

GENERAL PRE-BID MEETING AGENDA ITEMS:

1. Schedule:
 - a. Bids Due by 3pm May 16,2025
 - b. Substantial Completion September 26,2025
 - c. Pre-bid questions due by EOD April 25.
2. Contractor responsible for all utility cutting and capping – MSU to remove primary power feed, exterior transformers, and fiber cabling from the building. Contractor responsible for cutting and capping of duct banks after cable removals.
3. Construction fencing must be driven post for temporary to meet security requirements for construction and game day needs.
4. The Service Garage will remain open and operational during construction. Access to service drive and garage must be maintained at all times.
5. MSU Landscape Services can take brick and concrete separately, but they don't want to pay to separate them if not feasible.
6. Carpool vehicles around Central Services will be removed prior to construction start.
7. Items left in the building that are not tagged or identified in drawings to be salvaged are part of the demo.
8. Must use approved abatement company listed in specifications.
9. Addendum release will include additional site details.
10. MSU Electrical and Telecomm Crews have roughly a week to disconnect the building.
11. The South Freight Elevator is available for use by the Contractor during demolition work. The North Elevator is offline.
12. MSU EHS will provide barrels for containing non-ACM hazardous materials (PCB, mercury, radioactive materials, etc.). MSU will manifest and dispose of with the exception of asbestos. Contractor will be responsible for removing, containerizing, and stockpiling all containerized hazardous materials identified in the Atlas hazardous building material report. Contractor will also be responsible for removing, documenting, and disposing of ACM hazardous materials.
13. The contractor will be required to salvage, clean, palletize, and band 240 face bricks. Suitable bricks for salvage will be whole face bricks, free of cracks or missing sections. At least one face must be free of chips and surface marring.
14. MSU will provide and install site lighting, including transformers, controls, foundations and pads, light standards, luminaires, and wiring. The contractor will install utility sleeves, markers, and make connections to existing electrical distribution infrastructure as shown on the drawings. Sleeves and markers have been added to Sheet C10 in Addendum No. 1.

PRE-BID RFI'S AND RESPONSES:

1. What is the height of the permanent fence on this project? The specs indicate that the height is on the drawings. There is no detail for the permanent fence and no indication of height on any of the drawings. Please advise.

RESPONSE: All fencing and double-swing gates to be 10 feet in height. Man-gates to be 4 feet wide by 8 feet tall with fixed fencing lintel above the gate at 10-foot height. Fencing materials will be provided by the Owner. Provide fence post spacing adjacent to gates in order to chain gates open at 180° without encroaching on proposed walks.

2. Is there a desired infill material or method of infill for the basement?

RESPONSE: Infill foundations and basement areas in accordance with Section 312300-EARTHWORK. Unless otherwise designated on the plans, Class II Granular Material is required beneath and within the influence area of structures or pavements.

3. What is the desired start date for the project?

RESPONSE: July 1st is the current start date for full building demolition. As mentioned in the pre bid, construction site fencing and mobilization can start June 16th as long as the contract, insurance and permits are in place.

4. Are there any milestones that we need to hit prior to the substantial completion date?

RESPONSE: Home football games are scheduled for Friday, August 29; Saturday, September 6; and Saturday, September 13. There will be no work on this day and site will need to be secure.

5. There was mention of certain materials being turned over to landscape services – bricks, concrete, etc. Is this a requirement of the project?

RESPONSE: Bricks are not required per spec other than the salvage quantity indicated. Concrete and topsoil are required by spec.

6. Is there a cost associated with disposing materials with Landscape Services?

RESPONSE: There is no cost to dispose of materials identified to unload at Landscape Services other than your trucking costs. The specifications call for and require that all topsoil and site concrete removed from the site are delivered to Landscape Services on 4080 Beaumont Rdoad, Lansing, MI. They will take building brick as well as long as it is separated from all other building materials.

7. Are the as-built or existing building drawings available?

Are there any as-built drawings available that can be shared?

RESPONSE: Record drawings reviewed during the Pre-Bid Meeting will be shared with bidders. Annotated sheets will be provided with known hazardous material, cork material, and steam entry locations. Assumed Asbestos-Containing-Material (ACM) locations will be provided in Addendum No. 1.

8. It is assumed that we need to dispose of the existing building foundations. Is the existing foundation type and depth known?

RESPONSE: Foundations should be assumed to be disposed of or recycled. If there is no rebar in the foundations, Landscape Services will accept. As built drawings provided to confirm depth and size of building footings.

9. Are the elevators/lifts available for contractor use throughout the project while they are operational?

RESPONSE: The South Freight Elevator is available for use by the Contractor during demolition work. The North Elevator is offline.

10. Can you please distribute the sign-on sheet from the pre-bid?

RESPONSE: A sign-in sheet will be included in Addendum No. 1

11. Please confirm that all FF&E will be removed by the owner prior to the start of construction-

RESPONSE: Owner will not remove all FF&E. Any remaining FF&E is the responsibility of the demolition contractor to properly dispose of.

12. Is there a specific location that hazardous materials need to be sent to?

RESPONSE: MSU EHS will provide barrels for containing non-ACM hazardous materials (PCB, mercury, radioactive materials, etc.). MSU will manifest and dispose of with the exception of asbestos. Contractor will be responsible for removing, containerizing, and stockpiling all containerized hazardous materials identified in the Atlas hazardous building material report. Contractor will also be responsible for removing, documenting, and disposing of ACM hazardous materials.

13. Is the contractor able to retain all scrap value from demolition?

RESPONSE: Yes with exception of items identified to be turned over to MSU.

14. There are many structural concrete walls that have glazed tile applied to the surface. Will the wall concrete with tile debris be accepted as recyclable material at Beaumont Road?

RESPONSE: Concrete separated from other building materials will be accepted. Brick is accepted, but not tile or CMU.

15. There are also concrete floors/slabs throughout with non-ACM ceramic tile applied to the surface. Will the concrete floor/slab debris with non-ACM ceramic tile applied be accepted as recyclable material at Beaumont Road?

RESPONSE: Concrete that is separated from other building materials will be accepted.

16. Will MSU be able to furnish topsoil and/or aggregate base materials. If so, what is the cost?

Do bidders need to include purchase costs for the owner provided concrete aggregate road base and topsoil? If so, what are those costs?

RESPONSE: MSU can furnish topsoil and 21AA aggregate base material. If the contractor choses to procure this material from MSU, the cost of topsoil \$16.08 per ton and the cost for 21AA crushed concrete is \$19.20 per ton. The costs for topsoil and 21AA crushed concrete include loading on the contractor's truck by MSU Staff. Note, 21AA crushed concrete is permitted in parking areas only, and is not permitted in roadways.

17. Will a loader and operator be provided by MSU at Beaumont Road to load trucks?

RESPONSE: Yes. See Response to Question 18 above.

18. Will there be a formal bid form? It does not look like the specs have this included.

RESPONSE: A bid form will be issued through Unifier and included with Addendum No. 1.

19. Who will be responsible for issuing the demolition permit?

RESPONSE: Awarded contractor will be responsible for demolition and abatement permits (notification of intent to renovate/demolish) through the State of Michigan (EGLE).

20. For sample material #11- interior caulk- dark brown- 1040 LF, this material appears to be behind the metal corner guards on each door opening- can Atlas clarify if all these metal guards will need to be disposed of as asbestos or not?

RESPONSE: HA-11 is a dark brown caulk on door/window frames and HA-65 is black/dark brown adhesive under steel corner guards. Both materials were positive for asbestos. If the asbestos-containing adhesives cannot be sufficiently removed or cleaned from the guards, then they must be disposed of as asbestos waste.

21. Are all windows expected to have PCB-containing glazing?

The PCB-containing window glazing in the Atlas report is the result of a single composite sample. Due to the building's construction history, it is anticipated that only some of the windows contain PCB glazing. Further sampling is being conducted to determine the actual number of windows to be disposed of as PCB waste.

Contractor is responsible for removing those windows containing PCB glazing and placing them in an owner provided PCB waste dumpster. Owner will coordinate and pay for disposal.

Contractor to provide separate pricing as follows:

- A. Per sq ft cost assuming whole window removal with PCB containing caulk materials.**
- B. Linear cost per foot for PCB caulk removals.**