Addendum No. 1
Date: May 1, 2024

ADDENDUM
PAGE 1 OF 1

OWNER: Ann Arbor Downtown Development Authority
150 South Fifth Street, Suite 301
Ann Arbor, MI 48104

ENGINEER: Fishbeck
4775 Campus Drive
Kalamazoo, MI 49008

DRAWING REVISION NO.: 1

ISSUED HEREWITH:

SPECIFICATION SECTIONS: 03 45 00

SHEETS: SR503

BIDS DUE: May 14, 2024, 2:00 p.m. (ET)

This Addendum is issued to all Bid Set Holders, is a part of the Contract Documents, and modifies the previously issued Bidding Documents. Acknowledge receipt of this Addendum in the space provided on the Bid form; failure to do so may result in rejection of the Bid.

ITEM NO. 1:
Section: 03 45 00 – Precast Architectural Concrete (issued)

A. Add attached Section 03 45 00 to Project Manual.

ITEM NO. 2:
Sheet: SR503 – Repair Details (reissued)

A. Delete Sheet SR503 and replace with attached Sheet SR503 – Addendum 1 dated 05/01/2024.
B. Revisions:
   1. 4/SR503 – Capstone Repair Detail updated.
   2. 6/SR503 – Spandrel Repair Detail updated.
   3. 7/SR503 – Spandrel Repair Detail updated.
   4. 9/SR503 – Brick Mortar Patch Repair Detail added.
   5. 10/SR503 – Perimeter Barrier Fencing Removal Detail added.

ITEM NO. 3:
Minutes: Pre-Bid Meeting Minutes (issued)

A. Refer to attached Pre-Bid Meeting Minutes for discussions and attendance record.

END OF ADDENDUM
SECTION 03 45 00 - PRECAST ARCHITECTURAL CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This section includes the following:
   1. Architectural precast concrete capstone units.

B. Basis of Contract Payments:
   1. Determine final Contract Price by actual quantities installed at Unit Prices stated in Contractor's Bid for the following:
      a. Precast concrete restoration work will be paid for on a unit price basis. Measure quantities on a lineal foot basis. Refer to Bid form.
      b. Submit copy of drawings identifying current quantities with each payment request. Work being invoiced must be properly identified. These drawings shall be incorporated into record set required in accordance with Division 01.

1.3 DEFINITIONS

A. Design Reference Sample: Sample of approved architectural precast concrete color, finish and texture, preapproved by Architect.
   1. Design intent is to match existing precast capstone units at Ann Arbor DDA Maynard Parking Structure, west elevation along Thompson Street.

1.4 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Liberty Square Parking Structure.
   1. Exploratory Demolition: Before shop drawing submittal, investigate and document existing conditions at wall sections to receive new precast capstone units. Remove existing metal and brick masonry coping to expose existing concrete wall at a minimum of four locations as directed by Architect.

1.5 SUBMITTALS

A. Product Data: Manufacturer's information on accessory products, including pigments, admixtures, inserts, plates, etc.

B. Design Mixtures: For each precast concrete mixture. Include compressive strength and water-absorption tests.

C. Shop Drawings:
   1. Detail fabrication and installation of architectural precast concrete units.
      a. Indicate locations, plans, elevations, dimensions, shapes, and cross sections of each unit.
      b. Indicate joints, reveals, drips, chamfers, and extent and location of each surface finish.
      c. Indicate details at building corners.
      d. Indicate locations, tolerances, and details of anchorage devices to be embedded in or attached to structure or other construction.
      e. Include plans and elevations showing unit location and sequence of erection for special conditions.
f. Indicate location of each architectural precast concrete unit by same identification mark placed on panel.

2. Provide cross sections of typical and unique precast concrete units and wall section assemblies.
   a. Indicate relationship of architectural precast concrete units to adjacent materials.

3. If design modifications are proposed to meet performance requirements and field conditions, submit design calculations and Shop Drawings. Do not adversely affect the appearance, durability, or strength of units when modifying details or materials and maintain the general design concept.

D. Samples:
   1. Design reference samples for initial verification of design intent, for each type of finish indicated on exposed surfaces of architectural precast concrete units, in sets of three, representative of finish, color, and texture variations expected; approximately 12 by 12 by 2 inches.
   2. Sample Capstone Units – First Run of Production Pieces: After design reference sample approval and before fabricating the remainder of architectural precast concrete units, produce a minimum of four sample capstone units and ship them to the project site for review by the Architect.
      a. If approved by the Architect, the pieces may be installed and incorporated into the finished Work.
      b. If not approved by the Architect, legally dispose of offsite and provide replacement sample capstone pieces for Architect review.

1.6 QUALITY ASSURANCE

A. Fabricator Qualifications: A firm that assumes responsibility for engineering architectural precast concrete units to comply with performance requirements. This responsibility includes preparation of Shop Drawings and comprehensive engineering analysis by a qualified professional engineer in the State in which the Project is located.
   1. Designated as a PCI-certified plant for Group A, Category AC - Architectural Precast Concrete Products.

B. Quality-Control Standard: For manufacturing procedures and testing requirements, quality-control recommendations, and dimensional tolerances for types of units required, comply with PCI MNL 117, "Manual for Quality Control for Plants and Production of Architectural Precast Concrete Products."

1.7 COORDINATION

A. Furnish loose connection hardware and anchorage items to be embedded in or attached to other construction without delaying the Work. Provide locations, setting diagrams, templates, instructions, and directions, as required, for installation.

1.2 DELIVERY, STORAGE, AND HANDLING

A. Deliver architectural precast concrete units in such quantities and at such times to limit unloading units temporarily on the ground or other rehandling.

B. Support units during shipment on nonstaining shock-absorbing material.

C. Store units with adequate dunnage and bracing and protect units to prevent contact with soil, to prevent staining, and to prevent cracking, distortion, warping or other physical damage.

D. Place stored units so identification marks are clearly visible, and units can be inspected.

E. Handle and transport units in a manner that avoids excessive stresses that cause cracking or damage.
F. Lift and support units only at designated points indicated on Shop Drawings.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Design Standards: Comply with ACI 318 and design recommendations of PCI MNL 120, "PCI Design Handbook - Precast and Prestressed Concrete," applicable to types of architectural precast concrete units indicated.

2.2 MOLD MATERIALS

A. Molds: Rigid, dimensionally stable, non-absorptive material, warp and buckle free, that provides continuous and true precast concrete surfaces within fabrication tolerances indicated; nonreactive with concrete and suitable for producing required finishes.

1. Mold-Release Agent: Commercially produced form-release agent that does not bond with, stain or adversely affect precast concrete surfaces and does not impair subsequent surface or joint treatments of precast concrete.

B. Surface Retarder (if required): Chemical set retarder, capable of temporarily delaying final hardening of newly placed concrete mixture to depth of reveal specified.

2.3 REINFORCING MATERIALS

A. Glass Fiber Reinforced Polymer Reinforcement Bars: ASTM D7957.

B. Supports: Suspend reinforcement from back of mold or use bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire reinforcement in place according to PCI MNL 117.

2.4 CONCRETE MATERIALS

A. Portland Cement: ASTM C150/C150M, Type I or Type III, or ASTM C595 with a maximum of 15% limestone blend.

1. For surfaces exposed to view in finished structure, use gray or white cement, of same type, brand, and mill source.

B. Supplementary Cementitious Materials:

1. Fly Ash: ASTM C618, Class C or F, with maximum loss on ignition of 3 percent.
2. Metakaolin: ASTM C618, Class N.
3. Silica Fume: ASTM C1240, with optional chemical and physical requirement.
4. Ground Granulated Blast-Furnace Slag: ASTM C989, Grade 100 or 120.

C. Normal-Weight Aggregates: Except as modified by PCI MNL 117, ASTM C33/C33M, with coarse aggregates complying with Class 5S. Stockpile fine and coarse aggregates for each type of exposed finish from a single source (pit or quarry) for Project.

D. Coloring Admixture: ASTM C979/C979M, synthetic or natural mineral-oxide pigments or colored water-reducing admixtures, temperature stable, and nonfading.

E. Water: Potable; free from deleterious material that may affect color stability, setting, or strength of concrete and complying with chemical limits of PCI MNL 117.

F. Air-Entraining Admixture: ASTM C260, certified by manufacturer to be compatible with other required admixtures.
G. Chemical Admixtures: Certified by manufacturer to be compatible with other admixtures and to not contain calcium chloride, or more than 0.15 percent chloride ions or other salts by weight of admixture.
1. Water-Reducing Admixtures: ASTM C494/C494M, Type A.
2. Retarding Admixture: ASTM C494/C494M, Type B.
3. Water-Reducing and Retarding Admixture: ASTM C494/C494M, Type D.
4. Water-Reducing and Accelerating Admixture: ASTM C494/C494M, Type E.
5. High-Range, Water-Reducing Admixture: ASTM C494/C494M, Type F.
6. High-Range, Water-Reducing and Retarding Admixture: ASTM C494/C494M, Type G.
7. Plasticizing Admixture: ASTM C1017/C1017M, Type I.
8. Plasticizing and Retarding Admixture: ASTM C1017/C1017M, Type II.
9. Corrosion Inhibiting Admixture: ASTM C1582/C1582M.

2.5 STAINLESS STEEL CONNECTION MATERIALS
A. Stainless Steel Setting Pins: ASTM A666, Type 304, Type 316, or Type 201.

2.6 ACCESSORIES
A. Precast Accessories: Provide clips, hangers, high-density plastic or steel shims, and other accessories required to install architectural precast concrete units.

2.7 CONCRETE MIXTURES
A. Prepare design mixtures for each type of precast concrete required.
B. Limit use of fly ash and ground granulated blast-furnace slag to 20 percent of portland cement by weight; limit metakaolin and silica fume to 10 percent of portland cement by weight.
C. Design mixtures may be prepared by a qualified independent testing agency or by qualified precast plant personnel at architectural precast concrete fabricator's option.
D. Limit water-soluble chloride ions to maximum percentage by weight of cement permitted by ACI 318 or PCI MNL 117 when tested according to ASTM C1218/C1218M.
E. Normal-Weight Concrete Mixtures: Proportion full-depth mixture by either laboratory trial batch or field test data methods according to ACI 211.1, with materials to be used on Project, to provide normal-weight concrete with the following properties:
F. Water Absorption: 6 percent by weight or 14 percent by volume, tested according to ASTM C642, except for boiling requirement.
G. Add air-entraining admixture at manufacturer's prescribed rate to result in concrete at point of placement having an air content complying with PCI MNL 117.
H. When included in design mixtures, add other admixtures to concrete mixtures according to manufacturer's written instructions.

2.8 MOLD FABRICATION
A. Molds: Accurately construct molds, mortar tight, of sufficient strength to withstand pressures due to concrete-placement operations and temperature changes and for prestressing and detensioning operations. Coat contact surfaces of molds with release agent before reinforcement is placed. Avoid contamination of reinforcement and prestressing tendons by release agent.
   1. Place form liners accurately to provide finished surface texture indicated. Provide solid backing and supports to maintain stability of liners during concrete placement. Coat form liner with form-release agent.
B. Maintain molds to provide completed architectural precast concrete units of shapes, lines, and dimensions indicated, within fabrication tolerances specified.
   1. Form joints are not permitted on faces exposed to view in the finished work.
   2. Edge and Corner Treatment: Uniformly chamfered.

2.9 FABRICATION

A. Reinforcement: Comply with recommendations in PCI MNL 117 for fabricating, placing, and supporting reinforcement.
   1. Clean reinforcement of earth and other materials that reduce or destroy the bond with concrete.
   2. Accurately position, support, and secure reinforcement against displacement during concrete-placement and consolidation operations. Completely conceal support devices to prevent exposure on finished surfaces.
   3. Place reinforcement to maintain at least 1-1/2 inches minimum concrete cover. Arrange, space, and securely tie bars and bar supports to hold reinforcement in position while placing concrete. Direct wire tie ends away from finished, exposed concrete surfaces.

B. Reinforce architectural precast concrete units to resist handling, transportation, and erection stresses and specified in-place loads.

C. Comply with requirements in PCI MNL 117 and requirements in this Section for measuring, mixing, transporting, and placing concrete. After concrete batching, no additional water may be added.

D. Place concrete in a continuous operation to prevent cold joints or planes of weakness from forming in precast concrete units.

E. Thoroughly consolidate placed concrete by internal and external vibration without dislocating or damaging reinforcement and built-in items, and minimize pour lines, honeycombing, or entrapped air voids on surfaces. Use equipment and procedures complying with PCI MNL 117.

F. Place self-consolidating concrete without vibration according to PCI TR-6, "Interim Guidelines for the Use of Self-Consolidating Concrete in Precast/Prestressed Concrete Institute Member Plants." Ensure adequate bond between face and backup concrete, if used.

G. Comply with PCI MNL 117 for hot- and cold-weather concrete placement.

H. Identify pickup points of architectural precast concrete units and orientation in structure with permanent markings, complying with markings indicated on Shop Drawings. Imprint or permanently mark casting date on each architectural precast concrete unit on a surface that does not show in finished structure.

I. Cure concrete, according to requirements in PCI MNL 117, by moisture retention without heat or by accelerated heat curing using low-pressure live steam or radiant heat and moisture. Cure units until compressive strength is high enough to ensure that stripping does not have an effect on performance or appearance of final product.

J. Discard and replace architectural precast concrete units that do not comply with requirements, including structural, manufacturing tolerance, and appearance, unless repairs meet requirements in PCI MNL 117 and Architect's approval.

2.10 FABRICATION TOLERANCES

A. Fabricate architectural precast concrete units to shapes, lines, and dimensions indicated so each finished unit complies with PCI MNL 117 product tolerances as well as position tolerances for cast-in items.
2.11 FINISHES

A. Exposed faces shall be free of joint marks, grain, and other obvious defects. Corners, including false joints shall be uniform, straight, and sharp. Finish exposed-face surfaces of architectural precast concrete units to match approved design reference sample and as follows:
   1. Design Reference Sample: Existing Precast Capstone Units at Ann Arbor DDA Maynard Parking Structure, west elevation along Thompson Street.
   2. Color, Textured, and Finish: Provide surfaces to match design reference approved sample for acceptable surface, air voids, sand streaks, and honeycomb.
   3. Abrasive-Blast Finish: Use abrasive grit, equipment, application techniques, and cleaning procedures to expose aggregate and surrounding matrix surfaces.

B. Finish exposed surfaces of architectural precast concrete units to match face-surface finish.

C. Finish unexposed surfaces of architectural precast concrete units with as cast finish.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine supporting structural frame or foundation and conditions for compliance with requirements for installation tolerances, bearing surface tolerances, and other conditions affecting performance of the Work.

B. Do not install precast concrete units until supporting cast-in-place concrete has attained minimum allowable design compressive strength and supporting steel or other structure is structurally ready to receive loads from precast concrete units.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Install clips, hangers, bearing pads, and other accessories required for connecting architectural precast concrete units to supporting members and backup materials.

B. Erect architectural precast concrete level, plumb, and square within specified allowable tolerances. Provide temporary supports and bracing as required to maintain position, stability, and alignment of units until permanent connections are completed.
   1. Install temporary steel or plastic spacing shims as precast concrete units are being erected. Tack weld steel shims to each other to prevent shims from separating.
   2. Maintain horizontal and vertical joint alignment and uniform joint width as erection progresses.
   3. Remove projecting lifting devices and grout fill voids within recessed lifting devices flush with surface of adjacent precast surfaces when recess is exposed.
   4. Unless otherwise indicated, maintain uniform joint widths of 3/4 inch.

C. Connect architectural precast concrete units in position by bolting, welding, grouting, or as otherwise indicated on Shop Drawings. Remove temporary shims, wedges, and spacers as soon as practical after connecting and grouting are completed.
   1. Do not permit connections to disrupt continuity of roof flashing.

3.3 ERECTION TOLERANCES

A. Erect architectural precast concrete units level, plumb, square, and in alignment without exceeding the noncumulative erection tolerances of PCI MNL 117, Appendix I.
3.4 REPAIRS

A. Repair architectural precast concrete units if permitted by Architect. Architect reserves the right to reject repaired units that do not comply with requirements.

B. Mix patching materials and repair units so cured patches blend with color, texture, and uniformity of adjacent exposed surfaces and show no apparent line of demarcation between original and repaired work, when viewed in typical daylight illumination from a distance of 20 feet.

C. Remove and replace damaged architectural precast concrete units when repairs do not comply with requirements.

3.5 CLEANING

A. Clean surfaces of precast concrete units exposed to view.

B. Clean mortar and other deleterious material from concrete surfaces and adjacent materials immediately.

C. Clean exposed surfaces of precast concrete units after erection and completion of joint treatment to remove markings, dirt, and stains.
   1. Perform cleaning procedures, if necessary, according to precast concrete fabricator's recommendations. Protect other work from staining or damage due to cleaning operations.
   2. Do not use cleaning materials or processes that could change the appearance of exposed concrete finishes or damage adjacent materials.

END OF SECTION 03 45 00
PERIMETER BARRIER FENCING REMOVAL DETAIL

SPANDREL REPAIR DETAIL

BRICK MORTAR PATCH REPAIR DETAIL

STAIR TOWER CORNER MASONRY DETAIL

CAPSTONE REPAIR DETAIL

ISOLATED CMU BLOCK REPLACEMENT

ISOLATED BRICK MASONRY REPLACEMENT

NOTES:
1. REMOVE MORTAR J TIES (SCHEDULED) - TO REMAIN.
2. PREP MASONRY UNITS TO MATCH EXISTING.
3. SET INTO PLACE. MORTAR TO BUTTER REPLACEMENT UNITS.
4. CLEAN & STAIN CONCRETE FENCING, INCLUDING PERIMETER BARRIER MASONRY TIE BACK FRAMES, RAILS, LINK FABRIC, RAILS, ADDITIONAL FLASHING, ETC.
5. PREP MASONRY TO MATCH EXISTING.
6. REINSTALL MASONRY TIE BACK FRAMES, RAILS, LINK FABRIC, RAILS, ADDITIONAL FLASHING, ETC.

NOTES:
1. REMOVE MORTAR J TIES (SCHEDULED) - TO REMAIN.
2. PREP MASONRY UNITS TO MATCH EXISTING.
3. SET INTO PLACE. MORTAR TO BUTTER REPLACEMENT UNITS.
4. CLEAN & STAIN CONCRETE FENCING, INCLUDING PERIMETER BARRIER MASONRY TIE BACK FRAMES, RAILS, LINK FABRIC, RAILS, ADDITIONAL FLASHING, ETC.
5. PREP MASONRY TO MATCH EXISTING.
6. REINSTALL MASONRY TIE BACK FRAMES, RAILS, LINK FABRIC, RAILS, ADDITIONAL FLASHING, ETC.

NOTES:
1. REMOVE MORTAR J TIES (SCHEDULED) - TO REMAIN.
2. PREP MASONRY UNITS TO MATCH EXISTING.
3. SET INTO PLACE. MORTAR TO BUTTER REPLACEMENT UNITS.
4. CLEAN & STAIN CONCRETE FENCING, INCLUDING PERIMETER BARRIER MASONRY TIE BACK FRAMES, RAILS, LINK FABRIC, RAILS, ADDITIONAL FLASHING, ETC.
5. PREP MASONRY TO MATCH EXISTING.
6. REINSTALL MASONRY TIE BACK FRAMES, RAILS, LINK FABRIC, RAILS, ADDITIONAL FLASHING, ETC.

NOTES:
1. REMOVE MORTAR J TIES (SCHEDULED) - TO REMAIN.
2. PREP MASONRY UNITS TO MATCH EXISTING.
3. SET INTO PLACE. MORTAR TO BUTTER REPLACEMENT UNITS.
4. CLEAN & STAIN CONCRETE FENCING, INCLUDING PERIMETER BARRIER MASONRY TIE BACK FRAMES, RAILS, LINK FABRIC, RAILS, ADDITIONAL FLASHING, ETC.
5. PREP MASONRY TO MATCH EXISTING.
6. REINSTALL MASONRY TIE BACK FRAMES, RAILS, LINK FABRIC, RAILS, ADDITIONAL FLASHING, ETC.
Meeting Minutes

PROJECT: Ann Arbor DDA
Parking Structures Restoration 2024

DATE: April 25, 2024

START: 11:00 a.m. (ET)

ADJOURN: 11:45 a.m. (ET)

SUBJECT: Pre-Bid Meeting

MEETING SITE: Ann Arbor DDA Boardroom

DISTRIBUTED: April 29, 2024

PREPARED BY: Justin Thomson, P.Eng.

PROJECT NO.: 211744

ATTENDING: Jada Hahlbrock – Ann Arbor DDA
Ed Wheeler – PCI Municipal Services
Eric Patterson – CPS Construction Group
Steve Foster – D.C. Byers Company
Nick Darin, Andy Hayden – Dixon Inc.
Jake Grimaldi – DRV Contractors
Kathryn Kelly – Industrial Services
Dan Syoud – Mark 1 Restoration Services
Andrew McConnell – Meridian Restoration LLC
Matt Boileau – Pullman SST
Josh Ziesmer – RAM Construction Services
Kelly Dallo – Smith’s Waterproofing
Josh Rozeboom, Justin Thomson – Fishbeck

DISTRIBUTION: Attendees

Attachments ☒ Yes ☐ No
Individuals in the distribution list will receive all attachments unless noted otherwise.

If information contained herein is thought to be inaccurate or incorrect, please contact writer at once for resolution.

1. Introductions/Attendance Record
   a. Refer to the attached Attendance Sheet.

2. Bidding
   a. Proposals due Tuesday, May 14, 2024 @ 2:00 PM (ET).
      1) Send Bids by email to:
         a) Jada Hahlbrock <JHahlbrock@a2dda.org>
         b) Justin Thomson <jthomson@fishbeck.com>
   b. Questions:
      1) Deadline for questions: Tuesday, May 7, 2024 @ 2:00 PM (ET).
      2) Email directly to Justin Thomson
   c. Bid Bond in the amount of at least 5%.
   d. Wage requirements: prevailing wages or living wages.
   e. The Owner reserves the right to waive any irregularities and to reject any and all Bids. The Owner also reserves the right to delete any item or portion of the work.
   f. A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.
   g. Project will be awarded to one contractor for all parking structures included in this project.
3. Proposal Format & Criteria
   a. Bidders should organize their proposals into the following sections:
      1) Qualifications, Experience, and Accountability – 20 Points
      2) Workplace Safety – 20 Points
      3) Workforce Development – 20 Points
      4) Social Equity and Sustainability – 20 Points
      5) Schedule of Pricing/Cost – 20 Points (Refer to Bid Form)
   b. Briefly reviewed proposal requirements and format. Refer to Section 00 52 00.1 – Instructions to Bidders for Minimum Information Required (Section 2).

4. Project Phases & Scope
   a. Reviewed drawings, photos, and Bid Form. Refer to the attached photolog.
   b. Discussed the scope of work at Fourth & Washington Parking Structure, including:
      1) Miscellaneous concrete repairs.
      2) Scaling repair (epoxy/sand fill) at supported slab.
         a) Epoxy intermediate coat extended with sand, minimum 1/4”.
         b) Do not install repair material over joints.
      3) Joint sealants and deck coating at uncoated supported levels.
         a) Levels 1B through 6B where there is no existing coating.
      4) Epoxy broadcast system repair.
         a) Do not install epoxy broadcast over control joint sealants at vehicular ramp.
      5) Clean & paint fire protection piping and precast connections.
      6) New supplemental trench drains, storm drain/riser system, and pipe guards.
         a) Includes concrete coring through existing slab.
      7) Scope/camera existing floor drain system below grade to street.
      8) Repaint pavement markings.
   c. Discussed the scope of work at Liberty Square Parking Structure, including:
      1) Install and maintain construction barriers.
         a) Prior to beginning work, roof level to be barricaded to prohibit public access.
         b) Regarding the vehicular ramp install an 8-foot construction fence, at a minimum, below roof level end wall and secure at top, bottom, and sides of fence.
      2) Remove existing perimeter fencing at roof level.
         a) Includes removal of existing anchors and filling holes with epoxy.
         b) New perimeter fencing by others.
      3) Spandrel panel repairs
         a) Remove existing concrete spandrel from column to column (18'-6” length), existing reinforcement to remain, and rebuild as detailed.
         b) Unit rate to include demolition.
         c) Exterior spandrel repair – remove, store, and reinstall existing fencing and railing.
      4) Remove existing coping & install new PCC capstones with stainless steel flashing.
         a) 12.5” and 24” widths to be verified in field.
         b) Remove, store, and reinstall existing railing along portion of west elevation.
         c) Additional specifications will be provided in Addendum 1, including:
            i) Exploratory demolition – investigate existing conditions at W1 and W2 capstone width/wall sections prior to shop drawings.
            ii) Shop drawings – provide submittals for precast units and wall section assemblies.
            iii) Samples – color and finish.
            iv) Mock-up – isolated installation for review by engineer prior to full installation.
      5) Miscellaneous masonry repairs.
6) Façade waterproofing
   a) Replacement of all exterior construction joint sealants.
   b) Clean and seal all brick masonry.
   c) East elevation sealants and sealer are separate work items on the Bid Form as access may be restricted at this elevation.
7) Clean and paint steel lintel.
   d) Contractor is responsible for obtaining and paying for all permits necessary to complete the work.

5. Project Schedule
   a) Anticipated notice to proceed: June 21, 2024 (subject to DDA Approval).
   b) Anticipated start of construction: July 1, 2024.
      1) No work shall be performed during Art Fair (July 15 to 21).
      a) Contractor to open as many parking spaces as possible during Art Fair.
   c) Substantial completion date: October 25, 2024.
   d) There are liquidated damages of $500 per day.
      2) Liquidated damages apply to the project as a whole and not to the individual structures.

6. Construction Phasing
   a) Maximum number of parking spaces that can be closed at a time in each structure:
      1) Fourth & Washington – 70 spaces (approximately 2 levels).
      2) Liberty Square – 100 spaces (roof level with isolated closures at lower-level repairs).
   b) Deck coating work may have to be performed on weekends.
   c) Traffic flow shall be maintained to all levels of the structure, except for the Liberty Square roof level following installation of construction barriers.
   d) Work must be performed in one stair tower at a time.
   e) Access to elevators is to be maintained at all times.
   f) Contractor shall only close areas where work is currently being performed.
   g) Work may be performed in multiple structures at one time provided that the contractor is actively working in each structure.
   h) Sidewalk and road/lane closures shall be coordinated with the City of Ann Arbor. Contractor is responsible for paying for all fees associated with sidewalk and road/lane closures.
   i) 415 West Washington parking lot (“barn lot”) will not be available for staging, storage, and dumpsters.
   j) Refer to Drawing G002 for complete Phasing Notes.

7. Testing
   a) Ready-mix concrete, at Owners’ expense. Contractor to coordination.

8. Closeout Documents
   a) Record drawings and warranties are required at the end of construction.
   b) Refer to Section 01 77 00 for complete Closeout Procedures.

9. Walkthrough
   a) A walkthrough of the Liberty Square Parking Structure occurred following the meeting.
   b) Additional site visits do not need to be coordinated with DDA, PCI, or Fishbeck.

10. Questions
    a) Can the Fourth & Washington Parking Structure be closed during construction?
       **Response:** No, the structure must remain open during construction. A maximum of 70 parking spaces can be closed at a time and traffic flow shall be maintained to all levels (maintain a drive lane through work area). Work at vehicular ramps to be coordinated with Owner and performed on nights and weekend.
    b) Does any part of the Fourth & Washington fire protection system need to be removed for painting?
       **Response:** No, sprinkler heads, valves, and hose connections are to be protected and the fire protection piping is to be cleaned and painted in-place. Any damage to the system caused by work shall be repaired at the contractor’s expense.
    c) What access is available at each elevation of Liberty Square?
Response: The following summarizes conditions adjacent to Liberty Square at each elevation. Contractors to verify in the field.

1) North: Washington Street and city sidewalk.
2) East: Shared property line with new construction (northeast) and existing buildings (southeast).
3) South: Liberty Street, city sidewalk, and Liberty Square building lobby.
4) West: Alleyway and adjacent buildings.

d. What is to be done with the removed fencing at Liberty Square?
   Response: Dispose of removed fencing materials.
# Attendance Sheet

**MEETING:** Pre-Bid Meeting  
**DATE:** April 25, 2024  
**TIME:** 11:00 AM (local time)  
**LOCATION:** Ann Arbor DDA Boardroom  
**PROJECT NAME:** Ann Arbor DDA – Parking Structures Restoration 2024  
**PROJECT NO.:** 211744

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPANY</th>
<th>PHONE NO.</th>
<th>EMAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jada Hahlbrock</td>
<td>Ann Arbor DDA</td>
<td>734-567-8025</td>
<td><a href="mailto:JHahlbrock@a2dda.org">JHahlbrock@a2dda.org</a></td>
</tr>
<tr>
<td>Chris Taylor</td>
<td>PCI Municipal Services</td>
<td>734-368-5192</td>
<td><a href="mailto:ctaylor@municipalparking.com">ctaylor@municipalparking.com</a></td>
</tr>
<tr>
<td>Ed Wheeler</td>
<td>PCI Municipal Services</td>
<td>734-761-7235</td>
<td><a href="mailto:ewheeler@municipalparking.com">ewheeler@municipalparking.com</a></td>
</tr>
<tr>
<td>Justin Thomson</td>
<td>Fishbeck</td>
<td>269-365-4770</td>
<td><a href="mailto:jthomson@fishbeck.com">jthomson@fishbeck.com</a></td>
</tr>
<tr>
<td>Josh Rozeboom</td>
<td>Fishbeck</td>
<td>269-544-6940</td>
<td><a href="mailto:jrozeboom@fishbeck.com">jrozeboom@fishbeck.com</a></td>
</tr>
<tr>
<td>Josh Ziesmer</td>
<td>Ram</td>
<td>734-618-1625</td>
<td><a href="mailto:jziesmer@ramservices.com">jziesmer@ramservices.com</a></td>
</tr>
<tr>
<td>Noah Boileau</td>
<td>Pullman</td>
<td>734-318-3380</td>
<td><a href="mailto:nboileau@pullman-services.com">nboileau@pullman-services.com</a></td>
</tr>
<tr>
<td>Andy Hayden</td>
<td>Dixon</td>
<td>313-978-8849</td>
<td><a href="mailto:ahayden@dixon99.com">ahayden@dixon99.com</a></td>
</tr>
<tr>
<td>Eric Patterson</td>
<td>CPS Construction Group</td>
<td>912-824-2900</td>
<td></td>
</tr>
<tr>
<td>Nick Donn</td>
<td>Dixon</td>
<td>586-651-4102</td>
<td><a href="mailto:ndonn@dixon99.com">ndonn@dixon99.com</a></td>
</tr>
<tr>
<td>Dave Grimaldi</td>
<td>Orv</td>
<td>248-310-3312</td>
<td><a href="mailto:dgrimaldi@orvcompanies.com">dgrimaldi@orvcompanies.com</a></td>
</tr>
<tr>
<td>Steve Fisher</td>
<td>D.C. Byers</td>
<td>517-487-3662</td>
<td><a href="mailto:sfisher@dcbyersdetroit.com">sfisher@dcbyersdetroit.com</a></td>
</tr>
<tr>
<td>Dan Syrov</td>
<td>Mark L</td>
<td>810-599-2074</td>
<td><a href="mailto:dave@marklrestoration.com">dave@marklrestoration.com</a></td>
</tr>
<tr>
<td>Andrew McConnell</td>
<td>Meridian Restoration</td>
<td>517-915-6324</td>
<td><a href="mailto:amcconnell29@yahoo.com">amcconnell29@yahoo.com</a></td>
</tr>
<tr>
<td>Kathryn Kelly</td>
<td>Industrial Services</td>
<td>734-615-8370</td>
<td><a href="mailto:kate@isiresults.com">kate@isiresults.com</a></td>
</tr>
<tr>
<td>Kelly Dallo</td>
<td>Smith's W.P.</td>
<td>248-484-3263</td>
<td><a href="mailto:kelly@swcd11c.com">kelly@swcd11c.com</a></td>
</tr>
</tbody>
</table>
Fourth & Washington Parking Structure

Example of wall repair at perimeter barrier support

Typical supported level

Example of existing deck coating at typical supported level
Typical vehicular ramp

Example of epoxy broadcast system repairs

Stair #1—southeast stair tower

Stair #2—northeast stair tower
Fire protection—sprinkler system

Example of precast connection

Fire protection—standpipe system

Example of precast connection with deck coating
Pedestrian ramp at east elevation

Underside of pedestrian ramp with existing electrical

Pedestrian ramp along east elevation
Photolog
Ann Arbor DDA Parking Structures Restoration 2024
Pre-Bid Meeting
Project No. 211744

Liberty Square Parking Structure—north elevation

Liberty Square Parking Structure—south elevation

Liberty Square Parking Structure—roof level end wall
Roof level—construction at east elevation

Exterior spandrel wall repair

Exterior spandrel wall repair

Exterior spandrel wall repair
Example of existing fencing

Existing railing along portion of west elevation

Interior spandrel wall repair

Interior spandrel wall repair
Example of existing coping

Example of wall widths

Existing brick mortar patch at railing post

Example of brick mortar patch repair at railing post