



326 East Hoover, Mail Stop E  
Ann Arbor, MI 48109-1002

**Questions/Answers**

Date: April 10, 2017

OWNER: The Regents of The University of Michigan

Qualification Statement Requirements for Construction Management Services  
Kraus Edward Henry Building – Renovation and Addition

**Questions/Answers:**

1. Based on the project description on Page 3, can the CM assume the building will be vacated prior to the start of construction?  
*The building will be vacated prior to the start of construction.*
2. Will the project pursue LEED Certification? If so, what level?  
*The project will pursue LEED Certification. Assume silver certification.*
3. Please describe the extent of the “deep renovation”, mentioned in page #3 section II-B of the QSR, required on this project.  
*Most of the building will be stripped down to structure with new MEP systems and all partitions and finishes. Exterior facade will remain intact, with possible envelope fixes. Mechanical services building, currently located in the courtyard will be demolished and new infill created. Half of that infill will be a three-story atrium. The only area that will not be renovated is Auditorium, as it was renovated in the last 5-10 years.*
4. Will window replacement be part of CM scope?  
*We are currently investigating window replacement. It is likely that we will replace all of the windows, but at a very minimum some replacement of windows (possibly only glazing) will take place.*
5. Is Kraus Edward Henry Building designated as historic on any current registries?  
*It is not on a historic registry as an individual building, but it is a part of the historic district designation of Central Campus.*
6. Have any environmental studies been performed to determine if the construction process will require abatement of any hazardous materials?  
*Yes the survey was performed and some abatement will be necessary.*
7. QSR, page #3 section II-B, indicates the departments currently occupying the Kraus building will be relocated to the Biological Science building in 2018; please provide approximate relocation dates.  
*This question is not relevant to your proposal. Please refer back to the preliminary construction schedule that was provided in the RFP.*