

ADDENDUM

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PROJECT NAME:
Brighton Area Schools – BHS Rooftop Unit Replacement & Renovations

COMM. NO. 26022

ADDENDUM NO. 02

DATE: July 22, 2026

TO: Brighton Area Schools & Bidding Contractors

It is understood and accepted that the work of this Addendum shall supplement and form a part of the original Specifications, Drawings, General Conditions, Special Conditions, Instructions to Bidders, and any and all stipulations thereof.

This Addendum is issued prior to the receipt of bids and the intent thereof is to record and insert certain changes, additions, and clarifications of the contract documents. All items shall be considered in connection with the various Contractors' Proposals.

CONTENTS

This Addendum contains the accompanying: Drawing Sheets CA, M1.3, M2.0, and "Site Diagram 2026.07.21 – final".

NO. DESCRIPTION

- | | |
|----|--|
| 01 | CLARIFY – All new exterior exposed structural steel shall be galvanized. Galvanized steel will not be required for interior steel. Interior steel does not require paint. |
| 02 | ADD – BAS is tax exempt. However, the contractor shall include \$129,000.00 in "use tax" for the materials purchased by BAS, as the contractor is the end user in the installation. |
| 03 | CLARIFY - Refer to updated drawing sheets M2.0 and M1.3 for additional information regarding rooftop pipe supports. |
| 04 | CLARIFY – All mechanical units have been purchased by BAS. |
| 05 | CLARIFY – No revised gas service is anticipated. |
| 06 | CLARIFY – The existing building heating system can provide temporary heating as needed. Specifications Article 8S, #4 is an acceptable method for heating during the project. |
| 07 | CLARIFY – The contract will be finalized as soon as possible. A letter of intent can be provided to expedite Phase #1, if needed. Completion of Phase #1 prior to the beginning of the school year is critical. The affected classroom must be occupiable for the start of school. |
| 08 | CLARIFY – There is no metal siding specified. The drawings simply provide a basis of design for a flat stock piece of galvanized sheet metal that is to be painted to match the existing siding color. This patch will be similar to all existing patches as seen on the existing penthouse walls. |

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- 09 CLARIFY - Contractors should assume minimal scope of roofing (inspection, caulking and sealing as needed for a watertight fit) at RTU's.
- 10 ADD - Contractor to assume 1,000 feet of temporary 6' tall chain link fencing and swing gates as necessary. Contractor to provide cost per lineal feet of the fencing. Refer to the attached site diagram for additional information.
- 11 CLARIFY – refer to the attached site diagram for additional information (heights, assumed staging areas, etc.) and planning purposes.

END OF ADDENDUM



EXIST. ERU's (2)

NEW CHILLER
LOCATION

EXIST. COOLING
TOWER

EXIST. RTU's (14)

MECH. PENTHOUSE

+/- 16' (roof to
classroom flr. below)

+/- 33' (roof to grade)

+/- 15' (roof to grade)

+/- 19' (roof to grade)

POTENTIAL STAGING AND
FENCED STORAGE AREAS -
TYP.

THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL.
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LINE LEGEND

** APPLIES TO ALL DRAWING SHEETS **

—

NEW CONSTRUCTION

- - -

EXISTING TO REMAIN

- - -

HIDDEN WORK

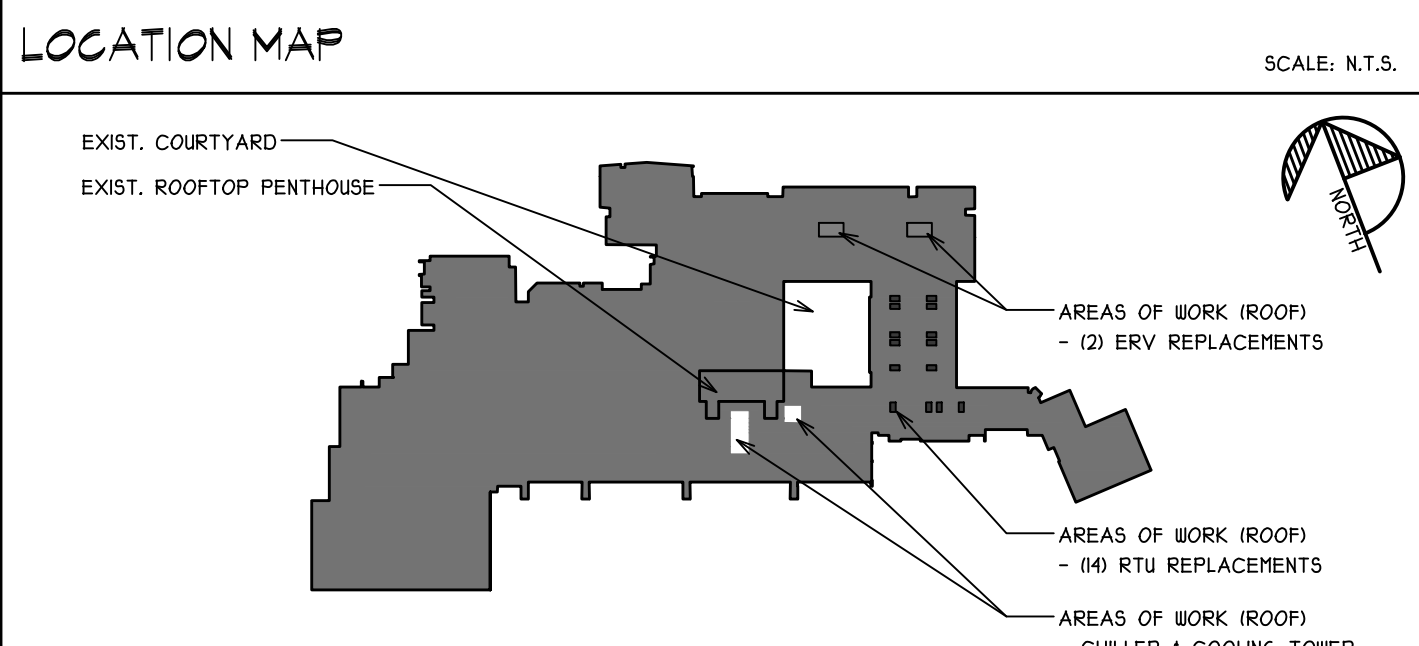
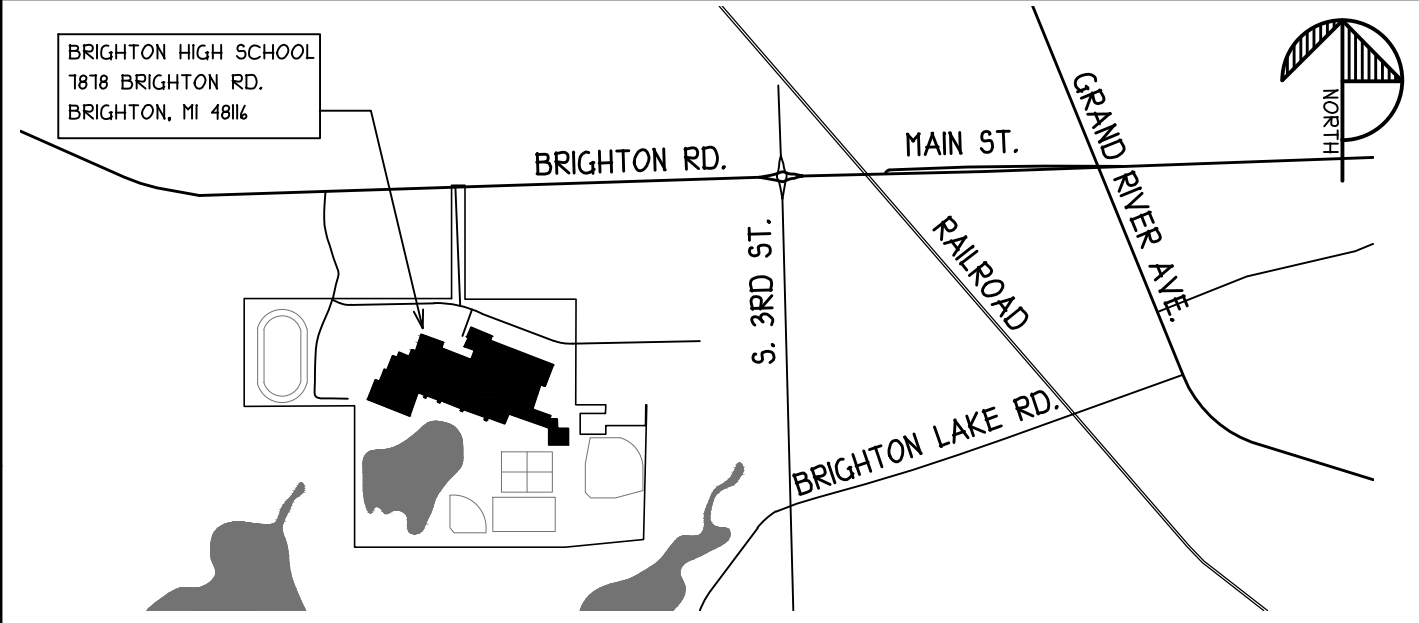
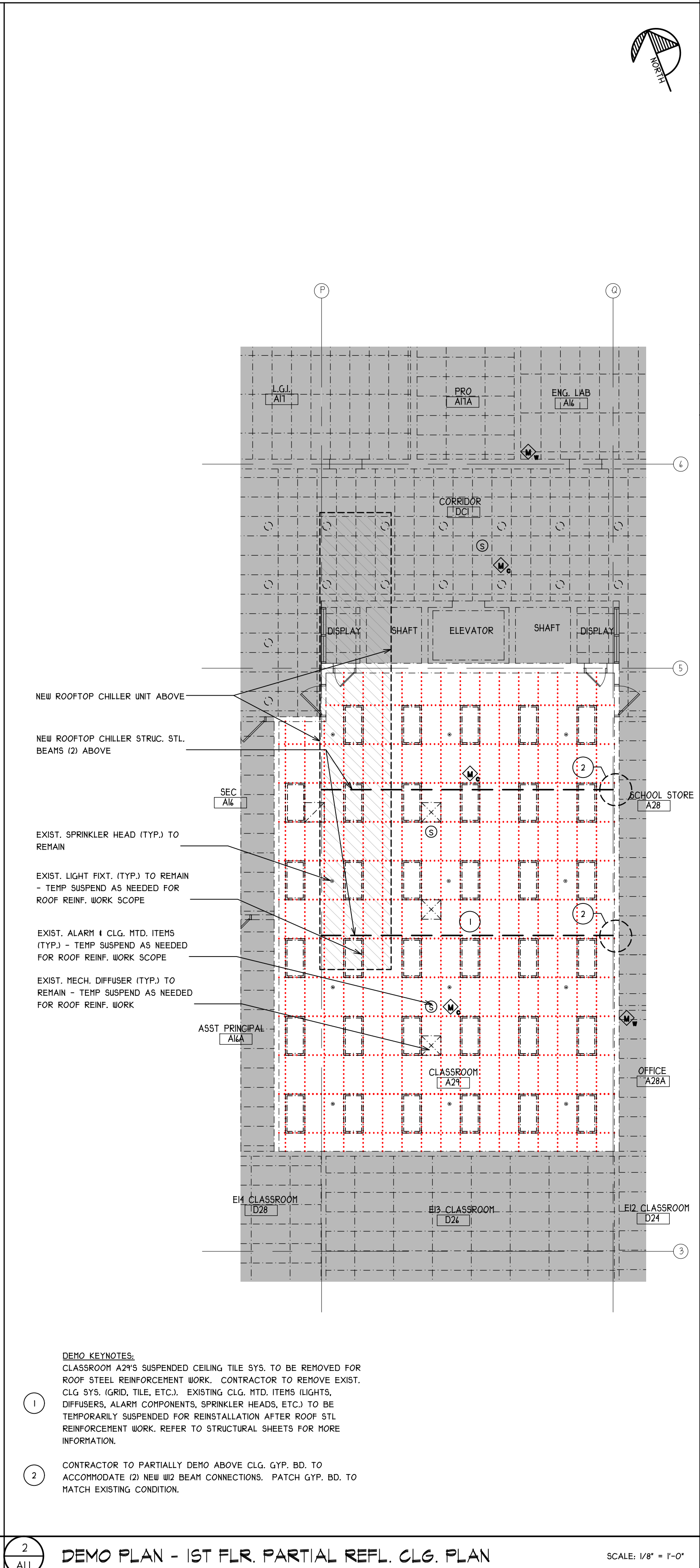
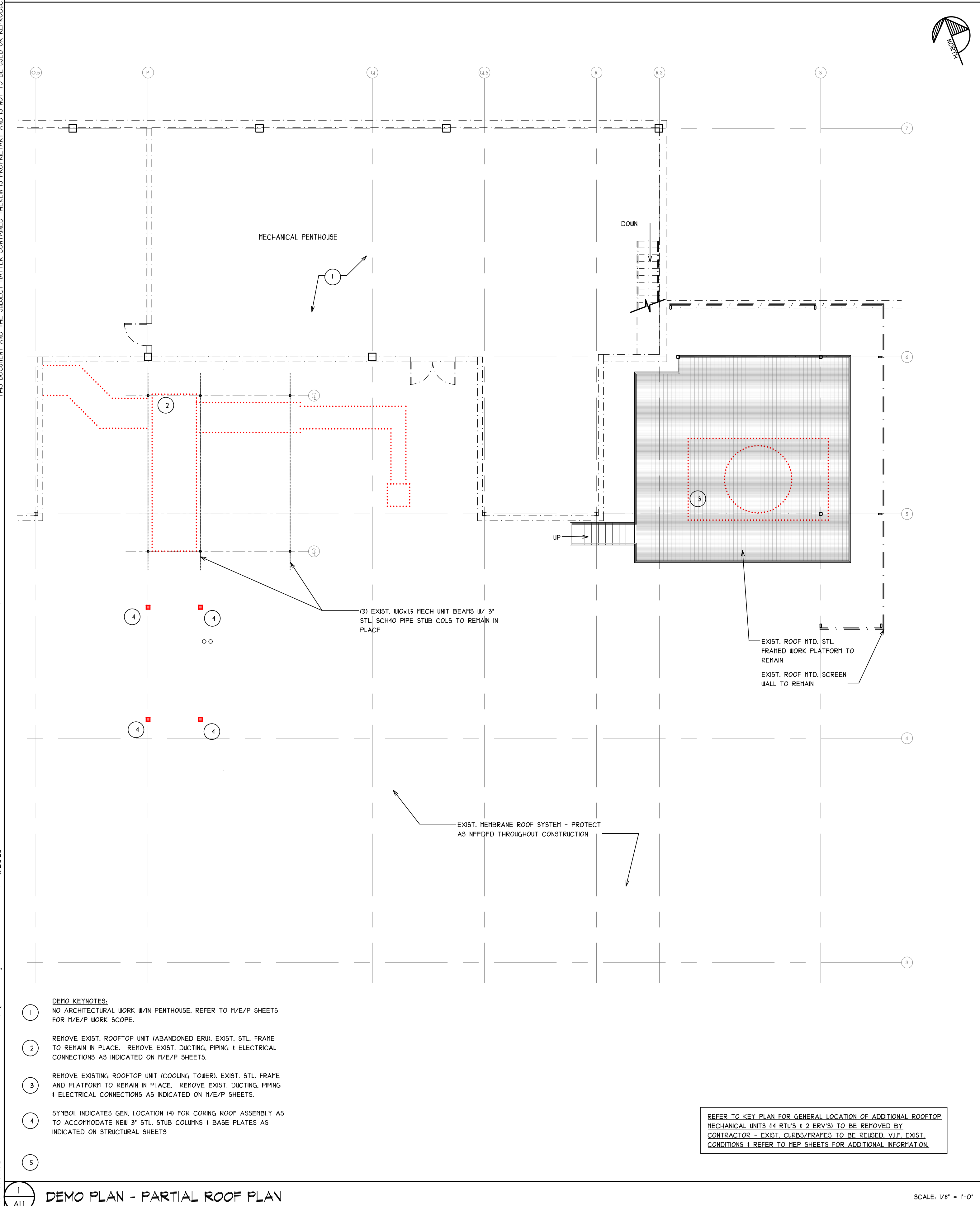
...

EXISTING TO BE REMOVED
(RED TO BE PRINTED IN COLOR)

BRIGHTON AREA SCHOOLS (BAS)

- BRIGHTON HIGH SCHOOL -

MECHANICAL UNITS REPLACEMENT



KEY PLAN

SCALE: N.T.S.

NO.	TITLE	ISSUED: BIDS 1 PERMITS	ISSUED: ADDENDUM 01	ISSUED: ADDENDUM 02	ISSUED:
CA	COVER, CODE, & DEMO	X	X		
SI01	STRUCTURAL PLANS	X			
SI02	STRUCTURAL DETAILS	X			
AI	PLANS	X			
M1.0	GENERAL MECHANICAL INFORMATION	X			
MD1.1	PARTIAL ROOF-MECHANICAL DEMOLITION PLAN	X			
MD1.2	PARTIAL ROOF-MECHANICAL DEMOLITION PLAN	X			
M1.1	PARTIAL ROOF-MECHANICAL NEW WORK PLAN	X			
M1.2	PARTIAL ROOF-MECHANICAL NEW WORK PLAN	X			
M1.3	PARTIAL ROOF-MECHANICAL PLAN	X			
M2.0	MECHANICAL DETAILS	X		X	
M3.0	MECHANICAL SCHEDULES	X		X	
M4.0	MECHANICAL CONTROLS	X			
M4.1	MECHANICAL CONTROLS	X			
E0.0	GENERAL ELECTRICAL INFO	X			
ED1.1	PARTIAL ROOF-ELECTRICAL DEMOLITION PLAN	X			
ED1.2	PARTIAL ROOF-ELECTRICAL DEMOLITION PLAN	X			
E1.1	PARTIAL ROOF-ELECTRICAL NEW WORK PLAN	X			
E1.2	PARTIAL ROOF-ELECTRICAL NEW WORK PLAN	X			
E1.3	PARTIAL ROOF-ELECTRICAL PLAN	X			
E1.4	ROOF-ELECTRICAL PLAN	X			
E1.5	ENLARGED GEAR-ELECTRICAL PLANS	X			
E2.0	ONE LINE DIAGRAM	X			
E3.0	SPECIFICATIONS	X			
E3.1	SPECIFICATIONS	X			
E3.2	SPECIFICATIONS	X			

SHEET INDEX

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE REMOVAL AND REPLACEMENT OF EXISTING ROOFTOP MOUNTED MECHANICAL UNITS AT BRIGHTON HIGH SCHOOL.

14 RTU'S

2 ERV'S

1 CHILLER AND ASSOCIATED COOLING TOWER UNIT.

THE NEW CHILLER UNIT'S FOOTPRINT & WEIGHT REQUIRES STRUCTURAL STEEL REINFORCEMENT TO THE EXISTING ROOF FRAMING FROM INSIDE/BELOW. MINOR STRUCTURAL STEEL MODIFICATIONS ARE ALSO REQUIRED AT THE CHILLER TOWER UNIT'S ROOF PLATFORM TO ACCOMMODATE THE NEW UNIT'S FOOTPRINT & WEIGHT.

WITH THIS PROJECT THERE IS NO CHANGE TO BUILDING USE, OCCUPANCY, EGRESS, OCCUPANT LOAD, FIRE RATED CONDITIONS, ETC. THE NEW CHILLER REQUIRES NEW STRUCTURAL SUPPORT AND UPGRADED ELECTRICAL INFRASTRUCTURE. THEREFORE, THIS PROJECT IS CONSIDERED AN "ALTERATION-LEVEL 2" WITHIN THE MICHIGAN REHABILITATION CODE.

APPLICABLE CODES:

2021 MICHIGAN BUILDING CODE

2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - LEVEL 2

2012 NFPA 101

2021 INTERNATIONAL FIRE CODE

2021 MICHIGAN PLUMBING CODE

2021 MICHIGAN MECHANICAL CODE

2023 NATIONAL ELECTRICAL CODE (STATE OF MI ELECTRICAL CODE W/ MI AMENDMENTS)

** BLDG. IS PROTECTED THROUGHOUT W/ AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER SECTION 903 & NFPA 13

** BLDG. IS PROTECTED THROUGHOUT W/ AN APPROVED FIRE ALARM & DETECTION SYSTEM INCLUDING EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PER SECTION 907 & NFPA 12.

** EXISTING FACILITY IS DIVIDED IN SEPARATE BLDGS./ZONES W/ RATED FIRE BARRIERS & FIRE WALLS THROUGHOUT.

EXISTING BUILDING INFORMATION:

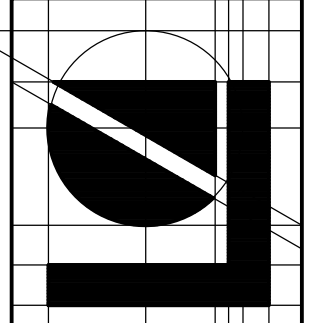
CONST. TYPE TYPE IIB

USE GROUP EDUCATIONAL "E"

STORIES/HT. 2 STORIES/VARIES

AREA ALL EXIST. BLDGS. LESS THAN 68,000 S.F. OR ARE LESS THAN ALLOWABLE AREAS W/ RBC'S FRONTAGE INCREASE

CODE & PROJECT INFORMATION



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APPENDIX OF
ADDENDUMS
BIDS 1 PERMITS
OWNER REVIEW
issued for

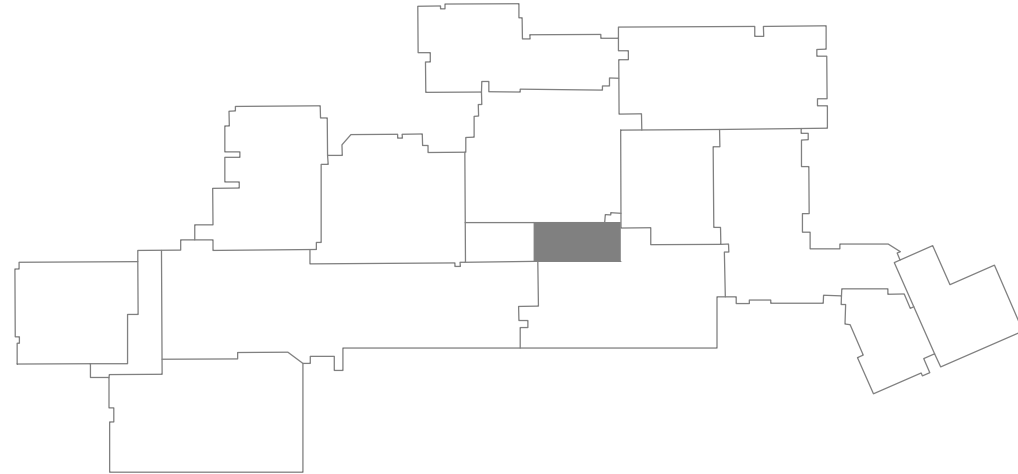
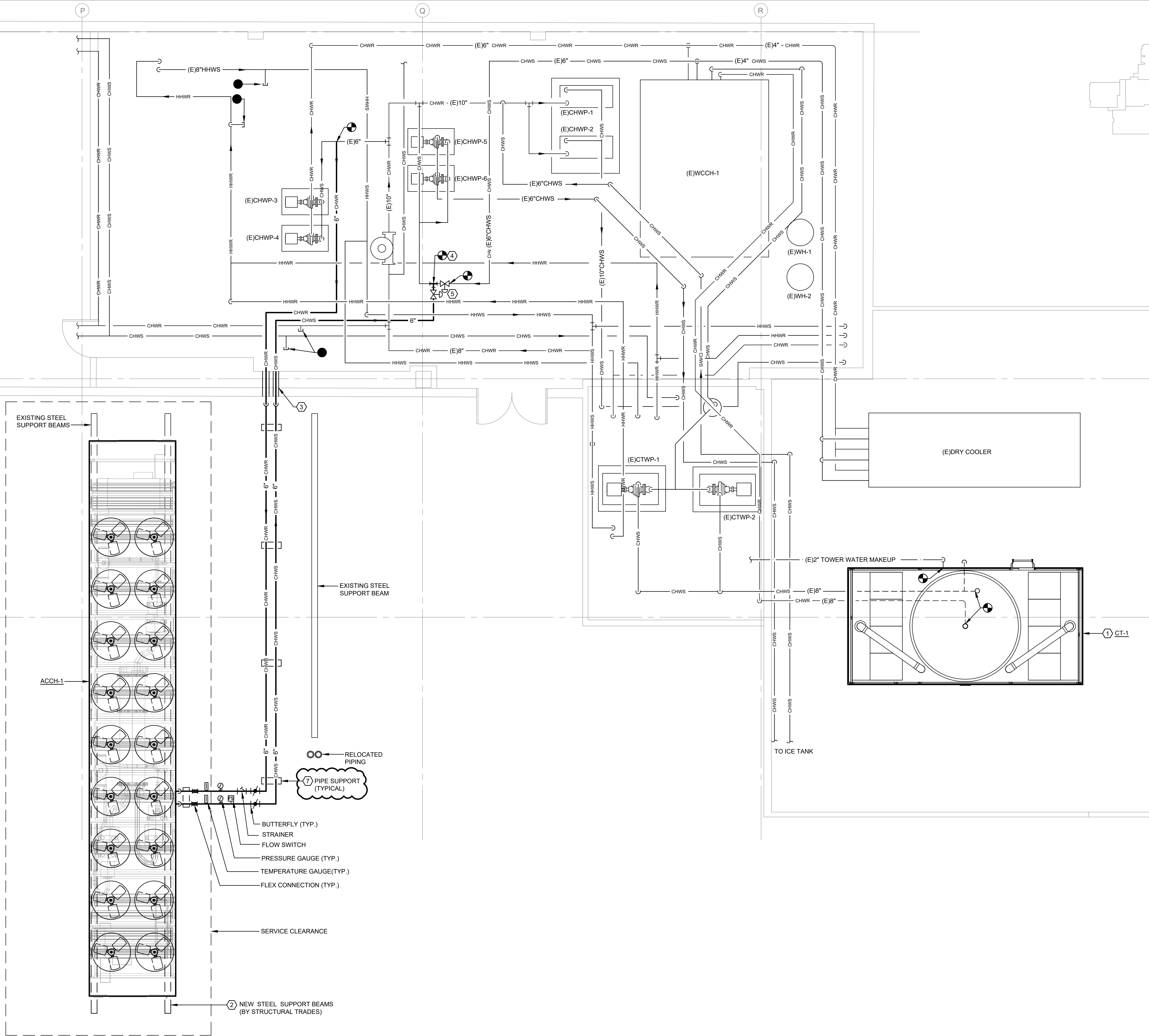
1/22/2024
12/20/2024
4/24/2024
4/24/2024
date

djm
ek'd
app'd

MECHANICAL UNITS REPLACEMENT
BRIGHTON AREA SCHOOLS
(BRIGHTON HIGH SCHOOL)
BRIGHTON, MICHIGAN

COVER, CODE, & DEMO

26022



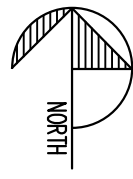
KEY PLAN

KEY NOTES: (A)

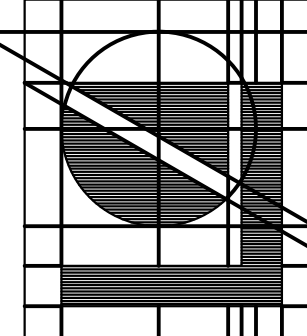
1. PROVIDE AND INSTALL NEW COOLING TOWER. CONNECT NEW COOLING TOWER TO EXISTING SUPPLY, RETURN AND BYPASS COOLING TOWER WATER PIPING AS WELL AS TOWER FILL PIPING. EXISTING VALVES AND STRAINERS SHALL REMAIN. PROVIDE ANY ADDITIONAL PIPING, CONTROLS, AND ELECTRICAL CONNECTIONS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. COORDINATE ALL WORK WITH EXISTING CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO MAKING CONNECTIONS.
2. STRUCTURAL TRADES TO PROVIDE ADDITIONAL STRUCTURAL SUPPORT STEEL AND VERIFY THE CAPACITY OF THE EXISTING SUPPORT STEEL. REFER TO SPECIFIED CHILLER MANUFACTURER INSTALLATION MANUAL FOR EXACT REQUIREMENTS AND POINT WEIGHTS INCLUDING LOCATION OF ALL VIBRATION ISOLATORS.
3. PROVIDE / REWORK WATER TIGHT SEAL AND SLEEVE THRU EXISTING WALL AS REQUIRED TO ACCOMMODATE NEW 6" CHILLED WATER PIPING.
4. CONNECT NEW 6" CHILLED WATER SUPPLY INTO EXISTING CHILLED WATER PIPING IN THIS AREA. EXACT CONNECTION LOCATION SHALL BE FIELD-VERIFIED AND COORDINATED WITH EXISTING CONDITIONS.
5. PROVIDE (2) NEW 6" 2-POSITION ISOLATION VALVES. VALVE SHALL MODULATE IN COORDINATION WITH ACTIVE CHILLER OPERATION. VALVES SHALL BE BRAY SERIES 70 CONTROLS (120 VOLT) TO MATCH EXISTING CHILLER CONTROL VALVES.
6. PROVIDE MIRO MODEL 6-RAH-8 ROLLER PIPE SUPPORTS WITH ALUMINUM PIPE GUIDES FOR ALL 6-INCH INSULATED CHILLED WATER PIPING INSTALLED ON THE ROOF. INSTALL SUPPORTS AT 10'-0" MAXIMUM SPACING UNLESS CLOSER SPACING IS REQUIRED BY CONCENTRATED LOADS OR STRUCTURAL DESIGN. PROVIDE GUIDES AND ANCHORS TO ACCOMMODATE THERMAL EXPANSION. SUPPORTS SHALL BE NON-PENETRATING AND COMPATIBLE WITH THE ROOF MEMBRANE. SEE DETAILS ON M2.0



MEEC JOB # 26-0029
THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES. NOTICE: THIS DRAWING AND THE DESIGN ARE THE PROPERTY OF MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC AND NO ALTERATIONS AND/OR TRANSFERS OF WORK ARE PERMITTED UNLESS WRITTEN APPROVAL IS GRANTED BY MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC.



SCALE: 1/4" = 1'-0"



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ADDENDUM #2
BIDS & PERMITS

7-22-2026
6-26-2026

dr: Z.S.
ck'd: W.V.
app'd: J.K.

MEP RENOVATIONS for
BRIGHTON AREA SCHOOLS
- BRIGHTON HIGH SCHOOL
BRIGHTON, MICHIGAN
PARTIAL ROOF - MECHANICAL PLAN

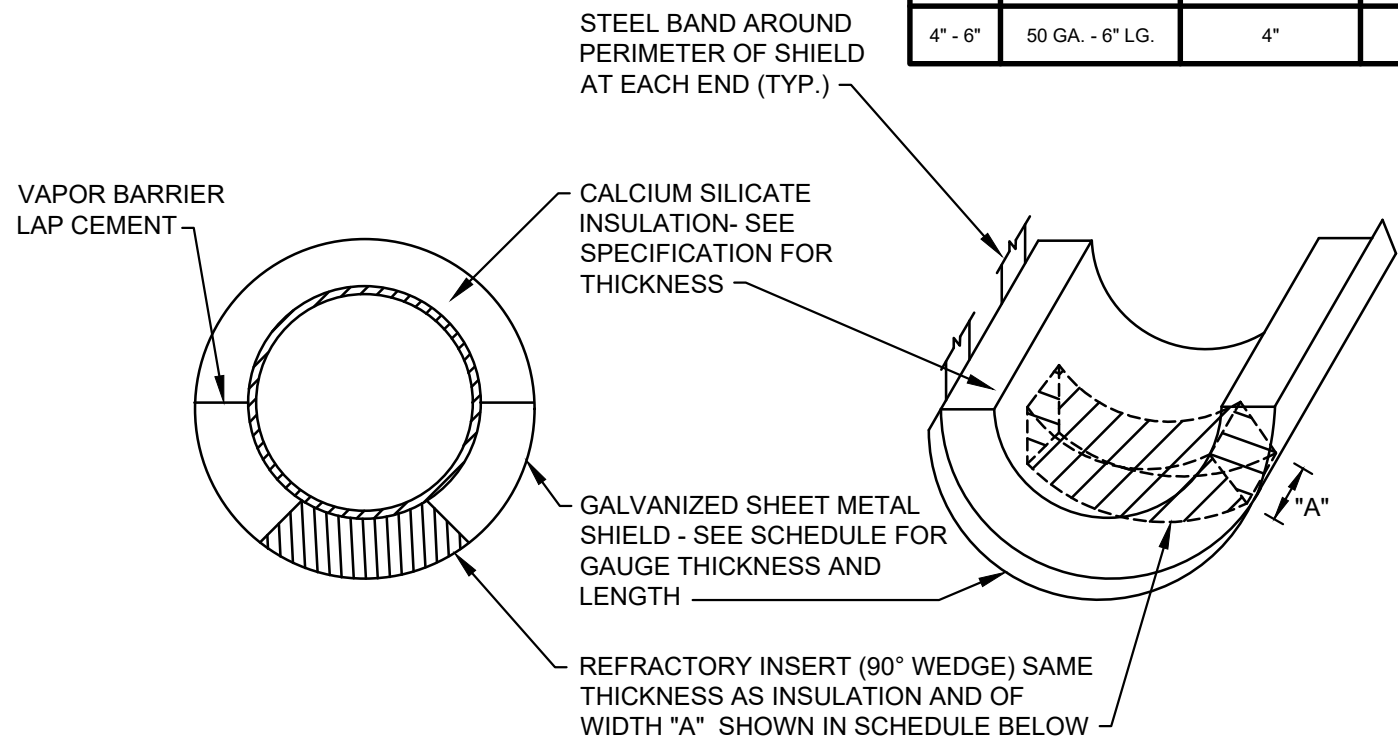
M1.3

26022

PIPE HANGER SCHEDULE					
STEEL PIPE (STANDARD WEIGHT)			COPPER TUBING		
PIPE SIZE	ROD SIZE	MAX. SPACING	PIPE SIZE	ROD SIZE	MAX. SPACING
1" MAX.	3/8"	8'-0"	1" MAX.	3/8"	5'-0"
1" - 2"	3/8"	10'-0"	1 1/4" - 1 1/2"	3/8"	7'-0"
2 1/2" - 3"	1/2"	12'-0"	2"	1/2"	10'-0"
4" - 5"	5/8"	16'-0"	2 1/2" - 3"	1/2"	10'-0"
6" - 10"	3/4"	16'-0"	4"	5/8"	10'-0"

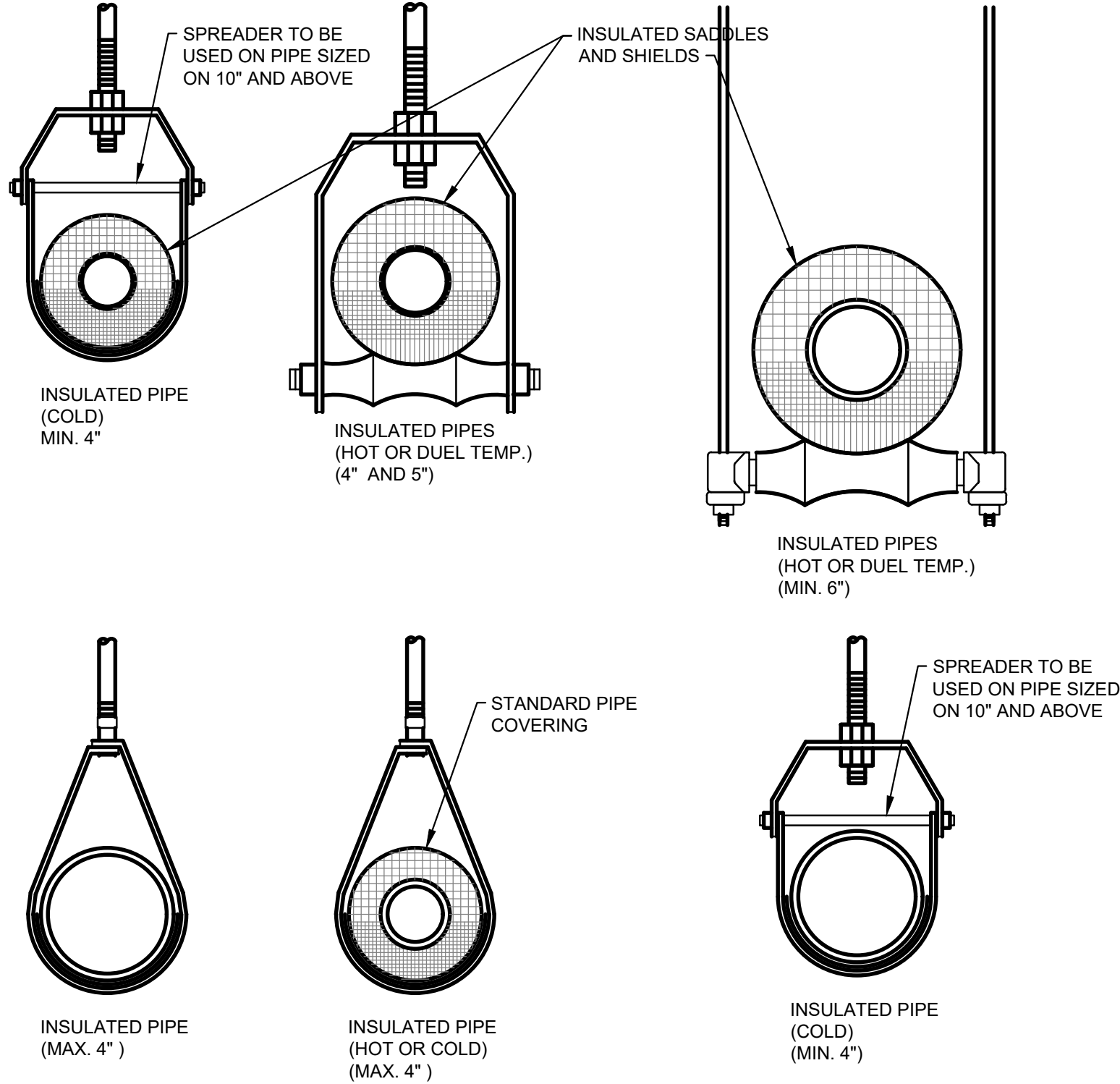
INSULATION SADDLE AND
SHIELD SCHEDULES

PIPE SIZE	SHIELD GAUGE AND LENGTH	INSERT WIDTH "A"	
		COLD LINES	HOT OR DUEL TEMP. LINES
4" - 6"	50 GA. - 6" LG.	4"	4"



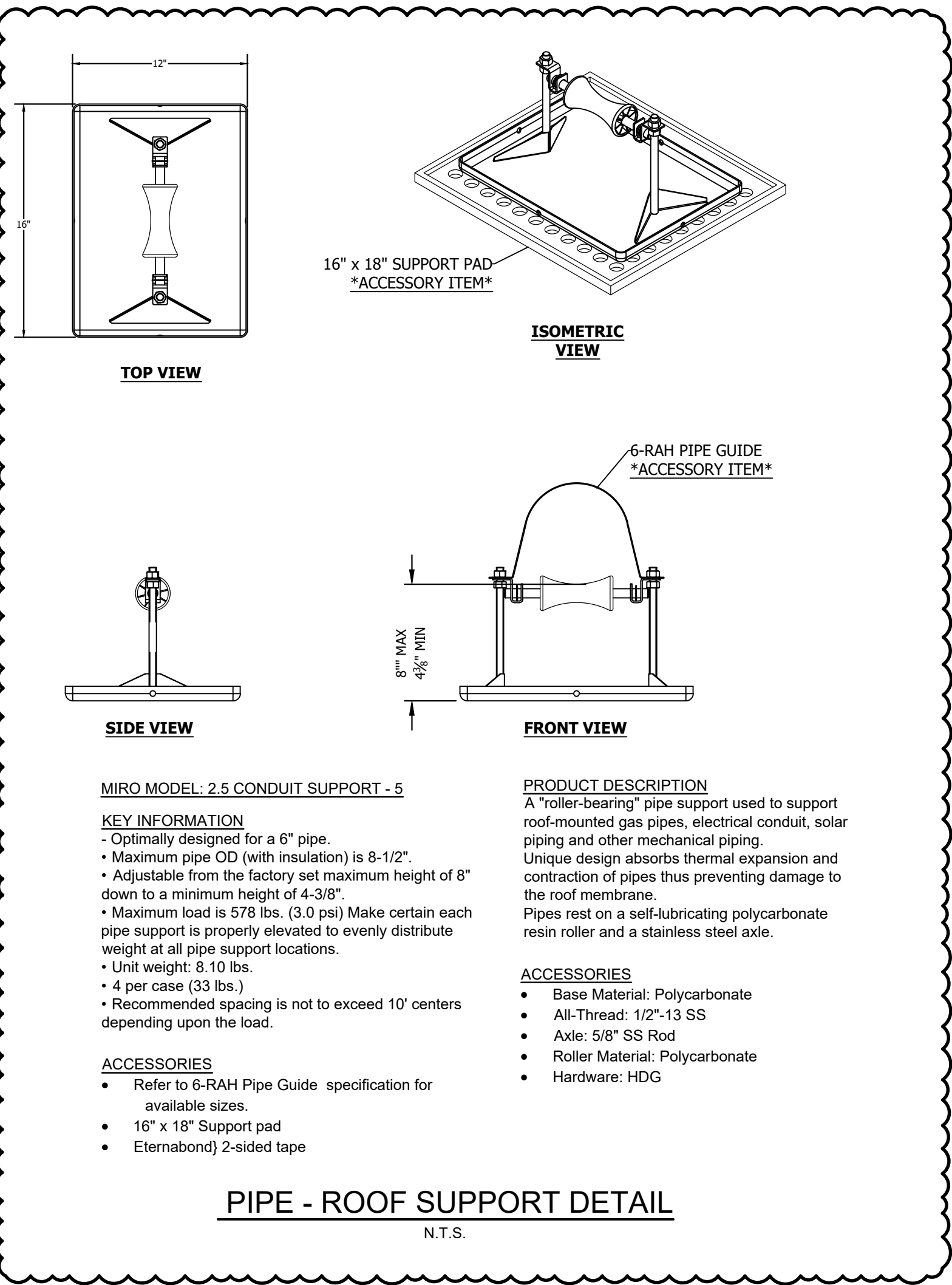
PIPE SUPPORT DETAIL

N.T.S.



HANGER PIPE DETAILS

N.T.S.



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SCALE: NONE