

ADDENDUM NO. 01

February 5, 2026

Edwardsburg Public Schools – Middle School and High School Mechanical Upgrades

Middle School

69230 Section Street
Edwardsburg, MI 49112

High School

69358 Section Street
Edwardsburg, MI 49112

TO: ALL BIDDERS OF RECORD

This Addendum forms a part of and modifies the Bidding Requirements, Contract Forms, Contract Conditions, the Specifications and the Drawings dated January 16, 2026, by TowerPinkster. Acknowledge receipt of the Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of Pages ADD 1-1 through ADD 1-1.

A. SPECIFICATION SECTION 01 12 00 – MULTIPLE CONTRACT SUMMARY

A. BID CATEGORY NO. 01 GENERAL TRADES

Add the following clarification(s)

1. **Clarification No. 02:** **Bid Category No. 03 Mechanical** shall be responsible for all roofing work, including penetrations, openings, curbs, flashing, blocking, etc. **Bid Category No. 01 General Trades** shall be responsible for providing and installing any structural steel roof support.

2. Clarification No. 05: **Bid Category No. 01 General Trades** shall provide, install, maintain, and remove floor protection of all areas showing ceiling demolition, and the GYM area as directed by the Construction Manager. Floor protection shall be a minimum of plastic and a Ramboard equivalent.
3. Clarification No. 06: **Bid Category No. 03 Mechanical** shall provide dumpsters for their own work for the life of the project. **Bid Category No. 01 General Trades** shall provide dumpsters and dump carts for all other trades for the life of the project.
4. Clarification No. 08: **Bid Category No. 01 General Trades** shall provide and install steel lintels as indicated on the Structural/Mechanical Drawings. This includes any required shoring for lintel installation.

B. BID CATEGORY NO. 02 PLUMBING

Add the following clarification(s)

1. Clarification No. 01: **Bid Category No. 02 Plumbing, Bid Category No. 03 Mechanical** and **Bid Category No. 04 Electrical** shall assist the commissioning agent with any final testing, reporting, and corrections as required.
2. Clarification No. 04: **Bid Category No. 02 Plumbing** and **Bid Category No. 03 Mechanical** shall be responsible for final testing and balancing of all new and existing fixtures and equipment.

C. BID CATEGORY NO. 03 MECHANICAL

Add the following clarification(s)

1. Clarification No. 01: **Bid Category No. 02 Plumbing, Bid Category No. 03 Mechanical** and **Bid Category No. 04 Electrical** shall assist the commissioning agent with any final testing, reporting, and corrections as required.
2. Clarification No. 02: **Bid Category No. 03 Mechanical** shall be responsible for all roofing work, including penetrations, openings, curbs, flashing, blocking, etc. **Bid Category No. 01 General Trades** shall be responsible for providing and installing any structural steel roof support.

3. Clarification No. 03: **Bid Category No. 03 Mechanical** shall be responsible for testing and documenting the current water pressure before starting construction as indicated on sheet MG001.
4. Clarification No. 04: **Bid Category No. 02 Plumbing** and **Bid Category No. 03 Mechanical** shall be responsible for final testing and balancing of all new and existing fixtures and equipment.
5. Clarification No. 06: **Bid Category No. 03 Mechanical** shall provide dumpsters for their own work for the life of the project. **Bid Category No. 01 General Trades** shall provide dumpsters and dump carts for all other trades for the life of the project.
6. Clarification No. 07: **Bid Category No. 03 Mechanical** shall provide all new variable frequency drives (VFDs) and **Bid Category No. 04 Electrical** shall provide and install power to them as required.

D. BID CATEGORY NO. 04 ELECTRIC

Add the following clarification(s)

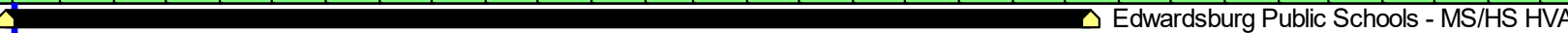
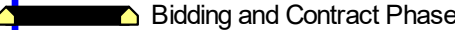





























1. Clarification No. 01: Bid Category No. 02 Plumbing, **Bid Category No. 03 Mechanical** and **Bid Category No. 04 Electrical** shall assist the commissioning agent with any final testing, reporting, and corrections as required.
2. Clarification No. 07: **Bid Category No. 03 Mechanical** shall provide all new variable frequency drives (VFDs) and **Bid Category No. 04 Electrical** shall provide and install power to them as required.









B. SPECIFICATION SECTION 01 32 00 – SCHEDULES AND REPORTS

a. 1.03 GUIDELINE SCHEDULE

Add:

1. See Guideline Schedule attached.
2. See Phasing Plan attached.

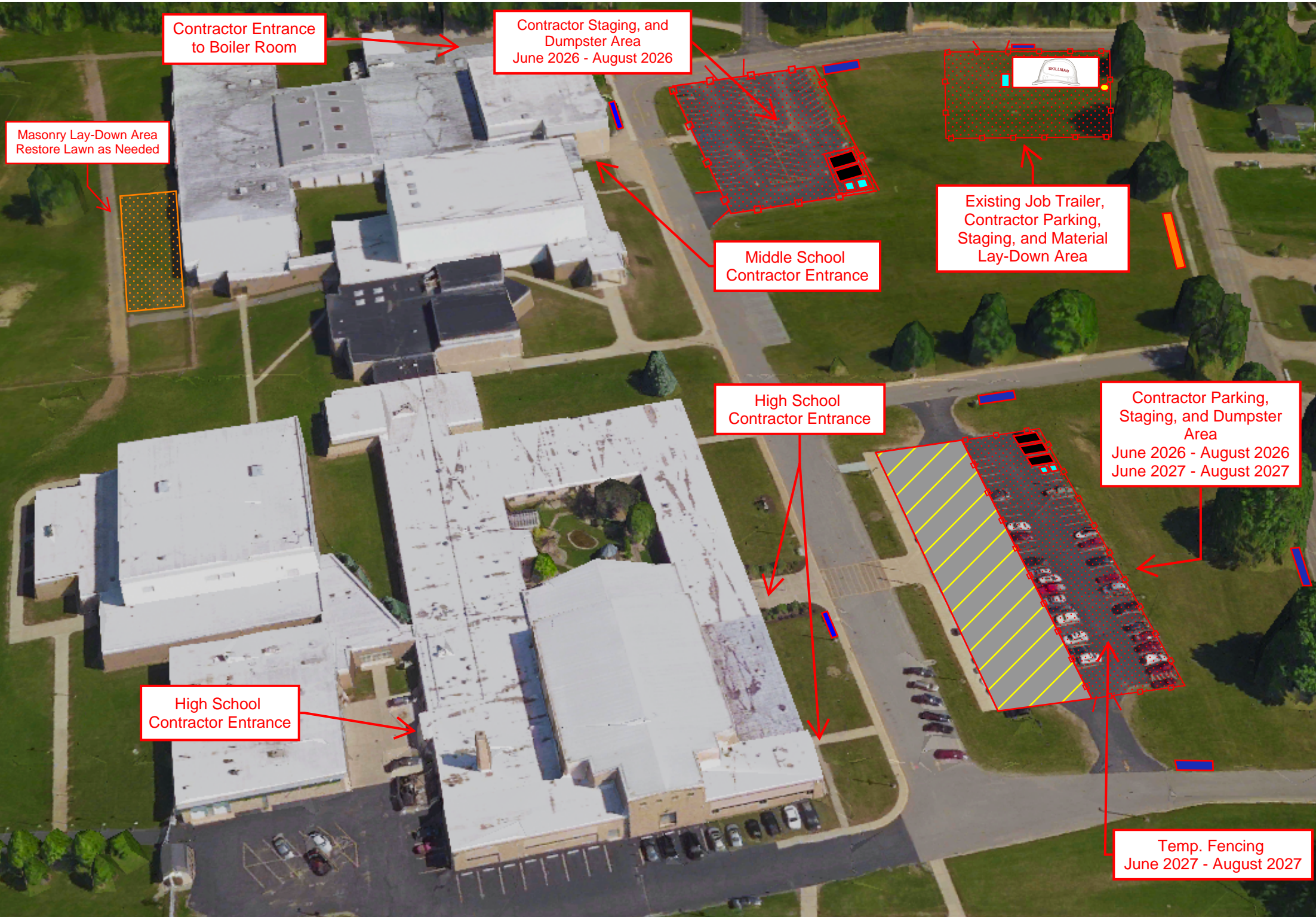
Activity Name	Original Duration	Start	Finish	2026												2027												2028											
				Jan	F	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul					
Edwardsburg Public Schools - MS/HS HVAC	448	28-Jan-26	15-Oct-27																																				
Bidding and Contract Phase	50	28-Jan-26	07-Apr-26	 Bidding and Contract Phase																																			
Owner Advertisement and Posted to Planroom	1	28-Jan-26	28-Jan-26	 Owner Advertisement and Posted to Planroom																																			
Addendum #01	1	05-Feb-26	05-Feb-26	 Addendum #01																																			
Review and Post Bid Tab	1	06-Feb-26	06-Feb-26	 Review and Post Bid Tab																																			
Pre-Bid Meeting @ 3:00 PM at HS Cafeteria	0	10-Feb-26		 Pre-Bid Meeting @ 3:00 PM at HS Cafeteria																																			
Final Addendum	1	17-Feb-26	17-Feb-26	 Final Addendum																																			
BIDS Due	0		26-Feb-26	 BIDS Due																																			
Skillman/TP/EPS Pre-Award Conferences	3	27-Feb-26	03-Mar-26	 Skillman/TP/EPS Pre-Award Conferences																																			
Skillman Recommendation Letter to EPS to Award Contracts	1	06-Mar-26	06-Mar-26	 Skillman Recommendation Letter to EPS to Award Contracts																																			
Special BOE Meeting to Award Contracts	0	09-Mar-26		 Special BOE Meeting to Award Contracts																																			
Contractor Notices to Proceed	0		10-Mar-26	 Contractor Notices to Proceed																																			
Execution of Contractor Agreements	20	11-Mar-26	07-Apr-26	 Execution of Contractor Agreements																																			
Administration	419	10-Mar-26	15-Oct-27	 Administration																																			
Submittals and Samples	45	10-Mar-26	11-May-26	 Submittals and Samples																																			
Material Procurement	90	10-Mar-26	13-Jul-26	 Material Procurement																																			
Procure Permits	15	16-Mar-26	03-Apr-26	 Procure Permits																																			
Pre-Construction Meeting	0	19-Mar-26		 Pre-Construction Meeting																																			
Begin Bi-Weekly Progress Meetings	0	02-Apr-26		 Begin Bi-Weekly Progress Meetings																																			
Begin Boiler Room Work	0	10-Apr-26		 Begin Boiler Room Work																																			
Mechanical Pre-Install Meeting	0	26-May-26		 Mechanical Pre-Install Meeting																																			
Architectural Pre-Install Meeting	0	26-May-26		 Architectural Pre-Install Meeting																																			
Abatement (If Needed)	5	10-Jun-26	16-Jun-26	 Abatement (If Needed)																																			
Last Day of 2025/26 School Year	0		10-Jun-26	 Last Day of 2025/26 School Year																																			
Construction Safety Fencing & Signs	2	11-Jun-26	12-Jun-26	 Construction Safety Fencing & Signs																																			
Begin Bi-Weekly Commissioning Meetings	0	29-Jun-26		 Begin Bi-Weekly Commissioning Meetings																																			
50% BCC Inspections	0	02-Jul-26		 50% BCC Inspections																																			
Middle School Boiler Inspection	4	11-Aug-26	14-Aug-26	 Middle School Boiler Inspection																																			
Contractor Closeout Meeting	0		13-Aug-26	 Contractor Closeout Meeting																																			
Final Middle School M.E.P Inspections	2	19-Aug-26	20-Aug-26	 Final Middle School M.E.P Inspections																																			
Middle School Skillman/TP/EPS Punch List Creation	1	20-Aug-26	20-Aug-26	 Middle School Skillman/TP/EPS Punch List Creation																																			

 Actual Work  Remaining Work  Critical Remaining Work   Milestone   Summary	224050.07 Edwardsburg Public Schools - MS/HS HVAC Renovation Guideline Schedule - 4-February-26 1 of 4	
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Activity Name				Original Duration	Start	Finish	2026												2027												2028									
							Jan	F	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul			
			Mechanical VUV's Layout	5	15-Jun-26*	19-Jun-26		📅 Mechanical VUV's Layout																																
			Demo Electrical Connections to Existing Unit Vents	5	15-Jun-26	19-Jun-26		📅 Demo Electrical Connections to Existing Unit Vents																																
			Demo Hydronic Ceiling Panels	5	15-Jun-26	19-Jun-26		📅 Demo Hydronic Ceiling Panels																																
			Remove Existing Ceiling Tile and Grid	5	15-Jun-26	19-Jun-26		📅 Remove Existing Ceiling Tile and Grid																																
			Demo Duct Work and Exhaust Fans	5	18-Jun-26*	24-Jun-26		📅 Demo Duct Work and Exhaust Fans																																
			Install New Lintels and Unit Louvers	5	22-Jun-26*	26-Jun-26		📅 Install New Lintels and Unit Louvers																																
			Install New VUV's	22	22-Jun-26*	21-Jul-26		📅📅📅 Install New VUV's																																
			Install Control Valves	10	22-Jun-26	03-Jul-26		📅📅 Install Control Valves																																
			Install Temperature Control Wiring	5	23-Jun-26	29-Jun-26		📅📅 Install Temperature Control Wiring																																
			Install New AHU Piping/Ductwork/Insulation	15	06-Jul-26*	24-Jul-26		📅📅📅 Install New AHU Piping/Ductwork/Insulation																																
			Install New Ceiling Tile and Grid	15	13-Jul-26*	31-Jul-26		📅📅📅 Install New Ceiling Tile and Grid																																
			Install Accent Flooring at New VUV's	5	20-Jul-26*	24-Jul-26		📅📅 Install Accent Flooring at New VUV's																																
			Install AHU Final Electrical Connections	5	27-Jul-26	31-Jul-26		📅📅 Install AHU Final Electrical Connections																																
			Paint Wall at New VUV's	10	03-Aug-26	14-Aug-26		📅📅 Paint Wall at New VUV's																																
			Final Commissioning for All Systems	5	18-Aug-26	24-Aug-26		📅📅 Final Commissioning for All Systems																																
			Unit D Classroom and Corridors					53	11-Jun-26	24-Aug-26	📅📅																													

Edwardsburg Public Schools

HS/MS Mechanical Upgrades



LEGEND:

- Temp. Fenced-In Material Lay-Down Area =
- Skillman Site Trailer =
- Contractor Parking Area =
- Dumpsters =
- Large Project Sign =
- Project Traffic and Contractor Entrance Signage =
- Temporary Toilets =



The SKILLMAN Corporation
Construction Management



TowerPinkster
Architecture · Engineering · Interiors

Site Logistics Plan - 1/29/26

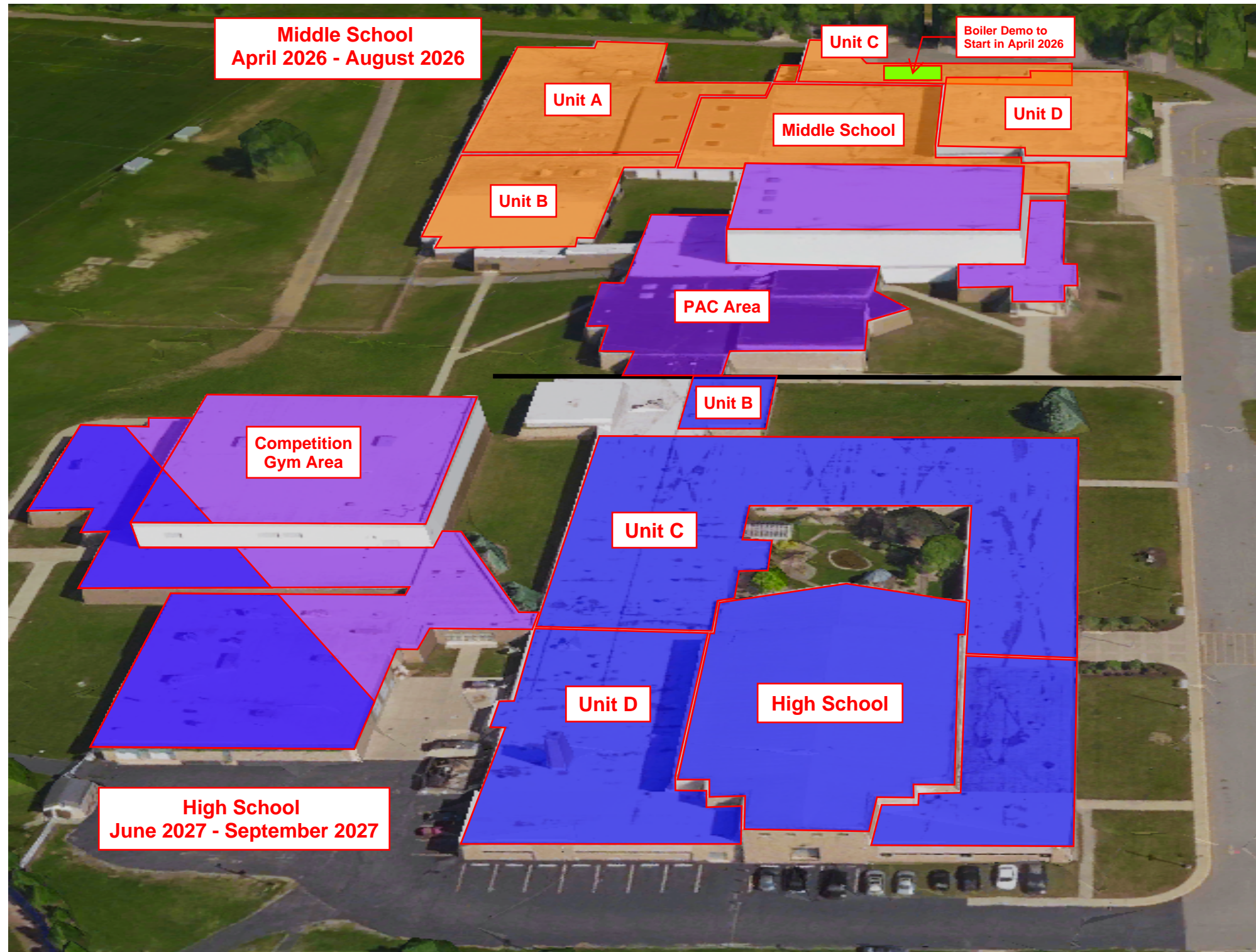
Edwardsburg Public Schools

HS/MS Mechanical Upgrades



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Phase 1A - Middle School HVAC Upgrades

April 2026 - September 2026

Phase 1B - BMS Integration of PAC and Competition Gym Area

April 2026 - September 2026

Phase 1C - Cabling Infrastructure for BMS Controls/Devices

April 2026 - September 2026

Phase 2 - High School HVAC Upgrades

June 2027 - September 2027

Phasing Plan - 1/29/26