

ADDENDUM
PAGE 1 OF 2

OWNER:	Ann Arbor Downtown Development Authority 415 North Fifth Avenue, 2nd Floor Ann Arbor, MI 48104
ENGINEER:	Fishbeck 750 Trade Centre Way, Suite 200 Kalamazoo, MI 49008
DRAWING REVISION NO.:	A1
ISSUED HEREWITH:	
SPECIFICATION SECTIONS:	00 52 00.3
SHEETS:	SR131, SR132, SR133, SR134, and SR506
BIDS DUE:	May 21, 2026, 2:00 p.m. (EDT)

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: 00 52 00.3 – Bid Form (reissued)

- A. Delete Section 00 52 00.3 and replace with attached Section 00 52 00.3 – Addendum 1.
- B. Revisions:
 - 1. Work Item Description updated for Work Item Nos. A2.1, B22.1, C9.1, and C9.3.
 - 2. Reference Spec or Detail updated for Work Item Nos. B2.3, C9.1, D3.1, D3.2, D7.1, and D7.2.
 - 3. Alternate No. 1 renamed to “Ann Ashley Sidewalk and Alley”.

ITEM NO. 2:

Section: 07 18 13 – Traffic Coatings (not reissued)

- A. Add the following reviewed product to Paragraph 2.2.B - Reviewed Heavy Duty Urethane Solvent-Free Deck Coating Systems:
 - 1. Resudeck III, The Sherwin-Williams Company, Cleveland, Ohio. Primer, base coat at 32 mils, grit coat at 25 mils, topcoat at 18 mils.

ITEM NO. 3:

Sheets: SR111 – Fourth & William Level 1 Plan (not reissued)
SR112 – Fourth & William Level 2 Plan (not reissued)
SR113 – Fourth & William Level 3 Plan (not reissued)
SR114 – Fourth & William Level 4 Plan (not reissued)
SR115 – Fourth & William Level 5 Plan (not reissued)
SR116 – Fourth & William Level 6 Plan (not reissued)
SR117 – Fourth & William Level 7 Plan (not reissued)
SR118 – Fourth & William Level 8 Plan (not reissued)

- A. Restoration Work Item 2.4 description updated to “REMOVE EXISTING EPOXY BROADCAST SYSTEM AT SUPPORTED SLAB, REFER TO SPEC SECTION 07 18 13”.

ITEM NO. 4:

Sheets: SR131 – First & Washington Level G4 Plan (issued)
SR132 – First & Washington Level G3 Plan (issued)
SR133 – First & Washington Level G2 Plan (issued)
SR134 – First & Washington Level G1 Plan (issued)
SR506 – Restoration Details (issued)

- A. Add referenced sheets to the project drawing set.

ADDENDUM
PAGE 2 OF 2

ITEM NO. 5:
Pre-Bid Meeting Minutes (issued)

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

END OF ADDENDUM

Bid Form

Section 1 - Schedule of Prices

Base Bid

Base Bid - Library Lane

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 0 & 1 - General Conditions						(Library Lane)
A1.1	Contractor Mobilization	Div. 0 and 1	L.S.	1	1	
A1.2	Contractor General Requirements	Div. 0 and 1	L.S.	1	1	
Division 2 - Existing Conditions						(Library Lane)
A2.1	Remove Existing Epoxy Broadcast System at Supported Slab	07 18 13	S.F.	1,700		
A2.2	Remove Existing Staining at Ceiling Cracks	1/SR505	L.S.	1	1	
A2.3	Remove Existing Chemical Grout and Staining at Wall Cracks	2/SR505	L.S.	1	1	
A2.4	Clean Stainless Steel Fencing, Pipe, and Bollards at Plaza	3/SR505	L.S.	1	1	
Division 3 - Concrete						(Library Lane)
A3.1	Slab Repair	4/SR501 & 1/SR502	S.F.	40		
A3.2	Ceiling Repair	2/SR502	S.F.	20		
A3.3	Column Repair	1/SR503	S.F.	20		
A3.4	Wall Repair	4/SR503	S.F.	70		
A3.5	Curb Repair	5/SR503	S.F.	90		
A3.6	Remove and Replace Concrete Overlay	9/SR503	S.F.	230		
A3.7	Inject Chemical Grout at Wall Cracks	2/SR505	L.F.	260		

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 7 - Waterproofing						(Library Lane)
A7.1	Rout and Seal Cracks at Supported Slab	1,2/SR511	L.F.	5,200		
A7.2	Remove and Replace Routed Crack Sealant	1,2/SR511	L.F.	800		
A7.3	Remove and Replace Construction Joint Sealant	3,4/SR511	L.F.	900		
A7.4	Install Construction Joint Sealant	3,4/SR511	L.F.	100		
A7.5	Remove and Replace Cove Joint Sealant	5,6/SR511	L.F.	1,700		
A7.6	Remove and Replace Isolation Joint Sealant	7,8/SR511	L.F.	220		
A7.7	Remove and Replace Glazing Sealant	11/SR511	L.F.	150		
A7.8	Remove Vertical Sealant and Install Preformed Compression Joint	1/SR512	L.F.	120		
A7.9	Remove Horizontal Sealant and Install Preformed Compression Joint	1/SR512	L.F.	900		
A7.10	Remove and Replace Vertical Expansion Joint (Preformed)	2/SR512	L.F.	20		
A7.11	Expansion Joint Nosing Repair (Winged Seal)	3/SR512	L.F.	20		
A7.12	Install Traffic Coating (Epoxy/Urethane Recoat System)	9,10/SR512	S.F.	300		
A7.13	Install Traffic Coating (Epoxy/Urethane Full System)	9,10/SR512	S.F.	23,500		
A7.14	Install Traffic Coating (Polyurethane-MMA System)	9,10/SR512	S.F.	5,000		
Division 9 - Finishes						(Library Lane)
A9.1	Clean and Stain Concrete Ceiling	1/SR505	S.F.	24,300		
A9.2	Install Elastomeric Coating	4/SR505	S.F.	450		
A9.3	Clean and Repaint Steel Door	5/SR505	EA.	1		

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 22 - Plumbing						(Library Lane)
A22.1a	Install Supplemental Floor Drain	6/SR504	EA.	1		
A22.1b	Install Supplemental Floor Drain Piping	6/SR504	L.F.	100		
A22.2	Clean and Flush Storm Drains at All Levels	22 14 00	L.S.	1	1	
Division 32 - Exterior Improvements						(Library Lane)
A32.1	Repaint Pavement Markings	32 17 25	L.S.	1	1	
Subtotal Base Bid - Library Lane						

Base Bid - Fourth & William

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 0 & 1 - General Conditions						(Fourth & William)
B1.1	Contractor Mobilization	Div. 0 and 1	L.S.	1	1	
B1.2	Contractor General Requirements	Div. 0 and 1	L.S.	1	1	
Division 2 - Existing Conditions						(Fourth & William)
B2.1	Remove Existing Metal Stair Nosing	7/SR503	EA.	42		
B2.2	Remove Existing Traffic Coating at Stair Tower	7/SR503	S.F.	750		
B2.3	Remove Existing Rubber Flooring at Elevator Landing	G002	S.F.	350		
B2.4	Remove Existing Epoxy Broadcast System at Supported Slab	07 18 13	S.F.	21,000		

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 3 - Concrete						(Fourth & William)
B3.1	Slab On Grade Repair	3/SR501	S.F.	60		
B3.2	Pan (Slab) Repair	6/SR502	S.F.	150		
B3.3	Joist (Soffit) Repair	7/SR502	L.F.	180		
B3.4	Ceiling Repair	5/SR501	S.F.	220		
B3.5	Beam Repair	10/SR502	S.F.	220		
B3.6	Column Repair	1/SR503	S.F.	70		
B3.7	Wall Repair	4/SR503	S.F.	80		
B3.8	Stair Tread Repair	6/SR503	S.F.	20		
B3.9	Stair Tread Leveling	7/SR503	EA.	98		
B3.10	Shallow Cover Repair	G002	L.F.	20		
Division 4 - Masonry						(Fourth & William)
B4.1	CMU Block Replacement (Individual)	10/SR503	EA.	10		
B4.2	CMU Block Rebuild (Square Feet)	10/SR503 SIM	S.F.	25		
B4.3	Re-point Deteriorated Mortar Joints	11/SR503	L.F.	700		
Division 7 - Waterproofing						(Fourth & William)
B7.1	Rout and Seal Cracks at Supported Slab	1,2/SR511	L.F.	500		
B7.2	Remove and Replace Construction Joint Sealant	3,4/SR511	L.F.	630		
B7.3	Remove and Replace Cove Joint Sealant	6/SR511	L.F.	190		

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
B7.4	Install Cove Joint Sealant	6/SR511	L.F.	1,040		
B7.5	Remove and Replace Coping Joint Sealant	13/SR511	L.F.	900		
B7.6	Expansion Joint Nosing Repair (Winged Seal)	3/SR512	L.F.	20		
B7.7	Remove and Replace Expansion Joint (Winged Seal)	4/SR512	L.F.	150		
B7.8	Traffic Coating Repair at Previous Speed Bump	6/SR512	S.F.	1,600		
B7.9	Traffic Coating Repair (Epoxy/Urethane Full System)	8/SR512	S.F.	20		
B7.10	Install Traffic Coating (Epoxy/Urethane Recoat System)	9,10/SR512	S.F.	99,100		
B7.11	Install Traffic Coating (Polyurethane-MMA Full System)	9,10/SR512	S.F.	21,200		
B7.12	Epoxy Broadcast System Repair	07 18 13	S.F.	900		
B7.13	Install Traffic Coating (Urethane Full System) at Stair/Elevator Tower	11/SR512	S.F.	1,200		
B7.14	Install Traffic Coating Strip (Topcoat) at Stair Nosing	11/SR512	EA.	98		
B7.15	Install Pipe Penetration Waterproofing	13/SR512	EA.	1		
Division 9 - Finishes						(Fourth & William)
B9.1	Clean and Paint Steel Bracing	6/SR505	EA.	23		
B9.2	Clean and Paint Steel Railing Post	12/SR512	EA.	28		
Division 22 - Plumbing						(Fourth & William)
B22.1	Remove and Replace Drain Grate	22 14 00	EA.	2		
B22.2	Remove and Replace Floor Drain	6/SR504	EA.	1		
B22.3a	Install Supplemental Floor Drain	6/SR504	EA.	1		

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
B22.3b	Install Supplemental Floor Drain Piping	6/SR504	L.F.	60		
Division 32 - Exterior Improvements						(Fourth & William)
B32.1	Repaint Pavement Markings	32 17 25	L.S.	1	1	
Subtotal Base Bid - Fourth & William						

Base Bid - Ann Ashley

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 0 & 1 - General Conditions						(Ann Ashley)
C1.1	Contractor Mobilization	Div. 0 and 1	L.S.	1	1	
C1.2a	Contractor General Requirements	Div. 0 and 1	L.S.	1	1	
Division 2 - Existing Conditions						(Ann Ashley)
C2.1	Remove Existing Staining at Roof Columns/Shear Walls	7/SR505	L.S.	1		
C2.2	Remove and Stockpile Existing Brick Pavers	5/SR504	S.F.	210		
Division 3 - Concrete						(Ann Ashley)
C3.1	Slab-On-Grade Repair	3/SR501	S.F.	5		
C3.2	Install Infill Slab	5/SR502	S.F.	210		
C3.3	Topping Repair	7/SR501	S.F.	30		
C3.4	Topping/Flange Repair (Full Depth)	9/SR501	S.F.	36		
C3.5	Tee Flange (Ceiling) Repair	8/SR501	S.F.	350		
C3.6	Tee Stem Repair	8/SR502	S.F.	40		

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
C3.7	IT Beam Ledge Repair	9/SR502	S.F.	10		
C3.8	IT Beam Web Repair	9/SR502	S.F.	10		
C3.9	PCC Beam Repair	10/SR502	S.F.	10		
C3.10	Column Repair	1/SR503	S.F.	130		
C3.11	Column Haunch Repair	2/SR503	S.F.	20		
C3.12	Wall Repair	4/SR503	S.F.	40		
C3.13	Wall Corbel Repair	3/SR503	EA.	1		
C3.14	Stair Underside Repair	6/SR503	S.F.	15		
C3.15	Shallow Cover Repair	G002	L.F.	10		
C3.16	Grout/Lift Pocket Repair	8/SR503	EA.	20		
C3.17	Remove and Replace Slab-on-Grade	5/SR502	S.F.	80		
Division 5 - Metals						(Ann Ashley)
C5.1a	Barrier Strand Replacement - Remove and Replace Strand	1/SR504	L.F.	250		
C5.1b	Barrier Strand Replacement - Stressing and Pockets	1/SR504	EA.	5		
C5.2	Install Steel Bollard	4/SR504	EA.	1		
C5.3	Remove, Recondition, and Reinstall Guardrail	5/SR504	L.S.	1		
Division 7 - Waterproofing						(Ann Ashley)
C7.1	Remove and Replace Control Joint Sealant	3,4/SR511	L.F.	60		
C7.2	Install Control Joint Sealant	3,4/SR511	L.F.	240		

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
C7.3	Remove and Replace Cove Joint Sealant	5,6/SR511	L.F.	170		
C7.4	Install Cove Joint Sealant	5,6/SR511	L.F.	41		
C7.5	Expansion Joint Nosing Repair (Winged Seal)	3/SR512	L.F.	90		
C7.6	Remove and Replace Expansion Joint (Winged Seal)	4/SR512	L.F.	20		
C7.7	Install Expansion Joint (Winged Seal)	5/SR502	L.F.	25		
C7.8	Remove and Replace Expansion Joint (Ribbon Seal)	5/SR512	L.F.	10		
C7.9	Traffic Coating Repair (Urethane Full System)	8/SR512	S.F.	20		
C7.10	Install Traffic Coating (Urethane Full System)	9,10/SR512	S.F.	430		
C7.11	Remove and Replace Isolation Joint Sealant	7/SR511	L.F.	70		
Division 9 - Finishes						(Ann Ashley)
C9.1	Install Elastomeric Coating at Roof Columns/Shear Walls	7/SR505	S.F.	2,000		
C9.2	Clean and Paint Steel Connection Plate	8/SR505	EA.	15		
C9.3	Column Splice Connection Plate Review, Clean, and Paint	9/SR505	EA.	41		
Division 22 - Plumbing						(Ann Ashley)
C22.1	Remove and Replace Floor Drain	7/SR504	EA.	1		
Division 32 - Exterior Improvements						(Ann Ashley)
C32.1	Repaint Pavement Markings	32 17 25	L.S.	1	1	
Subtotal Base Bid - Ann Ashley						

1. Bidder will complete the work for the following price as outlined in these documents, complete as specified, using equipment and materials only of the type and manufacturers where specifically named:

Subtotal Base Bid – Library Lane \$ _____

Subtotal Base Bid – Fourth & William \$ _____

Subtotal Base Bid – Ann Ashley \$ _____

Total Base Bid – All Parking Structures \$ _____

2. Description of Abbreviations:
 - a. L.F. = Lineal Feet
 - b. S.F. = Square Feet
 - c. L.S. = Lump Sum
 - d. EA. = Each
 - e. N.A. = Not Applicable
3. Total contract price shall include the summation of lump sum items, plus the summation of unit prices multiplied by the estimated quantities listed above.
4. Contractor shall submit a lump sum Contract price for all work included in the Drawings and Specifications except as modified herein. Costs for sealants and deck coating indicated in details should not be included in lump sum cost, unless noted. Lump sum price shall include all costs to provide, install, and/or repair work items including, but not limited to, labor, material, equipment, supervision, overhead, profits, etc. Specific lump sum work is described below:
 - a. Project mobilization shall include General
 - b. Contractor and Subcontractor mobilization costs. Include permits, temporary offices, etc. Provide itemized breakdown.
 - c. Project General Requirements and all miscellaneous costs associated with completion of work in accordance with the Construction Documents. This shall include, but not be limited to, shoring, barricades, cleanup, dust and fume control, layout, equipment, waste disposal, documentation, obstruction removal and replacement, etc.
5. Provide unit prices for items listed above. These items shall be included in the total contract price. Unit prices shall include all costs to provide, install, and/or repair work item including, but not limited to, labor, materials, equipment, supervision, overhead, profits, etc.
 - a. Quantities beyond those estimated shall be paid at the stated unit price, quantities less than estimated will be deducted from the Contract. Quantities may be distributed throughout the project, not necessarily in a single location
 - b. .
 - c. All prices to include demolition, unless noted.
6. The quantities appearing in the preceding Schedule are approximate. Payment to the Contractor will be made only for the actual quantities of Work performed and accepted in accordance with the contract unit prices. Any item and/or section within the Work may be deleted by the Owner.
 - a. Refer to Drawings and Specifications for other Work required as part of this Contract but not listed in the above schedule.
7. The terms used in this Contract which are defined in the General Conditions of the Contract included as part of the Contract Documents have the meanings assigned to them in the General Conditions.
 - a. The quantities appearing in the preceding Schedule have been measured or estimated by the Supervising Professional. Contractor may rely upon these quantities in preparation of their pricing.
 - b. Note that the items provided in the above list do not represent all of the General Requirement Work required by this Contractor.

Bid Form

Section 2 - Material and Equipment Alternates

The Base Bid proposal price shall include materials and equipment selected from the designated items and manufacturers listed in the bidding documents. This is done to establish uniformity in bidding and to establish standards of quality for the items named.

If the Contractor wishes to quote alternate items for consideration by the DDA, it may do so under this Section. A complete description of the item and the proposed price differential must be provided. Unless approved at the time of award, substitutions where items are specifically named will be considered only as a negotiated change in Contract Sum.

Alternate No. 1 – Ann Ashley Sidewalk and Alley

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 0 & 1 - General Conditions						(Ann Ashley)
C1.2b	Contractor General Requirements	Div. 0 and 1	L.S.	1	1	
Division 2 - Existing Conditions						(Ann Ashley)
C2.3	Remove Existing Sidewalk Concrete	2/SR129	S.F.	20		
C2.4	Remove and Stockpile Existing Brick Pavers	2/SR129	S.F.	105		
Division 3 - Concrete						(Ann Ashley)
C3.18	Install Slab-on-Grade Sidewalk	3/SR501	S.F.	125		
Division 4 - Masonry						(Ann Ashley)
C4.1	Masonry Paver Rebuild	G002	S.F.	10		
Total Alternate No. 1 - Ann Ashley Sidewalk and Alley						

Alternate No. 2 – First & Washington

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 0 & 1 - General Conditions						(First & Washington)
D1.1	Contractor Mobilization	Div. 0 and 1	L.S.	1	1	
D1.2	Contractor General Requirements	Div. 0 and 1	L.S.	1	1	
Division 3 - Concrete						(First & Washington)
D3.1	Slab Edge Repair	1/SR506	S.F.	30		
D3.2	Column Repair	1/SR506	S.F.	30		
Division 7 - Waterproofing						(First & Washington)
D7.1	Remove and Replace Cove Joint Sealant	1/SR506	L.F.	100		
D7.2	Deck Coating Repair (Epoxy/Urethane Full System)	1/SR506	S.F.	130		
Total Alternate No. 2 – First & Washington						

If the Bidder does not suggest any material or equipment alternate, the Bidder **MUST** complete the following statement:

For the work outlined in this request for bid, the bidder does NOT propose any material or equipment alternate under the contract.

 Signature of Authorized Representative of Bidder

Bid Form

Section 3 - Time Alternate

If the Bidder takes exception to the time stipulated in Article II of the Contract, Duration, page C-1, it is requested to stipulate below its proposed time for performance of the work. Consideration will be given to time in evaluating bids.

If the Bidder does not suggest any time alternate, the Bidder **MUST** complete the following statement:

For the work outlined in this request for bid, the bidder does NOT propose any time alternate under the contract.

Signature of Authorized Representative of Bidder

Bid Form

Section 4 - Major Subcontractors

For purposes of this contract, a Subcontractor is anyone (other than the Contractor) who performs work (other than or in addition to the furnishing of materials, plans or equipment) at or about the construction site, directly or indirectly for or on behalf of the Contractor (and whether or not in privity of contract with the Contractor), but shall not include any individual who furnishes merely the individual's own personal labor or services.

For the work outlined in these documents the Bidder expects to engage the following major subcontractors to perform the work identified:

<u>Subcontractor (Name and Address)</u>	<u>Work</u>	<u>Amount</u>
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If the Bidder does not expect to engage any major subcontractor, the Bidder **MUST** complete the following statement:

For the work outlined in this request for bid, the bidder does NOT expect to engage any major subcontractor to perform work under the contract.

Signature of Authorized Representative of Bidder

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Meeting Minutes

PROJECT: Ann Arbor DDA
Parking Structures Restoration 2026

PROJECT NO.: 2117440.09

SUBJECT: Pre-Bid Meeting

MEETING DATE: May 5, 2026

START: 1:00 p.m. **ADJOURN:** 1:45 p.m.

MEETING SITE: PCI Municipal Services Boardroom (Maynard)

DISTRIBUTION DATE: May 6, 2026

PREPARED BY: Justin Thomson, P.Eng.

ATTACHMENTS: Yes No

ATTENDING: Ann Arbor DDA – Jada Hahlbrock
PCI Municipal Services – Chris Taylor, Ed Wheeler
D.C. Byers – Barry Davis
Gutknecht Construction – Chase Mouradian
Pullman – Justin Kohlhoff, Nick Poddam, Zach Carroll
RAM Construction – Dan Canedo
Sherwin Williams – Chris Maniaci, Matt Stewart
Fishbeck – Justin Thomson

DISTRIBUTION: Attendees

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

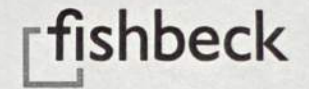
1. Introduction/Attendance Record
 - a. Refer to attached Attendance Sheet.
2. Bidding Notes
 - a. Proposal due date: Thursday, May 21, 2026, at 2:00 p.m. (local time)
 - b. Send proposals by email to Jada Hahlbrock (JHahlbrock@a2dda.org)
 - c. Questions:
 - 1) Deadline: Wednesday, May 13, 2026, at 2:00 p.m. (local time)
 - 2) Email directly to Justin Thomson (jthomson@fishbeck.com)
 - d. Bid Bond in the amount of at least 5%.
 - e. Wage requirements: prevailing wages or living wages.
 - f. 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.
 - g. 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.
 - h. Project will be awarded to one contractor for all parking structures included in this project.
3. Proposal Format and Criteria
 - a. Bidders should organize 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
 - 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 and Scope
- a. Library Lane Parking Structure
 - 1) Post-tension concrete slab and contains embedded snowmelt piping at vehicular ramps.
 - 2) Discussed the scope of work at Library Lane, including:
 - a) Miscellaneous concrete repairs.
 - b) Inject chemical grout at wall cracks. Remove grout and staining at existing and new locations.
 - c) Waterproofing:
 - i) Replacement of various joint sealants (cove, construction, routed cracks, glazing, etc.).
 - Replace all joint sealants where new deck coating (full system) is to be installed.
 - ii) Remove sealant and install preformed compression joint.
 - iii) Expansion joint repairs.
 - iv) Removal of existing epoxy broadcast system at Level P1.
 - v) Installation of deck coatings (epoxy/urethane and polyurethane MMA systems).
 - vi) Install elastomeric coatings at Plaza lightwells.
 - d) Remove existing staining at ceiling cracks. Clean and stain concrete ceiling.
 - e) Clean stainless-steel fencing, pipe, and bollards at Plaza.
 - f) Install supplemental floor drain and piping.
 - g) Clean and flush storm drains at all levels.
 - h) Repaint pavement markings at new coatings.
 - b. Fourth & William Parking Structure
 - 1) Work not to start until the completion of current restoration project.
 - 2) Fourth Avenue Street & Transit Improvements project will be ongoing.
 - 3) Pan joist system at Levels 2-4. Steel frame with CIP slab at Levels 5-8.
 - 4) All supported slabs and stair towers have an existing deck coating, except where existing epoxy broadcast system is indicated on the drawings.
 - 5) Discussed the scope of work at Fourth & William, including:
 - a) Miscellaneous concrete and masonry repairs.
 - b) Northeast stair tower improvements – removal of deck coating and existing metal nosing strips, clean and paint steel railing posts, stair tread leveling, and installation of new sealants and deck coating.
 - c) Waterproofing:
 - i) Replacement of various joint sealants (cove, construction, coping, etc.).
 - ii) Expansion joint repairs and replacement.
 - iii) Deck coating and epoxy broadcast system repairs.
 - iv) Deck coating repairs at previous speed bumps.
 - v) Removal of existing epoxy broadcast system and install polyurethane MMA deck coating system at Levels 2-4.
 - vi) Installation of recoat deck coatings (epoxy/urethane system) at Levels 2-4.
 - d) Clean and paint steel cross bracing at exterior columns.
 - e) Floor drain and drain grate replacements.
 - f) Install supplemental floor drain and piping.
 - g) Repaint pavement markings at new coatings.
 - c. Ann Ashley Parking Structure
 - 1) Ann Street Improvements project will be ongoing.

- 2) Precast concrete structure.
 - 3) Discussed the scope of work at Ann Ashley, including:
 - a) Miscellaneous concrete repairs.
 - b) East stair/elevator repairs at Level 1:
 - i) Base Bid (within structure) – remove brick pavers and install concrete infill slab, remove and replace slab-on-grade, remove, recondition, and reinstall guardrail, replace expansion joints, install new joint sealant and deck coating, and repaint pavement markings at new coatings.
 - ii) Alternate #1 (alley/sidewalk) – remove brick pavers and sidewalk, install new slab-on-grade and sealants, and rebuild brick pavers.
 - c) Barrier cable replacement.
 - d) Install steel bollard.
 - e) Waterproofing:
 - i) Replacement of various joint sealants (cove, control, etc.).
 - ii) Expansion joint repairs and replacement.
 - iii) Deck coating repairs.
 - iv) Remove staining and install elastomeric coating at roof columns and shear walls.
 - f) Clean and paint steel precast connection plates.
 - d. First & Washington Parking Structure (Alternate #2)
 - 1) All slabs and stair towers have an existing deck coating, except where existing epoxy broadcast system is indicated on the drawings.
 - 2) Discussed the scope of work at First & Washington, including:
 - a) Miscellaneous concrete and waterproofing repairs at interior columns.
 - 3) Reviewed documents to be included in Addendum 1.
 - a) Add First & Washington plans and restoration detail sheets.
 - b) Revised Bid Form – update Alternate #2 work item and detail references.
 - e. Existing perimeter barrier fencing at Fourth & William and Ann Ashley.
 - f. Contractor is responsible for coordination with adjacent landowners.
 - g. Contractor is responsible for obtaining and paying for all permits necessary to complete the work.
5. Project Schedule
- a. Anticipated notice to proceed: June 19, 2026 (Subject to DDA Approval).
 - b. Construction: July 1, 2026, through October 31, 2026 and April 12, 2027 through June 4, 2027.
 - c. Substantial completion date: June 4, 2027.
 - d. No work shall be performed during Art Fair (July 13 to 19), and contractor shall consolidate work areas and open as many parking spaces as possible during this time.
 - e. There are liquidated damages of \$500 per day.
 - 1) 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 & William – 140 spaces (approximately 1 level)
 - 2) Ann Ashley – 100 spaces (approximately 1 lower level or 70% of 1 upper level)
 - 3) Library Lane – 120 spaces (approximately 60% of 1 level)
 - 4) First & Washington – 30 spaces (Alternate #2)
 - b. Deck coating work may have to be performed on weekends.
 - c. Traffic flow shall be maintained to all levels of the structure.
 - d. Work may 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. Refer to Drawing G002 for complete Phasing Notes.
7. Testing
- a. Ready-mix concrete testing, at Owners' expense. Contractor to coordinate.
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. No group walkthrough occurred following the meeting.
 - b. Site visits do not need to be coordinated with DDA, PCI, or Fishbeck.
10. Questions & Discussions
- a. Parking passes will be available during construction.
 - b. Water and electricity are available at each structure.
 - c. Dumpster can be placed at First & William parking lot.
 - d. Work areas are to be barricaded prior to beginning work. Staging areas are to be completely enclosed.
 - 1) Refer to Sections 01 55 26 and 01 56 00 for additional requirements.
 - e. Sherwin Williams traffic coating system will be reviewed.

Attendance Sheet



MEETING: Pre-Bid Meeting

DATE: May 5, 2026

TIME: 1:00 PM (local time)

PROJECT NAME: Ann Arbor DDA – Parking Structures Restoration 2026

LOCATION: PCI Municipal Services Boardroom (Maynard)

PROJECT NO.: 2117440.09

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