



REQUEST FOR INFORMATION

01 General

- Any Wage/Labor requirements that apply?
 - No
- Work Hours/Restrictions?
 - Standard M-F. No restrictions
- Critical dates / schedule ?
 - See Project Criteria.
 - Substantial Completion **08-01-2025**
- Do executive orders apply to this project?
 - No
- Do Davis Bacon prevailing wages apply to this project?
 - No
- Will the building be fully occupied during construction operations?
 - No. There may be some activity but not a huge amount
- Where will trades be allowed to park during construction?
 - They will be able to park withing the fenced yard during construction
- Are there any liquidated damages associated with this project?
 - No
- Will there be another walkthrough date to bring subcontractors?
 - Not at this time
- Is there a bid bond required?
 - No
- No bid bond is required. Please confirm for the record.
 - Correct
- Can you please provide a status on the permit drawings review by the City of Detroit?
 - Drawings have been submitted to the city for review. We have not heard back from the city as of yet
- No payment and performance bond is required for this project. Please confirm for the record.
 - Correct
- Will the owner remove the equipment and vehicles from the building during construction?
 - Equipment and vehicles will remain in the building. The selected contractor will need to work with the Ambassador team to determine logistics
- Will the owner remove the sand/gravel and salt from the building during construction?
 - Sand, Gravel and other raw materials will remain in the building. The selected contractor will need to work with the Ambassador team to determine logistics
- Will the misc. pallets, shelving, tanks etc. be removed from the building during construction?
 - Misc items will remain in the building. The selected contractor will need to work with the Ambassador team to determine logistics
- How will subcontractors access the secured gate at Toledo Street?
 - Ambassador team will install a keypad, Code will be provided
- Is 24-hour site security required?
 - Yes
- Can a location inside the building be used as a field office for the GC?
 - Yes



- Project Criteria states GC is responsible for temporary utilities during construction. Does a separate meter need to be installed for this as the building already has utilities?
 - Only if existing electrical supply is under powered for the type of work being performed.
- Is a Porto Jon sufficient or is a bathroom trailer required?
 - Porto Jon is fine

02 Demolition & Site Work

- Who is responsible for the remediation of hazardous materials encountered during construction?
 - Contractor
- Please verify that there are no new parking lot gates, only new control panels for existing gates
 - Correct

03 Concrete

- Please verify if existing concrete slab will require grinding prior to sealing
 - Yes
- The current floor pitch will not work with new location of both shop floor drains noted P-100 and office underground P-400. Will we be removing all concrete for the entire area of new office? Will we be performing the same in the shop or will the drawings be revised?
 - Please provide a line item cost for replacing the concrete

04 Masonry

- There are multiple locations that the exterior masonry walls have excessive damage. Should we provide a line-item price for the work required based on our recommendation or will the owner provide an allowance for repairs that all trades will carry to balance numbers?
Provide a line item price

05 Metals

- I don't see a spec or a detail for the guardrails. Are they corrugated highway guardrails? Are they bolted to the floor, or have footings? Are they galvanized or painted?
 - Please refer to page 14 section 05 00 07 in the provided project criteria. Guardrails are bolted to the floor using either epoxy or expansion anchors.
 - Global Industrial has been known to have the best pricing
- On Page A-101, No. 5 of the Keynotes only points to two (2) bollards. Is that all you want?
 - Bollards need to be installed on both the inside and outside of all existing overhead doors
- Please verify if any/all of the 3 doors to the rear of the building will require new steel stairs detailed in project criteria file
 - No stair required. Building entrance is at grade

07 Thermal

- Please verify existing roof membrane material, when was the roof installed and who was the contractor? Same contractor will need to be used for all roof work to not void warrantee.
 - Roof was installed 2023
 - Contractor was Commercial Roof Systems
 - Roof is Johns Manville – 20year Warranty

08 Openings



- Per the door schedule on A-501, Door #102, 103, 104, 105, 106 & 107 are listed as hollow metal doors and frames. Please confirm these doors are aluminum and should be part of the storefront system.
 - Yes, these should be aluminum
- 2/A-101 shows a new Overhead door in an existing wall. Please confirm a steel lintel will be required for this new opening.
 - Yes, a lintel will be required
- There is insufficient Door Hardware info also. Do they want any misc hardware such as kickplates and wall stops etc...?
 - Please refer to the project criteria for additional information on door hardware requirements

09 Finishes

- Where is tile TL-2 being used?
 - It is not. Only TL-1 will be used
- A-101 Corridor 100 by doors 111A and 112A indicates Tile on the restroom door wall, what is the extent of the tile on that wall?
 - No tile to be on the corridor walls, only inside the bathrooms and the kitchenette wall of the employee lunchroom
- TL-1 has been discontinued, will there be a new selection?
 - Yes we are working on selecting an alternative

10 Specialties

- The owner is responsible for interior signage, correct?
 - Yes

11 Equipment

- Regarding the residential appliances, you have a specification which leads me to believe we are to include them. But the note on the drawings say, "by owner". Which do you want?
 - Appliances will be supplied by owner

15 Plumbing

- Please verify the location and size of the existing water meter
 - Meter was in floor pit at intersection of interior and west exterior wall
- Please verify if hydrant to be used to supply new fire suppression system this been flow tested
 - No flow test has been ordered or completed yet
- Will temporary fire protection be required?
 - No
- Floor Infill/ Plumbing trenches
 - Trench one foot on each side of the centerline of the new or demolished underground pipes. Infill with concrete slab thickness (min 4") to match adjacent, with (3) #5 bars top and bottom grouted 8" into existing with 16" into new. All bars should be 3" inset from edge of concrete infill. Slab to be on compacted sand on granular fill.
- the drawings show a wet pipe system riser. The design criteria document specifies dry pipe system throughout. Can you verify which type of system you would like.
 - Dry System
- Piping
 - Fire Protection piping should be black steel



Warehouse Renovation
24th Street, Detroit, Michigan

Date: February 21st, 2025

16 Electrical

- Is the site electrical such as site lighting, light poles, electrical underground conduits, and new electrical infrastructure at the exterior, per drawing ESP100?
 - Yes
- Sheet A-600 shows fixed draft curtain from new perimeter office walls to underside of the deck above. Can you please provide a manufacturer or a specification of the Curtain?
 - See attached
- The owner is responsible for DTE service fees and coordination. Please confirm.
 - Owner will pay fees. Contractor to coordinate
- The longest lead time for the electrical equipment is panel LP-A which is estimated at 20-35 weeks. Please advise as this may affect the anticipated 9/1/25 completion date
 - Long lead items will be taken into consideration during negotiations