be matched is Corso Italia Alpe Graphite Matte 12 in. x 24 in. Quartzite Stone Look Porcelain Floor and Wall Tile.

Offerors are responsible for any conclusions that they may draw from the information contained in the Addendum.

Project Title:	Cobblestone Farm Barn	Project Number:	RFP# 26-48
Meeting Date and Time:	Tuesday, October 6, 2026 at 10:00 am	Meeting Location:	Cobblestone Farm Barn, 2781 Packard Rd, Ann Arbor, MI 48108

PRE-PROPOSAL MEETING SIGN IN SHEET

Name	Contractor/Representing	Email	Phone
Randall Schneider	HEANEY GENERAL CONTRACTING	Randy@heaneygeneralcontracting.com	734-434-9330
Michael Heaney	Heaney General Contracting	INFO@HEANEYGENERALCONTRACTING.COM	734-434-9330
Andre Van Valkenburgh	AF Smith Electric	avanvalk@afsmith.ebm	734-707-3386
James Robinson	Metro Elite Contracting	jrobinson@metroelitecontracting.com	313-488-5327
Jeremy Mihalic	Sorensen Gross	Jmihalic@sgcompany.com	980-616-2781



Pre-Proposal Meeting Notes

Cobblestone Farm Barn Project RFP No. 26-48

Tuesday, October 6, 2026 at 10:00 am
Cobblestone Farm Barn, Ann Arbor, Michigan

1. Introductions / Sign-In Sheet

2. Purpose of Meeting

3. Administrative Procedures

- A. Pre-Proposal Meeting is optional and respondents are not required to attend.
- B. Oral statements made at this meeting or any time during the bidding process may not be relied upon or binding. All questions about the meaning or the intent of the Bidding Documents are to be submitted in writing to the Engineers below. Interpretations or clarifications considered necessary by the Engineer in response to questions will be issued by Addenda delivered to all parties recorded as having received Bidding Documents.
 - 1) Final Day for Contractor's Written Questions is Friday, October 9, 2026 at 12:00 pm.
 - 2) Questions to be sent via email as indicated in the RFP.
 - 3) Responses to Contractor's Written Questions will be addressed in an addendum during the week of October 12, 2026.
- C. RFP Documents are available at no charge on MITN or the City of Ann Arbor Purchasing Website.
- D. Proposals are due and must be delivered to City Hall on or before October 21, 2026, by 11:00 a.m. (local time).
- E. The following documents must be included with the Proposals:
 - 1) One (1) original proposal
 - 2) One (1) digital copy of the proposal preferably on a USB/flash drive as one file in PDF format
- F. A proposal may be disqualified if the following required forms are not included with the proposal:
 - 1) Attachment B – General Declarations
 - 2) Attachment D - Prevailing Wage Declaration of Compliance
 - 3) Attachment E - Living Wage Declaration of Compliance
 - 4) Attachment G - Vendor Conflict of Interest Disclosure Form
 - 5) Attachment H - Non-Discrimination Declaration of Compliance
- G. Proposals that fail to provide these forms listed above upon proposal opening may be deemed non-responsive and may not be considered for award.
- H. Bid must be accompanied by bid security made payable to Owner in an amount of 5% of Bidder's maximum bid price (determined by adding the base bid and all alternates) in the form of a certified check, or a Bid Bond.

- I. Davis Bacon Wage Rates will apply in accordance with City Requirements. The wage determination current on the date 10 days before proposals are due shall apply. See Section 4 – Wage Requirements in the General Conditions section of the Proposal. For this RFP the Construction Type of Building will apply.
- J. Liquidated Damages. Assessed at \$1,000.00 per day.
- K. Proposal Format: Closely review RFP requirements for elements that should be included in the proposal. Organize Proposals into the following Sections:
 - 1) Qualifications, Experience and Accountability
 - 2) Workplace Safety
 - 3) Workforce Development
 - 4) Social Equity and Sustainability
 - 5) Schedule of Pricing/Cost
 - 6) Authorized Negotiator
 - 7) Attachments
- L. Schedule:

Activity	Date
Pre-Proposal Meeting	October 6, 2026, 10:00 a.m.
Final day for Contractor written questions	October 9, 2026, 12:00 p.m.
Addendum Posted	Week of October 12, 2026
Proposals due	October 21, 2026, 11:00 a.m.
Selection/Negotiations	November 2026
Expected City Council Authorizations	December 2026
Contract Execution	Mid-December 2026
Anticipated Notice to Proceed Issued	January 4, 2027
Substantial Completion	March 5, 2027

4. Summary of Project

- A. Structural improvements to the Cobblestone Farm Barn including installation of new structural beams, columns and connection hardware; selective demolition and reconstruction of interior walls and finishes; ADA restroom upgrades; new built-in counters and millwork on upper floors; restoration of architectural finishes; and minor electrical modifications.
 - 1) New structural framing, beams, columns and hardware.
 - 2) Interior demolition and reconstruction to accommodate structural work.
 - 3) ADA restroom improvements including accessories and finish restoration.
 - 4) New millwork, shelving and countertops on upper floors.
 - 5) Minor electrical modifications and relocation of existing fixtures as required.
 - 6) Contract duration: 60 consecutive calendar days from Notice to Proceed.
- B. Permits
 - 1) City of Ann Arbor Building Permit. Permit fees to be paid by the contractor.

5. Questions and Answers