CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES

Supervisor

BRENDA L. STUMBO

Clerk

HEATHER JARRELL ROE

Treasurer

STAN ELDRIDGE

Trustees

RYAN HUNTER
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON

October 17, 2023

Work Session – 5:00 pm
Regular Meeting – 7:00 p.m.

Ypsilanti Township Civic Center
7200 S. Huron River Drive
Ypsilanti, MI 48197

DEPARTMENTAL REPORTS

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

222 South Ford Boulevard, Ypsilanti, MI 48198

MONTHLY REPORT FOR SEPTEMBER 2023

Fire Department staffing levels are as follows:

1 Fire Chief	1 Fire Marhsall	3 Shift Captains
16 Fire Fighters	3 Shift Lieutenants	1 Clerk III/Staff Support

All fire department response personnel are licensed as Emergency Medical Technicians by the State of Michigan Public Health. During the month, the fire department responded to requests **471** for assistance. Of those requests, **296** were medical emergency service calls, with the remaining **175** incidents classified as non-medical and/or fire related.

Department activities for the month of September 2023:

1) Smoke Alarms
    a) 329 Cedarcliff

2) Fire fighters received training in the following areas:
    a) Fire Drill at Clark East Towers
    b) Wiard's haunted house tours
    c) Hurst Training tools
    d) Hazmat Training
    e) Tour of Hanger 1 @Willow Run Airport

3) Pub Education
    a) Bethesda Church honoring 1st Responders
    b) Fortis Academy truck demo

The Fire Marshal had these activities / events for the month of September 2023:

1. Fire Investigations: 1
2. Fire Investigations interview:
3. Fire Investigations follow up:
4. Food Truck Development Program:
5. Building Inspections: 21
6. Building Re-inspections: 9
7. Business Tour: 1
8. Plan Reviews: 4
9. Hood / Fire Suppression Inspections:
10. Meetings: 3
11. Chief Meetings I attended: 3
12. Zoom Meeting: 1
13. New Truck Inspection
14. Fire Alarm Inspections:
15. Occupant Load Certificates: 1
16. Burn Permit:
17. Burn Complaints:
18. Knox Box: 1
19. Fire Drills: 1
20. Training: 1
21. New Hire Interviews
22. Business/Community Engagement:
23. Citizen Engagement:
24. Building Improvement project:
25. New Construction Site Visit:
26. Safety Inspections:
27. Addressing:
28. Code Research: Weekly
29. Attending the Fall Michigan Fire Inspection Conference

The Fire Chief attended these meetings / events for the month of September 2023:

On September 25th, Ypsilanti Township Fire Department welcomed Steven Densmore as our new Fire Chief.

There were 0 injuries, and 0 deaths reported this month for civilians.
There were 0 injuries, and 0 deaths reported this month for fire fighters.

This month the total fire loss, including vehicle fires, is estimated at ***$26,000.00.*** All occurred at the following locations:

DATE OF LOSS	ADDRESS	ESTIMATED LOSS	
1) 9/1/2023	745 Davis	$ .00	(Building Fire)
2) 9/03/2023	9223 White Wing Drive	$ .00	(Fire, other)
3) 9/04/2023	1330 Chestnut	$ .00	(Trash/other)
4) 9/05/2023	48460 Denton Road	$ .00	(Building Fire/Van Buren)
5) 9/05/2023	44141 Yost	$ .00	(Building Fire/Van Buren)
6) 9/07/2023	4870 West Clark Road	$ .00	(Building Fire)
7) 9/09/2023	47001 Lauren Ct.	$ .00	(Building Fire)
8) 9/15/2023	1579 S. Outer Lane	$ 10,500.00	(Building Fire)
9) 9/23/2023	1351 Concord Drive	$ .00	(Trash/Rubbish fire)
10) 9/27/2023	7578 Roxbury Lane	$ 15,000.00	(Building Fire)
11) 9/29/2023	6448 Willis Road	$ 0.00	(Building Fire/Augusta)
12) 9/30/2023	5981 Big Pine Drive	$ 500.00	(cooking fire)

Respectfully submitted,

Maria Batianis
Charter Township of Ypsilanti Fire Department

Attachment: Image Trend Incident Type Report (Summary): 09/01/2023 – 09/30/2023

Incident Type Report (Summary) 2023

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
Incident Type Category (FD1.21): 1 - Fire						
100 - Fire, other	1	0.21%				
111 - Building fire	8	1.70%	17500.00	8000.00	25500.00	98.08%
113 - Cooking fire, confined to container	1	0.21%		500.00	500.00	1.92%
118 - Trash or rubbish fire, contained	1	0.21%	0.00	0.00	0.00	0.00%
150 - Outside rubbish fire, other	2	0.42%				
151 - Outside rubbish, trash or waste fire	1	0.21%	0.00	0.00	0.00	0.00%
154 - Dumpster or other outside trash receptacle fire	1	0.21%	0.00	0.00	0.00	0.00%
160 - Special outside fire, other	1	0.21%	0.00	0.00	0.00	0.00%
	Total: 16	**Total: 3.40%**	**Total: 17500.00**	**Total: 8500.00**	**Total: 26000.00**	**Total: 100.00%**
Incident Type Category (FD1.21): 2 - Overpressure Rupture, Explosion, Overheat (No Fire)						
223 - Air or gas rupture of pressure or process vessel	1	0.21%				
	Total: 1	**Total: 0.21%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident						
300 - Rescue, EMS incident, other	5	1.06%				
311 - Medical assist, assist EMS crew	99	21.02%				
320 - Emergency medical service, other	58	12.31%				
321 - EMS call, excluding vehicle accident with injury	111	23.57%				
322 - Motor vehicle accident with injuries	8	1.70%				
324 - Motor vehicle accident with no injuries.	15	3.18%				
	Total: 296	**Total: 62.85%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)						
411 - Gasoline or other flammable liquid spill	1	0.21%				
424 - Carbon monoxide incident	1	0.21%				
440 - Electrical wiring/equipment problem, other	4	0.85%				
445 - Arcing, shorted electrical equipment	3	0.64%				
463 - Vehicle accident, general cleanup	1	0.21%				
	Total: 10	**Total: 2.12%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 5 - Service Call						
500 - Service call, other	9	1.91%				
531 - Smoke or odor removal	5	1.06%				
550 - Public service assistance, other	4	0.85%				
552 - Police matter	1	0.21%				
554 - Assist invalid	4	0.85%				
561 - Unauthorized burning	1	0.21%				
	Total: 24	**Total: 5.10%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 6 - Good Intent Call						
600 - Good intent call, other	2	0.42%				
611 - Dispatched and cancelled en route	83	17.62%				
622 - No incident found on arrival at dispatch address	10	2.12%				
651 - Smoke scare, odor of smoke	1	0.21%				
	Total: 96	**Total: 20.38%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 7 - False Alarm & False Call						
700 - False alarm or false call, other	11	2.34%				
733 - Smoke detector activation due to malfunction	4	0.85%				
735 - Alarm system sounded due to	5	1.06%				

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
malfunction						
736 - CO detector activation due to malfunction	2	0.42%				
744 - Detector activation, no fire - unintentional	2	0.42%				
745 - Alarm system activation, no fire - unintentional	3	0.64%				
746 - Carbon monoxide detector activation, no CO	1	0.21%				
	Total: 28	**Total: 5.94%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
	Total: 471	**Total: 100.00%**	**Total: 17500.00**	**Total: 8500.00**	**Total: 26000.00**	**Total: 100.00%**

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
— HYDRO DAM OPERATIONS —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

Date: October 5, 2023

To: **Clerk's Office**

CC: **Brenda Stumbo, Supervisor**

From: Michael Saranen, Operation Manager

Subject: Department Report (activities in September 2023)

Activities:

Ford Lake Dam (Hydro Station)

General Operation Summary:
The Hydro Station continues to operate safely and continues to get routine safety inspections and preventive maintenance. Operators had 1 after-hour call-in for the month.

Average precipitation for the month of is around 3.22", this year it was about 2.28".

Regulatory Status:

For 2023-

- DSSMR, **Complete & Filed**
- Owners Dam Safety Program Review – In progress
- EAP annual update and test-
- EAP First Responder Training- **Complete**
- WQ Report – **Started, preparing report**
- Nuisance Plant Plan Report – **Started, report is out for comment**
- Wildlife Plan Report –
- Historical Activity Report –
- Gate Certification –
- Security Review – **Started**
- FERC Security Inspection/Compliance- TBD
- FERC Annual Dam Safety Inspection **– Complete**
- Annual DEQ Lake Operation Monitoring Report- **Complete**
- Spillway Assessment Action Plan- **Filed, addressing comments by FERC, Ongoing**
- Public Safety Plan Update- **Started**
- Fish & Sediment Analysis - **Started**

Future Items:

- Shoreline Restoration, Ford Lake Park
- PMF Study for watershed
- Part 12 Inspection - 2025
- Shoreline Erosion Survey – 2025
- Protective Relay testing – 2024
- Emergency Gen Testing – 2025
- Downstream Concrete repairs – 2025
- Sluice Gate inspection and concrete repairs – 2024
- Windows/ additional concrete repairs (powerhouse and dam) - TBD
- EAP Tabletop Exercise – 2024
- EAP Rewrite - 2025

Projects:

Concrete Repairs- **Delayed**, approved by the Board to go out to bid. Construction was planned for summer 2023, however the cost came in doubled and the project will be rebid in coming months.

Sluice Gate Stress Analysis- Delayed, the FERC has requested a detailed study of the spillway gates. This is a common industry request from FERC as they continuously look at safety involving dams. We are currently working with engineering to develop a procedure to complete this task. This task is now planned for 2024.

Powerhouse Service Power Upgrades- the high voltage cable from the house transformer to the transfer switch needs to be replaced due to inadequate sizing for the load. This is now planned for 2024 during station down time.

Turbine Inspections and Maintenance- Conduct cleaning, inspection and maintenance on turbine equipment and associated spaces. #2 was inspected and found to be satisfactory. #1 is planned in the 4th quarter of the year.

Tailrace Safety Buoys- Install new buoys across the spillway. With the spillway gates being automated, additional safety precautions to prevent boats from getting too close when the gates open automatically.

Operation Summary

2023	September	YTD	5 Year Ave.
Precipitation total (inches)[1]	2.28	31.29	39.1
Days Online	30	271.4	359.6
Generation MWH (estimated)	707.302	7,128.735	10,728.8
Generation MWH **lost** (estimated)*	10.518	207.780	582.9
After Hour Call In			
Water levels	1	19	39
Mechanical/Electrical	0	3	4
Other	0	1	2
Totals	1	23	45

Recent History	2018	2019	2020	2021	2022
Precipitation total (inches)	42.2	45.4	41.4	40.0	26.37
Days Online	364.2	350.6	359.7	360.0	363.5
Generation MWH (estimated)	10,635.0	12,576.7	10,722.7	10,524.5	9,185.151
Generation MWH **lost** (estimated)*	552.9	1,005.8	570.2	423.2	362.5
After Hour Call In					
Water levels	26	30	69	3	36
Mechanical/Electrical	5	3	4	9	0
Other	3	0	2	0	4
Totals	34	33	75	42	40

[1] Preliminary totals from NOAA for Detroit

*losses related to scheduled & unscheduled maintenance and water quality discharges.

Gate Spilling Summary:

Releasing water from the sluice gates is primary done to maintain lake level when flow exceeds the powerhouse. At certain times, we can use the gates to help keep the lake mixed to maintain oxygen levels (effectiveness depends on a number of factors) at the bottom of the lake.

The water quality monitoring begins on June 1st and will end on September 30th; operators monitor the water quality conditions and take readings as outline in the WQ Plan. The dam releases water from the bottom gates to maintain run of river and/or help with water quality in Ford Lake. The Federal License requires us to pass water with a minimum of 5mg/l of dissolved oxygen all the time. Therefore, spilling from the bottom gates in the summer to improve the lake is not always possible.

Sluice Gate Usage Summary:

Current Year **2023**	Current Year Days Spilled	Current Year Lost KWh*	Current Year Lost KW$*	Prior Yr. Lost KW$*
January	0	0	0	0
February	1.2	0	0	0
March	13.8	0	0	0
April	13.4	0	0	0
May	4.6	25,759	$ 1,597	$ 58
June	29.2	133,476	$ 8,241	$ 7,495
July	6.7	6,057	$ 373	$ 2,054
August	5.4	8,563	$ 268	$ 6,303
September	2.1	1,346	$ 86	$ 279
October				0
November				0
December				0
Totals	76.4	173,855	$ 10,565	$ 21,690

*Estimated losses from diverting water away from generators for the **purpose of improving WQ**.

Sargent Charles Dam

This dam continues to get routine safety inspections and appropriate maintenance.

In October 2023, this dam will get periodic safety inspection by the state on Oct 11th.

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

2201 Hogback Road ◆ Ann Arbor, Michigan 48105-9732 ◆ OFFICE (734) 971-8400 ◆ FAX (734) 973-4624 ◆ EMAIL sheriffinfo@ewashtenaw.org

JERRY L. CLAYTON
SHERIFF

MARK A. PTASZEK
UNDERSHERIFF

To: Brenda Stumbo, Ypsilanti Township Supervisor
From: Shane Peltier, Police Services Lieutenant
Cc: Ypsilanti Township Board
Keith Flores, WCSO Police Services Commander
Nancy Hansen, WCSO Police Services Captain
Date: October 11, 2023
Re: September 2023 Police Services Monthly Report

SUMMARY:
During the month of September 2023, there were 3,589 calls for service in Ypsilanti Township, a 5% decrease in calls for service as compared to September 2022.

OPERATIONS
During September 2023, Patrol Operations responded to calls for service, conducted traffic enforcement, and completed criminal investigations in support of our citizen's quality of life.

In the month of September 2023 there were 10 home invasions, which is a 23% decrease as compared to September 2022 (13 home invasions). In many of these incidents domestic relationships and unauthorized entry were common. The best prevention methods for a typical residential home invasion are to keep all windows and doors locked (including vehicles in the driveway), including deadbolts, while away from home. External lighting and visual deterrents such as "Beware of Dog" or alarm signage also discourages criminals.

In the month of September 2023 there were 3 breaking and entering's. In the month of September 2022, we saw 1 breaking and entering.

In September 2023 there were 9 reported UDAA's. This is a 50% increase compared to September 2022 where there were 6 reported UDAA's. Many of these vehicle thefts occurred by the suspect gaining entry to an unlocked vehicle. Citizens are reminded to lock all vehicle doors and keep ignition keys in separate and secure areas to prevent such thefts. Valuables, if left in a vehicle, should be placed in a concealed location. The following website provides further information regarding the reduction of potential for theft of your vehicle, common vehicles targeted, and further information.

https://www.nhtsa.gov/road-safety/vehicle-theft-prevention

YOUTH INITIATIVE
The Sheriff's Office continues to partner with courts, probation, and social services to ensure that there is accountability beyond the Sheriff's Office contact with the offenders that are consistently involved in crimes. From a year-to-year perspective, comparing 2023 to 2022, our juvenile offenses and complaints are up 45.69% (from 151 to 220) and our runaway complaints are down 22.4% (from 58 to 45).

WASHTENAW COUNTY
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JERRY L. CLAYTON
SHERIFF

MARK A. PTASZEK
UNDERSHERIFF

COMMUNITY ACTION TEAM

The purpose of the Community Action Team (CAT) is to respond to situations involving or with a nexus of drugs, guns, or violence. The team focuses on the timely assessment and response to tips they receive from our community and community problems identified through crime pattern analysis.

CAT collaboration with the Michigan Department of Corrections in reference to parole compliance contributes to effective monitoring and management of parolees who live in our community. Timely and efficient response to tips regarding parolee misconduct combined with regular unannounced home visits are expected by the parolees that reside in Ypsilanti Township and surrounding areas.

For any violent crime tips related to guns, gang activity or violence in general please call 734-661-9034.

CLEMIS ONLINE REPORTING

Citizens can now fill out a police report online utilizing CLEMIS' new "online reporting tool". Citizens can visit: https://www.washtenaw.org/3439/File-a-Police-Report to fill out an online report.

WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at www.washtenaw.org/alerts

HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at: https://www.washtenaw.org/1743/House-Watch

NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: Creating public safety, providing quality service, and building strong and sustainable communities.

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: https://www.washtenaw.org/1124/Sheriff

We have rewarding career opportunities available for those seeking a profession with a greater purpose.

September 2023 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

Search Criteria: (This report counts for offenses but excludes UCR status of 'Unfounded'.)	
Month:	September
Year:	2023
City:	Ypsilanti Twp-YPT

September 2023 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Sep/2023	Sep/2022	% CHG	YTD 2023	YTD 2022	% CHG	ADULT Sep/2023	ADULT YTD	JUV Sep/2022	JUV YTD	Total Sep	Total YTD
09001	MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	0	0	0%	4	6	-33.3%	0	6	0	0	0	6
09002	NEGLIGENT HOMICIDE/MANSLAUGHTER (INVOLUNTARY)	0	0	0%	1	0	0%	0	1	0	0	0	1
10001	KIDNAPPING/ABDUCTION	1	2	-50%	8	9	-11.1%	0	0	0	0	0	0
10002	PARENTAL KIDNAPPING	0	0	0%	1	2	-50%	0	0	0	0	0	0
11001	SEXUAL PENETRATION PENIS/VAGINA -CSC lST DEGREE	1	1	0%	12	16	-25%	1	3	0	1	1	4
11002	SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	1	0	0%	9	5	80%	0	4	0	0	0	4
11003	SEXUAL PENETRATION ORAL/ANAL -CSC lST DEGREE	1	3	-66.6%	2	7	-71.4%	0	1	0	0	0	1
11004	SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	1	-100%	2	1	100%	0	1	0	0	0	1
11005	SEXUAL PENETRATION OBJECT -CSC IST DEGREE	1	0	0%	1	2	-50%	0	0	0	0	0	0
11007	SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	0	0	0%	9	15	-40%	0	3	0	0	0	3
11008	SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	3	0	0%	13	12	8.333%	0	2	2	2	2	4
12000	ROBBERY	3	4	-25%	17	19	-10.5%	1	5	0	1	1	6
12001	ROBBERY	0	0	0%	4	3	33.33%	0	0	0	1	0	1
13001	NONAGGRAVATED ASSAULT	38	34	11.76%	324	368	-11.9%	12	119	0	4	12	123
13002	AGGRAVATED/FELONIOUS ASSAULT	21	35	-40%	230	283	-18.7%	9	129	5	13	14	142
13003	INTIMIDATION/STALKING	3	8	-62.5%	63	89	-29.2%	1	9	0	0	1	9
20000	ARSON	1	2	-50%	1	7	-85.7%	0	0	0	0	0	0
21000	EXTORTION	0	0	0%	13	5	160%	0	0	0	0	0	0
22001	BURGLARY -FORCED ENTRY	11	10	10%	73	88	-17.0%	2	16	0	3	2	19
22002	BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	2	4	-50%	21	28	-25%	2	6	0	0	2	6
23001	LARCENY -POCKETPICKING	0	0	0%	0	2	-100%	0	0	0	0	0	0
23002	LARCENY -PURSESNATCHING	0	0	0%	2	0	0%	0	0	0	0	0	0

September 2023 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Sep/2023	Sep/2022	% CHG	YTD 2023	YTD 2022	% CHG	ADULT Sep/2023	ADULT YTD	JUV Sep/2022	JUV YTD	Total Sep	Total YTD
23003	LARCENY -THEFT FROM BUILDING	8	20	-60%	68	109	-37.6%	0	4	0	0	0	4
23004	LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	0	0	0%	0	1	-100%	0	0	0	0	0	0
23005	LARCENY -THEFT FROM MOTOR VEHICLE	10	27	-62.9%	163	164	-0.60%	0	1	0	0	0	1
23006	LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	3	4	-25%	31	37	-16.2%	0	0	0	0	0	0
23007	LARCENY -OTHER	19	11	72.72%	94	68	38.23%	0	0	0	0	0	0
24001	MOTOR VEHICLE THEFT	12	8	50%	103	89	15.73%	0	6	0	1	0	7
24002	MOTOR VEHICLE THEFT	0	0	0%	1	4	-75%	0	0	0	0	0	0
24002	MOTOR VEHICLE, AS STOLEN PROPERTY	1	3	-66.6%	15	18	-16.6%	0	1	0	1	0	2
25000	FORGERY/COUNTERFEITING	2	4	-50%	17	25	-32%	0	0	0	0	0	0
26001	FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	5	9	-44.4%	55	54	1.851%	0	0	0	0	0	0
26002	FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	4	8	-50%	50	47	6.382%	0	0	0	0	0	0
26005	FRAUD -WIRE FRAUD	0	2	-100%	8	10	-20%	0	0	0	0	0	0
26007	FRAUD - IDENTITY THEFT	3	4	-25%	60	59	1.694%	0	1	0	0	0	1
26008	FRAUD - HACKING/COMPUTER INVASION	0	0	0%	0	1	-100%	0	0	0	0	0	0
27000	EMBEZZLEMENT	0	1	-100%	7	10	-30%	0	0	0	0	0	0
28000	STOLEN PROPERTY	4	2	100%	21	17	23.52%	2	10	1	4	3	14
29000	DAMAGE TO PROPERTY	24	32	-25%	239	280	-14.6%	0	17	0	0	0	17
30001	RETAIL FRAUD -MISREPRESENTATION	1	0	0%	6	1	500%	0	1	0	0	0	1
30002	RETAIL FRAUD -THEFT	5	7	-28.5%	55	46	19.56%	0	3	0	0	0	3
30003	RETAIL FRAUD -REFUND/EXCHANGE	0	1	-100%	0	1	-100%	0	0	0	0	0	0
35001	VIOLATION OF CONTROLLED SUBSTANCE ACT	6	16	-62.5%	72	108	-33.3%	1	25	0	0	1	25
35002	NARCOTIC EQUIPMENT VIOLATIONS	1	2	-50%	11	22	-50%	1	2	0	0	1	2
37000	OBSCENITY	0	1	-100%	5	10	-50%	0	0	0	0	0	0
52001	WEAPONS OFFENSE- CONCEALED	7	12	-41.6%	84	74	13.51%	0	32	1	4	1	36
52003	WEAPONS OFFENSE -OTHER	2	2	0%	28	30	-6.66%	0	4	0	1	0	5

September 2023 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Sep/2023	Sep/2022	% CHG	YTD 2023	YTD 2022	% CHG	ADULT Sep/2023	ADULT YTD	JUV Sep/2022	JUV YTD	Total Sep	Total YTD
72000	ANIMAL CRUELTY	0	0	0%	6	10	-40%	0	0	0	0	0	0
	Group A Totals	**204**	**280**	**-27.1%**	**2009**	**2262**	**-11.1%**	**32**	**412**	**9**	**36**	**41**	**448**
22003	BURGLARY - UNLAWFUL ENTRY (NO INTENT)	0	0	0%	2	3	-33.3%	0	0	0	0	0	0
26006	FRAUD -BAD CHECKS	2	2	0%	9	9	0%	0	3	0	0	0	3
36004	SEX OFFENSE -OTHER	0	1	-100%	6	9	-33.3%	0	0	0	0	0	0
38001	FAMILY -ABUSE/NEGLECT NONVIOLENT	2	0	0%	31	25	24%	0	2	0	0	0	2
38002	FAMILY -NONSUPPORT	0	0	0%	1	0	0%	0	0	0	0	0	0
38003	FAMILY -OTHER	0	0	0%	4	0	0%	0	0	0	0	0	0
41002	LIQUOR VIOLATIONS -OTHER	2	1	100%	11	9	22.22%	0	1	0	0	0	1
48000	OBSTRUCTING POLICE	16	19	-15.7%	135	140	-3.57%	2	22	1	3	3	25
49000	ESCAPE/FLIGHT	0	1	-100%	1	1	0%	0	0	0	0	0	0
50000	OBSTRUCTING JUSTICE	6	18	-66.6%	152	199	-23.6%	3	39	0	1	3	40
53001	DISORDERLY CONDUCT	1	1	0%	13	13	0%	0	4	0	0	0	4
53002	PUBLIC PEACE -OTHER	0	2	-100%	3	7	-57.1%	0	0	0	0	0	0
54001	HIT and RUN MOTOR VEHICLE ACCIDENT	0	0	0%	0	10	-100%	0	0	0	0	0	0
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	11	20	-45%	113	188	-39.8%	8	82	0	1	8	83
55000	HEALTH AND SAFETY	3	2	50%	29	16	81.25%	1	1	0	0	1	1
57001	TRESPASS	3	2	50%	19	14	35.71%	1	2	0	0	1	2
58000	SMUGGLING	0	0	0%	1	4	-75%	0	0	0	0	0	0
61000	TAX/REVENUE	0	0	0%	0	1	-100%	0	0	0	0	0	0
62000	CONSERVATION	0	0	0%	0	1	-100%	0	0	0	0	0	0
63000	VAGRANCY	0	0	0%	2	0	0%	0	0	0	1	0	1
70000	JUVENILE RUNAWAY	6	4	50%	45	58	-22.4%	0	0	0	0	0	0
73000	MISCELLANEOUS CRIMINAL OFFENSE	2	1	100%	20	24	-16.6%	0	0	0	0	0	0
	Group B Totals	**54**	**74**	**-27.0%**	**597**	**731**	**-18.3%**	**15**	**156**	**1**	**6**	**16**	**162**
2800	JUVENILE OFFENSES AND COMPLAINTS	22	22	0%	220	151	45.69%	0	0	0	0	0	0
2900	TRAFFIC OFFENSES	14	15	-6.66%	164	179	-8.37%	0	1	0	0	0	1

September 2023 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Sep/2023	Sep/2022	% CHG	YTD 2023	YTD 2022	% CHG	ADULT Sep/2023	ADULT YTD	JUV Sep/2022	JUV YTD	Total Sep	Total YTD
3000	WARRANTS	31	28	10.71%	306	395	-22.5%	13	164	1	5	14	169
3100	TRAFFIC CRASHES	108	115	-6.08%	967	976	-0.92%	0	1	0	0	0	1
3200	SICK / INJURY COMPLAINT	189	213	-11.2%	1880	1697	10.78%	0	0	0	0	0	0
3300	MISCELLANEOUS COMPLAINTS	799	796	0.376%	6859	6890	-0.44%	0	0	0	0	0	0
3400	WATERCRAFT COMPLAINTS / ACCIDENTS	0	0	0%	14	14	0%	0	0	0	0	0	0
3500	NON - CRIMINAL COMPLAINTS	889	949	-6.32%	8224	8283	-0.71%	0	0	1	5	1	5
3700	MISCELLANEOUS TRAFFIC COMPLAINTS	1089	1104	-1.35%	9809	10307	-4.83%	0	0	0	0	0	0
3800	ANIMAL COMPLAINTS	94	78	20.51%	695	657	5.783%	0	0	0	0	0	0
3900	ALARMS	71	101	-29.7%	954	1162	-17.9%	0	0	0	0	0	0
	Group C Totals	**3306**	**3421**	**-3.36%**	**30092**	**30711**	**-2.01%**	**13**	**166**	**2**	**10**	**15**	**176**
4000	HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	0	0%	3	11	-72.7%	0	0	0	0	0	0
4100	NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	0	0%	3	1	200%	0	0	0	0	0	0
4200	PARKING CITATIONS	1	1	0%	8	11	-27.2%	0	0	0	0	0	0
4300	LICENSE / TITLE / REGISTRATION CITATIONS	0	0	0%	3	1	200%	0	0	0	0	0	0
4500	MISCELLANEOUS A THROUGH UUUU	19	23	-17.3%	185	175	5.714%	0	0	0	0	0	0
4600	LIQUOR CITATIONS / SUMMONS	0	0	0%	1	0	0%	0	0	0	0	0	0
	Group D Totals	**20**	**24**	**-16.6%**	**203**	**199**	**2.010%**	**0**	**0**	**0**	**0**	**0**	**0**
5100	18A STATE CODE FIRE CLASSIFICATIONS	0	0	0%	0	2	-100%	0	0	0	0	0	0
	Group E Totals	**0**	**0**	**0%**	**0**	**2**	**-100%**	**0**	**0**	**0**	**0**	**0**	**0**
6000	MISCELLANEOUS ACTIVITIES (6000)	42	45	-6.66%	380	390	-2.56%	0	0	0	0	0	0
6100	MISCELLANEOUS ACTIVITIES (6100)	104	94	10.63%	803	875	-8.22%	0	0	0	0	0	0
6300	CANINE ACTIVITIES	4	2	100%	44	36	22.22%	0	0	0	0	0	0
6500	CRIME PREVENTION ACTIVITIES	1	5	-80%	50	41	21.95%	0	0	0	0	0	0
6600	COURT / WARRANT ACTIVITIES	0	2	-100%	14	6	133.3%	0	0	0	0	0	0
6700	INVESTIGATIVE ACTIVITIES	40	45	-11.1%	379	351	7.977%	0	0	0	0	0	0
	Group F Totals	**191**	**193**	**-1.03%**	**1670**	**1699**	**-1.70%**	**0**	**0**	**0**	**0**	**0**	**0**
	City : Ypsilanti Twp Totals	**3775**	**3992**	**-5.43%**	**34571**	**35604**	**-2.90%**	**60**	**734**	**12**	**52**	**72**	**786**

JERRY L. CLAYTON
SHERIFF

YPSILANTI TOWNSHIP MONTHLY POLICE SERVICES DATA
September 2023

Incidents	Month 2023	Month 2022	% Change	YTD 2023	YTD 2022	% Change
Traffic Stops	988	951	4%	8671	9167	-5%
Citations	214	308	-31%	2209	3398	-35%
Drunk Driving (OWI)	8	17	-53%	88	116	-24%
Drugged Driving (OUID)	2	1	100%	16	60	-73%
Calls for Service Total	3589	3766	-5%	32474	33615	-3%
Calls for Service *(Traffic stops and non-response medicals removed)*	2114	2384	-11%	19379	20598	-6%
Robberies	3	4	-25%	21	22	-5%
Assaultive Crimes	66	75	-12%	567	707	-20%
Home Invasions	10	13	-23%	76	98	-22%
Breaking and Entering's	3	1	200%	16	18	-11%
Larcenies	40	61	-34%	357	369	-3%
Vehicle Thefts	9	6	50%	102	85	20%
Traffic Crashes	75	82	-9%	701	772	-9%
Medical Assists	55	47	17%	438	475	-8%
Animal Complaints *(ACO Response)*	43	153	-72%	470	313	50%

In/Out of Area Time	Month *(minutes)*	YTD *(minutes)*
Into Area Time	1520	13800
Out of Area Time	1495	22385
Investigative Ops (DB)	40710	340105
Secondary Road Patrol	3143	13448
County Wide	487	9989

+ = Positive Change
- = Negative Change

	Hours Accum.	Hours Used	Balance
Banked Hours	932	TBD	1222.75

Out of Area Time

For: 09/01/2023 thru 09/30/2023

Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
YPSILANTI TWP	SUPERIOR TWP	WDBECHTOLG	RIDGE RD	BACKUP DISPATCHED CALLS	230071579	SUT WAS DISPATCHED TO A CIVIL MATTER WHERE S1 WAS KNOWN TO HAVE GUNS/I BACKED UP SUT DUE TO THEM ONLY HAVING ONE AVA CAR/SGT CRATS APPROVED	13:20:00	70	9/1/2023
YPSILANTI TWP	YPSILANTI CITY	WDCUSOJ	S HAMILTON ST/HARRIET ST	TRAFFIC STOP	230071621	BLANTANTLY RAN RED LIGHT; ATTEMPTED TO WRITE CITATION, PRINTER ISSUES.	15:30:00	10	9/1/2023
YPSILANTI TWP	SUPERIOR TWP	WDBECHTOLG	JACKSON RD/S ZEEB RD	BACKUP DISPATCHED CALLS	230071769	SCIO TWP DEPUTIES WERE IN PURSUIT OF A SUBJECT WITH MULTIPLE FELONY WARRANTS/THEIR PURSUIT ENTERED SUPERIOR TWP AND THEY WERE REQUESTING ASSISTANCE WITH STOP STICKS/I TRAVELED NORTH EAST ON M14 TO SET STICKS ON GODFREDSON AND N TERRITORIAL RD/THE VEHICLE AVOIDED MY STICKS AND WENT OFF ROAD/SGT HOGAN APPROVED THE ASSISTANCE.	01:00:00	30	9/2/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDBELLASE	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230071780	BACK UP LONE AVAILABLE SUT UNIT ON MDOP IN PROGRESS PER SGT HOGAN	02:25:00	40	9/2/2023
YPSILANTI TWP	YPSILANTI CITY	WDBECHTOLG	W MICHIGAN AVE/N WASHINGTON S	BACKUP DISPATCHED CALLS	230071783	YPSI BELIEVED AN ASSAULT OCCURED IN YPSI TWP/THE JURISDICTION IS UNKNOWN AFTER MY INVESTIGATION/SGT HOGAN APPROVED MY ASSISTANCE.	02:30:00	50	9/2/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDBELLASE	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230071786	BACK UP SUT UNIT ON FAMILY TROUBLE/ DISORDERLY PER SGT HOGAN	03:05:00	15	9/2/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDBELLASE	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230071794	BACK UP SUT UNIT ON DISORDERLY PER SGT HOGAN	03:20:00	20	9/2/2023
YPSILANTI TWP	SUPERIOR TWP	WDPACHECOGARCIAR	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230071799	BU FOR SINGLE SUT DEP SAME ADDRESS FOR EALIER CALL INVOLVING A FIGHT APPROVED BY SGT HOGAN	04:50:00	20	9/2/2023
YPSILANTI TWP	YPSILANTI CITY	WDBARABASF	W MICHIGAN AVE/N ADAMS ST	TRAFFIC STOP	230071834	wrong way driver on one way rd	09:40:00	10	9/2/2023
YPSILANTI TWP	SUPERIOR TWP	WDCUSOJ	E HURON RIVER DR	BACKUP DISPATCHED CALLS	230071917	FLAGGED DOWN BY SECURITY WHILE; HELD DOWN THE SCENE UNTIL SUPERIOR UNITS ARRIVED; OK PER SGT. CRATSENBURG.	15:45:00	10	9/2/2023
YPSILANTI TWP	SCIO TOWNSHIP	WDROBERTSG	JACKSON RD	K9 DETAIL	230072066	AST SCIO UNITS ON UDAA POSSIBLE K9 TRACK APV SGT HOGAN	01:10:00	20	9/3/2023
YPSILANTI TWP	YPSILANTI CITY	WDBELLASE	E MICHIGAN AVE/N LINCOLN ST	TRAFFIC STOP	230072282	UNAVOIDABLE // RAN RED LIGHT / CITED	20:50:00	5	9/3/2023
YPSILANTI TWP	YPSILANTI CITY	WDBELLASE	UPON E MICHIGAN AVE and AT/NEAR	CITATIONS		DISOBEY TRAFFIC SIGNAL	20:55:00	5	9/3/2023
YPSILANTI TWP	YPSILANTI CITY	WDBELLASE	UPON E MICHIGAN AVE and AT/NEAR	CITATIONS		DISOBEY TRAFFIC CONTROL SIGNAL	21:00:00	5	9/3/2023
YPSILANTI TWP	YPSILANTI CITY	WDROYJ	W MICHIGAN AVE/FIRST AVE	DISPATCHED CALLS	230072549	LOCATED A CAR BLOCKING ASSISTED IN GETING OUT OF ROAD	18:30:00	15	9/4/2023
YPSILANTI TWP	SCIO TOWNSHIP	WDROYJ	ROLLINGWOOD DR	BACKUP DISPATCHED CALLS	230072556	RESPOND AT THE REQUEST OF SGT RUSH TO ASSIST WITH MENTAL HEALTH CALL. UPON ARRIVAL CMH HAD ARRIVED AND HAD MALE OUT OF THE HOUSE CMH PETITIONED RETURNED TO YPSIANTI	19:30:00	30	9/4/2023
YPSILANTI TWP	SUPERIOR TWP	WDROYJ	ST JOE	DETAIL		assist superior units with JS who assaulted staff pennington notified	23:15:00	30	9/4/2023
YPSILANTI TWP	OUT OF COUNTY	WDWOOLLAMSJ	RAWSONVILLE RD	BACKUP DISPATCHED CALLS	230072775	ASSIST VANBUREN WITH FA SUICIDAL EDP (SGT. HOUK)	13:35:00	40	9/5/2023
YPSILANTI TWP	YPSILANTI CITY	WDCUSOJ	TOWNER ST	BACKUP DISPATCHED CALLS	230073084	ASSIST YPD/CMH WITH COURT ORDERED PICKUP ORDER; OK PER SGT. ARTS.	15:00:00	35	9/6/2023
YPSILANTI TWP	YPSILANTI CITY	WDCUSOJ	ECORSE RD	DISPATCHED CALLS	230073109	ASSIST YPD/CMH WITH COURT ORDERED PICKUP ORDER; OK PER SGT. ARTS.	16:20:00	15	9/6/2023
YPSILANTI TWP	YPSILANTI CITY	WDSHANKLANDC	GROVE RD/SPRING	BACKUP DISPATCHED CALLS	230073427	UC CAR HAD TRACKER ON A STOLEN PER 626 SGT ARTS. IT WAS PARKED AT THE RED LION	17:35:00	10	9/7/2023
YPSILANTI TWP	YPSILANTI CITY	WDSILLERB	HARRIET ST/S HURON ST	BACK-UP TRAFFIC STOP	230073451	BACK UP ON TRAFFIC STOP OF UDAA SUSPECTS / APPROVED BY SGT ARTS	18:30:00	20	9/7/2023
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDSIMMST	WASHTENAW AVE/HAWKS AVE	TRAFFIC STOP	230073750	RFS DISOBEY RED LIGHT / UNAVOIDABLE / SGT PENNINGTON	21:40:00	5	9/8/2023
YPSILANTI TWP	YPSILANTI CITY	WDHOWARDS	N HURON ST/W CROSS ST	TRAFFIC STOP	230073796	UNAVOIDBALE STOP - NO RUNNING LIGHTS ON VEHICLE / APPROVED BY SGT. PENNINGTON	01:25:00	10	9/9/2023
YPSILANTI TWP	YPSILANTI CITY	WDHOWARDS	N SUMMIT ST/W CROSS ST	TRAFFIC STOP	230073797	UNAVOIDABLE STOP - WRONG WAY IN A ONE WAY / APPROVED BY SGT. PENNINGTON	01:35:00	10	9/9/2023

Out of Area Time

For: 09/01/2023 thru 09/30/2023

YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDGOMBOSJ	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230073992	BACK BLVD UNITS ON LARGE GROUP BEING DISORDERLY CAUSING DAMAGE OKAY PER SGT PENNINGTON	21:40:00	20	9/9/2023
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDERBESJ	TEXTILE RD	BACKUP DISPATCHED CALLS	230074054	ASSIST WITH LARGE PARTY/ PITTSFIELD REQUESTED MORE UNITS/ PER SGT PENNINGTON	01:50:00	30	9/10/2023
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDVANDERROESTB	TEXTILE RD	BACKUP DISPATCHED CALLS	230074054	ASSIST PITTSFIELD W/ LARGE PARTY // SGT. PENNINGTON	01:50:00	25	9/10/2023
YPSILANTI TWP	YPSILANTI CITY	WDPEARSONA	N HURON ST/W MICHIGAN AVE	BACKUP DISPATCHED CALLS	230074108	ASSIST YPD WITH MAN IN WATER; SGT BYNUM	10:30:00	40	9/10/2023
YPSILANTI TWP	YPSILANTI CITY	WDTRASKOSR	N HURON ST/W MICHIGAN AVE	BACKUP DISPATCHED CALLS	230074108	ASSISTED YPD WITH WATER RESCUE / APPROVED SGT. BYNUM	10:45:00	20	9/10/2023
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	SPRING ST/S GROVE ST	TRAFFIC STOP	230074303	RFS FAILED TO YIELD / UNAVOIDABLE / SGT PENNINGTON	02:05:00	5	9/11/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDHOWARDS	MACARTHUR BLVD	SPECIAL EVENT DETAIL		ASSISTED LAW NET WITH SEARCH WARRANT / APPROVED BY SGT MONTGOMERY	05:00:00	35	9/11/2023
YPSILANTI TWP	OUT OF COUNTY	WDCOUCKED	WILLIS RD	BACKUP DISPATCHED CALLS	230074715	per sgt arts, assist sumpter PD with getting a resistant/ suicidal subject into an ambulance	15:00:00	20	9/12/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDTROWBRIDGEM	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230074862	BACKUP SUP DEPS ON POSSIBLE MDOP IN PROGRESS SGT CRATS APPROVAL	02:40:00	15	9/13/2023
YPSILANTI TWP	YPSILANTI CITY	WDPEARSONA	S PROSPECT ST/DAVIS ST	TRAFFIC STOP	230074923	ASSISTED ARU WITH APPREHENDING A PAROLE ABSCONDER; SGT BYNUM	11:00:00	15	9/13/2023
YPSILANTI TWP	YPSILANTI CITY	WDHEATHV	E MICHIGAN AVE/N PARK ST	TRAFFIC STOP	230075114	FLAGGED DOWN FOR MEDICAL ASSIST-- SGT THOMPSON	23:00:00	10	9/13/2023
YPSILANTI TWP	SUPERIOR TWP	WDWARDB	JOY RD	DISPATCHED CALLS	230075238	SUICIDAL PERSON NO DEPS AVAILABLE PER SGT. BYNUM	12:00:00	40	9/14/2023
YPSILANTI TWP	SUPERIOR TWP	WDTROWBRIDGEM	JOY RD	BACKUP DISPATCHED CALLS	230075238	PER SGT BYNUM SENT BECAUSE NO SUPT/AAWTP UNITS AVAILABLE CANCELLED BY BACKUP UNIT AS HE MADE TX CONTACT WITH CAREGIVER TO SUICIDAL INDIVIDUAL	12:15:00	15	9/14/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDWARDB	STAMFORD RD	DISPATCHED CALLS	230075257	DISORDERLY NO DEPS AVAILABLE PER SGT. BYNUM	13:45:00	20	9/14/2023
YPSILANTI TWP	SUPERIOR TWP	WDTRASKOSR	STAMFORD RD	BACKUP DISPATCHED CALLS	230075257	ASSISTED DEPUTY WARD / OUT OF AREA / PER SGT. BYNUM	13:45:00	15	9/14/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDHEATHV	MACARTHUR BLVD	DISPATCHED CALLS	230075731	APPROVED BY CRATS-- NO SUT UNITS AVAILABLE DUE TO THEM BEING ON ANOTHER DISPATCHED CALL	05:10:00	40	9/16/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDBURTOND	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230075731	ASSIST WITH FAMILY TROUBLE ON MACARTHUR BLVD DUE TO SUT DEPUTIES TIED UP ON CALLS, APPROVED BY SGT CRATSENBURG	05:15:00	35	9/16/2023
YPSILANTI TWP	YPSILANTI CITY	WDHEATHV	WASHTENAW AVE/N MANSFIELD ST	TRAFFIC STOP	230075746	UNAVOIDABLE STOP- RECKLESS DRIVING/ PASSING VEHICLE IN WRONG LANE-- SGT HOUK	07:20:00	10	9/16/2023
YPSILANTI TWP	YPSILANTI CITY	WDHEATHV	UPON WASHTENAW AVE and AT/NEA	CITATIONS	230075746		07:30:00	0	9/16/2023
YPSILANTI TWP	YPSILANTI CITY	WDLYONSW	FREDERICK ST	BACKUP DISPATCHED CALLS	230075758	ASSIST YPSI CITY W/ DISORDERLY / POSSILBE DV. PER SGT HOUK	09:00:00	30	9/16/2023
YPSILANTI TWP	YPSILANTI CITY	WDBECHTOLG	FREDERICK ST	BACKUP DISPATCHED CALLS	230075758	YPSI HAD A POSSIBLE KIDNAPPING AND REQUESTED OUR ASSISTANCE WITH STOPPING THE VEH EB 94/ SGT HOUK APPROVED	09:25:00	20	9/16/2023
YPSILANTI TWP	YPSILANTI CITY	WDTROWBRIDGEM	GREEN RD	BACKUP DISPATCHED CALLS	230075980	ASSIST YPD WITH FLEEING DV SUSPECT SGT CRATS APPROVAL	23:05:00	15	9/16/2023
YPSILANTI TWP	YPSILANTI CITY	WDTROWBRIDGEM	S HAMILTON ST/HARRIET ST	TRAFFIC STOP	230076003	TS FOR DISOBEYING TRAFFIC CONTROL DEVICE IN FRONT OF US SGT CRATS APPROVAL	00:25:00	10	9/17/2023
YPSILANTI TWP	SUPERIOR TWP	WDTROWBRIDGEM	CONCORD DR	BACKUP DISPATCHED CALLS	230076020	ASSIST SUT TWP UNIT ON FLEEING SUSPECTS SGT CRATS APPROVAL	02:25:00	35	9/17/2023
YPSILANTI TWP	ST JOSEPH HOSPITAL	WDVANDERROESTB	E HURON RIVER DR	BACKUP DISPATCHED CALLS	230076244	BU SUP W/ DISORDERLY AT HOSPITAL // SGT. HOGAN	04:00:00	50	9/18/2023
YPSILANTI TWP	SUPERIOR TWP	WDSIMMST	DEERING ST	BACKUP DISPATCHED CALLS	230076497	BU SUT POSSIBLE B/E / SGT PENNINGTON	02:45:00	10	9/19/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDSIMMST	MACARTHUR BLVD/N HARRIS RD	TRAFFIC STOP	230076499	RFS NO PLATE VEHICLE WAS LEAVING AREA OF POSSIBLE B/E / SGT PENNINGTON	02:55:00	5	9/19/2023
YPSILANTI TWP	YPSILANTI CITY	WDTRASKOSR	S HAMILTON ST	BACKUP DISPATCHED CALLS	230076629	ASSISTED CAT WITH WARRANT ARREST / APPROVED SGT HOUK	14:30:00	15	9/19/2023
YPSILANTI TWP	EASTERN MICHIGAN UNIVERSITY	WDVANDERROESTB	ANN ST/E CIRCLE DR	BACK-UP TRAFFIC STOP	230076805	BU TS // 728 REQUESTING ADDITIONAL CAR TO MAKE THEIR STOP	02:45:00	15	9/20/2023
YPSILANTI TWP	SUPERIOR TWP	WDPACHECOGARCIAR	LEFORGE RD	BACKUP DISPATCHED CALLS	230076915	BU SUT DEP ON SUCIDAL WHILE I WAS ON THE NEAR AREA AND NO OTHER SUT AVAIL. APPROVED BY SGT. GEBAUER	14:10:00	60	9/20/2023

Out of Area Time

For: 09/01/2023 thru 09/30/2023

YPSILANTI TWP	ANN ARBOR CITY	WDROBERTSG	S MAIN ST	K9 DETAIL	230077100	K9 TRACK ARMED ROBBERY APV SGT HOUK	02:20:00	70	9/21/2023
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDSIMMST	ARBOR CIR W	BACKUP DISPATCHED CALLS	230077659	POSSIBLE IN PROG. B/E ASSIST PTPD / SGT THOMPSON	22:55:00	5	9/22/2023
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	N GROVE ST/E MICHIGAN AVE	BACKUP DISPATCHED CALLS	230077678	CFS / JUVENILES CROSSING ROAD NEARLY STRUCK BY CAR / SGT THOMPSON / JUVENILE GAVE FALSE NAME	23:55:00	25	9/22/2023
YPSILANTI TWP	SUPERIOR TWP	WDTRASKOSR	RIDGE RD	BACKUP DISPATCHED CALLS	230077815	CLOSEST UNIT TO REPORTED OVERDOSE / APPROVED SGT. HOUK	15:55:00	15	9/23/2023
YPSILANTI TWP	AUGUSTA TWP	WDERBESJ	N MORLEY DR	BACKUP DISPATCHED CALLS	230077820	ASSIST WITH VEHICLE IN THE WATER PER SGT HOUK	16:15:00	5	9/23/2023
YPSILANTI TWP	AUGUSTA TWP	WDSILLERB	N MORLEY DR	BACKUP DISPATCHED CALLS	230077820	VEHICLE SUNK IN POND W/ DRIVER TRAPPED / APPROVED BY SGT HOUK	16:15:00	15	9/23/2023
YPSILANTI TWP	AUGUSTA TWP	WDVANDERROESTB	N MORLEY DR	BACKUP DISPATCHED CALLS	230077820	ASSIST MSP W/ WATER RESCUE // SGT. HOUK	16:15:00	25	9/23/2023
YPSILANTI TWP	YPSILANTI CITY	WDGOMBOSJ	W MICHIGAN AVE/N WASHINGTON ST	TRAFFIC STOP	230077975	DRIVER RAN RED LIGHT INFRONT OF DEPUTIES CUTTING THROUGH CITY FROM WEST TO EAST SIDE OF TWP	23:45:00	10	9/23/2023
YPSILANTI TWP	YPSILANTI CITY	WDHILLJ	WASHTENAW AVE/N MANSFIELD ST	BACKUP DISPATCHED CALLS	230078115	Assist on PDC - Both Vehicles Blocking - Check for injuries- approv sgt Houk	16:40:00	10	9/24/2023
YPSILANTI TWP	SUPERIOR TWP	WDBARABASF	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230078489	BACK 7K92 ON POSSIBLE DOMESTIC APPROVED PER SERGEANT CRATSENBURG	23:35:00	30	9/25/2023
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDSIMMST	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230079320	POSSIBLE FIREARM INVOLVED / DISORDERLY / SGT PENNINGTON	20:25:00	5	9/28/2023
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	E CROSS ST/N PROSPECT ST	TRAFFIC STOP	230079347	RFS SPEED / UNAVOIDABLE / SGT PENNINGTON	21:35:00	5	9/28/2023
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	UPON CROSS ST and AT/NEAR PROS	CITATIONS		CITATION ISSUED	21:40:00	5	9/28/2023
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	OWENDALE ST/WASHTENAW AVE	BACKUP DISPATCHED CALLS	230079355	ASSIST YPSI CITY / SHOTS HEARD / SGT PENNINGTON	22:15:00	15	9/28/2023
YPSILANTI TWP	YPSILANTI CITY	WDSILLERB	OWENDALE ST/WASHTENAW AVE	BACKUP DISPATCHED CALLS	230079355	ASSIST YPSI CITY UNITS WITH PERIMETER AND SEARCH FOR SHOOTING SUSPECTS/ APPROVED BY SGT PENNINGTON	22:20:00	10	9/28/2023
YPSILANTI TWP	YPSILANTI CITY	WDVANDERROESTB	OWENDALE ST/WASHTENAW AVE	BACKUP DISPATCHED CALLS	230079355	BU YPD W/ SHOTS FIRED CALL // SGT. PENNINGTON	22:20:00	10	9/28/2023
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	E MICHIGAN AVE/N RIVER ST	TRAFFIC STOP	230079397	RFS SPEED / UNAVOIDABLE / SGT PENNINGTON	03:10:00	5	9/29/2023
YPSILANTI TWP	MANCHESTER TOWNSHIP	WDROBERTSG	S MACOMB ST	BACKUP DISPATCHED CALLS	230079657	AST WITH K9 TRACK OF EPD APV SGT WALLACE - CANCELED EN ROUTE	00:25:00	10	9/30/2023
YPSILANTI TWP	SUPERIOR TWP	WDCOUCKED	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	230079736	PER SGT ARTS, NO BACK UP UNITS AVAILABLE, I ASSISTED WITH ARRESTING A SUBJECT WITH WARRANTS	11:30:00	15	9/30/2023
							Sum:	**1,495**	

Into Area Time

For: 09/01/2023 thru 09/30/2023

Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDRAABT	RUSSELL ST/RUSSELL CT	BACK-UP TRAFFIC STOP	230071736	ASSIST DEP BECHTOL W/ WARRANT. GOOD PER SGT HOGAN	21:55:00	50	9/1/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDTRIPPB	N HEWITT RD/PACKARD RD	TRAFFIC STOP	230072004	UNAVOIDABLE; RAN RED LIGHT IN FRONT	21:10:00	10	9/2/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHALLR	DEVONSHIRE ST	BACKUP DISPATCHED CALLS	230072265	BACK UP YPSI TOWNSHIP UNITS WITH ARMED SUBJECT - APPROVED BY SERGEANT HOGAN	20:10:00	10	9/3/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHALLR	E CLARK RD	BACKUP DISPATCHED CALLS	230072277	ASSISTED YPSI TOWNSHIP UNITS CLEAR OUT APPLE RIDGE PARK- APPROVED BY SERGEANT HOGAN	20:40:00	10	9/3/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDTRIPPB	WOODRUFF LN	BACKUP DISPATCHED CALLS	230072361	ASSIST WITH POSSIBLE ACTIVE FIGHT WITH ONE UNIT ON SCENE; ATTEMPTED TO GET STATEMENTS; ALL VICTIMS UNCOOPERATIVE; PER SGT HOGAN	02:40:00	10	9/4/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSRIANNU	E GRAND BLVD	BACKUP DISPATCHED CALLS	230072762	B/U 705 ON SUICIDAL / APPROVED BY SGT. HOUK / ALL OTHER YPT UNITS TIED UP ON 23-72775 ASSISTING VAN BUREN TWP WITH SUBJECT ARMED WITH SHOTGUN ON RAWSONVILLE RD	13:15:00	40	9/5/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHALLR	WOODLAWN AVE	BACKUP DISPATCHED CALLS	230072867	BACK UP YPSI TOWNSHIP UNITS WITH SHOTS FIRED CALL - APPROVED BY SERGEANT THOMPSON	19:35:00	30	9/5/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSRIANNU	STA 1 / EVIDENCE	EVIDENCE TECH DETAIL		23-72867 SEARCH WARRANT / PROCESS RECOVERED UDAA FOR POSSIBLE EVIDENCE RELATED TO SHOOTING ON WOODLAWN / APPROVED BY SGT. ARTS	08:40:00	180	9/6/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDLYONSW	N FORD BLVD/E FOREST AVE	BACK-UP TRAFFIC STOP	230073499	BACK UP TO TRAFFIC STOP, DEPUTY SAFETY	22:15:00	35	9/7/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDPACHECOGARCIAR	INTERNATIONAL DR	BACKUP DISPATCHED CALLS	230074015	ASSIST YPD WITH SPANISH TRANSLATION APPROVED BY SGT. THOMPSON	22:55:00	35	9/9/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDTROWBRIDGEM	MIDWAY ST/HOLMES RD	BACK-UP TRAFFIC STOP	230074226	BACKUP OTHER YPSI DEP ON TS SGT THOMPSON APPROVAL	19:40:00	20	9/10/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDPACHECOGARCIAR	MIDWAY ST/HOLMES RD	BACKUP DISPATCHED CALLS	230074226	BU YPSI DEPS ON FOOT CHASE APPROVED BY SGT. THOMPSON	20:00:00	35	9/10/2023
YORK TWP	YPSILANTI TWP	WDRUSSELLT		ADMIN DUTIES		OUT OF SERVICE	23:45:00	16	9/12/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDLEWISN	HOLMES RD/N FORD BLVD	DISPATCHED CALLS	230075057	APPROVAL SGT. BYNUM, CHECKED ENRT TO 2 TO GO OUT OF SERVICE	19:50:00	11	9/13/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDPACHECOGARCIAR	S HURON ST/BRINKER WAY	BACKUP DISPATCHED CALLS	230075151	BU YPSI DEPS ON SPANISH ONLY CALL APPROVED BY SGT. THOMPSON	02:30:00	15	9/14/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHEATHV	MEDFORD DR	BACKUP DISPATCHED CALLS	230076204	ASSIST YPT WITH POSS B&E IN PROG-- SGT HOGAN 629	22:35:00	10	9/17/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHILLD	2	BACKUP DISPATCHED CALLS		SW FOR 1614 WINDGATE. SGT HOGAN APPROVED DUE TO YTOWN BEING TIED UP. ASSIST YTOWN WITH SEXUAL ASSAULT SW, 23-77288 SGT HOGAN APPROVED	23:10:00	80	9/21/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDNEDDOK	US12/ECORSE RD	BACKUP DISPATCHED CALLS	230077550	WENT TO CHECK ON THE STATUS ON THE S1 DRIVER OF THE VEHICLE INVOVLED IN A HEAD ON CRASH. WHILE UP AT TRINITY HEALTH SGT. CRATSENBURG INFORMED ME TO REMAIN UP THERE UNTIL SOMEONE REPLACED ME.	16:30:00	169	9/22/2023
SCIO TWP	YPSILANTI TWP	WDPARRAGHIN	STA 2	ADMIN DUTIES		VEHICLE CHECK/ IN SERVICE	12:00:00	15	9/23/2023
SCIO TWP	YPSILANTI TWP	WDPARRAGHIN	WB I94/S HARRIS RD	BACKUP DISPATCHED CALLS	230077759	BU TROOPER THAT WAS FIGHTING WITH ONE ON I-94	12:15:00	60	9/23/2023
SCIO TWP	YPSILANTI TWP	WDPARRAGHIN	IN CAR	ADMIN DUTIES		UPDATE UD-10	13:15:00	15	9/23/2023
SCIO TWP	YPSILANTI TWP	WDPARRAGHIN	BROOKWOOD AVE	BACKUP DISPATCHED CALLS	230077771	EDP EPISODE REFUSING TO GO WITH HVA	13:30:00	60	9/23/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDCUSOJ	HUNTER AVE	BACKUP DISPATCHED CALLS	230077796	IN THE AREA OF A POSSIBLE B&E IN PROGRESS, NO UNITS AVAILABLE TO BACK 715; OK PER SGT. HOUK.	14:25:00	10	9/23/2023
SCIO TWP	YPSILANTI TWP	WDPARRAGHIN	HUNTER AVE	BACKUP DISPATCHED CALLS	230077796	SUBJECT ENTERED RESIDENCE THROUGH WINDOW	14:30:00	15	9/23/2023
SCIO TWP	YPSILANTI TWP	WDPARRAGHIN	JEFF ST	BACKUP DISPATCHED CALLS	230077805	UTL GOA	14:45:00	45	9/23/2023
SCIO TWP	YPSILANTI TWP	WDPARRAGHIN	MERRITT RD/MUNGER RD	BACKUP DISPATCHED CALLS	230077811	ASSIST DEP. J HILL	15:30:00	15	9/23/2023
SCIO TWP	YPSILANTI TWP	WDPARRAGHIN	STA 2	ADMIN DUTIES		OUT OF SERVICE	15:45:00	15	9/23/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDTRIPPB	FOX AVE/SENECA ST	BACKUP DISPATCHED CALLS	230077979	NO YPT UNITS TO BACK FOR POSSIBLE FIGHT IN PROGRESS; SPOKE WITH BOTH PARTIES INVOLVED; DECLINED ASSISTANCE; PER SGT THOMPSON	00:40:00	25	9/24/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDTRIPPB	OSWEGO ST	BACKUP DISPATCHED CALLS	230077983	NO UNITS TO BACK FOR POSSIBLE FIGHT IN PROGRESS; UNFOUNDED; PER SGT THOMPSON	01:05:00	10	9/24/2023

Into Area Time

For: 09/01/2023 thru 09/30/2023

ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDTRIPPB	CLIFFS DR	BACKUP DISPATCHED CALLS	230077986	NO UNITS TO BACK FOR FAMILY TROUBLE; ASSISTED WITH LETTING CALLER BACK INTO HER RESIDENCE; PER SGT THOMPSON	01:15:00	40	9/24/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDURBANS	BRIDGE RD	BACKUP DISPATCHED CALLS	230078127	FA SUBJECT WITH GUN- POTENTIAL K9 TRACK SGT HOUK APPROVED	17:45:00	60	9/24/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHALLR	GEORGE PL	BACKUP DISPATCHED CALLS	230078182	PROVIDED SPANISH TRANSLATION FOR YPSI TWP UNITS- APPROVED BY SGT. THOMPSON	21:35:00	35	9/24/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDURBANS	E ELLSWORTH RD	BACKUP DISPATCHED CALLS	230078448	SHOTS FIRED-POSSIBLE K9 ASSIST SGT CRATSENBURG APPROVED	19:50:00	20	9/25/2023
YORK TWP	YPSILANTI TWP	WDHEATHV	E ELLSWORTH RD	BACKUP DISPATCHED CALLS	230078448	ASSIST YPT W/ SHOOTING-- 622 CRATS	20:00:00	15	9/25/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDPACHECOGARCIAR	DESOTO AVE	BACKUP DISPATCHED CALLS	230079111	BU YPSI DEP ON UDAA SPANISH SPEAKING ONLY APPROVED BY SGT. BYNUM	07:10:00	80	9/28/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKNOPW	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	230079663	per sgt hogan BnE. Held permiter	00:45:00	60	9/30/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDPARRAGHIN	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	230079663	ASSIST DEPUTIES IN SETTING A PERIMETER FOR A K9 TRACK OF A STORE THAT WAS RECENTLY BROKEN INTO APPROVED BY SGT. HOGAN	00:45:00	60	9/30/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	LEXINGTON PKWY	BACKUP DISPATCHED CALLS	230079860	BACKUP 688 ON FIGHT / ALL YPT UNITS TIED UP ON FATAL CRASH / APPROVED BY SGT. HOGAN	19:45:00	10	9/30/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHEATHV	LEXINGTON PKWY	DISPATCHED CALLS	230079860	ASSIST YPT DEPS, NONE AVAILABLE APPROVED BY 622 CRATS-- YPT UNITS ON FATAL CRASH.. I WAS ABOUT TO SIGN IN AS YPT UNIT	19:50:00	10	9/30/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDCUSOJ	E MICHIGAN AVE / N HARRIS RD	BACKUP DISPATCHED CALLS		LATE RUN IN YPT (23-79849); OK PER SGT. CRATSENBURG.	20:01:00	14	9/30/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDCUSOJ	TYLER RD	BACKUP DISPATCHED CALLS	230079903	SUBJECTS RUNNING AWAY FROM A FIGHT WITH FIREARMS; 3 IC, 3 FIREARMS RECOVERED; OK PER SGT. CRATSENBURG.	22:15:00	35	9/30/2023
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDTRIPPB	TYLER RD	BACKUP DISPATCHED CALLS	230079903	SINGLE YPT UNIT ARRIVED ON SCENE WITH GROUP OF SUBJECTS WITH GUNS ON PERSON FIGHTING; KIDS RAN FROM DEPUTY UPON ARRIVAL; ASSISTED WITH TRANSPORTING DETAINEE TO YPT UNIT FOR TRANSPORT TO THE JAIL; PER SGT HOGAN	22:20:00	30	9/30/2023
							Sum:	**1,520**	

Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE•YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK HEATHER JARRELL ROE • TREASURER STAN ELDRIDGE TRUSTEES: RYAN HUNTER • JOHN P. NEWMAN II • GLORIA PETERSON • DEBBIE SWANSON

WORK SESSION AGENDA
CHARTER TOWNSHIP OF YPSILANTI
TUESDAY, OCTOBER 17, 2023

5:00pm

1. AGENDA REVIEW ……..SUPERVISOR STUMBO
2. OTHER DISCUSSION…… BOARD MEMBERS

REVIEW AGENDA

A. SUPERVISOR STUMBO WILL REVIEW BOARD MEETING AGENDA

OTHER DISCUSSION

A. BOARD MEMBERS HAVE THE OPPORTUNITY TO DISCUSS ANY OTHER PERTINENT ISSUES

Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE•YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK HEATHER JARRELL ROE • TREASURER STAN ELDRIDGE TRUSTEES: RYAN HUNTER • JOHN P. NEWMAN II • GLORIA PETERSON • DEBBIE SWANSON

YPSILANTI TOWNSHIP
— WHERE YOUR FUTURE GROWS —

REGULAR MEETING AGENDA

TUESDAY, OCTOBER 17, 2023
7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. PUBLIC HEARING

   A. 7:00PM – RESOLUTION 2023-16, CREATION OF STREETLIGHT SPECIAL ASSESSMENT DISTRICT #222 WOODLAWN ST.
   (PUBLIC HEARING SET AT THE SEPTEMBER 19, 2023 REGULAR MEETING)

4. PUBLIC COMMENTS

   - THREE MINUTES PER PERSON
   - ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR
   - PUBLIC COMMENTS ARE ALSO WELCOME AS THE BOARD ADDRESSES EACH AGENDA ITEM

5. CONSENT AGENDA

   A. MINUTES OF THE AUGUST 15, 2023 WORK SESSION AND REGULAR MEETING AND MINUTES OF THE SEPTEMBER 19, 2023 WORK SESSION AND REGULAR MEETING
   (TABLED AT THE OCTOBER 3, 2023 REGULAR MEETING)

   B. MINUTES OF THE OCTOBER 3, 2023 WORK SESSION AND REGULAR MEETING

   C. STATEMENTS AND CHECKS

      1. STATEMENTS AND CHECKS FOR OCTOBER 17, 2023 IN THE AMOUNT OF $637,957.89
      2. CLARITY HEALTHCARE DEDUCTIBLE ACH FOR SEPTEMBER 2023 IN THE AMOUNT OF $34,702.12
      3. CLARITY HEALTHCARE ADMIN FEE FOR SEPTEMBER 2023 IN THE AMOUNT OF $1,458.16

   D. TREASURER'S REPORT SEPTEMBER 2023

6. ATTORNEY REPORT

   A. GENERAL LEGAL UPDATE

NEW BUSINESS

1. 1ST READING OF RESOLUTION 2023-15, PROPOSED ORDINANCE 2023-506, AN ORDINANCE TO AMEND ARTICLES 2, 5 AND 11 OF THE YPSILANTI TOWNSHIP ZONING ORDINANCE

2. REQUEST TO PURCHASE (4) FOUR VERITY PRINT BALLOT PRINTING UNITS IN THE AMOUNT OF $25,676.00 BUDGETED IN LINE ITEM #101-262-977-000 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT

3. REQUEST TO APPROVE AN AMENDMENT TO THE SERVICE CONTRACT BETWEEN WASHTENAW COUNTY AND YPSILANTI TOWNSHIP FOR SENIOR NUTRITION DATED OCTOBER 1, 2022

4. REQUEST AUTHORIZATION FOR LIMNOTECH TO SUBMIT PERMIT APPLICATION MATERIALS FOR SEDIMENT SAMPLING ON FORD LAKE

5. REQUEST AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE A PUBLIC NUISANCE LOCATED AT 2850 APPLERIDGE BUDGETED IN LINE ITEM #101-729-801-023

6. REQUEST TO SET A PUBLIC HEARING FOR TUESDAY, DECEMBER 5, 2023 AT APPROXIMATELY 7:00PM – 2024 FISCAL YEAR BUDGET

7. BUDGET AMENDMENT #14

AUTHORIZATIONS AND BIDS

1. REQUEST AUTHORIZATION TO SEEK SEALED BIDS FOR THE RENOVATION OF THE GREEN OAKS GOLF COURSE BATHROOMS

2. REQUEST AUTHORIZATION TO SEEK SEALED BIDS FOR THE CONSTRUCTION AND REPLACEMENT OF THE CIVIC CENTER CARPORT

OTHER BUSINESS

BOARD MEMBER UPDATES

Charter Township of Ypsilanti

RESOLUTION NO. 2023-16

CREATION OF STREETLIGHT SPECIAL ASSESSMENT DISTRICT #222 WOODLAWN ST.

WHEREAS, it is being requested of the Board of Trustees for the creation and establishment of special assessment district #222 for the purpose of defraying said cost of street lighting by special assessments against the property especially benefited; and

WHEREAS, the Township Clerk requested of Detroit Edison, proposed plans describing the street lighting improvement and the location of said improvements with an estimate of said costs; and

WHEREAS, on August 22, 2023, Brandon Faron of Detroit Edison Community Lighting Group prepared and submitted proposed plans to install street lighting for Woodlawn St., Ypsilanti Township, consisting of twenty-five (25) parcels, which said plans included, *inter alia,* the installation of ***"six (6) 14' direct buried fiberglass poles with black finish and six (6) 64w LED colonial style luminaries"*** with the cost of said improvements being approximately:

Total Estimate Construction Cost:.....$28,744.70
Total Lamp Charge For Three (3) Years:.....$5,209.20
Contribution (Cost minus 3 years revenue): $23,535.50
Total Annual Lamp Charges:.....$1,736.40

WHEREAS, on September 15, 2023 the Township Clerk received notification from the Township Assessor that the cost of providing six (6) street lights for Woodlawn St., Ypsilanti Township, consisting of twenty five (25) parcels, which said plans included, *inter alia,* the installation of ***"six (6) 14' direct buried fiberglass poles with black finish and six (6) 64w LED colonial style luminaries"*** (construction costs of $23,535.50 for the installation will not be included in the special assessment district and will be paid for by Ypsilanti Township) will be **$69.46** per parcel for a 3-year period; thereafter, said costs shall be estimated at **$69.46** per parcel for street lighting, reflective of the current rates set by DTE as well as current electrical usage for the year,

WHEREAS, the Township Clerk has given notice to each record owner of or party in interest in property to be assessed, by first class mail, addressed to the record owner or party in interest at the address shown on the tax records, at least 10 (ten) days before the October 17, 2023 public hearing, setting forth the district affected in said petition, place and purpose of said public hearing to allow any interested person an opportunity to voice any objection which may be offered against creating said district; and

WHEREAS, the Township Clerk has also published in a newspaper of general circulation the time, place and purpose of said public hearing and the district affected thereto; and

WHEREAS, on October 17, 2023, the Charter Township of Ypsilanti held a public hearing to hear any objections which may be offered against creating said special assessment district.

NOW THEREFORE, BE IT RESOLVED, that special assessment district #222 be created for the purpose of providing six (6) streetlights for Woodlawn St., consisting of twenty five (25) parcels.

BE IT FURTHER RESOLVED, that the Township Board accepts the plans and estimate of costs as presented by Detroit Edison for Woodlawn St., consisting of twenty five (25) parcels, which said plans included, *inter alia,* the installation of ***"six (6) 14' direct buried fiberglass poles with black finish and six (6) 64w LED***

colonial style luminaries" (construction costs of $23,535.50 for the installation will not be included in the special assessment district and will be paid by Ypsilanti Township) will be **$69.46** per parcel for a 3-year period; thereafter, said costs shall be estimated at **$69.46** per parcel for street lighting, reflective of the current rates set by DTE as well as current electrical usage for the year,

BE IT FURTHER RESOLVED, that the Township Supervisor shall make a special assessment upon all the lands and premises contained herein to defray the expenses of lighting said streets.

BE IT FURTHER RESOLVED, that the Township Board shall hereinafter annually determine on or before September 30 of each year, the amount to be assessed in said district for lighting said streets and shall direct the Township Assessor to levy such amounts therein.

BE IT FURTHER RESOLVED, that when the special assessment roll has been prepared and filed in the office of the Township Clerk, before said assessment roll has been confirmed, the Township Board shall appoint a time and place when it will meet, review and hear any objections to the assessment roll.

BE IT FURTHER RESOLVED, that the Township Board shall give notice of said hearing and filing of the assessment roll in the manner prescribed by statute.

Re: Ypsilanti Township Doc Scanner

Brian McCleery <bmccleery@ypsitownship.org>
Mon 9/18/2023 9:01 AM
To: Heather Jarrell Roe <hjarrellroe@ypsitownship.org>;Lisa Stanfield <lstanfield@ypsitownship.org>

3 attachments (2 MB)
Memo of Costs- Woodlawn Ave-Revised.docx; Petition-Revised-APPROVED.pdf; Streetlight District #222- Woodlawn.pdf;

Good morning,

The Woodlawn Ave petition has received the required number of signatures for approval. Attached are the revised memo, the revised petition and a map of the district. Please let me know if you need anything further.

Brian

Brian McCleery, MAAO
Deputy Assessor
734.544.4000
7200 S. Huron River Dr.
ypsitownship.org

Where Your Future Grows

From: Heather Jarrell Roe <hjarrellroe@ypsitownship.org>
Sent: Tuesday, September 5, 2023 4:24 PM
To: Brian McCleery <bmccleery@ypsitownship.org>; Lisa Stanfield <lstanfield@ypsitownship.org>
Subject: Fw: Ypsilanti Township Doc Scanner

Brian,
I received these back in from the petitioner today. Please let me know if this meets the needed threshold.

From: scanner.treas01-color@ypsitownship.org <scanner.treas01-color@ypsitownship.org>
Sent: Tuesday, September 5, 2023 3:46 PM
To: Heather Jarrell Roe <hjarrellroe@ypsitownship.org>
Subject: Ypsilanti Township Doc Scanner

This E-mail was sent from "pr-treas01-color" (MP C3504).

Scan Date: 09.05.2023 15:46:41 (-0400)
Queries to: scanner.treas01-color@ypsitownship.org

Please do not directly reply to this message.
This is an unsecured message sent from an unmonitored mailbox.

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
OFFICE OF THE CLERK

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson

September 26, 2023

Name
Address
City, State Zip

Re: Public Hearing Scheduled for Tuesday, October 17, 2023 at Approximately 7:00pm for the Creation of Streetlight Special Assessment District #222 Woodlawn Ave.

Dear Property Owners:

The Charter Township of Ypsilanti Board of Trustees set a public hearing to consider the request for the creation of streetlight special assessment district #222 Woodlawn Ave. for the installation of six (6) streetlights to be located on Woodlawn Ave.

This will include your property located at: property address
parcel

The public hearing will be held on Tuesday, October 17, 2023 at approximately 7:00 p.m. in the Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

The Detroit Edison lamp layout for the proposed new streetlight is located on the back of this letter.

Installation charges for the six (6) streetlights is $23,535.50 and is being paid for by Ypsilanti Township. DTE has fixed the annual lamp charges for the first three (3) years, per agreement at $1,736.40. This cost is divided among the twenty-five (25) parcels and equals $69.46 per parcel. After the third year, the costs will reflect the current rates set by DTE, as well as current electrical usage over the year.

Total estimated annual costs for the additional streetlights would be $69.46 per parcel, per year

You are welcome to attend the meeting or you may send written comments of approval or objection in advance of the public hearing to the address listed above or by email to hjarrellroe@ypsitownship.org or lstanfield@ypsitownship.org.

To Legally Protest the Streetlight Special Assessment:
An owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment in person, or may file his or her appearance and protest by letter before the hearing, and in that event, personal appearance shall not be required. The owner or any person having an interest in the real property who protests in writing at or before the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

If you have any questions or need additional information, please feel free to contact my office.

Sincerely,

Heather Jarrell Roe

Heather Jarrell Roe, Clerk

Lisa R. Stanfield

Lisa Stanfield, Deputy Clerk

lrs

cc: File

October 13, 2023

Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, MI 48197

Re: Charter Township of Ypsilanti- Woodlawn Ave

Attached is the agreement for the streetlight installations along Woodlawn Ave, Ypsilanti Township. A detailed description of the project is outlined in the agreements. Please print TWO copies. Please sign BOTH copies in the designated areas. A check in the amount of $23,535.50 is also required at this time. Please return one signed agreement and payment to the following address:

DTE Energy
8001 Haggerty Rd.
Belleville, MI 48111
140 WWSC-Brandon Faron

Please call if you have questions, 734-309-2937.

Sincerely,

Brandon R. Faron

Brandon R. Faron
Account Manager
Community Lighting

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of October 13, 2023 between DTE Electric Company ("Company") and the Charter Township of Ypsilanti ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated March 22, 2022 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	69811954	
	If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: N/A	
2. Location where Equipment will be installed:	[Woodlawn Ave between Ecorse Rd and Tyler Rd], as more fully described on the map attached hereto as Attachment 1.	
3. Total number of lights to be installed:	6	
4. Description of Equipment to be installed (the "Equipment"):	Install (6) 64w LED Colonials and (6) 14', direct buried fiberglass poles. Luminaires and poles to have black finish	
5. Estimated Total Annual Lamp Charges	$1,736.40	
6. Estimated Total Annual Post Charges if selected	$0.00	
7. Computation of Contribution in aid of Construction ("CIAC Amount")	Total estimated construction cost, including labor, materials, and overhead:	$28,744.70
	Revenue credit:	$5,209.20
	CIAC Amount (cost minus revenue)	**$23,535.50**
	Credit for Post Charge, if selected	$0.00
8. Payment of CIAC Amount:	Due promptly upon execution of this Agreement **$23,535.50**	
9. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party. If Post Charge "box" is checked the Customer agrees to following term: 10 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party.	

10. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) ☐ YES ☒ NO If “No”, Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices _____ SIGN HERE
11. Customer Address for Notices:	Charter Township of Ypsilanti 7200 S. Huron River Dr Ypsilanti, MI 48197

12. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐YES ☒NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used.

B. Customer will maintain an inventory of at least 0 posts and 0 luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer's acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at _____. Access to Customer's inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company (i) shall be relieved from any obligation or commitment to complete the work as scheduled, and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name: _____ Title: _____

Phone Number:_____ Email: _____

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

****

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:	Customer:
DTE Electric Company	Charter Township of Ypsilanti
By: _____	By: _____ SIGN HERE
Name: _____	Name: _____
Title:_____	Title:_____
Date: _____	Date: _____

Attachment 1 to Purchase Agreement

Map of Location

[See attached]

811 Know what's below. Call before you dig

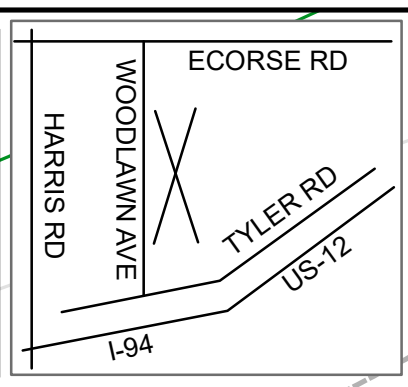
Trench-Bore Summary

Type	Occupants	Length
ST LT - BORE - IN CONDUIT	E	850
	Total =	850

Cable Summary

Type	Legacy Stock # /SAP #	Length
IN #2 ALX2 - #4 ALX1	713-0878/100075024	945

Created on: 10/5/2022 12:08:52 PM



4.8 KV AREA

CALL MISS DIG

LOCATION-1:
15' +/- E OF WOODLAWN AVE
165' +/- S OF ECORSE RD
GPS: 42.234566, -83.580584

STREET LIGHT CIRCUIT:
6137 YPSIL: WL 7 - 12
(LC73 AT WL 1)

WOODLAWN AVE

ECORSE RD

HAYES ST

TYLER RD

WL 1: GLN #203839-268608
IN: DET 1721
IN: DUAL 120/240V 25-3
IN: 100A S&C 25K
6137 YPSIL
IN: DET 23223A (LC73)
IN: DET 984 UG 2 A LIGHTING
IN: #2ALX2-#4ALX1
IN: SL BORE & IN (1) 2IN CONDUIT

WL 7 - 12:
IN: POST CODE 095
IN: FOUNDATION CRUSHED STONE
IN: UG MULTIPLE LED 64 UUL REVOLUTION
IN: UG SHORTNG CAP
IN: ALL OTHER TRIM A2

7 — 1 — E — 170' — 8 — 2 — 170' — 9 — 3 — 170' — 10 — 4 — 170' — 11 — 5 — 170' — 12 — 6

IN: #2ALX2-#4ALX1
IN: SL BORE & IN (1) 2IN CONDUIT

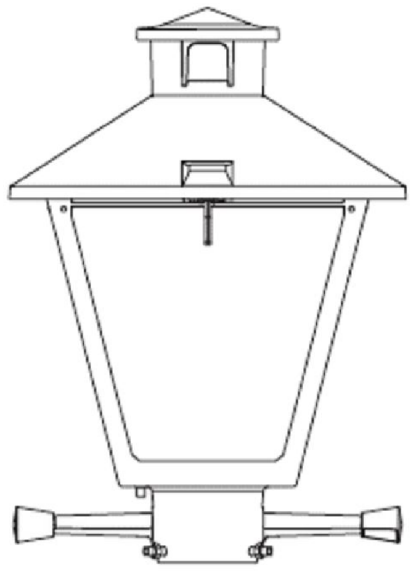
Streetlight Billing Summary

A230 - YPSILANTI TWP OF

6137 YPSIL	IN	6	*535

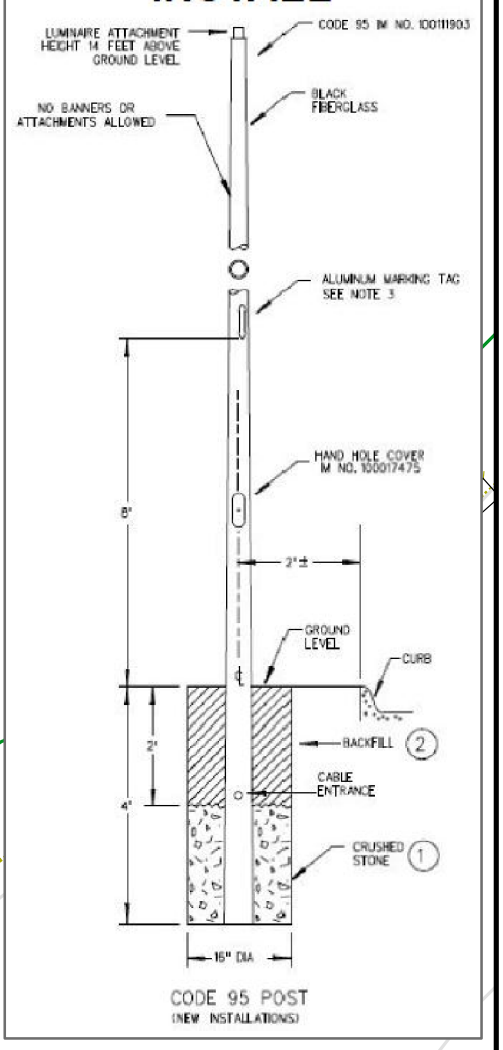
Created on: 10/5/2022 11:44:28 AM

INSTALL



LED 64W UUL COLONIAL

INSTALL



CODE 95 POST
(NEW INSTALLATIONS)

INSTALL SERIAL NUMBER TAGS:
WL 7: L 64 AGI901 -- 6137 YPSIL -- A230 -- 535 -- B
WL 8: L 64 AGI902 -- 6137 YPSIL -- A230 -- 535 -- R
WL 9: L 64 AGI903 -- 6137 YPSIL -- A230 -- 535 -- B
WL 10: L 64 AGI904 -- 6137 YPSIL -- A230 -- 535 -- R
WL 11: L 64 AGI905 -- 6137 YPSIL -- A230 -- 535 -- B
WL 12: L 64 AGI906 -- 6137 YPSIL -- A230 -- 535 -- R

LEGEND

- LIGHTING CONTROL
- DECO POLE
- CABLE POLE
- STREETLIGHT ON POST
- STREETLIGHT ON POLE
- PADMOUNT TRANSFORMER
- SECONDARY PEDESTAL
- FUSE IN DESIGN
- #2AL SL CABLE
- 4.8 kV LINE
- 13.2 kV LINE
- CABLE IN CONDUIT - DIRECTIONAL BORE
- CABLE IN CONDUIT - TRENCH IN PVC

NOTICE

LOCATIONS OF UNDERGROUND FACILITIES ON THIS DRAWING ARE ONLY APPROXIMATE. EXACT LOCATIONS MUST BE DETERMINED BY THE UTILITY COMPANIES. FOR EXACT LOCATIONS, TELEPHONE MISS DIG ON 1-800-482-7171 AS REQUIRED BY PUBLIC ACT 53 OF 1974 BEFORE DOING ANY POWER EXCAVATING.

CREW NOTES:
1. TRUCK ACCESSIBLE.
2. TREE TRIM REQUIRED.
3. INSTALL NEW UG SL POSTS.
4. BORE IN 2" CONDUIT.
5. ILLUMINATE STREET.
6. INSTALL SERIAL NUMBER TAGS.

DTE Electric - Distribution Engineering and Planning

Service Planner: Hendges, Nathan	Work Order Description: SL NBUS-6 UG Woodlawn Ave- Ypsi Twp					
Phone: (734) 258-6569	Work Order #: 66419769	GIS-DSN: 66419772	COH: 66419853	CUL: 66419790	CUG:	PLC: 66536235
Supervisor: Kinnick, Brian	Circuit #1: EMRCK2922	Circuit #2:	PH:	SCMAT: 66419787		
Phone: (734) 358-1529	Service Center: ANN	Worksite City:	Worksite Twp: YPSILANTI	County: Washtenaw		
Planning Engineer:	JU Work to be Performed:	JU:	RSD:			
Phone:	JU Company:	Contact:	Email:	Phone:		
	JU Company:	Contact:	Email:	Phone:		
	CUE Number: 1314307	Ver: 1	Plot Date: 10/5/2022	Scale: NTS	Town: 03S	Range: 07E	Section: 11	Qtr:

PUBLIC COMMENTS

CONSENT AGENDA

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE AUGUST 15, 2023 WORK SESSION

Supervisor Stumbo called the meeting to order at approximately 5:00pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda Stumbo (arrived 5:20pm),
Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: Ryan Hunter, John Newman II, Gloria Peterson
and Debbie Swanson

Members Absent: None

Legal Counsel: Wm. Douglas Winters

1. AGENDA REVIEW……..SUPERVISOR STUMBO

6. RESOLUTION 2023-11, APPLICATION FOR LAYING OUT AND DESIGNATING A DRAINAGE DISTRICT

Evan Pratte, Water Resource Commissioner, reviewed the process for the drainage district. He added that the infrastructure is public and would be the responsibility of whoever purchases these parcels.

Supervisor Stumbo confirmed that there is drainage in this area.

Trustee Swanson asked in what way could the township seek dollars to help with this project. Mr. Pratte stated programs are mostly for drinking water and sewer and there is not much available for stormwater.

Discussion continued on this agenda item.

5. REQUEST TO APPROVE AN AGREEMENT WITH ERNAT CONSULTING TO ASSIST THE CHARTER TOWNSHIP OF YPSILANTI'S POLICE STEERING COMMITTEE IN DEVELOPING A REQUEST FOR PROPOSAL IN A NOT TO EXCEED AMOUNT OF $2,500.00 BUDGETED IN LINE ITEM #101-272-801-000 CONTINGENT UPON APPROVAL OF THE AGREEMENT BY THE TOWNSHIP ATTORNEY

Beth Ernat, Ernat Consulting, stated this RFP is to obtain a deep analysis of the police services from the county and to analyze the township having their own police force.

Treasurer Eldridge stated that Ernat Consulting would help construct what the RFP will look like so that the township can put it out to see if there are individuals or companies that can provide the in-depth analysis.

Trustee Newman confirmed that this agreement is just to create the RFP and not perform any consulting. Ms. Ernat confirmed this was correct.

Ms. Ernat stated the RFP should be ready to put out in about thirty days.

Trustee Swanson stated that it should be clarified that the purpose of this is to collect information to make an informed decision and it is not a recommendation.

9. REQUEST TO APPROVE THE AGREEMENT WITH STANTEC CONSULTING TO PROVIDE PROFESSIONAL SERVICES RELATED TO THE DESIGN, BID PROCESS AND PROJECT ADMINISTRATION FOR THE YPSILANTI TOWNSHIP COMMUNITY CENTER WATER DAMAGE RENOVATION IN A NOT TO EXCEED AMOUNT OF $47,500.00 BUDGETED IN LINE ITEM #213-901-976-008

John Hines, Recreation Director stated this agreement is to approve stages 2-5 that will include the design development phase, contract documents, bidding, contract administration and project closeout.

10. REQUEST TO APPROVE THE AGREEME3NT WITH STANTEC CONSULTING TO PROVIDE PROFESSIONAL SERVICES RELATED TO THE DESIGN, BID PROCESS AND PROJECT ADMINISTRATION FOR THE YPSILANTI TOWNSHIP COMMUNITY CENTER BATHROOMS IN A NOT TO EXCEED AMOUNT OF $98,700.00 BUDGETED IN LINE ITEM #282-901-981-040

John Hines, Recreation Director, stated this agreement is also to approve stages 2-5 and would be a complete renovation of all six bathrooms in the community center and the sub floor underneath room 202.

11. REQUEST TO APPROVE THE AGREEME3NT WITH STANTEC CONSULTING TO PROVIDE PROFESSIONAL SERVICES RELATED TO THE DESIGN, BID PROCESS AND PROJECT ADMINISTRATION FOR THE YPSILANTI TOWNSHIP GREEN OAKS GOLF COURSE BATHROOM IN A NOT TO EXCEED AMOUNT OF $58,300.00 BUDGETED IN LINE ITEM #282-901-981-100

John Hines, Recreation Director, stated this item focuses on the two outdoor restrooms and the golf workshop restroom.

1. 1ST READING OF RESOLUTION 2023-12, PROPOSED ORDINANCE 2023-505, AN ORDINANCE TO AMEND ARTICLES 4, 5, 11, 13 AND 15 OF THE YPSILANTI TOWNSHIP ZONING ORDINANCE

Jason Iacoangeli, Planning Director, stated that the Planning Department had been working on this package of ordinance amendments for the last year. He spoke about the newly adopted zoning ordinance and these changes were fixes to problems that had come up in the last year. Mr. Iacoangeli gave a review of some of the ordinance changes and provided examples of some of the situations that have occurred.

Mr. Iacoangeli stated the Planning Commission had made a recommendation to the township board to approve these changes.

OLD BUSINESS

1. 2ND READING OF PROPOSED ORDINANCE 2023-503, AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, SECTION 62-67 OF THE CODE OF ORDINANCES CHARTER TOWNSHIP OF YPSILANTI, TO ADJUST SEWER RATES

Supervisor Stumbo stated this is a 4% increase for water and sewer. She also stated that the board had increased the water subsidy that is offered by the township.

2. 2nd READING OF PROPOSED ORDINANCE 2023-504, AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, SECTION 62-76 (a)(1) OF THE CODE OF ORDINANCES CHARTER TOWNSHIP OF YPSILANTI, TO ADJUST WATER SERVICE RATES

2. RESOLUTION 2023-10, RESOLUTION REQUESTING THE WASHTENAW COUNTY BOARD OF COMMISSIONERS (WCBOC) TO IMMEDIATELY STRIKE FROM THE CONTRACT AWARDED TO THE SUPREME FELONS INC. ON JANUARY 19, 2023 CONTRACT NUMBER BEING 54519 WHICH WAS SIGNED AND RECORDED WITH THE WASHTENAW COUNTY CLERK'S OFFICE AND PROVISION CONTAINED IN PARAGRAPH 5(3) THAT AUTHORIZES AND SANCTIONS THE SUPREME FELONS INC. TO "ESTABLISH A REGULAR DISPATCH AND PATROL SYSTEM FOR FOUR NEIGHBORHOODS IN ZIP CODES 48197 AND 48198," TWO OF WHICH WERE SUBSEQUENTLY IDENTIFIED BY THE WASHTENAW COUNTY ADMINISTRATOR IN AN EMAIL DATED MAY 3, 2023 AS TARGETING THE APPLERIDGE AND SUGARBROOK SUBDIVISIONS

Doug Winters

The resolution came about as a result of a contract that was entered into between the Washtenaw County Board of Commissioners and the Supreme Felons Inc. in which unbeknownst to anyone from the Township Board of Trustees, sanctioned the establishment of a regular dispatch and patrol system for neighborhoods in zip codes, 48197 and 48198. So, the township board through its full time officials requested of the County Administrator of Washtenaw County, which of those neighborhoods were going to be were identified as being in need of a dispatch and patrol system. Everybody at the county everywhere you turn, talk about transparency. Talk about transparency in government. Talk about the need to be open in regards to what's going on in regards to the affairs of government. Again, nobody ever came to any township board meeting or township official identifying that they had came, they had basically according to Greg Dill's letter, the administrator, that based upon the data, which had never been shared with the township, that based upon the data they identified that they had targeted Appleridge and Sugar Brook as in need of a dispatch and patrol system. Township officials met with Greg Dill and expressed their concerns as board members and said they do not want the dispatch and patrol system to be established. And historically, the township has been very adamant about having any type of neighborhood watch group to be involved in any type of activity that could be

perceived as being law enforcement related. It's a thin line between someone performing Neighborhood Watch activities on their own. In fact, we've had to shut down years ago, it's my word, several neighborhood groups that were going on, quote unquote, patrol, because of the liability as well as the security issues that emanate when you have people that are not law enforcement professionals, conducting dispatch and patrol. This township board just signed a four year contract with the Washtenaw County Sheriff's Department, setting forth in real dollars, the amount of money the township board has committed, for all practical purposes has encumbered to pay for police services. And those numbers are very staggering. They start out at $6 million. And they go up significantly during the next three years after 2023. If in fact, there is data that the County Administrator has, that supports additional resources being allocated to Appleridge and to Sugarbrook, that data needs to be shared with the township so that there's a need for reallocation of resources that can be identified. The township was shocked, quite frankly, I believe, when we were informed that Appleridge and Sugarbrook were the two neighborhoods that they felt needed the dispatch and patrol system of the Supreme Felons. Again, this is a law enforcement related measure. It's one that the sheriff's department has spent over the years historically a great deal of training in regards to community policing. The township trusts the Washtenaw County Sheriff's Department to continue to function and perform those dispatching patrol duties. And again, if more assistance is needed in Appleridge, which we heard last meeting is in fact the case, we did hear at the last meeting, that they are in need of more resources from the Sheriff's Department. And we've had issues in all of our neighborhoods, just like Washtenaw County in general, has had an uptick in criminal activity throughout the county, not just in 48197 and 48198. I've lived here my entire life. And I've went to school, K through 12 here at Willow Run. And I know very I'm very, very familiar with all the neighborhoods in Ypsilanti Township. And I can say right now that when you identify or target an area by saying that this area is historically more prevalent to violence based upon data that has not been shared with this township, has not been reviewed by the township and we have police meetings every week. And if in fact, right now, there is something that we

need to know. That's fine. We need to know and see. And again, you go back to this argument about transparency. And there has been nobody has come forward from Washtenaw County that said back in July, when the dollars were awarded to the supreme felons in July of 2022. And the contract was signed January 2023. There was nothing that set forth that there was going to be a dispatch and patrol system, in Appleridge and Sugarbrook. And so I think the township has gone so far as to make that request in person and follow that up in writing, and they have received the response from administrator Greg Dill in that regard. And so at this point in time, this resolution speaks to again the request of this board to have that provision stricken from their contract in regards to Appleridge and Sugarbrook and for that matter, any other subdivisions that would be under consideration by the Washtenaw County Board if there's historical data that they wish for this board to take into account we need to see what that data, yes. But to just unilaterally decide that there's two neighborhoods or two subdivisions that I know quite well. They're in need of this patrol and dispatch system of people that are untrained by law enforcement to do this, I think creates a liability for Washtenaw County as well as this township is one that this board has been very, very adamant, does not support. And so that's what the resolution requests, and it requests that it be done immediately request that a revised contract be sent back with that provision being stricken from the contract, again, transparency, not happening, when you do a contract that nobody has seen, I mean, part of.

Numerous public comments were given in support of the groups, Supreme Felons and Men Like Us.

The Work Session meeting was adjourned at approximately 6:50pm.

Respectfully Submitted,

Heather Jarrell Roe, Clerk, Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE AUGUST 15, 2023 REGULAR BOARD MEETING

Supervisor Brenda Stumbo called the meeting to order at approximately 7:06pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited followed by a moment of silent prayer.

Members Present: Supervisor Brenda Stumbo, Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: Ryan Hunter, John Newman II, Gloria Peterson and Debbie Swanson

Members Absent: None

Legal Counsel: Wm. Douglas Winters

3. PUBLIC COMMENTS

Numerous public comments were given in support of the groups, Supreme Felons Inc. and Men Like Us.

NEW BUSINESS

2. RESOLUTION 2023-10, RESOLUTION REQUESTING THE WASHTENAW COUNTY BOARD OF COMMISSIONERS (WCBOC) TO IMMEDIATELY STRIKE FROM THE CONTRACT AWARDED TO THE SUPREME FELONS INC. ON JANUARY 19, 2023 CONTRACT NUMBER BEING 54519 WHICH WAS SIGNED AND RECORDED WITH THE WASHTENAW COUNTY CLERK'S OFFICE AND PROVISION CONTAINED IN PARAGRAPH 5(3) THAT AUTHORIZES AND SANCTIONS THE SUPREME FELONS INC. TO "ESTABLISH A REGULAR DISPATCH AND PATROL SYSTEM FOR FOUR NEIGHBORHOODS IN ZIP CODES 48197 AND 48198," TWO OF WHICH WERE SUBSEQUENTLY IDENTIFIED BY THE WASHTENAW COUNTY ADMINISTRATOR IN AN EMAIL DATED MAY 3, 2023 AS TARGETING THE APPLERIDGE AND SUGARBROOK SUBDIVISIONS

Treasurer Eldridge requested to move to item #2 under New Business before other items scheduled before it. He stated that he would like to have the opportunity for him and other board members to meet with Supreme Felons to talk and have the opportunity for communication.

A motion was made by Treasurer Eldridge and supported by Trustee Hunter to table resolution 2023-10, resolution requesting the Washtenaw County Board of Commissioners (WCBOC) to immediately strike from the from the contract awarded to the Supreme Felons Inc. on January 19, 2023 contract number being 54519 which was signed and recorded with the Washtenaw County Clerk's Office and provision contained in paragraph 5(3) that authorizes and sanctions the Supreme Felons Inc. to "establish a regular dispatch and patrol system for four neighborhoods in zip codes 48197 and 48198" to of which were subsequently identified by the Washtenaw County Administrator in an email dated May 3, 2023 as targeting the Appleridge and Sugarbrook Subdivisions for thirty days.

Clerk Jarrell Roe stated that whenever the resolution comes back to the board, she will be voting no, as she had planned to do tonight.

Trustee Peterson stated that she was concerned there had never been discussion about this with the Supreme Felons group.

The motion carried unanimously.

4. CONSENT AGENDA

A. MINUTES OF THE JULY 18, 2023 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

1. STATEMENTS AND CHECKS FOR AUGUST 1, 2023 IN THE AMOUNT OF $1,101,591.59
2. STATEMENTS AND CHECKS FOR AUGUST 15, 2023 IN THE AMOUNT OF $1,704,302.26
3. CLARITY HEALTHCARE DEDUCTIBLE ACH FOR JUNE 2023 IN THE AMOUNT OF $41,581.26
4. CLARITY HEALTHCARE ADMIN FEE FOR JUNE 2023 IN THE AMOUNT OF $1,436.11

C. TREASURER'S REPORT JUNE 2023

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve the consent agenda.

The motion passed unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

There was no legal update.

OLD BUSINESS

1. 2ND READING OF PROPOSED ORDINANCE 2023-503, AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, SECTION 62-67 OF THE CODE OF ORDINANCES CHARTER TOWNSHIP OF YPSILANTI, TO ADJUST SEWER RATES

Clerk Jarrell Roe read the proposed ordinance into the record.

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve the 2nd Reading of the proposed ordinance 2023-503, an ordinance to amend chapter 62, article IV, section 62-67 of the Code of Ordinances Charter Township of Ypsilanti, to adjust sewer rates (see attached).

Luke Blackburn, YCUA Director, stated this is a four percent increase in and is driven by the increase in costs for supplies and professional services.

A roll call vote was held.

Stumbo	Yes	Hunter	Yes	Swanson	Yes
Jarrell Roe	Yes	Newman	Yes		
Eldridge	Yes	Peterson	Yes		

The motion passed unanimously.

2. 2nd READING OF PROPOSED ORDINANCE 2023-504, AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, SECTION 62-76 (a)(1) OF THE CODE OF ORDINANCES CHARTER TOWNSHIP OF YPSILANTI, TO ADJUST WATER SERVICE RATES

Clerk Jarrell Roe read the proposed ordinance into the record.

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve the 2nd Reading of the proposed ordinance 2023-504, an ordinance to amend chapter 62, article IV, section 62-76 (a)(1) of the Code of Ordinances Charter Township of Ypsilanti, to adjust water service rates (see attached).

Luke Blackburn, YCUA Director stated the four percent increase to water rates is primarily driven by the increase in costs from the Great Lakes Water Authority to YCUA that became effective July 1.

A roll call vote was held.

Stumbo	Yes	Hunter	Yes	Swanson	Yes
Jarrell Roe	Yes	Newman	Yes		
Eldridge	Yes	Peterson	Yes		

The motion carried unanimously.

NEW BUSINESS

1. 1ST READING OF RESOLUTION 2023-12, PROPOSED ORDINANCE 2023-505, AN ORDINANCE TO AMEND ARTICLES 4, 5, 11, 13 AND 15 OF THE YPSILANTI TOWNSHIP ZONING ORDINANCE

Clerk Jarrell Roe read the resolution into the record.

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve the first reading of resolution 2023-12, proposed ordinance 2023-505, an ordinance to amend articles 4, 5, 11, 13 and 15 of the Ypsilanti Township Zoning Ordinance (see attached).

Trustee Swanson asked if notices would be sent to property owners about the changes to the zoning ordinance. Clerk Jarrell Roe responded that she didn't believe any notices were sent out since these changes do not affect the primary zoning of a residence.

A roll call vote was held.

Stumbo	Yes	Hunter	Yes	Swanson	Yes
Jarrell Roe	Yes	Newman	Yes		
Eldridge	Yes	Peterson	Yes		

The motion carried unanimously.

3. REQUEST TO APPROVE L-4029 2023 TAX RATE

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve the L-4029 2023 tax rate (see attached).

Supervisor Stumbo stated this will set the taxes for next year's budget. She added that the levy for a five year capital improvement millage for the fire department is expiring this year and the township is not seeking to renew it and that the fire department has been able to make the improvements.

The motion carried unanimously.

4. REQUEST TO FILL THE MUNICIPAL SERVICES DIRECTOR POSITION WITH INTERNAL CANDIDATE JOHN HINES, WITH A STARTING SALARY OF $90,000.00 ANNUALLY

Clerk Jarrell Roe read the memo into the record.

A motion was made by Clerk Jarrell Roe and seconded Trustee Peterson to approve the request to fill the Municipal Services Director Position with internal candidate John Hines, with a starting salary of $90,000.00 annually.

Supervisor Stumbo stated the township has been without a Residential Services Director since January. She added that Mr. Hines previously stepped in as her deputy during COVID and learned the budget process, which will be very beneficial in this position as it supervises the largest number of employees and the largest amount of money. Supervisor Stumbo thanked Mr. Hines for his work as the interim Residential Services Director.

Clerk Jarrell Roe stated the Mr. Hines can be counted on, he has a good relationship with employees and his understanding of the organization is very helpful.

The motion carried unanimously.

5. REQUEST TO APPROVE AN AGREEMENT WITH ERNAT CONSULTING TO ASSIST THE CHARTER TOWNSHIP OF YPSILANTI'S POLICE STEERING COMMITTEE IN DEVELOPING A REQUEST FOR PROPOSAL IN A NOT TO EXCEED AMOUNT OF $2,500.00 BUDGETED IN LINE ITEM #101-272-801-000 CONTINGENT UPON APPROVAL OF THE AGREEMENT BY THE TOWNSHIP ATTORNEY

A motion was made by Trustee Peterson and seconded by Clerk Jarrell Roe to approve an agreement with Ernat Consulting to assist the Charter Township of Ypsilanti's Police Steering Committee in developing a request for proposal in a not to exceed amount of $2,500.00 budgeted in line item #101-272-801-000 contingent upon approval of the agreement by the township attorney (see attached).

Supervisor Stumbo stated this was discussed during the work session.

The motion carried unanimously.

6. RESOLUTION 2023-11, APPLICATION FOR LAYING OUT AND DESIGNATING A DRAINAGE DISTRICT

Clerk Jarrell Roe read the resolution into the record.

A motion was made Trustee Peterson and seconded by Treasurer Eldridge to approve resolution 2023-11, application for laying out and designating a drainage district (see attached).

Supervisor Stumbo stated this was discussed during the work session.

The motion carried unanimously.

7. REQUEST TO APPROVE A QUOTE FROM SINGLE SOURCE PROVIDER IMAGE TREND FOR INCIDENT REPORTING SOFTWARE FOR THE FIRE DEPARTMENT IN THE AMOUNT OF $18,803.00 BUDGETED IN LINE ITEM #206-901-980-001 CONTINGENT UPON ATTORNEY APPROVAL OF THE AGREEMENT

A motion was made by Treasurer Eldridge and seconded by Clerk Jarrell Roe to approve a quote from single source provider Image Trend for incident reporting software for the fire department in the amount of $18,803.00 budgeted in line item #206-901-980-001 contingent upon attorney approval of the contract.

There was no discussion.

The motion carried unanimously.

8. REQUEST TO APPROVE THE SECOND AGREEMENT WITH THE WASHTENAW COUNTY ROAD COMMISSION FOR STREET SWEEPING IN THE AMONT OF $17,113.74 BUDGETED IN LINE ITEM #213-901-976-008

A motion was made by Trustee Peterson and seconded by Trustee Hunter to approve the Second Agreement with the Washtenaw County Road Commission for the street sweeping in the amount of $17,113.74 budgeted in line item #213-901-976-008 (see attached).

Supervisor Stumbo stated the township only gets one street sweep and additional dollars have to be spent to get an additional sweeping.

The motion carried unanimously.

9. REQUEST TO APPROVE THE AGREEMENT WITH STANTEC CONSULTING TO PROVIDE PROFESSIONAL SERVICES RELATED TO THE DESIGN, BID PROCESS AND PROJECT ADMINISTRATION FOR THE YPSILANTI TOWNSHIP COMMUNITY CENTER WATER DAMAGE RENOVATION IN A NOT TO EXCEED AMOUNT OF $47,500.00 BUDGETED IN LINE ITEM #213-901-976-008

A motion was made by Treasurer Eldridge and seconded by Clerk Jarrell Roe to approve the agreement with Stantec Consulting to provide professional services related to the design, bid process and project administration for the Ypsilanti Township Community Center Water Damage Renovation in a not to exceed amount of $47,500.00 budged in line item #213-901-976-008 (see attached).

There was no discussion.

The motion carried unanimously.

10. REQUEST TO APPROVE THE AGREEMENT WITH STANTEC CONSULTING TO PROVIDE PROFESSIONAL SERVICES RELATED TO THE DESIGN, BID PROCESS AND PROJECT ADMINISTRATION FOR THE YPSILANTI TOWNSHIP COMMUNITY CENTER BATHROOMS IN A NOT TO EXCEED AMOUNT OF $98,700.00 BUDGETED IN LINE ITEM #282-901-981-040

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve the agreement with Stantec Consulting to provide professional services related to the design, bid process and project administration for the Ypsilanti Township Community Bathrooms in a not to exceed amount of $98,700.00 budgeted in line item #282-901-981-040 (see attached).

There was no discussion.

The motion carried unanimously.

11. REQUEST TO APPROVE THE AGREEMENT WITH STANTEC CONSULTING TO PROVIDE PROFESSIONAL SERVICES RELATED TO THE DESIGN, BID PROCESS AND PROJECT ADMINISTRATION FOR THE YPSILANTI TOWNSHIP GREEN OAKS GOLF COURSE BATHROOM IN A NOT TO EXCEED AMOUNT OF $58,300.00 BUDGETED IN LINE ITEM #282-901-981-100

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve the agreement with Stantec Consulting to provide professional services related to the design, bid process and project administration for the Ypsilanti Township Green Oaks Golf Course Bathroom in a not to exceed amount of $58,300.00 budgeted in line item #282-901-981-100 (see attached).

There was no discussion.

The motion carried unanimously.

12. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY, SEPTEMBER 19, 2023 AT APPROXIMATELY 7:00PM – 2023 SPECIAL ASSESSMENT LEVY

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to set a public hearing date of Tuesday, September 19, 2023 at approximately 7:00pm for the 2023 Special Assessment Levy.

Supervisor Stumbo stated this is an annual public hearing.

The motion carried unanimously.

13. Budget Amendment #11

Clerk Jarrell Roe read the budget amendment into the record.

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve Budget Amendment #11 (see attached).

There was no discussion.

The motion carried unanimously.

AUTHORIZATIONS AND BIDS

1. REQUEST TO AWARD THE QUOTE FOR FLOORING INSTALLATION AT 1405 HOLMES RD TO ANN ARBOR CARPETS INC. IN THE AMOUNT OF $12,408.06 BUDGETED IN LINE ITEM #266-303-975-135

A motion was made by Treasurer Eldridge and seconded by Clerk Jarrell Roe to award the quote for flooring installation at 1405 Holmes Rd. to Ann Arbor Carpets Inc. in the amount of $12,408.06 budgeted in line item #266-303-975-135.

There was no discussion.

The motion carried unanimously.

2. REQUEST TO SEEK BIDS FOR THE YPSILANTI TOWNSHIP HELPFUL HANDBOOK AND RECREATION GUIDE

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve the request to seek bids for the Ypsilanti Township Helpful Handbook and Recreation Guide.

There was no discussion.

The motion passed unanimously.

3. REQUEST APPROVAL TO SEEK SEALED BIDS FOR PARK ENTRANCE SIGNAGE DESIGN AND INSTALLATION

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve the request to seek sealed bids for park entrance signage design and installation.

John Hines, Recreation Director, stated this RFP is to replace the park entrance signs at seventeen of the township parks.

Supervisor Stumbo stated that these updates are going to be going through the township with the branding of the township's new logo.

Trustee Swanson stated she would like to see cohesiveness with the colors being used throughout our parks.

The motion passed unanimously.

4. REQUEST TO SEEK SEALED BIDS FOR THE RENOVATION OF CLUB VIEW PARK TENNIS COURTS AS PART OF THE mDNR LAND AND WATER CONSERVATION FUND DEVELOPMENT PROJECT AGREEMENT

A motion was made by Treasurer Eldridge and seconded by Trustee Swanson to approve the request to seek sealed bids for the renovation of Clubview Tennis Courts as part of the mDNR Land and Water Conservation Fund Development Project Agreement.

John Hines, Recreation Director, stated this project is to go out to bid to work on tennis courts at Clubview Park and that the bids would come back to the board.

Trustee Swanson gave thanks for the work on this project and added that when she was a park commissioner, she was adamantly against removing infrastructure and is very grateful that this area is being updated and also adding pickle ball courts.
The motion passed unanimously.

5. REQUEST TO SEEK SEALED BIDS FOR THE RENOVATION OF COMMUNITY CENTER PARK TENNIS COURTS AS PART OF THE mDNR LAND AND WATER CONSERVATION FUND DEVELOPMENT PROJECT AGREEMENT

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve the request to seek sealed bids for the renovation of Community Center Park Tennis Courts as part of the mDNR Land and Water Conservation Fund Development Project Agreement.

Supervisor Stumbo stated this would come back to the board for final approval.

The motion passed unanimously.

6. REQUEST TO SEEK SEALED BIDS FOR THE REPAIRS OF FORD LAKE PARK SHELTERS 1-4 AND WEST WILLOW PARK SHELTER AS PART OF THE AMERICAN RESCUE PLAN ACT (ARPA) PROJECT FUNDING

A motion was made by Trustee Peterson and seconded by Treasurer Eldridge to approve the request to seek sealed bids for the repairs of Ford Lake Park Shelters 1-4 and West Willow Park Shelter as part of the American Rescue Plan Act (ARPA) project funding.

John Hines, Recreation Director, stated this RFP is for improvements for shelters at both locations. He added this work could possibly be completed this year and then detailed the improvements that will be made.

Trustee Swanson asked if details about the exact improvements would be brought back to board and added that the decisions about these locations are important because community property is being taken care of for the long haul.

The motion passed unanimously.

7. REQUEST TO SEEK SEALED BIDS FOR THE RIDGE RD. SIDEWALK PROJECT

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve the request to seek sealed bids for the Ridge Rd. sidewalk project.

Supervisor Stumbo reviewed the improvements to be made to the area and stated there will also be improvements to Appleridge Park.

The motion passed unanimously.

OTHER BUSINESS

There was no other business.

BOARD MEMBER UPDATES

Trustee Swanson stated her thanks to all the people that had come out to speak at tonight's meeting. She stated her concerns with the dispatch and patrol portion of the contract between Supreme Felons, Inc. and Washtenaw County and that certain neighborhoods had been targeted all without any communication with the township. Trustee Swanson added that this resolution was about patrolling and dispatch and was not about dismantling the organization or taking funding away.

Trustee Newman stated that he agreed with Trustee Swanson and that he believed the information was misunderstood about what the resolution was about.

Supervisor Stumbo stated this was about a contract to dispatch and patrol in our neighborhoods and that the township did not know what that meant and was not included in the conversation. She added that the three full time officials met with Greg Dill to get clarity and learn more about liability. Supervisor Stumbo stated the only people the township contracts with for dispatch and patrol is the Washtenaw County Sheriff's Department.

Trustee Hunter stated that he concurred with what had been said and that he thought tonight was a healthy demonstration of civic engagement. He added that this was not about dismantling Supreme Felons and that he was not sure that was understood by the group of people who attended the meeting. He added that he thought Mr. Winters had been a good steward for the community and that he had been an encouraging colleague.

A motion to adjourn was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge.

The motion carried unanimously.

The meeting was adjourned at approximately 10:23pm.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
ORDINANCE NO. 2023-503

An ordinance to amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinances, Charter Township of Ypsilanti, to adjust sewage disposal rates.

BE IT ORDERED BY THE CHARTER TOWNSHIP OF YPSILANTI, that:

Section 62-77 of Chapter 62, Article IV of the Code of Ordinances be revised as follows:

For all billings rendered prior to September 1, 2023, existing sewage disposal service rates shall prevail. For all billings rendered on or after September 1, 2023, charges for sewage disposal services shall be as follows, for each bimonthly (two-month) period:

(1) **Readiness-to-serve rates based on size of meter:**

Meter Size (inch)	Sewage Rate
5/8-3/4	$ 18.17
1	$ 45.43
1-1/2	$ 90.86
2	$ 145.38
3	$ 454.30
4	$ 908.61
6	$ 1,817.20
8	$3,180.11
10	$4,997.31
12	$5,905.92

(2) **Commodity rate:** $2.99 per 100 cubic feet

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2023-503 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on August 15, 2023 after first being introduced at a Regular Meeting held on July 18, 2023. The motion to approve was made by member Jarrell Roe and seconded by Eldridge YES: Stumbo, Jarrell Roe, Eldridge, Hunter, Newman, Peterson, and Swanson ABSENT: None NO: None ABSTAIN: None.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
ORDINANCE 2023-504

An ordinance to amend Chapter 62, Article IV, Section 62-76(a)(l) of the Code of Ordinances, Charter Township of Ypsilanti, to adjust water service rates.

BE IT ORDERED BY THE CHARTER TOWNSHIP OF YPSILANTI, that:

Section 62-76(a)(l) of Chapter 62, Article IV of the Code of Ordinances be revised as follows:

For all billings rendered prior to September 1, 2023, existing water service rates shall prevail. For all billings rendered on or after September 1, 2023, charges for water service rates shall be as follows, for each bimonthly (two-month) period:

(1) **Readiness-to-serve rates based on size of meter:**

Meter Size (inch)	Water Rate
5/8-3/4	$ 17.40
1	$ 43.50
1-1/2	$ 87.01
2	$ 139.21
3	$ 435.03
4	$ 870.06
6	$ 1,740.12
8	$ 3,045.21
10	$4,785.32
12	$5,655.38

(2) **Commodity rate:** $3.76 per 100 cubic feet

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2023-504 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on August 15, 2023 after first being introduced at a Regular Meeting held on July 18, 2023. The motion to approve was made by member Jarrell Roe and seconded by Eldridge YES: Stumbo, Jarrell Roe, Eldridge, Hunter, Newman, Peterson, and Swanson ABSENT: None NO: None ABSTAIN: None.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

Charter Township of Ypsilanti

RESOLUTION NO. 2023-12

A Resolution Amending the Ypsilanti Township Zoning Ordinance

(In Reference to Proposed Ordinance 2023-505)

Whereas, the Township Planning Department Staff completed a detailed review of the Township's Zoning Code; and

Whereas, at its regularly scheduled Planning Commission meeting held July 25, 2023, the Planning Commission held a public hearing.

Whereas, the Planning Commission for Ypsilanti Township recommended approval of the proposed zoning amendments to the Township's Zoning Code to the Township Board of Trustees at its regular meeting of July 25, 2023 which changes can be summarized as follows:

1. Article 4, Sec. 407. – Residential Multiple-Family: Low Density
    a. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.
2. Article 4, Sec. 408. – Residential Multiple-Family: Medium Density
    a. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.
3. Article 4, Sec. 409. – Residential Multiple-Family: High Density
    a. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.
4. Article 4, Sec. 420.5 – Industrial Use Table
    a. Amended industrial district use table.
5. Article 5, Sec. 506. – Town Center
    a. Amending group 2 to allow for use groups 1, 2, 3, and 4.
6. Article 11, Sec. 1128. – Temporary Sidewalk Outdoor and Tent Sales for Principal Use.
    a. Address the parking requirements of temporary sidewalk and outdoor sales.
7. Article 13, Sec. 1305. – Fences and Walls.
    a. Eliminate illustration in Sec. 1305 and amend 1305.2.A to include through lots.
8. Article 15, Sec. 1509. – Signs.

a. Amend Sec. 1509.6.A.2.b. to change the area of wall signs permitted for each "lot" to "unit" as was intended. To amend Sec. 1509.10. to eliminate wall painted signs.

Now Therefore,

Be it resolved, that the Charter Township of Ypsilanti Board of Trustees does hereby approve Ordinance No. 2023-505 as attached, by amending Articles of the Township's Zoning Ordinance as noted, replacing it with proposed Ordinance No. 2023-505.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2023-12 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 19, 2023.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
PROPOSED ORDINANCE NO. 2023-505

An Ordinance to Amend Articles 4, 5, 11, 13, and 15 of the Ypsilanti Township Zoning Ordinance

Article 4 – District Regulations Zoning Text Amendments

Sections 407, 408, and 409 – Residential Multiple-Family Districts

Single-family residential uses are permitted in the three residential multiple-family districts (RM-LD, RM-MD, and RM-HD) but the dimensional requirements do not contemplate setbacks for single-family residential uses, only multiple-family residential uses. Requiring a single-family residential dwelling to comply with the required 60-foot aggregate side yard setback, for example, of the RM-LD district makes most typical platted subdivision lots unbuildable except for variance approval. On October 5, 2022, staff brought before the Zoning Board of Appeals a request by Habitat for Humanity to seek a variance from Sec. 407 due to the inability for them to meet the aggregate 60-foot side yard setback requirement on a RM-LD lot located at 966 N. Prospect. The lot was only 51' wide rendering the construction of a single-family home impossible with the current standards. If this Zoning Text Amendment was in effect at the time, Habitat for Humanity could simply use the dimensional standards of the most similar single-family lot, in this case, a R-5 One-Family Residential lot. **Staff recommends the following language be included in the supplemental district standards for all three multiple-family districts:**

The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Sec. 407. - Residential multiple-family: low density:

1. *Intent:* The intent is to provide sites for low-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-LD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-LD residential district.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3[1]	80	25%	3	35	30	30	60	30

[1] Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

4. *Supplemental district standards:*

   A. In addition to those bulk regulations listed in Section 407.3, all development shall conform to supplemental bulk regulations listed in Section 419.

   B. The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

   C. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Article 4 – District Regulations Zoning Text Amendments

Sections 407, 408, and 409 – Residential Multiple-Family Districts

Single-family residential uses are permitted in the three residential multiple-family districts (RM-LD, RM-MD, and RM-HD) but the dimensional requirements do not contemplate setbacks for single-family residential uses, only multiple-family residential uses. Requiring a single-family residential dwelling to comply with the required 60-foot aggregate side yard setback, for example, of the RM-LD district makes most typical platted subdivision lots unbuildable except for variance approval. On October 5, 2022, staff brought before the Zoning Board of Appeals a request by Habitat for Humanity to seek a variance from Sec. 407 due to the inability for them to meet the aggregate 60-foot side yard setback requirement on a RM-LD lot located at 966 N. Prospect. The lot was only 51' wide rendering the construction of a single-family home impossible with the current standards. If this Zoning Text Amendment was in effect at the time, Habitat for Humanity could simply use the dimensional standards of the most similar single-family lot, in this case, a R-5 One-Family Residential lot. **Staff recommends the following language be included in the supplemental district standards for all three multiple-family districts:**

The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Sec. 408. - Residential multiple-family: medium density:

1. *Intent:* The intent is to provide sites for medium-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-MD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-MD residential districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
						Side		
in acres	Width in feet		Stories	Feet	Front	Least	Total	Rear
1 or 3[1]	100	15%	4	45	40	40	80	50

[1] Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses.

4. *Supplemental district standards:*
   A. In addition to those bulk regulations listed in Section 408.3, all development shall conform to supplemental bulk regulations listed in Section 419.
   B. The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

C. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Article 4 – District Regulations Zoning Text Amendments

Sections 407, 408, and 409 – Residential Multiple-Family Districts

Single-family residential uses are permitted in the three residential multiple-family districts (RM-LD, RM-MD, and RM-HD) but the dimensional requirements do not contemplate setbacks for single-family residential uses, only multiple-family residential uses. Requiring a single-family residential dwelling to comply with the required 60-foot aggregate side yard setback, for example, of the RM-LD district makes most typical platted subdivision lots unbuildable except for variance approval. On October 5, 2022, staff brought before the Zoning Board of Appeals a request by Habitat for Humanity to seek a variance from Sec. 407 due to the inability for them to meet the aggregate 60-foot side yard setback requirement on a RM-LD lot located at 966 N. Prospect. The lot was only 51' wide rendering the construction of a single-family home impossible with the current standards. If this Zoning Text Amendment was in effect at the

time, Habitat for Humanity could simply use the dimensional standards of the most similar single-family lot, in this case, a R-5 One-Family Residential lot. **Staff recommends the following language be included in the supplemental district standards for all three multiple-family districts:**

The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Sec. 409. - Residential multiple-family: high density:

1. *Intent:* The intent is to provide sites for high-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-HD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-HD residential districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3[1]	150	15%	8	85	50	50	100	50

[1] Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

4. *Supplemental district standards:*
   A. In addition to those bulk regulations listed in Section 409.3, all development shall conform to supplemental bulk regulations listed in Section 419.
   B. The following minimum dwelling unit size requirements shall apply to the RM-H residential districts:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

   C. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Article 4, Section 420 – Residential Use Table

Staff suggests amending the industrial schedule of uses to provide for uses more in line with the Master Plan, industrial users that are currently operating in the township, and uses more aligned with today's economic trends. Please find below the proposed changes:

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Blast furnace, steel furnace, blooming or rolling mill		P		Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district
Central dry-cleaning plant, service to more than one facility	P	P		
Crematorium		~~SL-PC~~	SL-PC	Subject to conditions in Section 1115
Garbage, refuse and rubbish transfer stations		P		Subject to conditions in Section 1152.
Heating and electric power generating plants, and all necessary uses		~~SL-PC~~	SL-PC	
~~Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant~~		~~P~~		~~Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district~~
Junkyards and places for dismantling, wrecking, and disposing or salvaging of the junk and or refuse material of agricultural and automotive vehicles, paper, glass, and other materials of a similar nature, including processing of materials for recycling		~~P~~	SL-PC	Subject to conditions in Section 1137 and Article V, Junkyards, and automobile dismantling, of Chapter 22 of the Charter Township of Ypsilanti Code of Ordinances i
~~Lumber and planing mills~~	~~SL-PC~~	~~SL-PC~~		~~Must be in enclosed building and located in the interior of the district so that no property line shall form the exterior boundary of the zoning district~~
Product Assembly				
Manufacturing and Production	SL-PC	SL-PC	SL-PC	

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
~~Manufacture of corrosive acid or alkali, cement, lime, gypsum, or plaster of Paris.~~		~~P~~	~~P~~	~~Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district~~
~~Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small, molded rubber products~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Manufacture or assembly of electrical appliances, electronic instruments and devices, radios, and phonographs~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Manufacture, compounding, assembling or treatment of Articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stamping such as: automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Manufacture, compounding, processing, packaging, or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Metal plating, buffing, and polishing~~	~~SL-PC~~	~~SL-PC~~		~~Subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances~~

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Self-Storage Facilities and storage buildings for lease to the public	~~SL-PC~~	SL-PC	P	Subject to conditions in Section 1134.
Petroleum or other inflammable liquids, production, refining or storage		~~P~~	SL-PC	Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district
~~Sand and gravel extraction~~		~~P~~		~~Subject to conditions in Section 1148.~~
~~Smelting of copper, iron, or zinc ore~~		~~P~~		~~Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district~~
Last mile logistics and distribution warehouses and uses.		P	P	
Large Scale Customer Fulfillment Centers		P	P	
Laboratories, experimental technology testing facilities.	P	P	P	
Avionic repair and manufacturing including airplanes, helicopters, and drones.		P	P	
~~Green infrastructure and technology~~			~~P~~	
Data centers for the storage and warehousing of computer servers.		P	P	
Outdoor Storage and Contractors/Landscapers Yard	~~P~~	~~P~~SL-PC	SL-PC	Subject to conditions in Section 1157.
~~Open Air Business~~	~~SL-PC~~	~~SL-PC~~		~~Subject to condition is Section 1119.~~
Warehouses and indoor storage	~~P~~	P	P	

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
~~Uses which have an industrial character in terms of either their outdoor storage requirements or activities such as, but not limited to: lumberyard, building materials outlet, upholsterer, cabinetmaker, outdoor boat, house trailer, automobile garage or agricultural implement sales~~	~~SL-PC~~	~~SL-PC~~		
~~Laboratories, experimental, film or testing~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
Medical laboratories	P	P		
~~Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development~~	~~P~~	~~P~~		~~In I-T, must be in enclosed building~~
Green Industry and Energy				
Green technology research and manufacturing	P	P	P	
Solar Farms		SL-PC	SL-PC	
Green Battery Manufacturing		P	P	
Hydrogen Technology and alternative green fuels		SL-PC	P	
Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development	P	P	P	
Agricultural				
~~Farm operation~~	~~P~~	~~P~~		
Greenhouse and plant material nursery (materials grown and sold on-site)	~~P~~	P	P	
~~Community Supported Agriculture~~	~~SL-PC~~			

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Office and Financial				
Office buildings	P	P	P	
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	P	P	
Retail and Services				
Sexually Oriented Businesses			SL-PC	Subject to conditions in Section 1139.
~~Adult/child day care center I preschools~~	~~SL-PC~~			
Commercial kennels/ pet day care	SL-PC	P	P	Subject to conditions in Section 1161
~~Massage therapy~~			~~SL-PC~~	~~Subject to conditions in Section 1140.~~
~~Pawnbroker, secondhand dealer, and junk dealer facilities~~			~~SL-PC~~	~~Subject to conditions in Section 1141.~~
Incidental Sales and Services	A	A	A	Subject to conditions in Section 1132
Tattoo parlor			SL-PC	
Medical Marihuana				
Class A Grower (may grow up to five hundred (500) marijuana plants), Class B Grower (may grow up to one thousand (1,000) marijuana plants), and Class C			P	

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Grower (may grow up to one thousand-five hundred (1,500) marijuana plants)				
Processor			P	
Safety Compliance Facility			P	
Dispensary			P	
Secure Transporter			P	
Provisioning Center			P	
Microbusiness			P	
Recreational Marihuana				
Class A Marijuana Grower (may grow up to one hundred (100) plants), Class B Marijuana Grower (may grow up to five hundred (500) plants), and Class C Marijuana Grower (may grow up to two thousand (2,000) plants)			P	
Processor			P	
Safety Compliance Facility			P	
Provisioning Center			P	
Secure Transporter			P	
Retailer			P	
Microbusiness			P	
Lodging and Restaurants				
Hotels	P			Subject to condition in Section 1123.
Motels	P			Subject to conditions in Section 1122.

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Restaurants	P			
Civic/Institutional				
Hospitals	P			
Trade or industrial schools	P	P	P	No outdoor storage
Parole or probation offices			SL-PC	Subject to conditions in Section 1143.
Public/government buildings	P	P	P	
Public utility buildings, excluding wastewater treatment plants	P	P	P	
Transfer and electricity and gas service buildings and yards	P	P	SL-PC	
Wastewater treatment plants			P	Subject to conditions in Section 1154.
Recreation				
Assembly halls, display halls, convention center, theater, or similar places of assembly	SL-PC			Conducted in completely enclosed building
Health clubs, fitness centers, gyms and aerobic clubs, health, and fitness center	SL-PC	SL-PC		Permitted as accessory use only in I-T
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	SL-PC	SL-PC		Permitted as accessory use only in I-T. Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district. Subject to conditions in Section 1135.
Lighted outdoor commercial sports centers, including baseball and other intense activities		P		Subject to conditions in Section 1153.

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
~~Outdoor spat ball, simulated war games and similar activities~~		~~P~~		~~Subject to conditions in Section 1151.~~
Outdoor theaters		SL-PC	SL-PC	Subject to conditions in Section 1138.
Racetracks (including midget auto and karting tracks) and dirt tracks		~~P~~	SL-PC	Subject to conditions in Section 1150.
Automotive/Transportation				
Airports	~~SL-PC~~	SL-PC	SL-PC	Subject to conditions in Section 1133.
Auto engine and body repair, and undercoating shops	~~SL-PC~~		SL-PC	When conducted in enclosed building
Automobile mechanical component dismantling and recycling			SL-PC	Subject to conditions in Section 1142.
Freight terminals	~~P~~	P	P	
Railroad transfer and storage tracks, railroad rights-of-way	P	P	P	
Railroad lines, rail spurs and similar rail transport access facilities	P	P	P	Subject to conditions in Section 1145.
Accessory Uses				
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	
Other				
Wireless communication towers and antennas	See Section 1144.			

(Ord. No. 2018-476 , § 2, 2-20-18)

Article 5 – Sec. 506. – Town Center:

Use groups by category in Town Center

Use Group 2 for the Town center corridors indicates in Use Group 2 *mixed uses: any combination of uses located in group 1, 2, or 3 that is mixed vertically in a building or horizontal on one parcel* is permitted but Use Group 4 (retail, entertainment, and service uses) have been excluded from the mixed-use groups even though Use Group 4 is permitted across all site types. Staff recommends that Use Group 2 for all corridors be corrected to include Use Group 4 in the mixed-uses permitted. **This Zoning Ordinance Text Amendment will be brought to the Planning Commission for the Neighborhood and Regional Corridor in the coming months.** See next page.

Current Zoning Ordinance Language:

2. *Use Groups by Category-Town Center:*

Town Center Corridors
Use Group 1 **Residential Uses:**
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2 **Misc. Residential/Related Uses:**
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizonal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
Use Group 3 **Office/Institutional:**
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4 **Retail, Entertainment, and Service Uses:**
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Proposed Text Amendment:

2. *Use Groups by Category-Town Center:*

Town Center Corridors
Use Group 1 **Residential Uses:**
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2 **Misc. Residential/Related Uses:**
Mixed-use. Any combination of uses located in group 1, 2 3, or 4 that is mixed vertically in a building or horizonal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
Use Group 3 **Office/Institutional:**
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4 **Retail, Entertainment, and Service Uses:**
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Article 11—Specific Use Provisions Zoning Text Amendments

Section 1128 - Sec. 1128. - Temporary sidewalk, outdoor and tent sales for principal use:

Section 1128 provides for temporary sidewalk, outdoor and tent sales for principal uses, with conditions for all uses specified in paragraph 1. The conditions include following the sign provisions, maneuverability, or safety of the site, and following all other township requirements. However, there is no provision for parking requirements that apply to all uses; parking requirements are addressed only under paragraph 2, Seasonal sales of produce from tents, stands or display racks. Parking should be a consideration for all temporary sales uses.

Staff recommends that the parking requirements under paragraph 2 be moved to paragraph 1, thereby applying to all uses under Section 1128.

Sec. 1128. - Temporary sidewalk, outdoor and tent sales for principal use:

Temporary sidewalk, outdoor and tent sales may be permitted subject to the issuance of a revocable Zoning Compliance permit to operate a sidewalk, outdoor or tent sales as an extension of or compatible with, the existing business on a portion of the public sidewalk or other public area adjacent to the business. The Zoning Compliance permit may be issued by the Zoning Administrator under the following terms and conditions:

1. For all uses, the following conditions must be met:
    A. Signs shall be limited to sizes and locations in keeping with Article 15.
    B. All temporary buildings, tents and structures shall be constructed, used, occupied, and maintained in compliance with the provisions of the state construction code and all Ordinances of the Township.
    C. Building and Fire Code requirements shall be complied with.
    D. The sale shall not interfere with the use of the sidewalk or street for pedestrian or vehicular travel. Sidewalk width must remain at least six (6) feet wide.
    E. The sale shall not unreasonably interfere with the view of, access to or use of property adjacent to the street or neighboring businesses or properties.
    F. The sale shall not interfere with street clearing or snow removal activities.
    G. The sale shall not cause damage to the street or to sidewalks, trees, benches, landscaping, or other objects lawfully located on the property.
    H. Sales areas shall be located so as to provide adequate access for fire and safety vehicles.
    I. A permit shall be required. The proprietor of the property shall provide a sketch plan drawn to scale showing the location of the sale, existing and proposed temporary and permanent structures on the entire parcel, parking areas, and parking calculations.
    J. Copies of permits required by any other agencies for the use must be included with the permit application.

K. Off-street parking shall be provided in keeping with standards of Section 1205, Parking requirements. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.

2. Seasonal sale of produce from tents, stands or display racks subject to the following conditions:

   A. Permits may be issued for up to six (6) month periods.

   ~~B. Off-street parking shall be provided in keeping with standards of Section 1205, Parking requirements. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.~~

3. Sidewalk sales areas may be permitted subject to the following:

   A. The sidewalk sales area shall abut the building and shall not be placed abutting a parking area or vehicle travel lane.

   B. Sidewalk sales areas shall not be fenced or enclosed in any manner.

   C. Sidewalk sales shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.

4. Tent sales may be permitted subject to the following:

   A. No more than three (3) tent sales shall be permitted for a business location within a single calendar year.

   B. A tent sale shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.

   C. Tent sales when proposed to be conducted on parking areas shall not reduce required parking spaces by more than fifteen percent (15%).

   D. All tents shall be removed within forty-eight (48) hours of expiration of the period for which the permit is issued.

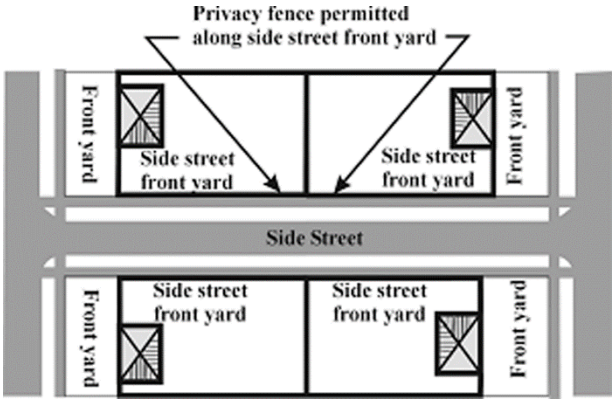
   E. Equipment and products used in the event do not pose a fire or other hazard.

Article 13 Zoning Text Amendments

A. Section 1305 – Fences and Walls

Section 1305.2.A.(1) specifies that *"Only ornamental type fences shall be located in a required front yard or, in the case of a corner or through lot, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height."*

However, the illustration included in this section reflects the previous zoning ordinance provisions allowing a six-foot privacy fence in the required yard adjoining a public or private street in certain situations. The illustration should be corrected to show that a privacy fence must meet the required front yard setback along both street frontages.



B. Section 1305 – Fences and Walls

A through lot is defined by the Ordinance as "*Lot, Through: Any interior lot having frontage on two (2) more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all yards of said lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required."*

Section 1305.2.A.(1) specifies that *"Only ornamental type fences shall be located in a required front yard or, in the case of a corner or through lot, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height."* A six-foot tall fence must meet the rear yard setback of 35 feet on a through lot, which could substantially decrease the usable rear yard of a through lot.

Staff recommends that the ordinance be changed to read as follows:

2. Height and location requirements:

A. Residential District.

(1) Only ornamental type fences shall be located in a required front yard or, in the case of a corner ~~or through lot~~, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height.

(2) Fences may be located in any required yard not adjoining a public or private street provided that they shall not exceed six (6) feet in height. In the case of a through lot, fences between four and six feet in height located in the secondary front yard shall maintain a ten (10) foot setback.

Article 15 – Signs

Section 1509.6.A.2.b. – Permitted Signs in Form-based Districts.

The area of wall signs permitted for a multi-tenant building in the form-based district is indicated as *per lot* but that would mean individual tenants would be left without any wall signs. Staff suggests that the language be amended to read as follows:

(b) Area. The area of wall signs permitted for each ~~lot~~ unit shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by a business to a maximum area of one hundred (100) square feet. All businesses without ground floor frontage, in a given building, shall be permitted one (1) combined exterior wall sign not more than twenty-four (24) square feet in area.

Section 1509.10. – Prohibited Signs

The zoning ordinance does not address signs painted directly onto a building façade as a wall sign. Staff suggests the following language:

H. No sign shall be painted directly onto the façade of the building wall or related architectural feature.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2023-505 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on August 15, 2023. The second reading is scheduled to be heard on September 19, 2023.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

Michigan Department of Treasury
614 (Rev. 01-23)

ORIGINAL TO: County Clerk(s)
COPY TO: Equalization Department(s)
COPY TO: Each township or city clerk

L-4029

2023 Tax Rate Request (This form must be completed and submitted on or before September 30, 2023)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes	2023 Taxable Value of ALL Properties in the Unit as of 5-22-2023
Washtenaw	**TV 1,707,521,570 (TV minus Renaissance Zone) 1,680,496,116**
Local Government Unit Requesting Millage Levy	For LOCAL School Districts: 2023 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.
Charter Township of Ypsilanti	

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2023 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2022 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2023 Current Year "Headlee" Millage Reduction Fraction	(7) 2023 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Allocated	GEN OP	N/A	1.1160	.9797	1.0000	.9797	1.0000	.9797		.9797	N/A
Voted	Fire Prot	08/03/21	3.1250	3.0850	1.0000	3.0850	1.0000	3.0850		3.0850	12/2025
Voted	Solid Waste	08/03/21	2.4050	2.3742	1.0000	2.3742	1.0000	2.3742		2.3742	12/2025
Voted	Police	08/03/21	5.7000	5.6270	1.0000	5.6270	1.0000	5.6270		5.5570	12/2025
Voted	Rec/BP	08/03/21	1.0059	.9930	1.0000	.9930	1.0000	.9930		.9930	12/2025
PA345	FPen/HC	N/A		.8100				.8800		.8800	N/A
Totals				13.8689				13.9389		13.8689	

Prepared by	Telephone Number	Title of Preparer	Date
Javonna Neel	**(734) 544-3601**	**Accounting Director**	8-16-2023

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

	Signature	Print Name	Date
☒ Clerk ☐ Secretary	Heather Roe	**Heather Jarrell Roe**	8-16-23
☐ Chairperson ☒ President	Brenda L Stumbo	**Brenda L Stumbo**	8-16-23

** Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.*

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2023 for instructions on completing this section.

Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag., Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

** **IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

E

ERNAT CONSULTING

8/14/2023

Supervisor Brenda Stumbo
Ypsilanti Charter Township
7200 Huron River Drive
Ypsilanti, MI 48197

Dear Supervisor Stumbo,

Ernat Consulting was approached by Township Attorney, Doug Winters, for assistance in the preparation of a Request for Proposals ("RFP") to commission a comprehensive cost study of policing services. Ernat consulting has the capacity and capability to provide this service. We are well versed in crafting RFPs for professional services and also in the roles and responsibilities needed for policing services.

In order to draft a comprehensive RFP, we expect to use approximately 20-25 hours. Our hourly rate for services is $100/hour. We would propose to meet individually with the Township Attorney, several members of the Board of Trustees, and members of the police steering committee to ensure a full and proper understanding of what information is desired from a full consulting report. Preparation of the RFP will take no more than 30 days and draft RFP will be provided to you. We will make one round of revisions.

We propose a fee for this project that would not exceed $2,500. Full amount billed upon submittal of final RFP document.

Ernat consulting is willing and able to assist in the review of RFP responses as additional services at the above hourly rate.

If you are in agreement with the above proposal, please sign and date below.

Brenda L. Stumbo Heather Jarrell Roe — Aug. 14, 2023

Township Supervisor and Clerk — Date

Brenda L. Stumbo Heather Jarrell Roe

Please feel free to reach out with any questions at 734-945-9270. We look forward to working with you on this project.

Warm Regards,

Bill and Beth Ernat
Ernat Consulting

RESOLUTION 2023-11

APPLICATION FOR LAYING OUT AND DESIGNATING A DRAINAGE DISTRICT

YPSILANTI CHARTER TOWNSHIP

SEAVER DRAIN

At a regular board meeting of the Ypsilanti Charter Township Board, held in Washtenaw County, State of Michigan on the 15th day of August, 2023, 7:00p.m.

PRESENT: Supervisor Stumbo, Clerk Jarrell Roe, Treasurer Eldridge and Trustees Hunter, Newman, Peterson and Swanson

ABSENT: None

The following resolution was offered by Trustee Peterson and seconded by Treasurer Eldridge.

WHEREAS, the Township requests the laying out and designating of a county drain drainage district, located in Washtenaw County, pursuant to the Chapter 3 of Public Act 40 of 1956, as amended; and

WHEREAS, the Township has determined that the laying out and designating of the proposed drainage district is necessary for the public health in the Township; and

WHEREAS, the Township will be liable for an assessment at large against it for a percentage of the cost of the proposed drain.

NOW, THEREFORE BE IT RESOLVED THAT, the Township Board does authorize the filing of an application with the Washtenaw County Water Resources Commissioner for the laying out and designating of a drainage district.

BE IT FURTHER RESOLVED THAT the Supervisor is authorized to execute the application for the laying out and designating of a drainage district.

BE IT FURTHER RESOLVED that the Clerk shall forward to the Washtenaw County Water Resources Commissioner a copy of this Resolution for the application for laying out and designating a drainage district.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2023-11 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on August 15, 2023.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

Stantec Consulting Michigan Inc.
1168 Oak Valley Drive, Suite 100, Ann Arbor MI 48108-9200

August 4, 2023
File: 2075154401

Attention: Mr. John Hines, CPRP
Ypsilanti Township Recreation Director
Charter Township of Ypsilanti
7200 South Huron River Drive
Ypsilanti, MI 48197

Dear Director Hines,

Reference: Architectural and Engineering Design Services for the Community Center Hallway 200 Insurance Package Renovations Project
Charter Township of Ypsilanti, Washtenaw County, Michigan

As requested, Stantec Consulting Michigan Inc. (Stantec) is pleased to submit this proposal for professional Architectural and Engineering (A/E) Design Services for the Community Center Hallway 200 Insurance Package Renovations Project. It is our understanding these improvements will consist of renovations to Hallway 200 and the adjacent rooms to address work related to an existing plumbing piping line which has caused past damage to the subfloor and floor. The anticipated scope to be included is as follows:

Room 202: The existing room has had the finished floor removed and the floor substrate is in various stages of repair. The room should receive patch and repair work of the existing floor substrate, new floor finish (Vinyl or similar assumed) and new rubber base in the areas of remediation. Existing walls do not appear to have any damage cause by the back-up event.

Room 204: The existing room has had the parts of the finished floor removed and the floor substrate is in various stages of repair. The room should receive patch and repair work of the existing floor substrate, installation of matching wood flooring to provide a consistent dance floor in-kind to match its intent prior to the back-up event and new rubber base in the areas of remediation. Any existing walls with damage cause by the back-up event are to be patched and repaired to receive new paint finish.

Hallway 200: The existing room has had the finished floor removed and the floor substrate is in various stages of repair. The room should receive patch and repair work of the existing floor substrate, new floor finish (Vinyl or similar assumed) and new rubber base in the areas of remediation. Any existing walls with damage cause by the back-up event are to be patched and repaired to receive new paint finish.

Room 201: The existing room has had the finished floor removed and the floor substrate is in various stages of repair. The room should receive patch and repair work of the existing floor substrate, new floor finish (Vinyl or similar assumed) and new rubber base in the areas of remediation. Any existing walls with damage cause by the back-up event are to be patched and repaired to receive new paint finish.

Golf Office: The existing room has had the finished floor removed and the floor substrate is in various stages of repair. The room should receive patch and repair work of the existing floor substrate, new floor finish (Vinyl or similar assumed) and new rubber base in the areas of remediation. Any existing walls with damage cause by the back-up event are to be patched and repaired to receive new paint finish.

Golf Office Breakroom: The existing room has had the finished floor removed and the floor substrate is in various stages of repair. The room should receive patch and repair work of the existing floor substrate, new floor finish (Vinyl or similar assumed) and new rubber base in the areas of remediation. Any existing walls with damage cause by the back-up event are to be patched and repaired to receive new paint finish. The ceiling is damaged and recommended to be replaced. Existing casework in the room was damaged and is proposed to be replaced in-kind.

SCOPE OF WORK REQUESTED

Stantec proposes to perform the following tasks as part of these services:

~~**1. Concept Report (Phase I)**~~

~~A. The A/E will meet with Township staff to confirm project scope and requirements.~~
~~B. Review applicable code and ADA requirements, field verify existing conditions and review available record drawings, reports, and studies.~~
~~C. Conduct non-destructive analysis of existing sanitary system design to determine potential recommendations. Destructive testing, digital camera investigations and other invasive investigative analysis is not provided or anticipated.~~
~~D. Provide conceptual report for review and approval.~~

~~This phase is estimated to be four weeks.~~

Completed in the Community Center Main Building Sanitary Backup Response Renovations Concept Report dated August 07, 2023.

2. Design Development (Phase II)

A. Stantec proposes incorporating Design Development tasks into the Contract Document phase.

3. Contract Documents (Phase III)

A. After final approval of the final design package from Phase I by the Township, as well as the appropriate municipal commissions and other governing bodies, the A/E will create detailed construction and specification documents for bidding purposes.
B. Provide finishes and samples identifying materials to be incorporated into the project and meet with Township staff to present drawings and finish selections for approval. This meeting is proposed to occur at the same time as the building restroom renovation finish presentation.

C. Determine phasing requirements to minimize disruption to existing spaces and allow building to be occupied throughout construction. Final phasing is to be coordinated with the selected contractor(s).
D. The final contract documents shall include as a minimum: Demolition Plans (if required), Life Safety/Code Plan, Floor Plan(s), Details, and sheet specifications.
E. Plan Approvals - The A/E is responsible for submitting for plan reviews to the Township including, but not limited to: Building, Mechanical, Electrical and Plumbing. Any Fire Protection and/or Fire Alarm design and submittals are to be submitted by the Licensed Contractor performing the work. The Township is waiving plan review fees for this project.

This phase is estimated as follows-final is to be discussed and determined as the project develops:

- August 15, 2023 – Authorization to Proceed
- Field verification as needed
- Week of August 21, 2023 – Finishes Meeting and Scope Review
- September 01, 2023 – Owner Review Set (This will also be Stantec's internal review set)
- September 08, 2023 – Set Delivered for Permit and Board submissions

4. Bidding and Contract Award (Phase IV)

A. The A/E will assist the Township in bidding the project to prospective prime contractors.
B. Services will include assisting the Township with the distribution of plans and specifications, assisting with sub-contractor pre-bid meetings, assisting with formulating responses to prospective bidders' questions, issuing addendums (if necessary), attendance at the bid opening, providing the Township with a recommendation for prime contract awards.

This phase is estimated to be four to six weeks.

5. Contract Administration, Project Closeout, and Warranty (Phase V)

A. The A/E shall be a representative of and shall advise and consult with the Township during construction until the final payment to prime contractors is due and during the correction period described in the Contract Documents.
B. Construction Related Services - The A/E will provide on the Townships behalf, contract administration services. Services anticipated to be provided consist of attending Observation Site Visits at the job site to evaluate job progress. The number of Observation Visits is assumed to be two (2). Attend OAC meetings as established by the Contractor and Owner to review the construction schedule and outstanding items. The number of OAC meetings is assumed not to exceed 12 virtual meetings. It is Stantec's understanding that the Prime contractor will be responsible for scheduling all construction related meetings, including the OAC as well as maintain construction schedule, meeting agendas, meeting minutes, and sub-contractor coordination. Review of submittals and shop drawings, processing change orders and Requests for Information, processing certificates for payment to prime contractors, verifying Substantial and Final Completion, developing punch list (one (1) assumed per discipline) and confirm completion of each item with coordination with the Contractor services are anticipated. Review of warranty and project

closeout documentation as provided by the Contractor anticipated. An As-Constructed set incorporating design changes during the construction phase as well as any Contractor provided markups is anticipated to be provided.

This phase is estimated to be 12 weeks.

UNDERSTANDINGS & ASSUMPTIONS

This proposal was developed under the following understandings and assumptions:

- Existing drawings to be provided.
- Hazardous material testing and any necessary abatement will be provided by owner.
- Excludes any permit fees, geotechnical services or any work not listed above.
- Conceptual Total Project costs are unknown.
- Assumes that existing mechanical, plumbing and electrical infrastructure is adequate to support the anticipated scope.
- Fire Protection scope is not anticipated.

SCHEDULE

We propose to complete the design, engineering, and permit application package per the weeks noted above after authorization. Authorization will be required prior to beginning each phase.

BUDGET

We recommend establishing for the work listed above:

Phase II/III: Lump Sum of $15,000.00.

Phase IV: Hourly Not to Exceed estimated at 6,100.00 - Approximately 34 hours.

Stantec is proposing that the Township utilized Stantec services as needed. This list provided above is a recommendation but is not a required or exhaustive list.

Phase V: Hourly Not to Exceed estimated at $26,400.00 – Approximately 144 hours.

Stantec is proposing that the Township utilized Stantec services as needed. This list provided above is a recommendation but is not a required or exhaustive list.

If the above proposal meets your approval, please sign this proposal letter and return a copy to our office. All work will be completed under the existing General Services Agreement between Ypsilanti Charter Township and Stantec. We sincerely appreciate the opportunity to continue to work with the Township and look forward to assisting you with these important improvements. If you should have any questions, please feel free to contact us.

Reference: **Community Center Hallway 200 Insurance Package Renovations Project**

Regards,

Stantec Consulting Michigan Inc.

Lindsay Woods AIA, NCARB, LEED® Green Associate
Project Manager
Phone: 248-376-7972
Lindsay.Woods@stantec.com

Mark D. Pascoe PE, LEED® AP, ENV SP
Principal
Phone: 734-214-1865
Mark.Pascoe@stantec.com

ACKNOWLEDGED AND ACCEPTED:

CHARTER TOWNSHIP OF YPSILANTI

Brenda Stumbo
Supervisor
Aug. 14, 2023, 2023

Heather Jarrell Roe
Clerk
Aug. 14, 2023, 2023

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Stantec

Stantec Consulting Michigan Inc.
1168 Oak Valley Drive, Suite 100, Ann Arbor MI 48108-9200

August 4, 2023
File: 275154401

Attention: **Mr. John Hines, CPRP**
Ypsilanti Township Recreation Director
Charter Township of Ypsilanti
7200 South Huron River Drive
Ypsilanti, MI 48197

Dear Director Hines,

Reference: **Architectural and Engineering Design Services for the Ypsilanti Township Community Center Bathroom Renovations Project (ARPA Funding Scope)**
Charter Township of Ypsilanti, Washtenaw County, Michigan

As requested, Stantec Consulting Michigan Inc. (Stantec) is pleased to submit this proposal for professional Architectural and Engineering Design Services for the Ypsilanti Township Community Center Bathroom Renovations Project. It is our understanding these renovations will consist of renovations to six (6) restrooms and associated utility improvements described below:

Part A:

The existing community center underground sanitary piping consists of section of cast iron soil piping and vitrified clay piping. Based on the original building drawings received by Stantec, the current building layout, and the current excavation, it appears that a portion of the building was built over the original 6" exterior vitrified clay piping. It has been identified that some of the original vitrified clay piping was compromised through settlement and/or age deterioration. This sanitary piping routes from Room 202 under offices, through the lobby and racquetball courts and then exits the building to the west.

Based on the failure of the existing underground sanitary piping system, the existing vitrified clay piping is recommended to be replaced. Prior to replacement, a survey team utilizing cameras and ground penetrating radar is recommended to be engaged to limit exploratory flooring demolition and excavation to find and replace the failed piping under the building. The replacement of the sanitary piping will include removal of existing floor finishes, saw cutting of the existing concrete floor, and replacing existing floor finishes.

Room 202: Remove existing remaining rubber base. Paint room in entirety. Install new rubber base.

Room 204: Remove existing remaining rubber base. Paint room in entirety. Install new rubber base. Remove existing ballet bars and install new ballet bars.

Hallway 200: Remove existing remaining rubber base. Paint room in entirety. Install new rubber base.

Room 201: Remove existing remaining rubber base. Paint room in entirety. Install new rubber base.

Golf Office: Remove existing remaining rubber base. Paint room in entirety. Install new rubber base.

Golf Office Breakroom:
Remove remaining existing rubber base. Paint room in entirety. Install new rubber base.

Additional room floor finish removal and replacement due to the replacement of the existing piping.

Part B:

Based upon the noted observations Stantec is recommending that the existing domestic plumbing infrastructure be replaced. The scope will include replacement of the existing galvanized steel and copper piping distribution system throughout the facility. The scope of the replacement will be limited to the corridors and service entry mechanical room. The new cold water, hot water, hot water return piping will be routed throughout the corridors with shutoff valves provided for each existing branch. The restroom renovations will tie into the new connections. Other existing branch galvanized steel piping will be replaced at a future date when the rooms associated with those plumbing fixtures are renovated. Corridor ceilings and lighting will be replaced to facilitate the removal and replacement of the domestic plumbing. Existing low voltage equipment will be temporarily supported and re-installed in the new ceiling. New fire alarm devices and a new fire alarm panel will be provided.

Part C:

Based upon the noted observations Stantec is recommending renovations to the existing restrooms. The renovations would include accessibility updates; new interior wall and floor finishes, including painting, ceramic tile, and related modifications to existing walls and ceilings; new toilet and urinal partitions; new plumbing fixtures, including new vanities, faucets, toilets, urinals, and new toilet accessories.

It is assumed that Men's 123, Women's 121, Women's 113, Men's 114, Women's 151 and Men's 160 will implement the same finishes as approved by the Client in Phase III. The Men's and Women's golf restrooms will receive an elevated finish package.

All new electrical, mechanical and plumbing systems would be provided and consist of the following elements:

Plumbing systems: All plumbing piping within the restroom renovation will be replaced. Domestic cold water, hot water, and hot water return piping will be routed from the new domestic mains provided as part of the plumbing infrastructure project. All new plumbing fixtures will be provided within the restroom. All existing sanitary, waste, and vent piping will be replaced within the room. Underground piping will

be replaced with PVC piping and above ground piping will be replaced with cast iron piping. All floor saw cutting will be limited to the restroom and the existing sanitary main outside of the restroom will remain.

Mechanical systems: The existing abandoned heating systems, supply and exhaust ductwork, and electric heaters will be removed. The existing supply and exhaust distribution systems will be extended to new grille, registers, and diffusers coordinated with the new ceiling. The existing exhaust fan will be evaluated during design and replaced if required.

Electrical systems: The existing receptacles and lighting serving the restrooms will be removed and replaced.

New GFCI receptacles served from existing panel boards will be provided. It is anticipated that the existing panelboards and breakers are in good working order and that no code violations exist that will require replacement of the panelboards or individual breakers.

Any replaced mechanical equipment is anticipated to be re-served from the existing circuit.

New LED lighting utilizing vacancy sensors will be provided. Battery operated emergency lighting fixtures will be provided.

Low voltage scope will be limited to reinstalling existing devices.

SCOPE OF WORK REQUESTED

Stantec proposes to perform the following tasks as part of these services:

~~**1. Conceptual/Schematic Design (Phase I)**~~

~~A. The A/E will meet with Township staff to confirm project scope and requirements.~~
~~B. Review applicable code and ADA requirements, field verify existing conditions and review available record drawings, reports, and studies.~~
~~C. Conduct analysis of existing sanitary system design and capacities based on connected plumbing fixtures to determine whether the system is adequate. Identify modifications required to correct existing deficiencies in the system. Destructive testing, digital camera investigations and other invasive investigative analysis is not provided or anticipated.~~
~~D. Provide conceptual/schematic design drawings for review and approval.~~

~~This phase is estimated to be four weeks.~~

Completed in the Community Center Main Building Sanitary Backup Response Renovations and Main Building Restroom Renovations Concept Reports dated August 07, 2023.

2. Design Development (Phase II)

A. Stantec proposes incorporating Design Development tasks into the Contract Document phase.

3. Contract Documents (Phase III)

A. After final approval of the final design package from Phase I by the Township, as well as the appropriate municipal commissions and other governing bodies, the A/E will create detailed construction and specification documents for bidding purposes.
B. Provide finishes and samples identifying materials to be incorporated into the project and meet with Township staff to present drawings and finish selections for approval.
C. Determine phasing requirements to minimize disruption to existing spaces and allow building to be occupied throughout construction.
D. The final contract documents shall include as a minimum: Demolition Plans, Life Safety/Code Plan, Floor Plan(s), Reflected Ceiling Plans, Interior Elevations, Details, Plumbing Plan(s) and Isometrics, Door / Window / Room Finish / Mechanical / Plumbing / Electrical schedules and diagrams, HVAC Plans, Power Plans, Lighting Plans, Lighting Controls Requirements, and sheet specifications.
E. Plan Approvals - The A/E is responsible for submitting for plan reviews to the Township including, but not limited to: Building, Mechanical, Electrical and Plumbing. Any Fire Protection and/or Fire Alarm design and submittals are to be submitted by the Licensed Contractor performing the work. The Township is waiving plan review fees for this project.

This phase is estimated as follows-final is to be discussed and determined as the project develops:

i. August 15, 2023 – Authorization to Proceed
ii. Field verification as needed
iii. Week of August 21, 2023 – Finishes Meeting and Scope Review
iv. September 01, 2023 – Owner Review Set (This will also be Stantec's internal review set)
v. September 08, 2023 – Set Delivered for Permit and Board submissions

4. Bidding and Contract Award (Phase IV)

A. The A/E will assist the Township in bidding the project to prospective prime contractors.
B. Services will include assisting the Township with the distribution of plans and specifications, assisting with sub-contractor pre-bid meetings, assisting with formulating responses to prospective bidders' questions, issuing addendums (if necessary), attendance at the bid opening, providing the Township with a recommendation for prime contract awards.

This phase is estimated to be four to six weeks.

5. Contract Administration, Project Closeout, and Warranty (Phase V)

A. The A/E shall be a representative of and shall advise and consult with the Township during construction until the final payment to prime contractors is due and during the correction period described in the Contract Documents.

B. Construction Related Services - The A/E will provide on the Townships behalf, contract administration services. Services anticipated to be provided consist of attending Observation Site Visits at the job site to evaluate job progress. The number of Observation Visits is assumed to be two (2). Attend OAC meetings as established by the Contractor and Owner to review the construction schedule and outstanding items. The number of OAC meetings is assumed not to exceed 12 virtual meetings. It is Stantec's understanding that the Prime contractor will be responsible for scheduling all construction related meetings, including the OAC as well as maintain construction schedule, meeting agendas, meeting minutes, and sub-contractor coordination. Review of submittals and shop drawings, processing change orders and Requests for Information, processing certificates for payment to prime contractors, verifying Substantial and Final Completion, developing punch list (one (1) assumed per discipline) and confirm completion of each item with coordination with the Contractor services are anticipated. Review of warranty and project closeout documentation as provided by the Contractor anticipated. An As-Constructed set incorporating design changes during the construction phase as well as any Contractor provided markups is anticipated to be provided.

   This phase is estimated to be 12 weeks.

UNDERSTANDINGS & ASSUMPTIONS

This proposal was developed under the following understandings and assumptions:

- Existing drawings to be provided.
- Hazardous material testing and any necessary abatement will be provided by owner.
- Survey to determine location of underground sanitary pipe will be provided by owner.
- Excludes any permit fees, geotechnical services or any work not listed above.
- Conceptual Total Project costs were originally estimated at $737,000 in 2022. Based on the explorations in the Concept Report Phase, Stantec estimates that this budget will exceed the noted Conceptual Total Project costs.
- Assumes that existing mechanical, plumbing and electrical infrastructure is adequate to support the anticipated scope – except as noted for improvements.
- Fire Protection scope is not anticipated.

SCHEDULE

We propose to complete the design, engineering, and permit application package per the weeks noted above after authorization. Authorization will be required prior to beginning each phase.

BUDGET

We recommend establishing for the work listed above:

Phase II/III: Lump Sum of $49,000.00.

Phase IV: Hourly Not to Exceed estimated at 9,400.00 - Approximately 52 hours.

Reference: **Community Center Bathroom Renovations Project**

Stantec is proposing that the Township utilized Stantec services as needed. This list provided above is a recommendation but is not a required or exhaustive list.

Phase V: Hourly Not to Exceed estimated at $40,300 – Approximately 220 hours.

Stantec is proposing that the Township utilized Stantec services as needed. This list provided above is a recommendation but is not a required or exhaustive list.

If the above proposal meets your approval, please sign this proposal letter and return a copy to our office. We sincerely appreciate the opportunity to continue to work with the Charter Township of Ypsilanti and look forward to assisting you with these important improvements. If you should have any questions, please feel free to contact us.

Regards,

Stantec Consulting Michigan Inc.

Lindsay Woods AIA, NCARB, LEED® Green Associate
Project Manager
Phone: 248-376-7972
Lindsay.Woods@stantec.com

Mark D. Pascoe PE, LEED® AP, ENV SP
Principal
Phone: 734-214-1865
Mark.Pascoe@stantec.com

ACKNOWLEDGED AND ACCEPTED:

CHARTER TOWNSHIP OF YPSILANTI

Brenda L. Stumbo | Heather Jarren Roe

Aug. 14, 2023, 2023

Stantec Consulting Michigan Inc.
1168 Oak Valley Drive, Suite 100, Ann Arbor MI 48108-9200

August 4, 2023
File: 2075154401

Attention: **Mr. John Hines, CPRP**
Ypsilanti Township Recreation Director
Charter Township of Ypsilanti
7200 South Huron River Drive
Ypsilanti, MI 48197

Dear Director Hines,

Reference: **Architectural and Engineering Design Services for the Community Center Golf Course and Shop Bathroom Renovations Project**
Charter Township of Ypsilanti, Washtenaw County, Michigan

As requested, Stantec Consulting Michigan Inc. (Stantec) is pleased to submit this proposal for professional Architectural and Engineering (A/E) Design Services for the Community Center Golf Course Bathroom Renovations Project. It is our understanding these improvements will consist of renovations to two (2) restroom buildings with a total of four (4) restrooms to update the functionality of the restrooms by installing new fixtures, wall, and floor finishes, and ensuring the spaces comply with current ADA standards. Parts of the domestic plumbing distribution piping are nearing the end of their useful life and renovations will provide an opportunity to replace piping along with this project, including:

Part A:

Renovations to both buildings. The replacement would consist of new roof substrate and shingles, new skylight, new larger soffit vent replacement, four total accessible water closets associated new plumbing fixtures. Replacement of the glass block in all four locations with an alternate impact resistant translucent application. All existing to remain elements would be painted. New exterior doors and hardware to be provided. All new plumbing systems would be provided and consist of the following elements:

- Plumbing Systems: Existing plumbing distribution systems will be modified to support the
- replacement of the existing plumbing fixtures.
- Mechanical Systems: The new building will maintain naturally ventilated.
- Select modification and replacement of the existing sidewalk to eliminate trip hazards to be incorporated.

Part B:

Renovations to both restrooms. The renovations would consist of re-sizing the showers to 3x3 installations so that the plumbing fixtures can be re-set to meet current clearance dimensions. Accessories would be provided to meet current standards. Two total accessible water closets

associated new plumbing fixtures would be provided with second water closet for each restroom. Wall demolition and reconfiguration is required. Patch and repair of the floor with new floor finish is recommended due to wall reconfiguration. Ceiling and lighting replacement is recommended due to wall reconfiguration. All existing to remain elements previously painted would be painted. New metal partitions to be provided. System infrastructure renovations will be provided to support the renovations and consist of the following elements:

- Plumbing Systems: All new plumbing fixtures will be provided. New domestic piping and sanitary waste and vent piping will be provided to support the renovations.
- Mechanical Systems: The mechanical distribution systems are recommended to be evaluated during design and augmented to support building operation and meet current codes.
- Electrical Systems: The existing lighting and power distribution systems in the area of renovation will be replaced and augmented to support building operation and the renovation. It is assumed that the existing power source is adequate and that no code violations exist within the panel that would require panel replacement.

SCOPE OF WORK REQUESTED

Stantec proposes to perform the following tasks as part of these services:

~~**1. Concept Report (Phase I)**~~

~~A. The A/E will meet with Township staff to confirm project scope and requirements.~~
~~B. Review applicable code and ADA requirements, field verify existing conditions and review available record drawings, reports, and studies.~~
~~C. Conduct non-destructive analysis of existing sanitary system design and capacities based on connected plumbing fixtures to determine potential recommendations. Destructive testing, digital camera investigations and other invasive investigative analysis is not provided or anticipated.~~
~~D. Provide concept report for review and approval.~~

~~This phase is estimated to be four weeks.~~

Completed in the Community Center Golf Course Restroom Renovations and Shop Building Restroom Renovations Concept Reports dated August 07, 2023.

2. Design Development (Phase II)

A. Stantec proposes incorporating Design Development tasks into the Contract Document phase.

3. Contract Documents (Phase III)

A. After final approval of the final design package from Phase I by the Township, as well as the appropriate municipal commissions and other governing bodies, the A/E will create detailed construction and specification documents for bidding purposes.
B. Provide finishes and samples identifying materials to be incorporated into the project and meet with Township staff to present drawings and finish selections for approval.

C. Determine phasing requirements to minimize disruption to existing spaces and allow building to be occupied throughout construction.
D. The final contract documents shall include as a minimum: Demolition Plans, Life Safety/Code Plan, Floor Plan(s), Reflected Ceiling Plans, Interior Elevations, Details, Plumbing Plan(s) and Isometrics, Door / Window / Room Finish, Mechanical and Plumbing schedules and diagrams, and sheet specifications.
E. Plan Approvals - The A/E is responsible for submitting for plan reviews to the Township including, but not limited to: Building and Plumbing. The Township is waiving plan review fees for this project.

This phase is estimated as follows-final is to be discussed and determined as the project develops:

i. August 15th, 2023 - Authorization to Proceed

ii. Field verification as needed

iii. Week of September 18, 2023 – Finishes Meeting and Scope Review

iv. September 29, 2023 – Owner Review Set (This will also be Stantec's internal review set)

v. September 10, 2023 – Set Delivered for Permit and Board submissions

4. Bidding and Contract Award (Phase IV)

A. The A/E will assist the Township in bidding the project to prospective prime contractors.
B. Services will include assisting the Township with the distribution of plans and specifications, assisting with sub-contractor pre-bid meetings, assisting with formulating responses to prospective bidders' questions, issuing addendums (if necessary), attendance at the bid opening, providing the Township with a recommendation for prime contract awards.

This phase is estimated to be four to six weeks.

5. Contract Administration, Project Closeout, and Warranty (Phase V)

A. The A/E shall be a representative of and shall advise and consult with the Township during construction until the final payment to prime contractors is due and during the correction period described in the Contract Documents.
B. Construction Related Services - The A/E will provide on the Townships behalf, contract administration services. Services anticipated to be provided consist of attending Observation Site Visits at the job site to evaluate job progress. The number of Observation Visits is assumed to be two (2). Attend OAC meetings as established by the Contractor and Owner to review the construction schedule and outstanding items. The number of OAC meetings is assumed not to exceed 12 virtual meetings. It is Stantec's understanding that the Prime contractor will be responsible for scheduling all construction related meetings, including the OAC as well as maintain construction schedule, meeting agendas, meeting minutes, and sub-contractor coordination. Review of submittals and shop drawings, processing change orders and Requests for Information, processing certificates for payment to prime contractors, verifying Substantial and Final Completion, developing punch list (one (1) assumed per discipline) and confirm completion of each item with coordination with the Contractor services are anticipated. Review of warranty and project closeout documentation as provided by the Contractor anticipated. An As-Constructed set

incorporating design changes during the construction phase as well as any Contractor provided markups is anticipated to be provided.

This phase is estimated to be 12 weeks.

UNDERSTANDINGS & ASSUMPTIONS

This proposal was developed under the following understandings and assumptions:

- Existing drawings to be provided.
- Hazardous material testing and any necessary abatement will be provided by owner.
- Excludes any permit fees, geotechnical services or any work not listed above.
- Conceptual Total Project costs are unknown.
- Assumes that existing mechanical, pluming and electrical infrastructure is adequate to support the anticipated scope.
- Fire Protection scope in not anticipated.
- Electrical scope is not anticipated in the Golf Course Restrooms.

SCHEDULE

We propose to complete the design, engineering, and permit application package per the weeks noted above after authorization. Authorization will be required prior to beginning each phase.

BUDGET

We recommend establishing for the work listed above:

Phase II/III: Lump Sum of $22,200.00.

Phase IV: Hourly Not to Exceed estimated at 7,400.00 - Approximately 42 hours.

Stantec is proposing that the Township utilized Stantec services as needed. This list provided above is a recommendation but is not a required or exhaustive list.

Phase V: Hourly Not to Exceed estimated at $28,900.00 – Approximately 158 hours.

Stantec is proposing that the Township utilized Stantec services as needed. This list provided above is a recommendation but is not a required or exhaustive list.

If the above proposal meets your approval, please sign this proposal letter and return a copy to our office. All work will be completed under the existing General Services Agreement between Ypsilanti Charter Township and Stantec. We sincerely appreciate the opportunity to continue to work with the Township and look forward to assisting you with these important improvements. If you should have any questions, please feel free to contact us.

Reference: **Community Center Golf Course and Shop Bathroom Renovations Project**

Regards,

Stantec Consulting Michigan Inc.

Lindsay Woods AIA, NCARB, LEED® Green Associate
Project Manager
Phone: 248-376-7972
Lindsay.Woods@stantec.com

Mark D. Pascoe PE, LEED® AP, ENV SP
Principal
Phone: 734-214-1865
Mark.Pascoe@stantec.com

ACKNOWLEDGED AND ACCEPTED:

CHARTER TOWNSHIP OF YPSILANTI

Brenda Stumbo
Supervisor
Aug. 16, 2023, 2023

Heather Jarrell Roe
Clerk
Aug. 16, 2023, 2023

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CHARTER TOWNSHIP OF YPSILANTI
2023 BUDGET AMENDMENT # 11

August 15, 2023

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND

Total Increase $15,071.00

Request to increase the budget for the approved wage adjustment for MCAO and MAAO classifications for tax assessors within TPOAM union. This was approved by the Board on May 16, 2023. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$15,071.00**
		Net Revenues	**$15,071.00**
Expenditures:	**Salaries Pay Out**	**101-257-706.000**	**$14,000.00**
	FICA	**101-257-715.000**	**$1,071.00**
		Net Expenditures	**$15,071.00**

226 - ENVIRONMENTAL SERVICES FUND

Total Increase $150,000.00

Request to increase the budget for contractual chipping service due to any upcoming sever storms. Services needed for residential curbside tree chipping. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**226-000-699.999**	**$150,000.00**
		Net Revenues	**$150,000.00**
Expenditures:	**Contractual Services**	**226-528-818.000**	**$150,000.00**
		Net Expenditures	**$150,000.00**

Motion to Amend the 2023 Budget (#11)

Move to increase the General Fund budget by $15,071 to $14,623,588 and approve the department line item changes as outlined.

Move to increase the Environmental Fund budget by $150,000 to $3,974,633 and approve the department line item changes as outlined.

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE SEPTEMBER 19, 2023 WORK SESSION

Supervisor Stumbo called the meeting to order at approximately 5:00pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda Stumbo (arrived 5:20pm),
Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: Ryan Hunter, John Newman II, Gloria Peterson
and Debbie Swanson

Members Absent: None

Legal Counsel: Wm. Douglas Winters

1. 2024 BUDGET REVIEW……SUPERVISOR STUMBO
JAVONNA NEEL, ACCOUNTING DIRECTOR

Javonna Neel, Accounting Director, gave an overview of the 2024 budget (see attached).

Trustee Swanson asked if the healthy balance in the police fund was due to the fact that the number of deputies was not fully funded. Supervisor Stumbo answered that was correct.

Trustee Newman asked if the revenue installments from the state spread over two fiscal years. Ms. Neel answered that is correct. Mr. Newman asked if the township had ever considered switching to the same fiscal year as the state. Supervisor Stumbo replied that it had been discussed.

Ms. Neel stated that she had budgeted a health insurance increase of 18% but it had actually come in with a decrease of 5.5%.

Supervisor Stumbo stated that this a high level overview of the budget and that the general fund and the different funds would be reviewed at a work session.

2. AGENDA REVIEW……SUPERVISOR STUMBO

CONSENT AGENDA

Clerk Jarrell Roe stated that if any board members had changes to the minutes to please send them to her and she would make the changes.

Supervisor Stumbo spoke about tabling the minutes.

Trustee Swanson stated that she has concern about the policy and procedure of how the minutes are done. She added that a lot of work is done by staff on behalf of the residents and the trustees and she doesn't think the minutes reflect that. Trustee Swanson stated that her concern is when it gets to her comments and which ones are included or not included and that she wants to make sure the residents have the opportunity to see the official work that is being done by board. She added that if we were following the MTA guidelines, that would be understandable, but we are not, and things become less clear when we are picking out what we think might be important.

Clerk Jarrell Roe stated that the board does not have a policy about the minutes and that if anyone would like any edits to the minutes, please share them as her office has always been amenable to making changes as long as it was something that occurred in the meeting.

OLD BUSINESS

1. 2nd READING OF RESOLUTION 2023-12 PROPOSED ORDINANCE 2023-505, AN ORDINANCE TO AMEND ARTICLES 4, 5, 11, 13 AND 15 OF THE YPSILANTI TOWNSHIP ZONING ORDINANCE

Jason Iacoangeli, Planning Director, detailed the changes in the zoning amendment and stated that no zoning changes are being made, only the uses inside the zoning areas. He also detailed what types of zoning changes require notice to the property owners. Mr. Iacoangeli then gave examples of the different uses.

Trustee Swanson said that she was the one that had asked about notifying property owners. She added that even though notices may not be statutorily required, being good stewards of the community would include informing property owners about zoning changes.

Mr. Iacoangeli stated that homeowners in the industrial district can still sell their homes and make changes. He added that if the house became no longer a house, for example due to a fire, then the use would change at that point.

Trustee Swanson suggested that since there were only about two dozen homes that are affected by the use change that a letter could be drafted explaining what change is taking place and the details about it.

Trustee Newman confirmed that a homeowner in this area could still sell their home and another person could buy it and it still be used as a home.

NEW BUSINESS

1. RESOLUTION 2023-13, RESOLUTION FOR TEMPORARY ROAD CLOSURE FOR THE CALVARY BAPTIST CHURCH FALL FESTIVAL

There was no discussion.

2. REQUEST APPROVAL OF THE BENEFIT AND COMPENSATION PACKAGE FOR NEW FIRE CHIEF STEVE DENSMORE

Supervisor Stumbo welcomed Mr. Densmore to his first meeting.

Karen Wallin, Human Resources Mananger, stated that she was happy to announce that the process for hiring a fire chief is complete. She added that she had prepared a compensation package for board approval and that Mr. Densmore had signed the agreement.

Mr. Densmore gave a brief history of his background and qualifications.

3. REQUEST TO MOVE THE COMMUNITY RESOURCE COORDINATOR FROM A PILOT POSITION TO A REGULAR NON-UNION FULL TIME POSITION WITH AN ANNUAL SALARY OF $50,000.00 TO POST THE POSITION

Supervisor Stumbo stated that this was started as a PILOT position last October and that at the time it was stated this would come back to the board to evaluate how successful it had been. She added that she believed everyone agreed that the position should be made a permanent full time position. Supervisor Stumbo stated that she would prefer not to post the position, but that was what was agreed to by the board members and it would be posted.

Ms.Wallin stated many employees had seen the benefits and positive results from this position.

Clerk Jarrell Roe confirmed if the position would follow the structure of non-union employees PTO structure.

Supervisor Stumbo stated that the board making a move to hire a social worker to connect residents to resources has been a far better decision than she ever thought it would be as a board member who voted for it. She added that having someone in the position that already has connections and the network was part of the reason for it’s success.

4. REQUEST TO APPROVE THE LEAVE TIME POLICY ADDRESSING PTO ACCRUAL FOR NON-UNION EMPLOYEES HIRED AFTER JANUARY 1, 2009

Karen Wallin, HR Manager, stated this policy has not been updated since 2014 and that she is now making sure that the policy matches all of the union contracts. She added that this policy will now give non-union employees a PTO structure that shows accruals.

Trustee Swanson confirmed that the unions were already in agreement to this policy.

5. REQUEST TO APPROVE THE LOCAL BROWNFIELD REVOLVING FUND GRANT AGREEMENT FOR ENVIRONMENTAL TESTING ASSOCIATED WITH THE DEMOLITION OF THE GAULT VILLAGE SHOPPING CENTER

Jason Iacoangeli, Planning Director, stated that $10,000.00 of the grant can be used as reimbursement to the township for the hazardous materials assessment at Gault Village.

6. REQUEST TO APPROVE THE ZONING PERMIT FOR THE INSTALLATION OF A GARDEN FENCE FOR THE NEW WEST WILLOW NEIGHBORHOOD ASSOCIATION GARDEN

Jason Iacoangeli, Planning Director, stated that Joanne McCollum is in attendance for the New West Willow Neighborhood Association. He added that his office was happy to put the packet of information together for the board packet and that his office doesn't have any issue with the location of the garden fence.

Trustee Swanson asked if this was approved tonight would they be able to start work or is anything else needed.

Mr. Iacoangeli stated the zoning permit could be released right away to begin work.

7. REQUEST TO APPROVE THE QUOTE FROM BIOCARE FOR FIRE DEPARTMENT PHYSICALS IN THE AMOUNT OF $20,826.20 BUDGETED IN LINE ITEM #206-336-719-005

Steve Wallgren, Interim Fire Chief, stated this is the company the fire department always uses and that new tests had been added this year to include cancer screenings for the fire fighters.

Supervisor Stumbo confirmed that the physicals are done annually.

Trustee Newman confirmed these physicals are done for the fire fighters only and not prospective employees.

8. REQUEST TO APPROVE CHANGE ORDER #1 WITH OHM ADVISORS FOR PAVING AT FIRE STATION #3 LOCATED AT 20 S. HEWITT RD. IN THE AMOUNT OF $11,509.50 BUDGETED IN LINE ITEM #217-901-976-005

Steve Wallgren, Interim Fire Chief, stated the change order was for a couple of curbs that were added and that some drainage had to be rerouted from the front parking lot to the storm drain.

9. REQUEST TO APPROVE CHANGE ORDER #1 WITH PRECISION CUTTING FOR SIDEWALK SHAVING IN THE AMOUNT OF $27,396.66 BUDGETED IN LINE ITEM #101-446-982-006

John Hines, Municipal Services Director, stated that Precision Cutting had completed their work $27,400.00 under budget and that this change order is to allow this amount to be used to repair additional sidewalks in the West Willow area.

Supervisor Stumbo stated that the sidewalk can be shaved to reduce trip hazards without removing an entire slab. She added there is also another company that can inject cement into the sidewalk and raise it up.

Clerk Jarrell Roe stated she is proud of the board for doing this and thanked John Hines for chairing the project. She added there is a neighboring community that is levying taxes on their residents for these kind of repairs.

Trustee Swanson stated her thanks to John Hines for using that extra money to get more done this year and not waiting until next year.

10. REQUEST TO APPROVE THE AGREEMENT WITH OHM ADVISORS TO PROVIDE PROFESSIONAL SERVICES FOR SPECIES RELOCATION FOR THE YPSILANTI TOWNSHIP ARPA CIVIC CENTER POND RENOVATION IN THE AMOUNT OF $9,000.00 BUDGETED IN LINE ITEM #282-901-981-030

Supervisor Stumbo stated they would wait to discuss this item when Matt Parks from OHM arrives.

11. REQUEST TO APPROVE THE AGREEMENT WITH STANTEC CONSULTING FOR EMERGENCY SURVEY AND CIVIL ENGINEERING SERVICES FOR THE YPSILANTI TOWNSHIP COMMUNITY CENTER BATHROOM RENOVATION

John Hines, Municipal Services Director, stated this agreement is for Stantec to provide engineering for the bathroom renovation and that the current line goes under room 202, the sports office, the lobby and the racquetball courts and Stantec will be investigating if this line can be moved outside.

12. REQUEST TO CONFIRM AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE A PUBLIC NUISANCE AT 867 DEBBY CT. BUDGETED IN LINE ITEM #101-729-801-023

Belinda Kingsley, Community Compliance Director, stated this property was reported by a neighbor as vacant and that rats were present. She added that an inspection was made and the home was issued violations for blight, odor, inoperable vehicle and other issues and that an in home inspection showed unsanitary conditions. She stated that Orkin had investigated the property and had started a treatment plan.

Attorney Winters stated this property had already negatively approximately seven other properties with rats. He added that he thought an Orkin assessment needs to be made a standard requirement because many times food is left in the homes.

13. REQUEST TO CONFIRM AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE A PUBLIC NUISANCE AT 1039 PARKWOOD AVE. BUDGETED IN LINE ITEM #101-729-801-023

Belinda Kingsley, Community Compliance Director, stated there was a significant fire at this location on May 24 of this year and that it was a rental property that was deemed a total loss. She added that it needs to be demolished and is a potential danger to the neighborhood. Ms. Kingsley added that the owner has not been cooperating with the notice of violations.

Trustee Swanson asked if an assessment had been done to check for an infestation of rats.

Ms. Kinglsey answered there had not been an inspection and that there had been no complaints from neighbors.

Trustee Swanson stated she would like to see that happen because often times when we're seeing infestations it's already gotten to a point where they are there.

Ms. Kingsley replied that could be done.

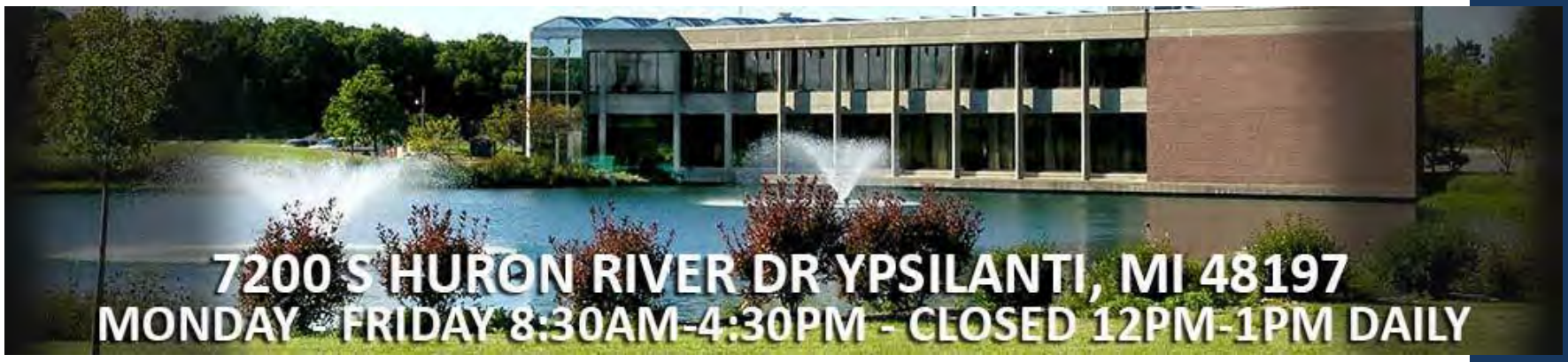
14. REQUEST AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE A PUBLIC NUISANCE AT 3110 SOUTHLAWN ST. BUDGETED IN LINE ITEM #101-729-801-023

Belinda Kinglsey, Community Compliance Director, stated there was a fire at this home in February and that after an administrative search warrant it was discovered there were still lots of contents inside the home, including food. She added that there was no sign of rats but that could still be evaluated by professionals.

The Work Session meeting was adjourned at approximately 6:48pm.

Respectfully Submitted,

Heather Jarrell Roe, Clerk, Charter Township of Ypsilanti



2024 DRAFT BUDGET REQUEST – LINE BY LINE BUDGETS WITH NARRATIVES ARE AVAILABLE ON OUR WEBSITE

Welcome to Ypsilanti Township, MI (ypsitownship.org)

2024 BUDGET REQUEST OVERVIEW

- MILLAGE RATES AND TAX REVENUE
- STATE SHARED REVENUE
- BASIC EXPENDITURE ASSUMPTIONS
- PENSION AND OPEB OVERVIEW

2023 TAX RATE REQUEST L-4029

Michigan Department of Treasury
614 (Rev. 01-23)

ORIGINAL TO: County Clerk(s)
COPY TO: Equalization Department(s)
COPY TO: Each township or city clerk

L-4029

2023 Tax Rate Request (This form must be completed and submitted on or before September 30, 2023)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes	2023 Taxable Value of ALL Properties in the Unit as of 5-22-2023
Washtenaw	**TV 1,707,521,570 (TV minus Renaissance Zone) 1,680,496,116**
Local Government Unit Requesting Millage Levy	For LOCAL School Districts: 2023 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.
Charter Township of Ypsilanti	

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2023 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2022 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2023 Current Year "Headlee" Millage Reduction Fraction	(7) 2023 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Allocated	GEN OP	N/A	1.1160	.9797	1.0000	.9797	1.0000	.9797		.9797	N/A
Voted	Fire Prot	08/03/21	3.1250	3.0850	1.0000	3.0850	1.0000	3.0850		3.0850	12/2025
Voted	Solid Waste	08/03/21	2.4050	2.3742	1.0000	2.3742	1.0000	2.3742		2.3742	12/2025
Voted	Police	08/03/21	5.7000	5.6270	1.0000	5.6270	1.0000	5.6270		5.5570	12/2025
Voted	Rec/BP	08/03/21	1.0059	.9930	1.0000	.9930	1.0000	.9930		.9930	12/2025
PA345	FPen/HC	N/A		.8100				.8800		.8800	N/A
Totals				13.8689				13.9389		13.8689	

Prepared by	Telephone Number	Title of Preparer	Date
Javonna Neel	**(734) 544-3601**	**Accounting Director**	8-16-2023

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

	Signature	Print Name	Date
☒ Clerk ☐ Secretary	Heather Jarrell Roe	**Heather Jarrell Roe**	8-16-23
☐ Chairperson ☒ President	Brenda L Stumbo	**Brenda L Stumbo**	8-16-23

** Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.*

**** IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2023 for instructions on completing this section.

Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag., Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

Historical And New Millage Rates

BUDGET YEAR	2021	2022	2023	2024
TAX ROLL YEAR	2020	2021	2022	2023
Headlee Rollback	0.9972	0.9891	**0.9872**	**1.0000**
Fire Operating	3.0563	3.1250	**3.0850**	**3.0850**
Fire Capital	0.4935	0.4881	**0.4818**	
General Operating	1.0035	0.9925	**0.9797**	**0.9797**
Law Enforcement	5.8192	5.7000	**5.6270**	**5.5570**
BSR	0.9837	1.0059	**0.9930**	**0.9930**
Solid Waste	2.1075	2.405	**2.3742**	**2.3742**
Total Operating	13.4637	13.7165	**13.5407**	**12.9889**
Fire Pension	1.3300	1.1000	**0.8100**	**0.8800**
Total Millage Levy	**14.7937**	**14.8165**	**14.3507**	**13.8689**

Fire Capital Millage Expired After 2022 Tax Roll

2024 TAX REVENUE BUDGET OVERVIEW

- Millage Levy and Budget Assumptions
- The fire pension and retiree health care millage was increased from .8100 to .8800. The increase was based on the amount of the Actuarial recommended annual contribution to the fire pension. The other pension employee benefits (OPEB) health care decreased.
- Headlee rollback is implemented when the annual growth on existing property is greater that the rate of inflation. There was not "Headlee Rollback" for 2023 tax roll.
- The Board approved to decrease the Police millage by .0700 mills, which is the difference of the increase to the Fire Pension millage . Therefore, making the total millage of 13.8689 the same as last year.

2024 TAX REVENUE BUDGET OVERVIEW

- As reported on our L-4029 approved at the August 15, 2023 Board meeting.
- The 2023 taxable value (TV) of 1,707,521,570 was an increase of 7% over the 2022 TV of 1,594,376,599.
- Renaissance Zone are the properties with exemptions.
- The 2023 taxable value (TV) minus Renaissance Zone of 1,680,496,116 was a 7.4% increase over 2022 TV minus Renaissance Zone of 1,564,932,814.

2024 TAX REVENUE BUDGET OVERVIEW

- The 2024 budgeted tax revenues are based off the 2023 TV of 1,707,521,570 minus a total of 38,596,554 for the Renaissance Zone, 2008 & 2009 pilots, delinquent personal property, Board of review adjustments and Local Development Finance Authority (LDFA) TV's. As calculated by the Accounting Director.
- The taxable value assumption of 1,668,925,016 was considered for the 2024 tax revenue budget as calculated by the Accounting Director.

	Taxable Value (TV)
TV plus 50%IFT	1,707,521,570
Renaissance Zone	(27,025,454)
2008 & 2009 Pilots	(2,336,200)
Delinquent PPT	(3,900,000)
MTT, BOR, Foreclosures	(2,500,000)
LDFA	(2,834,900)
Total TV with assumptions	1,668,925,016

2024 TAX REVENUE BUDGET OVERVIEW

- Calculated Actual and Budget Tax Revenue Assumptions

Taxable Value	1,548,535,588	1,562,076,478	**1,668,925,016**
	2023 BUDGETED Revenue 2022 Tax Roll	**2023 ACTUAL** Revenue 2022 Tax Roll	**2024 BUDGETED Revenue 2023 Tax Roll**
Operating:			
General Fund	$1,517,100	$1,528,818	**$1,635,046**
Fire	$4,777,232	$4,813,078	**$5,148,634**
Fire Capital Improvement	$746,084	$750,661	**$0**
Solid Waste	$3,676,533	$3,703,011	**$3,962,362**
Law Enforcement	$8,713,610	$8,775,238	**$9,274,216**
Parks and Bike Path	$1,537,696	$1,549,478	**$1,657,243**
Fire Pension	$1,254,314	$1,262,900	**$1,468,654**
TOTAL TAX REVENUES	$22,222,570	$22,383,184	**$23,146,154**

2024 TAX REVENUE BUDGET OVERVIEW

- Calculation of total budgeted tax dollar amount received - Taxable value 1,668,925,016 x millage of 13.8689 / 1000 = $23,146,154.
- Administrative tax revenues are collected from property tax bills at 1% - does not include special assessments. The funds may only be used to offset expenditures of the Township's Assessment and Treasury Departments, which total a combined $1,062,710.
- Administrative tax revenue for 2023 was $856,118 and budget for 2024 is $875,000.

2024 STATE SHARED REVENUE BUDGET OVERVIEW

- State Shared Revenue updated estimates as of May 19, 2023 is $6,751,761 for 2024, a 1.5% increase from the 2023 current State projected amount of $6,650,214.
- The approved budget for 2023 was projected at $6,328,404. The difference in the updated projection for 2023 and the budgeted projection is a 5% increase.
- The State Shared Revenue projections are issued by the State in 6 installments for their fiscal year (FY) October 1 to September 30. The Township's FY is on a calendar year from January 1, to December 31.
- The State projected amount for FY 2023-2024 is $6,097,676 Constitutional and $614,952 for the CVT with a one-time Public Safety payment of $39,133 making the totaling $6,751,761.
- Constitutional Payment = 2020 Population of 55,670 x Distribution Rate (2024 projected at 109.532546).

Expenditure Assumptions for all Funds

Personnel Wages

- **TPOAM, Teamster, and 14B District Court Union employees budgeted 3% increase for 2024. All contracts expire December 31, 2024.**
- Nonunion and management increases are often determined by Teamster union increases. A 3% increase has been budgeted for 2024.
- Fire Union assumption of 3% increase for 2024. The current contract expires December 31, 2023.
- Elected Officials salaries are set by Board every year.

Personnel Fringes

- The increases are all assumptions and will adjusted when we receive actual rates. We should receive rates by October and will adjust for final budget.
- Health Care Insurance – Actual decrease of 5.5% - need to adjust the draft budget from an increase of 18%.
- Vision – Actual increase of 7% budgeted.
- Disability – Estimated increase of 2% budgeted.
- Life Insurance – Estimated increase of 2% budgeted.
- Dental– Estimated increase of 10% budgeted.

2024 General Employees MERS Pension

Township Contributions:

- Flat rate per Employee hired before 1/1/2014 – increased from $32,101 in 2023 to $35,313 per the 22 active employees. This is due to the closed retirement account for new employees and employees retiring in 2021.
- Employees hired after January 1, 2014 – increased from 5.48% of wages for 2023 to 5.9% of wages in 2024.
- MERS –Employer annual determined contribution (ADC) increased from $860,808 in 2023 to $978,456 in 2024.

GENERAL MERS PENSION			
Liabilities and Assets - as of December 31,	2020	2021	2022
1. Actuarial Accrued Liability	26,870,179	28,781,184	29,728,983
2. Plan Assets	18,566,300	21,298,840	21,559,662
3. Unfunded Actuarial Accrued Liability (1) - (2)	8,303,879	7,482,344	8,169,321
4. Funded Ration (2)/(1)	69%	74%	73%
	2022	2023	2024
Annual Determined Contribution	895,068	860,808	978,456

Based on 12/31/2022 Actuarial Report provided by GRS

2024 General Employees

Other Postemployment Benefits -OPEB

OPEB Retiree Health Care – Annual Determined Contribution (ADC)
Township Contributions:

- The ADC decreased 5% from $171,558 in 2023 to $162,754 in 2024. The Township's actual 2023 contribution was $200,000.
- The ADC for 2022 was $496,331, the actual contribution was $506,334 .
- The decrease is due to the OPEB being closed and only employees hired before 1/1/2014 are still eligible.
- Requesting to budget $8,400 per 24 active employees for a total of $201,600. This is $1,600 more than the 2023 budgeted contribution. The request is for more than the ADC due to the investment loss of nearly 1.1 million dollars in 2022.
- Our latest actuarial report by GRS is dated 12/31/2021 and will not reflect the investment loss until the next required actuarial report in 2023.

2024 General Employees

Other Postemployment Benefits -OPEB

OPEB Retiree Health Care – Annual Determined Contribution (ADC)

Township Contributions:

- Here is an excerpt from 2021 Actuarial Report page A-3 Comment C:

The ADCs for the fiscal years 2023-2024 are much lower than the ADC for fiscal year 2022 ($496,319 – from the prior valuation). As noted above, this is in part due to higher investment returns than expected for 2020 and 2021. Since the valuation date, asset values and capital market expectations have declined. If market losses persist, computed contribution amounts would swing upwards in the next valuation. To mitigate the impact potential market losses (investment risk), the Board may wish to contribute a higher dollar amounts than computed using the full market value of assets as of the valuation date. Below we show the Actuarially Determined Contribution under the following scenarios:

1. Current – Market Value of Assets as of valuation date

2. Alternate Scenario – 80% of Market Value of Assets as of valuation date

Actuarially Determined Contribution under Current and Alternate Asset Scenario				
Investment Return Assumption	7.00%		6.50%	
Asset Scenario	Current	Alt. Scenario	Current	Alt. Scenario
Fiscal Year 2023	$109,224	$296,843	$171,558	$351,054
Fiscal Year 2024	$101,401	$289,020	$162,754	$342,250

2024 General Employees
Other Postemployment Benefits

Heath Care Savings Plan:

- Employees hired after 12/31/2013 are not eligible for retiree health care.
- A health care savings plan provided for employees hired after 1/1/2014. Township contribution $1,300 per employee. Total budgeted for 2024 for 60 positions is $78,000.

2024 FIRE PENSION

- The contributed annual determined contribution (ADC) to the pension in 2023 was $876,661. The ADC for 2024 is $1,180,082. The 35% increase is due to the loss in investments causing the decrease is plan assets*.
- Assumptions and methods used are still impacting increases. Here are the assumptions; the investment return rate is 6.5%, the price of inflation is 2.5%, the wage inflation is 3% and an updated mortality scale is being used in the calculations.

Liabilities and Assets - as of December 31,	2020	2021	2022
1. Actuarial Accrued Liability	37,396,930	37,495,148	39,131,031
2. Plan Assets*	29,763,124	31,333,022	30,957,733
3. Unfunded Actuarial Accrued Liability (1) - (2)	7,633,806	6,162,126	8,173,298
4. Funded Ration (2)/(1)	80%	84%	79.11%
	2022	2023	2024
Annual Determined Contribution	975,040	876,661	1,180,082

Based on Actuarial Valuation Report dated 12/31/2022 - Nyhart

2024 FIRE Other Pension Employee Benefit

FIRE PENSION OPEB			
Liabilities and Assets - as of December 31,	2021	2022	2024 Projection
1. Actuarial Accrued Liability	11,061,385	10,403,169	10,310,651
2. Plan Assets	9,412,021	7,101,379	7,627,758
3. Unfunded Actuarial Accrued Liability (1) - (2)	1,649,364	3,301,790	2,682,893
4. Funded Ration (2)/(1)	85%	68.26%	73.98%
	2022	2023	2024
Annual Employer Contribution			
Annual Determined Contribution	642,476	366,182	288,545

- OPEB is closed and only employees hired before 1/1/2014 are eligible.
- Employee hired after 12/31/2013 are not eligible for retiree health care.
- A health care savings plan provided for employees hired after 1/1/2014. Township contribution is $5,330 per firefighter in 2023. There are19 firefighter personnel budgeted for 2024 totaling $101,270.

Based on Actuarial Valuation Report dated 12/31/2022 - Nyhart

GENERAL FUND BUDGETED CAPITAL AND TRANSFERS FOR 2023 AND 2024

2023 BUDGET

GL#	DESCRIPTION	AMOUNT
101-770-977.000	Equipment	90,000
101-901-971.003	Civic Ctr & 14B Court Improvement	119,631
101-901-972.200	Streetlight Construction *	100,000
101-901-975.135	Furniture & Fixtures	200,000
101-901-975.200	Garage Improvement	175,845
101-901-975.535	Community Ctr Improvement	75,650
101-999-995.004	Transfer to Bond Fund	163,067
101-999-995-213	Transfer to BSRII	460,000
101-999-995-213	Transfer to BSRII *- Road Improvement	700,000
101-999-995-236	Transfer to 14B District Court	862,940
101-999-995-252	Transfer to Hydro Fund	81,000
	2023 Total	**3,028,133**

*Board Approved line transfer 5/2/2023 of $700,000 from Streetlights to transfer to BSRII Fund for Road Improvements.

2024 BUDGET

GL#	DESCRIPTION	AMOUNT
101-770-977.000	Equipment	100,000
101-901-975.135	Furniture & Fixtures	200,000
101-999-995.004	Transfer to Bond Fund	163,067
101-999-995-213	Transfer to BSRII	470,000
101-999-995-236	Transfer to 14B District Court	971,400
101-999-995-252	Transfer to Hydro Fund	81,000
	2024 Total	**1,985,467**

GENERAL FUND
BUDGET AMENDMENTS 2023
AS OF AUGUST 16, 2023

08/30/2023 03:43 PM
User: jneel
DB: Ypsilanti-Twp

BUDGET AMENDMENT REPORT FOR Charter Township of Ypsilanti
Post Dates: 01/01/2023 to 12/31/2023
GLNumber: 101-000-699.999

GL Number	Ref #	Journal	Post Date	Description	Increase	Amount (Decrease)
101-000-699.999	57715	BA	02/08/2023	BA#1-Emergency Elevator repairs		25,000.00
101-000-699.999	57716	BA	02/08/2023	BA#1-Sweet Road - Humps		49,965.00
101-000-699.999	57717	BA	02/08/2023	BA#1-Rue Willetts Blvd - Humps		49,965.00
101-000-699.999	57718	BA	02/08/2023	BA#1-Rue Deauville & Clark- Humps		49,965.00
101-000-699.999	57719	BA	02/08/2023	BA#1-Grand Blvd - Humps		53,840.00
101-000-699.999	57745	BA	02/22/2023	BA#2 - PTO payout		1,208.00
101-000-699.999	57746	BA	02/22/2023	BA#2-Washtenaw Drain 2023 increase		253,723.00
101-000-699.999	57958	BA	04/05/2023	BA#4 - Blight removal Gault Village		587,000.00
101-000-699.999	57959	BA	04/05/2023	BA#4-Blight removal Gault Village		68,500.00
101-000-699.999	57960	BA	04/05/2023	BA#4-Stipends for appointed Board		5,000.00
101-000-699.999	57961	BA	04/05/2023	BA#4-PTO Payouts		1,499.00
101-000-699.999	57962	BA	04/05/2023	BA#4-Add'l Water Hardship rebate		10,400.00
101-000-699.999	57994	BA	04/19/2023	BA#5-State Street Sidewalk repair		48,841.00
101-000-699.999	57995	BA	04/19/2023	BA#5-Sidewalk SHAVING repair		152,695.00
101-000-699.999	58062	BA	05/03/2023	BA#6- PTO payout		3,538.00
101-000-699.999	58107	BA	05/17/2023	BA#7-Munetrix upgrade		2,706.00
101-000-699.999	58108	BA	05/17/2023	BA#7- offices supplies		2,000.00
101-000-699.999	58173	BA	06/07/2023	BA#8-PTO payout		1,096.00
101-000-699.999	58205	BA	06/21/2023	BA#9-add'l health care Assessing Dept		14,216.00
101-000-699.999	58206	BA	06/21/2023	BA#9-Ped Crosswalk Huron Rive&Lakec		26,395.00
101-000-699.999	58207	BA	06/21/2023	BA#9-Humps at Wiard and Michigan		33,790.00
101-000-699.999	58208	BA	06/21/2023	BA#9-Gault Demo change order		205,251.00
101-000-699.999	58209	BA	06/21/2023	BA#9-WCRC add'l for road agreement		557,272.00
101-000-699.999	58317	BA	07/19/2023	BA#10-PTO payout		1,052.00
101-000-699.999	58384	BA	08/16/2023	BA#11- Assessor classificaiton incr		15,071.00
						2,219,988.00

2022 Actual Fund Balance, 2023 Budgeted Projected Fund Balance and 2024 Budget Request Projected Fund Balance

General Fund	101
Fund Descriptions	General Fund
2022 Audited Fund Balance	8,454,131
2023 Original Budget Needed from Fund Balance	(2,076,231)
2023 Budget Amendments Add'l from 1/1/2023 to 8/31/2023	(2,219,988)
PROJECTED 2023 FUND BALANCE	4,157,912
2023 Fund Balance to Revenue Ratio	40.3%
2024 Budget Request Needed from Fund Balance	(1,878,366)
2024 PROJECTED FUND BALANCE	2,279,546
2024 Fund Balance to Revenue Ratio	20.7%

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE SEPTEMBER 19, 2023 REGULAR BOARD MEETING

Supervisor Brenda Stumbo called the meeting to order at approximately 7:06pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited followed by a moment of silent prayer.

Members Present: Supervisor Brenda Stumbo, Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: Ryan Hunter, John Newman II and Debbie Swanson

Members Absent: Trustee Gloria Peterson

Legal Counsel: Wm. Douglas Winters

3. PUBLIC HEARING FOR SPECIAL ASSESSMENT LEVY- RESOLUTION 2023-14

The public hearing was opened at 7:04pm and closed at 7:04pm.

Clerk Jarrell Roe read the resolution into the record.

MOTION MADE BY ROE, SUPPORTED BY ELDRIDGE TO APPROVE RESOLUTION 2023-14 (see attached).

MOTION CARRIED

4. PUBLIC COMMENT

Three public comments were given.

5. CONSENT AGENDA

A. MINUTES OF THE AUGUST 15, 2023 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

1. **STATEMENTS AND CHECKS FOR SEPTEMBER 5, 2023 IN THE AMOUNT OF $1,204,460.27**
2. **STATEMENTS AND CHECKS FOR SEPTEMBER 19, 2023 IN THE AMOUNT OF $524,718.10**
3. **CLARITY HEALTHCARE DEDUCTIBLE ACH FOR AUGUST 2023 IN THE AMOUNT OF $45,943.89**
4. **CLARITY HEALTHCARE ADMIN FEE FOR AUGUST 2023 IN THE AMOUNT OF 1,453.20**

C. TREASURERS REPORT

Supervisor Stumbo stated that it was discussed during the work session to table the August 15, 2023 minutes.

MOTION MADE BY ROE, SUPPORTED BY ELDRIDGE TO TABLE THE AUGUST 15, 2023 WORK SESSION AND REGULAR MEETING.

MOTION CARRIED.

MOTION MADE BY ROE, SUPPORTED BY ELDRIDGE TO APPROVE STATEMENTS AND CHECKS AND THE TREASURERS REPORT.

MOTION CARRIED.

6. ATTORNEY REPORT

Attorney Winters stated that he had been informed by Jason Lafayette, the SME consultant for the Gault Village demolition that the eastern building had been totally raised. He added that the air quality reports are coming in well below the standards set by SME. Attorney Winters stated that according to SME, the second building should be demolished by October 6.

Attorney Winters gave an update on the on the lawsuit against 3011 E. Michigan Ave., Men Like Us. He added that the owner of the building has also filed a lawsuit against Men Like Us for nonpayment of rent.

OLD BUSINESS

1. **2nd READING OF RESOLUTION 2023-12 PROPOSED ORDINANCE 2023-505, AN ORDINANCE TO AMEND ARTICLES 4, 5, 11, 13 AND 15 OF THE YPSILANTI TOWNSHIP ZONING ORDINANCE.**

Clerk Jarrell Roe read the resolution into the record.

MOTION MADE BY ROE SUPPORTED BY ELDRIDGE TO APPROVE THE 2ND READING OF RESOLUTION 2023-12 PROPOSED ORDINANCE 2023-505, AN ORDINANCE TO AMEND ARTICLES 4, 5, 11, 13 AND 15 OF THE YPSILANTI TOWNSHIP ZONING ORDINANCE (see attached).

Supervisor Stumbo stated that it was discussed during the work session to send letters to the homes in the IC district to let the residents know about the changes to their zoning and that it can still be maintained. Jason Iacoangeli, Planning Director, confirmed that those letters would be sent out.

ROLL CALL VOTE: HUNTER- YES, ELDRIDGE- YES, STUMBO-YES, ROE- YES, NEWMAN- YES, SWANSON- YES

MOTION CARRIED.

NEW BUSINESS

1. RESOLUTION 2023-13, RESOLUTION FOR TEMPORARY ROAD CLOSURE FOR THE CALVARY BAPTIST CHURCH FALL FESTIVAL

Clerk Jarrell Roe read the resolution into the record.

MOTION TO APPROVE RESOLUTION 2023-13 MADE BY ROE, SUPPORTED BY SWANSON (see attached).

Supervisor Stumbo asked if this event is open to the public. Clerk Jarrell Roe responded the event is open to the public. She added that approval of this resolution would allow the church to request the road closure from the road commission.

MOTION CARRIED.

2. REQUEST APPROVAL OF THE BENEFIT AND COMPENSATION PACKAGE FOR NEW FIRE CHIEF STEVE DENSMORE

MOTION TO APPROVE BENEFIT AND COMPENSATION PACKAGE FOR NEW FIRE CHIEF STEVEN DENSMORE MADE BY ELDRIDGE, SUPPORTED BY ROE.

Karen Wallin, HR Manager, stated that the hiring process for fire chief had been finalized and that she was presenting the compensation package to the board for approval.

Supervisor Stumbo welcomed Mr. Densmore to the township and added her appreciation for Steve Wallgren, who had been acting as interim chief.

MOTION CARRIED.

3. REQUEST TO MOVE THE COMMUNITY RESOURCE COORDINATOR FROM A PILOT POSITION TO A REGULAR NON-UNION FULL TIME POSITION WITH AN ANNUAL SALARY OF $50,000.00 TO POST THE POSITION

MOTION TO APPROVE TO MOVE THE COMMUNITY RESOURCE COORDINATOR FROM A PILOT POSITION TO A REGULAR NON-UNION FULL TIME POSITION MADE BY SWANSON, SUPPORTED BY HUNTER.

Supervisor Stumbo stated that the vision of this position was to connect people and businesses to resources and that it has proven to be very beneficial to the residents. She added that the person who is currently in the PILOT position had been working to create a resource center at the former police station on Holmes Rd. that residents can visit to work with nonprofit organizations and agencies.

Karen Wallin, Human Resources Manager, added that she would like to thank Laurie Lutomski for her work the last year on behalf of the township employees.

MOTION CARRIED.

4. REQUEST TO APPROVE THE LEAVE TIME POLICY ADDRESSING PTO ACCRUAL FOR NON-UNION EMPLOYEES HIRED AFTER JANUARY 1, 2009

MOTION TO APPROVE THE PROPOSED POLICY MADE BY ELDRIDGE AND SUPPORTED BY SWANSON.

Karen Wallin, Human Resources Manager, stated this policy set an accrual structure for non-union employees and allows them to know when they will get increases and what those increases will be.

MOTION CARRIED.

5. REQUEST TO APPROVE THE LOCAL BROWNFIELD REVOLVING FUND GRANT AGREEMENT FOR ENVIRONMENTAL TESTING ASSOCIATED WITH THE DEMOLITION OF THE GAULT VILLAGE SHOPPING CENTER

MOTION TO APPROVE MADE BY ELDRIDGE AND SUPPORTED BY ROE.

Jason Iacoangeli, Planning Director, stated this grant was originally $20,000.00 but was adjusted to allow $10,000.00 of the dollars to be granted back to the township for the reimbursement of costs for the hazardous material assessment at the Gault Village demolition site.

MOTION CARRIED

6. REQUEST TO APPROVE THE ZONING PERMIT FOR THE INSTALLATION OF A GARDEN FENCE FOR THE NEW WEST WILLOW NEIGHBORHOOD ASSOCIATION GARDEN

MOTION TO APPROVE MADE BY ROE AND SUPPORTED BY ELDRIDGE.

Supervisor Stumbo stated the permit will be issued the next day to allow for the beginning of the installation.

MOTION CARRIED

7. REQUEST TO APPROVE THE QUOTE FROM BIOCARE FOR FIRE DEPARTMENT PHYSICALS IN THE AMOUNT OF $20,826.20 BUDGETED IN LINE ITEM #206-336-719-005

MOTION TO APPROVE MADE BY ROE AND SUPPORTED BY SWANSON.

Supervisor Stumbo stated that she is happy to see there will be more testing for cancer for the firefighters and that this is an annual testing.

Steve Wallgren, Interim Fire Chief, stated BioCare is a mobile doctor's office that will provide cancer screenings, ultrasounds, blood tests and other tests for the firefighters.

MOTION CARRIED.

8. REQUEST TO APPROVE CHANGE ORDER #1 WITH OHM ADVISORS FOR PAVING AT FIRE STATION #3 LOCATED AT 20 S. HEWITT RD. IN THE AMOUNT OF $11,509.50 BUDGETED IN LINE ITEM #217-901-976-005

MOTION TO APPROVE MADE BY ROE AND SUPPORTED BY ELDRIDGE (see attached).

Matt Parks, OHM, detailed the project and the reasons for the change order.

MOTION CARRIED.

9. REQUEST TO APPROVE CHANGE ORDER #1 WITH PRECISION CUTTING FOR SIDEWALK SHAVING IN THE AMOUNT OF $27,396.66 BUDGETED IN LINE ITEM #101-446-982-006

MOTION TO APPROVE MADE BY ROE AND SUPPORTED BY HUNTER (see attached).

John Hines, Municipal Services Director, stated this change order is due to Precision Cutting coming in under budget and they are now requesting to reallocate the funds to other streets that need work.

MOTION CARRIED.

10. REQUEST TO APPROVE THE AGREEMENT WITH OHM ADVISORS TO PROVIDE PROFESSIONAL SERVICES FOR SPECIES RELOCATION FOR THE YPSILANTI TOWNSHIP ARPA CIVIC CENTER POND RENOVATION IN THE AMOUNT OF $9,000.00 BUDGETED IN LINE ITEM #282-901-981-030

MOTION TO APPROVE MADE BY ROE AND SUPPORTED BY ELDRIDGE (see attached).

Matt Parks, OHM, reviewed the steps to drain the pond at the Civic Center and how animals will be relocated.

MOTION CARRIED.

11. REQUEST TO APPROVE THE AGREEMENT WITH STANTEC CONSULTING FOR EMERGENCY SURVEY AND CIVIL ENGINEERING SERVICES FOR THE YPSILANTI TOWNSHIP COMMUNITY CENTER BATHROOM RENOVATION

MOTION TO APPROVE MADE BY ROE AND SUPPORTED BY HUNTER (see attached).

John Hines, Municipal Services Director, stated this request is for emergency survey and engineering with Stantec for the sanitary lines underneath the community center in relation to the bathroom renovation. He added this request is to see the feasibility of bringing all of the inside sanitary lines to the outside.

MOTION CARRIED.

12. REQUEST TO CONFIRM AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE A PUBLIC NUISANCE AT 867 DEBBY CT. BUDGETED IN LINE ITEM #101-729-801-023

13. REQUEST TO CONFIRM AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE A PUBLIC NUISANCE AT 1039 PARKWOOD AVE. BUDGETED IN LINE ITEM #101-729-801-023

14. REQUEST AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE A PUBLIC NUISANCE AT 3110 SOUTHLAWN ST. BUDGETED IN LINE ITEM #101-729-801-023

MOTION TO APPROVE AGENDA ITEMS 12, 13 AND 14 AS OUTLINED MADE BY ROE, SUPPORTED BY NEWMAN.

Supervisor Stumbo stated that the township had tried to get cooperation from these three addresses and that this will authorize the township to move forward with litigation, if necessary. She added the goal is to have compliance and to have housing in good condition in the township.

MOTION CARRIED.

15. REQUEST TO APPROVE THE AGREEMENT FOR ELECTION SERVICES WITH WASHTENAW COUNTY

MOTION TO APPROVE MADE BY ROE AND SUPPORTED BY ELDRIDGE.

Clerk Jarrell Roe stated that last year the State of Michigan voted in favor of Proposal 2, which means we are going to start having nine day early voting in our state. She added that it will be set up like a regular precinct where you will be able to cast your ballot through the tabulator.

Clerk Jarrell Roe stated that the state is incentivizing counties that are grouping local municipalities that are offering this agreement and that would provide cost savings for the township. Clerk Jarrell Roe said Augusta Tow3nship voters would be able to come here to vote as part of the plan and that the county would be providing staffing.

Trustee Swanson asked if voters could vote in whatever municipality they are in or could you vote in another site because the county is running it. Clerk Jarrell Roe

replied that there would be shared sites in the county where specific municipalities could vote, such as Augusta township voters being able to come here.

Trustee Swanson asked who determined the voting site locations because at least one did not make sense to her. Clerk Jarrell Roe stated she would provide that feedback.

Trustee Newman asked if this would increase more errors with having Augusta Township voters and Ypsilanti Township voters voting in the same place. Clerk Jarrell Roe said that it should not cause errors and that each voter would be looked up in the same way and that it would say what ballot they should be issued.

Trustee Swanson asked if there would be separate tabulators for Augusta Township and Ypsilanti Township. Clerk Jarrell Roe responded that the tabulators can be programmed to know which municipality the ballot would be for.

Supervisor Stumbo asked what are the hours of operation. Clerk Jarrell Roe stated the requirement is for eight hours per day and right now that is scheduled from 9am to 5pm with a possibility of doing one late day.

Supervisor Stumbo stated there were costs estimated by the county but it was not clear who paid for it.

Trustee Swanson commented that since the county is not normally responsible for election workers that it is kind of a big deal for them to take that on and asked how that would work out. Clerk Jarrell Roe stated that clerks would be providing names of election workers to the county to help them establish a list.

Trustee Hunter asked if the vote would be agreeing to participate with this process or has that process already been determined by what happened in the legislature. Clerk Jarrell Roe responded this would be agreeing to partner with the county but early voting has to happen no matter what.

Trustee Hunter stated that he is hearing words that make him feel uneasy such as theoretically, should and ought and that since the last election cycle was very contentious, he is very concerned about a process that does not seem to be locked down. Clerk Jarrell Roe responded that she agrees and needs our legislature to move swiftly to continue to define how things are going to be done. She added that there is a legislative bill that would allow municipalities to decrease their number of precincts but that it has not been signed by the governor and we would not be able to utilize for 2024.

Supervisor Stumbo stated that county representatives had been asked to come to the board meeting but were not able to.

MOTION TO TABLE MADE BY HUNTER AND ELDRDIGE.

MOTION CARRIED.

16. REQUEST TO CANCEL THE NOVEMBER 7, 2023 WORK SESSION AND REGULAR MEETING DUE TO A SPECIAL ELECTION

MOTION TO APPROVE MADE BY ROE, SUPPORTED BY ELDRIDGE.

MOTION CARRIED.

17. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY, OCTOBER 17, 2023 AT APPROXIMATELY 7:00PM TO ESTABLISH A SPECIAL ASSESSMENT FOR STREETLIGHTS FOR WOODLAWN

MOTION TO APPROVE MADE BY ROE, SUPPORTED BY SWANSON.

MOTION CARRIED.

18. REQUEST TO PURCHASE FURNITURE FOR THE COMMUNITY NETWORK CENTER AT 1405 HOLMES RD. IN THE AMOUNT OF $5,595.78 BUDGETED IN LINE ITEM #266-303-975-135

MOTION TO SUPPORT MADE BY ROE, SUPPORTED BY SWANSON.

Supervisor Stumbo stated the flooring was installed today and additional painting had been done.

MOTION CARRIED.

19. BUDGET AMENDMENT #12

Clerk Jarrel Roe read the budget amendment into the record.

MOTION TO SUPPORT MADE BY ROE, SUPPORTED BY ELDRIDGE (see attached).

MOTION CARRIED.

AUTHORIZATIONS AND BIDS

1. REQUEST TO AWARD THE LOW BID FOR THE FENCE PROJECT AT FIRE STATION #3 LOCATED AT 20 S. HEWITT IN THE AMOUNT OF $21,300.00 AND APPROVE A CHANGE ORDER FOR $500.00 FOR A TOTAL OF $21,800.00 BUDGETED IN LINE ITEM #217-901-976-005

MOTION TO APPROVE MADE BY ROE, SUPPORTED BY ELDRIDGE.

MOTION CARRIED.

2. REQUEST TO SEEK PROPOSALS FOR A MUNICIPAL POLICE FORCE FEASIBILITY STUDY

MOTION TO APPROVE MADE BY HUNTER, SUPPORTED BY ELDRIDGE.

Stan Eldridge
Yeah, I'll go before those from Ernat. This kind of speaks to what the attorney spoke to during his report earlier. Trustee Swanson spoke about earlier in the work session. We already heard some of the misinformation come back that this is simply to start a police department, that's not correct, in any way, shape or form. Little over a year ago, the supervisor, as did other leaders of communities throughout Washington County received a notice from the sheriff, indicating that costs were going to be increasing over the upcoming contract to levels that we just did not think were sustainable. Try as we might, for the last year or more, this police steering committee with Chairman Newman attempted to gain pricing from the Washtenaw County Sheriff. We did receive that pricing in a format that didn't break it down as defined as many of us had sought. The supervisor and I attended another meeting, where the sheriff was making a presentation to leaders from throughout Washington County who contract for those services. Again, at that meeting, the question was asked, can you break the cost down further instead of these blocks of dollars for certain areas. We were looking for specificity in those numbers because of what we saw, eventually in 2025, or 26, could lead to the costs for a single deputy in excess of $240,000. Some of those costs currently are paid back to communities through the county wide mental health millage. That millage expires in 2024. There is no guarantee that that millage will be brought forth for voters again county wide and even if it is there is no guarantee that that millage would then pass. County Commissioners have made it clear that they will no longer use general funds to assist those municipalities that contract for police services with them that would in some small way reduce those costs. We have tried multiple times to go through the sheriff's office, the sheriff in particular, when that didn't succeed the supervisor, Chairman Newman and myself, Trustee Hunter have met with County Administrator Dill in an effort to get those costs broken down. In large part because of the position he holds. But secondarily, he was a member of the sheriff's office when the police services unit pricing method was put together, he was a part of putting those costs together. He tried to gain those specific cost breakdowns within each of those cost centers. He was unable as well to get that from Sheriff Clayton, who indicated that he had no intention of providing any further information or detail or specificity to not only Ypsilanti Township, but any of the contract communities within Washtenaw County. Because of all that, we have, when I say we, the members of this steering committee, Trustees Newman and Hunter myself, have begun to look at other municipalities throughout southeastern Michigan, to see if we are receiving comparable costs for services at this time. Those initial comparisons indicated that we are paying a higher cost per

deputy than other like communities that were contracting for services in their counties. As such, we brought it back to other board members to see if we could go out in a request for a proposal to have a consulting firm or a consultant come in, look at what we are currently paying for police services, the services that are being rendered, and how that compares to other communities throughout southeastern Michigan and the region. If those costs come back and show that we're in line with those, I don't want to speak for the other committee members, but I think we would be done at that point. If they don't, then we have to look at can we sustain the current model? Or do we need to look at other alternatives? I think that's where people are thinking that we're going out and automatically starting a police department and that is not in any way shape, or form what is taking place, regardless of some of the comments that have gone throughout the community to unnecessarily upset people. This is simply a look, doing our due diligence. Our first statutory responsibility as elected officials is to be fiduciaries of the taxpayer money. That's simply all this is, is doing a look through to make sure that the cost we are paying is correct, for the services rendered, and what like communities are receiving for those services. We then reached out to Ernat Consulting at our last meeting, before this board to ask for approval, to have them come in, help us put together this request for a proposal, use their expertise in conjunction with our clerk's office who does many of these RFPs. So that we can get it out to as many potential vendors that would like to look at this and see what they can provide to our community. Once that vendor is selected, they will complete the report, we will then share it not only with this board, but with this community as a whole. So that what we're talking about and looking at is transparent to all residents of this township. I guess I would defer to Chairman Newman or Trustee Hunter, if they want to add anything before Mr. Burnett takes over.

John Newman
You said everything perfectly.

Ryan Hunter
Yeah, I would agree. I just feel as though just to extend that the aim here is to make sure that we are getting the best value for our dollar. Simply put, so if we are then great. And if we aren’t, then let's look at what the alternatives for that can be. So thank you.

Stan Eldridge
And I would just add one thing, I would be negligent. If I did not say this. This is not a reflection on the men and women that wear the uniform and go out every single day. Lieutenant Peltier is here, and he's heard me say this, this has nothing to do with their work on their end, it is simply making sure that we're paying the correct cost for those services, they do a tremendous job day in and day out. And we could

not be more appreciative. So for anyone to suggest otherwise would just simply be erroneous and incorrect. Thank you.

John Newman
And I would just like to say we do have a fiduciary responsibility to our residents. And this is a way of checking all options too, in the interest of the residents in the interests of our residents.

Beth Ernat
Okay, so I took all that feedback, I met with members of the committee, and reviewed a lot of the records from the past 20 years of service, to take a look at drafting this RFP, and a couple of things I want to bring out, you know, any of the 80'so, babies in the room. This reminds me of the more you know, kind of the after school program. But all jokes aside, this has to go beyond just saying what are the costs of policing? So in order to provide that fiduciary responsibility, you need to take a look at because this hasn't been studied. Are you providing the right amount of service currently? So you're currently receiving 35 deputies? But what is that? How is that derived? So if you're going into the study to do an actual study need to know how many officers should be utilized in the community of approximately 60,900 square miles. So it needs to be brought back to that level of what are the services? Nationally, what would the recommendation be for service? Are you meeting that service currently, if not, that may take you to a point where you go back to the county to negotiate the number of deputies you have or look at your own. So the purpose of the study is to come back with all of the information that could be used in a multitude of ways. So that information should provide you a direct comparison of costs. And then it should also provide you recommendations. And then it should provide you a basic outline of if x, y, if y z. So that's how I've set that up. The RFP itself right now requires public involvement and requires a public presentation of results. And part of that is gearing up to have a q&a, right? Like, I've set up that this body needs the opportunity in a work session format, to be able to ask the questions and give consultant enough time to go back, answer those questions and then submit a final. So, you know, providing a final presentation is great. But if you're left with more questions and answers would you pay for it? So that's how I've drafted the proposal. We provided it, I think about a week and a half ago. So, this is not this study is not for me. So I take nothing personally, please let me know if there's something you'd like to see different. If there's areas that could be changed, right now, I would look at suggesting to release the study at the beginning of October as an RFP, and then having responses back in 45 days. So that would bring almost right to December, and you'd be looking at kicking off a contract in January.

Brenda Stumbo
Questions or comments?

Heather Roe
Madam Chair, just Beth, if whenever you want to get with us once we decide dates. Yeah, for sure. Feel free to reach out to me, Lisa. And we'll talk about if you want to post it anywhere else usually posts on BidNet, but if you have other ideas for this.

Beth Ernat
Yeah, I do have some directs that we can send out too. But I would like it all to come straight out of the township. So I'll work directly with you Heather. Thank you, Clerk Roe.

Debbie Swanson
I think I'm so concerned about the misinformation. I really am. That's not, that's not you. Looking at the title? And I'm thinking like when you look at the title alone? Maybe that's part of it. I don't know why then I don't I'm not even aware of what I would suggest. But I think what I hear us saying and when I think we're trying to do is do some kind of cost analysis, and that that's a term that's used and that I may be using that wrong. But what we're hoping to figure out is exactly the way you've described and and then I'm wondering like, what's the through line, because if we hire somebody to help us with this, which we need help with, we have to make sure that the way they're framing it and the way they're communicating it with people is exactly what we're saying here. We have not made a decision. But it is our duty to make sure that what we're paying for that, first of all, we've asked could somebody just give us a clear breakdown of it. And we have tried on multiple occasions and have been told no, on behalf of the residents, that is not okay. Yeah, it should be a really easy thing to do. And other most other places. Like I said earlier, I'm a teacher, if you want to know what they're paying, for me, what the cost of me is, you can go find that out. So maybe the title and then just what is going to help us keep that whether we've got to make a statement, a formal statement, and we just have to make sure that that statement is always out there. That way people can say whatever misinformation they want to do, which if somebody's got a motive to do that, and cause that kind of chaos and harm, they're going to do it. But there should be a place where people can go back to and say, no, that is not the official work of what the board said they were going to do. And so I could be wrong. But when I read that it looks like we're looking how feasible it is for us to do that. Where we want to know what are the costs for what we're currently doing. So that then helps us decide what direction we're going to have to do exactly like you said, Trustee Eldridge, and I don't know if you know, somebody gets on and that's the first thing they look at. I don't know if that's what's gonna cause more trouble.

Beth Ernat
I actually agreed, and in standing here, kind of listening to the conversation. I had jotted down the comparison and feasibility, but I do like cost analysis. And like I said, this isn't my product. So I have no problem making any changes for level of comfort. So whatever the board recommends.

Debbie Swanson
Considering it is we should be collaborating on behalf of the residents. If you're an Ypsilanti township resident, you are Washtenaw County resident and the idea that those two levels have had a hard time working together just to understand things is absolutely inappropriate.

Beth Ernat
I agree and I think the one area to add to caution and just to air this out is that even if Washtenaw County provided tomorrow and said, here's our list, these are our costs, you still have no basis on how those costs are actually derived. So, you know, having this document is not at all advancing to any level, this is really doing a due diligence, no different than the conversation you just had about elections, how much is it going to cost us? And what are we getting out of it?

Debbie Swanson
But it does put it in a format where the public can see oh, look, this is how they've outlined the costs in other communities? Why does our community look different and then the burden becomes on the individuals who didn't do it that way in the first place, and are not sharing it with us. And I'm, my energy is not towards you. I'm so frustrated with the idea that our residents need cooperation for our communities to be in a good place. And it feels personal. I don't know that for a fact. But it feels so personal, which I don't care what they think of me. What I care about is that I represent the residents in this community, and they're not willing to help us take care of our residents in the way that we think they need to be. And the way that residents elected us for four years to do it. So I'm not upset with you, Beth, I appreciate what you've done. But this is just so unnecessary. And now it's necessary because of the support and the help, that we're not getting from other people who are elected to take care of our people in the same way we are. That's what my frustration is, and it's around public safety. Everyone in Washtenaw County is concerned about public safety in various forms, how they think public safety should be connected. There's a lot of different thinking about that. But the idea that people are not concerned about safety is not what I see here, read all of that. So the idea that we should be cooperating around that, and there's no cooperation is so distressing.

Beth Ernat
I'm a Washtenaw County resident and very concerned.

Stan Eldridge
And I would share this is not the first time that this township has done this. We did it roughly 11 years ago, and I think it was done somewhere around 20-25 years ago. So this is something that happens on a sporadic cycle to make sure that we're in a right frame. And I know other municipalities in the county, that contract are looking at us as well, and waiting to see what this shows because it will affect them, in the same manner.

Brenda Stumbo
The difference between this time in the other the last time we really were able to work together to get analysis and get I call it forensic audit almost, around the cost. And this time, it's total shutdown, I'm not giving you any more information. It's almost $6 million. It's our largest expenditure. Public safety is our number one concern. And the only thing I would and I'm not sure if it's in here, so we do what's called a PSU. And that includes a number of other so called services.

Beth Ernat
Detective, Sergeant. Yes. So, the PSU is in there as a unit price.

Brenda Stumbo
And it also includes in the contract, that the sheriff single handedly has the authority to change, how they deploy. So if they're in another community a lot, there is literally nothing we can do about that. And I'm not sure if that, I mean, I understand on automatic response for emergencies, but for example, our detective bureau is now policing in another area to help with their issues. And I don't know if that's a normal thing, because that hasn't happened here, you know, since I've been elected. But does that happen in other communities where your police department actually becomes a detective bureau for another community, and I just don't know enough about what other communities do. I do know that if residents want speeding enforcement at neighborhood watch meetings, which we receive a lot of requests, and the ability to actually you know, change the behavior and make it safer on the roads is important. And how do you align those priorities with the current contract, which we have no control over, and other communities. And maybe we can even look at possibly making recommendations to change the current way it's written. And it's a lot of information to ask, but I have concerns with what's going on. And it's never gone on, in the history since I've been elected, the amount of miscommunication or complete non communication, and issues with public safety, and it's concerning, in our residents want certain things. So when we ask on their behalf, we would like them to happen. Our Lieutenant does

whatever he can, but he has to work within the framework of the sheriff. And they do a good job, the best they can.

Beth Ernat
And I don't think you know, what demands to bring to the negotiation table, until you have that comparative analysis, and feasibility of what you need. So my instinct is that the 35 deputies you have is a little low for the area that they're patrolling. And the fact that you're not guaranteed that time at the sheriff's discretion, they can bank it to be used at any time during the length of the contract is very ambiguous. So I think those are answers, you definitely need to have quantitative and qualitative analysis for.

Brenda Stumbo
Right, we contract for 38 and 30 2018. No, we did. So from 2018, we authorized 38 deputies, we've never had 38 deputies. So here we are fast forward, and we reduced it to 35. But we still have a budget if they can ever get up. And they're trying and that there's a lot of issues surrounding that. But we still have to pay for whatever, we don't get billed for 30, we get billed for 35 or 38, whatever we contract for even though we might have 28 or 29. So those are the kinds of nuances in a contract that seems imbalanced.

Beth Ernat
The other point is the charter. So if you have 35 deputies, but there's only 38 at roll call our let's say Ypsi Township and Scio Township, are you both paying for the same people on that shift? So, I'm loosely saying Scio.

Stan Eldridge
And that’s some of the things that we again, we contract with 35, we've not had 35, since I've been in this position. So we, sheriff, banks those hours, we're expected to adhere to a contract exactly as it's written. There's nowhere in that contract that allows for bankable hours, there's nowhere in that contract that allows for it. And as the board's heard me say many times nobody in this audience, nobody in this township would run their house, and their budgets in their own homes this way, where you bring a vendor in and just say, do what you want to do. You know, we just wouldn't do that we have special, you know, specifics on how we want those vendors to respond. And the response has always been, we're gonna police one community the same way we police another community. And you just can't do that because every community has its different things that take place within it. You can't treat them the same. Thank you for taking this on.

Brenda Stumbo
And we greatly appreciate the police services and all that work that the three members have put in thus far. And thank you, Beth, for bringing this forward.

John Newman
I would just like to say one of the requests that we requested from the sheriff's office was to see who was assigned to Ypsilanti township of those deputies. And of course, we never got that information.

Brenda Stumbo
Mr. Winters.

Doug Winters
Madame Chair, I guess by being if you're in one place long enough, you kind of see a lot of things and maybe at the time, you don't realize it may come back around 20 years later, but back in February this year when the township board appointed the Police Services Committee, the mission statement was in part to review all costs associated with the Police Services Unit in the recently approved for year contract with the Washington County Sheriff of Washtenaw County in December of 2022, and those numbers for 2023 without the so called subsidy per PSU is $208,000 this year, $219,000 in next year, to $231,000 in 2025, to $244,000 in the year 2026. So they have determined already, absent a cost subsidy. Absent the mental health millage subsidy, the true costs for a PSU in 2026 is $244,000. Well, back in 2006, when the PSU model was first came into being, I had the document from that study, history, overview. And in 2007, when they first developed the concept of PSU was developed by Plante Moran wanted to figure out what is the costs needed to deploy a deputy sheriff into the field. And that was the consideration of all these different metrics. In 2007, the cost for a PSU was $94,000. Okay, so you fast forward we understand about inflation, we understand about how things continue to go up. But in a span of 14-15 years, you're gone from $94,000, to where this year is $208,000, to a $244,000 price target in 2026, in 2026 that is an 8 million dollar cost to the township. I think again, initial statement was to find out what is the cost associated for PSU, so you're getting an apples to apples analysis. Tonight, we talked about the budget. If you look at the L-4029 that Jovanna spoke about, you of course, you'll see all the different millages where you have the fire department 3.08, solid waste 2.37, general fund .97, sheriff's department police is 5.5570. By far the largest millage vote, but by far the largest amount of dollars, this township is spending is on police services. So I think right now to say that it's not sustainable, at this rate, to $244,000, if it comes, it comes down to it and 2026. And there is no so called subsidy, if it’s already determined as $244,000, it's not going to go in reverse. It's been going up since 2007. So you have to have some type of a analysis performed. And I think the way you describe it the

way you entitle, it does matter, because words do matter. I think right now the intent goes back to what the Board did in February this year was to basically review all the costs associated with the Police Services Unit. That definition has changed. Over the course of the 14-15 years, if I go back to the very beginning, was defined as 1800 hours per deputy. You'll see those definitions used in the succeeding time period. So I don't even know right now, if I sit here tonight, if I can really tell you what from the county standpoint, what is the true definition of a police services unit? I'm not sure I know what that is. And so I think right now the information is critical to make good decisions. When you see it, t,he millage rate the township board is, is asking the taxpayers to continue to support and they have supported it. They support the police ,they support the fire. But at $8 million a year I just don't think it's going to be sustainable unless we really, you know, at 32 deputies right now, is that fair to the deputies, you have a population of nearly 60,000 people. So I think right now the information is critical in how you frame it's really even more critical. I think right now that these numbers going back to 2007 show a pattern that is going to be just not a sustainable thing. And that's why I think it's so important that the committee has shown good faith in trying to obtain this information. I know John Newman has spent a lot of time, Stan has spent a lot of time. And I know that Elizabeth from Supervisor Stumbo's Office, has sent a lot of documents to me from other communities trying to just help us understand better what it is that goes into this. So the decision the board's been asked to make tonight did not come about lightly, haphazardly or without meaningful thoughtfulness going into it. And at the end of the day the question is, how did you get the number of $244,000. Just show me the numbers, show me the money. It shouldn't be that complicated because if you have a number that you've already predicted, this is, these dollars are for all practical purposes, they've already been encumbered by this township when you sign a four year contract. And so they're encumbered. And they're committed. And at the same time is that if you've determined that number, it shouldn't be that difficult for somebody to tell me, how did you get $208,000 in 2023? How do you go from that to $244,000 three years later, just tell me show us. And it's, I think it's necessary expense for the board you have to incur to do this. I feel bad that the township does have to do this. Because this something that by frankly, when you're a vendor as Stan says, you should be more than willing to show somebody, you prove contracts all night long. Everybody shows you their numbers, show you what their costs, show you phase one, phase two, phase three, you just approved for a fifth contract, we'll get down as to what that is going to cost. I'm not equating that with everything is the same. But there is the point is, there's got to be a simpler way of at least just showing, how did you arrive there, that number may not like the number you may not agree with the number. But you've got to be able to show. So I think that trying to achieve here, working with committe, and in Brenda's office with Elizabeth trying to get the information.

Brenda Stumbo
And I think it's changed in policing in general and priorities in general, at the county level, we have to make sure that we always have police protection, you know, that's the best protection we can have. And it's reliable, not only for our deputies, because there's always different conversations going on. And I'm not sure you know what the priority is. And I think the contract that we enter into, should spell it out more than it does now. Especially when it comes to how to suggest and work together, collaborate on how to patrol in the township, and we have no input or control over it. I think that's getting a little scary for us.

Stan Eldridge
And just a quick, cursory of the math, Doug, from 2006 to current year, and going out to 2026. It's somewhere between a 55 and a 72% increase. Show me how you arrived at those numbers.

Beth Ernat
I doubt the officers are receiving that. Madam Chair, can I ask one more question for clarification? I don't know how you establish review committees. So how, how would you do a review committee when the proposals come back?

Brenda Stumbo
Well, we have a police committee.

Beth Ernat
I want to specify that in the paperwork.

Debbie Swanson
I'll just say I think I'm very concerned about how this is shared. So I know that like we had a conversation about minutes and what's in the minutes. So whatever the purpose is of this, we have to be ahead of communicating with the public on why we're doing this, because I'm not, I don't want to rely on the newspaper that we basically don't have. We should be, I don't know if it's whatever we need to do to make sure that the reason why we're doing this, is tediously gone over as far as what we say, because words do matter. And then how that gets released and circulated then that helps tell the story. And so if somebody looks at our packet, or they look at this, they're like they're gonna make their own determination. So just we have to be really clear and then that also comes back to us. Like I appreciate that Attorney Winters was able to go back and say, this is what we said we're doing, we should have the same thing moving forward on this. This is why we're doing it. This is what we're doing. Thank you for the work you've done on this. We can't underestimate how important it is to make sure that the community, our

residents understand why we're doing this because we are doing it for the purpose of protecting their financial resources that they've invested and allowed as our fiduciary responsibility.

Beth Ernat
Trustee Swanson, would you want to put together would you want I can take like the first paragraph of the actual document. If you want to put that up on the website. You know, just as part of a public notice that bids will be released. And then just put the purpose. Maybe take that first paragraph.

Stan Eldridge
Firstly, Hunter made the motion, I second and I would make a friendly amendment that for this one issue that our minutes are verbatim, so it can encapsulate all the discussion in the minutia, for clarity.

Brenda Stumbo
We have a motion and support. Did we answer the question for Beth?

Heather Roe
When we post our bids, I was just trying to visit our website, we just redirect them. But more like press releases, if the Police Services Committee wants to.

Beth Ernat
Maybe that's how you do it on the website is just that announcement from the police committee, police steering committee, just as an announcement and then the link to Bidnet. Again, I can give you a call on Thursday when we can figure out the dates and get the language straight. I think I heard that cost analysis and feasibility would be the title. Is that comfortable? Do you want comparative? Okay. comparative cost analysis and feasibility study will be the official title.

Brenda Stumbo
We have a motion support all in favor Aye. Opposed? Motion carries.

FRIENDLY AMENDMENT REQUESTED FOR VERBATIM MINUTES FOR THIS SECTION OF THE MEETING.

MOTION CARRIED.

3. REQUEST TO SEEK SEALED BIDS FOR THE RENOVATION OF THE COMMUNITY CENTER 200 HALLWAY AND COMMUNITY CENTER BATHROOMS

MOTION TO APPROVE BY ROE, SUPPORTED BY ELDRIDGE.

Supervisor Stumbo stated the bids will come back to the board.

MOTION CARRIED.

OTHER BUSINESS

1. REQUEST TO APPROVE GOVHR TO ASSIST THE HUMAN RESOURCE DEPARTMENT IN COMPLETING A SALARY/BENEFIT STUDY FOR THE TPOAM BARGAINING UNION AS OUTLINED IN THE LETTER OF AGREEMENT APPROVED AS A PART OF THE NEGOTIATED CONTRACT IN 2022.

MOTION TO APPROVE MADE BY ROE, SUPPORTED BY ELDRIDGE.

Supervisor Stumbo stated this is already budgeted.

BOARD MEMBER UPDATES

Trustee Swanson stated her appreciation for the residents that had come out to talk about the DTE issue at the neighborhood watch meeting in West Willow. She added she thinks residents are getting the runaround and had interactions with YCUA that didn't feel right. She added people are being told different people are responsible and that it is really important to help leverage the idea that this is not ok in our community.

Trustee Swanson stated that she had been called by residents over issues with Waste Management and that she had personally went out to pick up trash. She added we are paying a lot for a service and that when they dump the big bins that are a cost savings to the company, trash is coming out.

Supervisor Stumbo stated a meeting has been scheduled with Waste Management due to all the issues that the township has had. She added that she is also contacting DTE to ask for an analysis of the outages and the cause of it.

Trustee Swanson stated that she did not want to hear that it is due to a 500 year storm because we have had two 500 year end storms in less than five years. She added that if the issue is infrastructure, we are behind the eight ball and need to figure out how to prepare for these storms that will most likely keep coming. She added that if the federal or state government has money for infrastructure we need to be making sure to get these in our community.

A motion to adjourn was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge.

The motion carried unanimously.

The meeting was adjourned at approximately 8:56pm.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2023-14

SPECIAL ASSESSMENT LEVY

WHEREAS, the Charter Township of Ypsilanti Board of Trustees, on September 19, 2023 held a public hearing on the proposed special assessment roll prepared by the Deputy Assessor, a copy of which is on file in the Clerk's Office, after advertising the same in a newspaper of record in the Township, and;

WHEREAS, on September 19, 2023 the Ypsilanti Township Board heard comments on said proposed special assessment roll prepared by the Deputy Assessor.

NOW THEREFORE, BE IT RESOLVED that the proposed special assessment roll prepared by the Deputy Assessor for the Charter Township of Ypsilanti be adopted and the amounts set forth on the special assessment roll be levied on the 2023 Winter Tax Roll.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2023-14 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 19, 2023.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

Charter Township of Ypsilanti

RESOLUTION NO. 2023-12

A Resolution Amending the Ypsilanti Township Zoning Ordinance

(In Reference to Proposed Ordinance 2023-505)

Whereas, the Township Planning Department Staff completed a detailed review of the Township's Zoning Code; and

Whereas, at its regularly scheduled Planning Commission meeting held July 25, 2023, the Planning Commission held a public hearing.

Whereas, the Planning Commission for Ypsilanti Township recommended approval of the proposed zoning amendments to the Township's Zoning Code to the Township Board of Trustees at its regular meeting of July 25, 2023 which changes can be summarized as follows:

1. Article 4, Sec. 407. – Residential Multiple-Family: Low Density
    a. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.
2. Article 4, Sec. 408. – Residential Multiple-Family: Medium Density
    a. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.
3. Article 4, Sec. 409. – Residential Multiple-Family: High Density
    a. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.
4. Article 4, Sec. 420.5 – Industrial Use Table
    a. Amended industrial district use table.
5. Article 5, Sec. 506. – Town Center
    a. Amending group 2 to allow for use groups 1, 2, 3, and 4.
6. Article 11, Sec. 1128. – Temporary Sidewalk Outdoor and Tent Sales for Principal Use.
    a. Address the parking requirements of temporary sidewalk and outdoor sales.
7. Article 13, Sec. 1305. – Fences and Walls.
    a. Eliminate illustration in Sec. 1305 and amend 1305.2.A to include through lots.
8. Article 15, Sec. 1509. – Signs.

a. Amend Sec. 1509.6.A.2.b. to change the area of wall signs permitted for each "lot" to "unit" as was intended. To amend Sec. 1509.10. to eliminate wall painted signs.

Now Therefore,

Be it resolved, that the Charter Township of Ypsilanti Board of Trustees does hereby approve Ordinance No. 2023-505 as attached, by amending Articles of the Township's Zoning Ordinance as noted, replacing it with proposed Ordinance No. 2023-505.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2023-12 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 19, 2023.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
ORDINANCE NO. 2023-505

An Ordinance to Amend Articles 4, 5, 11, 13, and 15 of the Ypsilanti Township Zoning Ordinance

Article 4 – District Regulations Zoning Text Amendments

Sections 407, 408, and 409 – Residential Multiple-Family Districts

Single-family residential uses are permitted in the three residential multiple-family districts (RM-LD, RM-MD, and RM-HD) but the dimensional requirements do not contemplate setbacks for single-family residential uses, only multiple-family residential uses. Requiring a single-family residential dwelling to comply with the required 60-foot aggregate side yard setback, for example, of the RM-LD district makes most typical platted subdivision lots unbuildable except for variance approval. On October 5, 2022, staff brought before the Zoning Board of Appeals a request by Habitat for Humanity to seek a variance from Sec. 407 due to the inability for them to meet the aggregate 60-foot side yard setback requirement on a RM-LD lot located at 966 N. Prospect. The lot was only 51' wide rendering the construction of a single-family home impossible with the current standards. If this Zoning Text Amendment was in effect at the time, Habitat for Humanity could simply use the dimensional standards of the most similar single-family lot, in this case, a R-5 One-Family Residential lot. **Staff recommends the following language be included in the supplemental district standards for all three multiple-family districts:**

The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Sec. 407. - Residential multiple-family: low density:

1. *Intent:* The intent is to provide sites for low-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-LD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-LD residential district.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3[1]	80	25%	3	35	30	30	60	30

[1] Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

4. *Supplemental district standards:*

   A. In addition to those bulk regulations listed in Section 407.3, all development shall conform to supplemental bulk regulations listed in Section 419.

   B. The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

   C. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Article 4 – District Regulations Zoning Text Amendments

Sections 407, 408, and 409 – Residential Multiple-Family Districts

Single-family residential uses are permitted in the three residential multiple-family districts (RM-LD, RM-MD, and RM-HD) but the dimensional requirements do not contemplate setbacks for single-family residential uses, only multiple-family residential uses. Requiring a single-family residential dwelling to comply with the required 60-foot aggregate side yard setback, for example, of the RM-LD district makes most typical platted subdivision lots unbuildable except for variance approval. On October 5, 2022, staff brought before the Zoning Board of Appeals a request by Habitat for Humanity to seek a variance from Sec. 407 due to the inability for them to meet the aggregate 60-foot side yard setback requirement on a RM-LD lot located at 966 N. Prospect. The lot was only 51' wide rendering the construction of a single-family home impossible with the current standards. If this Zoning Text Amendment was in effect at the time, Habitat for Humanity could simply use the dimensional standards of the most similar single-family lot, in this case, a R-5 One-Family Residential lot. **Staff recommends the following language be included in the supplemental district standards for all three multiple-family districts:**

The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Sec. 408. - Residential multiple-family: medium density:

1. *Intent:* The intent is to provide sites for medium-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-MD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-MD residential districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
						Side		
in acres	Width in feet		Stories	Feet	Front	Least	Total	Rear
1 or 3[1]	100	15%	4	45	40	40	80	50

[1] Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses.

4. *Supplemental district standards:*
   A. In addition to those bulk regulations listed in Section 408.3, all development shall conform to supplemental bulk regulations listed in Section 419.
   B. The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

   C. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Article 4 – District Regulations Zoning Text Amendments

Sections 407, 408, and 409 – Residential Multiple-Family Districts

Single-family residential uses are permitted in the three residential multiple-family districts (RM-LD, RM-MD, and RM-HD) but the dimensional requirements do not contemplate setbacks for single-family residential uses, only multiple-family residential uses. Requiring a single-family residential dwelling to comply with the required 60-foot aggregate side yard setback, for example, of the RM-LD district makes most typical platted subdivision lots unbuildable except for variance approval. On October 5, 2022, staff brought before the Zoning Board of Appeals a request by Habitat for Humanity to seek a variance from Sec. 407 due to the inability for them to meet the aggregate 60-foot side yard setback requirement on a RM-LD lot located at 966 N. Prospect. The lot was only 51' wide rendering the construction of a single-family home impossible with the current standards. If this Zoning Text Amendment was in effect at the

time, Habitat for Humanity could simply use the dimensional standards of the most similar single-family lot, in this case, a R-5 One-Family Residential lot. **Staff recommends the following language be included in the supplemental district standards for all three multiple-family districts:**

The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Sec. 409. - Residential multiple-family: high density:

1. *Intent:* The intent is to provide sites for high-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-HD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-HD residential districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3[1]	150	15%	8	85	50	50	100	50

[1] Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

4. *Supplemental district standards:*
   A. In addition to those bulk regulations listed in Section 409.3, all development shall conform to supplemental bulk regulations listed in Section 419.
   B. The following minimum dwelling unit size requirements shall apply to the RM-H residential districts:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

   C. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

Article 4, Section 420 – Residential Use Table

Staff suggests amending the industrial schedule of uses to provide for uses more in line with the Master Plan, industrial users that are currently operating in the township, and uses more aligned with today's economic trends. Please find below the proposed changes:

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Blast furnace, steel furnace, blooming or rolling mill		P		Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district
Central dry-cleaning plant, service to more than one facility	P	P		
Crematorium		~~SL-PC~~	SL-PC	Subject to conditions in Section 1115
Garbage, refuse and rubbish transfer stations		P		Subject to conditions in Section 1152.
Heating and electric power generating plants, and all necessary uses		~~SL-PC~~	SL-PC	
~~Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant~~		~~P~~		~~Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district~~
Junkyards and places for dismantling, wrecking, and disposing or salvaging of the junk and or refuse material of agricultural and automotive vehicles, paper, glass, and other materials of a similar nature, including processing of materials for recycling		~~P~~	SL-PC	Subject to conditions in Section 1137 and Article V, Junkyards, and automobile dismantling, of Chapter 22 of the Charter Township of Ypsilanti Code of Ordinances i
~~Lumber and planing mills~~	~~SL-PC~~	~~SL-PC~~		~~Must be in enclosed building and located in the interior of the district so that no property line shall form the exterior boundary of the zoning district~~
Product Assembly				
Manufacturing and Production	SL-PC	SL-PC	SL-PC	

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
~~Manufacture of corrosive acid or alkali, cement, lime, gypsum, or plaster of Paris.~~		~~P~~	~~P~~	~~Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district~~
~~Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small, molded rubber products~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Manufacture or assembly of electrical appliances, electronic instruments and devices, radios, and phonographs~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Manufacture, compounding, assembling or treatment of Articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stamping such as: automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Manufacture, compounding, processing, packaging, or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
~~Metal plating, buffing, and polishing~~	~~SL-PC~~	~~SL-PC~~		~~Subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances~~

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Self-Storage Facilities and storage buildings for lease to the public	~~SL-PC~~	SL-PC	P	Subject to conditions in Section 1134.
Petroleum or other inflammable liquids, production, refining or storage		~~P~~	SL-PC	Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district
~~Sand and gravel extraction~~		~~P~~		~~Subject to conditions in Section 1148.~~
~~Smelting of copper, iron, or zinc ore~~		~~P~~		~~Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district~~
Last mile logistics and distribution warehouses and uses.		P	P	
Large Scale Customer Fulfillment Centers		P	P	
Laboratories, experimental technology testing facilities.	P	P	P	
Avionic repair and manufacturing including airplanes, helicopters, and drones.		P	P	
~~Green infrastructure and technology~~			~~P~~	
Data centers for the storage and warehousing of computer servers.		P	P	
Outdoor Storage and Contractors/Landscapers Yard	~~P~~	~~P~~SL-PC	SL-PC	Subject to conditions in Section 1157.
~~Open Air Business~~	~~SL-PC~~	~~SL-PC~~		~~Subject to condition is Section 1119.~~
Warehouses and indoor storage	~~P~~	P	P	

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
~~Uses which have an industrial character in terms of either their outdoor storage requirements or activities such as, but not limited to: lumberyard, building materials outlet, upholsterer, cabinetmaker, outdoor boat, house trailer, automobile garage or agricultural implement sales~~	~~SL-PC~~	~~SL-PC~~		
~~Laboratories, experimental, film or testing~~	~~SL-PC~~	~~P~~		~~In I-T, must be in enclosed building~~
Medical laboratories	P	P		
~~Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development~~	~~P~~	~~P~~		~~In I-T, must be in enclosed building~~
Green Industry and Energy				
Green technology research and manufacturing	P	P	P	
Solar Farms		SL-PC	SL-PC	
Green Battery Manufacturing		P	P	
Hydrogen Technology and alternative green fuels		SL-PC	P	
Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development	P	P	P	
Agricultural				
~~Farm operation~~	~~P~~	~~P~~		
Greenhouse and plant material nursery (materials grown and sold on-site)	~~P~~	P	P	
~~Community Supported Agriculture~~	~~SL-PC~~			

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Office and Financial				
Office buildings	P	P	P	
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	P	P	
Retail and Services				
Sexually Oriented Businesses			SL-PC	Subject to conditions in Section 1139.
~~Adult/child day care center I preschools~~	~~SL-PC~~			
Commercial kennels/ pet day care	SL-PC	P	P	Subject to conditions in Section 1161
~~Massage therapy~~			~~SL-PC~~	~~Subject to conditions in Section 1140.~~
~~Pawnbroker, secondhand dealer, and junk dealer facilities~~			~~SL-PC~~	~~Subject to conditions in Section 1141.~~
Incidental Sales and Services	A	A	A	Subject to conditions in Section 1132
Tattoo parlor			SL-PC	
Medical Marihuana				
Class A Grower (may grow up to five hundred (500) marijuana plants), Class B Grower (may grow up to one thousand (1,000) marijuana plants), and Class C			P	

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Grower (may grow up to one thousand-five hundred (1,500) marijuana plants)				
Processor			P	
Safety Compliance Facility			P	
Dispensary			P	
Secure Transporter			P	
Provisioning Center			P	
Microbusiness			P	
Recreational Marihuana				
Class A Marijuana Grower (may grow up to one hundred (100) plants), Class B Marijuana Grower (may grow up to five hundred (500) plants), and Class C Marijuana Grower (may grow up to two thousand (2,000) plants)			P	
Processor			P	
Safety Compliance Facility			P	
Provisioning Center			P	
Secure Transporter			P	
Retailer			P	
Microbusiness			P	
Lodging and Restaurants				
Hotels	P			Subject to condition in Section 1123.
Motels	P			Subject to conditions in Section 1122.

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Restaurants	P			
Civic/Institutional				
Hospitals	P			
Trade or industrial schools	P	P	P	No outdoor storage
Parole or probation offices			SL-PC	Subject to conditions in Section 1143.
Public/government buildings	P	P	P	
Public utility buildings, excluding wastewater treatment plants	P	P	P	
Transfer and electricity and gas service buildings and yards	P	P	SL-PC	
Wastewater treatment plants			P	Subject to conditions in Section 1154.
Recreation				
Assembly halls, display halls, convention center, theater, or similar places of assembly	SL-PC			Conducted in completely enclosed building
Health clubs, fitness centers, gyms and aerobic clubs, health, and fitness center	SL-PC	SL-PC		Permitted as accessory use only in I-T
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	SL-PC	SL-PC		Permitted as accessory use only in I-T. Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district. Subject to conditions in Section 1135.
Lighted outdoor commercial sports centers, including baseball and other intense activities		P		Subject to conditions in Section 1153.

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
~~Outdoor spat ball, simulated war games and similar activities~~		~~P~~		~~Subject to conditions in Section 1151.~~
Outdoor theaters		SL-PC	SL-PC	Subject to conditions in Section 1138.
Racetracks (including midget auto and karting tracks) and dirt tracks		~~P~~	SL-PC	Subject to conditions in Section 1150.
Automotive/Transportation				
Airports	~~SL-PC~~	SL-PC	SL-PC	Subject to conditions in Section 1133.
Auto engine and body repair, and undercoating shops	~~SL-PC~~		SL-PC	When conducted in enclosed building
Automobile mechanical component dismantling and recycling			SL-PC	Subject to conditions in Section 1142.
Freight terminals	~~P~~	P	P	
Railroad transfer and storage tracks, railroad rights-of-way	P	P	P	
Railroad lines, rail spurs and similar rail transport access facilities	P	P	P	Subject to conditions in Section 1145.
Accessory Uses				
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	
Other				
Wireless communication towers and antennas	See Section 1144.			

(Ord. No. 2018-476 , § 2, 2-20-18)

Article 5 – Sec. 506. – Town Center:

Use groups by category in Town Center

Use Group 2 for the Town center corridors indicates in Use Group 2 *mixed uses: any combination of uses located in group 1, 2, or 3 that is mixed vertically in a building or horizontal on one parcel* is permitted but Use Group 4 (retail, entertainment, and service uses) have been excluded from the mixed-use groups even though Use Group 4 is permitted across all site types. Staff recommends that Use Group 2 for all corridors be corrected to include Use Group 4 in the mixed-uses permitted. **This Zoning Ordinance Text Amendment will be brought to the Planning Commission for the Neighborhood and Regional Corridor in the coming months.** See next page.

Current Zoning Ordinance Language:

2. *Use Groups by Category-Town Center:*

Town Center Corridors
Use Group 1 **Residential Uses:**
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2 **Misc. Residential/Related Uses:**
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizonal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
Use Group 3 **Office/Institutional:**
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4 **Retail, Entertainment, and Service Uses:**
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Proposed Text Amendment:

2. *Use Groups by Category-Town Center:*

Town Center Corridors
Use Group 1 **Residential Uses:**
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2 **Misc. Residential/Related Uses:**
Mixed-use. Any combination of uses located in group 1, 2 3, or 4 that is mixed vertically in a building or horizonal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
Use Group 3 **Office/Institutional:**
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4 **Retail, Entertainment, and Service Uses:**
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Article 11—Specific Use Provisions Zoning Text Amendments

Section 1128 - Sec. 1128. - Temporary sidewalk, outdoor and tent sales for principal use:

Section 1128 provides for temporary sidewalk, outdoor and tent sales for principal uses, with conditions for all uses specified in paragraph 1. The conditions include following the sign provisions, maneuverability, or safety of the site, and following all other township requirements. However, there is no provision for parking requirements that apply to all uses; parking requirements are addressed only under paragraph 2, Seasonal sales of produce from tents, stands or display racks. Parking should be a consideration for all temporary sales uses.

Staff recommends that the parking requirements under paragraph 2 be moved to paragraph 1, thereby applying to all uses under Section 1128.

Sec. 1128. - Temporary sidewalk, outdoor and tent sales for principal use:

Temporary sidewalk, outdoor and tent sales may be permitted subject to the issuance of a revocable Zoning Compliance permit to operate a sidewalk, outdoor or tent sales as an extension of or compatible with, the existing business on a portion of the public sidewalk or other public area adjacent to the business. The Zoning Compliance permit may be issued by the Zoning Administrator under the following terms and conditions:

1. For all uses, the following conditions must be met:
    A. Signs shall be limited to sizes and locations in keeping with Article 15.
    B. All temporary buildings, tents and structures shall be constructed, used, occupied, and maintained in compliance with the provisions of the state construction code and all Ordinances of the Township.
    C. Building and Fire Code requirements shall be complied with.
    D. The sale shall not interfere with the use of the sidewalk or street for pedestrian or vehicular travel. Sidewalk width must remain at least six (6) feet wide.
    E. The sale shall not unreasonably interfere with the view of, access to or use of property adjacent to the street or neighboring businesses or properties.
    F. The sale shall not interfere with street clearing or snow removal activities.
    G. The sale shall not cause damage to the street or to sidewalks, trees, benches, landscaping, or other objects lawfully located on the property.
    H. Sales areas shall be located so as to provide adequate access for fire and safety vehicles.
    I. A permit shall be required. The proprietor of the property shall provide a sketch plan drawn to scale showing the location of the sale, existing and proposed temporary and permanent structures on the entire parcel, parking areas, and parking calculations.
    J. Copies of permits required by any other agencies for the use must be included with the permit application.

K. Off-street parking shall be provided in keeping with standards of Section 1205, Parking requirements. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.

2. Seasonal sale of produce from tents, stands or display racks subject to the following conditions:

   A. Permits may be issued for up to six (6) month periods.

   ~~B. Off-street parking shall be provided in keeping with standards of Section 1205, Parking requirements. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.~~

3. Sidewalk sales areas may be permitted subject to the following:

   A. The sidewalk sales area shall abut the building and shall not be placed abutting a parking area or vehicle travel lane.

   B. Sidewalk sales areas shall not be fenced or enclosed in any manner.

   C. Sidewalk sales shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.

4. Tent sales may be permitted subject to the following:

   A. No more than three (3) tent sales shall be permitted for a business location within a single calendar year.

   B. A tent sale shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.

   C. Tent sales when proposed to be conducted on parking areas shall not reduce required parking spaces by more than fifteen percent (15%).

   D. All tents shall be removed within forty-eight (48) hours of expiration of the period for which the permit is issued.

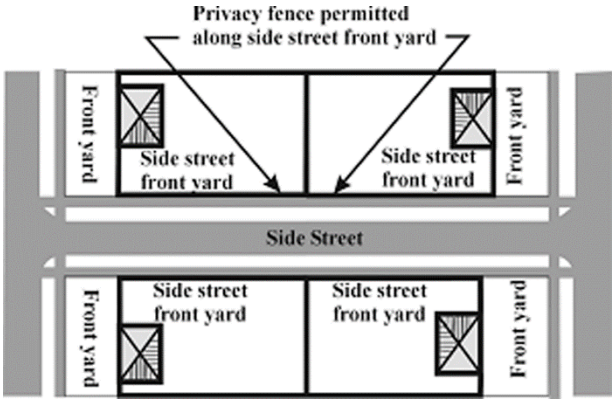
   E. Equipment and products used in the event do not pose a fire or other hazard.

Article 13 Zoning Text Amendments

A. Section 1305 – Fences and Walls

Section 1305.2.A.(1) specifies that *"Only ornamental type fences shall be located in a required front yard or, in the case of a corner or through lot, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height."*

However, the illustration included in this section reflects the previous zoning ordinance provisions allowing a six-foot privacy fence in the required yard adjoining a public or private street in certain situations. The illustration should be corrected to show that a privacy fence must meet the required front yard setback along both street frontages.



B. Section 1305 – Fences and Walls

A through lot is defined by the Ordinance as "*Lot, Through: Any interior lot having frontage on two (2) more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all yards of said lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required."*

Section 1305.2.A.(1) specifies that *"Only ornamental type fences shall be located in a required front yard or, in the case of a corner or through lot, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height."* A six-foot tall fence must meet the rear yard setback of 35 feet on a through lot, which could substantially decrease the usable rear yard of a through lot.

Staff recommends that the ordinance be changed to read as follows:

2. Height and location requirements:

A. Residential District.

(1) Only ornamental type fences shall be located in a required front yard or, in the case of a corner ~~or through lot~~, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height.

(2) Fences may be located in any required yard not adjoining a public or private street provided that they shall not exceed six (6) feet in height. In the case of a through lot, fences between four and six feet in height located in the secondary front yard shall maintain a ten (10) foot setback.

Article 15 – Signs

Section 1509.6.A.2.b. – Permitted Signs in Form-based Districts.

The area of wall signs permitted for a multi-tenant building in the form-based district is indicated as *per lot* but that would mean individual tenants would be left without any wall signs. Staff suggests that the language be amended to read as follows:

(b) Area. The area of wall signs permitted for each ~~lot~~ unit shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by a business to a maximum area of one hundred (100) square feet. All businesses without ground floor frontage, in a given building, shall be permitted one (1) combined exterior wall sign not more than twenty-four (24) square feet in area.

Section 1509.10. – Prohibited Signs

The zoning ordinance does not address signs painted directly onto a building façade as a wall sign. Staff suggests the following language:

H. No sign shall be painted directly onto the façade of the building wall or related architectural feature.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2023-505 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on September 19, 2023 after first being introduced at a Regular Meeting held on August 15, 2023. The motion to approve was made by member Jarrell Roe and seconded by Eldridge YES: Stumbo, Jarrell Roe, Eldridge, Hunter, Newman and Swanson ABSENT: Peterson NO: None ABSTAIN: None.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk

Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2023-13

RESOLUTION REGARDING
TEMPORARY ROAD
CLOSURE

Resolution authorizing the temporary road closure of Rosewood St. between Davis St. and Ecorse Rd. for the Calvary Baptist Church Fall Festival from 11am to 6pm on October 14, 2023.

WHEREAS, the Charter Township of Ypsilanti Board of Trustees has approved the temporary closure of Ypsilanti Township roads as indicated above; and

WHEREAS, the Driveways, Banners, and Parades Act 200 of 1969 requires the Township to authorize an official designated by resolution to make such request from the Road Commission.

NOW THEREFORE, BE IT RESOLVED that the Township of Ypsilanti Board of Trustees designates and agrees that Fred Crothers, Cavalry Baptist Church Facility Manager be the authorized official designee in this instance, when application is made to the Washtenaw County Road Commission for this temporary road closure.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2023-13 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 19, 2023.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

August 30, 2023

Mr. Eric Copeland
Fire Chief
Charter Township of Ypsilanti
7200 Huron River Drive
Ypsilanti, MI 48197

Regarding: Hewitt Fire Station #3 Paving Improvements
OHM Job No. 0098-20-0070

Dear Mr. Copeland:

Attached for your review and approval is Change Order No. 1 for the referenced project. The Change Order is for $11,509.50 or about 6% of the contract. The Township previously approved a total budget of $202,000 and this change order will bring the total contract to $194,536.00 which is still under the approved contingency budget.

A few enhancements were made to the plan set during construction including additional drainage structures to route roof drainage away from the front entrance, additional bollards to protect hydrants and gas meters as well as additional restoration to account for moving the existing garden and slightly modifying the parking area. There was also significant undercutting and the coordination of removal and resetting of the signal loop that was discovered when the pavement was removed.

All in all, we are waiting for final permits to be released from the WCRC and final punch list items to be addressed. I would expect one more minor change order addressing the WCRC invoice for the traffic loop and then we will recommend final payment and to close the contract. This project will end up under the budgeted $202,000.

Please contact us if you have any questions.

Sincerely,
OHM Advisors

Matthew D. Parks, PE
Project Manager

cc: John Hines, Municipal Services Director
Heather Jarrell Roe, Township Clerk
Stan Eldridge, Township Treasurer
Javonna Neel, Township Accounting Supervisor
John Senkowski
Phil Maly, OHM
File

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OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

CHANGE ORDER

OHM Advancing Communities

Project: Ypsilanti Township - Hewitt Fire Department Station #3 Paving Improvements

Job Number: 0098-20-0070

Owner: Ypsilanti Township
7200 S. Huron River Dr.
Ypsilanti, MI 48197
(734) 484-4700

Contractor: DOAN CONCRETE

Note:

Change Order Number: 1
Date: 8/16/2023
Print Date: 8/30/2023

TO THE CONTRACTOR:

You are hereby directed to comply with the changes to the contract documents.This change order reflects work completed or anticipated.

OHM Advisors
355 S. Zeeb Road, Suite A
Ann Arbor, MI 48103
(734) 466-4577

CURRENT PROJECT PLANS AND SPECIFICATIONS WILL BE ADHERED TO UNLESS SPECIFICALLY CHANGED BY THIS CHANGE ORDER DOCUMENT.

THE CONTRACT AMOUNT WILL BE CHANGED BY THE SUM OF:	$11,509.50
Original Contract Amount:	$183,026.50
Contract Amount Including Previous Change Orders:	$183,026.50
Amount of this Change Order:	$11,509.50
REVISED CONTRACT AMOUNT:	$194,536.00

Accepted By

Doan Construction JOHN SENKOWSKI Date 8-30-23

Approved By

Brenda L. Stumbo / Heather Jarrell Date 9-20-23

Prepared By

Phil Maly, Client Representative Phil Maly Digitally signed by Phil Maly DN: C=US, E=phil.maly@ohm-advisors.com, O=OHM Advisors, CN=Phil Maly Date: 2023.08.30 13:19:07-04'00' Date

Recommended By

Matt Parks, Principal Matthew D. Parks Digitally signed by Matthew D. Parks DN: C=US, E=matt.parks@ohm-advisors.com, O=OHM Advisors, CN=Matthew D. Parks Date: 2023.08.30 13:19:28-04'00' Date

Items

Item No.	Description	Previous Authorized Quantity	Quantity Change	New Authorized Quantity	Unit Price	Total Increase
THE FOLLOWING ITEMS AND OR CONTRACT UNIT PRICES SHALL BE ADDED TO THE CONTRACT AMOUNT						
Division: A						
7	Bollard, Rem	3.00 Ea	6.00	9.00	$300.00	$1,800.00
14	Concrete Pavt with Integral Curb Nonreinf, 8 inch	1421.00 Syd	37.00	1458.00	$96.50	$3,570.50
16	Bollard, Furnish and Install	3.00 Ea	6.00	9.00	$800.00	$4,800.00
17	Bollard, Paint, Yellow	6.00 Ea	3.00	9.00	$100.00	$300.00
19	Sewer, Cl A, Edge Drain	129.00 Ft	4.00	133.00	$5.00	$20.00
20	Trench Drain w/ Grate, 6 inch	10.00 Ft	114.00	124.00	$10.00	$1,140.00
22	Turf Establishment	280.00 Syd	184.00	464.00	$13.50	$2,484.00
			SUB-TOTAL INCREASES DIVISION A:			**$14,114.50**
THE FOLLOWING ITEMS AND OR CONTRACT UNIT PRICES SHALL BE SUBTRACTED FROM THE CONTRACT AMOUNT						
Division: A						
12	Erosion Control, Inlet Protection, Fabric Drop	3.00 Ea	-3.00	0.00	$200.00	($600.00)
13	Maintenance Aggregate	5.00 Ton	-5.00	0.00	$50.00	($250.00)
15	Sidewalk, Conc, 6 inch	90.00 Sft	-90.00	0.00	$10.00	($900.00)
18	Pavt Mrkg, Waterborne, 4 inch, Yellow	463.00 Ft	-95.00	368.00	$2.00	($190.00)
21	Decorative Stone	11.00 Syd	-11.00	0.00	$15.00	($185.00)
23	WCRC Permit/Inspection Allowance	1000.00 Dlr	-500.00	500.00	$1.00	($500.00)
			SUB-TOTAL DECREASES DIVISION A:			**($2,605.00)**

PRECISION CONCRETE CUTTING
Trip Hazard Removal Specialists

1896 Goldeneye Drive, Holland MI 49424
Phone: 616.403.1140 FAX: 616.582.5951
www.MichiganSafeSidewalks.com

August 10, 2023

Charter Township of Ypsilanti
attn: John Hines, Deputy Supervisor, Recreation Coordinator
7200 South Huron River Dr
Ypsilanti, MI 48197

Phone: (734) 544-3646 Mobile: (734) 351-8947 Email: jhines@ytown.org

Subject: **CHANGE ORDER #1 for Sidewalk Trip Hazard Elimination Proposal for Charter Township of Ypsilanti 2023**

John,
We appreciate the opportunity to submit this change order for the Charter Township of Ypsilanti to apply the remaining budget of **$27,397** to perform work in additional areas as determined by the Township for *The Sidewalk Trip Hazard Elimination Proposal for Charter Township of Ypsilanti 2023*. Upon your review and acceptance of this change order, **please sign and return** (or submit a valid purchase order referencing this proposal) via FAX to (616) 582-5951 or email us at **info@PCCMich.com.**

Precision Concrete Cutting

Precision Concrete Cutting (PCC) has been removing trip hazards from uneven sidewalks and other concrete walkways across the nation for over 25 years. As the industry leader in technology and price, PCC can reduce liability associated with uneven sidewalk and help meet ADA compliance with a method more effective and less expensive than alternatives. PCC utilizes its patented tools and processes that it has developed and refined for trip hazard removal. Not only is trip hazard removal the specialty of PCC... it's the only thing we do. PCC has dozens of locations across the country. Precision Concrete, Inc. is the locally licensed business unit serving Michigan, Indiana, Central Illinois, and Missouri that leverages the proven tools, process, and training to provide this service.

The Advantage

The Precision Concrete Cutting (PCC) service removes the entire trip hazard from side to side on the entire sidewalk while other methods of repair often leave a portion of the trip hazard. Not only can PCC reach the edges of every sidewalk, we can remove trip hazards from virtually any angle and at any location. Trip hazards caused by cracked concrete or located in hard-to-reach places such as in gutters or adjacent to a wall, post, or railing will be eliminated without any damage to nearby impediments. **There is no other process of trip hazard removal available with the quality, flexibility, and diversity as that of PCC.**



Quality

The Precision Concrete Cutting (PCC) process involves the measurement of every sidewalk trip hazard identified. PCC inspects the sidewalks and takes specific measurements to identify and log each trip hazard size and location. These measurements are used to determine the size of repair that is required, and to guarantee that the repair is made to dimensional specifications.



The PCC finished repair is aesthetically pleasing, smooth, and of superior quality compared to alternatives. It does not leave grooves in the surface of the concrete, it is not uneven, and is left with an acceptable coefficient of friction to not create slip hazards.

Environmental & Community Friendly

The Precision Concrete Cutting (PCC) process does not require heavy equipment in the work area. The PCC equipment is small and maneuvered about by individual employees. No damage is created to buildings, landscaping, irrigation systems, or the surrounding environment. Complete cleanup of the work area is performed and dust abatement systems minimize dust. All materials removed are properly recycled.



PCC utilizes a patented dust collection system to keep dust to a minimum while performing its work. This is a great benefit over other repair processes that leave the area covered in concrete dust or slurry. PCC also cleans up the removed concrete and debris created while performing the repairs and disposes (for recycle) of it as part of the service. Being a complete solution, no follow-on tasks are required of Charter Township of Ypsilanti staff. Sidewalks remain open with only minor disruption while PCC moves thru an area performing the trip hazard removals.

As a member of the U.S. Green Building Council (USGBC) we are proud of the fact that we reduce the impact to landfills and the environment as a result of our service. For example, **removing and replacing just 50 sidewalk panels would result in approximately 60,000 lbs of concrete being removed** (your average 5' x 5' panel weighs about 1,200 lbs). Using Precision Concrete Cutting, sidewalk trip hazard removal can be accomplished by removing about 400 lbs of concrete that will be recycled. No heavy equipment or hauling is required. Also, there is no damage to trees or adjoining landscape with Precision Concrete Cutting.

Real Savings

Precision Concrete Cutting (PCC) leverages new technology and unique equipment to perform sidewalk repairs at a 70-80% cost savings compared to sidewalk replacement. It is estimated that this project will save Charter Township of Ypsilanti **over $62,000 on repairs.**

Professional Plan and Approach

Precision Concrete Cutting (PCC) will conduct a pre-construction planning meeting with the Charter Township of Ypsilanti designated contact(s) using a PCC Project Manager to establish priorities, a high-level schedule for each job site, review risks/constraints, and safety plans. The Project Manager will assure schedule, scope, and budget objectives are attained for the project. The PCC Delivery Manager will assure quality and safety objectives are attained during the onsite work phase of the project.

PCC will deploy a well-marked light-duty pickup truck/van and full logo trailer used to mobilize up to three (3) full sets of cutting equipment and operators. Safety cones are placed wherever the truck/van and trailer park and they are placed on the sidewalks in front of and behind the operator area to assure pedestrian safety during cutting. All PCC staff (including project manager) wears high-visibility safety vests whenever they are outside their vehicle.



Scope and Cost

Precision Concrete Cutting (PCC) is proposing to complete the work in the West Willow Neighborhood as determined by the Township. PCC has a project balance of 653 Inch Feet of cutting remaining at a net cost of $27,397. Billing will be based on actual work performed up to the approved budget.

The sidewalk trip hazards are defined as differentials in the walkway of .5" high up to (including) 1.5" high. Trip hazards will be eliminated leaving a maximum running slope (ramp) of 1:8 as permitted to meet ADA requirements. **For this project, it is estimated PCC will correct over 357 trip hazards.** The work will be performed on Township sidewalks in the project area(s), as prioritized by the Township, up to the approved project budget.

Job No. (Area)	Location	RR (Remove and Replace) or out of scope	Estimated # of Trip Hazards Cut	Estimated Linear Feet	Estimated Inch Feet	Estimated Cost
1	Tyler Rd (Estimated)	0	182	691	332.20	$17,938.64
2	Additional Roads TBD by Township	0	175	664	320.71	$17,318.34
	Totals	**0**	**357**	**1,355**	**652.91**	**$35,256.98**
					Additional Services:	$0.00
					Travel and Expenses:	$0.00
					Discount* :	-$7,834.88
					Net Proposed Total:	**$27,396.66**

*Municipal discount will apply if change order accepted prior to August 31, 2023, and with an authorization to proceed with project by September 30, 2023.

MAP: Arial view of priority working areas to be completed as budget allows.



Sole Source Status

The technology that Precision Concrete Cutting uses to remove trip hazards has been developed and patented by Precision Concrete Cutting based in Provo, UT. Precision Concrete Cutting and its local branches are the only companies authorized to use the patented equipment and method for removing sidewalk trip hazards as described by the following patent numbers:

U.S. Patent No. 6,827,074
U.S. Patent No. 6,896,604
U.S. Patent No. 7,000,606
U.S. Patent No. 7,143,760
U.S. Patent No. 7,201,644
U.S. Patent No. 7,402,095

These patent numbers and the Precision Concrete Cutting (PCC) licensing agreement make Precision Concrete, Inc. a sole source for trip hazard removal in Michigan and Indiana using this technology. In the event that an organization is required to put trip hazard removal "out for bid", it will not be able to find a vendor with the same ability to perform trip hazard removal using the same process. This means that any vendor bidding against PCC (or Precision Concrete, Inc.) may not be able to perform to the same quality requirements as Precision Concrete Cutting.

Invoicing

A Precision Concrete Cutting (PCC) invoice will be issued for work completed at the conclusion of the project. Payment terms are net 15 days from the date work is completed unless contract states otherwise. PCC will not charge Charter Township of Ypsilanti any additional fees for mobilization, setup, cleanup, or travel / expenses. All such fees are included in the proposed price.

An itemized invoice listing the location of each trip hazard resolved will be listed and can be provided in hard copy or soft copy as required by Charter Township of Ypsilanti. This itemized list provides the Charter Township of Ypsilanti with a completely auditable summary of the work performed by PCC. It is also a document that can support the fact that your organization has a proactive sidewalk maintenance program in place.

Summary

Precision Concrete Cutting is very interested in working with Charter Township of Ypsilanti to deliver a proactive and cost-effective sidewalk maintenance program to help with the efforts of ADA compliance and reduce liabilities associated with sidewalk trip hazards. Our goal is to develop a long-term relationship in which we can help Charter Township of Ypsilanti achieve its annual sidewalk maintenance objectives.



Thank you for your consideration. Signature and date below confirms your acceptance of this proposal.

Ben Johnson, Business Dev Mgr, SE Michigan
and Mark Bonkowski (President)

Precision Concrete, Inc.
1896 Goldeneye Drive
Holland MI 49424

(248) 606-9161 Cell

(616) 403-1140 Office
(616) 582-5951 Fax

Charter Twp of Ypsilanti
customer

authorized signature / date

Brenda L. Stumbo Supervisor
Heather Jarrell Roe Clerk
printed name / title

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
OFFICE OF THE CLERK

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

September 20, 2023

Matthew D. Parks
OHM Advisors
34000 Plymouth Rd.
Livonia, MI 48150

Re: ***Request to approve the agreement with OHM Advisors to provide professional services for species relocation for the Ypsilanti Township ARPA Civic Center Pond Renovation***

At the regular meeting held on September 19, 2023, the Charter Township of Ypsilanti Board of Trustees approved the agreement with OHM Advisors to provide professional services for species relocation for the Ypsilanti Township ARPA Civic Center Pond Renovation in the amount of $9,000.00 budgeted in line item #282-901-981-030.

Please sign the attached agreement and return to my office. Once received, a fully executed copy will be returned to you.

Should you have any questions, please contact my office.

Sincerely,

Heather Jarrell Roe

Heather Jarrell Roe
Clerk

cc: John Hines, Municipal Services Director
Brenda Stumbo, Supervisor
Javonna Neel, Accounting Director
Files

September 5, 2023

Ms. Brenda Stumbo
Township Supervisor
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Proposal for Species Relocation in Civic Center Pond
Professional Engineering Services

Dear Ms. Stumbo:

Thank you for the opportunity to submit this proposal to provide Professional Engineering Services for the planning and execution in the collection and relocation of the turtle and fish species located within the Ypsilanti Civic Center Pond. These efforts, which are time sensitive, will be implemented prior to the planned dredging activities. After careful review of the pond habitat during the survey work and looking back at the previous liner project, it is recognized that this effort would make a significant impact to the surrounding ecosystem despite this being a man-made pond. This effort was done previously, but the timing of this project (to start in the late winter/early spring) requires the Township to perform this work without a contractor present.

To complete this effort in the most efficient and effective manner possible, OHM ecologists will perform the following Scope of Services within the below noted timeframe. The project cost is also included for your consideration.

SCOPE OF SERVICES

Species Collection and Relocation

Task 1: Trap Deployment & Relocation
Initial trap deployment and relocation will be conducted over a five-day period during which the traps will be deployed and checked on a daily basis. Individuals collected will be relocated to predetermined locations within the watershed, following industry standard practices. Upon completion of the trapping phase, which needs to take place in early fall to avoid disrupting turtle hibernation, the dewatering can begin.

Task 2: Dewatering & In-Water Collection
With the assistance of Township staff, the pond will be dewatered to a depth of approximately two (2) feet. Upon completion, field staff will perform in-water seine net fish collection. Collection will continue until three (3) consecutive seine pulls have resulted in no catch. Only native species will be relocated, and invasive and exotic species will be disposed of using industry standard practices. Upon completion of this task, the contractor can complete the final dewatering and commence the construction phase.

Task Description	Timeframe	Fee
Task 1 – Trap Deployment & Relocation	Up until mid-Oct. or after mid-May	$8,500
Task 2 – Dewatering & In-Water Collection	Following Task 1	$1,400
Total		**$9,900**

ASSUMPTIONS

- Relocation will occur prior to the species dormancy period (mid-October) or after emergence in mid-May.
- Dewatering will be performed this fall, or late spring, by either the Township or contractor. We ask for a single point of contact to help coordinate this and if pond levels could be slowly lowered (by not refilling) starting in September, this would help with that effort. Fountains may need to also be relocated or removed during this period.

ACCEPTANCE

If this proposal is acceptable to you, a signature on this letter and initials on the contract terms and conditions will serve as our authorization to proceed.

Thank you for giving us the opportunity to present this proposal to you. We look forward to working with you throughout this project.

OHM ADVISORS CONSULTANT		Charter Township of Ypsilanti CLIENT
	(Signature)	
Matthew D. Parks, P.E.	(Name)	Ms. Brenda Stumbo
Principal in Charge	(Title)	Township Supervisor
	(Date)	9-20-2023
	(Signature)	
	(Name)	Ms. Heather Jarrell Roe
	(Title)	Township Clerk
	(Date)	9-20-23

Stantec Consulting Michigan Inc.
1168 Oak Valley Drive, Suite 100, Ann Arbor MI 48108-9200

September 7, 2023
File: 275154401

Attention: Mr. John Hines, CPRP
Ypsilanti Township Recreation Director
Charter Township of Ypsilanti
7200 South Huron River Drive
Ypsilanti, MI 48197

Dear Director Hines,

Reference: Emergency Survey and Civil Engineering Design Services for the Ypsilanti Township Community Center Bathroom Renovations Project (ARPA Funding Scope)
Charter Township of Ypsilanti, Washtenaw County, Michigan

As requested, Stantec Consulting Michigan Inc. (Stantec) is pleased to submit this proposal for emergency professional Civil Engineering Design and Survey Services for the Ypsilanti Township Community Center Bathroom Renovations Project. It is our understanding these renovations will consist of evaluating alternatives with the building design team, and client, to design a new gravity sanitary sewer replacement lead(s) to the facility located 5 ft outside the building wall limits. See Exhibit A - Sewer Evaluation Sketch.

BACKGROUND

The existing community center underground sanitary piping consists of sections of cast iron soil piping and vitrified clay piping. Based on the original building drawings received by Stantec, the current building layout, and the current excavation, it appears that a portion of the building was built over the original 6" exterior vitrified clay piping. It has been identified that some of the original vitrified clay piping was compromised through settlement and/or age deterioration. This sanitary piping routes from Room 202 under offices, through the lobby and racquetball courts and then exits the building to the west. See Exhibit A - Sewer Evaluation Sketch.

Based on the failure of the existing underground sanitary piping system, the existing vitrified clay piping is recommended to be replaced. The Township recently engaged a survey team utilizing cameras to limit exploratory flooring demolition and excavation to find and replace the failed piping under the building. A goal of the services to replace the sanitary piping and bring the line outside of the building as much as possible. The scope will still include removal of existing floor finishes, and subfloor with replacement of existing floor finishes, but the piping is being replaced almost in full and the work to demo and disturb the interior of the building will be reduced. See Exhibit B - Sewer Evaluation Findings Summary.

Reference: **Community Center Bathroom Renovations Project**

SCOPE OF WORK REQUESTED

Stantec proposes to perform the following tasks as part of these services:

Task 1 – Topographic Survey

A. Conduct a topographic survey of the impacted area of the proposed construction.

Task 2 – Civil Design Services

A. Based on the topographic survey obtained in Task 1, the Stantec Civil Team will work with the building design team and client to prepare design and construction drawings for new exterior sanitary sewer leads for the building. One plan revision is anticipated to address stakeholder comments.

UNDERSTANDINGS & ASSUMPTIONS

This proposal was developed under the following understandings and assumptions:

- Existing drawings to be provided. Any work to the existing Sanitary MH will require YCUA approval (none anticipated). Exterior Sewer leads will be under the jurisdiction of the Township Building Department.
- Hazardous material testing and any necessary abatement will be provided by owner.
- Excludes any permit fees, geotechnical services or any work not listed above.
- Assumes that existing mechanical, plumbing and electrical infrastructure is adequate to support the anticipated scope – except as noted for improvements.

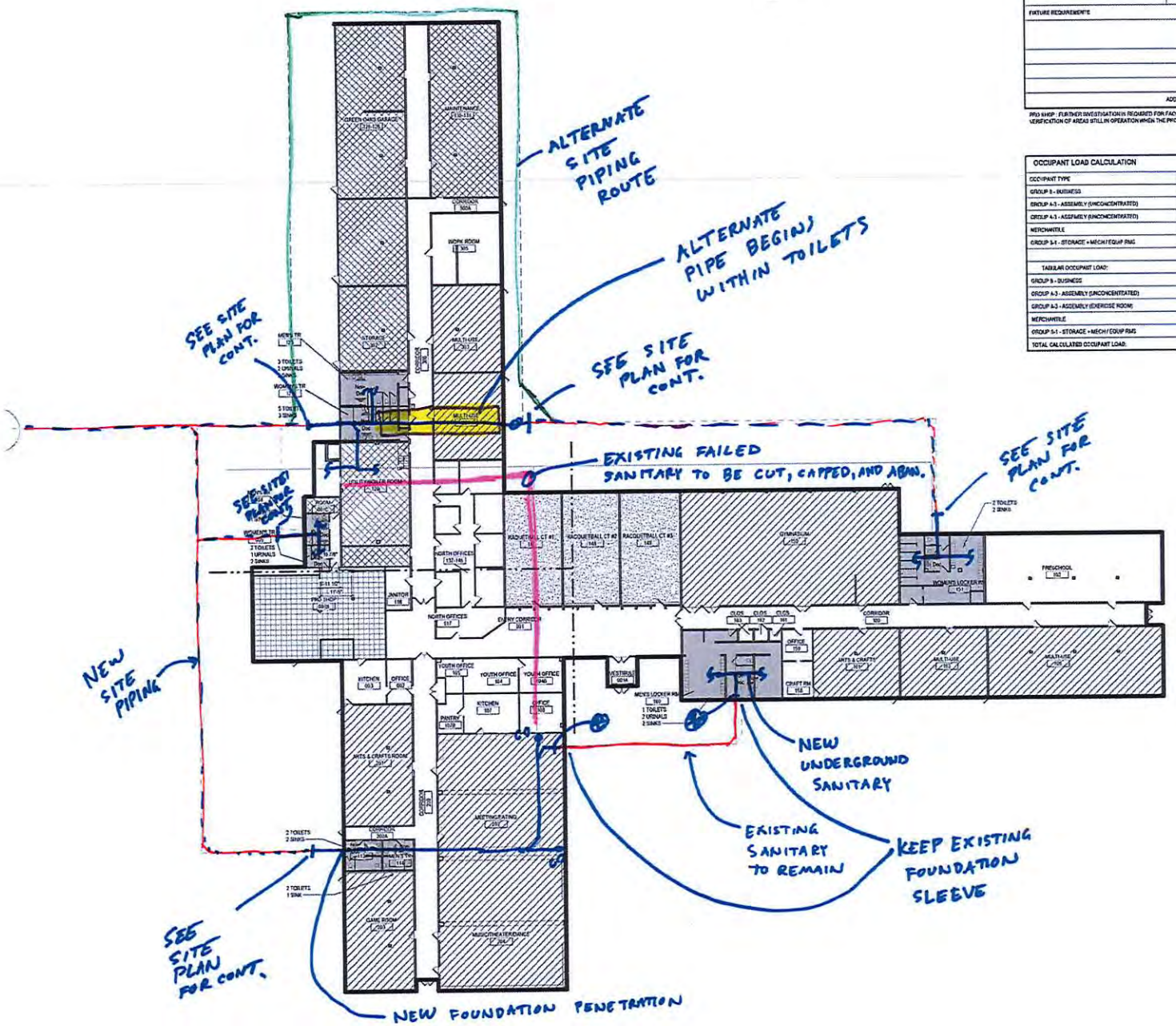
SCHEDULE

We propose to complete the civil survey and initial design work within 30 days of authorization.

BUDGET

We recommend establishing a Time and Material Not to Exceed limit of **$12,000** for the work listed above. Based on previous discussions and the urgent time nature of the task, Stantec is proceeding with the work under an emergency authorization by the Township Supervisor.

If the above proposal meets your approval, please sign this proposal letter and return a copy to our office. All work will be conducted under the existing General Services Agreement between the Charter Township of Ypsilanti and Stantec. We sincerely appreciate the opportunity to continue to work with the Township



	20.99 × 20	0.1	0.1	0.1	0.1	0.02

FIXTURE REQUIREMENTS

	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	REMARKS
	MALE	FEMALE	MALE	FEMALE		
CALC TOTALS:	7.58	11.75	5.15	5.15	4.25	
TOTAL REQUIRED:	9	12	6	6	5	
TOTAL EXISTING:	12	11	6	6	TBD	
ADDITIONAL TO BE PROVIDED:	0	1	0	0	TBD	

PRO SHOP - FURTHER INVESTIGATION IS REQUIRED FOR FACILITY OPERATION. VERIFICATION OF AREAS STILL IN OPERATION WHEN THE PRO SHOP IS LOCKED.

OCCUPANT LOAD CALCULATION

OCCUPANT TYPE	FLOOR AREA	FLOOR AREA / SF	MICHIGAN BUILDING CODE (MBC)
GROUP B - BUSINESS	16,744 SQUARE FEET	100 SF GROSS	MBC TBL 1004.1.2
GROUP A-3 - ASSEMBLY (UNCONCENTRATED)	15,869 SQUARE FEET	15 SF NET	MBC TBL 1004.1.2
GROUP A-3 - ASSEMBLY (UNCONCENTRATED)	2,751 SQUARE FEET	50 SF NET	MBC TBL 1004.1.2
MERCHANTILE	1,854 SQUARE FEET	60 SF GROSS	MBC TBL 1004.1.2
GROUP S-1 - STORAGE + MECH / EQUIP RMS	8,295 SQUARE FEET	300 SF GROSS	MBC TBL 1004.1.2

TABULAR OCCUPANT LOAD:	CALCULATED OCCUPANT LOAD
GROUP B - BUSINESS	167.44
GROUP A-3 - ASSEMBLY (UNCONCENTRATED)	1053.93
GROUP A-3 - ASSEMBLY (EXERCISE ROOM)	75.02
MERCHANTILE	30.9
GROUP S-1 - STORAGE + MECH / EQUIP RMS	20.65
TOTAL CALCULATED OCCUPANT LOAD:	1373.39

Pascoe, Mark

From: Pascoe, Mark
Sent: Tuesday, August 29, 2023 11:21 AM
To: John Hines
Cc: Zalewski, Caz; Woods, Lindsay
Subject: RE: Ypsilanti Township Community Center Underground Investigation

John—You have 5 min this afternoon for a quick call to discuss potential civil scope to add work outside the building (new sewer leads)?

Thanks,
mark

From: Woods, Lindsay <Lindsay.Woods@stantec.com>
Sent: Monday, August 28, 2023 5:33 PM
To: John Hines <jhines@ypsitownship.org>
Cc: Pascoe, Mark <Mark.Pascoe@stantec.com>; Zalewski, Caz <Caz.Zalewski@stantec.com>
Subject: Ypsilanti Township Community Center Underground Investigation

Hi John,

Caz Zalewski from Stantec met with township personnel and Jason from JTW Pipes on Thursday, August 24, 2023 to investigate the route and condition of the underground sanitary line serving the plumbing fixtures associated with the community center. The team used JTW Pipes's camera rig to review the condition, route, and elevation of the sanitary line.

The following information was identified during the investigation:

- When the original toilet group was removed with room 202, the original sanitary double tee fittings serving the toilets were left in place. There are approximately 3 sets of double tee fittings in succession with and additional two sets of wyes immediately adjacent to the double tee fittings.
    - Potential Result: These multiple fittings can cause nuisance blockages based on what material is flushed down the adjacent toilet group.
- The failure that was identified during insurance investigation was confirmed to have failed. The line has a depression within it that routes from 6'-8" below finished floor down to 7'-3" below finished floor and then back up to 6'-11" below finished floor. The minimum code slope is to be 1/8" per foot of fall in the direction of travel below the finished floor.
    - Potential Result: The dip within the sanitary line can cause nuisance blockages as effluent does not have a proper drainage path. In heavy usage pending material flushed down toilets associated with this line, the line can block and cause back ups and slow draining situations.
- A section of the underground cast iron sanitary pipe was observed to have failed with the bottom of the pipe completely eroded. The surrounding soil was observed to be acting as a pipe to carry the effluent away. It was not possible to observe the exact slope. Based on observations, the elevation of the drainage is variable.
    - Potential Result: The failed piping is allowing effluent and black water to flow under the building potential eroding material from under the floor slab. Removal and replacement of the pipe would require removal of the surrounding soil and appropriate fill provided and properly compacted.

Based on the findings of the investigation, Stantec recommends rerouted piping and cut, cap, and abandoning the existing section of failed piping. To accomplish this scope of work, additional sanitary leads will be routed out of the building and the overall project scope would need to be increased to address the findings.

Please review and let us know if you have any questions.

Thank you,
Lindsay

Lindsay Woods AIA, NCARB, LEED Green Associate
Project Manager

Direct: 248 336-4986
Mobile: 248 376-7972
Lindsay.Woods@Stantec.com

Stantec Architecture
2338 Coolidge Highway
Berkley MI 48072-1500





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Please consider the environment before printing this email.

Reference: **Community Center Bathroom Renovations Project**

and look forward to assisting you with these important improvements. If you should have any questions, please feel free to contact us.

Regards,

Stantec Consulting Michigan Inc.

Lindsay Woods AIA, NCARB, LEED® Green Associate
Project Manager
Phone: 248-376-7972
Lindsay.Woods@stantec.com

Mark D. Pascoe PE, LEED® AP, ENV SP
Principal
Phone: 734-214-1865
Mark.Pascoe@stantec.com

ACKNOWLEDGED AND ACCEPTED:

CHARTER TOWNSHIP OF YPSILANTI

Brenda L. Stumbo Heather Jarrell Roe
Sept. 20, 2023, 2023

ENCL: Exhibit A - Sewer Evaluation Sketch
Exhibit B - Sewer Evaluation Findings Summary

CHARTER TOWNSHIP OF YPSILANTI
2023 BUDGET AMENDMENT # 12

September 19, 2023

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND

Total Increase $29,800.00

Request to increase the budget for a special election in November to be reimbursed by Lincoln Community Schools covering 6 precincts and 1 AVCB. This will be funded by reimbursement.

Revenues:	**Reimbursement Elections**		**101-000-676.006**	**$25,100.00**
			Net Revenues	**$25,100.00**
Expenditures:	**Appointed Officials**		**101-262-704-000**	**$13,600.00**
	Overtime		**101-262-709.000**	**$1,700.00**
	Office Supplies		**101-262-727.000**	**$2,300.00**
	Postage		**101-262-730.000**	**$6,000.00**
	Travel		**101-262-860.000**	**$400.00**
	Publications		**101-262-900.000**	**$100.00**
	Equipment Rental & Leasing	**(Moose Lodge rental)**	**101-262-941.000**	**$1,000.00**
			Net Expenditures	**$25,100.00**

Request to increase the budget for supplies needed for the February Presidential Primary. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$4,700.00**
		Net Revenues	**$4,700.00**
Expenditures:	**Office Supplies**	**101-262-727.000**	**$4,700.00**
		Net Expenditures	**$4,700.00**

Motion to Amend the 2023 Budget (#12)

Move to increase the General Fund budget by $29,800 to $14,653,388 and approve the department line item changes as outlined.

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE OCTOBER 3, 2023 WORK SESSION

Supervisor Brenda Stumbo called the meeting to order at approximately 5:00pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited followed by a moment of silent prayer.

Members Present: Supervisor Brenda Stumbo, Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: Ryan Hunter, John Newman II, Gloria Peterson and Debbie Swanson

Members Absent: None

Legal Counsel: Wm. Douglas Winters

1. GAULT VILLAGE UPDATE - JASON IACOANGELI

Mr. Iacoangeli Discusses agenda item related to Gault Village and the need for a final change order. The reason for the change order was due to removing carpet from the site, a skid steer inadvertently damaged some of the concreate sub flooring, potentially exposing additional asbestos. The company decided to abate and continue the project to stay within the timeframe of the project. They implemented an appropriate remedy for abatement. Mr. Iacoangeli shares that their office has only received one call about the project being done and that over all it has went really smoothly.

Trustee Swanson asks clarifying questions about the situation that caused the concreate damage. She extends her thanks to the companies doing the work.

Jason Lafayette with SME elaborates on the work done at the site regarding the concreate slab. He goes on to explain the SME will prepare a closeout report for the project so that the environmental work can be kept and documented for future use.

Attorney Winters discussed recording the needed documents with the Washtenaw County Register of Deeds.

Supervisor Stumbo describes the importance of having the documentation for the future.

2. GRANT UPDATE- BETH ERNAT

Bether Ernat and Rob Wagner give an overview and presentation on grants that are currently being worked on. These include North Bay Park pathway, the Ford Lake Loop and a possible grant opportunity for the Hydo Dam.

Board members shared questions about ADA compliance concerns that Ms. Ernat raised regarding the walkway at North Bay park.

The board agreed to add authorizing the DOE application for the Hydro dam under other business.

AGENDA REVIEW

OLD BUSINESS

1. REQUEST TO APPROVE THE AGREEMENT FOR ELECTION SERVICES WITH WASHTENAW COUNTY

(TABLED AT THE SEPTEMBER 19, 2023 REGULAR MEETING)

Washtenaw County Director of Elections, Edward Golembiewski, was present to answer questions and provide clarity regarding the election agreement.

Mr. Golembiewski provided an extensive overview of proposal 2 that was passed in November, 2022 and the three options that existed for handling early voting: collaborating with the county, collaborating with other municipalities, or handling early voting independently. He explained that the state funding is prioritizing collaborative agreements and that 23 of 26 municipalities expressed interest in joining the county collaboration, among them Ypsilanti Township's Clerk. He further explained that the state legislature approved and allocated $30 million dollars towards early voting with the intent to incentivize coordinated early voting arrangements. He goes on to explain the set up for sites around the county, and explains the "central" site that would be located at the Washtenaw County Learning Resource Center, in addition to the community based sites.

Trustee Peterson asks how many days the early voting lasts and where the voting would take place and clarification on when the votes would be read.

Mr. Golembiewski explains that the law states 9 days, starting the second Saturday before the election and that if the township moved forward with the agreement as is, the early voting site would be at the Ypsilanti Township Civic Center and this site would serve Ypsilanti Township and Augusta Township. He also explains that the votes would not be available to anyone until 8pm on Tuesday of the election. The reports cannot be ran before then.

Trustee Newman asks about paying for election workers and how the reimbursement will work, who will pick the election workers and the equipment.

Karen Holman, township resident expressed her support for the agreement.

Clerk Jarrell Roe answers a question about cost savings and estimates that each election would probably cost between ten and twenty thousand to the township if we do it independently.

Treasurer Eldridge asks a clarifying question about the cost.

Monica Williams, resident, expressed her concern that it appears the county is trying to take over our elections. States that she is confused on what is trying to be done, because the township already provides early voting and absentee voting. She encouraged the county and township to read the election law.

Treasurer Eldridge continues his questions with the contract.

Trustee Hunter expresses his concern over the process and the contract.

Mr. Golembiewski explains that this is all a new frontier in Michigan for elections. Early voting has never been done before and this is all new and being implemented across the state. He explains that there is an option to exit the agreement, even after the February election but there will not be an option to "opt in" until 2026 if we do not enter now.

Trustee Peterson asks to hear what the Clerk thinks about the agreement.

Clerk Jarrell Roe expresses that the coordination with the county is the best path forward.

The work session ends for a break prior to the board meeting. Work session adjourns at 6:58

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE OCTOBER 3, 2023 REGULAR BOARD MEETING

Supervisor Brenda Stumbo called the meeting to order at approximately 7:08pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited followed by a moment of silent prayer.

Members Present: Supervisor Brenda Stumbo, Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: Ryan Hunter, John Newman II, Gloria Peterson and Debbie Swanson

Members Absent: None

Legal Counsel: Wm. Douglas Winters

3. PUBLIC COMMENTS

Five public comments were given. The concerns raised included the theft of copper tubing from a home after the homeowner's passing, issues with increased policing and urging the township to consider alternative methods to traditional policing. Concerns regarding policing were further stressed asking the board to research care-based programs and to carefully consider how funds are spent to help the community. Opposing sentiments were also voiced stating the current police model has helped neighborhoods like West Willow decrease crime by walking through the neighborhood and getting to know the residents. The AI generated transcripts included in the board minutes were also addressed as confusing and in need of proofreading. Lastly, a resident advocated for Ypsilanti Township coordinating with Washtenaw County in regard to early voting stating that the collaboration would save money, increase access to voting, and to increase dissemination of voter education. Furthermore, the resident asked the township to consider increasing the Election Fund in order to meet the demands of new election laws and the need for more staffing.

OLD BUSINESS

2. REQUEST TO APPROVE THE AGREEMENT FOR ELECTION SERVICES WITH WASHTENAW COUNTY
(TABLED AT THE SEPTEMBER 19, 2023 REGULAR MEETING)

A motion was made by Clerk Jarrell Roe and supported by Treasurer Eldridge to remove from table the request to approve the agreement for election services with Washtenaw County.

Motion carried unanimously.

Washtenaw County Director of Elections, Edward Golembiewski, was present to answer questions and provide clarity regarding the election agreement.

The board discussed the issue extensively. Clerk Jarrell Roe supported the agreement saying that it was the recommendation of the clerk's office to accept

the agreement due to it being fiscally responsible as well as providing resources for the massive changes in election infrastructure. Clerk Jarrell Roe also clarified that this agreement would be in collaboration with Washtenaw County and would not take local governance away from elections. Many other members of the board did not agree listing cost and maintaining the fairness and locality of elections as some concerns. The board members also expressed that they felt more comfortable with the elections remaining with minimal county involvement.

A roll call vote was held.

Stumbo	No	Hunter	No	Swanson	No
Jarrell Roe	Yes	Newman	No		
Eldridge	No	Peterson	absent at time of vote		

The motion was denied.

4. CONSENT AGENDA

A. MINUTES OF THE AUGUST 15, 2023 WORK SESSION AND REGULAR MEETING
(TABLED AT THE SEPTEMBER 19, 2023 REGULAR MEETING)

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to remove from table the August 15, 2023 work session and regular meeting minutes. Motion carried unanimously.

The motion was later withdrawn by Clerk Jarrell Roe.

B. MINUTES OF THE SEPTEMBER 19, 2023 WORK SESSION AND REGULAR MEETING

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to table items A and B of the consent agenda.

Various methods of recording board minutes were discussed including writing a brief synopsis of board discussions, using AI generated transcripts, live streaming, and stenography. The board agreed that AI generated transcripts were not the preferred method. Clerk Jarrell Roe stated that she understands the will of the board to be board minutes that include a more robust synopsis. She concluded with an invitation to the board to design a policy that brings further clarity to the process.

Motion carried unanimously.

C. STATEMENTS AND CHECKS FOR OCTOBER 3, 2023 IN THE AMOUNT OF $1,145,603.33

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve statements and checks for October 3, 2023 in the amount of $1,145,603.33.

No discussion.

The motion passed unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters gave a recommendation to have a fence built along the perimeter of Gault Village following the demolition to deter any illegal dumping or trespassing. Furthermore, Attorney Winters gave an update regarding the cow statue on the roof of the Cow Prime Cuts located at 979 Ecorse Rd that tipped over during the August 24th storm. The building department has been working with the engineer hired by the Prime Cuts property owner to secure the safety of the structure and the appropriate wind load calculations have been made. Anchor points will also be utilized to keep the cow safely upright. Attorney Winters went on to give updates regarding the township's lawsuit with Lilly Investments Inc. and Men Like Us. A hearing was scheduled for the following day Wednesday, October 4, 2023 where the two defendants would present their case against the property located at 3011 E. Michigan Ave being declared a public nuisance. Attorney Winters made the board aware that Lilly Investments Inc. also had a separate lawsuit against Men Like Us for $85,000 in rent arrearages. Attorney Winter's addressed the public comments regarding policing stating that the sheriff's office has done a tremendous job in trying to remove guns from those that would do harm. Lastly, he addressed the zoning violations affecting the residents of the Hawthorne Neighborhood. The zoning department is close to providing the proper information to the attorney's office needed to take the zoning matters to court.

NEW BUSINESS

1. **REQUEST TO APPROVE CHANGE ORDER #2 WITH HOMRICH FOR THE GAULT VILLAGE DEMOLITION IN THE AMOUNT OF $21,038.00 BUDGETED IN LINE ITEM #101-729-806-091 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

A motion was made by Treasurer Eldridge and seconded by Trustee Newman to approve change order #2 with Homrich for the Gault Village demolition in the amount of $21,038.00 budgeted in line item #101-729-806-091 contingent upon approval of the budget amendment (see attached).

No discussion.

Motion carried unanimously.

2. **REQUEST TO APPROVE CHANGE ORDER #1 WITH SME FOR ABATEMENT AND MONITORING SERVICES FOR THE GAULT VILLAGE DEMOLITION PROJECT IN THE AMOUNT OF $55,000.00 BUDGETED IN LINE ITEM # 101-729-806-091 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

A motion was made by Treasurer Eldridge and seconded by Trustee Newman to approve change order #1 with SME for abatement and monitoring services for the Gault Village demolition project in the amount of $55,000.00 budgeted in line item #101-729-806-091 contingent upon approval of the budget amendment (see attached).

Supervisor Stumbo expressed her hope that these would be the last change orders for the Gault Village demolition project besides possible fencing around the perimeter of the property.

The motion carried unanimously.

3. **REQUEST FOR APPROVAL OF THE APPLICATION FOR PAYMENT FROM HOMRICH FOR WORK PERFORMED FOR THE GAULT VILLAGE DEMOLITION IN THE AMOUNT OF $376,043.72**

A motion was made by Trustee Eldridge and seconded by Trustee Swanson to approve the application for payment from Homrich for work performed for the Gault Village demolition in the amount of $376,043.72.

Attorney Winters explained that this payment is the first initial payment from the original contract.

The motion carried unanimously.

4. **REQUEST APPROVAL OF THE DRAFT JOB DESCRIPTIONS FOR ASSISTANT MUNICIPAL SERVICES DIRECTOR AND RECREATION SPECIALIST AND TO POST AND FILL BOTH POSITIONS**

A motion was made by Treasurer Eldridge and seconded by Trustee Hunter to approve the draft job descriptions for assistant municipal services director and recreation specialist and to post and fill both positions.

Human Resources Director Karen Wallin and Municipal Services Director John Hines were present to explain the positions and answer questions. John Hines explained that by filling these positions they will provide more support to the recreation department allowing for continued and expanded programming. Trustee Swanson expressed concern that these positions won’t meet the needs of the community in the long run and was not convinced that they make sense moving forward. She also expressed concern about the lack of sufficient communication regarding this matter prior to the scheduled board meeting.

A motion was made by Trustee Hunter and seconded by Trustee Newman to table the request.

The motion carried with Treasurer Eldridge voting no.

5. **REQUEST APPROVAL OF THE DRAFT JOB DESCRIPTION FOR HUMAN RESOURCES SPECIALIST AND TO POST AND FILL THE POSITION**

A motion was made by Treasurer Eldridge and seconded by Trustee Swanson to approve the draft job description for human resources specialist and to post and fill the position.

Supervisor Stumbo explained that the job is a generalist position with a new title and job description. She stressed that the position desperately needs to be filled and has been budgeted for at least two years. With her retirement steadily approaching, Human Resources Director Karen Wallin explained the need to hire someone to learn the day-to-day operations of HR. Clerk Jarrell Roe suggested an amendment making the salary range $55,000 - $65,000 in order to remain competitive. The amendment was accepted.

The motion carried unanimously.

6. **REQUEST TO APPROVE THE AGREEMENT WITH OHM ADVISORS TO PROVIDE PROFESSIONAL SERVICES FOR THE CARPORT REBUILDING PROJECT IN THE AMOUNT OF $51,400.00 BUDGETED IN LINE ITEM #101-901-975-107 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

A motion was made by Treasurer Eldridge and seconded by Trustee Swanson to provide professional services for the carport rebuilding project in the amount of $51,400.00 budgeted in line item #101-901-975-107 contingent upon approval of the budget amendment (see attached).

Matt Parks from OHM explained upon approval OHM will prepare the project for competitive bid this fall. The projected start of the construction will be sometime in 2024, taking roughly two months. Supervisor Stumbo gave a brief history of the project stating that the original carport was damaged in a bad storm earlier this year and now needs to be replaced. Clerk Jarrell Roe explained that once detailed engineering documentation is available the clerk's office will submit the paperwork to the insurance company.

The motion carried unanimously.

7. **REQUEST TO WAIVE THE FINANCIAL POLICY AND TO ACCEPT THE LOW QUOTE FROM WEINGARTZ FOR THE PURCHASE AND INSTALLATION OF THE THREE SNOWPLOWS IN THE AMOUNT OF $24,742.50 BUDGETED IN LINE ITEM #661-268- 985-000**

A motion was made Trustee Hunter and seconded by Treasurer Eldridge to waive the financial policy and to accept the low quote from Weingartz for the purchase and installation of three snowplows in the amount of $14,742.50 budgeted in line item #661-268-985-000.

Municipal Services Director John Hines explained that the three snowplows would go with the three new F250 trucks that the board approved earlier in 2023. Supervisor Stumbo explained that the board initially authorized bids for new snowplows but received quotes instead therefore requiring a request to waive the financial policy. She also explained that the Township is reviewing the financial policies to make it easier and clearer to follow.

The motion carried unanimously.

8. BUDGET AMENDMENT #13

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to increase the general fund budget by $127,438 to $14,780,826 and improve the line-item changes as outlined (see attached).

No discussion.

The motion carried unanimously.

AUTHORIZATIONS AND BIDS

1. AUTHORIZATION TO SEEK BIDS FOR CYBERSECURITY SERVICES FOR RESIDENTS AND EMPLOYEES

A motion was made by Treasurer Eldridge and seconded by Trustee Swanson to seek bids for cybersecurity services for residents and employees.

Treasurer Eldridge stated that the Township plans to use this service to provide cybersecurity education to residents to further help the community protect themselves from cybercrime. Supervisor Stumbo expressed her excitement over this initiative stating that this type of education has helped township staff immensely and will be a great asset to the community at large.

The motion carried unanimously.

OTHER BUSINESS

1. REQUEST TO AUTHORIZE THE SUBMISSION OF THE DEPARTMENT OF ENERGY GRANT FOR THE HYDRO DAM

A motion was made by Clerk Jarrell Roe and seconded by Trustee Swanson to authorize the submission of the Department of Energy grant for the Hydro dam.

No discussion.

The motion carried unanimously.

BOARD MEMBER UPDATES
No board member updates were given.

A motion to adjourn was made by Treasurer Eldridge and seconded by Trustee Swanson.

The motion carried unanimously.

The meeting was adjourned at approximately 10:20pm.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

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Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
Gault Village Shopping Center 1005 Emerick Street, Ypsilanti Township, MI 48198	Contract For: Asbestos Abatement & Demolition Date: April 21, 2023	Change Order Number: 002 Date: September 12, 2023
OWNER: *(Name and address)* Charter Township of Ypsilanti 7200 South Huron River Drive Ypsilanti, MI 48197	**ARCHITECT:** *(Name and address)* SME 15825 Leone Drive Macomb, MI 48402 Mr. Jason Lafayette	**CONTRACTOR:** *(Name and address)* Homrich 200 Matlin Road Carleton, MI 48117 Jim Alfonsi

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Additional quantities of asbestos tile, mastic, and carpet were verified by SME and Homrich on August 8, 2023, and listed in the September 12, 2023 change order (attached).

The original Contract Sum was	$	587,000.00
The net change by previously authorized Change Orders	$	205,251.50
The Contract Sum prior to this Change Order was	$	792,251.50
The Contract Sum will be increased by this Change Order in the amount of	$	21,038.00
The new Contract Sum including this Change Order will be	$	813,289.50

The Contract Time will be increased by four (4) days.
The new date of Substantial Completion will be Tuesday, October 10, 2023

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

SME	Homrich	Charter Township of Ypsilanti
ARCHITECT *(Firm name)*	CONTRACTOR *(Firm name)*	OWNER *(Firm name)*
SIGNATURE	SIGNATURE	SIGNATURE
Jason Lafayette, Project Manager	James M. Alfonsi	Brenda L. Stumb | Heather Lovell Roe
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
9/14/2023	9/12/23	Oct. 4, 2023
DATE	DATE	DATE

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43980 Plymouth Oaks Blvd, Plymouth, MI 48170-2584
Phone: 734-454-9900

CHANGE ORDER REQUEST

REQUEST NO.: 1
DATE: September 14, 2023

CLIENT INFORMATION

Contact: Jason Iacoangeli
Company: Charter Township of Ypsilanti
Email Address: jiacoandeli@ytown.org
Address: 7200 S. Huron River Drive
City: Ypsilanti Township State: MI Zip: 48197
Phone: Cell: 734-544-3667

PROJECT INFORMATION

Project Name: Gault Village Shopping Center Monitoring
City: Ypsilanti Township State: MI
SME Project No.: 090700.02
Client P.O. No.:

This Change Order Request serves to confirm modifications to our scope of services for additional site days and project management to support hazardous materials abatement and demolition monitoring services at the project site.

Task 1 – Daily Project Site Monitoring

Previously approved budget for daily monitoring (35 days at $1,500/day) $52,500.00

- Billed to date $38,940.00
- Remaining budget $13,560.00

Task 2 – Project Administration and Reporting

Previously approved budget for project administration and reporting (based on a 35-day schedule) .. $16,000.00

- Billed to date $9,138.80
- Remaining budget $6,861.20

Total Contract Value $68,500.00
Total billed to date $48,078.80
Remaining approved budget $20,421.20

Change order fees included in this Change Order #1:

30 additional monitoring days @ $1,500/day	= $45,000
Additional project management budget for 30 additional days of monitoring	= $10,000
TOTAL CHANGE ORDER	**= $55,000**

Original Contract Fee: $68,500
Total Fees of Previous Change Orders: $0
Fees for this Change Order: $55,000
New Total Fee: $123,500

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All previously agreed upon terms and conditions remain in effect.

CLIENT REPRESENTATIVE

I authorize the above services to be performed and agree to the additional fees.

Signature | Date: Oct. 4, 2023

Name: Brenda Stumo, Supervisor

Heather Jarrell Roe, Clerk

SME

Signature

PREPARED BY: Jason C. Lafayette
Title: Senior Project Consultant

Signature

REVIEWED BY: Troy D. Helmick, CPG
Title: Senior Project Consultant

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Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
OFFICE OF THE CLERK

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

October 4, 2023

Matthew D. Parks
OHM Advisors
34000 Plymouth Rd.
Livonia, MI 48150

Re: ***Request to approve the agreement with OHM Advisors to provide professional services for the Carport Rebuilding***

At the regular meeting held on September 19, 2023, the Charter Township of Ypsilanti Board of Trustees approved the agreement with OHM Advisors to provide professional services for the Carport Rebuilding Project in the amount of $51,400.00 and budgeted in line item #101-901-975-107.

Please sign the attached agreement and return to my office.

Should you have any questions, please contact my office.

Sincerely,

Heather Jarrell Roe

Heather Jarrell Roe
Clerk

cc: John Hines, Municipal Services Director
Brenda Stumbo, Supervisor
Javonna Neel, Accounting Director
Files

September 26, 2023

Ms. Brenda Stumbo
Township Supervisor
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: **Civic Center Carport Improvements**
Proposal for Professional Design Engineering and Construction Services

Dear Ms. Stumbo:

We are pleased to submit this proposal for professional engineering and construction services for replacement of the Civic Center carport and associated pavement work. The original carport was damaged during a windstorm and our team has been assisting the Township during the design phase to replace the original carport.

PROJECT UNDERSTANDING

We understand the Township desires to replace the carport that previously existed in the Civic Center parking lot that housed various Township vehicles. OHM Advisors (OHM) was previously asked to collaborate with Township staff and several contractors to establish a design and estimate of the work. Since then, there has been a shift to publicly bid this work for 2024 construction. In order to prepare plans, specifications, and bidding documents to prepare for a formal bidding process this fall, OHM will need to convert the design into a unit price contract as well as prepare front end documents to compliment the previously provided design drawings. OHM has prepared this proposal to detail our understanding of the scope of work required to design, bid, and provide construction services for the carport replacement.

During the design process OHM worked on several design modifications from the previous carport design. These modifications included, but were not limited to, the following:

- extended the length of the carport to encompass the entire parking row as well as lengthening the spaces to accommodate trucks and ingress/egress movements.
- enhanced concrete parking area under the carport with underdrain.
- Preparing the proposed pavement improvements to be spaced properly from the failing pavement in the rear lot.
- Updating the carport design to meet all current loading requirements per the applicable code(s). The Township Building Department will require material testing as well as construction observation and inspection during the construction of the project.

SCOPE OF SERVICES

Task 1 – Design & Bidding Documents

Working with Township Staff, OHM engaged in design work dating back to late July 2023. This effort was addressed through a separate purchase order and was invoiced; however, the budget reflected in this proposal includes that effort for transparency purposes.

Moving forward, OHM will create bidding documents that will include structural design sheets, civil layout sheet, and a bid book including all required information and specifications. The carport construction plans will meet Building Department requirements to secure a building permit, as well as meet the requirements set forth by the Township, as noted previously. Our team will prepare a design that meets applicable codes and is complementary to contractor's methods outlined through the design collaboration process. OHM also is providing pavement details and pavement repair in the design plans that will help improve the current drainage issues in the carport area.

In developing the bidding documents and specifications, OHM will follow the Charter Township of Ypsilanti Engineering Standards and Design Specifications. The specifications will pertain to specific items such as Special Instructions to Bidders, Supplemental and Technical Specifications, and a Method of Payment for the contractor to follow. The bidding documents will include the bonding requirements, Davis Bacon/prevailing wage information, insurance requirements, as well as a bid form and technical specifications. After completion of the design/specification document assembly, the Township will be provided with two (2) hard copies of the bid package for review along with an updated final engineer's opinion of probable cost. Final adjustments to the bid package will be made based on the Township comments prior to advertising and bidding the project.

Task 2 – Bidding Assistance and Contract Execution

The final Bid Package will be provided to the Township to be posted on BidNet (through the Township's Clerk's office). OHM will assist with the bid process and conduct a bid opening. OHM can hold an onsite pre-bid conference with potential bidders, if requested by the Township. Our staff will address any questions and/or Requests for Information (RFIs) received by the bidding contractors during the bid phase. OHM will then hold a bid opening at the Township on the date specified in the bid documents. Bids will be received, read aloud, collected, tabulated, and reviewed. A letter of recommendation will be provided to the Township based on bid price, references, and other criteria outlined in the bid documents. During this task, OHM will arrange for the SESC Permit to be reviewed and prepare the permit for pickup by the awarded contractor.

Task 3 – Materials Testing (G2 Consulting Group)

OHM will partner with G2 Consulting Group to perform the materials testing during the installation of the concrete pavement and steel welding. This scope includes subgrade evaluation, observing granular backfill compaction, aggregate base compaction, placement of concrete, and Portland cement concrete evaluation.

Task 4 – Construction Observation and Inspection

OHM will host a preconstruction meeting following contract execution and prepare meeting notes for distribution. OHM will provide full-time observation of the work by the Contractor(s) on days when work is being performed. Construction daily field reports (CDR's) will be prepared documenting pay item quantities and the general work progress for the day. OHM will attempt to resolve complaints daily during construction. OHM will also interact with the Contractor's supervisory personnel to notify them when work is unacceptable and in need of correction, or when removal and replacement of specific work elements may be required, dependent on the situation. Specific inspection tasks include the following:

- Perform site observations for the project consistent in accordance with the Specifications, Plans, Proposal, Township Standards, Materials Sampling Guide, and all other applicable references, guidelines, and/or procedures manuals.
- Keep daily diaries, sketches, logs, and records as needed to record the Contractor's progress. Notify the Project Engineer of any anticipated Contractor's requests for extensions of time.
- Provide observation of all Contractor field construction work, provide quality control, and confirm substantial conformance with the Specifications, Plans, and Proposal. Arrange for non-compliant work to be made whole by the Contractor or to find the non-compliance work acceptable to the Township.

- Complete a final inspection of all work, or such portions thereof eligible for acceptance, after notification by the Contractor that the work is completed or after OHM's records show the work is completed. The final inspection shall include notifying the Contractor, in writing, of defects to be remedied if work is not acceptable.

- Confirm the work has been performed in accordance with the Plans and Specifications, or such modifications, and recommend Final Acceptance of the Project.

DELIVERABLES

Task	Deliverable
Task 1	Design & Bidding Documents
Task 2	Bid Tabulation
Task 3	Quality Assurance/Testing Reports
Task 4	Quality Assurance and Inspector Daily Reports

It is anticipated that the project will be Advertised for Bid in late 2023 and awarded in late 2023/early 2024, with construction commencing in Spring of 2024.

KEY PERSONNEL

This project team has been specifically selected to best meet the technical aspects of the design and facilitate coordination with the Township. G2 Consulting Group will offer geotechnical services. Below is a list of key personnel and their roles on this project.

Project Team Members	Role on Project	Specific Duties
Matthew Parks, PE	Principal in Charge	Management & Public Liaison
Rachel Jackson, PE	Project Manager	Management & QAQC
Amanda Porath, PE Michael Spurbeck, PE	Lead Structural Design Engineer(s)	Design Development, CAD Processing
MC Moritz	Project Engineer	Contract Book Preparation, Site Layout, Permits, As-Needed Inspection
G2 Consulting, Inc	Geotechnical Engineer	Materials Testing, Geotechnical Support

ASSUMPTIONS/CLARIFICATIONS

- This proposal does not include design elements to improve drainage or pavement repairs in the Township Civic Center rear parking lot. All work is assumed to be limited to the parking structure area and damaged curb near the concrete pad that is proposed to be removed.
- No survey services or easement documentation preparation is included in this proposal.
- It is assumed the only permit required is an SESC permit from the Township. Additional approval from the Building Department will also be required. Any additional permits or approvals are not included in the scope.
- Coordination between this project and the proposed courthouse improvements will need to be coordinated by the Township.

FEE

OHM Advisors will invoice the Charter Township of Ypsilanti for the above stated services on an hourly not-to-exceed basis, in accordance with our 2023 Rate Schedule. Invoices will be sent monthly as work is performed.

Design Tasks	Design Fee
Task 1 – Design & Bidding Documents	$24,400.00 (Partially complete)
Task 2 – Bidding Assistance	$ 4,200.00
Task 3 – Materials Testing (G2 Consulting Group)	$ 7,300.00
Task 4 – Construction Observation & Inspection	$15,500.00
Total	**$51,400.00**

The total fee is estimated to be **$51,400.00**. Additional services can be provided on a time and material basis, as requested and approved, in writing.

ACCEPTANCE

If this proposal is acceptable to you, a signature on the enclosed copy of this letter and initials on the contract terms and conditions will serve as our authorization to proceed. This proposal, by reference, uses OHM Advisors' Standard Terms and Conditions that have also been used on past proposals with the Township.

Thank you for giving us the opportunity to present this proposal to you. We look forward to collaborating with you throughout this project.

OHM ADVISORS CONSULTANT		Charter Township of Ypsilanti CLIENT
	(Signature)	Brenda L. Stumbo
Matthew D. Parks, P.E.	(Name)	Ms. Brenda Stumbo
Principal in Charge	(Title)	Township Supervisor
	(Date)	Oct. 4, 2023
	(Signature)	Heather Jarrell Roe
	(Name)	Ms. Heather Jarrell Roe
	(Title)	Township Clerk
	(Date)	Oct. 4, 2023

CHARTER TOWNSHIP OF YPSILANTI
2023 BUDGET AMENDMENT # 13

October 3, 2023

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND

Total Increase $127,438.00

Request to increase the budget for change order #2 in the amount of $21,038 due to additional quantities of carpet/tile/mastic located after removal of some of the cement sub-floor in one of the units at Gault Village. Homrich was awarded the base bid of $587,000 on April 4, 2023 and change order #1 was approved for removal of asbestos found during demolition in the amount of $205,252 on June 20, 2023 . With change order #2 the total project will be $813,290. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**		**$21,038.00**
			Net Revenues	**$21,038.00**
Expenditures:	**Blight Removal - Gault Village**	**101-729-806.091**		**$21,038.00**
			Net Expenditures	**$21,038.00**

Request to increase the budget for change order #1 in the amount for $55,000 to SME for the Gault Village Demolition for an additional 30 days of service monitoring and 30 days and 30 days of project management, which extending past the initial contract of 35 days. This is necessary due to the delays with regard to the hazardous materials abatement that occurred. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**		**$55,000.00**
			Net Revenues	**$55,000.00**
Expenditures:	**Blight Removal - Gault Village**	**101-729-806.091**		**$55,000.00**
			Net Expenditures	**$55,000.00**

Request to add a budget line for the capital outlay - Carport project and request to budget for professional service of OHM for design engineering and construction services. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**		**$51,400.00**
			Net Revenues	**$51,400.00**
Expenditures:	**Capital Outlay - Carport**	**101-901-975.107**		**$51,400.00**
			Net Expenditures	**$51,400.00**

Motion to Amend the 2023 Budget (#13)

Move to increase the General Fund budget by $127,438 to $14,780,826 and approve the department line item changes as outlined.

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
RYAN HUNTER
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON



YPSILANTI TOWNSHIP

— WHERE YOUR FUTURE GROWS —

Accounting Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 544-4000 Ext 5
Fax: (734) 484-5154

STATEMENTS AND CHECKS

OCTOBER 17, 2023 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	$	475,122.65
HAND CHECKS -	$	147,184.35
CREDIT CARD PURCHASES-	$	15,650.89
GRAND TOTAL -	**$**	**637,957.89**

Clarity Health Care Deductible –

ACH EFT - $34,702.12 (SEPT)
ADMIN FEE - $1,458.16 (SEPT)

CHECK NUMBERS 194840 - 194858

HANDS CHECKS

Check Date	Check	Vendor Name	Amount
Bank AP AP			
10/05/2023	194840	CLEAR RATE COMMUNICATIONS, INC	261.65
10/05/2023	194841	COMCAST BUSINESS	3,612.86
10/05/2023	194842	COMCAST CABLE	139.95
10/05/2023	194843	COMCAST CABLE	119.52
10/05/2023	194844	DTE ENERGY	88,595.43
10/05/2023	194845	GUARDIAN ALARM	30.00
10/05/2023	194846	MICHIGAN WILDLIFE SOLUTIONS LLC	11,977.00
10/05/2023	194847	VERIZON WIRELESS	90.04
10/10/2023	194848	AMK PROPERTIES, LLC	13,835.00
10/10/2023	194849	COMCAST CABLE	9,107.60
10/10/2023	194850	CONSTELLATION NEW ENERGY	650.04
10/10/2023	194851	KCI	9,063.60
10/10/2023	194852	R.J. THOMAS MANUFACTURING CO, INC.	4,721.00
10/10/2023	194853	WASTE MANAGEMENT	203.20
10/10/2023	194854	WASTE MANAGEMENT	1,156.05
10/10/2023	194855	WASTE MANAGEMENT	755.86
10/10/2023	194856	WASTE MANAGEMENT	78.58
10/10/2023	194857	WASTE MANAGEMENT	182.65
10/10/2023	194858	WEX BANK	2,604.32

AP TOTALS:

Total of 19 Checks:	147,184.35
Less 0 Void Checks:	0.00
Total of 19 Disbursements:	147,184.35

A/P Checks

Check Date	Check	Vendor Name	Amount
Bank AP AP			
10/17/2023	194859	A DESIGN LINE	2,357.80
10/17/2023	194860	ACCUSHRED LLC	71.25
10/17/2023	194861	ALBERTINA SIMFUKWE	100.00
10/17/2023	194862	ALERAH BIBINS	25.00
10/17/2023	194863	ALERT ALL	950.00
10/17/2023	194864	ALL STAR POWER EXCAVATION LLC	29,828.16
10/17/2023	194865	ALLGRAPHICS CORPORATION	1,926.70
10/17/2023	194866	AMAZON CAPITAL SERVICES	16,733.45
10/17/2023	194867	ANN ARBOR CLEANING SUPPLY	602.71
10/17/2023	194868	ANNETTE GONTARSKI	101.92
10/17/2023	194869	ARI'YANNA WIMBERLY	125.00
10/17/2023	194870	ASCENTIS CORPORATION	32.95
10/17/2023	194871	AUTO VALUE YPSILANTI	407.28
10/17/2023	194872	B-BALL SKILLS LLC	170.00
10/17/2023	194873	BACK TO NATURE LAWN CARE	196.50
10/17/2023	194874	BARBARA BIBINS	102.00
10/17/2023	194875	BELFOR USA GROUP INC	2,485.78
10/17/2023	194876	BELINDA KINGSLEY	17.95
10/17/2023	194877	BILL ERNAT CONSULTING	6,750.00
10/17/2023	194878	BRENDAN SULLIVAN	81.25
10/17/2023	194879	CARTER LUMBER COMPANY	112.29
10/17/2023	194880	CENTRACOMM	1,791.70
10/17/2023	194881	COLMAN-WOLF SANITARY SUPPLY CO	181.08
10/17/2023	194882	COMPLETE BATTERY SOURCE	113.71
10/17/2023	194883	CRYSTAL FLASH, INC.	6,737.93
10/17/2023	194884	DANCE WITH ELEGANCE	1,341.90
10/17/2023	194885	DES MOINES STAMP MFG. CO.	39.60
10/17/2023	194886	DETROIT LEGAL NEWS	182.20
10/17/2023	194887	DIUBLE EQUIPMENT INC.	250.01
10/17/2023	194888	DMC TECHNOLOGY GROUP	400.00
10/17/2023	194889	EDWARD MICHOWSKI	320.00
10/17/2023	194890	ELIJAH FRANKS	125.00
10/17/2023	194891	FELDMAN FORD INC	43,690.00
10/17/2023	194892	GLOBAL INDUSTRIAL EQUIPMENT COMPANY	177.74
10/17/2023	194893	GOOSE BUSTERS OF MICHIGAN, LLC	455.00
10/17/2023	194894	GRAINGER	1,283.84
10/17/2023	194895	HOME DEPOT	1,080.54
10/17/2023	194896	HOWLETT LOCK & DOOR	187.50
10/17/2023	194897	ICC CDS, LLC	7,962.56
10/17/2023	194898	INFINITY FITNESS LLC	252.00
10/17/2023	194899	INTEGRITY BUSINESS SOLUTIONS LLC	81.98
10/17/2023	194900	JEFFREY WILLIAMS	90.08
10/17/2023	194901	JIBRIL NAEEM	1,687.00
10/17/2023	194902	JUNGA'S ACE HARDWARE	941.93
10/17/2023	194903	KCI	635.04
10/17/2023	194904	LAVONDA RANEY	150.00
10/17/2023	194905	LINDE GAS & EQUIPMENT INC	419.97
10/17/2023	194906	LOOKING GOOD LAWNS	2,325.00
10/17/2023	194907	LOWE'S	132.80
10/17/2023	194908	LOWER HURON SUPPLY	424.74
10/17/2023	194909	MAC QUEEN EMERGENCY GROUP	6,589.91
10/17/2023	194910	MARK NELSON	303.92
10/17/2023	194911	MCLAIN AND WINTERS	158,238.55
10/17/2023	194912	MICHAEL COX	400.00
10/17/2023	194913	MICHIGAN ASSOCIATION OF FIRE CHIEFS	245.00
10/17/2023	194914	MICHIGAN LINEN SERVICE, INC.	1,470.08
10/17/2023	194915	MICHIGAN RECREATION & PARK ASSOC.	60.00
10/17/2023	194916	MIDWESTERN CONSULTING	1,759.50
10/17/2023	194917	MILTON ANDREWS	920.00
10/17/2023	194918	MINUTES SERVICES LLC	200.00
10/17/2023	194919	MR. BUBBLES AUTO SPA	160.00
10/17/2023	194920	NATIONAL RECREATION & PARK	590.00
10/17/2023	194921	NATIONAL RECREATION & PARK	700.00
10/17/2023	194922	OKINAWAN KARATE CLUB	513.80
10/17/2023	194923	ORCHARD, HILTZ & MCCLIMENT INC	6,157.75
10/17/2023	194924	ORKIN LLC	224.00
10/17/2023	194925	PARKWAY SERVICES, INC.	680.00
10/17/2023	194926	PIONEER ATHLETICS	2,243.42
10/17/2023	194927	PPM LANDSCAPE CONTRACTORS INC	34,105.50
10/17/2023	194928	PRIORITY ONE EMERGENCY	916.90
10/17/2023	194929	PSYBUS	1,500.00
10/17/2023	194930	RAFT	65.00
10/17/2023	194931	REVELS TURF AND TRACTOR LLC	6,934.47
10/17/2023	194932	RHETT REYES	1,131.09
10/17/2023	194933	ROBERT ACTON	2,650.00
10/17/2023	194934	ROGER JAUSSI	320.00
10/17/2023	194935	SAM'S CLUB DIRECT	38.90
10/17/2023	194936	SHRADER TIRE & OIL	692.80

Check Date	Check	Vendor Name	Amount
10/17/2023	194937	SITEONE LANDSCAPE SUPPLY, LLC	13,104.03
10/17/2023	194938	SMART BUSINESS SOURCE LLC	92.34
10/17/2023	194939	SPICER GROUP	16,097.00
10/17/2023	194940	STADIUM TROPHY	574.75
10/17/2023	194941	STANDARD PRINTING	1,160.00
10/17/2023	194942	STANTEC	38,812.69
10/17/2023	194943	STAPLES* - ACCOUNT #1026071	216.60
10/17/2023	194944	STEPHEN BROWN	3,950.00
10/17/2023	194945	STERICYCLE INC	256.29
10/17/2023	194946	TARGET SPECIALTY PRODUCTS	5,401.60
10/17/2023	194947	TRINITY BUILDERS GROUP LLC	3,000.00
10/17/2023	194948	TRINITY BUILDERS INC.	999.75
10/17/2023	194949	UNIVERSITY TRANSLATORS	552.67
10/17/2023	194950	VERIZON CONNECT FLEET USA	750.35
10/17/2023	194951	VICTORY LANE	60.40
10/17/2023	194952	VPRIME TECH INC	4,931.20
10/17/2023	194953	W.J. O'NEIL COMPANY	3,955.20
10/17/2023	194954	WASHTENAW COUNTY LEGAL NEWS	110.00
10/17/2023	194955	WASHTENAW COUNTY SHERIFF'S OFFICE	288.00
10/17/2023	194956	WEINGARTZ	8,341.84
10/17/2023	194957	WENDA RICHMON	112.00
10/17/2023	194958	WESTLAND FIRE EXTINGUISHER INC	970.00
10/17/2023	194959	YOUR MEMBESHIP.COM INC	100.00
10/17/2023	194960	YPSILANTI COMMUNITY	4,836.51

AP TOTALS:

Total of 102 Checks:	475,122.65
Less 0 Void Checks:	0.00
Total of 102 Disbursements:	475,122.65

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 99 - 100

CREDIT CARDS

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank CARDS COMERICA COMMERICAL CARD					
10/17/2023	99(E)	COMERICA BANK	BEST BUY BUSINESS ADVANTAGE A	TV - HOLMES ROAD	269.99
			GORDON FOOD SERVICE INC.	OPERATING SUPPLIES AND FOOD FO	187.34
			GORDON FOOD SERVICE INC.	OPERATING SUPPLIES AND FOOD AN	315.96
			GORDON FOOD SERVICE INC.	OPERATING SUPPLIES AND FOOD AN	507.37
			EBAY, INC.	DORO HANDLEEASY 321RC EASY UNI	47.69
			UNITED STATES POST OFFICE	PASSPORT POSTAGE WEEK OF 9-11-	48.25
			UNITED STATES POST OFFICE	PASSPORT POSTAGE WEEK OF 9-4-2	9.65
			UNITED STATES POST OFFICE	PASSPORT POSTAGE WEEK OF 8-28-	76.80
			UNITED STATES POST OFFICE	PASSPORT POSTAGE WEEK OF 8-21-	86.65
			GOVERNMENT FINANCE OFFICERS A	ANNUAL MEMEBERSIHIP JAVONNA &	305.00
			SOARING EAGLE CASINO & RESORT	HOTEL FOR S. WALLGREEN (FALL E	633.84
			WALMART	ROLLING TV STAND- HOLMES ROAD	95.99
			WALMART	MINI FRIDGES - PARKS	456.00
			APPLE STORE - BRIARWOOD	TIMESTAMP CAMERA PRO	49.95
			ITC LEARNING LLC	1 YEAR OF ON-LINE TRAINING MOD	499.00
			MICHIGAN GOVERNMENT FINANCE O	ANNUAL MEMBERSHIP FOR 2024	130.00
			PDQ.COM CORPORATION	PDQ ANNUAL RENEWAL	2,550.00
			PESTED	PESTICIDE RECERTIFICATION FOR	760.00
			TRANSUNION RISK & ALTERNATIVE	MONTHLY SUBSCRIPTION FEES FOR	75.00
			VIZOCOM ICT LLC	COVID 19 TEST KITS FOR COMMUNI	3,672.00
			VIZOCOM ICT LLC	COVID 19 TEST KITS FOR COMMUNI	3,672.00
			THE WEBSTARUANT STORE, INC	TABLES - HOLMES ROAD	1,202.41
					15,650.89

CARDS TOTALS:

Total of 1 Checks:	15,650.89
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	15,650.89



YPSILANTI TOWNSHIP
— OFFICE OF THE TREASURER —

MONTHLY TREASURER'S REPORT
STAN ELDRIDGE
SEPTEMBER 1, 2023 - SEPTEMBER 30, 2023

Account Name	Beginning Balance	Cash Receipts	Cash Disbursements	Ending Balance
101 - General Fund	7,038,227.28	1,069,464.05	2,830,055.84	5,277,635.49
101 - Payroll	221,482.00	1,071,849.62	1,008,582.80	284,748.82
101 - Willow Run Escrow	146,052.86	48.02	0.00	146,100.88
206 - Fire Department	3,893,326.94	15,579.48	403,878.13	3,505,028.29
208 - Parks Fund	19,409.34	80.31	403.70	19,085.95
213 - Roads/Bike Path/Rec/General Fund	1,549,939.33	709,419.21	24,391.38	2,234,967.16
216 - Fire Pension & OPEB Millage Fund	72,536.43	313.21	0.00	72,849.64
217 - Fire Special Millage Capital Fund	1,962,004.60	8,283.37	1,700.00	1,968,587.97
226 - Environmental Services	2,872,304.73	10,402.93	48,890.72	2,833,816.94
230 - Recreation	222,412.13	32,088.12	77,961.85	176,538.40
236 - 14-B District Court	18,043.92	191,028.60	148,148.62	60,923.90
244 - Economic Development	73,765.81	311.00	0.00	74,076.81
249 - Building Department Fund	1,705,917.46	72,844.69	84,944.53	1,693,817.62
250 - LDFA Tax	20,949.91	88.86	0.00	21,038.77
252 - Hydro Station Fund	974,230.55	43,286.09	29,199.61	988,317.03
266 - Law Enforcement Fund	12,014,186.43	81,892.32	612,637.09	11,483,441.66
282 - Cares Act Fund	8,881,976.60	37,242.68	67,984.08	8,851,235.20
284 - Opioid Settlement Fund	23,136.48	97.40	0.00	23,233.88
287 - Nuisance Abatement Fund	68,807.19	1,522.81	4,993.09	65,336.91
398 - LDFA 2006 Bonds	18,169.62	76.89	0.00	18,246.51
584 - Green Oaks Golf Course	348,982.90	76,520.75	81,040.96	344,462.69
597 - Compost Site	791,320.53	37,753.93	48,036.71	781,037.75
661 - Motor Pool	357,875.91	1,524.13	13,238.97	346,161.07
702 - General Tax Collection	37,630.49	6,936.33	0.00	44,566.82
703 - Current Tax Collections	11,699,070.92	37,910,375.00	46,808,184.89	2,801,261.03
707 - Bonds & Escrow/GreenTop	2,035,313.03	4,064.84	20,157.50	2,019,220.37
708 - Fire Withholding Bonds	164,425.53	50.11	13,835.00	150,640.64
GRAND TOTAL	**57,231,498.92**	**41,383,144.75**	**52,328,265.47**	**46,286,378.20**

ATTORNEY REPORT

GENERAL LEGAL UPDATE

NEW BUSINESS

Charter Township of Ypsilanti

RESOLUTION NO. 2023-15

A Resolution Amending the Ypsilanti Township Zoning Ordinance

(In Reference to Proposed Ordinance 2023-506)

Whereas, the Township Planning Department Staff completed a detailed review of the Township's Zoning Code; and

Whereas, at its regularly scheduled Planning Commission meeting held September 26, 2023, the Planning Commission held a public hearing.

Whereas, the Planning Commission for Ypsilanti Township recommended approval of the proposed zoning amendments to the Township's Zoning Code to the Township Board of Trustees at its regular meeting of September 26, 2023 which changes can be summarized as follows:

1. Article 2, Section 201. – Definitions
    a. Defining "adaptive reuse" to the list of definitions in the Township Zoning Ordinance.
2. Article 4, Section 420. – Use Table
    a. Add adaptive reuse to the land use table for the GB – General Business District, NB – Neighborhood Business District, and all the One-Family Residential Zoning Districts.
3. Article 5, Section 504. Neighborhood Corridors
    a. Add adaptive reuse to Use Group 5.
4. Article 5, Section 505. – Regional Corridors.
    a. Add adaptive reuse to use Group 5.
5. Article 5, Section 507. – Design Standards.
    a. Add alternative design standards for developers.
6. Article 6, Section 1155. – State-Licensed Residential Child and Adult Care Facilities
    a. Removing specific reference to state-licensing rules and simply referencing "State of Michigan licensing rules" to avoid amending the ordinance when law changes.
7. Article 11, Section 1167. – Adaptive Reuse
    a. Adding a new ordinance to facilitate the conversion of older, economically distressed buildings to a viable new use.

Now Therefore,

Be it resolved, that the Charter Township of Ypsilanti Board of Trustees does hereby approve Ordinance No. 2023-506 as attached, by amending Articles of the Township's Zoning Ordinance as noted, replacing it with proposed Ordinance No. 2023-506.

CHARTER TOWNSHIP OF YPSILANTI
ORDINANCE NO. 2023-506

An Ordinance to Amend Articles 2, 5 and 11 of the Ypsilanti Township Zoning Ordinance

Article 2, Section 201. – Definitions

Adaptive Reuse: The development of a new use for an older building or for a building originally designed for a special or specific purpose.

Article 4, Section 420. – Use Table

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Storage of recreation vehicles	—	—	—	—	—	P	Subject to conditions in Section 1147.
Incidental Sales and Services	–	–	A	A	–	–	Subject to conditions in Section 1132.
Keeping of more than four (4) dogs in one-family residential districts	P	P	–	–	P	–	Subject to conditions in Section 1113.
Adaptive Reuse	SL-PC	SL-PC	–	–	–	–	Subject to conditions in Section 1167.
Wireless communication towers and antennas	See Section 1144.						

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Retail and Services			
Adaptive Reuse	SL-PC	SL-PC	Subject to conditions in Section 1167.

Article 5, Section 504. – Neighborhood Corridors

Neighborhood Corridors
Use Group 5 **Misc. Uses:**
Adaptive Reuse, subject to regulations in Section 1167.

Article 5, Section 505. – Regional Corridors

Regional Corridors
Use Group 5 **Misc. Uses:**
Adaptive Reuse, subject to regulations in Section 1167.

Article 5, Section 507. – Design Standards

The location of buildings on corner lots is buried in the parking placement, orientation, and screening section, making it a regulation easy to miss. The requirement that *for a corner lot, the building shall be located in the corner of the lot adjacent to the intersection* should be moved out of the parking section and to the *building placement orientation* paragraph.

Additionally, Carlisle Wortman Associates has asked that the following transparency standards be included in the design standards:

Transparency alternatives. The following alternatives may be used singularly or in combination for any side or rear facing facade which requires transparency. If used in combination, they may count toward no more than 50% of the transparency requirement. Transparency alternatives may be used but cannot be counted towards the transparency requirements for facades that face on a right-of-way.

a. Wall design. Wall designs must provide a minimum of three of the following elements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
    a. Expression of structural system and infill panels through change in plane not less than three inches.
    b. System of horizontal and vertical scaling elements, such as: belt course, string courses, cornice, pilasters.
    c. System of horizontal and vertical reveals not less than one inch in width/depth.
    d. Variations in material module, pattern, and/or color.
    e. System of integrated architectural ornamentation.
b. Outdoor dining/seating: inclusion of outdoor dining/seating located between the building and the primary street lot line.
c. Permanent art: noncommercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall.

Article 11, Sec. 1155. - State-licensed residential child and adult care facilities:

Staff recommends that two amendments be made to Section 1155, State-licensed residential child, and adult care facilities. First, under paragraph 1.B., the current zoning ordinance references State Licensing

Rules R400.1131 to R400.1135 that presumably applied to building and fire code regulations for state-licensed child and adult care facilities. Staff cannot find these rules in the State of Michigan Administrative Code and believe these rules have been amended since the language was originally inserted into the township's zoning ordinance. A more efficient way to reference a state law or rule in the zoning ordinance is to simply reference "State of Michigan" law or rule and not referencing a specific rule or law that is likely to change, necessitating a change to the zoning ordinance. "State of Michigan" is currently used throughout the remainder of this section.

Second, paragraph 1.C. references the previous sign ordinance. This paragraph should be amended to reflect the current sign ordinance article.

Sec. 1155. - State-licensed residential child and adult care facilities:

1. State-licensed child and adult care facilities, as defined in Section 201, Definitions, shall meet the following regulations:

   A. These facilities, except for adult/child family day care homes, shall be registered with Ypsilanti Township and shall continually have on file with the Township documentation of a valid license as required by the state.

   B. Since the state law preempts in this area, these facilities shall be brought into compliance with all state building and fire codes pursuant to ~~State Licensing Rules R400.1131 – R400.1135~~ State of Michigan licensing rules. Documentation of such compliance with state requirements shall be provided.

   C. The site shall comply with the sign provisions of ~~Section 2109~~ Article 15.

   D. Off-street parking shall be provided for the number of employees on site at any one time.

Site Development Regulations:

   A. Adult foster care family homes serving six (6) persons or less. A state-licensed adult foster care home, foster family home, or foster family group home serving six (6) persons or less shall be considered a residential use of property and a permitted use in all residential districts.

   B. Adult foster care small group homes serving between seven (7) and twelve (12) persons.

      (1) A site plan, prepared in accordance with Article 9 shall be required to be submitted.

      (2) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.

      (3) The property is maintained in a manner that is consistent with the character of the neighborhood.

      (4) One (1) off-street parking space per employee and/or caregiver shall be provided.

      (5) Appropriate licenses with the State of Michigan shall be maintained.

   C. Adult foster care large group homes serving between thirteen (13) and twenty (20) persons.

      (1) A separate drop-off and pickup area shall be required adjacent to the main building entrance, located off of a public street and the parking access lane, and shall be of sufficient size so as to not create congestion on the site or within a public roadway.

      (2) A site plan, prepared in accordance with Article 9 shall be required to be submitted.

      (3) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.

      (4) The property is maintained in a manner that is consistent with the character of the neighborhood.

      (5) One (1) off-street parking space per employee and/or caregiver and one (1) visitor be provided.

(6) Appropriate licenses with the State of Michigan shall be maintained.

D. Adult foster care congregate facilities serving more than twenty (20) persons.

(1) A separate drop-off and pickup area shall be required adjacent to the main building entrance, located off of a public street and the parking access lane, and shall be of sufficient size so as to not create congestion on the site or within a public roadway.

(2) A site plan, prepared in accordance with Article 9 shall be required.

(3) The subject parcel shall meet the minimum lot area requirements for the zoning in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.

(4) The property is maintained in a manner that is consistent with the character of the neighborhood.

(5) One (1) off-street parking space per employee and/or caregiver and one (1) visitor shall be provided.

(6) Appropriate licenses with the State of Michigan shall be maintained.

(7) The maximum length of an uninterrupted building façade facing public streets and residentially zoned or used property shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials, or pilasters shall be used to break up the mass of a single building.

(8) Such facilities may include multi-purpose recreational rooms, kitchens, and meeting rooms. Such facilities may also include medical examination rooms and limited space for ancillary services for the residents of the facility, such as barber and beauty facilities.

Article 11, Section 1167. – Adaptive Reuse

1. Intent

The intent of this is to facilitate the retention and conversion of older, economically distressed, existing, underutilized, or historically significant buildings to viable uses. Reuse of existing buildings will help to reduce vacant space, create opportunities for new development, and reduce property degradation and blight. Encouraging the reuse of buildings is a sustainable practice to retain much of the energy that went into their initial construction and reduce greenhouse gas emissions. Specifically, the intent of this section is to:

a. Provide regulations specifically tailored to encourage and promote the rehabilitation of older used and underutilized buildings.

b. Provide for a mix of uses within said adaptive reuse developments which promote the economic revitalization of Ypsilanti Township.

c. Promote the retention of older buildings and lands which enhance the image and preserve the heritage of Ypsilanti Township.

d. Provide reasonable standards for the blending of new construction with existing buildings, so as to allow quality development of older structures within contemporary development and building standards.

2. Qualifying Criteria. To encourage and incentivize the adaptive reuse of buildings, this section permits a greater allowance of land uses and allows specific zoning relaxations than the underlying zoning district. The provisions of this section are intended to modify the standards otherwise applied to the site by its underlying zoning district. Unless specifically modified by this chapter, all other standards adopted shall apply.
Projects must meet the following criteria to be an eligible adaptive reuse project:
   a. Project site shall be located in a NB, Neighborhood Commercial, GB, General Commercial, Regional Commercial Form-Based district, Neighborhood Corridor Form-Based district, or the adaptive reuse of a civic building or public-school building in any district.
   b. Applies to any building that is at least 20 years old and that was constructed in accordance with building and zoning codes in effect at the time of construction.

c. The project results in a change of use in all or a portion of the existing building.
d. Existing building may not be destroyed by any means to the extent of more than fifty (50) percent of its replacement cost.

3. Allowances
   a. Setbacks. Existing building setbacks may remain and shall be considered legally nonconforming, but no further encroachments shall be permitted into any nonconforming setback.
   b. Height. The height of the structure, if it exceeds the maximum height of the zoning district, may remain and shall be considered legally nonconforming. Any rooftop construction needed for building circulation, drainage, ventilation, utilities, or passive recreation shall be included within the height exemption. This height exemption does not include new residential or commercial floor area.
   c. Loading Zone. A new loading zone shall not be required if the existing building does not have an existing loading zone.
   d. Parking. New parking spaces shall not be required for any converted use within the existing footprint of the building, but expansions to floor area shall be required to provide parking in accordance with section 610.
4. Uses
   i. Permitted Uses: Any use that is a permitted use in the in the underlying zoning district.
   ii. Assembly Uses, Clubs, Banquet Halls and other such uses are not permitted.
   iii. The following uses shall be allowed as a Special Use- Planning Commission approval if they are within an adaptive reuse development:
      1. Any use that is a Special-Use Planning Commission in the in the underlying zoning district
      2. Indoor Climate Controlled Self-Storage for reuse of buildings greater than 50,000 square feet.
      3. Retail greater than 20,000 sq/ft
      4. Commercial kennel/Pet Day Care
      5. Veterinary clinic/veterinary hospital
      6. Fitness, gymnastics, exercise centers, and indoor recreational facility
      7. Theatres
      8. Art Studios
      9. Trade Schools and other educational uses.
      10. Offices and Flex Office Space
      11. Daycare
      12. Craft trades such as breweries, coffee roasters, bakeries, or culinary businesses.
   iv. Unless listed in this section, other uses are not permitted.

5. Specific conditions:
   a. The provisions of this zoning overlay are intended to modify the standards otherwise applied to the site by its underlying district. Unless specifically modified by this chapter, all other standards adopted for this site shall apply.
   b. All adaptive reuse projects require site plan review as provided for in Article 9.
   c. Adaptive Reuse Projects require a Development Agreement approved by the Township Board of Trustees.
   d. Expansions to the floor area of an eligible building and new construction on the lot must comply with the dimensional requirements provided in the district in which it is located.
   e. The following site elements must be brought into compliance:
      i. Parking lot pavement/repairs
      ii. Lighting as set forth in Section 1303.
      iii. Landscaping as set forth in Section 1301.
   f. Application shall make necessary façade improvements as required by ordinance.
   g. The adaptive reuse project may include both additions and new construction.
   h. Application shall include security camera and license plate readers.
   i. The Planning Commission has the authority to require traffic, environmental, and other reports that aid the site plan review.

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
OFFICE OF THE CLERK

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson

MEMORANDUM

To: Board of Trustees

From: Heather Jarrell Roe, Clerk

Date: October 10th 2023

RE: Request to approve purchase of four Verity Print Systems, four scanners and four Verity Drives as listed on the Hart Intercivic Invoice in the amount of $25,676.00.

Board of Trustees,
Verity Print is a Hart InterCivic system that will be needed to conduct early voting. This equipment is a single source. The Verity Print system is used for secure ballot printing at early voting sites. The lead time for ordering is between 2-4 weeks. Our office will need to receive and schedule training for this equipment as well. The invoice is attached and this will require a budget amendment in the amount of $25,676.00 under line item 101-262-977.000.

Please let me know if you have additional questions,
Heather Jarrell Roe, Ypsilanti Township Clerk

Quote Number	00012163
Account Name	Ypsilanti Charter Township, MI
Grand Total	$25,676.00

Item	Description	Unit Price	Quantity	Total Price
Verity Print	Paper ballot printing unit	$5,875.00	4	$23,500.00
AutoBallot Kit	Barcode scanner kit for automatic Verity access code/ballot creation from VR/electronic poll book data	$499.00	4	$1,996.00
vDrive	Flash memory card/audio card for use with Verity devices	$45.00	4	$180.00

Subtotal	$25,676.00
Grand Total	$25,676.00

Bill To	7200 S Huron River Dr. Ypsilanti, MI 48197	Ship To	7200 S Huron River Dr. Ypsilanti, MI 48197

Customer Contact

Contact Name	Heather Jarrell Roe	Email	hjarrellroe@ytown.org
		Phone	(734) 484-4700 x 2

General Information

Expiration Date	11/4/2023	Instructions	Please fax with signature to or scan and email to kclakeley@hartic.com to order.
Payment Terms	Net 30		

Terms and Conditions

Delivery includes removal and salvage of customer's existing voting system at no extra charge.
Per contract terms, Annual Service and Maintenance fees will apply beginning in Year 6 of this purchase's installation.
Taxes will be calculated in conjunction with the Customer based on the final approved price list.

Hart Approval

Prepared By	Karen Clakeley	Title	Executive Director, Market Development
Signature	Karen G. Clakeley		

Customer Approval

Name: _____ Title: _____

Customer Approval: _____ Date: _____

Confidential - Not for Redistribution

Verity Print

On-Demand Ballot Printing





Select + Print

Print the right ballot style on demand. End wasteful pre-printing.

Hand-held AutoBallot scanner automatically selects the proper ballot style based on information obtained during the check-in process.



Elections Reimagined

The New Voter Experience (VX)

- Seamless, Efficient, Modern
- Accessible technology that adapts to me
- Humanly Verifiable - Humans do not read barcode.
- Trusted process, Verifiable results

Working side-by-side with election professionals for more than 100 years, Hart is committed to helping advance democracy one election at a time.

Hart's mission fuels our passionate customer focus and a continuous drive for technological innovation. The result is Verity® – truly different election technology. Reimagined from the inside out, Verity Voting promises to provide jurisdictions with a future-proof investment in secure, transparent voting.

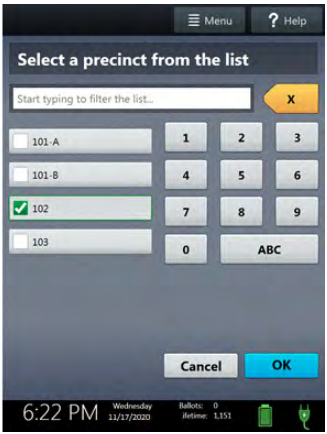
Citizen Voting Experience

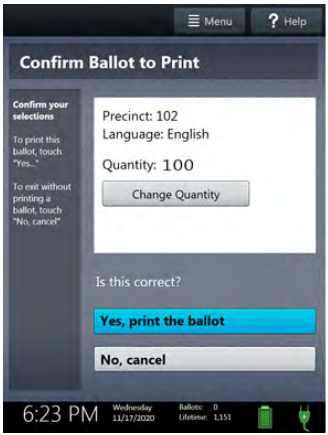
The Lines Moved Fast
AutoBallot automates ballot style assignment using voter check-in credentials from any electronic poll book. A quick scan, print, and voters are off to mark their ballots.

I Just Got My Ballot And Voted
Our technology ensures the right ballot, so all voters recall is a quick and seamless process.

Easy
In third-party testing, Verity scored higher on voter confidence, voter accuracy, and voter satisfaction.

Get the right ballot. Every time.

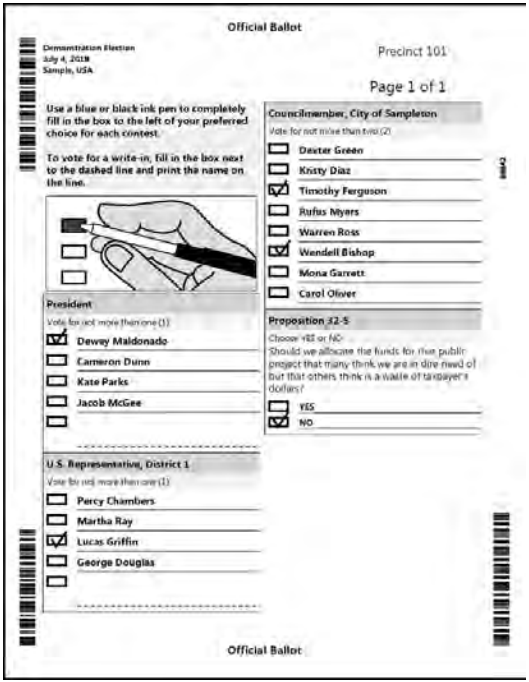




Print just one, or up to 100 at a time.

Print immediate ballot count reports on-demand.

Sample Ballot



Official Ballot

Demonstration Election
July 4, 2018
Sample, USA

Precinct 101

Page 1 of 1

Use a blue or black ink pen to completely fill in the box to the left of your preferred choice for each contest.

To vote for a write-in, fill in the box next to the dashed line and print the name on the line.

President
Vote for not more than one (1)
- [x] Dewey Maldonado
- [ ] Cameron Dunn
- [ ] Kate Parks
- [ ] Jacob McGee
- [ ] _____

U.S. Representative, District 1
Vote for not more than one (1)
- [ ] Percy Chambers
- [ ] Martha Ray
- [x] Lucas Griffin
- [ ] George Douglas
- [ ] _____

Councilmember, City of Sampleton
Vote for not more than two (2)
- [ ] Dexter Green
- [ ] Kristy Diaz
- [x] Timothy Ferguson
- [ ] Rufus Myers
- [ ] Warren Ross
- [x] Wendell Bishop
- [ ] Mona Garrett
- [ ] Carol Oliver

Proposition 32-S
Choose YES or NO
Should we allocate the funds for this public project that many think we are in dire need of but that others think is a waste of taxpayer's dollars?
- [x] YES
- [ ] NO

Official Ballot

Election Administration Experience

Precise Picks
AutoBallot, a handheld companion to Verity Print, automatically selects the proper ballot style based on information obtained during the check-in process. This ensures accuracy, speeds up the voting process, and shortens lines.

Simplify Complexity
With the potential for thousands of ballot styles at each site, AutoBallot ensures voters always receive the correct style.

Plays Nicely With Others
AutoBallot works with any electronic poll book that can produce AutoBallot's simple barcode format.

Election Administration Experience continues

Print As You Please

Forget having to estimate and pre-print ballots.

Low cost

Over 50% less expensive than the competition per unit with 1 year warranty.

No additional fees

Hart doesn't charge hidden printing, PDF or set-up fees

Easy to transport

Lightest printer & standard Verity suitcase for device. 40% lighter than our largest competitor.

High performance

14% faster printing than our largest competitor. That can add up to 2,880 more ballots printed over an 8-hour day.

Meet Hart InterCivic

Customers

750+
Customers in large and small counties and states

<2K
Smallest*

>2.5M
Largest*

Years

109+
Years Election Experience

<5
Year old products (Others 10+)

95%
Customer Satisfaction

94%
Retention

10+
Years and counting

**Registered Voters*

Save more...everything



Time
Spend less time fixing mistakes with automated ballot management.



Money
Skip the click charges and extra fees. Verity Print saves you money.



Paper
Eliminate waste with on demand printing.

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800.223.4278 | **sales@hartic.com** | **hartintercivic.com**

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Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
OFFICE OF THE CLERK

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson

10/13/2023

Board of Trustees,

Please see the attached contract to consider continuing our Senior Nutrition Program. This request to continue and extend the contract comes from Washtenaw County Office of Community Standards and extends the length of the contract for another year. This funding allows our seniors to gather at the community center for meals during the week.

Thank you for your consideration,
Heather Jarrell Roe

OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

415 W. Michigan Avenue
Ypsilanti, MI 48197

734.544.6748 (P)
734.544.6749 (F)

www.washtenaw.org/oced
twitter@WashtenawOCED

facebook.com/washtenawoced
www.opportunitywashtenaw.org

September 20, 2023

Contract # 54296.1

Brenda Stumbo, Supervisor
Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti
2025 E. Clark,
Ypsilanti, MI 48198

Dear Brenda Stumbo and Heather Jarrell Roe:

Washtenaw County wishes to amend the contract with your agency. Corporation Counsel has indicated that this amendment could be accomplished by a letter signed by both of us. If this amendment is agreeable to you, please sign and return all copies of this letter. You will receive an executed copy of this letter upon completion.

Accordingly, the Service Contract between Washtenaw County and Charter Township of Ypsilanti dated October 1st, 2022.

Amend ARTICLE II – COMPENSATION

Upon completion of the above services and submission of Invoices the County will pay Contractor an amount not to exceed $13,375 (thirteen thousand and three hundred seventy-five dollars) annually.

Your site will be reimbursed by Meal/Unit distributed as follows:

Senior Café - 5,944/Units at $2.25 per Meal/Unit = $13,375

Total Grant Amount = $13,375

Amend ARTICLE IV – TERM

This contract shall be in full force and effect for the term of one (1) year commencing October 1, 2023 terminating on September 30, 2024, with an option to extend for an additional one (1) year period.

Amend ARTICLE XVII - LIVING WAGE

The parties understand that the County has enacted a Living Wage Ordinance that requires covered vendors who execute a service or professional service contract with the County to pay their employees under that contract, a minimum of either $15.90 per hour with benefits or $17.73 per hour without benefits. Contractor agrees to comply with this Ordinance in paying its employees. Contractor understands and agrees that an adjustment of the living wage amounts, based upon the Health and Human Services

poverty guidelines, will be made on or before April 30, 2024, and annually thereafter which amount shall be automatically incorporated into this contract. County agrees to give Contractor thirty (30) days written notice of such change. Contractor agrees to post a notice containing the County's Living Wage requirements at a location at its place of business accessed by its employees.

All other terms and conditions remain the same as in the original contract, subsequent amendments and any applicable RFP/RFQ.

ATTEST:

Lawrence Kestenbaum, DATE
County Clerk/Register

WASHTENAW COUNTY:

Gregory Dill, DATE
County Administrator

APPROVED FOR CONTENT:

Ellis Johnson II, DATE
OCED, Finance and Operations Manager

Charter Township of Ypsilanti:

Brenda Stumbo, DATE
Supervisor

Heather Jarrell Roe, DATE
Clerk

Original: Clerk
Contractor
cc: Department
Purchasing

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
— OFFICE OF THE SUPERVISOR —

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Brenda Stumbo, Township Supervisor

Date: October 6, 2023

RE: Request authorization for LimnoTech to submit permit application materials for sediment sampling on Ford Lake

The Huron River Watershed Council is requesting authorization for sediment sampling in the upstream portion of Ford Lake. This sediment sampling can be used for a baseline prior to the removal of the Peninsular Dam.

Please see the attached letters from the Huron River Watershed Council. Also attached is a letter of permission for LimnoTech to submit a permit application, to be signed contingent on Board approval.

Thank you for your consideration.

cc: Michael Saranen, Operations Manager
McLain & Winters, Township Attorneys

October 17, 2023

Michigan Department of Environment Great
Lakes, and Energy (EGLE)
525 West Allegan Street
P.O. Box 30473
Lansing, MI 48909-7973

RE: Agent Authorization for Permitting

Dear Sir or Madam,

Please accept this letter as authorization for LimnoTech of Ann Arbor, MI to submit permit application materials on behalf of the Huron River Watershed Council and Ypsilanti Charter Township to perform sediment sampling work in the upstream portion of Ford Lake in the 2023. This sampling will be in support of the Peninsular Paper Dam Removal Preliminary Design Study.

Please feel free to contact us if you have any questions at 734-544-4000.

Sincerely,

Brenda Stumbo	Heather Jarrell Roe
Township Supervisor	Township Clerk
Ypsilanti Charter Township	Ypsilanti Charter Township

9/22/2023

Brenda Stumbo
Township Supervisor, Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, MI 48197

Dear Supervisor Stumbo,

The project team working on the removal of Peninsular Paper Dam in Ypsilanti (Pen Dam) would like to conduct some additional sediment sampling in the upper reach of Ford Lake. Permission from the Charter Township of Ypsilanti is required for our contractors to begin the sampling. Given the tightening seasonal window of opportunity to complete the work this year, a response is needed from the township as soon as possible.

These samples will help us understand the volume and level of contamination present in the sediment in the upper reaches of Ford Lake. This will require sediment sample collection only. No infrastructure or natural features will be disrupted. No construction activities are required.

This additional sampling effort was conceived after the September 22, 2022 meeting between the Pen Dam removal project team and Ypsilanti Township officials. As you'll recall, during that meeting, township officials indicated a desire to better understand the character and quantity of the sediment in Ford Lake. Our project team consulted with experts in the Michigan Department of Natural Resources Fisheries Division, and they agreed that such sampling could be beneficial for understanding the existing level of contamination in Ford Lake before the dam is removed. The additional data collected could establish a reference baseline to inform safe and environmentally protective sediment management strategies during the dam removal.

I have attached a copy of the letter dated 1/18/2023 that was sent to area elected officials regarding sediment management related to the removal of Pen Dam. I have also attached a template letter of permission from our contracted consultants (AECOM) that needs to be lightly edited and signed by you. Mario Sebastiani, representing AECOM, and Bredan Cousino, representing LimnoTech, are CCed on this communication, if you have additional questions.

Sincerely,

Daniel Brown, Watershed Planner, Huron River Watershed Council

CC:
Andrew Hellenga, Interim City Manager, City of Ypsilanti
Steve Wilcoxen, Ypsilanti City Councilmember
Heather Jarrel Roe, Clerk, Charter Township of Ypsilanti
Michael Saranen, Operations Manager, Charter Township of Ypsilanti
Mario Sebastiani, Civil Supervisor, Water Resources, AECOM
Brendan Cousino, Principal, Senior Civil & Environmental Engineer, LimnoTech
Rebecca Esselman, Executive Director, Huron River Watershed Council

1/18/2023

Huron River Watershed Council

To: Elected officials and municipal staff of the City of Ypsilanti, Ypsilanti Charter Township, and Superior Charter Township

Re: Sediment management related to the Peninsular Paper Dam removal and Huron River restoration

Dear elected officials and decision makers,

We are writing to provide an update on the sediment sampling results and sediment management plan related to the removal of the Peninsular Paper Dam (Pen Dam) in Ypsilanti. We hope to correct some common misconceptions and address the spread of misinformation regarding several elements of this project that will restore a portion of the Huron River to a natural, free-flowing waterway.

The effort to remove Pen Dam began in earnest in 2019 after the completion of a feasibility study by Princeton Hydro and following several years of assessments related to fisheries health on this stretch of the Huron River. Funding was provided primarily through a grant from the Michigan Department of Natural Resources Fisheries Habitat Grant Program to conduct the initial assessment of the impoundment following recommendations from the feasibility study. Current funding for the project will last through 2023. The City of Ypsilanti and the Huron River Watershed Council are currently pursuing funding opportunities that will complete removal of the dam and begin restoration of the impoundment.

Representative experts from the U.S. Fish and Wildlife Service, the Michigan Department of Natural Resources (MDNR), the Michigan Department of Health and Human Services, the Michigan Department of Environment, Great Lakes, and Energy, and the Washtenaw County Water Resources Commission have provided valuable guidance throughout the assessment phase of this project. Those entities, along with the Michigan Department of Transportation and Washtenaw County Road Commission, will continue to review various aspects of assessment and future removal design, and many of them will have permitting authority.

We understand some area residents continue to raise concerns about the quality and quantity of sediment in the impoundment. Many of these concerns were addressed clearly, directly, and concisely by experts during previous public meetings. The remaining questions will be answered

in the forthcoming phase of the project, which will propose a sediment management plan in conjunction with a preliminary dam removal plan. Sediment management planning is an integral part of any dam removal and channel restoration project. This particular project will consider several options to safely manage sediment.

Sediment sampling and analysis has been conducted in the Pen Dam impoundment on three separate occasions since 2013, most recently in 2021. In summary, no entity or expert that has reviewed the best available data has raised significant concerns about the quantity or quality of the sediment in the Pen Dam Impoundment or the effects on Ford Lake, located downstream of the project. The condition of the sediment found in the impoundment during the 2021 sampling collection was well within the range expected by experts and the sediment volume was well below the maximum level estimated in the previously completed feasibility study. Furthermore, the forthcoming sediment management plan will address or mitigate any potential environmental harm to Ford Lake.

Based on the results of the depth of refusal survey conducted by Interfluve in 2021, it is estimated that there are approximately 270,000 cubic yards of sediment trapped in the impoundment, though it is unlikely that all of this material will be dredged or removed in the event of the removal of the Pen Dam. Based on EGLE's 2018 guidelines, 33 sediment samples were collected by LimnoTech to characterize the sediments on this site. The results of a comparison of the sediment pollutant levels showed that only one of the thirty-three locations exceeded the Residential Direct Contact criteria for any of the compounds tested. The rest the pollutants at all locations were all below the levels considered background for soils or protection of public health for direct contact with soil on residential properties.

The results of the sediment analysis indicate that, with some caveats, the sediment in the Pen Dam impoundment does not pose a public health risk and the sediment management plan to be developed as a part of the dam removal design process will be able to consider leaving some of this sediment in place in the future floodplain. Some of the sediment left behind may potentially be used for appropriate restoration and armoring to prevent erosion, in other areas on the floodplain around the site, or as fill offsite.

The dam removal process is slow and methodical with dewatering of the current impoundment directly tied to sediment management. Therefore, the sediment management plan is an integral part of the planning for the dam removal and channel restoration. Various sediment management methods can be utilized during dam removal ranging from active mechanical removal to more passive capture techniques. All best practices for sediment management are being considered. We are currently in the assessment and design phase of the project, which we intend to complete by the end of 2023. At that time, a preliminary removal design will be presented with alternatives for sediment management. Only after those proposals are thoroughly reviewed by USFWS, MDNR, EGLE, WCWRC and other relevant agencies will a removal design be finalized and the decommissioning of the dam can proceed.

The complete sampling results and related reports are available through the Huron River Watershed Council website or by request. We're happy to answer any questions you may have regarding this high priority river restoration effort.

Sincerely,



Daniel Brown, Watershed Planner, Huron River Watershed Council



Janeen McDermott, PE, Senior Water Resource Engineer, AECOM



Brendan Cousino, PE, Principal, Senior Civil & Environmental Engineer, LimnoTech

CC:

Ypsilanti City Council
Superior Charter Township Board of Trustees
Ypsilanti Charter Township Board of Trustees
Congresswoman Debbie Dingell
Senator Jeff Irwin
Representative Jimmie Wilson Jr.
Michael Saranen, Operations Manager, Ypsilanti Charter Township
Sara Thomas, Lake Erie Unit Manager, Fisheries Division, Michigan Department of Natural Resources

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
— WHERE YOUR FUTURE GROWS —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

To: Charter Township of Ypsilanti Board of Trustees

From: Belinda Kingsley, Community Compliance Director

Re: Request to receive authorization for Circuit Court litigation to abate a public nuisance at a property identified as 2850 Appleridge St; funded in account 101-729-801.023.

Date: October 10, 2023

The Ypsilanti Township Ordinance Department has investigated a public nuisance, at 2850 Appleridge St., for which authorization is requested to engage legal services to abate said nuisance.

2850 Appleridge St.



The property identified as 2850 Appleridge St. is located north of E. Clark and west of Ridge Rd, and is adjacent to Appleridge and Bud Blossom Park, in a R-5 One-Family Residential zone. The owner of the property, Emma Robertson, passed away in 2011 and the house has not been

transferred to a new owner. Sheila Robertson, Emma Robertson's daughter, is identified as the responsible party for the house.

There have been over twenty enforcement cases opened in the last ten years at 2850 Appleridge St., for a variety of violations such as blight/trash, tall grass, solid waste and property maintenance issues with the house. Based on documents found during an administrative search warrant inspection in May 2016, the house has been vacant since at least 2014. The house was consistently registered as a vacant structure and inspected from 2016 to 2021. In July 2023, this property was brought to our attention because of the deteriorating conditions. Additionally, the exterior was being used inappropriately as a place for people to gather and gain access to the adjacent park through an opening in the fence.

A vacant structure inspection was performed by Ordinance on July 18, 2023, and a Notice of Violation was issued and provided to Sheila Robertson. The NOV identified the issues to be resolved with the house. On the exterior, there is a broken, boarded up window, mold/mildew on the exterior siding, gutter and downspouts that are not functioning, broken concrete, damaged fences, overgrown landscaping intruding on the public sidewalk. The inside of the house sustained a kitchen fire years ago, and repairs were started by not completed leaving electrical, plumbing and flooring issues in the kitchen and throughout the house, along with unsanitary conditions including mold.

In conversations with Sheila Robertson, she has previously stated that the family had a purchaser for the house, but that did not come to fruition. Habitat for Humanity was provided contact information for Ms. Robertson, but she was apparently not interested in selling the house to them. At this point, Ms. Robertson has stated that they want to fix it up, eventually.

The neighbors, neighborhood and Township cannot continue to wait for the Robertson family to make the necessary repairs, and have the house continue to deteriorate further. The Township has had the opening in the backyard fence, that provides access to the park, repaired three times, at a cost of $2,100, but each time it has been damaged by vandals to reestablish access.

Steps need to be taken to require the owner to take responsibility for this property and return it to habitable housing. We are requesting authorization to initiate legal action in Circuit Court to address the public health nuisance this house represents.

Thank you for your consideration and your continued support for our blight abatement efforts.


2850
07/18/2023


07/18/2023


07/18/2023


07/18/2023


07/18/2023


09/27/2023 10:50

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
— OFFICE OF THE SUPERVISOR —

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Brenda Stumbo, Township Supervisor

Date: October 6, 2023

RE: Request to set public hearing for 2024 Fiscal Year Budget

Please place the following on the October 17, 2023 agenda:

1. Request to set public hearing on Tuesday, December 5, 2023 at approximately 7 PM for the 2024 Fiscal Year Budget.

cc: Javonna Neel, Accounting Director

CHARTER TOWNSHIP OF YPSILANTI
2023 BUDGET AMENDMENT # 14

October 17, 2023

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND

Total Increase **$25,676.00**

Request a budget amendment for the purchase of a ballot printing unit needed for a required early voting site. This will be funded by an appropriation of prior year fund balance and the Clerk will submit to the County for reimbursement.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**		**$25,676.00**
			Net Revenues	**$25,676.00**
Expenditures:	**Election - Equipment**	**101-262-977.000**		**$25,676.00**
			Net Expenditures	**$25,676.00**

Motion to Amend the 2023 Budget (#14)

Move to increase the General Fund budget by $25,676 to $14,806,502 and approve the department line item changes as outlined.

AUTHORIZATIONS AND BIDS

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
— RESIDENTIAL SERVICES DEPARTMENT —

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

CC: Javonna Neel, Accounting Director

Date: October 11, 2023

RE: Request Authorization to seek sealed bids for the renovation of Green Oaks Golf Course Bathrooms.

The Municipal Services Department is requesting authorization to seek sealed bids for the renovation and construction of the Green Oak Golf Course on-course and maintenance shop bathroom renovations funded by ARPA allocations.

The bid package prepared by Stantec Consulting is proposed to focus on the renovation of the on-course restroom and restroom facilities in the maintenance shop. The project will be completed in phases that will cause the least amount of disruption to golf course operations. This project was brought forward initially to eliminate the issues at each facility caused by the age of the bathroom fixtures, roof deterioration and condition of the sanitary piping. In recent years, the restrooms had to be closed periodically for repairs.

Staff and representatives from Stantec will return to the Board of Trustees to recommend and award the selection of a bidder at the December 5th, 2023 meeting.

Please find attached this memorandum the proposed construction documents and the bidding package as created by Stantec Consulting.

John Hines
Municpal Services Director
jhines@ypsitownship.org
734-351-8947

GOLF COURSE TOILET ROOM AND SHOP TOILET ROOM RENOVATION PACKAGE

1775 E Clark Rd
Ypsilanti, MI 48198

Stantec Project Number: 2075154401
Client Project Number: ####

DRAWING LIST

NO.	DRAWING NAME	2022-LAUP PERMITS / BIDS
GENERAL		
G003	PROJECT COVER SHEET	•
G005	LEGENDS, SYMBOLS, ABBREVIATIONS	•
G006	TYPICAL MOUNTING HEIGHTS	•
ARCHITECTURE		
A300	GC & SHOP TOILET ROOM RENO - SPECIFICATIONS	•
A311	GC & SHOP TOILET ROOM RENO - ENLARGED PLANS	•
A321	GC & SHOP TOILET ROOM RENO - RCP	•
A331	GC & SHOP TOILET ROOM RENO - ELEVATIONS	•
A371	GC & SHOP TOILET ROOM RENO - MATERIAL SCHEDULE	•
MECHANICAL		
M000	MECHANICAL LEGEND, SYMBOLS AND ABBREVIATIONS	•
M311	GC & SHOP TOILET ROOM RENO - M&P ENLARGED PLANS	•
M501	GC & SHOP TOILET ROOM RENO - M&P DETAILS	•
M991	GC & SHOP TOILET ROOM RENO - M&P SCHEDULES	•
M991	GC & SHOP TOILET ROOM RENO - M&P SPECIFICATIONS	•
ELECTRICAL		
E003	ELECTRICAL SYMBOLS AND ABBREVIATIONS	•
E311	GC & SHOP TOILET ROOM RENO - ELECTRICAL PLANS	•
E901	ELECTRICAL SPECIFICATIONS	•
E902	ELECTRICAL SPECIFICATIONS	•



PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF RENOVATION TO THE GOLF COURSE TOILET ROOMS AND SHOP TOILET ROOMS. SCOPE INCLUDES REMOVAL AND RE-INSTALLTATION OF PARTITIONS, TOIELT ACCESSORIES, PLUMBING FIXTURES, DOORS, CEILINGS, ROOFING, GLAZING, MECHANICAL, AND ELECTRICAL EQUIPMENT AS INDICTAED WITHIN CONTRACT DOCUMENTS,

REVIEWING AUTHORITIES:
CHARTER TOWNSHIP OF YPSILANTI

BUILDING CODES AND STANDARDS SUMMARY:

2015 MICHIGAN BUILDING CODE (MBC)
2015 MICHIGAN REHABILITATION CODE
2015 MICHIGAN ENERGY CODE
2017 NATIONAL ELECTRICAL CODE, MICHIGAN PART 8, ELECTRICAL CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2012 NFPA 101 - LIFE SAFETY, INCORPORATING 2016 SCHOOL RULES (NFPA)
2016 NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 90A -STANDARD FOR INSTALLATION OF AIR CONDITIONING AND VENTILATION SYSTEMS
ASHRAE STANDARD 90.1-2013 -ENERGY STANDARD FOR BUILDINGS
ASHRAE STANDARD 55-2004 - THERMAL COMFORT FOR HUMAN OCCUPANCY

ADDITIONAL SCOPE REQUIREMENTS ARE INDICATED ACROSS ALL PLANS INCLUDED WITHIN THE CONSTRUCTION DOCUMENTS. BIDDERS ARE TO BE FAMILIAR WITH THE FULL SCOPE INDICATED ON THEIR TRADES SPECIFIC SHEETS AND ALL OTHER SHEETS OF THE CONSTRUCTION DOCUMENT SET.

The professional's seal on the cover sheet represents that the information on the cover sheet is accurate in designer's professional opinion but does not assume professional responsibility for documents sealed by others that are referenced on the cover sheet. All professionals sealing drawings as a part of the design are professionally responsible for their own sealed documents.

#	NUMBER, POUNDS
%	PERCENT
&	AND
'	FOOT, FEET
"	INCH
@	AT
Ø	DIAMETER
℄	CENTER LINE

A	
AB	AIR BARRIER
ACC	ACCESSIBLE
ACT	ACOUSTICAL CEILING TILE
AD	ACCESS DOOR
ADD	ADDENDUM
ADJ	ADJUSTABLE, ADJACENT
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANOD	ANODIZED
AP	ACCESS PANEL
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATELY, APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
ASC	ABOVE SUSPENDED CEILING
ASPH	ASPHALT
ASSY	ASSEMBLY
ATTEN	ATTENUATION
AUTH	AUTHORIZED
AUTO	AUTOMATIC
AUX	AUXILIARY
AVG	AVERAGE
AWI	ARCHITECTURAL WOODWORK INSTITUTE
AWP	ACOUSTICAL WALL PANEL
AX	AMB

B	
BC	BACK OF CURB
BCT	BETWEEN
BFF	BELOW FINISH FLOOR
BHD	BULKHEAD
BIT	BITUMINOUS
BLDG	BUILDING
BLT	BORROWED LITE
BO	BOTTOM OF
BOT	BOTTOM
BRD	BOARD
BRK	BRICK
BRZ	BRONZE
BS	BOTH SIDES
BUR	BUILT-UP ROOF
BW	BOTH WAYS

C	
CC	CENTER TO CENTER
CAB	CABINET
CBS	CEMENTITIOUS BACKER BOARD
CD	CONTRACT DOCUMENTS
CEM	CEMENT
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CH	COAT HOOK
CHBRD	CHALKBOARD
CHR	CHAIR RAIL
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECT, CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
COORD	COORDINATE
CPT	CARPET
CS	CAST STONE
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CW	CURTAIN WALL

D	
D	DEPTH, DEEP
DBL	DOUBLE
DEF	DEFORMED
DEMO	DEMOLISH
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM, DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDE
DL	DEAD LOAD
DMPF	DAMPPROOFING
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DRAWER
DWG	DRAWING(S)

E	
E	EAST
EA	EACH
EC	EXPOSED CONSTRUCTION
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELECT	ELECTRIC
ELEV	ELEVATOR
EMER	EMERGENCY
ENC	ENCLOSURE
EQ	EQUAL
EQ SP	EQUALLY SPACED
EQUIP	EQUIPMENT
ETC	ET CETERA
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F	
FA	FLUID APPLIED
FAB	FABRICATE
FAB	FABRIC
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET - RECESSED
FECR	FIRE EXTINGUISHER CABINET - SEMI RECESSED
FECS	FIRE EXTINGUISHER CABINET - SURFACE MTD
FF EL	FINISH FLOOR ELEVATION
FF&E	FURNITURE, FIXTURE & EQUIPMENT
FHC	FIRE HOSE CABINET
FIG	FIGURE
FIN	FINISH
FIN GR	FINISH GRADE
FIXT	FIXTURE
FLASH	FLASHING
FLR	FLOOR
FO	FACE OF FINISH OPENING
FRP	FIBER REINFORCED PLASTIC
FRTW	FIRE-RETARDANT TREATED WOOD
FRZ	FREEZER
FT	FEET
FURG	FURRING
FVC	FIRE VALVE CABINET
FWC	FABRIC WALL COVERING
FWP	FABRIC PANEL

G	
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GL	GLASS
GLZ	GLAZING, GLAZED
GMB	GLASS MARKERBOARD
GRD	GRADE
GSU	GLAZED STRUCTURAL UNIT
GYP	GYPSUM BOARD

H	
H	HIGH, HEIGHT
HB	HOSE BIBB
HC	HOLLOW CORE
HDR	HEADER
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR, HOURS
HRDW	HARDWARE
HVAC	HEATING, VENTING & COOLING
HWD	HARD WOOD
HWP	HARDWOOD WALL PANEL

I	
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIMENSION, INSIDE DIAMETER
IMP	INSULATED METAL PANEL
IN	INCH, INCHES
INCL	INCLUDE(D)
INFO	INFORMATION
INSUL	INSULATION, INSULATING, INSULATED
INT	INTERIOR

J	
JNT	JOINT

K	
KD	KNOCK-DOWN
KOP	KNOCK OUT PANEL

L	
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FOOT
LH	LEFT HAND
LIN	LINOLEUM
LKR	LOCKER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LPL	LOW PRESSURE LAMINATE
LT	LIGHT
LTWT	LIGHTWEIGHT
LVR	LOUVER
LVT	LUXURY VINYL TILE

M	
MAINT	MAINTENANCE
MAM	METAL ACCESSORY MOLDING
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKERBOARD
MBH	MOP/BROOM HOLDER
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MFR REC	MANUFACTURER'S RECOMMENDATIONS
MGR	MANAGER
MID	MIDDLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MM	MILLIMETER
MO	MASONRY OPENING, MOTOR OPERATED
MOD	MODIFY
MOD BIT	MODIFIED BITUMEN
MP	METAL PANEL
MPH	MILES PER HOUR
MSB	MOP SERVICE BASIN
MTD	MOUNTED, MOUNTING
MTL	METAL
MTLR	METAL ROOFING
MULL	MULLION
MWK	MILLWORK

N	
N	NORTH
NA	NON APPLICABLE
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER(S)
NOM	NOMINAL
NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION
NTS	NOT TO SCALE

O	
OC	ON CENTER
OD	OUTSIDE DIAMETER/DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OH	OVER HEAD
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
OPR	OPERABLE

P	
PAR	PARALLEL
PBRD	PARTICLEBOARD
PCP	PORTLAND CEMENT PLASTER
PCT	PORCELAIN CERAMIC TILE
PCTB	PORCELAIN CERAMIC TILE BASE
PERP	PERPENDICULAR
PL	PLASTIC LAMINATE
PLAS	PLASTIC
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT, PAINTED
PORC	PORCELAIN
POS	POSITIVE
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRT	PRESERVATIVE TREATED, PRESSURE TREATED
PRTN	PARTITION
PTD	PAPER TOWEL DISPENSER
PVC	POLYVINYL CHLORIDE

Q	
QA	QUALITY ASSURANCE
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
QZ	QUARTZ

R	
R	RADIUS, RISER
RB	RESILIENT BASE, RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFER TO
REBAR	REINFORCING BAR
REF	REFRIGERATOR, REFRIGERATOR
REINF	REINFORCED, REINFORCEMENT
REQD	REQUIRED
RES	RESILIENT SHEET FLOORING
REV	REVISION(S)
RF	RUBBER FLOORING
RH	RIGHT HAND, ROOF HATCH
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RV	ROOF VENT

S	
S	SOUTH
SALV	SALVAGE
SB	SPLASH BLOCK
SC	SEALED CONCRETE
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD DOOR
SDT	STATIC DISSIPATIVE TILE
SECT	SECTION
SEP	SEPARATE, SEPARATION
SF	SQUARE FEET, STOREFRONT
SGD	SLIDING GLASS DOOR
SGL	SINGLE
SHT	SHEET
SIM	SIMILAR
SK	SINK
SND	SANITARY NAPKIN DISPENSER
SNDU	SANITARY NAPKIN DISPOSAL UNIT
SPF	SPRAYED FOAM
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
SSM	SOLID SURFACE MATERIAL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE, STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL

T	
TBB	TOP AND BOTTOM
T&G	TONGUE & GROOVE
TB	TACKBOARD
TECH	TECHNICIAN, TECHNOLOGY
TER	TERRAZZO
THK	THICK
THRU	THROUGH
TO	TOP OF
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL

U	
UL	UNDERWRITERS LABORATORY
UNEXC	UNEXCAVATED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UTL	UTILITY

V	
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VF	VINYL FILM
VIF	VERIFY IN FIELD
VOL	VOLUME
VR	VAPOR RETARDER
VWC	VINYL WALL COVERING

W	
W	WIDTH, WEST
W/	WITH
W/O	WITHOUT
WCP	WOOD CEILING PANEL
WD	WOOD
WL	WIND LOAD
WP	WORKING POINT
WPF	WEATHERPROOF, WATERPROOF
WS	WEATHERSTRIP
WSF	WINDOW SHADE FABRIC
WT	WEIGHT
WWF	WELDED WIRE FABRIC

MATERIAL

- EARTH
- POROUS FILL (STONE, GRAVEL, ETC)
- CONCRETE
- BRICK
- CONCRETE MASONRY UNIT (CMU)
- CONCRETE MASONRY UNIT (CMU) BURNISHED BLOCK
- CUT STONE
- ALUMINUM
- STEEL
- GROUT
- PLASTER, SAND, CEMENT
- GYPSUM BOARD
- RIGID INSULATION
- SPRAY FOAM INSULATION
- FIRE SAFING
- BATT INSULATION
- ROUGH WOOD (CONTINUOUS)
- ROUGH WOOD (NON-CONTINUOUS)
- FINISH WOOD
- PLYWOOD
- CARPET DIRECTION

DRAWING & REFERENCE SYMBOLS

- DOOR SWING INDICATOR (NEW DOOR; EXISTING DOOR TO REMAIN; EXISTING DOOR TO BE REMOVED)
- WALL INDICATION (RE: WALL TYPES FOR WALL CONSTRUCTION) (NEW; EXISTING TO REMAIN; EXISTING TO BE REMOVED)
- COLUMN LINES (NEW; EXISTING)
- TEXT LEADER (INFORMATION TEXT)
- SEPARATION SYMBOL (SEPARATION LINE OF NEW CONSTRUCTION FROM EXISTING, OR SEPARATION OF DIFFERENT MATERIALS FROM EACH OTHER; CPT; VCT)
- VISUAL DISPLAY / SURFACE INDICATION (MB = MARKER BOARD, TB = TACK BOARD; LENGTH)
- DIMENSION LINE (DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY; 5'-2")
- STAIR RUN SYMBOL (UP)
- KEYNOTES (?)
- DRAWING / DETAIL TITLE (DRAWING TITLE MAY NOT APPEAR ON LARGE SCALE DETAIL DRAWINGS; DETAIL NUMBER; SHEET WHERE DETAIL IS REFERENCED; B2; A301; TITLE; 1 1/2" = 1'-0")
- ELEVATION DATUM SYMBOL (T/O FLOOR; 1'-0")
- CEILING HEIGHT (ACT 10' - 0")
- CEILING TYPE
- DOOR OPENING NUMBER (100A)
- DOOR OPENING NUMBER (100A; 3'-0" x 7'-0"; HM; A1)
- FRAME TYPE
- DOOR TYPE
- DEMOLITION SHEET NOTE
- GENERAL SHEET NOTE
- ROOM FINISH DATA TAG (FF1; WW1; BB1)
- BASE FINISH
- WALL FINISH
- FLOOR FINISH
- ROOM TAG (ROOM NAME; 161; 150 SF)
- AREA TAG (AREA NAME; 150 SF)
- WINDOW TAG (1)
- PARTITION TYPE TAG (A01)
- GLAZING TYPE (HG1)
- CASEWORK TAG (1)

DETAIL CALLOUTS

- DETAIL NUMBER (1)
- SHEET ON WHICH DETAIL IS SHOWN (A501; SIM)

EXTERIOR ELEVATIONS

- ELEVATION NUMBER (A1)
- SHEET ON WHICH ELEVATION IS SHOWN (A101)

INTERIOR ELEVATIONS

- ELEVATION NUMBER (1 Ref)
- SHEET ON WHICH ELEVATION IS SHOWN (A101; 1 Ref)

BUILDING SECTIONS

- SECTION NUMBER (1)
- SHEET ON WHICH SECTION IS SHOWN (A501; SIM)

WALL SECTIONS

- SECTION NUMBER (1)
- SHEET ON WHICH SECTION IS SHOWN (A501; SIM)
- NORTH ARROW (N)
- DRAWING REVISION (1)
- MATCH LINE

Stantec

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2338 Coolidge Highway
Troy, MI 48084-7125
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Consultant

No.	Revision	By	YYYY.MM.DD
1	ADDENDUM 1	ADDT	2020.10.02
2	ADDENDUM 2	ADDT	2020.10.30

Issued	Issue date
Permit/Seal	

STATE OF MICHIGAN · LINDSAY MOSEY · ARCHITECT · LICENSED ARCHITECT

YPSILANTI TOWNSHIP · WHERE YOUR OPPORTUNITY GROWS

Golf Course Toilet Room & Shop Toilet Room Renovation Package

7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.: 207515401
Ti Training N/A

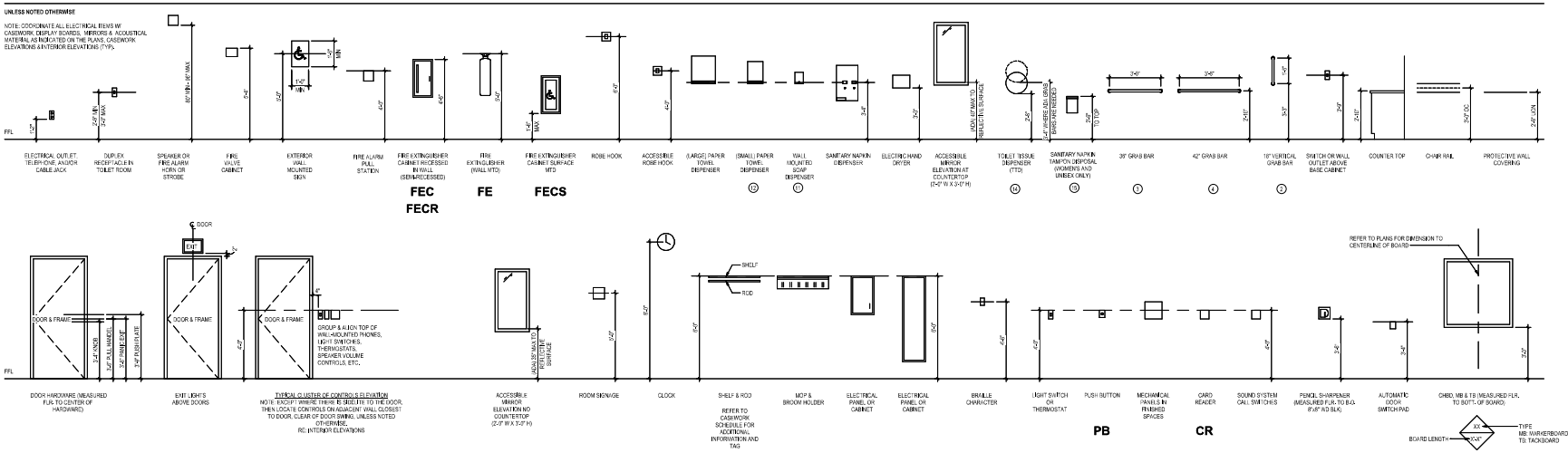
Dwn.	Dsgn.	Chk'd	YYYY.MM.DD

Title
LEGENDS, SYMBOLS, ABBREVIATIONS

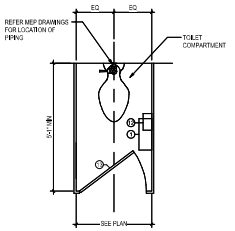
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Revision:
Drawing No.
G025

Architecture Project Information
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2020/07/14 4:24 PM

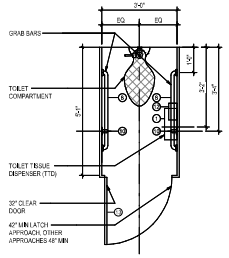
TYPICAL MOUNTING HEIGHTS



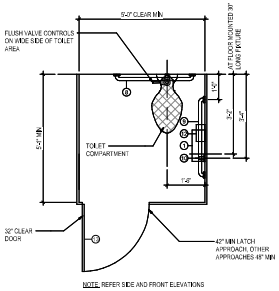
TYPICAL STANDARD TOILET STALL LAYOUTS



TYPICAL STALL
S1

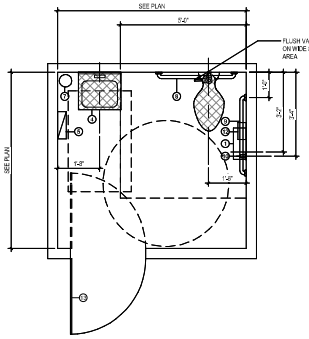


TYPICAL AMBULATORY STALL
S2

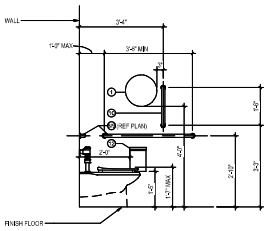


NOTE: REFER SIDE AND FRONT ELEVATIONS

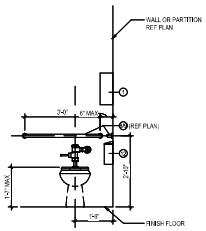
TYPICAL END OF ROW ACCESSIBLE STALL
S3



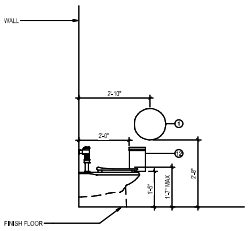
TYPICAL ACCESSIBLE SINGLE TOILET ROOM
S4



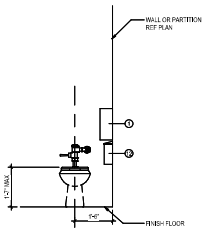
TYPICAL SIDE WALL ELEVATION AT ACCESSIBLE TOILET STALL
S2 / S3



TYPICAL ELEVATION AT ACCESSIBLE TOILET STALL
S2 / S3

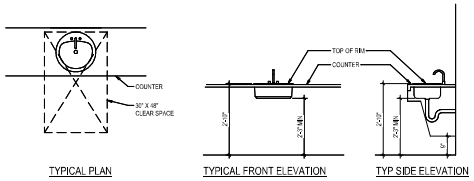


TYPICAL SIDE WALL ELEVATION AT TOILET STALL
S1



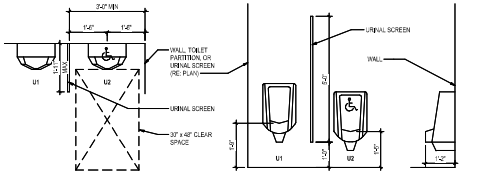
TYPICAL ELEVATION AT TOILET STALL
S1

TYPICAL BARRIER FREE LAVATORY



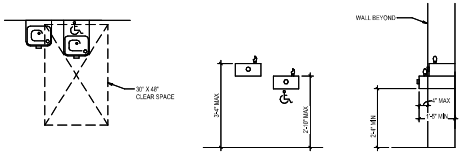
TYPICAL PLAN | TYPICAL FRONT ELEVATION | TYP SIDE ELEVATION

TYPICAL URINAL LAYOUT



TYPICAL PLAN | TYPICAL FRONT ELEVATION | TYP SIDE ELEVATION

TYPICAL DRINKING FOUNTAIN



TYPICAL PLAN | TYPICAL FRONT ELEVATION | TYP SIDE ELEVATION

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Consultant

No.	By	Revision	YYYY.MM.DD
1	XXX		
2	XXX		
3	XXX		

No.	By	Issued	YYYY.MM.DD
1	XXX		
2	XXX		
3	XXX		

Permit/Seal



YPSILANTI TOWNSHIP

Golf Course Toilet Room & Shop Toilet Room Renovation Package

7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.: 2075154401
Title Name N/A

Date	Author	Designed	Checked
11/09/17			

Title
TYPICAL MOUNTING HEIGHTS

Scale: As indicated
Revision:
Drawing No.
G026

SECTION 011000 - PROJECT REQUIREMENTS

Summary:
The Project consists of demolition of existing toilet rooms, ceilings, and underground plumbing to be replaced.
Scope includes new partitions, plumbing fixtures, lighting, ceilings, plumbing, and finishes.

Project Requirements:
See Building Regulations per Building Owner

Conditions of Contract, Agreements, Insurance:
1. Issued separately by Owner.

Definitions:
1. Owner, Building Owner, Landlord

Intent:
1. Drawings and specifications are intended to provide the basis for the proper completion of the Project suitable for the intended use of the Owner.
2. Items not expressly set forth but which are reasonably implied or necessary for the proper performance of this work shall be included.

Coordination:
1. Coordinate the work of all trades.
2. Process coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.
3. Verify location of utilities and existing conditions. Notify Architect of conditions differing from those indicated on the Drawings.
4. Verify dimensions on Drawings with dimensions at the Project. Do not scale Drawings.
5. GC to review and coordinate design intent and requirements of all construction documents and other project consultant/engineering documents with existing site conditions, shop drawings and other project information/requirements. Notify Architect/Designer of any conflicts prior to Work.

Cutting and Patching:
1. Provide cutting and patching work to properly complete the Project.
2. Do not remove or alter structural components without written approval.
3. Cut with tools appropriate for materials to be cut. Cuts to be clean, smooth & straight. Use of abrasive wheels, saws, or coring and jackhammers will be allowed only after prior review and obtaining approval by the architect and landlord in writing.
4. Patch with materials and methods to produce patch which is consistent with new work.
5. Do not cut and patch in a manner that would result in a future of the work to perform as intended, decrease fire performance, decrease acoustical performance, decrease energy performance, decrease operational life, or decrease safety factors.

Field Engineering:
1. Verify and locate utilities, existing facilities, and equipment.
2. Survey and layout improvements, utilities, structures, and components.

Project Meetings:
1. Arrange for a preconstruction conference prior to start of construction. Meeting shall be attended by Owner, Architect, Contractor, and major subcontractors.
2. Arrange for progress meetings once a week or as agreed upon with Architect during construction prior to application for payment. Record minutes and distribute promptly.

Progress Schedule:
1. Provide comprehensive bar chart schedule showing all major and minor portions of work, sequence of work and duration of each activity. Update and revise regularly as work scope is modified but not less than monthly.
2. Provide initial bar chart schedule prepared before or on date of preconstruction conference of date indicated on Notice to Proceed.
3. Provide 3 week forecast schedules, updated weekly.
4. Provide Schedule of Submittals to be provided before or on date of preconstruction conference. Provide a minimum of one week notification prior to any major modifications.

Warranties:
1. Submit warranty for review and approval with other submittals.
2. Provide specific product warranties as marked below:
   - Electrical
   - Equipment
   - Hardware
   - Doors
   - Ceilings
   - Casework
   - Millwork

Submittals:
1. Submit for approval all submittals listed in individual sections. Submit electronically in PDF format. Submittals shall clearly indicate deviations from requirements of the Contract Documents. Submittals shall include catalog cuts of construction and adjacent construction as applicable. Format each submittal with one item per email. For physical samples, submit 3 representative samples.
2. Timing of Submittals: Submit to allow at least ten (10) business days for review and handling. Submittals which have to be reviewed by the Architect and consultants require at least ten (10) business days for review and handling.
3. Architect's Action on Submittals: Architect will review submittals, stamp with "action stamp", mark action, and return to Contractor. Architect will review submittals only for conformance with the design concept of the project as stated in the Owner/Architect Agreement and the Conditions of the Contract. In no case shall approval or acceptance by the Architect be interpreted as a release of Contractor of his responsibilities to fulfill all of the requirements of the Contract Documents.
4. Required Resubmittal: If submittals noted "reviewed" or "reviewed as noted", resubmission is not required. If submittal is noted "revise and resubmit", make corrections or changes to original and resubmit to Architect.
5. Clearly indicate any deviations from requirements of the contract documents. Fabricate materials from approved shop drawings only.
6. Finish submittals: Provide, at minimum:
   - Shop drawings
   - Strike down samples on paint colors and finishes

Request For Interpretation (RFIs):
1. Procedure: Immediately on discovery of the need for interpretation of the Contract Documents, and if not possible to request interpretation at Project meeting, prepare and submit an RFI in digital format, email as described herein.
2. RFIs shall originate with Contractor. RFIs submitted by entities other than Contractor will be returned with no response.
3. Content of the RFI shall include a detailed, legible description of item needing interpretation.
4. Architect will review each RFI, determine action required, and return it. Allow three (3) to five (5) working days for Architect's response for each RFI. RFIs received after 1:00 p.m. will be considered as received the following working day.
5. Format each email with one subject per RFI.
6. The following RFIs will be returned without action: requests for coordination information already indicated in the Contract Documents, incomplete RFIs or RFIs with numerous errors.

Quality Assurance:
1. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction, including accessibility guidelines where applicable. Submit copies of inspection reports, notices and similar documents to Architect.
2. Contractor shall have the sole responsibility of verifying conditions at the job to provide for a safe and orderly performance of the work and assure compliance with safety requirements of all authorities having jurisdiction.
3. Demolition work under this contract shall be the full responsibility of the demolition contractor, and no act, direction or review of any system or method by the architect or his consultants shall change or affect the contractors responsibility in this matter.
4. Verify and protect service lines and existing site area from deterioration or damage.
5. Provide temporary protection at return air ducts to eliminate dust and debris from building system related to construction activity.
6. Maintain the premises clean and free of trash and debris. Protect adjacent work from damage, soiling, paint overspray, etc. Fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of project.
7. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for at least three (3) years unless otherwise specified by Architect.
8. Use experienced installers. Furnish evidence of experience if requested.
9. Deliver, handle, and store materials in strict accordance with manufacturer's instructions.
10. Use of any supplier or contractor is subject to Owner's approval.
11. Engage and pay for testing agencies as required. Refer to individual sections for additional requirements.

Products and Substitutions:
1. Provide products and materials specified. Request Architect's selection of colors and accessories in sufficient time to avoid delaying progress of the Work.
2. Submit requests for substitutions shall be in writing, including reasons. Submit sufficient information for Architect to evaluate proposed substitutions including but not limited to information of Architect's specified item for the architect comparison process.
3. Remove and replace work which does not conform to the contract documents at no additional expense to the Owner.

Installation:
1. Inspect substrates and report unsatisfactory conditions in writing.
2. Do not proceed until unsatisfactory conditions have been corrected.
3. Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
4. Install materials in exact accordance with manufacturer's instructions and approved submittals.
5. Install materials in proper relation with adjacent construction and with proper appearance. All visible surfaces and edges, as shop fabricated or field modified to be finished to match adjacent.
6. Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.
7. Refer to additional installation requirements and tolerances specified under individual specification sections

Closeout:
1. Prepare punchlist for remaining work for review by the Architect.
2. Complete punchlist items promptly at no additional expense to the Owner.
3. Submit accurate record documents of building and site.
4. Submit operating manuals, maintenance manuals, and warranty information.
5. Obtain and submit copy of occupancy permit.
6. Train Owner's personnel in use of building systems.
7. Remove temporary facilities and provide final cleaning and touch up. If building regulations are not provided, provide, at minimum, cleaning by wipe dry cloth of all finish surfaces and interior window surfaces. Damp cloth wipe of all hard surfaces, vacuum clean of all soft surfaces and fabrics. Provide replacement filters. Clean existing, relocated and new light fixtures. HVAC diffusers and returns, window treatments.
8. Restore portions of building, site improvements, landscaping and other items damaged by construction operations to the satisfaction of the Architect at no additional expense to the Owner.

SECTION 024100 – SELECTIVE DEMOLITION

Summary:
1. Provide selective demolition of interior partitions, systems, ceilings and components designated to be removed.
2. Protect portions of building, site and adjacent structures affected by demolition operations.
3. Remove and properly terminate abandoned utilities, conduits and wiring systems, including those above ceilings.
4. Provide temporary protection for the public from demolition operations.
5. Provide pollution control during demolition operations.
6. Provide removal and legal disposal of materials.
7. Notify Building Owner in writing of schedule of shut off of utilities which serve occupied spaces.
8. Notify Building Owner in writing if hazardous materials are encountered or suspected and stop work in that area until determination is made.
9. Coordinate items to be salvaged for Reinstallation or Packaged and Delivered to Owner's Storage Area.
10. Remove items of salvage of value to the contractor from the project area as work progresses. Transport salvaged items from the site as they are removed. Do not store salvaged items on site.

Submittals:
1. Submit demolition schedule. Include methods for protecting adjacent work and location of temporary partitions if applicable.
2. Submit proposed location for legal disposal of materials, and permit if applicable.

Demolition:
1. Survey existing conditions and coordinate with Architectural & MEP/FP Drawings and specifications to verify extent of demolition required. Provide videotape of existing conditions if identification of existing damage may be construed as damage done by construction operations.
2. Verify conditions at site to determine whether demolition methods proposed for use will not endanger existing structures by overloading, failure, or undermined collapse.
3. Perform demolition operations by methods which do not endanger adjacent spaces, structures, or the public.
4. Perform demolition operations to prevent dust and pollutant hazards. Provide chutes as required to control dust and debris.
5. Historic items, relics, and other objects of interest or value found during demolition remain the property of the Owner.

SECTION 061000 - ROUGH CARPENTRY

Summary:
1. Provide rough carpentry for grounds, roof substrate, nailers and blocking.

Submittals:
1. Submit product data.

Products:
1. Lumber Standards and Grade Stamps: PS 20, American Softwood Lumber Standard and inspection agency grade stamps.
2. Construction Panel Standards: PS 1, U.S. Product Standard for Construction and Industrial Plywood. APA PRP 108.
3. Fire-Retardant Treatment for All Interior Concealed Carpentry: AWPA C20 for lumber and AWPA C27 for plywood; noncorrosive type.
4. Miscellaneous Lumber, Blocking and Nailers: Standard grade/light framing, 19 percent moisture content maximum.
5. Anchors and Fasteners: Non corrosive, suitable for load and exposure.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements.
2. Provide nailers, blocking and grounds where required. Set work plumb, level and accurately cut.
3. Comply with manufacturer's requirements for treated materials.

SECTION 073113 - ASPHALT SHINGLES

Summary:
1. Provide asphalt shingles, roof membrane, flashing, and roofing accessories

Submittals:
1. Submit product data, shop drawings, color chart, shop drawings, samples

Products:
1. Asphalt Shingles: Asphalt-coated glass felt, mineral granule surfaced, algae resistant, self-sealing type complying with ASTM D3462/D3462M.
   A. Warranted Wind Speed: Not greater than 150 mph (241 km/h).
   B. Style: Square, color selected by Architect
2. Sheet Materials: Asphalt-coated organic felt, with smooth asphalt coating both sides, complying with ASTM D6380/D6380M, Class S, Type III, 54 lb/100 sq ft (Type III, 27.2 kg/m2 sq m).
3. Eave Protection Membrane: Self-adhering polymer-modified asphalt sheet complying with ASTM D1970/D1970M, 40 mil (1 mm) total thickness; with slip-pole treated release paper and polyethylene sheet top surface.
4. Eave-Edge Starter Shingles: Glass fel base, with ceramic coated mineral granules factory embedded in refined, water-resistant asphalt, complying with ASTM D3462/D3462M.
   A. Application: Roof with slope greater than 2 inches per foot (51 mm per 305 mm) and single-exposure less than 7-5/8 inches (140 mm).
5. Underlayment: Self-adhering butyl-rubber sheet complying with ASTM D1970/D1970M, composite release film.
6. Aluminum Flashing: Prefinished aluminum, 26 gauge, 0.017 inch (0.43 mm) minimum thickness
7. Accessories:
   A. Roofing Nails: Standard round wire shingle type, galvanized steel, stainless steel, aluminum roofing nails, or copper roofing nails, minimum 3/8-inch (9.5 mm) head diameter, 12-gauge (2.100-inch (2.77 mm), root-shank diameter, 1-1/2 inches (38 mm) long and complying with ASTM F1667/F1667M.

Installation:
1. Install eave protection membrane in accordance with manufacturer's instructions and NRCA (RM) applicable requirements.
2. Roof Slopes Up to 4:12: Install two layers of underlayment over area not protected by eave protection, with ends and edges weather lapped minimum 4 inches (100 mm); stagger end laps of each consecutive layer and nail in place.
3. Roof Slopes Greater Than 4:12: Install underlayment perpendicular to slope of roof, with ends and edges weather lapped minimum 4 inches (100 mm); stagger end laps of each consecutive layer, nail in place, and weather lap minimum 4 inches (100 mm) over eave protection.
4. Install shingles in accordance with manufacturer's instructions and NRCA (RM)applicable requirements.

SECTION 077123 - MANUFACTURED GUTTER & DOWNSPOUTS

Summary:
1. Provide pre-finished manufactured gutters and downspouts

Submittals:
1. Provide standard finish chart for initial color selection.
2. Submit product data

Products:
1. Pre-Finished Galvanized Steel Sheet: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 0.02 inch (0.6 mm) thick base metal.
   A. Finish: Shop pre-coated with modified silicone coating.
   B. Color: As indicated Sanitary Silicone Elastomeric Joint Sealants:
   C. Sealer: ASTM B32, Sn50 (50/50) type.
2. Components:
   A. Gutters: SMACNA semi-circular style profile.
   B. Downspouts: SMACNA round profile.
   C. Anchors and Supports: Profiled to suit gutters and downspouts.
      1. Anchoring Devices: In accordance with CDA requirements.
      2. Gutter Supports: Brackets.
      3. Downspout Supports: Brackets.
   D. Fasteners: Galvanized steel, with soft neoprene washers.
3. Accessories:
   A. Splash Pads: Precast concrete type

Installation:
1. Install gutters, downspouts, and accessories in accordance with manufacturer's instructions.
2. Sheet Metal: Join lengths with formed seams sealed watertight. Flush and seal gutters to downspouts and accessories.

SECTION 079200 - JOINT SEALANTS

Summary As shown and additionally:
1. At interior joints.
2. At joints between dissimilar materials. UON.
3. At all gaps between similar materials.
4. At interior control joints.
5. At visible perimeters of frames and trims.
6. At joint between perimeter ACT edge trim and irregular walls.
7. Completely around all plumbing fixtures, fittings, and trim at counter tops, walls, and floors.

Submittals:
1. Provide standard finish chart for initial color selection.
2. Submit product data

Products:
1. Latex Joint Sealants:
   A. Acrylic Type: Acrylic emulsion, ASTM C 834.
   B. Application: Interior joints in vertical and overhead surfaces with limited movement.
2. Sanitary Silicone Elastomeric Joint Sealants:
   A. Type: One part mildew resistant silicone sealant, ASTM C 920.
   B. Application: Sanitary applications, interior use.
3. Auxiliary Materials:
   A. Plastic foam joint fillers.
   B. Elastomeric backing backer rods.
4. Acoustical Sealants:
   A. Type: Latex-based sealing compounds, ASTM C834
   B. Application:
      1. For Exposed, color as selected by Architect from manufacturer's complete range of colors
      2. For Concealed, color per manufacturer's standard

Installation:
1. Comply with requirements of Section 011000 - Project Requirements.
2. Test sealant adhesion for each substrate required.
3. Install in proper relation with adjacent work.
4. Clean adjacent surfaces soiled with sealant immediately.

SECTION 081110 - HOLLOW METAL DOORS AND FRAMES

Summary:
1. Provide Steel Doors and Frames, refer to drawings and door schedule.
   A. Exterior doors and frames,
2. Provide floor preparation, Refer to Section 096005.

Submittals:
1. Submit product data, shop drawings.

Products:
1. Products: As selected by Architect complying with the following.
2. Standards: ANSI/SDI 100, Recommended Specifications for Standard Steel Doors and Frames,
3. Steel Doors: Standard seamless steel doors with hollow or composite construction.
   A. Interior Doors: ANSI/SDI 100, Grade II, heavy duty, minimum 18 gage cold rolled steel, 1 3/4 inches thick.
   B. Finish: Factory primed and field painted.
4. Steel Frames:
   A. Exterior Frames: Welded type, sheet steel, rollered, 16 gage.
   B. Finish: Factory primed and field painted.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements..

SECTION 084523 - INSULATED TRANSLUCENT FIBERGLASS SANDWICH PANEL SYSTEM

Summary:
1. Provide insulated, translucent sandwich panel wall system, translucent sandwich panel skylight system, aluminum sill flashing

Submittals:
1. Submit product data and shop drawings.

Products:
1. Basis of Design: Kalwall, or approved equal
2. Provide sandwich panels of flat fiberglass reinforced translucent face sheets laminated to a grid core of mechanically interlocking I-beams. The adhesive bonding line shall be straight, over the entire width of the I-beam and have a neat, sharp edge.
   A. Thickness: 2-1/4 inches
   B. Grid Core Insulation: Fill panel cores with air
   C. Visible Light Transmittance (VLT): 5%

Installation:
1. Comply with requirements of Section 011000 - Project Requirements.
2. Apply in accordance with manufacturer's instructions.
3. Where aluminum will contact concrete, masonry, or pressure treated wood, protect against corrosion by painting contact surfaces with bituminous paint or method recommended by sealant manufacturer.
4. Clean the panel systems, interior and exterior, immediately after installation.

SECTION 087100 - DOOR HARDWARE

Summary:
1. Provide hardware for swinging doors. Refer to Door Schedule.
2. Comply with code and accessibility requirements.

Submittals:
1. Submit product data, hardware schedule, maintenance data.

Products:
1. Products: Refer to Door Schedule.
2. Product Requirements:
   A. Handicapped Accessibility: ANSI/A117.1, ADAAG, and local requirements.
   B. Materials and Application: ANSI A156 series standards.
   C. Quality Level: Commercial.
3. Locksets and Latchsets: Mortise type.
4. Lock Cylinders: Integral type.
5. Keying: As required by Building Standards.
6. Hinges and Butts: Full mortise type with nonremovable pins at security doors; threshold.
7. Closers: High frequency type. ADA-compliant.
8. Exit Devices: High frequency type.
9. Hardware Finishes: Satin chrome and satin stainless steel. UON in Hardware Schedule.
10. Door Trim Units: Refer to Hardware Schedule.
11. Stops: For each door, floor mounted dome types, UON in Hardware Schedule.
12. Silencers: At all frames.
13. Accessory Hardware:
   A. Flush bolts with doorjamb strikes
   B. Mortised automatic door bottoms.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements.
2. Comply with Door Hardware Institute "Recommended Locations for Builder's Hardware" and hardware manufacturers instructions.
3. Refer to hardware schedules on the Drawings for hardware sets.

SECTION 092110 - GYPSUM BOARD ASSEMBLIES

Summary:
1. Provide Gypsum Board Assemblies as indicated in the drawings:
   A. Interior walls, partitions, and ceilings for tape and joint compound finish.
   B. Interior partition steel framing, steel framed and furred enclosures and columns.
   C. Provide miscellaneous metal supports for framing of partitions.
   D. Cement board backer boards for application of tile.
   E. Remodeling gypsum drywall systems at areas of new construction.
   F. Gypsum board finishes.
   G. Sound attenuation insulation.
   H. Concealed acoustical sealants.

Submittals:
1. Submit product data to include finishing height chart for each type and gage of metal framing.

Products:
1. Products: Refer to drawings and comply with the following.
2. Gypsum Wallboard: ASTM C 36, regular and fire-rated types, Refer to drawings for thickness.
3. Cementitious Backer boards: ANSI A 118.9, cement coated Portland cement panels. Refer to drawings for thickness.
4. Trim Accessories:
   A. Material: Metal and plastic (plastic for J-Bead only).
   B. Types: Cornerbead, edge trim, and control joints.
   C. Decorative Profiles: Aluminum reveals and channels.
5. Steel Framing for Walls and Partitions:
   A. Stud Studs and Runners: ASTM C 645, equivalent 20 gage (.0209 inch) MIN thickness.
   B. Furring Channels: ASTM C 645, equivalent 20 gage (.0209 inch) MIN thickness.
   C. Auxiliary Framing Components: Furring brackets, resilient furring channels, Z furring members, and non corrosive fasteners.
   D. Installation Standard: ASTM C 754.
   E. Deflection criteria: L/240 MAX. UON.
6. Steel Framing for Suspended and Furred Ceilings: ASTM C 645, standard channels,
   A. Stud Studs: Match installed assembly for walls.
   B. Accessories: Hangers and inserts.
   C. Installation Standard: ASTM C 754.
7. Auxiliary Materials:
   A. Gypsum board screws, ASTM C 1002.
   B. Fastening adhesive.
   C. Concealed acoustical sealant, refer to Section 079200.
   D. Mineral fiber sound attenuation blankets, meet assembly requirements shown on drawings, coordinate size with framing spacing for tight friction fit.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements.
2. Comply with standards referenced above and ASTM C 840, GA 216 and GA 214.
3. Install framing only over framing members. Do not allow butt to butt joints.
4. Provide blocking for items such as, but not limited to, railings, grab bars, casework, furniture, AV equipment, shelving, whiteboards, toilet accessories, and similar items.
5. Provide acoustical sealant at runner tracks, wall perimeters, openings, expansion, and control joints per ASTM C919.
6. Install gypsum board assemblies true, plumb, level and in proper relation to adjacent surfaces.
7. Where new partitions meet existing construction, remove existing cornerbeads to provide smooth transition.
8. Provide Level 4 finish to all gypsum board surfaces, UON on the Drawings.
   A. Sand and leave ready for finish painting and wall treatment.

SECTION 093100 - ACOUSTICAL CEILINGS

Summary:
1. Provide acoustical lay in ceilings, trim, and metal suspension system,

Submittals:
1. Submit product data, samples.

Products:
1. Products: Refer to Finish & Material Schedule.
2. Acoustical Panel Ceilings:
   A. Size: Refer to Finish & Material Schedule.
   B. Thickness: Refer to Finish & Material Schedule.
   C. Edge Detail: Refer to Finish & Material Schedule.
   D. Pattern: Refer to Finish and Material Schedule.
   E. Type and Finish: ASTM E 84, Refer to Finish & Material Schedule.
3. Suspension Systems:
   A. Exposed grid suspension system, ASTM C 635 intermediate duty classification, refer to Finish & Material Schedule.
   B. Fire Rating: Non fire-resistance rated suspension system.
   C. Suspension System Accessories: Attachment devices and hangers. ASTM C 635.
   D. Cap Material: Painted steel finish to match existing.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements.
2. Measure and layout acoustical ceilings to avoid less than 1/2 panel units wherever practical.
3. Install suspension systems in accordance with ASTM C 636. Install ceiling level to within 1/8 inch in 20 ft tolerance.
4. Install panels with pattern or grain running one way.
5. Replace damaged tiles at new per MEP/FP and low-voltage installations and commissioning activities.
6. Review on site with Architect prior to installation ACT trim wrapping at corners, soffits, round columns or other difficult transition areas. All curved or rounded trim to be curved by manufacturer and not cut to form.

SECTION 096005 – REQUIREMENTS FOR SUBFLOOR

Summary:
1. Provide flat & level subfloor at floor elevations indicated on the Drawings for new flooring and doors. Meet subfloor flat & level tolerances per manufacturer's recommendations and per the following:
   A. Contractor to instrument survey existing floor slab elevations to determine the levelness of floor and to notify architect promptly of any deviations in the floor elevations that will require filling, beyond patching tolerances always required in the tile floor specifications, or exceeding 3/16" in 10' level max.
2. Process concrete surfaces according to ASTM F 710.
3. Perform testing for relative humidity (RH) and alkalinity per manufacturer's recommendations at slab-on-grade and for direct glue-down applications.
4. Prepare subfloor to receive finish flooring per Manufacturer's instructions, recommendations, and restrictions for subfloor treatment materials based on RH and alkalinity test findings. Preparation of subfloor to include: grinding or scarifying slab, applying leveling compound to meet finish elevations, applying concrete slab primer.

Submittals:
1. Submit product data per manufacturer to include instructions, recommendations, and restrictions for subfloor treatment materials.

Products:
1. Subfloor Treatment: Materials manufactured, supplied, or approved by each finish floor manufacturer for brand-specific underlayments and patching compounds and which are allowable under finish flooring system warranty. Latex modified, moisture resistant, non-shrinking, Portland cement based material certified by manufacturer for "on grade" and "below grade" applications.
2. Concrete Slab Primer: Non-staining type.

Installation:
1. Clean subfloors to remove paint, CWB joint compound, grime, dust, debris and all foreign materials and to satisfy manufacturer's recommendations.
2. Perform testing for relative humidity per ASTM F 2170 with one test per every 2000 sf of finished flooring area and for each change in subfloor condition.
3. Perform testing for relative humidity per ASTM 1869-24 (Calcium Chloride) with one test per every 1000 sf of finished flooring area and for each change in subfloor condition.
4. Protect concrete slab from re-wetting from all sources.
   A. Record subfloor joint and crack locations, sizes & conditions. Determine if joints and cracks are moving or stable. Sealmove-ing joints & cracks per manufacturer's recommendations. Fill non-moving stable joints and cracks with subfloor treatment material.

SECTION 096700 - FLUID-APPLIED FLOORING

Summary:
1. Provide epoxy flooring
2. Refer to Finish Schedule

Submittals:
1. Submit product data

Products:
1. Fluid-Applied Flooring: Epoxy base coat(s), polyurethane top coat, no aggregate.
   A. System Thickness: 40 mils (1 mm), nominal, dry film thickness (DFT).
   B. Texture: Smooth
   C. Sheen: High gloss
   D. Color: As selected by Architect.
2. Accessories:
   A. Subfloor Filler: Type recommended by fluid-applied flooring manufacturer.
   B. Primer: Type recommended by fluid-applied flooring manufacturer.

Installation:
1. Apply in accordance with manufacturer's instructions.
2. Apply each coat to minimum thickness required by manufacturer.
3. Finish to smooth level surface.

SECTION 096513 - RESILIENT BASE

Summary:
1. Provide resilient wall base.
2. Refer to Finish Schedule.

Submittals:
1. Submit product data, samples, and maintenance data.

Products:
1. Products: Refer to Finish Schedule for applicable items
2. Rubber Wall Base: FS SS W 40, Type V, 0.125 inches thick, UON,
   A. Cove type with toeset toe
3. Auxiliary Materials:
   A. Adhesives: Water resistant type.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements.
2. Apply wall base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.
3. Install wall base in lengths as long as practicable without gaps at seams and with tops of adjacent pieces aligned.
4. Tightly adhere wall base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.
5. Do not stretch wall base during installation.
6. Premolded Corners: Install premolded corners before installing straight pieces.

SECTION 099000 - PAINTING AND COATING

Summary:
1. Provide painting and surface preparation for interior unfinished surfaces as scheduled.
2. Provide painting and surface preparation of exposed mechanical and electrical piping, conduit, ductwork, and equipment. Refer to Finish Schedule and Drawings for locations (if applicable).
3. Provide repainting and surface preparation at areas of remodeling.
4. Provide painting of entire surface where patch painting is required.
5. Factory finished items, except as noted.

Submittals:
1. Submit product data, samples consisting of two strike-downs of each color and each finish.
2. Extra stock consisting of 1 unopened gallon of each type of paint used at completion.

Products:
1. Products: Refer to Finish Schedule.
2. Requirements: No VOCs. 100% Acrylic.
3. Paint line commercial-quality products for all coating systems.
4. Schedule:
   1. Gypsum board and plaster walls, satin finish, 1 coat primer and 2 coats finish.
   2. Gypsum board and plaster ceilings, flat finish, 1 coat primer and 2 coats finish.
   3. Ferrous metals, semi-gloss finish, 1 coat primer, 2 coats alkyd enamel.
   4. Wood for transparent finish, stain refinishing, match existing gloss, 2 coats polyurethane.
   5. Wood for opaque finish, stain refinishing, match existing gloss, 1 coat alkyd finish.
   6. Wood for opaque paint-grade finish and trim, semi-gloss, UON, 1 coat primer and 2 coats finish.
   7. Exposed ceiling construction, ducts, conduit, piping, etc. Dry fall, pigmented, water-based emulsion-type, fast drying coating formulated for use on each type of substrate

Installation:
1. Comply with requirements of Section 011000 - Project Requirements.
2. Test sample area for adhesion for each type of paint and surface.
3. Remove cover plates, finish, hinges and pulls before painting. Protect hardware, window blinds, and adjacent surfaces.
4. Sand before painting until smooth and flat and sand between coats.
5. Apply paint to achieve manufacturer's recommended dry film thicknesses.
6. Paint entire surface where patch painting is required.
7. Roller texture: Provide orange peel texture at flat, matte or eggshell finishes; provide smooth at any level of gloss finish.
8. Recoat areas which show bleed through, chalking, defects or flashing.
9. Clean paint spatter from adjacent surfaces and glass.
10. Touch up damaged surfaces at completion of construction.

SECTION 102110 TOILET PARTITIONS

Summary:
1. Provide toilet partitions as described in the drawings

Submittals:
1. Submit product data, shop drawings, and samples

Products:
1. Products: As noted in the Material Legend on A211
2. Materials:
   A. Doors:
      1. Thickness: 1 inch.
      2. Width: 24 inch.
      3. Width for Handicapped Use: 36 inch, out-swinging.
      4. Height: 59 inch.
   B. Panels:
      1. Thickness: 1 inch.
      2. Depth: As indicated on Drawings.
      3. Pilasters:
         1. Thickness: 1 inch.
         2. Width: As required to fit space; minimum 3 inch.
   C. Screens: Without doors, to match compartments, mounted to wall with continuous panel brackets.
3. Accessories:
   A. Wall Brackets: Stainless steel continuous type,
   B. Attachments, Screws, and Bolts: Stainless steel, tamper proof type,
      1. For attaching panels and pilasters to brackets: Through-bolts and nuts, tamper proof.
   C. Hinges: Stainless steel, manufacturer's standard finish.
      1. Continuous-type hinge, self-closing.
   D. Door Hardware: Stainless steel, manufacturer's standard finish.
      1. Door Latch: Slide type with exterior emergency access feature and occupancy indicator.
      2. Door Strike and Keeper with Rubber Bumper: Mount on pilaster in alignment with door latch.
      3. Provide door pull for out swinging doors.
   E. Coat Hook with Rubber Bumper: One per compartment, mounted on door.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements.
2. Verify that field measurements are as indicated on Drawings.
3. Verify correct spacing of and between plumbing fixtures.
4. Verify correct location of built-in framing, anchorage, and bracing.
5. Install partitions secure, rigid, plumb, and level in accordance with manufacturer's instructions.
6. Maintain 3/8 inch to 1/2 inch space between wall and panels and between wall and end pilasters.
7. Attach panel brackets securely to walls using anchor devices. Adjust locations of brackets as required to eliminate conflict with wall-like edges and other transitions between dissimilar wall finish materials.
8. Field touch-up of scratches or damaged finish will not be permitted. Replace damaged or scratched materials with new materials.
9. Maximum Variation From True Position: 1/4 inch.
10. Maximum Variation From Plumb: 1/8 inch.
11. Adjust and align hardware to uniform clearance at vertical edge of doors, not exceeding 3/16 inch.
12. Adjust hinges to position doors in partial opening position when unlatched. Return out-swinging doors to closed position.
13. Adjust adjacent components for consistency of line or plane.

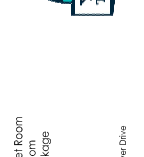
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Consultant

No.	Issued	Date
1	Revision	YYYY.MM.DD
2	Revision	YYYY.MM.DD
3	Issued	YYYY.MM.DD

Permit/Seal





Golf Course Toilet Room
& Shop Toilet Room
Renovation Package

7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.: 2075154401
Ti Name: N/A

Author	Designed	Checked	11/05/17
Dwn.	Dgn.	Chk'd.	YYYY.MM.DD

Title
GC & SHOP TOILET ROOM RENO - SPECIFICATIONS

Scale:
Revision:
Drawing No.
A300

Plotted: 11/05/2017 11:43 PM
By: Liegh Moley
C:\Users\liegh.moley\Documents\2075154401_Golf Course Toilet Room & Shop Toilet Room Renovation Package_liegh.moley.rvt
Central File

GENERAL FINISH NOTES

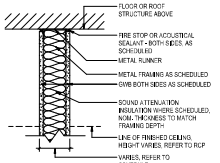
1. PATCH, REPAIR AND PREP ALL EXISTING SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
2. PAINT EXTERIOR OF GOLF COURSE BACK 9 AND FRONT 9 RESTROOMS P-6.
3. TOILET PARTIONS IN ALL RESTROOMS WILL BE TPP-1, REFER TO SHEET A371
4. UNDERSIDE OF GOLF COURSE BACK 9 AND FRONT 9 ROOF SUBSTRATE TO BE PAINTED P-1.
5. PROVIDE APPROPRIATE FLOOR TRANSITIONS AS REQUIRED
   A. ALL FLOOR TRANSITIONS SHALL OCCUR AT DOOR CENTERLINE, UNO.
   B. WHERE FLOORING TRANSITIONS DO NOT OCCUR AT A DOOR, THE TRANSITION SHALL ALIGN WITH ADJACENT PARTITION.
6. CENTER ALL LIGHTS, DIFFUSERS, ETC. IN CEILING TILES UNLESS NOTED OTHERWISE.

ROOM FINISH SCHEDULE

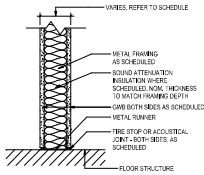
NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
400	MEN'S TR	EPOXY-1	-	P-5	EXPOSED, P-1	
401	WOMEN'S TR	EPOXY-1	-	P-2	EXPOSED, P-1	
402	MEN'S TR	EPOXY-1	-	P-5	EXPOSED, P-1	
403	WOMEN'S TR	EPOXY-1	-	P-5	EXPOSED, P-1	
404	MEN'S TR	EPOXY-1	RB-4	P-5	ACT-1	
405	WOMEN'S TR	EPOXY-1	RB-4	P-5	ACT-1	

INTERIOR PARTITION SCHEDULE - GROUPS A - I, (LIGHT GAUGE METAL FRAMING)

TYPE	CONSTRUCTION DATA: OVERALL PARTITION DEPTH	GWB THICKNESS	MASONRY / FRAMING SIZE	METAL GA.	STUD SPACING	DETAIL AT TOP	DETAIL AT BASE	STC TO STRUCTURE	GWB TO STRUCTURE	INSULATION TO STRUCTURE	MASONRY TO STRUCTURE	SMOKE PARTITION	FIRE RATING (HRS)	FIRE TEST	SOUND INSULATION	STC RATING	STC TEST	NOTES
Group C - Material, Stud, Material																		
C11	4 7/8"	5/8"	3 5/8"			TC1	BC1	•	•	•	-	-	0		•	45	SAL870717	



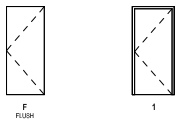
TOP TC1



BASE BC1

DOOR SCHEDULE - GC AND SHOP TOILET ROOMS

NO.	DOOR: CLEAR OPNG WIDTH	CLEAR OPNG HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	HDWR SET	FRAME: TYPE	MATERIAL	FINISH	DETAILS: HEAD	JAMB	SILL	COMMENTS
Level 1														
400	3'-0"	7'-0"	1 3/4"	F	WD	STN	01	1	HM	FX1	A2/A311	A1/A311		FAS ON EXTERIOR SIDE
401	3'-0"	7'-0"	1 3/4"	F	WD	STN	01	1	HM	FX1	A2/A311	A1/A311		FAS ON EXTERIOR SIDE
402	3'-0"	7'-0"	1 3/4"	F	WD	STN	01	1	HM	FX1	A2/A311	A1/A311		FAS ON EXTERIOR SIDE
403	3'-0"	7'-0"	1 3/4"	F	WD	STN	01	1	HM	FX1	A2/A311	A1/A311		FAS ON EXTERIOR SIDE



DOOR PANEL TYPES **FRAME TYPE**

NOTE: REFER TO DOOR SCHEDULES FOR DOOR AND FRAME HEIGHTS AND WIDTHS

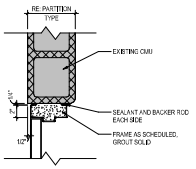
DOOR SCHEDULE LEGEND

AL	ALUMINUM
GL	GLASS
HM	HOLLOW METAL
P	PAINTED
PREFIN	PRE-FINISHED
STN	PRE-FINISHED WOOD
WD	WOOD

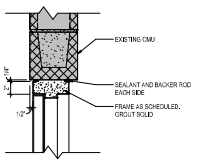
DOOR HARDWARE SCHEDULE

HDWR SET 01:

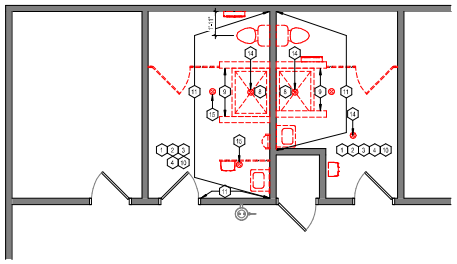
3 EA BUTT HINGE (HEAVY WT)	RB-TA42714 5 X 4.5	652	MCK
1 EA PRIVACY W/INDICATOR	L9040 GSB L583-363 L283-722	626	SCH
1 EA PUSH PLATE	70E 8" X 16"	630	ROC
1 EA PULL PLATE	BF111 X 70C	630	ROC
1 EA SURFACE CLOSER	351-CPS	689	SAR
1 EA KICK PLATE	K1050 8" X 2" LDW	630	ROC



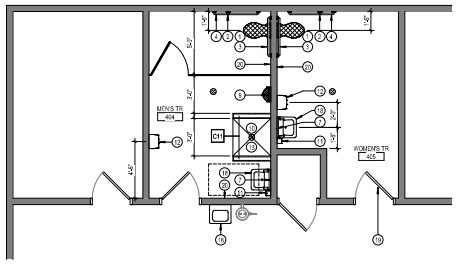
A1 A311 **TYP JAMB @ CMU WALL** 1 1/2" = 1'-0"



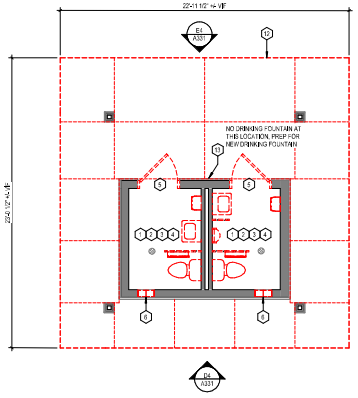
A2 A311 **TYP HEAD @ CMU WALL** 1 1/2" = 1'-0"



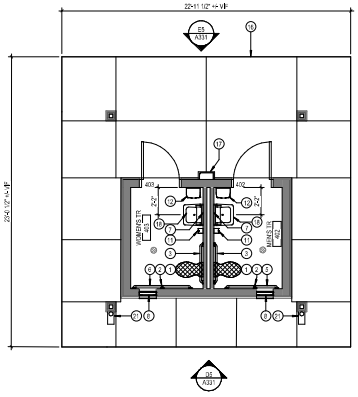
E3 **GC - SHOP TOILET ROOMS - DEMO** 1/4" = 1'-0"



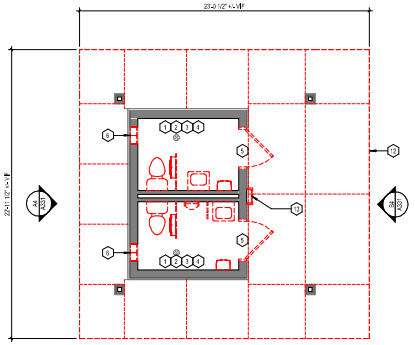
E5 **GC - SHOP TOILET ROOMS** 1/4" = 1'-0"



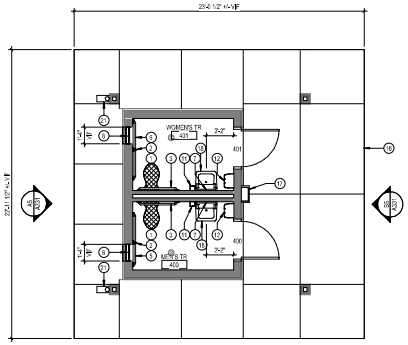
C3 **GC - BACK 9 TOILET ROOMS - DEMO** 1/4" = 1'-0"



C5 **GC - BACK 9 TOILET ROOMS** 1/4" = 1'-0"



A3 **GC - FRONT 9 TOILET ROOMS - DEMO** 1/4" = 1'-0"



A5 **GC - FRONT 9 TOILET ROOMS** 1/4" = 1'-0"

GENERAL DEMOLITION PLAN NOTES

1. ALL DEMOLITION WORK TO BE PERFORMED IN COMPLIANCE W/ ALL APPLICABLE CODES, LAWS & REGULATIONS INCLUDING OWNER REQUIREMENTS & THOSE ASSOCIATED W/ LEED CERTIFICATION.
2. PRIOR TO COMMENCEMENT OF DEMOLITION WORK, INSPECT ALL AREAS IN WHICH WORK IS TO BE PERFORMED. THE EXISTING BUILDING INFORMATION SHOWN WAS COMPILED FROM DRAWINGS FURNISHED BY THE OWNER. THESE DRAWINGS WERE NOT AS-BUILT DRAWINGS & ACTUAL CONDITIONS/ DIMENSIONS MAY VARY FROM WHAT INDICATED. VERIFY ALL CONDITIONS/ DIMENSIONS PRIOR TO DEMOLITION.
3. PROTECT ADJACENT AREAS FROM DUST, EXCESSIVE NOISE OR DISRUPTION OF OPERATIONS. ANY WORK WHICH INTERFERES W/ THE OWNER'S OPERATION OF THE SURROUNDING AREAS & ANY INTERUPTION OF SERVICES INCLUDING THE SHUT DOWN OF UTILITIES SHALL BE PERFORMED AT A TIME APPROVED BY THE OWNER'S REPRESENTATIVE.
4. PROTECT EXISTING STRUCTURES, FINISHES, UTILITIES & OTHER ITEMS SCHEDULED TO REMAIN. PRIOR TO DEMOLITION, DOCUMENT SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM DEMOLITION WORK & FILE W/ OWNER'S REPRESENTATIVE. AREAS THAT ARE DAMAGED BY SELECTIVE DEMOLITION SHALL BE PATCHED, REPAIRED & FINISHED OR REPLACED TO MATCH EXISTING ADJACENT SURFACES AT NO EXPENSE TO THE OWNER.
5. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED WITHIN THE CONTRACT DOCUMENTS. ALTER EXISTING CONSTRUCTION THAT INTERFERES W/ NEW WORK TO THE EXTENT OF THE INTERFERENCE. THE INTENT IS TO REMOVE ALL MECHANICAL, PLUMBING, ELECTRICAL & ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION. CUT & LATER PATCH ALL HOLES & OPENINGS IN EXISTING CONSTRUCTION NECESSARY FOR CONNECTION OF NEW WORK & FOR THE PASSAGE OR CONNECTION OF ANY MECHANICAL, PLUMBING & ELECTRICAL UTILITIES & SERVICES.
6. NOTIFY THE ARCHITECT IMMEDIATELY IF A HIDDEN FIELD CONDITION IS UNCOVERED OR A DISCREPENCIES IN THE CONTRACT DOCUMENTS ARE FOUND THAT CONFLICTS WITH THE INTENDED FINAL PRODUCT & REQUIRES MODIFICATIONS TO THE LAYOUT.
7. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED. PROVIDE INTERIOR AND/OR EXTERIOR SHORING, BRACING OR SUPPORT AS REQUIRED TO PREVENT MOVEMENT, SETTLEMENT, DAMAGE OR COLLAPSE OF STRUCTURE WITHIN DEMOLITION CONTRACT LIMITS.
8. PROVIDE TEMPORARY BARRICADES & OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONEL & GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK, AT ALL TIMES, PROVIDE PROPER MEANS OF EGRESS AS REQUIRED FOR OCCUPIED AREAS PER CODE.
9. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY & INFORM THE OWNER'S REPRESENTATIVE & ARCHITECT FOR FUTURE DIRECTION.
10. PRIOR TO DEMOLITION, VERIFY WHICH ITEMS ARE TO BE SALVAGED. PROVIDE A DETAILED INVENTORY LIST OF THOSE ITEMS & THEIR STORED LOCATION TO THE OWNER. REMOVE FROM SITE & DISPOSE ALL NON-SALVAGABLE ITEMS. ALL DEBRIS CAUSED BY DEMOLITION & CONSTRUCTION SHALL BE CLEARED & REMOVED FROM SITE. DEBRIS STORAGE SHALL NOT INFRINGE ON CLEAR PATH OF EGRESS.
11. ALL ABANDONED MECHANICAL, PLUMBING & ELECTRICAL PIPING IS TO BE REMOVED TO A POINT BELOW EXISTING CONCRETE FLOOR SLAB, BEHIND WALLS & AS CLOSE TO THE CEILING DECK AS POSSIBLE & MADE SAFE BY CAPPING, UNLESS OTHERWISE NOTED, REFER TO MECHANICAL, PLUMBING, & ELECTRICAL DRAWINGS FOR ADDITIONAL DEVOLUTION REQUIRED UNDER THIS CONTRACT.

DEMOLITION NOTES

1. REMOVE ALL TOILET AND URINAL PARTITIONS, INCLUDING ASSOCIATED TOILET ACCESSORIES INCLUDING, BUT NOT LIMITED TO GRAB BARS, MIRRORS, PAPER TOWEL DISPENSORS, TOILET PAPER DISPENSORS, ETC., IN THEIR ENTIRETY.
2. REMOVE ALL PLUMBING FIXTURES IN THEIR ENTIRETY, CUT AND CAP PIPING AS REQUIRED, RE: MECHANICAL FOR ADDITIONAL INFORMATION
3. CLEAN AND PREP WALL SURFACE TO RECEIVE NEW PAINT FINISH
4. PREP FLOORING TO RECEIVE EPOXY FINISH
5. REMOVE DOOR, FRAME, AND ASSOCIATED HARDWARE IN THEIR ENTIRETY
6. REMOVE GLASS BLOCK WINDOWS IN THEIR ENTIRETY
7. REMOVE SIDEWALK IS AS ON GRADE, PREP SUBGRADE FOR NEW CONCRETE SLAB
8. REMOVE PREFABRICATED SHOWER AND SHOWER ACCESSORIES IN THEIR ENTIRETY
9. REMOVE PARTITION IN ITS ENTIRETY
10. REMOVE CEILING SYSTEM INCLUDING LIGHTS, DIFFUSERS, AND CEILING MOUNTED ELEMENTS, RE ELECTRICAL AND MECHANICAL FOR ADDITIONAL INFORMATION
11. REMOVE DRYWALL FINISH FROM ENTIRE STUD PARTITION FOR RE-ROUTING OF PIPING FOR NEW WORK
12. REMOVE EXISTING CONCRETE IN ITS ENTIRETY, PROVIDE SHORING OR KEEP CONCRETE AT COLUMN LOCATIONS TO ENSURE COLUMN STABILITY
13. REMOVE EXISTING DRINKING FOUNTAIN AND HOSE BIB, RE: MECH FOR ADDITIONAL INFORMATION
14. REMOVE FLOOR DRAIN, RE: MECHANICAL, PATCH CONCRETE AND PREP TO RECEIVE NEW FINISH
15. REMOVE FLOOR DRAIN AND SAWCUT FLOOR TO RE-ROUTE SANITARY AS REQUIRED, RE: MECHANICAL, FILL IN CONCRETE FLOOR AND PREP TO RECEIVE NEW FINISH

GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE FROM COLUMN REFERENCE LINE TO FACE OF PARTITION, UNLESS NOTED OTHERWISE.
2. ALL GYPSUM PARTITIONS ARE TYPE GT1 UNLESS NOTED OTHERWISE.
3. PROVIDE TILE BACKER BOARD AT ALL WALL LOCATIONS SCHEDULED TO RECEIVE TILE FINISHES, REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS.
4. REFER TO DRAWING G006 FOR TOILET STALL INFORMATION AND WALL MOUNTING ACCESSORY INFORMATION
5. PROVIDE FIRT WOOD BLOCKING AT ALL WALL MOUNTED SHELVING, CABINETS, TOILET PARTITIONS, GRAB BARS, HAND RAILS, EQUIPMENT, ETC.

CONSTRUCTION NOTES

1. NEW TOILET, RE: MECHANICAL
2. NEW 18" VERTICAL ADA GRAB BAR
3. NEW 36" ADA GRAB BAR
4. NEW 42" ADA GRAB BAR
5. NEW 48" ADA GRAB BAR
6. NEW 54" ADA GRAB BAR
7. NEW MIRROR (78"W X 41"H CENTERED OVER SINK
8. NEW TRANSLUCENT FIBERGLASS SANDWICH PANEL WALL SYSTEM
9. NEW ADA URINAL, RE: MECHANICAL
10. NEW 3'X3' FIBERGLASS SHOWER W/ CONTROLS
11. NEW SURFACE MOUNTED SOAP DISPENSER
12. NEW SURFACE MOUNTED PAPER TOWEL DISPENSER
13. NEW SHOWER CURTAIN & ROD
14. TOILET PAPER DISPENSER
15. SANITARY NAPKIN DISPOSAL
16. NEW CONCRETE SLAB ON GRADE, SLOPE AWAY FROM STRUCTURE TO ENSURE WATER AWAY FROM STRUCTURE
    A. THICKNESS 4"
    B. 28 DAY STRENGTH: 4,000 PSI
    C. AGGREGATE TYPE: ASTM C33
    D. AGGREGATE SIZE: 1" MAX
    E. SLUMP: 5-6 INCHES
    F. WATER / CEMENTITIOUS RATIO: 0.45
    G. ALLOWABLE FLAY ASH REPLACEMENT: 25%
    H. AIR ENTRAINMENT: 4.2%-7.2%
    I. CONTROL JOINTS: 5'-0" MAX
17. NEW DRINKING FOUNTAIN AND HOSE BIB, RE: MECHANICAL
18. NEW SINK, RE: MECHANICAL
19. REPLACE DOOR HARDWARE ONLY, REPLACE WITH HARDWARE SET 01
20. INSTALL NEW DRYWALL WHERE REMOVED, PREP FOR NEW FINISH
21. NEW PRE-FINISHED DOWNSPOUT AND SPLASH PAD

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Consultant

No.	Revision	By	YYYY.MM.DD
1	ADDENDUM 01	ADDT	2018.03.02
2	ADDENDUM 02	ADDT	2018.03.16

Permit/Seal

STATE OF MICHIGAN — LEIGH WOOD — ARCHITECT — LICENSED ARCHITECT

YPSILANTI TOWNSHIP — WHERE YOUR OPPORTUNITY GROWS

Golf Course Toilet Room & Shop Toilet Room Renovation Package

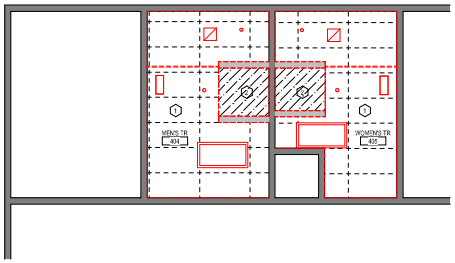
7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.: 2075154401
File Name: N/A

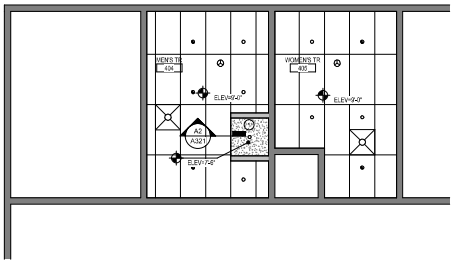
Author	Designed	Checked	10/05/17
Dwn.	Dsgn.	Chk'd.	YYYY.MM.DD

Title
GC & SHOP TOILET ROOM RENO - ENLARGED PLANS

Scale: As indicated
Revision:
Drawing No.
A311



E3 GC - SHOP TOILET ROOM RCP - DEMO
1/4" = 1'-0"



E5 GC - SHOP TOILET ROOM RCP
1/4" = 1'-0"

GENERAL CEILING PLAN NOTES

1. REFER TO FLOOR PLANS & INTERIOR ELEVATIONS FOR WALL MOUNTED FIXTURES & DEVICES, ETC.
2. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR QUANTITY & TYPE OF CEILING MOUNTED FIXTURE, DEVICES, ETC.
3. CENTER ALL LIGHTS, DIFFUSERS, ETC. IN CEILING TILES UNLESS NOTED OTHERWISE
4. UNDESIGNATED PAINTED GYPSUM BOARD SOFFITS & CEILINGS (UNLESS OTHERWISE NOTED) TO BE MARK B-1.
5. TYPICAL CEILING IS 8'-0" AFF, UNO

CEILING LEGEND

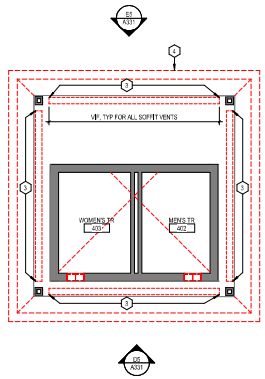
- 2 x 4 LAY-IN
- GYPSUM BD
- ACCESS PANEL PAINT TO MATCH CEILING TYPICAL
- RECESSED LIGHT FIXTURE RE: ELECTRICAL DOCUMENTS
- EXIT SIGN RE: ELECTRICAL DOCUMENTS
- RECESSED CAN LIGHT FIXTURE RE: ELECTRICAL DOCUMENTS
- SUPPLY DIFFUSER RE: MECHANICAL DOCUMENTS
- RETURN GRILLE RE: MECHANICAL DOCUMENTS
- EXHAUST GRILL RE: MECHANICAL DOCUMENTS
- RADIANT CEILING PANEL RE: MECHANICAL DOCUMENTS

CEILING DEMOLITION NOTES

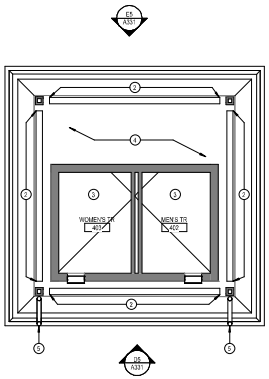
1. REMOVE LAY-IN CEILING ASSEMBLY IN ITS ENTIRETY
2. REMOVE DRYWALL CEILING ASSEMBLY IN ITS ENTIRETY, TAKE CARE SO AS NOT TO DAMAGE EXISTING STRUCTURE THAT MAY BE CONCEALED BY CEILING ASSEMBLY
3. REMOVE SOFFIT VENTS
4. REMOVE SHINGLES AND ROOF SUBSTRATE

CEILING CONSTRUCTION NOTES

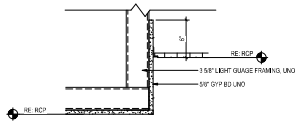
1. NEW GYP BD SOFFIT
2. NEW SOFFIT VENT, VERIFY LENGTH AND WIDTH IN FIELD
   A. MANUFACTURER: AIR VENT
   B. MODEL: SV301, OR SIMILAR
   C. COLOR: WHITE
3. PAINT UNDERSIDE OF ROOF P-1
4. PAINT EXTERIOR UNDERSIDE OF ROOF P-4
5. NEW PRE-FINISHED GUTTER AND DOWNSPOUT SYSTEM



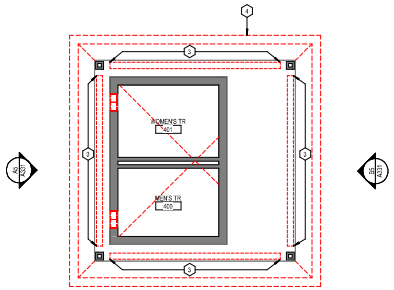
C3 GC - BACK 9 RCP - DEMO
1/4" = 1'-0"



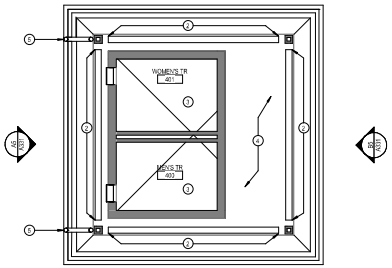
C5 GC - BACK 9 RCP
1/4" = 1'-0"



A2 TYPICAL SOFFIT DETAIL
1 1/2" = 1'-0" REFERENCED ON E5 / A321



A3 GC - FRONT 9 RCP - DEMO
1/4" = 1'-0"



A5 GC - FRONT 9 RCP
1/4" = 1'-0"

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No.	By	Revision	YYYY.MM.DD
1	ADDY	Revision	YYYY.MM.DD
2	ADDY	Revision	YYYY.MM.DD

Issued
date/date

Permit/Seal



YPSILANTI TOWNSHIP
WHERE YOUR FUTURE GROWS

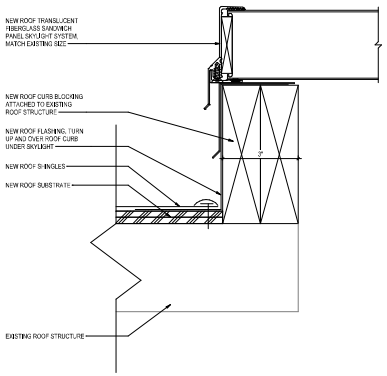
Golf Course Toilet Room & Shop Toilet Room Renovation Package
7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.:2075154401
Tri Name N/A

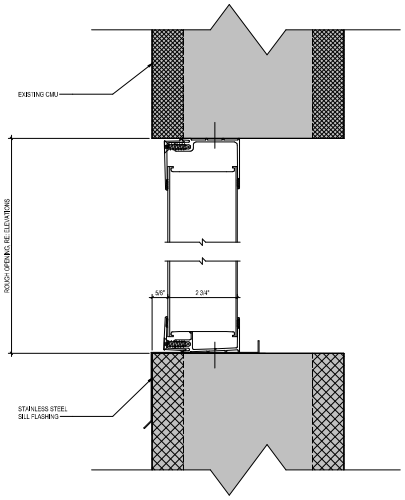
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Title
GC & SHOP TOILET ROOM RENO - RCP

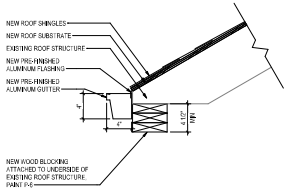
Scale: As indicated
Revision:
Drawing No.
A321



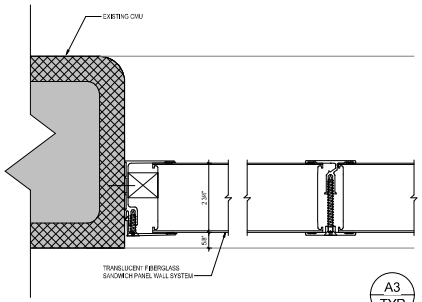
D3 TYP
6" = 1'-0"



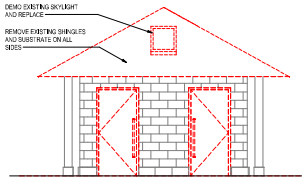
B3 TYP
6" = 1'-0"



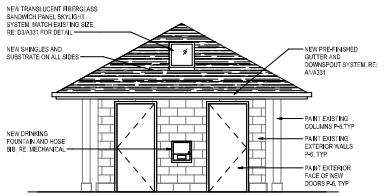
A1 TYP
1 1/2" = 1'-0"



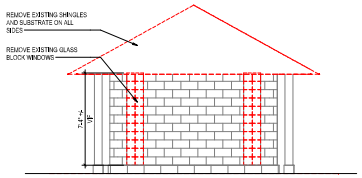
A3 TYP
6" = 1'-0"



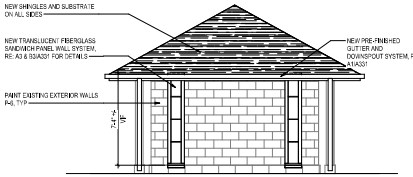
E4 'BACK 9' NORTH ELEVATION - DEMO
1/4" = 1'-0" REFERENCED ON C3 / A311



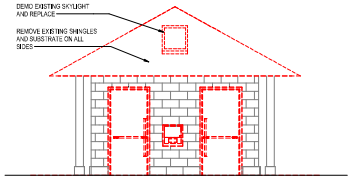
E5 'BACK 9' NORTH ELEVATION
1/4" = 1'-0" REFERENCED ON C5 / A311



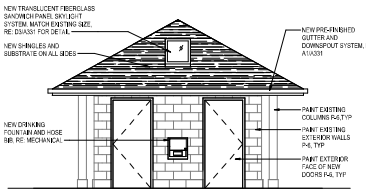
D4 'BACK 9' SOUTH ELEVATION - DEMO
1/4" = 1'-0" REFERENCED ON C3 / A311



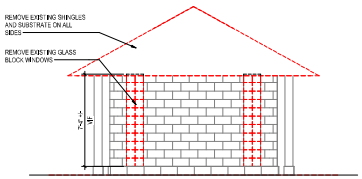
D5 'BACK 9' SOUTH ELEVATION
1/4" = 1'-0" REFERENCED ON C5 / A311



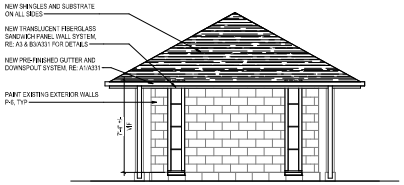
B4 'FRONT 9' - EAST ELEVATION - DEMO
1/4" = 1'-0" REFERENCED ON A3 / A311



B5 'FRONT 9' - EAST ELEVATION
1/4" = 1'-0" REFERENCED ON A5 / A311



A4 'FRONT 9' - WEST ELEVATION - DEMO
1/4" = 1'-0" REFERENCED ON A3 / A311



A5 'FRONT 9' - WEST ELEVATION
1/4" = 1'-0" REFERENCED ON A5 / A311

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No.	Issued	By	Appd.	YYYY.MM.DD
1	100% CD			2020.03.06
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Permit/Seal



YPSILANTI TOWNSHIP
WHERE YOUR FUTURE GROWS

Golf Course Toilet Room & Shop Toilet Room Renovation Package

7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.: 2075154401
Tik Name: N/A

Author	Designed	Checked	YYYY.MM.DD
Dwn.	Dsgn.	Chkd.	

Title
GC & SHOP TOILET ROOM RENO - ELEVATIONS

Scale: As indicated
Revision:
Drawing No.
A331

MATERIAL SCHEDULE

ACOUSTIC CEILING TILE

ACT-1 RESTROOM ACOUSTIC CEILING TILE
MANUF.: ARMSTRONG CEILINGS
STYLE: 1938 ULTIMA HEALTH ZONE
EDGE PROFILE: SQUARE
DIMENSION: 24" X 48"
THICKNESS: 3/4"
COLOR: WHITE
GRID: SQUARE LAY IN 15/16"
GRID FINISH: WHITE

EPOXY

EPOX-1 EPOXY FLOOR
MANUF.: DUR-A-FLEX
PRODUCT: DUR-A-GAURD
COLOR: SLATE GREY

PAINT

P-1 GENERAL CEILING / SOFFIT PAINT
MANUF.: SHERWIN WILLIAMS
PRODUCT: INTERIOR PAINT
COLOR: NUANCE SW7049
FINISH: FLAT

P-5 GENERAL WALL PAINT
MANUF.: SHERWIN WILLIAMS
PRODUCT: INTERIOR PAINT
COLOR: EVERYDAY WHITE SW6077
FINISH: SATIN

P-6 GOLF EXTERIOR PAINT
MANUF.: SHERWIN WILLIAMS
PRODUCT: EXTERIOR ACRYLIC LATEX
COLOR: NUANCE SW7049
FINISH: LOW LUSTRE

P-7 HM DOOR & DOOR FRAME PAINT
MANUF.: SHERWIN WILLIAMS
PRODUCT: EXTERIOR ARYLIC LATEX
COLOR: IRON ORE 7069
FINISH: LOW LUSTRE

RUBBER BASE

RB-4 MATCH EXISTING
MANUF.: MATCH EXISTING
PRODUCT: MATCH EXISTING
COLOR: MATCH EXISTING
DIMENSION: MATCH EXISTING

TOILET PARTITIONS

TPP-1 RESTROOM TOILET PARTITIONS
MANUF.: BRADLEY
PRODUCT: FLOOR-MOUNTED OVERHEAD-BRACED
COLOR: STAINLESS STEEL SATIN BRUSHED

MIRRORS

MIR-4 RESTROOM VANITY MIRROR
2'6"W X 4'H ON CENTER OF SINK
EDGE: FLAT
BY GC

ACCESSORIES - REFER TO FLOOR PLANS FOR TYPES AND G026 FOR MOUNTING HEIGHTS

14.
TOILET PAPER DISPENSER
MANUF: SAN JAMAR VERSATWIN
STYLE: SURFACE MOUNTED MULTI ROLL
MODEL #:R3600TB

12.
PAPER TOWEL DISPENSER
MANUF: BOBRICK
STYLE: SURFACE MOUNTED PAPER TOWEL DISPENSER
MODEL #: B-9262

11.
SURFACE MOUNTED SOAP DISPENSER
MANUF: BOBRICK
STYLE: SURFACE MOUNTED SOAP DISPENSER
MODEL #: B-2111

2, 3, 4, 5, 6.
GRAB BARS
MANUF: BOBRICK
STYLE: STRAIGHT GRAB BAR
MODEL #: B-6806 - 18", 24", 36", 42", 48", 54"

15.
SANITARY WASTE DISPENSER
MANUF: BOBRICK
STYLE: SURFACE MOUNTED
MODEL #:B-270

13.
SHOWER DRESSING AREA SEAT
MANUF: BOBRICK
STYLE: FOLDING SHOWER / DRESSING AREA SEAT
MODEL #: B-5193

SHOWER BENCH (ADA)
MANUF: BOBRICK
STYLE: REVERSIBLE SHOWER SEAT
MODEL #: B-5181

SHOWER CURTAIN
MANUF: BOBRICK
STYLE: SHOWER CURTAIN
MODEL #: 204-3

SHOWER CURTAIN ROD
MANUF: BOBRICK
STYLE: CONCEALED MOUNTING
MODEL #: B-207

SHOWER CURTAIN HOOK
MANUF: BOBRICK
STYLE: 304 STAINLESS STEEL
MODEL #: 204-1

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No.	Revision	By	mm/dd/yy
1	ADDENDUM #1	ADDT	11/03/17

Issue date	By	mm/dd/yy
Issued	ADDT	11/03/17

Permit/Seal

STATE OF MICHIGAN
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YPSILANTI TOWNSHIP
WHERE YOUR FUTURE GROWS

Golf Course Toilet Room & Shop Toilet Room Renovation Package
7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.:2075154401
TB Name N/A

Author	Designed	Checked	11/03/17
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
GC & SHOP TOILET ROOM RENO - MATERIAL SCHEDULE

Scale:
Revision:
Drawing No.
A371

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	GLOBE VALVE
	GENERIC VALVE
	FULL PORT BALL VALVE
	CHECK VALVE
	BALANCING VALVE
	BALANCE VALVE W/ TEST PORTS
	SOLENOID VALVE
	MOTOR OPERATED VALVE
	PLUG VALVE
	THREE WAY CONTROL VALVE
	TWO WAY CONTROL VALVE
	BUTTERFLY VALVE
	PRESSURE REGULATOR VALVE
	PRESSURE RELIEF VALVE
	THERMOMETER
	STRAINER w/HOSE END CONNECTION
	UNION
	PRESSURE GAGE WITH COCK
	FLEXIBLE CONNECTOR
	PIPE TURNED UP
	PIPE TURNED DOWN
	PIPE CUT TOP
	PIPE CUT BOTTOM
AW	ACID WASTE
AV	ACID VENT
DCW	DOMESTIC COLD WATER PIPING
DHW	DOMESTIC HOT WATER PIPING
DHWR	DOMESTIC HOT WATER RETURN PIPING
V	VENT PIPING
FP	FIRE PROTECTION PIPING
G	NATURAL GAS PIPING
SAN	SANITARY PIPING
ST	STORM PIPING
SST	SECONDARY STORM PIPING
SSD	SUB-SOIL DRAIN
	AUTOMATIC AIR VENT (PIPE TO NEAREST DRAIN)
	MANUAL AIR VENT (PIPE TO NEAREST DRAIN)

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT.

PLUMBING ABBREVIATIONS

AC	AIR CONDITIONING
ACCU	AIR COOLED CONDENSING UNIT
ACU	AIR CONDITIONING UNIT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATIVE
AMB	AMBIENT
AP	ACCESS PANEL / DOOR
APPROX	APPROXIMATE
AR	ACID RESISTANT
ARCH	ARCHITECT(URAL)
ARV	AIR RELIEF VALVE
AUTO	AUTOMATIC
AV	ACID VENT
AVTR	ACID VENT THROUGH ROOF
AW	ACID WASTE
B#	BOILER
BD	BAROMETRIC DAMPER
BDD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTER
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BOT	BOTTOM
CA	COMPRESSED AIR
CAB	CABINET
CFH	CUBIC FEET PER HOUR
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
COND	CONDENSER / CONDENSATE
COTG	CLEAN OUT TO GRADE
CP	CIRCULATION PUMP
CPD	CONDENSATE PUMP DISCHARGE
CPRSR	COMPRESSOR
CT-#	COOLING TOWER
CUH-#	CABINET UNIT HEATER
D	DEPTH/DEEP
DB	DRY BULB TEMPERATURE
DCW	DOMESTIC COLD WATER
DEG	DEGREE
DF	DRINKING FOUNTAIN
DFU	DRAIN FIXTURE UNIT
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
DIA / Ø	DIAMETER
DSCH	DISCHARGE
DT	DRAIN TILE
DTC	DRAIN TILE CONNECTION
DWG	DRAWING
DWH-#	WATER HEATER
ECS	EMERGENCY COMBINATION SHOWER
EEW	EMERGENCY EYEWASH
EF	EXHAUST FAN
EFF	EFFICIENCY
ELEC	ELECTRICAL)
ELEV	ELEVATOR
EMER	EMERGENCY
EQUIP	EQUIPMENT
ERC	ENERGY RECOVERY COIL
ESH	EMERGENCY SHOWER
ET	EXPANSION TANK
EXH	EXHAUST
EXIST / (E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FCU-#	FAN COIL UNIT
FD-#	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FEV	FLUE EXHAUST VENT
FIN FLR / FF	FINISH FLOOR
FLR	FLOOR
FP	FIRE PROTECTION
FPM	FEET PER MINUTE
FUR-#	FURNACE
G	NATURAL GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZE(D)
GPM	GALLONS PER MINUTE
GV	NATURAL GAS VENT
GVTR	NATURAL GAS VENT THROUGH ROOF
H	HEIGHT/HIGH
HB	HOSE BIBB
HC-#	HEATING COIL
HP	HORSEPOWER
HRU	HEAT RECOVERY UNIT
HVAC	HEATING / VENTILATING / AIR CONDITIONING
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INSUL	INSULATION / INSULATE
IW	INDIRECT WASTE
JC	JANITOR CLOSET
KW	KILOWATT
L	LENGTH / LONG
LAV-#	LAVATORY
LP	LIQUID PETROLEUM
LVR	LOUVER
M	METER
MAU	MAKEUP AIR UNIT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
NIC	NOT IN CONTRACT
NO / #	NUMBER
NPCW	NON-POTABLE COLD WATER
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	PUMPED CONDENSATE
PREFAB	PREFABRICATED
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R / RAD	RADIUS
RD-#	ROOF DRAIN
REQ'D	REQUIRED
RF-#	RETURN FAN
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RTU	ROOFTOP UNIT
SAN	SANITARY
SCHED	SCHEDULE
SCW	SOFT COLD WATER (DOMESTIC)
SH	SHOWER
SK	SINK
SP	STATIC PRESSURE
SPEC(S)	SPECIFICATION(S)
SQFT	SQUARE FEET
SRD-#	SECONDARY ROOF DRAIN
SS	SERVICE SINK
SST	SECONDARY STORM
ST	STORM
STD	STANDARD
TC	TEMPERATURE CONTROL
TEMP	TEMPERATURE
TYP	TYPICAL
UH-#	UNIT HEATER
UR	URINAL
UV	UNIT VENTILATOR
V	VENT
VA	VALVE
VAC	VACUUM
VB	VACUUM BREAKER
VEL	VELOCITY
VIF	VERIFY IN FIELD
VTR	VENT-THRU-ROOF
W	WIDE / WIDTH
W /	WITH
W / O	WITHOUT
WB	WET BULB TEMPERATURE
WC-#	WATER CLOSET
WCC	WATER COOLED CHILLER
WCO	WALL CLEAN OUT
WG	WATER GAUGE
WH	WALL HYDRANT
WSFU	WATER SUPPLY FIXTURE UNIT

DRAWING NOTATIONS

MECHANICAL SYSTEM INDICATION

HEAVY LINE-WEIGHT INDICATES NEW WORK

LIGHT LINE WEIGHT- INDICATES EXISTING EQUIPMENT OR REFERENCED INFORMATION

HATCH MARKS - EQUIPMENT OR MATERIALS TO BE DISCONNECTED AND REMOVED

DASHED LINES- PIPING ROUTED BELOW SLAB OR GRADE

DRAWING/ DETAIL TITLE

NOTE: DRAWING TITLE MAY NOT APPEAR ON LARGE SCALE DETAIL DRAWINGS

A/6 — DETAIL NUMBER
P100 — SHEET WHERE DETAIL IS REFERENCED
3/4" = 1'-0" — DRAWING TITLE
P200 — REFER TO THIS DRAWING FOR DETAIL
ADDITIONAL DRAWING WHERE DETAIL IS REFERENCED

NEW / EXISTING CONNECTIONS

POINT OF NEW CONNECTION
EXISTING SYSTEM COMPONENT TO REMAIN
NEW SYSTEM COMPONENT

SECTION CUT SYMBOL

1 — SECTION NUMBER
M101 — SHEET WHERE SECTION IS DRAWN

EXISTING POINT OF DISCONNECT

POINT OF DISCONNECT
EXISTING SYSTEM COMPONENT TO REMAIN
EXISTING SYSTEM COMPONENT TO BE REMOVED

NORTH ARROW

PROJECT NORTH
N
TRUE NORTH

ENLARGED PLAN DETAIL

1 — ENLARGED PLAN NUMBER
M101 — SHEET WHERE ENLARGED PLAN IS DRAWN
REFER TO THIS SHEET FOR ENLARGED PLAN

TEXT LEADER

INFORMATION TEXT

EXISTING CONNECTIONS

CAP OFF EXISTING
EXISTING SYSTEM COMPONENT TO REMAIN

DRAWING REVISION SYMBOL

1 — DRAWING REVISION NUMBER

KEYNOTE

X — KEYNOTE NUMBER

MECHANICAL SHEET LIST

NO.	DRAWING NAME	PERMIT'S IND 2023.10.10
M300	MECHANICAL LEGEND, SYMBOLS AND ABBREVIATIONS	•
M311	GC & SHOP TOILET ROOM REMO - M&P ENLARGED PLANS	•
M351	GC & SHOP TOILET ROOM REMO - M&P DETAILS	•
M351	GC & SHOP TOILET ROOM REMO - M&P SCHEDULES	•
M351	GC & SHOP TOILET ROOM REMO - M&P SPECIFICATIONS	•

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1	2023.10.10	YYYY.MM.DD	AUDIT	

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LICENSED PROFESSIONAL ENGINEER
6201053118

YPSILANTI TOWNSHIP
WHERE YOUR FUTURE GROWS

YPSI Community Center Renovations
Golf Course Renovations
7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.: 207515440 1

Title Name N/A

SAR	SAR	CJS	2023.10.10
Dwn.	Dsgn.	Chk'd	YYYY.MM.DD

Title
MECHANICAL LEGEND, SYMBOLS AND ABBREVIATIONS

Scale: 12" = 1'-0"
Revision:
Drawing No. **M300**

M & P DEMOLITION GENERAL NOTES

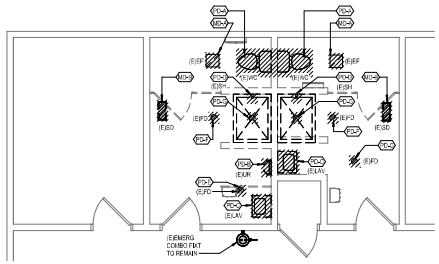
1 ANY INTERRUPTIONS OF EXISTING SERVICES OR EQUIPMENT SHALL BE PERFORMED AT A TIME APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE SO AS NOT TO INTERFERE WITH THE BUILDING OPERATION.

2 THESE DRAWINGS INDICATE THE GENERAL EXTENT OF WORK. THE EXTENT OF DEMOLITION SHALL BE AS REQUIRED BY THE NEW WORK AND REMOVAL OF MATERIALS/COMPONENTS NOT REQUIRED FOR THE NEW AND RENOVATED SYSTEMS.

3 ALL MECHANICAL AND PLUMBING SYSTEMS TO BE REMOVED SHALL BE REMOVED COMPLETE WITH ALL RELATED ITEMS INCLUDING HANGERS, SUPPORTS, CONTROLS, ETC., CAP ALL OPEN PIPES AND DUCTS, PATCH AND SEAL ALL OPENINGS AS A RESULT OF DEMOLITION IN RATED WALLS TO MAINTAIN EXISTING WALLS FIRE OR SMOKE RATING AND TO MATCH EXISTING ADJACENT SURFACES.

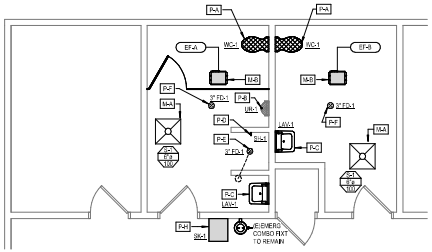
4 ALL ITEMS AND EQUIPMENT REMOVED SHALL REMAIN PROPERTY OF THE OWNER UNLESS POSSESSION RIGHTS ARE WAIVED. CONTRACTOR SHALL MEET WITH OWNER PRIOR TO START OF DEMOLITION TO DETERMINE WHICH ITEMS ARE TO BE SALVAGED. CONTRACTOR SHALL REMOVE REMAINING ITEMS FROM SITE.

5 FIELD VERIFY EXACT SIZE AND LOCATION OF ALL EXISTING SERVICES AND EQUIPMENT PRIOR TO DEMOLITION. IF FIELD CONDITIONS DO NOT REFLECT WHAT IS SHOWN IN THE THESE DOCUMENTS, CONTACT ARCHITECT/ENGINEER PRIOR TO START OF DEMOLITION.



GC SHOP TOILET ROOMS PLUMBING & MECHANICAL DEMO PLAN

1 M311 1/4" = 1'-0"



GC SHOP TOILET ROOMS PLUMBING & MECHANICAL PLAN

4 M311 1/4" = 1'-0"

MECHANICAL GENERAL NOTES

1 COORDINATE NEW DUCTWORK WITH SITE CONDITIONS AND ALL OTHER TRADES TO AVOID INTERFERENCES.

2 PROVIDE ACCESS AROUND ALL NEW EQUIPMENT PER MANUFACTURERS RECOMMENDATIONS.

3 THESE DRAWINGS INDICATE THE GENERAL EXTENT OF WORK BUT ARE NOT FABRICATION DRAWINGS. COORDINATE HVAC PIPING SYSTEMS WITH WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.

4 ALL DUCTWORK SHALL BE ROUTED AS HIGH AS POSSIBLE, UNLESS OTHERWISE NOTED. COORDINATE ROUTING WITH OTHER TRADES TO AVOID INTERFERENCES.

5 BALANCE ALL AIR SYSTEMS TO INDICATED AIR FLOW RATES.

6 DUCT SIZES TO DIFFUSERS SHALL MATCH NECK SIZE OF EACH. REFER TO GRILLE, REGISTER & DIFFUSER SCHEDULE.

7 REFER TO MECHANICAL SPECIFICATION SHEET AND SCHEDULE FOR DUCTWORK INSULATION REQUIREMENTS.

8 ALL DUCTWORK SHALL BE CONCEALED IN WALLS AND/OR CEILING SPACE, UNLESS OTHERWISE NOTED.

9 SEAL ALL PENETRATIONS THROUGH WALLS PER DETAILS AND SPECIFICATIONS.

10 COORDINATE EXACT LOCATIONS OF ALL DIFFUSERS AND RETURN GRILLES WITH ARCHITECTURAL REFLECTED CEILING AND LIGHTING PLANS.

PLUMBING GENERAL NOTES

1 THESE DRAWINGS INDICATE THE GENERAL EXTENT OF WORK BUT ARE NOT FABRICATION DRAWINGS. COORDINATE PLUMBING SYSTEMS WITH WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, TRANSITIONS, ETC. AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.

2 REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL NEW PLUMBING FIXTURES.

3 ALL PLUMBING RELATED CORING THROUGH FLOORS SHALL BE BY PLUMBING CONTRACTOR.

4 COORDINATE ALL NEW LOCATIONS, SIZES AND ELEVATIONS OF SLEEVES THROUGH WALLS, SLABS AND FOUNDATIONS WITH STRUCTURAL DRAWINGS AND FIELD CONDITIONS.

5 COORDINATE ALL PIPE ROUTING WITH SITE CONDITIONS, EQUIPMENT MANUFACTURER'S RECOMMENDATIONS, AND ALL OTHER TRADES TO AVOID INTERFERENCES.

6 PROVIDE ACCESS AROUND ALL NEW EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.

7 ALL OVERHEAD DOMESTIC WATER PIPING SHALL BE INSULATED AND LABELED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PIPING APPLICATION SCHEDULE.

8 ALL PIPING SHALL BE CONCEALED IN WALLS, CEILING SPACES OR ARCHITECTURAL SOFFITS.

9 SEAL ALL PENETRATIONS THROUGH WALLS AND FLOORS AIR AND WATER TIGHT.

10 ALL NEW PLUMBING CONNECTIONS TO FIXTURES SHALL BE INSTALLED TO PREVENT TRAPPING OF WATER.

11 CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCES (PER THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE) ABOVE AND AROUND ANY NEW ELECTRICAL PANELS, EQUIPMENT, AND TRANSFORMERS WHEN ROUTING OVERHEAD PIPING.

12 RUN ALL SANITARY AND VENT PIPING AT SLOPES COMPLYING WITH THE MICHIGAN PLUMBING CODE LATEST EDITION.

13 PROVIDE SHUT-OFF VALVES AT ALL PLUMBING FIXTURES. LOCATE ALL PLUMBING SHUT-OFF VALVES IN AN ACCESSIBLE LOCATION ABOVE AN ACCESS PANEL AND NO MORE THAN 24" ABOVE THE CEILING.

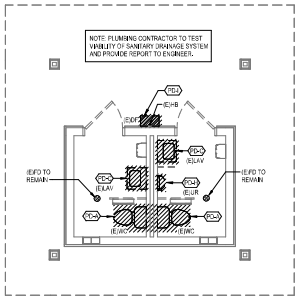
14 REFER TO PIPING DIAGRAMS, DETAILS, AND SPECIFICATIONS FOR VALVES, FITTINGS, AND OTHER ACCESSORIES.

15 MINIMUM UNDERGROUND SANITARY PIPING SHALL BE 3".

MECH DEMOLITION KEYNOTES GC

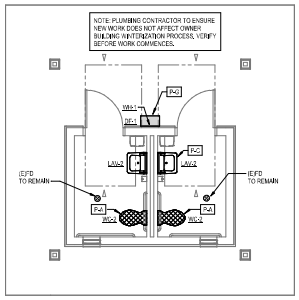
MD-A REMOVE EXISTING CEILING EXHAUST FAN AND EXTENT OF EXHAUST DUCT REQUIRED TO FACILITATE INSTALLATION OF NEW FAN.

MD-B REMOVE EXISTING SUPPLY DIFFUSER AND EXTENT OF SUPPLY DUCT REQUIRED TO FACILITATE INSTALLATION OF NEW DIFFUSER.



GC BACK 9 TOILET ROOMS PLUMBING & MECHANICAL DEMO PLAN

2 M311 1/4" = 1'-0"



GC BACK 9 TOILET ROOMS PLUMBING & MECHANICAL PLAN

5 M311 1/4" = 1'-0"

PLUMBING DEMOLITION KEYNOTES GC

PD-A REMOVE EXISTING TANK TOILET, DCW AND SAN CONNECTIONS, DCW VALVE, AND FLOOR FLANGE COMPLETE. REMOVE EXTENT OF UG SAN REQUIRED FOR OFFSET TO NEW WC LOCATION. FLOOR CUT AND PATCH BY OTHERS. COORDINATE EXTENT OF FLOOR DEMO WITH CONCRETE TRADES.

PD-B REMOVE EXISTING URINAL, DCW AND SAN CONNECTIONS, AND WALL MOUNT COMPLETE. REMOVE / MODIFY EXTENT OF DCW WITHIN WALL TO CONNECT TO NEW SHOWER, SEE NEW WORK PLAN. DRYWALL REMOVAL AND REPLACEMENT BY OTHERS.

PD-C REMOVE EXISTING LAVATORY, DCW, DHW, WASTE & VENT CONNECTIONS, AND WALL MOUNT COMPLETE. PROVIDE NEW OFFSETS FOR ALL PIPING WITHIN WALL FOR CONNECTION TO NEW LAVATORY LOCATION. WALL REMOVAL AND REPLACEMENT BY OTHERS.

PD-D REMOVE EXISTING SHOWER HEAD, LEVER, DCW & DHW CONNECTIONS COMPLETE. REMOVE DCW, AND DHW BRANCHES BACK TO ABOVE CEILING LEVEL AND CAP AT MAIN.

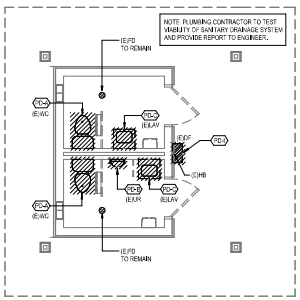
PD-E REMOVE EXISTING FLOOR DRAIN BODY, TRAP AND EXTENT OF UG SAN REQUIRED TO CONNECT TO NEW FLOOR DRAIN LOCATION. FLOOR CUT AND PATCH BY OTHERS. COORDINATE THE EXTENT OF FLOOR DEMO WITH CONCRETE TRADES.

PD-F REMOVE EXISTING FLOOR DRAIN BODY FOR REPLACEMENT WITH NEW DRAIN. FLOOR CUT AND PATCH BY OTHERS. COORDINATE THE EXTENT OF FLOOR DEMO WITH CONCRETE TRADES.

PD-G REMOVE EXISTING FLOOR DRAIN BODY AND TRAP. CAP SANITARY BELOW FLOOR. FLOOR CUT AND PATCH BY OTHERS. COORDINATE THE EXTENT OF FLOOR DEMO WITH CONCRETE TRADES

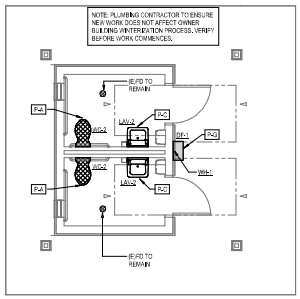
PD-H REMOVE EXISTING URINAL, DCW AND SAN CONNECTIONS, AND WALL MOUNT COMPLETE. CAP PIPING BEHIND WALL AND PATCH WALL TO MATCH EXISTING CONSTRUCTION.

PD-I REMOVE EXISTING SEMI-RECESSED DRINKING FOUNTAIN AND EXISTING WALL MOUNTED HOSE BIBB LOCATED BELOW DRINKING FOUNTAIN.



GC FRONT 9 TOILET ROOMS PLUMBING & MECHANICAL DEMO PLAN

3 M311 1/4" = 1'-0"



GC FRONT 9 TOILET ROOMS PLUMBING & MECHANICAL PLAN

6 M311 1/4" = 1'-0"

MECHANICAL KEYNOTES GC

M-A PROVIDE NEW SUPPLY DIFFUSER AND NEW DUCT OFFSET TO RECONNECT SUPPLY DUCTWORK TO NEW DIFFUSER LOCATION. PROVIDE RIGID DUCT TRANSITION TO ROUND AND NEW FLEX DUCT FROM ROUND SPOOL PIECE TO DIFFUSER.

M-B PROVIDE NEW CEILING MOUNTED EXHAUST FAN IN LOCATION SHOWN. PROVIDE NEW EXHAUST DUCT, OFFSET AND TRANSITIONS REQUIRED TO CONNECT NEW FAN TO EXISTING DISCHARGE DUCTWORK/HOOD

PLUMBING KEYNOTES GC

P-A PROVIDE NEW TANK TOILET AT LOCATION SHOWN WITH NEW DCW STUB, SUPPLY VALVE AND FLEX TUBE ALONG WITH NEW FLOOR FLANGE AND SANITARY CONNECTION.

P-B PROVIDE NEW URINAL AT NEW LOCATION SHOWN WITH NEW WALL MOUNT, AND DCW, SAN AND VENT PIPING OFFSETS WITHIN WALL TO MAKE NEW CONNECTIONS TO NEW FIXTURE.

P-C PROVIDE NEW LAV AT NEW LOCATION SHOWN WITH NEW WALL MOUNT, AND DCW, DHW, SAN AND VENT PIPING OFFSETS WITHIN WALL TO MAKE NEW CONNECTIONS TO NEW FIXTURE.

P-D PROVIDE NEW SHOWER HEAD AND LEVEL AT LOCATION SHOWN. PROVIDE NEW DCW & DHW BRANCHES FROM MAIN ABOVE CEILING AND DOWN IN NEW WALL TO FIXTURE CONNECTIONS.

P-E PROVIDE NEW FLOOR DRAIN, TRAP AND UG SAN CONNECTION OFFSET TO NEW DRAIN LOCATION SHOWN.

P-F PROVIDE NEW FLOOR DRAIN AT LOCATION OF EXISTING REMOVED DRAIN.

P-G PROVIDE NEW DRINKING FOUNTAIN AT LOCATION OF EXISTING DEMO'D FOUNTAIN, AND NEW WALL HYDRANT AT LOCATION OF EXISTING DEMO'D HOSE BIBB. RECONNECT TO EXISTING DCW, SAN, AND VENT AS REQUIRED FOR COMPLETE INSTALLATION. MODIFY WALL OPENINGS AS REQUIRED TO FIT NEW EQUIPMENT. WALL PATCH AND FINISH BY OTHERS.

P-H PROVIDE NEW UTILITY TUB SINK AT LOCATION SHOWN. PROVIDE NEW DCW & DHW BRANCHES FROM EXISTING DCW & DHW MAINS ABOVE CEILING AND DOWN IN WALL TO NEW FIXTURE. PROVIDE NEW W & V CONNECTIONS WITHIN WALL AND CONNECT TO NEARBEST NEW LAVATORY RISERS.

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1	Revision		XXXX
2			2022.10.10
3			XXXX
4			XXXX

Permit/Seal



YPSILANTI TOWNSHIP
WHERE YOUR ACTIVITIES GROW

YPSI Community Center Renovations
Golf Course Renovations
7200 South Huron River Drive
Ypsilanti, MI 48197

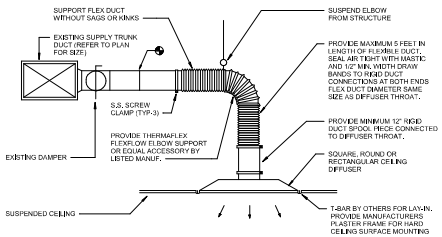
Project No.: 207515401
TB Planning N/A

SAR	SAR	CJC	2022.10.10
Des'd.	Dsgn.	Ch'd.	YYYY.MM.DD

Title
GC & SHOP TOILET ROOM RENO - M&P ENLARGED PLANS

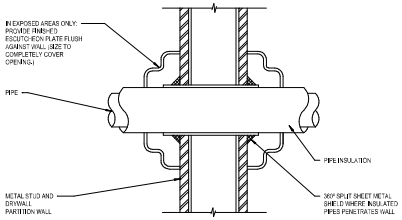
Scale: 1/4" = 1'-0"
Revision:
Drawing No.
M311

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SUPPLY AIR BRANCH SPIN-IN AND CEILING DIFFUSER DETAIL

SCALE: NONE

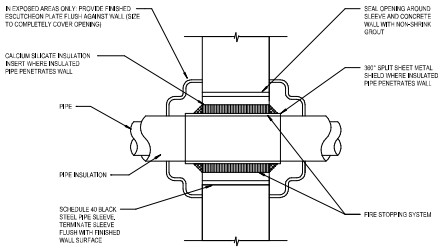


NOTES:

1. PIPE PENETRATION DETAIL SIMILAR FOR UNINSULATED PIPING.

PIPE PENETRATION THROUGH NON-FIRE RATED STUD AND DRYWALL PARTITION WALL DETAIL

SCALE: NONE

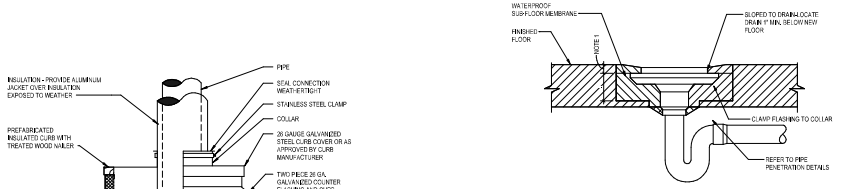


NOTES:

1. DETAIL INDICATES T-H INSULATION REQUIREMENTS FOR A FIRE RATED ASSEMBLY. FOR A NON-FIRE RATED ASSEMBLY PACK SLEEVED OPENING WITH INSULATION MATERIAL AND CAULK WITH NON-HARDENING SEALANT.
2. PIPE PENETRATION DETAIL SIMILAR FOR UNINSULATED PIPING.

PIPE PENETRATION THROUGH FIRE RATED AND NON-FIRE RATED POURED CONCRETE OR BLOCK WALL DETAIL

SCALE: NONE



PIPE PENETRATION THROUGH ROOF DETAIL

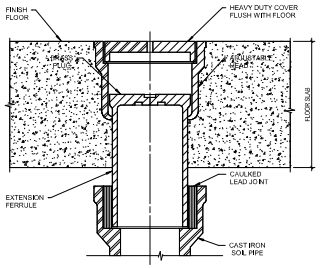
SCALE: NONE

FLOOR DRAIN PIPING DETAIL IN EXISTING FLOOR

SCALE: NONE

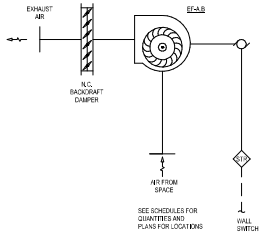
NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR THICKNESS AND FINISHES.
2. WHERE WATERPROOF FLOOR COVERINGS OCCUR, PROVIDE WIDE FLANGE STRAINER AND PLUG SEEPAGE OPENING.
3. PROVIDE EXTENSIONS WHERE REQUIRED TO ACCOMMODATE FLOOR THICKNESS.
4. MEMBRANE NOT REQUIRED FOR FLOOR DRAIN ON GRADE.
5. PROVIDE TRAP SEAL PROTECTION DEVICE AS INDICATED IN EQUIPMENT SCHEDULE.



CLEAN OUT DETAIL

SCALE: NONE



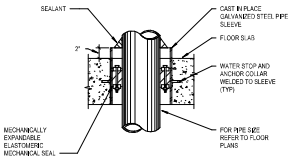
SEQUENCE OF OPERATION
GENERAL

1. PROVIDE RELAYS REQUIRED TO INTERLOCK EXHAUST FAN WITH WALL SWITCH.
2. EXHAUST FAN SHALL RUN CONTINUOUSLY WHEN ACTIVATED BY WALL SWITCH.

TYPICAL EXHAUST FAN CONTROL DIAGRAM

7 / M351

NOT TO SCALE



PIPE PENETRATION THROUGH SLAB ON GRADE DETAIL

SCALE: NONE

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	2022.10.10	KKOT	YYYY.MM.DD

Permit/Seal



YPSILANTI TOWNSHIP
WHERE YOUR FUTURE GROWS

YPSI Community Center Renovations
Golf Course Renovations
7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.: 207515440101
TB Rating: N/A

Dwn.	Dsgn.	Chk'd	YYYY.MM.DD
SAR	SAR	CJS	2022.10.10

Title
GC & SHOP TOILET ROOM RENO - M&P DETAILS

Scale: As indicated
Revision:
Drawing No. **M351**

MIXING VALVE SCHEDULE

MARK	NUMBER	SYSTEM SERVED	MIN FLOW (GPM)	MAX FLOW (GPM)	HOT WATER INLET TEMP (F)	HOT WATER OUTLET TEMP (F)	PRESSURE DROP AT MAX FLOW (PSI)	MANUFACTURER	MODEL NUMBER	NOTES
MV	1	POINT OF USE MIXING VALVE	0.3	5	125	105	3.2	POWERS	LFG2-LR0-Z0	1

NOTES:
1. PROVIDE PRODUCT BY MANUFACTURER LISTED OR EQUAL BY: LEONARD OR SYMMONS

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	SAN	VENT	TRAP	CW	HW	COMMENTS
FD-1	GENERAL FLOOR DRAIN	REFER TO FLOOR PLANS	-	REFER TO FLOOR PLANS	-	-	ZURN MODEL ZX165 FLOOR DRAIN WITH TYPE "S" POLISHED NICKEL BRONZE STRAINER AND SEDIMENT BUCKET, CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION (WATERTILE MEMBRANE CLAMP AND ADJUSTABLE COLLAR, PROVIDE WITH TRAP SEAL TYPE TP-1, EQUAL MANUFACTURERS: MIFAB, JOSAM.
TP-1	TRAP SEAL	-	-	-	-	-	RECTORSEAL "SURE SEAL" INLINE FLOOR DRAIN WATERLESS TRAP SEALER, HDPE HOUSING WITH DIAPHRAGM AND RUBBER SEALING GASKET, COMPLIANT WITH PERFORMANCE REQUIREMENTS OF ASSE 1072. SIZE TO MATCH PIPE OUTLET SIZE OF DRAIN, EQUAL MANUFACTURER: JOSAM
DF-1	DRINKING FOUNTAIN	1 1/2"	1 1/2"	1 1/4"	1/2"	-	OASIS MODEL PGM(N)-NR-RFRGRATED, VANDAL PROOF, SEMI-RECESSED STAINLESS STEEL DRINKING FOUNTAIN, BUILT-IN PRESSURE REGULATOR, SATIN STAINLESS STEEL FINISH, LEAD-FREE WATERWAYS, BOTTOM COVER PLATE, SINGLE MECHANICALLY ACTIVATED PUSH BUTTON, EQUAL MANUFACTURER: ELKAY MODEL 102
LAV-1	LAVATORY	1 1/2"	1 1/2"	1 1/4" x 1 1/2"	1/2"	1/2"	SLOAN ESS-3003 VITREOUS CHINA WALL MOUNTED BACKSPLASH LAVATORY, PROVIDE WITH SLOAN ETF-620-DCP-ILS-0PM 120V1S AMP FAUCET WITH POLISHED CHROME FINISH, PROVIDE WITH OPTIONAL AC ADAPTER. PROVIDE DRAIN, CONCAL STRAINER, 1-1/4 PIECE P-TRAP WITH CLEANOUT PLUG, QUARTER-TURN ANGLE STOPS AND SUPPLIES. INSULATE EXPOSED WASTE AND WATER PIPING. PROVIDE POINT OF USE THERMOSTATIC MIXING VALVE MV-1 BENEATH SINK, EQUAL MANUFACTURER LAV: KOHLER, AMERICAN STANDARD, EQUAL MANUFACTURER FAUCET: DELTA, MOEN.
LAV-2	LAVATORY	1 1/2"	1 1/2"	1 1/4" x 1 1/2"	1/2"	-	ELKAY ELVRD2019 WALL HUNG STAINLESS STEEL BACKSPLASH LAVATORY, PROVIDE WITH ZURN Z6103-XL SINGLE BASIN METERING 1.0 GPM FAUCET WITH POLISHED CHROME FINISH, PROVIDE DRAIN, CONICAL STRAINER, TAILPIECE, P-TRAP WITH CLEANOUT PLUG, QUARTER-TURN ANGLE STOPS AND SUPPLIES. INSULATE EXPOSED WASTE AND WATER PIPING. PROVIDE POINT OF USE THERMOSTATIC MIXING VALVE MV-1 BENEATH SINK, EQUAL MANUFACTURER LAV: JUST, EQUAL MANUFACTURER FAUCET: DELTA, MOEN.
SK-1	UTILITY TUB SINK	1 1/2"	1 1/2"	1 1/4" x 1 1/2"	1/2"	1/2"	ADVANCE TUBCO "I-241-I-P" FLOOR MOUNTED 16 GA 400 STAINLESS STEEL, 400 SERIES SINGLE COMPARTMENT TUB SINK WITH BACKSPLASH, 18"L x 21.5"W x 14"D BASIN WITH GALVANIZED TUBULAR LEGS AND 17 ADJUSTABLE BULLET FEET, PROVIDE ADVANCE TABCO K-116 HEAVY DUTY 8" SWING SPOUT SPLASH MOUNT FAUCET WITH QUARTER TURN WCROSS HANDLES AND CHROME PLATED FINISH. PROVIDE DRAIN, CONICAL STRAINER, TAILPIECE, 1-TRAP WITH CLEANOUT PLUG, QUARTER-TURN ANGLE STOPS AND SUPPLIES. EQUAL MANUFACTURER SINK: STEELTON, REGENCY, EQUAL MANUFACTURER FAUCET: T&S BRASS
SH-1	SHOWER	-	-	-	3/4"	3/4"	SYMMONS "ORIGINS" 6601-A-B-TRM SHOWER-HAND SHOWER TRIM WITH 1 MODE WALL MOUNTED SHOWER HEAD AND WALL MOUNTED METAL LEVER HANDLE, 1.5 GPM, PROVIDE WITH TEMPTROL PRESSURE BALANCING SHOWER VALVE, ALL COMPONENTS TO HAVE POLISHED CHROME FINISH, EQUAL MANUFACTURERS: LEONARD, MOEN
WC-1	WATER CLOSET FLOOR MOUNT	4"	2"	INTEGRAL	3/4"	-	SLOAN WETS-WCB-1619 BARRIER-FREE, TANK TYPE, FLOOR MOUNTED, VITREOUS CHINA ELONGATED, WATER SENSE 1.28 GPF TOILET WITH ASSISTED FLUSHING SYSTEM, PROVIDE CHROME FINISH TRIP LEVER, OLSONITE MODEL 1055C/1055CT ELONGATED TOILET SEAT, HEAVY DUTY, OPEN FRONT, LESS COVER, CO_ORS TO BE SELECTED BY ARCHITECT, EQUAL MANUFACTURERS: AMERICAN STANDARD, KOHLER.
WC-2	WATER CLOSET FLOOR MOUNT	4"	2"	INTEGRAL	3/4"	-	ACORN MIDA-METRO 4064-WDA BARRIER-FREE, TANK TYPE, FLOOR MOUNTED, STAINLESS STEEL ELONGATED TOILET WITH SATIN FINISH, PROVIDE CHROME FINISH TRIP LEVER, OLSONITE MODEL 1055C/1055CT ELONGATED TOILET SEAT, HEAVY DUTY, OPEN FRONT, LESS COVER SEAT, EQUAL MANUFACTURERS: BRADLEY, WILLOUGHBY.
UR-1	URINAL WALL MOUNT	2"	1 1/2"	INTEGRAL	3/4"	-	SLOAN SL-1009 1.0 GPF WALL MOUNT VITREOUS CHINA WASHDOWN URINAL, PROVIDE WITH SLOAN ROYAL 186-1.0 POLISHED CHROME MANUAL FLUSH VALVE, COLORS TO BE SELECTED BY ARCHITECT, REFER TO ARCH. ELEVATIONS FOR MOUNTING HEIGHTS, EQUAL MANUFACTURERS: URINAL: AMERICAN STANDARD, KOHLER, EQUAL MANUFACTURERS FLUSH VALVE: ZURN, CONTRACTOR & DELANEY
WH-1	EXTERIOR WALL HYDRANT	-	-	-	3/4"	-	MIFAB MHY-1 SNOW FREEZE, EXPOSED TYPE, LOW LEAD, AUTOMATIC DRAINING WALL HYDRANT, ASSE 1011 CERTIFIED ANTI-SIPHON VANDAL RESISTANT INTEGRAL VACUUM BREAKER, HARDENED BRONZE OPERATING STEM, HEAVY DUTY BRASS CASING, HEAVY DUTY CHROME PLATED BRONZE HEAD CASTING, POLISHED CHROME PLATED FACE PLATE, PROVIDE WITH OPERATING KEY, EQUAL MANUFACTURERS: ZURN, JOSAM

GRILLE, REGISTER, DIFFUSER SCHEDULE

UNIT IDENTIFICATION MARK	NUMBER	DIFFUSER FACE SIZE (IN)	FLOW RANGE (CFM)	DIFFUSER NECK SIZE (IN)	FLOW PATTERN	MOUNTING TYPE	COLOR	MATERIAL	ACCESSORY	MANUFACTURER	MODEL NUMBER	NOTES
S	1	24x24	SEE PLANS	SEE PLANS	4-WAY	LAY-IN	WHITE	STEEL	NONE	PRICE	SPD	1,2,3

NOTES:
1. REFER TO REFLECTED CEILING PLANS EXACT LOCATION, PROVIDE ALL FRAMES AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION.
2. FLEXIBLE DUCTWORK SHALL BE THE SAME SIZE AS THE DIFFUSER NECK OR AN EQUIVALENT ROUND DUCT. FLEXIBLE DUCTWORK SHALL BE SUPPORTED TO PREVENT KINKS OR BENDS.
3. PROVIDE PRODUCT BY MANUFACTURER LISTED OR EQUAL BY: TUTTLE & BAILEY OR TITUS

POWER VENTILATOR SCHEDULE

UNIT IDENTIFICATION MARK	NUMBER	AREA SERVED	AIRFLOW (CFM)	ESP (IN-WG)	CONTROL	FAN WHEEL TYPE	FAN WHEEL SPEED (RPM)	FAN WHEEL MIN WHEEL DIA (IN)	FAN MOTOR BHP	FAN MOTOR HP (WATTS)	FAN MOTOR SPEED (RPM)	FAN MOTOR DRIVE TYPE	ELECTRICAL VOLTS	ELECTRICAL PHASE	OPERATING WEIGHT (LBS.)	MANUFACTURER	MODEL NUMBER	NOTES
EF	A	GC SHOP MENS	200	0.5	SWITCH - INTERLOCK	CEILING	953	7.832	-	172	-	DIRECT	115	1	30	GREENHECK	SP-B200	1,2,3
EF	B	GC SHOP WOMENS	200	0.5	SWITCH - INTERLOCK	CEILING	953	7.832	-	172	-	DIRECT	115	1	30	GREENHECK	SP-B200	1,2,3

NOTES
1. PROVIDE WITH SPEED CONTROLLER, INTEGRAL MOTOR STARTER, AND BACKDRAFT DAMPER.
2. PROVIDE WITH HANGING ISOLATION KIT AND COATED ALUMINUM CEILING GRILLE. COORDINATE MOUNTING HARDWARE WITH REFLECTED CEILING PLAN.
3. PROVIDE PRODUCT BY MANUFACTURER LISTED OR EQUAL BY COOK OR PENN BARRY.

DUCT SYSTEM APPLICATION SCHEDULE

SYSTEM	APPLICATION	LOCATION	DESIGN CRITERIA: MAX VELOCITY (FPM)	DESIGN CRITERIA: MAX FRICTION (IN-H2O/100')	CONSTRUCTION: DESIGN SYSTEM PRESSURE (IN-WG)	CONSTRUCTION: SEAL CLASS	CONSTRUCTION: MAX LEAKAGE RATE	PRODUCT: SINGLE WALL	PRODUCT: DOUBLE WALL SOLID LINER	PRODUCT: DOUBLE WALL PERF LINER	MATERIAL: G90 GALV SHEET STEEL	MATERIAL: G90 PVC COATED GALV SHEET STEEL	MATERIAL: 16 GA CARBON STEEL	MATERIAL: ALUMINUM	MATERIAL: 304 STAINLESS STEEL	MATERIAL: 316 STAINLESS STEEL	MATERIAL: FABRIC	LINER: FIBERGLASS	LINER: FLEXIBLE ELASTOMERIC	LINER: NATURAL FIBER	LINER: THICKNESS (IN)	LINER: DENSITY (LB/FT³)	INSULATION: FIBERGLASS BLANKET	INSULATION: FIBERGLASS BOARD	INSULATION: FLEXIBLE ELASTOMERIC	INSULATION: FIRE RATED WRAP	INSULATION: FIRE RATED BOARD	INSULATION: THICKNESS (IN)	INSULATION: DENSITY (LB/FT³)	FACTORY JACKET: ASJ	FACTORY JACKET: ASJ-SS	FACTORY JACKET: FSK	FACTORY JACKET: VINYL	FIELD JACKET: FABRIC	FIELD JACKET: PVC	FIELD JACKET: ALUMINUM	FIELD JACKET: STAINLESS STEEL	FIELD JACKET: SELF-ADHESIVE	NOTES
SUPPLY AIR	LOW PRESSURE (CONSTANT VOLUME)	CONCEALED	1,000	0.10	2	A	6	X			X												X					1.5	1.5			X								
		EXPOSED	1,000	0.10	2	A	6	X			X												X					1	2.25			X								
GENERAL EXHAUST	ALL	CONCEALED	1,000	0.10	2	A	6	X			X												X					1.5	1.5			X								
		EXPOSED	1,000	0.10	2	A	6	X			X												X					1	2.25			X								

NOTES
1. PROVIDE INSULATION OF TYPES LISTED BY KNAUF, JOHNS MANVILLE, OR OWENS CORNING.

PLUMBING PIPING SYSTEM APPLICATION SCHEDULE

SYSTEM	ABBREVIATION	AREA OR SYSTEM SERVED	PIPE LOCATION	PIPE SIZE (DN)	PIPING MATERIAL: COPPER DWV TUBE	PIPING MATERIAL: COPPER TYPE K	PIPING MATERIAL: COPPER TYPE L - ASTM B 88	PIPING MATERIAL: SCH 40 STEEL	PIPING MATERIAL: SCH 80 PVC	PIPING MATERIAL: STAINLESS STEEL	PIPING MATERIAL: CAST IRON, HUBLESS	PIPING MATERIAL: DUCTILE IRON	PIPING MATERIAL: PVC, SOLID WALL	PIPING MATERIAL: POLYPROPYLENE	JOINING METHOD: MECHANICAL	JOINING METHOD: SOLDERED	JOINING METHOD: PRESSURE FITTINGS	JOINING METHOD: SOLVENT CEMENT	CONSTRUCTION: OPERATING TEMPERATURE (°F)	CONSTRUCTION: MINIMUM WORKING PRESSURE (PSI)	CONSTRUCTION: TEST PRESSURE (kPa)	CONSTRUCTION: TEST DURATION (HRS)	CONSTRUCTION: ACCEPTANCE LEVEL	INSULATION: MINERAL FIBER PREFORMED	INSULATION: FLEXIBLE ELASTOMERIC	INSULATION: THICKNESS (IN)	INSULATION: DENSITY (PCF)	FACTORY...: ASJ	FACTORY...: ASJ-SS	FACTORY...: FSK	FACTORY...: PVC ALL	FIELD JACKET: PVC FITTINGS	FIELD JACKET: PVC TO 16 FEET	FIELD JACKET: ALUMINUM	FIELD JACKET: STAINLESS STEEL
DOMESTIC WATER	CW / HW / HWR	DOMESTIC WATER	ABOVEGROUND	ALL SIZES			X									X			40 - 110	100	690	12	ZERO LOSS LEAKS	X		1.5	4		X								
SANITARY & VENT	SAN / V	TOILET ROOMS / SINKS / MISC FLOOR DRAINS	ABOVEGROUND	ALL SIZES							X				X				35 - 140	0.5	-	12	ZERO LOSS LEAKS														
SANITARY & VENT	SAN / V	TOILET ROOMS / SINKS / MISC FLOOR DRAINS	UNDERGROUND	ALL SIZES							X		X		X			X	35 - 140	0.5	-	12	ZERO LOSS LEAKS														

NOTES:
1. CLOSE OPENING IN PIPING SYSTEM AND FILL TO POINT OF OVERFLOW BUT NOT LESS THAN 10 FOOT HEAD OF WATER.
2. PROVIDE INSULATION OF TYPES LISTED BY KNAUF, JOHNS MANVILLE, OR OWENS CORNING

Stantec

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Consultant

No.	Revision	By	YYYY.MM.DD
1	ADDENDUM 1	ASDT	2020.10.15
2	ADDENDUM 2	ASDT	2020.11.05

Issued for:	By	YYYY.MM.DD
PERMIT/SEAL	CJE	2020.10.15

Permit/Seal

STATE OF MICHIGAN
CASIMIR JOSEPH ENGLERT
No. 6201051118
LICENSED PROFESSIONAL ENGINEER

YPSILANTI TOWNSHIP
WHERE YOUR OPPORTUNITY GROWS

YPSI Community Center Renovations
Golf Course Renovations
7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.: 2075154401
TB Internal No.:

Dwn.	Dsgn.	Chk'd	YYYY.MM.DD
SAR	SAR	CJE	2020.10.15

Title
GC & SHOP TOILET ROOM RENO - M&P SCHEDULES

Scale:
Revision:
Drawing No.
M361

COMMON WORK RESULTS FOR MECHANICAL

1. All work shall be in accordance with the drawings and the general provisions of the contract including General and Supplementary Conditions.
2. The drawings are diagrammatic and show the general location and arrangement of the equipment and piping. The contractor shall visit the site and field verify conditions for installation prior to bid submission. If a discrepancy exists, the contractor shall notify the architect/engineer prior to installation. The contractor shall provide a complete and operational system based on the design intent of the drawings and specifications.
3. Provide submittals on all materials and equipment to be installed for review by the architect and engineer. All materials and equipment shall be per the specifications and drawings and shall be provided in accordance with all applicable codes and standards.
   - A. Shop Drawings
   - B. Product Data Sheets
   - C. Samples
   - D. Manufacturer's Instructions
   - E. Maintenance Data
   - F. Warranty

   Submittal data shall be submitted after contracts have been awarded and prior to fabrication. Installation of material requiring review and approval by the architect/engineer prior to submittals shall be at contractor's risk. The contractor shall be responsible for all quantities and configurations of devices and equipment for a complete and operational equipment regardless of incomplete or inaccurate submittals.
4. Provide and submit as-built documents that include accurate routings of all underground work and all above ground piping and ductwork.
5. Provide submit operational and maintenance manuals containing the equipment data, manufacturer's installation, operating, maintenance, repair parts manual for each system component, test reports, and as-built temperature control diagrams.
6. Voluntary alternates may be submitted for consideration on the proposal, with listed addition or deductions to the base bid, but will not affect the awarding of the contract. The base bid must be in accordance with the materials and products specified.
7. Obtain and pay for all permits (temporary and permanent), fees, and inspections as required by any applicable laws and ordinances. Post such permits and inspection Certificates in a prominent place adjacent to the work. Deliver all certificates of final inspection or approval to the Architect/Engineer. Do not cover any concealed work until final inspection has been made and approval certificates obtained.
8. Deliver ductwork with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent duct work and pipes and damage and to prevent entrance of dirt, debris, and moisture. Support ductwork to prevent sagging and bending.
9. Provide all cutting, patching, and restoration of walls, floors, and partitions as required to complete the mechanical scope of work. All roof work shall be coordinated and paid for by the contractor to maintain existing warranties.
10. Provide a UL classified fire stopping system for mechanical penetrations through rated wall and floors to maintain the fire rating.
11. It shall be the responsibility of each contractor to study the architectural, structural, electrical, and mechanical drawings, conferring with the various trades involved and checking with the supplier of equipment in order to properly rough-in all equipment.
12. All material and equipment shall be new and of the best quality used for the purpose in good commercial practice. The material and equipment must meet the approval of state and local codes in the area it is being used.
13. Roof decks shall not be used to support conduit, equipment, devices, etc.
14. No materials containing asbestos in any form shall be allowed. No solder or flux containing lead shall be used. All valves and fixtures shall comply with NSF lead-free requirements.
15. Contractor shall guarantee all work installed by them or their subcontractors to be free from defect in material and workmanship for a period of one year from date of final acceptance of the work, unless a longer period is stipulated under a specific section. Contractor shall repair or replace at no additional cost to the owner, any material or equipment developing defects and shall also make good any damage caused by such defects or the correction of defects. Repairs or replacements shall bear additional guarantee, as originally called for, and dated from the final acceptance of the repair or replacement. This requirement shall be binding even though it will exceed product guarantees normally furnished by some manufacturers. Contractor shall submit his own and each equipment manufacturers' written certificates, warranting that each item of the equipment furnished complies with all requirements of the drawings and specifications. Note that guarantee shall run from date of final acceptance of the work, not from the date of installation of a device or piece of equipment.
16. Provide one year warranty on all labor and materials unless noted otherwise.
17. Mechanical contractor shall not knowingly install work that is in error.
18. Contractor shall visit the site prior to submitting proposal and examine and verify existing conditions. Additional charges will not be allowed due to failure to complete site visit or to include necessary materials and labor to complete the work. Proposal being submitted implies site visit has occurred and contractor understands the conditions which the work will be conducted.
19. Any conflict within the documents shall be included with the highest cost.
20. Prior to start of construction, contractor shall verify that systems can be installed as designed without trapping or interfering with columns, beams, piping, fixtures, etc. Notify the engineer of any necessary major deviation for adjustment, at no increase in contract price. Upon determination of equipment to be provided for the job, the contractor shall verify and coordinate the dimensions with all other trades. It shall be the contractor's responsibility to change as necessary through the engineer all required coverings such that ducts, electrical support steel, etc. will fit the equipment. Any additional costs will be the sole responsibility of the contractor. If additional wiring, piping controls, etc. are required for equipment, this contractor shall include the cost in their price. Dimensions, deviations, and notable locations of existing equipment, ducts, fixtures, etc. as shown on drawings are taken from as-built and record drawings and are deemed reliable as general layout is concerned. These dimensions shall not be used for layout drawings for detailing of components. The contractor shall provide all measurements, determination of exact elevation of locations, ascertaining accuracy of all given elevations and dimensions to insure proper coordination of all equipment, ductwork, etc.
21. Contractor shall provide field testing, check-out and system demonstration to owner to assure proper performance and adjustment of items provided under the contract. Remove all debris created by the construction work and clean all equipment, ductwork, piping, etc. Provide hardbound binder which includes copies of each shop drawing, preventative maintenance procedures, operation and instruction manuals. Literature supplied with equipment, and a list of all contractors created by the construction work and clean all equipment, air devices, etc. inside and outside. Provide hardbound binder which includes copies of each shop drawing, preventative maintenance procedures, operation and instruction manuals. Literature supplied with equipment, and a list of all contractors created by the construction work and clean all equipment, air devices, etc. inside and outside. Provide hardbound binder which includes copies of each shop drawing, preventative maintenance procedures, operation and instruction manuals. Literature supplied with equipment, and a list of all contractors purchase order with suppliers, names, addresses and phone numbers for all materials. Provide at least 2 hours of instruction to personnel selected by the owner, to familiarize them with the location of significant equipment, train them on equipment functions, review maintenance procedures and coordinate information available in the closed-out binder.

COMMON MOTOR REQUIREMENTS

1. Motor characteristics: shall be capable of continuous duty at an ambient temperature of 104 degree F. Motor shall have sufficient capacity and torque to start, accelerate, and operate connected loads at designated speeds, at installed altitude and environment, with indicated operating sequence, and without exceeding nameplate ratings or considering service factor.
2. Motors with variable frequency controllers: Provide copper magnet wire with moisture-resistant insulation varnish, designed and tested to resist transient spikes, high frequencies, and short rise time pulses produced by pulse-width modulated inverters. Provide shaft grounding device.
3. Single-phase motors: Less than 1/2 HP: Split-phase or permanent-split capacitor type, to suit starting torque and requirements of specific motor application. Multi-speed motors shall be variable, permanent-split-capacitor type. Motors 1/2 HP and smaller shall be shaded-pole type. Motors shall have internal thermal protection to automatically open power supply circuit to motor when winding temperature exceeds a safe value calibrated to temperature rating of motor insulation. Thermal protection device shall automatically reset when motor temperature returns to normal range.

HANGERS AND SUPPORTS

1. Hanger and Support installation shall comply with MSS SP-69 and MSS SP-89 (Manufacturers Standardization Society for the Valve and Fittings Industry Inc).
2. The use of "C" Clamps and beam clamps of a "C" pattern and any modification thereof is prohibited for 2-1/2 inches and larger.
3. Mechanical-Expansion Anchors shall be insert-wedge-type stainless steel, for use in hardened Portland cement concrete with pull-out, tension, and shear capacities appropriate for supported loads and building materials where used. Fastener systems shall be subject to compliance with requirements and shall be one of the following manufacturers: Elkhe systems, Hilti, MKT Fastening, or Powers Fasteners.

IDENTIFICATION FOR MECHANICAL

1. Identification shall be subject to compliance with requirements and shall be one of the following manufacturers: Brady Co, Brimar, Craftmark, Ernest Marking Services, or Seton Name Plate Corp.
2. Ductwork systems shall have plastic laminated duct labels identifying air flow type and system number with permanent adhesive on air ducts with the following codes:
   - A. Blue: For cold-air supply ducts.
   - B. Yellow: For hot-air supply ducts.
   - C. Green: For exhaust-, return-, and make-up ducts.
3. Equipment labels shall have 1/32 inch minimum thick brass or 1/16 inch thick multilayer, multicolor plastic for mechanical engraving with predrilled holes for attachment with stainless steel self-tapping screws. Labels shall be capable of temperatures up to 160 deg F. The minimum letter size is 1/4 inch for labels if viewing distance is less than 24 inches, 1/2 inch for viewing distances up to 72 inches, and proportionately larger lettering for greater viewing distances. Include secondary lettering two-third to three-fourths the size of principal lettering.

MECHANICAL INSULATION

1. All insulation shall comply with NFPA 90A and B. All insulation installed indoors shall have a flame spread index of 25 or less and a smoke spread index or 50 or less.
2. All insulation thickness shall comply with ASHRAE/IES standard 90.1-2013.
3. All insulated systems shall be installed carefully including through penetrations, and areas of equipment not provided with factory installed insulation.
4. All insulation shall be subject to compliance with requirements and shall be one of the following manufacturers unless otherwise noted: Owens-Corning, Knauf, or Johns Manville.
5. Ductwork insulation:
   - A. Interior concealed ductwork insulation: Mineral or glass fibers bonded with a thermosetting resin, Comply with ASTM C553, Type II and ASTM C 1290, Type III with factory applied FSK jacket. Insulation shall have a maximum vapor permeability of 0.02 perm-i. Insulation shall be subject to compliance with requirements and shall be one of the following manufacturers unless otherwise noted: Johns Manville (Microlite), Knauf Insulation (Friendly Feel Duct Wrap), or Owens Corning (SOFTTR All-Service Duct Wrap).
   - B. Interior exposed or mechanical room ductwork insulation: Mineral or glass fibers bonded with a thermosetting resin, Comply with ASTM C 612, Type IA or Type IB. For cold and dual-temperature applications, provide insulation with factory applied FSK jacket. Insulation shall have a maximum jacket permeance of 0.02 perm. Insulation shall be subject to compliance with requirements and shall be one of the following manufacturers unless otherwise noted: CertainTeed Corp. (CertaPro Commercial Board), Knauf Insulations (FBX), Johns Manville (800 Series Spin-Glas), Knauf Insulation (Insulation Board), Manson Insulation Inc. (Alley-K), or Owens Corning (Fiberglas 700 Series).
6. Equipment Insulation
   - A. Equipment insulation: Fiberglass elastomeric insulation shall be closed-cell, sponge- or expanded-rubber materials complying with ASTM C534, Type I for tubular materials and Type II for sheet materials. Thermal conductivity of not more than 0.27 (Btu*IN)/(hr*FT^2*F) at 75°F mean temperature, and a water vapor permeability of 0.1 perm*inches or less. Insulation shall be subject to compliance with requirements and shall be one of the following manufacturers unless otherwise noted: Aeroflex USA (Aeroce), Armorcell (AP Armaflex), or K-Flex USA (InsulLock, InsulTube, and K-FLEX LS).

METAL DUCTS

1. Ductwork shall comply with NFPA 90A, "Installation of Air Conditioning and Ventilating Systems," NFPA 96B, "Installation of Warm Air Heating and Air Conditioning Systems," and SMACNA "HVAC Duct Construction Standards—Metal and Flexible."
2. Galvanized sheet steel: G90 coated galvanized sheet steel complying with ASTM A 653/A 653M.
3. Aluminum Sheets: ASTM B 209 Alloy 3003, H14 temper with mill finish for concealed ducts and standard one-side bright finish for duct surfaces exposed to view.
4. Flexible ducts: Flexible ducts shall be subject to compliance with requirements and shall be one of the following manufacturers unless otherwise noted: Flexmaster U.S.A., Hart & Cooley, or Thermaflex.
   - A. Noninsulated flexible ducts shall be UL181, Class 1, polymer film supported by helically wound, spring-steel wire. Shall be rated for 4 inch w.g. positive and 0.5 inch negative pressure. Flexible ducts shall be supported by elbow supports and the supports shall be UL listed for use in return air plenums.
   - B. Insulated flexible ducts shall be UL181, Class 1, polymer film supported by helically wound, spring-steel wire with fibrous-glass insulation and polyethylene vapor-barrier film. Shall be rated for 4 inch w.g. positive and 0.5 inch negative pressure. Flexible ducts shall be supported by elbow supports and the supports shall be UL listed for use in return air plenums.

DUCT ACCESSORIES

1. Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" for acceptable materials, material thicknesses, and duct construction methods unless otherwise indicated.
2. Duct accessories shall be subject to compliance with requirements and shall be one of the following manufacturers: Ruskin Company or Greenheck Corporation unless otherwise noted.
   - A. Manual volume dampers: 0.064 inch thick galvanized steel frame channels and blades. Low-leakage rating and bearing AMCA's Certified Ratings Seal for both air performance and air leakage. Suitable for horizontal or vertical applications.
   - B. Fire dampers: Dynamically rated and labeled according to UL 555, 1 ½ or 3 hour fire rating, curtain type frame with blades outside the airstream or multi-blade type mounted in a vertical or horizontal arrangement as indicated. Damper shall have a replaceable fusible link rated for 160°F actuation.
   - C. Smoke dampers: Labeled according to UL 555S, Multi-blade type fabricated with roll-formed, 0.034 inch thick galvanized steel. Mounted in a vertical or horizontal arrangement as indicated. Damper actuator shall be of large enough size so driven load will not require motor to operate in a service factor range above 1.0. Electrical connection 115V, single phase, 60 Hz.
   - D. Combination fire and smoke dampers: 1 ½ or 3 hour rating and labeled according to UL 555 and UL 555S. Multi-blade type fabricated with roll- formed, 0.034 inch thick galvanized steel. Mounted in a vertical or horizontal arrangement as indicated. Damper actuator shall be of large enough size so driven load will not require motor to operate in a service factor range above 1.0. Damper shall have a replaceable fusible link rated for 165° F actuation.
   - E. Turning vanes: Airfoil shaped aluminum extrusions with preformed tacos and fibreglass fill. Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible", Figures 2-3, "Vanes and Vane Runners," and 2-4, "Vane Support in Elbows." Turning vanes shall be subject to compliance with requirements and shall be one of the following manufacturers: Ductmate Industries, Duro Dyne, METALAIRE Inc., SEMCO Incorporated, or Ward Industries.
   - F. Duct access doors: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible", Figures 2-10, "Duct Access Doors and Panels," and 2-11, "Access Panels - Round Duct." Duct access doors shall be subject to compliance with requirements and shall be one of the following manufacturers: American Warming and Ventilating, Cesco, Ductmate Industries, Flexmaster USA, Greenheck Fan Corporation, Nailor, or Ward Industries.

COMMON WORK RESULTS FOR PLUMBING

1. All work shall be in accordance with the drawings and the general provisions of the contract including General and Supplementary Conditions.
2. The drawings are diagrammatic and show the general location and arrangement of the equipment and piping. The contractor shall visit the site and field verify conditions for installation prior to bid submission. If a discrepancy exists, the contractor shall notify the architect/engineer prior to installation. The contractor shall provide a complete and operational system based on the design intent of the drawings and specifications.
3. Provide submittals on all materials and equipment to be installed for review by the architect and engineer. All materials and equipment shall be per the specifications and drawings and shall be provided in accordance with all applicable codes and standards.
   - A. Shop Drawings
   - B. Product Data Sheets
   - C. Samples
   - D. Manufacturer's Instructions
   - E. Maintenance Data
   - F. Warranty

   Submittal data shall be submitted after contracts have been awarded and prior to fabrication. Installation of material requiring review and approval by the architect/engineer prior to submittals shall be at contractor's risk. The contractor shall be responsible for all quantities and configurations of devices and equipment for a complete and operational equipment regardless of incomplete or inaccurate submittals.
4. Provide and submit as-built documents that include accurate routings of all underground work and all above ground piping.
5. Provide submit operational and maintenance manuals containing the equipment data, manufacturer's installation, operating, maintenance, repair parts manual for each system component, test reports, and as-built temperature control diagrams.
6. Voluntary alternates may be submitted for consideration on the proposal, with listed addition or deductions to the base bid, but will not affect the awarding of the contract. The base bid must be in accordance with the materials and products specified.
7. Obtain and pay for all permits (temporary and permanent), fees, and inspections as required by any applicable laws and ordinances. Post such permits and inspection Certificates in a prominent place adjacent to the work. Deliver all certificates of final inspection or approval to the Architect/Engineer. Do not cover any concealed work until final inspection has been made and approval certificates obtained.
8. Deliver pipes and tubes with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe and pipe and damage and to prevent entrance of dirt, debris, and moisture. Store plastic pipes protected from direct sunlight. Support piping to prevent sagging and bending.
9. Provide all cutting, patching, and restoration of walls, floors, and partitions as required to complete the mechanical scope of work. All roof work shall be coordinated and paid for by the contractor to maintain existing warranties.
10. Provide excavation and backfill as required for the installation of the plumbing systems.
11. Provide a UL classified fire stopping system for plumbing penetrations through rated wall and floors to maintain the fire rating.
12. It shall be the responsibility of each contractor to study the architectural, structural, electrical, and mechanical drawings, conferring with the various trades involved and checking with the supplier of equipment in order to properly rough-in all equipment.
13. All material and equipment shall be new and of the best quality used for the purpose in good commercial practice. The material and equipment must meet the approval of state and local codes in the area it is being used.
14. Roof decks shall not be used to support conduit, equipment, devices, etc.
15. No materials containing asbestos in any form shall be allowed. No solder or flux containing lead shall be used. All valves and fixtures shall comply with NSF lead-free requirements.
16. Contractor shall guarantee all work installed by them or their subcontractors to be free from defect in material and workmanship for a period of one year from date of final acceptance of the work, unless a longer period is stipulated under a specific section. Contractor shall repair or replace at no additional cost to the owner, any material or equipment developing defects and shall also make good any damage caused by such defects or the correction of defects. Repairs or replacements shall bear additional guarantee, as originally called for, and dated from the final acceptance of the repair or replacement. This requirement shall be binding even though it will exceed product guarantees normally furnished by some manufacturers. Contractor shall submit his own and each equipment manufacturers' written certificates, warranting that each item of the equipment furnished complies with all requirements of the drawings and specifications. Note that guarantee shall run from date of final acceptance of the work, not from the date of installation of a device or piece of equipment.
17. Provide one year warranty on all labor and materials unless noted otherwise.
18. Plumbing contractor shall not knowingly install work that is in error.
19. Contractor shall visit the site prior to submitting proposal and examine and verify existing conditions. Additional charges will not be allowed due to failure to complete site visit or to include necessary materials and labor to complete the work. Proposal being submitted implies site visit has occurred and contractor understands the conditions which the work will be conducted.
20. Any conflict within the documents shall be included with the highest cost.
21. Prior to start of construction, contractor shall verify that systems can be installed as designed without trapping or interfering with columns, beams, piping, fixtures, etc. Notify the engineer of any necessary major deviation for adjustment, at no increase in contract price. Upon determination of equipment to be provided for the job, the contractor shall verify and coordinate the dimensions with all other trades. It shall be the contractor's responsibility to change as necessary through the engineer all required coverings such that ducts, electrical support steel, etc. will fit the equipment. Any additional costs will be the sole responsibility of the contractor. If additional wiring, piping controls, etc. are required for equipment, this contractor shall include the cost in their price. Dimensions, deviations, and notable locations of existing equipment, pipes, ducts, fixtures, etc. as shown on drawings are taken from as-built and record drawings and are deemed reliable as general layout is concerned. These dimensions shall not be used for layout drawings for detailing of components. The contractor shall provide all measurements, determination of exact elevation of locations, ascertaining accuracy of all given elevations and dimensions to insure proper coordination of all equipment, ductwork, etc.
22. Contractor shall provide field testing, check-out and system demonstration to owner to assure proper performance and adjustment of items provided under the contract. Remove all debris created by the construction work and clean all equipment, air devices, etc. inside and outside. Provide hardbound binder which includes copies of each shop drawing, preventative maintenance procedures, operation and instruction manuals. Literature supplied with equipment, and a list of all contractors purchase order with suppliers, names, addresses and phone numbers for all materials. Provide at least 2 hours of instruction to personnel selected by the owner, to familiarize them with the location of significant equipment, train them on equipment functions, review maintenance procedures and coordinate information available in the closed-out binder.

FIRE PROOFING

1. Plumbing contractor shall seal all pipe penetrations through all fire rated walls to prevent spread of fire and smoke.
2. Fire stop shall be installed in penetrations to provide a minimum 1 hour rating. Properly place all fire penetration seals using UL listed products to match the penetration through system descriptions. Openings around piping or sleeves for piping in fire rated walls, ceilings, etc. Shall be sealed on both sides of the penetration. Insulated pipes shall be sealed through sleeves. Place openings with calcium silicate block, Dow Corning 3-6548 RTV silicon foam, 3M CP25 caulk or 303 Putty Fire Barrier System or material having the same fire rating as the floor/wall/etc penetrated. Fiberglass is not acceptable. All fire stop materials shall be free of dangerous asbestos, asbestos, non-halogenated and not produce toxic smoke or fumes during a fire.

VALVES

1. Install valves where indicated on the drawings. Valves shall comply with NSF 61 and NSF 372 for potable water systems.
2. General Duty Valves shall be subject to compliance with requirements and shall be one of the following manufacturers: Apollo, Nibco, or Milwaukee.
   - A. Bronze Ball Valves shall be MSS SP-110, two-piece, full port, with stainless steel trim.
   - B. Iron Bl check valves shall be Class 125, MSS SP-125, Lift Check Valves with Bronze Disc, globe type, in-line, 2-1/2 inches and larger.
   - C. Bronze swing check valves shall be Class 125, Bronze Swing Check Valves with Bronze Disc, MSS SP-80, Type 3, horizontal, 2 inches and smaller.
   - D. Spring loaded silent check valves shall have a Class 125, Bronze Swing Check Valves with Bronze Disc, MSS SP-80, horizontal, 2 inches and smaller.
   - E. Iron, flat-slab butterfly valves shall be 150 CWP, Iron, Lug-Style, Butterfly Valves with EPDM Seat and Aluminum-Bronze Disc for Non-potable water applications.
   - F. Stainless steel butterfly valves shall be Full lug, high performance type, all stainless steel butterfly valve for domestic water applications 2 ½ inches and larger.
   - G. Iron Globe Valves shall be Class 125, OS&Y, Iron Globe Valves with Teflon Disc, 2-1/2 inches and larger.
   - H. Hose End Drain Valves shall be Class 125, MSS SP-80, Bronze Gate Valves, ½ inch.
   - I. Hose End Drain Valves shall be MSS SP-110, standard port, two-piece ball Valves with 400 psig minimum CWP, ¾ inch.
3. Calibrated valves shall be subject to compliance with requirements and shall be one of the following manufacturers: Armstrong International, Nb Fab, ITT Corporation (Bell & Gossett Div), NIBCO, TAC, or Watts.
   - A. Lead-free brass or bronze calibrated balance valves for valve sizes 2 inches and smaller shall have a lead-free brass or bronze ball-style body with two readout ports and memory-setting indicator. Provide complete with meter hoses, fittings, valves, differential pressure meter, and carrying case.
   - B. Cast iron calibrated balance valves for valve sizes 2 ½ inches and larger shall have a cast iron y-pattern globe style body with two readout ports, and memory-setting indicator. Provide complete with meter hoses, fittings, valves, differential pressure meter, and carrying case.
   - C. Memory-stop balance valves for valve sizes 2 inches and smaller shall have a two piece copper-alloy ball-style body, MSS SP-110, a vinyl-covered steel memory lever with memory stop to retain set position, and drain connection with protective cap. The valve shall have a minimum CWP rating of 400 psig and a maximum operating temperature of 250 degrees F.

HANGERS AND SUPPORTS

1. Hanger and Support installation shall comply with MSS SP-69 and MSS SP-89 (Manufacturers Standardization Society for the Valve and Fittings Industry Inc).
2. The use of "C" Clamps and beam clamps of a "C" pattern and any modification thereof is prohibited for 2-1/2 inches and larger.
3. Steel pipe hangers and supports: Comply with MSS SP-58, Types 1 through 58, factory fabricated components. Steel pipe hangers and supports shall be subject to compliance with requirements and shall be one of the following manufacturers: B-Line Systems, Grinnell Corp., ERICO/Michigan Hanger Company, PHD Manufacturing, or PHS Industries.
4. Trapeze pipe hangers: Comply with MSS SP-69, Type 59, shop- or field-fabricated pipe-support assembly made from structural steel shapes with MSS SP-58 hanger rods, nuts, saddles, and U-bolts.
5. Metal framing systems: Comply with MFMA-3 shop- or field-fabricated pipe-support assembly made of steel channels and other components with factory standard finish or copper clad when support elements will be in contact with copper piping. Metal framing systems shall be subject to compliance with requirements and shall be one of the following manufacturers: B-Line Systems, ERICO/Michigan Hanger Company, or Unistrut Corporation.
6. Thermal-Hanger Shield Inserts: Galvanized, 100-psi minimum, compressive-strength insulation insert encased in sheet metal shield. Insulation insert material for cold water piping shall be water-repellent treated, ASTM C 533, Type 1 calcium silicate or ASTM C552, Type II cellular glass with vapor barrier. Insulation insert material for hot water piping shall be water-repellent treated, ASTM C 533, Type 1 calcium silicate or ASTM C552, Type II cellular glass. Trapeze and clamped systems shall have insert and shield cover entire circumference of the pipe. Clevis and Band hangers systems shall have insert and shield cover lower 180 degrees of the pipe. The insert length shall extend two inches beyond the sheet metal shield.
7. Mechanical-Expansion Anchors shall be insert-wedge-type stainless steel, for use in hardened Portland cement concrete with pull-out, tension, and shear capacities appropriate for supported loads and building materials where used. Fastener systems shall be subject to compliance with requirements and shall be one of the following manufacturers: Elkhe systems, Hilti, MKT Fastening, or Powers Fasteners.

IDENTIFICATION FOR PLUMBING

1. Identification shall be subject to compliance with requirements and shall be one of the following manufacturers: Brady Co, Brimar, Craftmark, Ernest Marking Services, or Seton Name Plate Corp.
2. New or renovated piping systems and equipment shall have identification markers.
3. Piping systems shall have pipe-service-lettered, semi-rigid plastic pipe labels formed to cover full circumference of pipe, preprinted and color-coded with lettering indicating service, and showing flow direction. All piping shall be labeled and color-coded according to ANSI Z535.1-1991 Safety color code and ANSI A13.1-1981 Scheme for Identification of Piping System. Flow direction arrows shall be integral with piping system service lettering to accommodate both directions, or as separate unit on each pipe label to indicate flow direction. Lettering shall be at least 1-1/2 inches high.
4. Valve tags shall be 1/32 in thick minimum, brass tags with 1/4 letters for piping system abbreviation and 1/2 inch numbers. Provide brass wire-link, beaded chain, or S-hook fasteners.
5. Equipment labels shall have 1/32 inch minimum thick brass or 1/16 inch thick multilayer, multicolor plastic for mechanical engraving with predrilled holes for attachment with stainless steel self-tapping screws. Labels shall be capable of temperatures up to 160 deg F. The minimum letter size is 1/4 inch for labels if viewing distance is less than 24 inches, 1/2 inch for viewing distances up to 72 inches, and proportionately larger lettering for greater viewing distances. Include secondary lettering two-third to three-fourths the size of principal lettering.
6. Warning tags shall be preprinted or partially preprinted, accident-prevention tags, of plasticized card stock with matte finish suitable for writing. The tags shall be 3 by 5-1/4 inches minimum and secured by brass grommet and wire. Provide with black lettering and a yellow field.

PLUMBING FIXTURES

1. All faucets serving potable water shall be NSF 372 rated.
2. See plumbing fixture schedule.

PLUMBING INSULATION

1. All insulation shall comply with NFPA 90A and B. Insulation installed indoors shall have a flame-spread index of 25 or less and a smoke-developed index or 50 or less. Insulation installed outdoors shall have a flame-spread index of 75 or less and a smoke-developed index or 150 or less.
2. Insulation thickness shall comply with ASHRAE/IES standard 90.1 current code-enforced edition.
3. All insulated systems shall be installed carefully including through penetrations, valve bodies, and areas of equipment not provided with factory installed insulation.
4. Piping Insulation
   - A. Piping Insulation: Mineral-Fiber, preformed pipe insulation shall be mineral or glass fibers bonded with a thermosetting resin. Complying with ASTM C547, Type I, Grade A, with a factory-applied ASJ-SSL jacket. Thermal conductivity range of 0.25-0.29 (Btu*IN)/(HR*FT^2*°F). Insulation shall be subject to compliance with requirements and shall be one of the following manufacturers unless otherwise noted: Fibrex Insulations (Coreplus 1200), Johns Manville (Micro-Lok), Knauf Insulation (1000-Degree Pipe Insulation, Manson Insulation (Alley-K), or Owens Corning (Fiberglas Pipe Insulation).
   - B. Piping Insulation: Flexible elastomeric insulation shall be closed-cell, sponge- or expanded-rubber materials complying with ASTM C534, Type I for tubular materials and Type II for sheet materials. Insulation shall be subject to compliance with requirements and shall be one of the following manufacturers unless otherwise noted: Aeroflex USA (Aerocel), Armorcell (AP Armaflex), or K-Flex USA (InsulLock, InsulTube, and K-FLEX LS).
5. Equipment Insulation
   - A. Equipment insulation shall be an elastomeric foam sheet insulation shall be of a flexible closed cell structure with a thermal conductivity of not more than 0.27 Btu-in/hr-sq ft-degree F at 75 degree F mean temperature, and a water vapor permeability of 0.1 perm-in, or less. Elastomeric foam insulation shall be Armacell "AP Armaflex".
6. Insulation Jackets
   - A. Piping located within mechanical rooms or exposed in finish spaces shall have PVC jackets manufactured from high-impact, gloss white, UV-resistant polyvinyl. Minimum jacketing thickness shall be 20 mil for indoor applications. PVC jackets shall be Johns Manville "Zeston 2000 PVC", or approved equal.

PLUMBING PIPING

1. All piping and piping methods shall be provided as specified. All piping shall be tested in accordance to applicable codes. All piping shall not be concealed or installed until appropriate inspections by authorities having jurisdiction have been completed.
2. Sanitary and vent piping
   - A. Sanitary and vent piping shall comply with ASTM A 888 or CISPI 301. Pipe shall be cast vertically or by centrifugal process and the inside and outside diameters shall be concentric, smooth, and free from cracks, sand holes, and other defects. Shield couplings shall be a ASTM C 1277 assembly of 304 stainless-steel shield, stainless-steel bands and tightening devices, and ASTM C 564 rubber sleeve. Couplings 4 inches in size and smaller shall consist of a 5 inch wide shield with 4 bolts. Couplings 5 inches through 10 inches in size shall consist of 4 inch wide shield with 6 bolts. Flexible, Nonpressure Pipe Couplings shall comply with ASTM C 1173, elastomeric sleeve, reducing or transition pattern, and include clamps and ends of same sizes as joins or to joined, and corrosion-resistant metal tension band and tightening mechanism on each end.
   - B. Install cast-iron soil piping in accordance to CISPI's "Cast Iron Soil Pipe and Fittings Handbook," Chapter IV, "Installation of Cast Iron Soil Pipe and Fittings."
   - C. Install encasement on underground piping according to ASTM A 674 or AWWA C105.
   - D. Install piping with 1 percent slope in the direction of flow where indicated. Install piping to allow application of recommended slope.
   - E. Provide sleeve and mechanical sleeve seals at all exterior and slab on grade penetrations.
3. Domestic cold water, hot water, and hot water return piping shall be hard copper tube, ASTM B 88, Type L, wrought-copper solder-joint fittings, and soldered joints.
4. Domestic water piping specialties
   - A. Domestic water piping devices and specialties shall be subject to compliance with requirements and shall be one of the following manufacturers: Bell & Gossett or Taco.
   - B. Manual and automatic air vents shall have a bronze body with noninferous internal parts, 1/2 inch inlet, with a CWP rating of 150 psi minimum. The automatic air vent operator shall be a noncorrosive metal float.
   - C. Expansion tanks shall have a welded steel tank, rated for 125-psig working pressure and 375 deg F maximum operating temperature, factory tested with label and stamp as required by ASME Boiler and Pressure Vessel Code. Bladder or diaphragm shall be securely sealed into tank to separate air charge from system water to maintain required expansion. The tank will be provided with stainless steel air charging Schrader valve with EPDM seats.
   - D. Y-pattern strainers shall be a ASTM A 126, class B, cast iron body with bolted cover and bottom drain connection with a CWP rating of 125 psig. The strainer shall have a 40 mesh stainless steel screen, and perforated stainless steel basket with 50% free area.
   - E. Flexible connectors shall be stainless steel bellow type with a CWP rating of 150 psig and a maximum operating temperature of 250F.

FIELD QUALITY CONTROL

1. Perform the following tests and inspections:
   - A. Piping Inspections
     - a. Do not enclose, cover, or put piping into operation until it has been inspected and approved by authorities having jurisdiction.
     - b. During installation, notify authorities having jurisdiction at least one day before inspection must be made. Perform tests specified below in presence of authorities having jurisdiction.
       1) Roughing-in Inspection: Arrange for inspection of piping before concealing or closing in after roughing in and before setting fixtures.
       2) Final Inspection: Arrange for authorities having jurisdiction to observe tests specified in piping tests subparagraph below and to ensure compliance with requirements.
     - c. Reinspection: If authorities having jurisdiction find that piping will not pass tests or inspections, make required corrections and arrange for reinspection.
     - d. Reports: Prepare inspection reports and have them signed by authorities having jurisdiction.
   - B. Piping Tests
     - a. Fill domestic water piping. Check components to determine that they are not air bound and that piping is full of water.
     - b. Test for leaks and defects in new piping and parts of existing piping that have been altered, extended, or repaired. If testing is performed in segments, submit a separate report for each test, complete with diagram of portion of piping tested.
     - c. Leave new, altered, extended, or replaced domestic water piping uncovered and unconcealed until it has been tested and approved. Expose work that was covered or concealed before it was tested.
     - d. Cap and subject piping to static water pressure of 50 psig above operating pressure, without exceeding pressure rating of piping system materials. Isolate test source and allow it to stand for 4 hours. Leaks and loss in test pressure constitute defects that must be rectified.
     - e. Repair leaks and defects with new materials, and retest piping or portion thereof until satisfactory results are obtained.
     - f. Prepare reports for tests and for corrective action required.
2. Domestic water piping will be considered defective if it does not pass tests and inspections.
3. Prepare test and inspection reports.

CLEANING

1. Clean and disinfect potable domestic water piping as follows:
   - A. Purge new piping and parts of existing piping that have been altered, extended, or repaired before using.
   - B. Use purging and disinfecting procedures prescribed by authorities having jurisdiction; if methods are not prescribed, use procedures described in either AWWA C651 or AWWA C652 or follow procedures described below:
     - a. Flush piping system with clean, potable water until dirty water does not appear at outlets.
     - b. Fill and isolate system according to either of the following:
       1) Fill system or part thereof with water/chlorine solution with at least 50 ppm of chlorine. Isolate with valves and allow to stand for 24 hours.
       2) Fill system or part thereof with water/chlorine solution with at least 200 ppm of chlorine. Isolate and allow to stand for 3 hours.
     - c. Flush system with clean, potable water until no chlorine is in water coming from system after the standing time.
     - d. Repeat procedures if biological examination shows contamination.
     - e. Submit water samples in sterile bottles to authorities having jurisdiction.
   - C. Prepare and submit reports of purging and disinfecting activities. Include copies of water sample approvals from authorities having jurisdiction.
2. Clean interior of domestic water piping system. Remove dirt and debris as work progresses.

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No.	Revision	By	YYYY.MM.DD

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YPSI Community Center Renovations
Golf Course Renovations
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Title Heating N/A

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Title
GC & SHOP TOILET ROOM RENO - M&P SPECIFICATIONS

Scale:
Revision:
Drawing No. **M381**

ABBREVIATIONS

1C	SINGLE CONDUCTOR
Ø	PHASE
A	AMPS
A/C	AIR CONDITIONING UNIT
AC	ALTERNATING CURRENT
ACH	ABOVE COUNTER HEIGHT
ACT	ABOVE CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AF	AHP FRAME
AFC	ABOVE FINISHED CEILING
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
ALD	ASSISTED LISTENING DEVICE
ALT	ALTERNATE
ARCH	ARCHITECTURAL
AS	AHP SWITCH
AT	AHP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AV	AUDIO VISUAL
AVG	AVERAGE
AWG	AMERICAN WIRE GAUGE
BC	BONDING CONDUCTOR
BCU	BARE COPPER
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
BKR	BREAKER
BLDG	BUILDING
BOF	BOTTOM OF FIXTURE
BTM	BOTTOM
C	CONDUIT
C/W	COMPLETE WITH
CAP	CAPACITY
CATV	CABLE ANTENNA TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED-CIRCUIT TELEVISION
CEC	CANADIAN ELECTRIC CODE
CFCI	CONTRACTOR FURNISHED, OWNER INSTALLED
CIRC	CIRCULATING
CKT	CIRCUIT
CL	CENTERLINE
CLG	CEILING
CM	CEILING MOUNTED
CMU	CONCRETE MASONRY UNIT
CO	CONDUIT ONLY
COMM	COMMUNICATIONS
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CONTROL POWER TRANSFORMER
CPU	CENTRAL PROCESSING UNIT
CR	CRITICAL BRANCH
CT	CURRENT TRANSFORMERS
CTR	CENTER
CU	COPPER
CUH	CABINET UNIT HEATER
D	DEDICATED
DC	DIRECT CURRENT
DET	DETAIL
DIAM	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DIV	DIVISION
DL	DAMP LOCATION
DN	DOWN
DP	DISTRIBUTION PANEL
DPDT	DOUBLE POLE, DOUBLE THROW
DPR	DAMPER
DPST	DOUBLE POLE, SINGLE THROW
DWG	DRAWING
DWH	DOMESTIC WATER HEATER

ABBREVIATIONS

EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EM GEN	EMERGENCY GENERATOR
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EP	ELECTRO-PNUMATIC
EPO	EMERGENCY POWER OFF
EQ	EQUIPMENT BRANCH
EQUIP	EQUIPMENT
ERL	EXISTING TO BE RELOCATED
ETD	EMERGENCY TRANSFER DEVICE
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST, E, EX	EXISTING
EXP	EXPLOSION PROOF
EXTER	EXTERIOR
F&I	FURNISHED AND INSTALLED
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FB	FLOOR BOX
FCU	FAN COIL UNIT
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FIBER (FIBRE) OPTIC
FP	FIRE PROTECTION
FS	FUSIBLE SWITCH
FSCS	FIRE FIGHTER SMOKE CONTROL STATION
FU	FUSE
FVNR	FULL VOLTAGE NON REVERSING
FVR	FULL VOLTAGE REVERSING
G, GND	GROUND
G/Y	GREEN YELLOW
GA	GAUGE
GAL	GALLONS
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFI, GFCI	GROUND FAULT (CIRCUIT) INTERRUPTER
H	HOT CONDUCTOR
HC	HORIZONTAL CROSS CONNECT
HD	HAND DRYER
HFF	HAND FREE FIXTURE
HGT	HEIGHT
HH	HANDHOLE
HID	HIGH INTENSITY DISCHARGE
HK	HOUSE KEEPING PAD
HM	HORIZONTALLY MOUNTED
HOA	HAND-OFF-AUTO
HOR	HORIZONTAL
HP	HORSEPOWER
HTG	HEATING
HV	HIGH VOLTAGE
HVCB	HIGH VOLTAGE CIRCUIT BREAKER
HW	HOT WATER
HZ	HERTZ
IC	INTERMEDIATE CROSS CONNECT
ID	INSIDE DIAMETER
IDF	INTERMEDIATE DISTRIBUTION FRAME
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INST	INSTANTANEOUS
IP	INTERNET PROTOCOL
JB	JUNCTION BOX
K	KIRK KEY INTERLOCK
KAIC	KILO-AMPS INTERRUPTING CAPACITY
KV	KILOVOLT
KVA	KILOVOLT-AMPERES
KW	KILOWATT
LED	LIGHT EMITTING DIODE
LR	LEGALLY REQUIRED
LS	LIFE SAFETY BRANCH
LTG	LONG TIME, SHORT TIME, INSTANTANEOUS, GROUND FAULT
LTG	LIGHTING
LV	LOW VOLTAGE

ABBREVIATIONS

MAU	MAKE UP AIR UNIT
MAX	MAXIMUM
MC	METAL CLAD CABLE
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MCP	MOTOR CIRCUIT PROTECTOR
MCT	MAIN CROSS CONNECT
MDF	MAIN DISTRIBUTION FRAME
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MET	MAIN EARTHING TERMINAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MM	MULTIMODE FIBER (FIBRE) OPTIC STRAND
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
MTG	MOUNTING
MTS	MAIN TERMINAL SPACE
MV	MEDIUM VOLTAGE
MVCB	MEDIUM VOLTAGE CIRCUIT BREAKER
MW	MICROWAVE OVEN
N	NEUTRAL
NAC	NOTIFICATION APPLIANCE CIRCUIT
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFE	OWNER FURNISHED EQUIPMENT
OH	OVERHEAD
OL	OVERLOAD
OS	OCCUPANCY SENSOR, OPTIONAL STANDBY
OSP	OUTSIDE PLANT
P	POLE
PA	PUBLIC ADDRESS
PB	PULL BOX
PD	PUNCHDOWN
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
POE	POINT OF ENTRANCE
POS	POINT OF SERVICE
PR	PAIR
PT	POTENTIAL TRANSFORMERS
PTS	PNEUMATIC TUBE STATION
PTZ	PAN/TILT/ZOOM
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE CONDUIT
PWR	POWER
R	RELOCATED
RA	RETURN AIR
REC	RECESSED
RECP	RECEPTACLE
REQD	REQUIRED
REX	REQUEST TO EXIT
RM	ROOM
RNC	RIGID NON-METALLIC CONDUIT
RO	RACEWAY ONLY
RSC, RGS	RIGID STEEL CONDUIT
SCCR	SHORT CIRCUIT CURRENT RATING
SEC	SECURITY
SECT	SECTION
SIM	SIMILAR
SM	SINGLE MODE FIBER OPTIC STRAND
SMR	SURFACE MOUNTED RACEWAY
SPD	SURGE PROTECTED DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPECS	SPECIFICATIONS
SPST	SINGLE POLE SINGLE THROW
SS	STAINLESS STEEL
ST	SHUNT TRIP
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
SYS	SYSTEM

ABBREVIATIONS

TBB	TELECOMMUNICATIONS BACKBONE
TC	TEMPERATURE CONTROL OR TERMINAL CABINET
TE	TELECOMMUNICATIONS ENCLOSURE
TELE	TELEPHONE
TELECOM	TELECOMMUNICATIONS
TEMP	TEMPERATURE
TERM	TERMINAL
TGB	TELECOMMUNICATIONS GROUND BAR
TMGB	TELECOMMUNICATIONS MAIN GROUND BAR
TOF	TOP OF FIXTURE
TP	TAMPER RESISTANT
TR	TELECOMMUNICATIONS ROOM
TSP	TWISTED SHIELDED PAIR
TSTAT	THERMOSTAT
TTB	TELECOM TERMINAL BOARD
TV	TELEVISION
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
USB	UNIVERSAL SERIAL BUS
UTP	UNSHIELDED TWISTED PAIR
UV	UNIT VENTILATOR
V	VOLTS
VA	VOLT-AMPS
VAV	VARIABLE AIR VOLUME
VC	VOLUME CONTROL
VDT	VISUAL DISPLAY TERMINAL
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
VOL	VOLUME
VT	VAPOR TIGHT
W	WIRE WATT
WAP	WIRELESS ACCESS POINT
WG	WIREGUARD
WL	WET LOCATION
WP	WEATHERPROOF
WT	WATERTIGHT
XFMR	TRANSFORMER

WORK DEFINITION

- NEW WORK
- EXISTING
- REMOVE EXISTING
- REMOVE EXISTING ELECTRICAL EQUIPMENT
- FUTURE
- TEMPORARY, AS NOTED
- KEY NOTE
- EQUIPMENT IDENTIFICATION

CIRCUITS

- RACEWAY CONCEALED IN CEILING OR WALL, EXPOSED RACEWAY IS ALLOWED ONLY WHERE NOTED.
- RACEWAY BELOW SLAB OR UNDERGROUND
- RACEWAY UP
- RACEWAY DOWN
- RACEWAY CONTINUATION
- RACEWAY STUB-OUT WITH BUSHING
- JUNCTION BOX, CEILING OR ABOVE CEILING MOUNTED
- JUNCTION BOX, WALL MOUNTED
- PULL BOX

RECEPTACLES

CIRCUITS: EMERGENCY | NORMAL

- SINGLE RECEPTACLE, 120V
- DUPLEX RECEPTACLE, 120V
- DOUBLE DUPLEX RECEPTACLE, 120V
- RECEPTACLE, NEMA #
- COMBINATION RECEPTACLE, 120V AND NEMA #

RECEPTACLE TYPES

- MOUNTED 3" ABOVE COUNTER BACKSPLASH
- DEDICATED CIRCUIT
- GROUND FAULT CIRCUIT INTERRUPTER
- GROUND FAULT CIRCUIT INTERRUPTER WITH WEATHER RESISTANT COVER

ELECTRICAL CONTROLS

- NON-FUSED SAFETY SWITCH
- FUSED SAFETY SWITCH, FUSE RATING INDICATED
- COMBINATION MOTOR STARTER AND FUSED SAFETY SWITCH, FUSE RATING INDICATED
- MOTOR STARTER
- MANUAL MOTOR STARTER
- AUTOMATIC DOOR PUSHPLATE
- EMERGENCY SHUTDOWN
- ENCLOSED CIRCUIT BREAKER
- CONTACTOR
- PUSH BUTTON CONTROL STATION
- POWER SWITCH, MOTOR RATED

DOOR BUZZERS

- PUSH BUTTON
- BUZZER HORN
- BUZZER HORN AND VISUAL INDICATOR

ELECTRICAL EQUIPMENT

- 208V OR 240V POWER PANELBOARD
- EQUIPMENT CABINET OR PANEL
- EQUIPMENT CONNECTION, FILL INDICATES EMERGENCY CIRCUIT
- GROUND BAR
- MOTOR CONNECTION, 1Ø
- MOTOR CONNECTION, 3Ø

LUMINAIRES

CIRCUITS: EMERGENCY | NORMAL

- N/A | LD1 — LUMINAIRE IDENTIFICATION, SEE LUMINAIRES SCHEDULE
- N/A | LOWER-CASE LETTER(S) — LOWER-CASE LETTER(S) NEAR LUMINAIRE DENOTE SWITCH LEG(S)
- SURFACE MOUNTED RECTANGULAR LUMINAIRE, DRAWN TO SCALE
- RECESSED DOWNLIGHT LUMINAIRE
- WALL MOUNTED LUMINAIRE
- N/A — EXIT SIGN, FILLED SIDES INDICATE ILLUMINATED ANNOTATION, ARROWS INDICATE DIRECTIONAL GRAPHICS
- N/A — WALL MOUNTED EXIT SIGN, FILLED SIDES INDICATE ILLUMINATED ANNOTATION, ARROWS INDICATE DIRECTIONAL GRAPHICS
- N/A — EXIT SIGN WITH EMERGENCY BATTERY PACK
- N/A — WALL MOUNTED EXIT SIGN WITH EMERGENCY BATTERY PACK
- N/A — WALL MOUNTED EMERGENCY BATTERY PACK, NUMBER OF LAMPS NOT INDICATED
- N/A — TRACK LIGHTING

LIGHTING CONTROLS

- SINGLE POLE SWITCH
- LOWER-CASE LETTER(S) NEAR SWITCH DENOTE SWITCH LEG(S)
- DOUBLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- KEY OPERATED SWITCH
- MOMENTARY CONTACT LOW VOLTAGE SWITCH
- OCCUPANCY SENSOR SWITCH
- SWITCH WITH PILOT LIGHT
- TIMER SWITCH
- LCP — LIGHTING CONTROL PANEL
- OCCUPANCY SENSOR SWITCH, CEILING MOUNTED
- PHOTO SENSOR CONTROL
- PHOTO SENSOR CONTROL, CEILING MOUNTED
- DAYLIGHT HARVESTING SENSOR
- DAYLIGHT HARVESTING SENSOR, CEILING MOUNTED

FIRE ALARM

- HORN AND STROBE LIGHT, CEILING MOUNTED
- HORN AND STROBE LIGHT, WALL MOUNTED
- SPEAKER AND STROBE LIGHT, CEILING MOUNTED
- SPEAKER AND STROBE LIGHT, WALL MOUNTED
- STROBE LIGHT, CEILING MOUNTED
- STROBE LIGHT, WALL MOUNTED
- CHIME, WALL MOUNTED
- HORN, CEILING MOUNTED
- HORN, WALL MOUNTED
- PULL STATION
- FAA — FIRE ALARM ANNUNCIATOR
- FACP — FIRE ALARM CONTROL PANEL
- FAT — FIRE ALARM TRANSMITTER
- HEAT DETECTOR, RATE OF RISE
- NAC — FIRE ALARM NOTIFICATION APPLIANCE CIRCUIT PANEL
- SMOKE DETECTOR, PHOTOELECTRIC
- SMOKE DETECTOR, SINGLE STATION
- SPEAKER, CEILING MOUNTED
- SPEAKER, WALL MOUNTED
- VSS — VALVE SUPERVISORY TAMPER SWITCH
- FDS — FLOW DETECTOR/SWITCH
- FIRE/SMOKE DAMPER

TELECOM MISCELLANEOUS

- WAP — WIRELESS ACCESS POINT, CEILING MOUNTED
- VIDEO CAMERA, CEILING MOUNTED
- SECURITY STROBE, SURFACE AND CEILING MOUNTED
- PA SYSTEM HORN, WALL MOUNTED

DRAWING INDEX

NO.	DRAWING NAME	2025.10.09 PERMIT/BID
ELECTRICAL		
E003	ELECTRICAL SYMBOLS AND ABBREVIATIONS	•
E011	GC & SHOP TOILET ROOM RENO - ELECTRICAL PLANS	•
E061	ELECTRICAL SPECIFICATIONS	•
E062	ELECTRICAL SPECIFICATIONS	•

ELECTRICAL LOAD CALCULATION:

REMOVED LIGHTING LOAD	368 VA
REMOVED POWER LOAD	0 VA
TOTAL	368 VA
ADDED LIGHTING LOAD	192 VA
ADDED POWER LOAD	0 VA
TOTAL	192 VA
TOTAL NET LOAD	- 176 VA

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Consultant

No.	Revision	YYYY.MM.DD	By
1	ADDENDUM 1	2025.11.07	ADDT
2	ADDENDUM 2	2025.11.21	ADDT

Issued

No.	Issued	YYYY.MM.DD	By
1	PERMIT/BID	2025.10.09	ADDT

Permit/Seal

STATE OF MICHIGAN — DANIEL THOMAS O'CONNOR — LICENSED PROFESSIONAL ENGINEER — License No. 6201311123

YPSILANTI TOWNSHIP — WHERE YOUR FUTURE GROWS

7200 South Huron River Drive
Ypsilanti, MI 48197

Golf Course Toilet Room & Shop Toilet Room Renovation Package

Project No.: 2075154401
Tk Number: N/A

DO	OO	DO	2025.10.09
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
ELECTRICAL SYMBOLS AND ABBREVIATIONS

Scale: 12" = 1'-0"
Revision:
Drawing No.
E003

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	LIGHT SOURCE DATA	DELIVERED LUMENS	DISTRIBUTION/ LENSING	FINISH	DIMMING/ DRIVER TYPE	WATTAGE/ FOOT	VOLTAGE	MFR/ MODEL (1)	COMMENTS
LB1	RECESSED 6" ROUND ARCHITECTURAL DOWNLIGHT TRIMMED WITH FLANGE	LED 3500K 80+CRI	1750 LUMEN	50 DEG (STANDARD BEAM)	WHITE	0-10V TO 10%	50W	120V	USAI LIGHTING: SEVOLED 2.2 BASIC	NEW CONSTRUCTION HOUSING, ACCESSIBLE DRIVER (AND BATTERY) FROM BELOW CEILING
LB1X	SAME AS LB1, EXCEPT WITH INTEGRAL 5 WATT EM BATTERY									

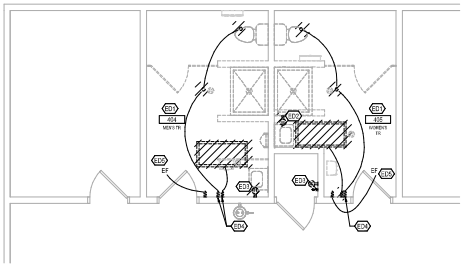
NOTES: 1. ALL LIGHT FIXTURES, INDICATED ON PLANS WITH SUFFIX "X" SHALL BE WIRED AS EMERGENCY LIGHTS, EQUIPPED WITH INTEGRAL BATTERY PACK

LIGHTING CONTROL SCHEME NOTES:

RESTROOMS
- MANUAL LIGHTING CONTROL SWITCHES WITH OCCUPANCY SENSOR(S) FOR AUTOMATIC ON/OFF CONTROL (WITH NO OCCUPANCY AFTER 20 MINUTES).

ELECTRICAL GENERAL NOTES

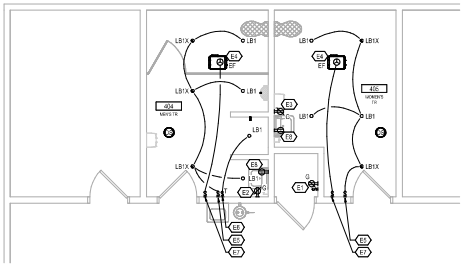
1. REFER TO DRAWING E003 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO DRAWING THIS DRAWING FOR DETAILS, LIGHTING FIXTURE SCHEDULE AND CONTROLS INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE A NOT WIRE TIED AHEAD OF LOCAL SWITCHING AND THE LIGHTING CONTROL PANEL RELAYS FOR THE LEADS TO ALL NIGHT LIGHTS, EXIT LIGHTS, EMERGENCY BATTERY PACKS AND EMERGENCY UL924 RELAYS AND EXIT LIGHTS.
4. THE CONTRACTOR SHALL SUBMIT A FULL SET OF OCCUPANCY CONTROL LOCATION DRAWING SUBMITTALS TO THE AE PRIOR TO PURCHASE OR INSTALLATION. OCCUPANCY CONTROL LOCATIONS AND QUANTITIES SHALL BE BASED ON THE MANUFACTURER'S RECOMMENDATIONS, THE LIGHTING PLANS SHOW DESIGN INTENT ONLY AND DO NOT REFLECT EVERY MANUFACTURER PERMUTATIONS.
5. OCCUPANCY CONTROLS SHALL BE WIRED SUCH THAT ALL GENERAL ROOM LIGHTING IS CONTROLLED.
6. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT.
7. IN GENERAL DEVICES AT LOWER HEIGHTS SHALL BE STACKED DIRECTLY BELOW DEVICES AT HIGHER ELEVATIONS. PROVIDE CONDUIT OFFSET AS NECESSARY
8. WHERE POSSIBLE, RE-USE EXISTING RECESSED LIGHT SWITCH AND RECEPTACLE ROUGH INS FOR NEW DEVICES IF INSTALLED IN THE SAME LOCATION.



1 E311 **GC & SHOP TOILET ROOM - ELECTRICAL DEMOLITION PLAN**
1/4" = 1'-0"

ELECTRICAL DEMO KEYNOTES

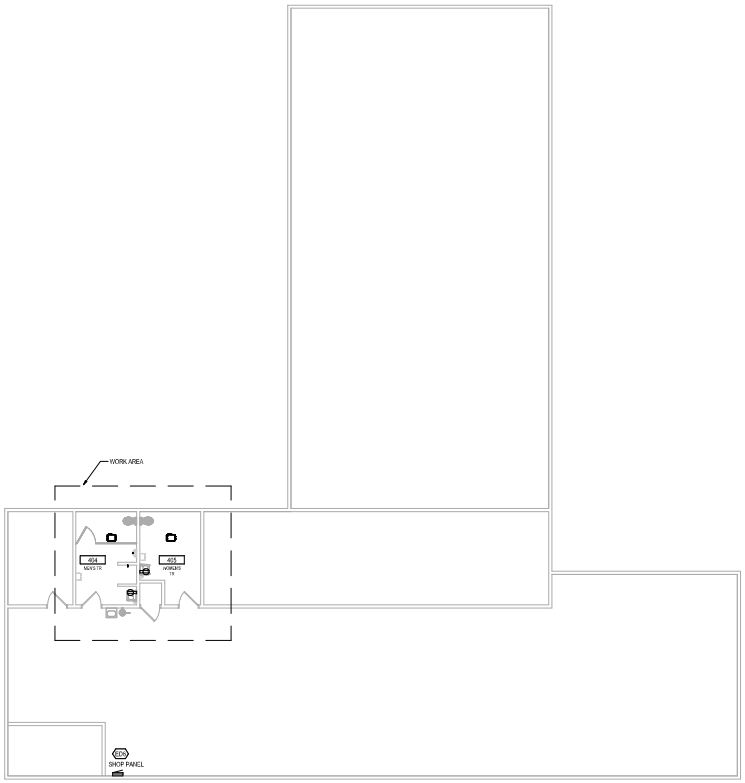
KEY	KEY NOTES
ED1	EXISTING LIGHTING WITHIN SPACE SHALL BE DEMOLISHED. REMOVE CIRCUIT BACK TO LIGHT SWITCH. REUSE EXISTING LIGHTING CIRCUIT WITHIN AREA TO POWER NEW LIGHTING.
ED2	DEMOLISH EXISTING RECEPTACLE. CIRCUIT SHALL BE EXTENDED FROM ABOVE CEILING LOCATION TO NEW RECEPTACLE LOCATION ADJACENT TO SINK. SEE NEW WORK FLOOR PLAN.
ED3	REPLACE EXISTING RECEPTACLE WITH NEW GFCI TYPE. RECONNECT TO EXISTING CIRCUIT. PROVIDE NEW COVERPLATE.
ED4	REMOVE EXISTING LIGHT SWITCH. EXISTING CIRCUIT AND RECESSED BOX SHALL BE REUSED AT THIS LOCATION FOR NEW POWER AND CONTROL OF NEW LIGHTING.
ED5	EXISTING EXHAUST FAN TO BE DISCONNECTED AND REPLACED IN PLACE WITH NEW (ONE FOR ONE). EXISTING CIRCUIT SHALL BE REUSED TO CONNECT NEW EXHAUST FAN.
ED6	TWO EXISTING 20AMP CIRCUITS (1 & 19) WITHIN EXISTING SHOP BUILDING PANEL SERVE TOILET ROOM LIGHTING AND RECEPTACLES. THESE CIRCUITS SHALL BE REUSED TO POWER NEW LIGHTING AND RECEPTACLES.



2 E311 **GC & SHOP TOILET ROOM - ELECTRICAL NEW WORK PLAN**
1/4" = 1'-0"

ELECTRICAL NEW WORK KEYNOTES

KEY	KEY NOTES
E1	PROVIDE NEW 2-GANG STAINLESS STEEL COVERPLATE FOR GFCI TYPE RECEPTACLE AND TOGGLE LIGHT SWITCH. RECEPTACLE SHALL BE REPLACED WITH NEW GFCI TYPE. RECONNECT TO EXISTING CIRCUIT. EXISTING LIGHT SWITCH SHALL REMAIN.
E2	PROVIDE NEW 1-GANG STAINLESS STEEL COVERPLATE FOR GFCI TYPE RECEPTACLE. RECEPTACLE SHALL BE REPLACED WITH NEW GFCI TYPE. RECONNECT TO EXISTING CIRCUIT IN PLACE.
E3	NEW RECEPTACLE SHALL BE INSTALLED FLUSH IN EXISTING WALL WHERE WALL CONSTRUCTION IS TAKING PLACE. PROCESS CONDUIT IN WALL AND PROVIDE FLUSH MOUNTED BOX WHERE WING WALL PREVIOUSLY WAS LOCATED. COORDINATE INSTALLATION WITH ARCHITECTURAL TRADES. RECONNECT RECEPTACLE TO EXISTING CIRCUIT PREVIOUSLY SERVING WOMENS TOILET ROOM RECEPTACLE.
E4	NEW EXHAUST FAN TO BE INSTALLED IN PLACE OF EXISTING EXHAUST FAN. RECONNECT NEW EXHAUST FAN WITH EXISTING 120V CIRCUIT PREVIOUSLY SERVING EXISTING EXHAUST FAN. NEW EXHAUST FAN SHALL BE EQUIPPED WITH INTEGRAL DISCONNECT.
E5	PROVIDE NEW TOGGLE SWITCH IN PLACE OF EXISTING LIGHTING SWITCH, TO CONTROL GENERAL LIGHTING WITHIN TOILET ROOM-GENERAL LIGHTING SHALL BE CONTROLLED VIA CEILING OCCUPANCY SENSOR. REFER TO LIGHTING CONTROL SCHEME NOTES.
E6	PROVIDE NEW TIMER LIGHTING CONTROL SWITCH, WITH CONTROL FOR UP TO 20 MINUTES MAX. THIS SWITCH SHALL CONTROL THE SHOWER LIGHTING FIXTURE.
E7	NEW MOTOR RATED TOGGLE SWITCH FOR REPLACE EXHAUST FAN.
E8	NEW GFCI TYPE RECEPTACLE FOR ELECTRIC LAVATORY INSTALLED BELOW SINK, CIRCUIT RECEPTACLE TO NEARBY 120V RECEPTACLE CIRCUIT.



3 E311 **GC & SHOP TOILET ROOM - COMPOSITE PLAN**
1/8" = 1'-0"

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No.	Revision	By	YYYY.MM.DD
1	ADDENDUM 1	ADDT	2020.10.09
2	ADDENDUM 2	ADDT	2020.10.23

Issued

Permit/Seal



YPSILANTI TOWNSHIP
WHERE YOUR FUTURE GROWS

Golf Course Toilet Room & Shop Toilet Room Renovation Package

7200 South Huron River Drive
Ypsilanti, MI 48197

Project No.: 2075154401
Ti Name: N/A

DD Dwn.	DD Dsgn.	DD Chk'd	2020.10.09 YYYY.MM.DD

Title
GC & SHOP TOILET ROOM RENO - ELECTRICAL PLANS

Scale: As indicated
Revision:
Drawing No. **E311**

GENERAL ELECTRICAL PROVISIONS

PART 1 - GENERAL

1.1 SCOPE OF WORK

A. The scope of the work included under these specifications shall include complete systems as shown in the Contract Documents and specified herein. Any work reasonably inferable or required to result in a complete installation or the intended operation and performance of the systems, shall be included in the Base Bid except where there is specific reference to exclusion and incorporation in other quotations.

B. Without limiting or restricting the volume of work and solely for convenience, the work to be performed will, in general, comprise of the following:

1. Demolition / Supporting / Reinstallation
2. Temporary service lighting and power
3. Grounding
4. Power and/or lighting panelboards
5. Feeders to equipment
6. Branch circuits
7. Power wiring to motors
8. Transformers
9. Installation of electric powered equipment supplied by others
10. Wiring of equipment furnished by others and final connections to same
11. Lighting fixtures
12. Low voltage lighting control systems
13. Fire alarm system (Work Area)

C. Items of labor, material, and equipment not specified in detail or shown on drawings, but incidental to or necessary for the complete installation and proper operation of the several branches of work and described herein, or reasonably implied in connection therewith, shall be furnished as if called for in detail by the specifications or shown on drawings. This includes electrical work associated with mechanical and plumbing work whether indicated on electrical drawings or not.

1.3 INTENT OF DRAWINGS

A. Provide complete and functional systems for the project. The systems shall conform to the details stated in the specifications and shown on the drawings. Items or work not shown or specified, but required for complete systems, shall be provided and conform with accepted trade practices. The drawings and specifications are presented to define specific system requirements and serve to expand on the primary contract requirements of providing complete systems. The drawings are diagrammatic and indicate the general arrangement and routing of the systems included in this contractors work.

B. Do not scale the drawings. Because of the scale of the drawings, it is not possible to indicate offsets, fittings, valves, or similar items which may be required to provide complete operating systems. Carefully investigate conditions affecting the work associated with this project. Install systems in such a manner that interferences between pipes, conduit, ducts, equipment, architectural and structural features are avoided. Provide items required to meet the project conditions without additional cost to the owner.

1. These documents may not explicitly disclose final details required for a complete systems installation; however, contractors shall possess the expertise to include the necessary appurtenances of complete operating systems.

2. Bidders shall have sufficient expertise in this type of construction to realize the extent of the work required.

1.4 DEFINITIONS

A. Specific terminology, as used herein, shall have the following meanings:

1. "Furnish"...Supply and deliver to project site, ready for unloading, unpacking, assembly, installation, and similar subsequent requirements.

2. "Install"...Operations at project site, including unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar requirements.

3. "Provide"...Furnish and install, complete and ready for intended use.

4. "Concealed, Interior"...Concealed from view and protected from physical contact by building occupants.

5. "Concealed, Exterior"...Concealed from view and protected from weather conditions and physical contact by building occupants but subject to outdoor ambient temperatures.

6. "Exposed, Interior"...Exposed to view indoors (not concealed).

7. "Exposed, Exterior"...Exposed to view outdoors or subject to outdoor ambient temperatures and weather conditions.

8. "Finished Space"...Space other than mechanical rooms, electrical rooms, furred spaces, pipe chases, unheated spaces immediately below roof, space above ceilings, unexcavated spaces, crawl spaces, tunnels, and interstitial spaces.

9. "Conditioned"...Spaces directly provided with heating and cooling.

10. "Unconditioned"...Spaces without heating or cooling including ceiling plenums.

11. "Indoors"...Located inside the exterior walls and roof of the building.

12. "Outdoors"...Located outside the exterior walls and roof of the building.

1.5 GENERAL STANDARDS OF MATERIALS

A. Equipment and materials, unless otherwise noted, shall be new and of first quality, produced by manufacturers who have been regularly engaged in the manufacture of these products for a period of not less than five years.

B. Equipment of one type shall be the products of one manufacturer; similar items of the same classification shall be identical. Including equipment, assemblies, parts and components.

C. Materials furnished shall be determined safe by a nationally recognized testing organization, such as Underwriters' Laboratories Inc., or Factory Mutual Engineering Corporation, and materials shall be labeled, certified or listed by such organizations. Where third party certification is required for packaged equipment, the equipment shall bear the appropriate certification label.

D. With respect to custom made equipment or related installations which are constructed specially for this project, the manufacturer shall certify the safety of same on the basis of test data. The Owner shall be furnished copies of such certificates.

1.6 PRODUCTS AND SUBSTITUTIONS

A. Where several manufacturer's products are specified, the Contract Amount shall be based upon the specified products only. Any substitutions from the specified products shall be offered as a Substitution Request. Substitutions shall not be permitted after the bidding phase without a Substitution Request Form indicated with the bid.

B. Where only one manufacturer's product is specified, the associated systems have been designed on the basis of that product. Where several manufacturer's products are specified, the associated systems have been designed on the basis of the first named manufacturer's product listed. When products other than those used as the basis of design are provided, the contractor shall pay additional costs related to submissions review, redesign, and system and/or structure modifications required by the use of that product.

C. It is the intent of these specifications that service organizations such as testing agencies follow the above substitution procedures.

1.7 APPLICABLE CODES

A. Materials furnished and work installed shall comply with applicable codes listed in the contract documents, with the requirements of the local utility companies, and with the requirements of governmental departments or authorities having jurisdiction.

1.8 GUARANTEES AND CERTIFICATES

A. Defective equipment, materials or workmanship, including damage to the work provided under other divisions of this contract resulting from same, shall be replaced or repaired at no extra cost to the Owner for the duration of the stipulated guarantee periods.

1. Unless specifically indicated otherwise, the duration of the guarantee period shall be one (1) year following Date of Substantial Completion. Temporary operation of the equipment for temporary conditioning, testing, etc. prior to occupancy will not be considered part of the warranty period.

1.9 QUIET OPERATION AND VIBRATION CONTROL

A. Equipment and associated items shall operate under conditions of load without sound or vibration perceptible outside of the area by the Architect. In the case of moving equipment, sound or vibration noticeable outside of the room in which it is installed, or noticeable within the room in which it is installed, shall be deemed objectionable. Sound or vibration deemed objectionable shall be corrected in an approved manner at no extra cost to the Owner. Vibration shall be controlled by the use of means of approved vibration isolators and installed in accordance with the isolator manufacturer's recommendations.

B. The sound pressure levels around mechanical and electrical equipment (fans, pumps, motors, etc.) in equipment spaces shall not exceed 85 dBA at any point 1.5 meters (5 feet) from the equipment, with all equipment in the room operating. The sound criteria applies to the complete range of each piece of equipment.

1.10 TEMPORARY SHUTDOWN OF EXISTING SYSTEMS

A. Plan installation of new work and connections to existing work to ensure minimum interference with regular operation of existing systems. Some temporary shutdown of existing systems may be required to complete the work.

B. Submit to the Owner in writing for approval, proposed date schedule, time, and duration of necessary temporary shutdowns of existing systems. Submit schedule at least fifteen (15) calendar days in advance of intended shutdowns. Shutdowns shall be made at such times as shall not interfere with regular operation of existing facilities and only after written approval of Owner. The Owner reserves the right to cancel shutdowns at any time prior to the shutdown. If requested by construction, make necessary temporary connections between new and existing work. Bear costs resulting from temporary shutdowns and temporary connections. No additional charges will be allowed for Owner requested shutdowns that must be rescheduled.

C. Shutdowns must be performed by the Owner. Do not SHUT DOWN any system. The Owner reserves the right to require a walk-through of any situation prior to the shutdowns. Following electrical shutdowns, verify that affected motors are rotating in the proper direction. Bear costs associated with reverse rotated motors.

1.11 COORDINATION

A. Coordinate and furnish in writing to the Architect information necessary to permit the work to be installed satisfactorily and with the least possible interference or delay.

B. When work is installed without proper coordination, changes to this work deemed necessary by the Architect shall be made to correct the conditions without extra cost to the Owner.

1.12 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

A. Shop drawings, product data, and samples shall be submitted in accordance with the requirements of the contract.

B. The following shall be submitted by the Contractor for review:

1. Scale shop drawings showing system components with sizing indicated, including but not limited to:

a. Fire Alarm Layouts, including riser and battery calculations
b. Lighting Control Wire showing device layouts and control risers with manufacturers symbology on floor plans provided to the vendor.

2. Product data for system components and materials (including construction standards).

a. Lighting Fixtures
b. Lighting Controls
c. General Materials - Conduit, boxes, supports, hangers, wiring, cables, etc.
d. Electrical Devices - switches, receptacles, cover plates
e. Fire Alarm Devices

1.13 OWNER'S INSTRUCTION

A. After final tests and adjustments have been completed, furnish the services of qualified personnel to instruct representatives of the Owner in the operation and maintenance procedures for equipment and systems installed as part of this project. Operation and maintenance instructions for major items of equipment shall be directly supervised by the equipment manufacturer's representative. Supply qualified personnel to operate equipment for sufficient length of time as required to meet governing authorities' operation and performance tests and as required to assure that the Owner's representatives are properly qualified to take over operation and maintenance procedures. Minimum instruction period shall be 8 man hours. The instruction period shall be broken into segments at the discretion of the Owner.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

COMMON WORK RESULTS FOR ELECTRICAL

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Electrical equipment coordination and installation
2. Sleeves for raceways and cables
3. Grout
4. Common electrical installation requirements
5. Waterproofing
6. Cutting and Patching
7. Protection of Floors
8. Painting
9. Equipment Guards and Rails
10. Cleaning, Protecting and Adjusting

1.2 DEFINITIONS

A. EPDM: Ethylene-propylene-diene terpolymer rubber.

B. NBR: Acrylonitrile-butadiene rubber.

C. Wiring: Cable and/or wire installed in Raceway.

1.3 COORDINATION

A. Review the demolition drawings, to determine the affected areas of the existing structure. Remove electrical appurtenances in the affected areas not to be reused including wire, conduit, switches, outlets, light fixtures, and fittings. If any existing electrical items are to be removed, either patch area or install blank cover plate over box to remain.

B. Any conduit or wiring that is not to be permanently removed or that feeds other remaining sections of the building shall be relocated as necessary and rerouted and reconnected as required. Items removed above shall become the property of the Owner unless otherwise noted. If the Owner does not want the items, remove from the work site.

D. Maintain the continuity of any circuit that may be interrupted by these alterations even though they may not be indicated on the drawings. Furnish the labor and necessary materials required to restore the circuit.

E. Where circuits are looped and outlets are removed, make adjustments and connections to restore the circuits.

F. Participate in a recycling and disposal program for fluorescent lamps containing mercury and PCB ballasts. Pay all fees associated with recycling.

1. Lamps

a. Keep the fluorescent lamps intact, place into lamp boxes, and mark box "for recycling."

b. Materials shall be transported to a state and federally approved recycling facility. Provide documentation that materials were recycled in accordance with State and Federal laws.

2. Ballasts

a. Where PCB ballasts are identified, remove ballasts from fixture and place in a DOT/IAZ shipping, removable head, 55 gallon steel drum. Date and label drum as "PCB Contaminated." Weight of drum shall not exceed 600 pounds.

b. Ballasts shall be delivered to a state and federally approved recycling facility. Provide documentation that the materials were recycled in accordance with State and Federal laws.

G. Where existing electrical devices and items are to be removed, ceilings, floors, wall partitions, etc., are to be patched by the Electrical Contractor. Particular attention must be paid to associated construction types and materials to be removed. All patching for these areas is to match the existing and intended finishes for that area no matter what the type of construction. Coordinate all patching work fully with the Architect and General Contractor. Blank cover plates over demolished items will not be acceptable.

1.4 WATERPROOFING

A. Where work pierces waterproofing, including waterproof concrete, the method of installation shall be approved by the Architect prior to performing the work. Furnish necessary sleeves, caulking and fastening required to make openings absolutely watertight.

1.5 WEATHERPROOFING LOCATIONS (WP)

A. Where existing electrical devices such as outlet boxes, switches, thermal switches or manual starters, disconnect switches, combination switches and starters, motor control centers, and motor starters shall be weatherproofed according to NEMA Types 3 or 4X, all patching for these areas is to match the existing and intended finishes for that area no matter what the type of construction. Coordinate all patching work fully with the Architect and General Contractor. Blank cover plates over demolished items will not be acceptable.

1. On surface of exterior face of building, including areas where not under canopies, cast boxes with threaded hubs and cover canopies steel boxes with gasket connections to devices.

2. In any areas where specifically noted "WP" or required by the NEC or Electrical Regulations mentioned herein.

3. Within air conditioning enclosures.

4. In underground splice boxes.

5. Type XHHW-2.

1.6 CUTTING AND PATCHING

A. Set openings and sleeves in walls or floors as necessary to install the work specified herein. Patching shall match adjacent surfaces. All surfaces shall be finished such that a final finish coat of paint, or finished flooring can be installed without the need for additional patching. Fill openings around sleeves. Gather all surfaces to provided a smooth transition from patched area to existing surface.

B. All openings around electrical devices shall be cut without prior approval of the Architect; such cutting shall be done in a manner directed by him.

C. Provide openings, chases, and replacement where work above ceilings is required. Replace ceiling components damaged in the process.

D. Provide patching where electrical devices are removed from walls, ceilings or floors.

E. Install conduit and repaired areas will be subject to acceptance by the owner and architect, prior to final completion.

1.7 ACCESSIBILITY

A. Coordinate to ensure the sufficiency of the size of shafts, and chases, and the adequacy of clearances in hung ceilings and similar locations for the proper installation of this work.

B. Locate equipment which must be serviced, operated or maintained in fully accessible positions. Locations of access doors for equipment installed with, but not limited to lights, speakers, and surface mounted equipment. Equipment requiring access shall include, but is not necessarily limited to, motors, junction boxes, fire dampers, pull boxes, and terminal boards, etc.

C. Indicate the locations of access doors for each concealed device, concealed behind finished construction and requiring service on the coordination drawings. Equipment below floor slab or finished grade shall be also be indicated on the coordinating drawings.

D. Furnish access doors for installation by General Contractor. Coordinate during bidding phase with General Contractor. Locations of access doors in finished construction shall be submitted in sufficient time to be installed in the normal course of the work.

1.8 PROTECTION OF FLOORS

A. Protect existing flooring from damage during the construction period. Provide plywood or similar material under equipment on rollers and at doors, and in areas where construction may damage the floor surfaces. Floor surfaces (including sealer) damaged during the construction shall be replaced at the cost of the Contractor.

1.9 PROTECTION OF SERVICES

A. Repair and maintain in service any new or existing utilities, facilities or services (underground, overground, interior or exterior) damaged, broken or otherwise rendered inoperative during the course of construction. The method used in repairing, replacing or maintaining the services shall be approved by the Owner and Architect.

1.10 PAINTING

A. Provide surface preparation, priming, and final coat application in strict accordance with manufacturer's recommendations.

B. Paint all surfaces of unsealed conduits to match existing wall or ceiling surfaces. Mask existing surfaces prior to painting new installations.

C. In equipment ceiling spaces, all conduits, boxes, etc. shall be painted. This applies to equipment installed before and after ceiling painting. If conduits are added after the ceiling is painted by the general trades, the electrical contractor shall coordinate the painting of these recently added items with the general trades.

D. Electrical motors, pump casings and other similar items shall be provided with three (3) coats of machine enamel at the factory, and shall be provided with touch-up paint as required after installation.

E. Provide prime coat painting for the following:

1. Interior surfaces of sheet metal boxes not provided under this contract
2. Indoor hangers and supports provided under this contract

1.11 EQUIPMENT INSTALLATION AND REPAIR OF PENETRATIONS ATTACHMENTS

A. Equipment shall be securely attached to the building structure in an approved manner. Attachment to roof decking will not be permitted. Coordinate with Architect and Owner. At the discretion of the Architect, not strong enough shall be replaced as directed, with no additional cost to the Owner.

B. Where installation of equipment requires cutting into the seismic zone of the project, seismic bracing shall be as applicable for the equipment being installed.

1.12 CLEANING, PROTECTING AND ADJUSTING

A. Materials shall be stored in a manner that shall maintain an orderly, clean appearance. If stored on site in open or unprotected areas, equipment and material shall be kept off the ground by means of pallets or skids AND covered with tarpaulins.

B. Equipment and material, if left unprotected and damaged, shall be repainted or otherwise refurbished at the discretion of the Owner. Equipment and material is subject to rejection and replacement if, in the opinion of the Architect or the manufacturer's engineering department, the equipment has deteriorated or been damaged to the extent that immediate use or performance is questionable, or that its normal life expectancy has been curtailed.

C. During the construction period, protect equipment from damage and dirt.

D. Vacuum cabinets, switchboards, switchgear, lighting and power panels, etc., after completion of work.

E. Adjusting

1. After the entire installation has been completed, make required adjustments to balance panelboards and adjust lighting fixtures until performance requirements are met.

1.13 SPECIAL TOOLS

A. Furnish the Owner's representative with two (2) sets of special tools required for operation and maintenance of equipment provided.

PART 2 - PRODUCTS

2.1 SLEEVES FOR RACEWAYS AND CABLES

A. Steel Pipe Sleeves: ASTM A53, Type E, Grade B, Schedule 40, galvanized steel, plain ends.

B. Cast-Iron Pipe Sleeves: Cast or fabricated "wall pipe," equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.

C. Sleeves for Rectangular Openings: Galvanized sheet steel.

D. Minimum Metal Thickness:

a. For sleeve cross-section rectangle perimeter less than 50 inches (1270 mm) and no side more than 16 inches (400 mm), thickness shall be 0.052 inch (1.3 mm).

b. For sleeve cross-section rectangle perimeter equal to, or more than, 50 inches (1270 mm) and 1 or more sides equal to, or more than, 16 inches (400 mm), thickness shall be 0.138 inch (3.2 mm).

2.2 GROUT

A. Nonmetallic, Shrinkage-Resistant Grout: ASTM C 1107, factory-packaged, nonmetallic aggregate grout, noncorrosive, nonstaining, mixed with water to consistency suitable for application and a 30-minute working time.

2.3 access panels and doors

A. Manufacturers: Subject to compliance with requirements, furnish access doors by one of the following.

1. Bar-Co, Inc.
2. J.L. Industries
3. Karp Associates, Inc.
4. Nystrom, Inc.

B. Materials and Fabrication:

1. General-purpose access door assembly manufactured as an integral unit, complete with all parts and ready for installation.

2. Steel Access Doors and Frames: Fabricate units of continuous welded steel construction, unless otherwise indicated. Grind welds smooth and flush with adjacent surfaces. Furnish attachment devices and fasteners of type required to secure access panels to types of support shown.

3. Frames: Fabricate from 16-gage steel.

a. Fabricate frame with exposed flange nominal 1 inch wide around perimeter of frame for units installed in the following construction:

(1) Exposed Masonry
(2) For gypsum drywall or veneer gypsum plaster, furnish perforated frames with drywall bead.
(3) For installation in masonry construction, furnish frames with adjustable metal masonry anchors.
(4) For full-bed plaster applications, furnish frames with galvanized expanded metal lath and exposed casing bead, welded to perimeter of frame.

4. Flush Panel Doors: Fabricate from not less than 14-gauge sheet steel, with concealed spring hinges or concealed continuous piano hinge set to open 175. Finish with manufacturer's factory-applied prime paint.

a. For fire-rated units, provide manufacturer's standard installed flush panel doors, with continuous piano hinge and self-closing mechanism.

b. Locking Devices: Furnish flush, screwdriver-operated cam locks of number required to hold door in flush, smooth plane when closed.

PART 3 - EXECUTION

3.1 COMMON REQUIREMENTS FOR ELECTRICAL INSTALLATION

A. Comply with NECA 1.

B. Measure indicated mounting heights to bottom of unit for suspended items and to center of unit for wall-mounting items.

C. Headroom Maintenance: If mounting heights or other location criteria are not indicated, arrange and install components and equipment to provide maximum possible headroom consistent with these requirements.

D. Equipment: Install to facilitate service, maintenance, and repair or replacement of components of both electrical equipment and other nearby installations. Connect in such a way as to facilitate future disconnecting with minimum interference with items in the vicinity.

E. Right of Way: Coordinate piping systems installed at a required slope.

F. Apply for detailed and specific information regarding the location of equipment as the final location may differ from that indicated on the drawings. Outlets, equipment or wiring improperly placed because of failure to obtain this information shall be relocated and re_installed without additional expense to the Owner. Determine the exact location of floor openings so that local switches and other controls shall be installed at the backside of doors, unless otherwise noted. Improperly located switches shall be relocated without additional expense to the Owner.

G. The design shall be subject to such revisions as may be necessary to overcome building obstructions. No changes shall be made in location of outlets or equipment without written consent of the Architect and Owner.

H. Unless otherwise mentioned or indicated, mounting heights of outlets are shown on the drawings or in specifications. Where not given shall be considered to be from center of outlet to finished floor.

I. Coordinate the location and elevation of all electrical devices and fixtures with the architectural interior elevation plan and reflective ceiling plan prior to installation.

J. Properly rough in for the electrical conduit and equipment under this contract and modify as required for coordination during the construction period.

3.2 DUST, DIRT AND NOISE

A. Carry out new work and make changes, relocations, and installations with a minimum of noise. Site areas and new equipment, floors and walls, shall be adequately protected from dust and dirt caused by the work. Protection shall include suitable temporary barriers or coverings. The exterior and interior premises of each building shall be kept clean as possible during construction. Damages to surfaces or equipment as result of negligence shall be replaced or corrected as required.

3.3 ENVIRONMENTAL AIR PLENUMS

A. Spaces used for environmental air handling purposes as defined by Article 300.22C of the National Electric Code, power data and communications cable must be in conduit or of the type cable listed for air plenum use. Cable type and/or raceway is generally indicated on the electrical drawings and specifications although the Contractor shall be responsible to clearly define ceiling space used for environmental air purposes.

POWER CONDUCTORS AND CABLES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Copper building wire rated 600 V or less.
2. Metal-clad cable, Type MC, rated 600 V or less.
3. Connectors, splices, and terminations rated 600 V and less.

PART 2 - PRODUCTS

2.1 COPPER BUILDING WIRE

A. Description: Flexible, insulated and uninsulated, drawn copper current-carrying conductor with an overall insulation layer or jacket, or both, rated 600 V or less.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:

1. Belden Inc.
2. General Cable Technologies Corporation.
3. Southwire Company.

C. Standards:

1. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.
2. Comply with UL 1569.

1.7 ACCESSIBILITY

A. Coordinate to ensure the sufficiency of the size of shafts, and chases, and the adequacy of clearances in hung ceilings and similar locations for the proper installation of this work.

B. Locate equipment which must be serviced, operated or maintained in fully accessible positions. Locations of access doors for equipment installed with, but not limited to lights, speakers, and surface mounted equipment. Equipment requiring access shall include, but is not necessarily limited to, motors, junction boxes, fire dampers, pull boxes, and terminal boards, etc.

C. Indicate the locations of access doors for each concealed device, concealed behind finished construction and requiring service on the coordination drawings. Equipment below floor slab or finished grade shall be also be indicated on the coordinating drawings.

D. Furnish access doors for installation by General Contractor. Coordinate during bidding phase with General Contractor. Locations of access doors in finished construction shall be submitted in sufficient time to be installed in the normal course of the work.

1.8 PROTECTION OF FLOORS

A. Protect existing flooring from damage during the construction period. Provide plywood or similar material under equipment on rollers and at doors, and in areas where construction may damage the floor surfaces. Floor surfaces (including sealer) damaged during the construction shall be replaced at the cost of the Contractor.

1.9 PROTECTION OF SERVICES

A. Repair and maintain in service any new or existing utilities, facilities or services (underground, overground, interior or exterior) damaged, broken or otherwise rendered inoperative during the course of construction. The method used in repairing, replacing or maintaining the services shall be approved by the Owner and Architect.

1.10 PAINTING

A. Provide surface preparation, priming, and final coat application in strict accordance with manufacturer's recommendations.

B. Paint all surfaces of unsealed conduits to match existing wall or ceiling surfaces. Mask existing surfaces prior to painting new installations.

C. In equipment ceiling spaces, all conduits, boxes, etc. shall be painted. This applies to equipment installed before and after ceiling painting. If conduits are added after the ceiling is painted by the general trades, the electrical contractor shall coordinate the painting of these recently added items with the general trades.

D. Electrical motors, pump casings and other similar items shall be provided with three (3) coats of machine enamel at the factory, and shall be provided with touch-up paint as required after installation.

E. Provide prime coat painting for the following:

1. Interior surfaces of sheet metal boxes not provided under this contract
2. Indoor hangers and supports provided under this contract

1.11 EQUIPMENT INSTALLATION AND REPAIR OF PENETRATIONS ATTACHMENTS

A. Equipment shall be securely attached to the building structure in an approved manner. Attachment to roof decking will not be permitted. Coordinate with Architect and Owner. At the discretion of the Architect, not strong enough shall be replaced as directed, with no additional cost to the Owner.

B. Where installation of equipment requires cutting into the seismic zone of the project, seismic bracing shall be as applicable for the equipment being installed.

1.12 CLEANING, PROTECTING AND ADJUSTING

A. Materials shall be stored in a manner that shall maintain an orderly, clean appearance. If stored on site in open or unprotected areas, equipment and material shall be kept off the ground by means of pallets or skids AND covered with tarpaulins.

B. Equipment and material, if left unprotected and damaged, shall be repainted or otherwise refurbished at the discretion of the Owner. Equipment and material is subject to rejection and replacement if, in the opinion of the Architect or the manufacturer's engineering department, the equipment has deteriorated or been damaged to the extent that immediate use or performance is questionable, or that its normal life expectancy has been curtailed.

C. During the construction period, protect equipment from damage and dirt.

D. Vacuum cabinets, switchboards, switchgear, lighting and power panels, etc., after completion of work.

E. Adjusting

1. After the entire installation has been completed, make required adjustments to balance panelboards and adjust lighting fixtures until performance requirements are met.

1.13 SPECIAL TOOLS

A. Furnish the Owner's representative with two (2) sets of special tools required for operation and maintenance of equipment provided.

PART 2 - PRODUCTS

2.1 SLEEVES FOR RACEWAYS AND CABLES

A. Steel Pipe Sleeves: ASTM A53, Type E, Grade B, Schedule 40, galvanized steel, plain ends.

B. Cast-Iron Pipe Sleeves: Cast or fabricated "wall pipe," equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.

C. Sleeves for Rectangular Openings: Galvanized sheet steel.

D. Minimum Metal Thickness:

a. For sleeve cross-section rectangle perimeter less than 50 inches (1270 mm) and no side more than 16 inches (400 mm), thickness shall be 0.052 inch (1.3 mm).

b. For sleeve cross-section rectangle perimeter equal to, or more than, 50 inches (1270 mm) and 1 or more sides equal to, or more than, 16 inches (400 mm), thickness shall be 0.138 inch (3.2 mm).

2.2 GROUT

A. Nonmetallic, Shrinkage-Resistant Grout: ASTM C 1107, factory-packaged, nonmetallic aggregate grout, noncorrosive, nonstaining, mixed with water to consistency suitable for application and a 30-minute working time.

2.3 access panels and doors

A. Manufacturers: Subject to compliance with requirements, furnish access doors by one of the following.

1. Bar-Co, Inc.
2. J.L. Industries
3. Karp Associates, Inc.
4. Nystrom, Inc.

B. Materials and Fabrication:

1. General-purpose access door assembly manufactured as an integral unit, complete with all parts and ready for installation.

2. Steel Access Doors and Frames: Fabricate units of continuous welded steel construction, unless otherwise indicated. Grind welds smooth and flush with adjacent surfaces. Furnish attachment devices and fasteners of type required to secure access panels to types of support shown.

3. Frames: Fabricate from 16-gage steel.

a. Fabricate frame with exposed flange nominal 1 inch wide around perimeter of frame for units installed in the following construction:

(1) Exposed Masonry
(2) For gypsum drywall or veneer gypsum plaster, furnish perforated frames with drywall bead.
(3) For installation in masonry construction, furnish frames with adjustable metal masonry anchors.
(4) For full-bed plaster applications, furnish frames with galvanized expanded metal lath and exposed casing bead, welded to perimeter of frame.

4. Flush Panel Doors: Fabricate from not less than 14-gauge sheet steel, with concealed spring hinges or concealed continuous piano hinge set to open 175. Finish with manufacturer's factory-applied prime paint.

a. For fire-rated units, provide manufacturer's standard installed flush panel doors, with continuous piano hinge and self-closing mechanism.

b. Locking Devices: Furnish flush, screwdriver-operated cam locks of number required to hold door in flush, smooth plane when closed.

D. Flame Travel and Smoke Density for Cables in Non-Riser Applications and Non-Plenum Building Spaces: As determined by testing identical products according to UL 1685.

E. RoHS compliant.

2.2 BACKBOARDS

B. Description: Plywood, fire-retardant treated, 3/4 by 48 by 96 inches.

G. Painting: Paint plywood on all sides and edges with fire retardant paint before installing the fire rating label unpainted.

2.3 CATEGORY 5e BALANCED TWISTED PAIR CABLE for non-over installed networks.

A. Description: Four-pair, balanced-twisted pair cable, certified to meet transmission characteristics of Category 5e cable at frequencies up to 100 MHz.

D. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Belden Inc.
2. CommScope, Inc.
3. West Penn Wire.

G. Standard: Comply with ICEA S-90-661, NEMA WC 63.1, and TIA-568-C.2 for Category 5e cables.

H. Conductors: 100-ohm, 24 AWG solid copper.

I. Shielding/Screening: Unshielded twisted pairs (UTP).

J. Cable Rating: Plenum.

K. Jacket:

1. White thermoplastic for general wiring
2. Green thermoplastic for lighting controls

2.4 BALANCED TWISTED PAIR CABLE HARDWARE

A. Description: Hardware designed to connect, splice, and terminate balanced twisted pair copper communications cables.

B. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Belden Inc. Networking Division/NORDX.
2. CommScope, Inc.
3. General Cable: General Cable Corporation.
4. General Requirements for Balanced Twisted-Pair Cable Hardware:
5. Comply with the performance requirements of Category 5e.
6. Comply with TIA-568-C.2, IDC type, with modules designed for punch-down caps or tools.
7. Cables shall be terminated with connecting hardware of same category or higher.

D. Source Limitations: Obtain balanced twisted pair cable hardware from same manufacturer as balanced twisted pair cable, from single source.

E. Connecting Blocks: 110-style IDC for Category 5e. Provide blocks for the number of cables terminated on the block, plus 25 percent spare, integral with connector bodies, including plugs and jacks where indicated.

F. Cross-Connect: Modular array of connecting blocks arranged to terminate building cables and permit interconnection between cables.

1. Number of Terminals per Field: One for each conductor in assigned cables.

G. Patch Panel: Modular panels housing multiport jack units with IDC-type connectors at each jack location for permanent termination of pair groups of installed cables.

1. Features:

a. Universal 110/8A and 110/8B wiring labels.
b. Labeling areas adjacent to conductors.
c. Replaceable connectors.
d. 24 or 48 ports.
e. Construction: 16-gauge steel and mountable on 19-inch equipment racks.
3. Number of Jacks per Field: One for each four-pair cable indicated.
4. Patch Cords: Factory-made, four-pair cables in 48-inch lengths; terminated with an eight-position modular plug at each end.
1. Patch cords shall have bend-relief-compliant boots and color-coded icons to ensure performance. Patch cords shall have latch guides to protect against snagging.
2. Patch cords shall have color-coded boots for circuit identification.

H. Plugs and Plug Assemblies:

1. Male, eight-position, color-coded modular telecommunications connector designed for termination of a single four-pair 100-ohm unshielded or shielded balanced twisted pair cable.
2. Comply with IEC 60603-7-1, IEC 60603-7-2, IEC 60603-7-3, IEC 60603-7-4, and IEC 60603-7-5.
3. Marked to indicate transmission performance.
4. Jacks and Jack Assemblies:
5. Female, eight-position modular, fixed telecommunications connector designed for termination of a single four-pair 100-ohm unshielded or shielded balanced twisted pair cable.
6. Designed to snap-in to patch panel or faceplate.
3. Standards:
4. Category 5e, unshielded balanced twisted pair cable shall comply with IEC 60603-7-2.
5. Marked to indicate transmission performance.
6. Faceplates:
1. Two port, vertical single gang faceplates designed to mount to single gang wall boxes.
2. Plastic Faceplates: High-impact plastic, Coordinate color with Section "Wiring Devices."
3. Metal Faceplate: Stainless steel, complying with requirements in Section "Wiring Devices."
4. For use with snap-in jacks accommodating any combination of balanced twisted pair, optical fiber, and coaxial work area cords.

L. Legend:

1. Machine printed, in the field, using adhesive-tape label.
2. Snap-in, clear-label covers and machine-printed paper inserts.

2.5 RS-485 CABLE

A. Plenum-Rated Cable: NFPA 70, Type CMP.

1. Paired, two pairs, No. 22 AWG stranded (7x30) tinned-copper conductors.
2. Fluorinated ethylene propylene insulation.
3. Unshielded.
4. Fluorinated ethylene propylene jacket.

B. Cable Technical Specifications:

2.6 LOW-VOLTAGE CONTROL CABLE

A. Plenum-Rated, Paired Cable: NFPA 70, Type CMP.

1. Multi-pair, twisted, No. 18 AWG, stranded (19x30) tinned-copper conductors.
2. PVC insulation;
3. Unshielded.
4. PVC jacket.

B. Flame Resistance: Comply with NFPA 262.

2.7 CONTROL-CIRCUIT CONDUCTORS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. 3M Electrical Products.
2. Gardner Bender.
3. ILSCO.

B. Insulated Cable Connectors: For steel and aluminum jacketed cables, zinc die-cast with set screws, designed to connect conductors specified in this Section.

1. Lugs: One piece, barrel-type, designed to terminate conductors specified in this Section.
2. Material: Copper.
3. Barrel: Full circumference with standard barrels.
4. Termination: Crimp.

PART 3 - EXECUTION

3.1 CONDUCTOR MATERIAL APPLICATIONS

A. Feeders: Copper for feeders smaller than No. 10 AWG and smaller; stranded for No. 8 AWG and larger.

B. Feeders: Copper for feeders smaller than No. 4 AWG; copper or aluminum for feeders No. 4 AWG and larger. Conductors shall be solid for No. 10 AWG and smaller; stranded for No. 8 AWG and larger.

C. Branch Circuits: Copper. Solid for No. 10 AWG and smaller; stranded for No. 8 AWG and larger.

D. Control Circuits: Copper, stranded for No. 12 AWG and smaller; stranded for No. 10 AWG and larger.

E. Power-Limited Fire Alarm and Control: Solid for No. 12 AWG and smaller.

3.2 CONDUCTOR INSULATION AND MULTICONDUCTOR CABLE APPLICATIONS AND WIRING METHODS

A. Service Entrance: Type XHHW-2, single conductors in raceway.

B. Exposed Feeders: Type THHN/THWN-2, single conductors in raceway.

C. Feeders Concealed in Ceilings, Walls, Partitions, and Crawlspaces: Type THHN/THWN-2, single conductors in raceway.

D. Feeders Concealed in Concrete, below Slabs-on-Grade, and Underground: Type XHHW-2, single conductors in raceway.

E. Exposed Branch Circuits, Including in Crawlspaces: Type THHN/THWN-2, single conductors in raceway.

F. Branch Circuits Concealed in Ceilings, Walls, and Partitions: Metal-clad cable, Type MC.

G. Branch Circuits Concealed in Concrete, below Slabs-on-Grade, and Underground: Type XHHW-2, single conductors in raceway.

3.3 INSTALLATION OF CONDUCTORS AND CABLES

A. Conceal cables in finished walls, partitions, and floors unless otherwise indicated.

B. Complete raceway installation between conductor and cable termination points according to Section "Raceways and Boxes for Electrical Systems" prior to pulling conductors and cables.

C. Use manufacturer-approved pulling compound or lubricant where necessary; compound used must not deteriorate conductor or insulation. Do not exceed manufacturer's recommended maximum pulling tension and sidewall pressure values.

D. Use pulling means, including fish tape, cable, rope, and basket-weave wire/cable grips, that will not damage cables or raceway.

E. Install exposed cables parallel and perpendicular to surfaces of exposed structural members, and follow surface contours where possible.

F. Support cables according to Section "Hangers and Supports for Electrical Systems."

3.4 CONNECTIONS

A. Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A-486B.

B. Make splices, terminations, and taps that are compatible with conductor material and that possess equivalent or better mechanical strength and insulation ratings than unspliced conductors.

1. Use oxide inhibitor in each splice, termination, and tap for aluminum conductors.

C. Wiring at Outlets: Install conductor at each outlet, with at least 6 inches (150 mm) of slack.

3.5 IDENTIFICATION

A. Identify and label each conductor and cables according to Section "Identification for Electrical Systems."

B. Identify each spare conductor at each end with identity number and location of other end of CONDUCTOR AND CABLES as spare conductor.

CONTROL-VOLTAGE ELECTRICAL POWER CABLES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Backboards.
2. Category 5e balanced twisted pair cable.
3. Balanced twisted pair cable hardware.
4. RS-485 cabling.
5. Low-voltage control cabling.
6. Control-circuit conductors.
7. Identification.

1.2 DEFINITIONS

A. Low Voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50

HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL
1.1 SUMMARY
A. Section Includes:
1. Steel slotted support systems.
2. Conduit and cable support devices.
3. Support for conductors in vertical conduit.
4. Structural steel for fabricated supports and restraints.
5. Mounting, anchoring, and attachment components, including powder-actuated fasteners, mechanical expansion anchors, concrete inserts, clamps, through bolts, toggle bolts, and hanger rods.
PART 2 - PRODUCTS
2.1 SUPPORT, ANCHORAGE, AND ATTACHMENT COMPONENTS
A. Steel Slotted Support Systems: Preformed steel channels and angles with minimum 13/32-inch-diameter holes at a maximum of 8 inches o.c. in at least one surface.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
a. B-line, an Eaton business.
b. Thomas & Betts Corporation; A Member of the ABB Group.
c. Unistrut; Part of Atkore International.
2. Standard: Comply with MFMA-4 factory-fabricated components for field assembly.
3. Material for Channel, Fittings, and Accessories: Galvanized steel.
4. Channel Width: Selected for applicable load criteria.
5. Metallic Coatings: Hot-dip galvanized after fabrication and applied according to MFMA-4.
6. Painted Coatings: Manufacturer's standard painted coating applied according to MFMA-4.
7. Protect finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
B. Conduit and Cable Support Devices: Steel and malleable-iron hangers, clamps, and associated fittings, designed for types and sizes of raceway or cable to be supported.
C. Support for Conductors in Vertical Conduit: Factory-fabricated assembly consisting of threaded body and insulating wedging plug or plugs for nonarmored electrical conductors or cables in riser conduits. Plugs shall have number, size, and shape of conductor gripping pieces as required to suit individual conductors or cables supported. Body shall be made of malleable iron.
D. Structural Steel for Fabricated Supports and Restraints: ASTM A 36/A 36M steel plates, shapes, and bars; black and galvanized.
E. Mounting, Anchoring, and Attachment Components: Items for fastening electrical items or their supports to building surfaces include the following:
1. Powder-Actuated Fasteners: Threaded-steel stud, for use in hardened portland cement concrete, steel, or wood, with tension, shear, and pullout capacities appropriate for supported loads and building materials where used.
2. Mechanical-Expansion Anchors: Insert-wedge-type, zinc-coated steel, for use in hardened portland cement concrete, with tension, shear, and pullout capacities appropriate for supported loads and building materials where used.
3. Concrete Inserts: Steel or malleable-iron, slotted support system units are similar to MSS Type 18 units and comply with MFMA-4 or MSS SP-58.
4. Clamps for Attachment to Steel Structural Elements: MSS SP-58 units are suitable for attached structural element.
5. Through Bolts: Structural type, hex head, and high strength, Comply with ASTM A 325.
6. Toggle Bolts: All-steel springhead type.
7. Hanger Rods: Threaded steel.
PART 3 - EXECUTION
3.1 APPLICATION
A. Comply with the following standards for application and installation requirements of hangers and supports, except where requirements on Drawings or in this Section are stricter:
1. NECA 1.
2. NECA 101.
3. NECA 102.
4. NECA 105.
5. NECA 111.
B. Comply with requirements in Section "Penetration Firestopping" for firestopping materials and installation for penetrations through fire-rated walls, ceilings, and assemblies.
C. Comply with requirements for raceways and boxes specified in Section "Raceways and Boxes for Electrical Systems."
D. Maximum Support Spacing and Minimum Hanger Rod Size for Raceways: Space supports for EMT, IMC, and RMC as required by NFPA 70, but not greater than rod size shall be 1/4 inch in diameter.
E. Multiple Raceways or Cables: Install trapeze-type supports fabricated with steel slotted or other support system, sized so cable support may be increased by at least 25 percent in future without exceeding specified design load limits.
1. Secure raceways and cables to these supports with two-bolt conduit clamps.
F. Spring-steel clamps designed for supporting single conduits without bolts may be used for 1-1/2-inch and smaller raceways serving branch circuits and communication systems above suspended ceilings, and for fastening raceways to trapeze supports.
3.2 SUPPORT INSTALLATION
A. Comply with NECA 101 for installation requirements except as specified in this Article.
B. Raceway Support Methods: In addition to methods described in NECA 1, EMT may be supported by openings through structure members, according to NFPA 70.
C. Strength of Support Assemblies: Where not indicated, select sizes of components so strength will be adequate to carry present and future static loads within specified loading limits. Minimum static design load used for strength determination shall be weight of supported components plus 200 lb.
D. Mounting and Arrangement of Surface-Mounted Equipment and Components: Anchor and fasten electrical items and their supports to building structural elements by the following methods unless otherwise indicated by code:
1. To Wood: Fasten with lag screws or through bolts.
2. To New Concrete: Bolt to concrete inserts.
3. To Masonry: Approved toggle-type bolts on hollow masonry units and expansion anchor fasteners on solid masonry units.
4. To Existing Concrete: Expansion anchor fasteners.
5. Instead of expansion anchors, powder-actuated driven threaded studs provided with lock washers and nuts may be used in existing standard-weight concrete 4 inches thick or greater. Do not use for anchorage to lightweight-aggregate concrete or for slabs less than 4 inches thick.
6. To Steel: Beam clamps (MSS SP-58,Type 19, 21, 23, 25, or 27), complying with MSS SP-69.
7. To Light Steel: Sheet metal screws.
8. Items Mounted on Hollow Walls and Nonstructural Building Surfaces: Mount cabinets, panelboards, disconnect switches, control enclosures, pull and junction boxes, transformers, and other devices on slotted-channel racks attached to substrate.
E. Drill holes for expansion anchors in concrete at locations and to depths that avoid the need for reinforcing bars.

RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL
1.1 SUMMARY
A. Section Includes:
1. Metal conduits and tubing.
2. Nonmetallic conduits and tubing.
3. Metal wireways and auxiliary gutters.
4. Surface raceways.
5. Boxes, enclosures, and cabinets.
PART 2 - PRODUCTS
2.1 METAL CONDUITS AND FITTINGS
A. Metal Conduit:
1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
a. Allied Tube & Conduit; a part of Atkore International.
b. Republic Conduit.
c. Wheatland Tube Company.
2. Listing and Labeling: Metal conduits, tubing, and fittings shall be listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
3. EMT: Comply with ANSI C80.3 and UL 797.
a. FMC: Comply with UL 1; zinc-coated steel.
b. LFMC: Flexible steel conduit with PVC jacket and complying with UL 360.
4. Metal Fittings: Comply with NEMA FB 1 and UL 514B.
1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
a. Allied Tube & Conduit; a part of Atkore International.
b. O-Z/Gedney; a brand of Emerson Industrial Automation.
c. Thomas & Betts Corporation; A Member of the ABB Group.
2. Listing and Labeling: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
3. Fittings, General Listed and labeled for type of conduit, location, and use.
4. Fittings for EMT:
a. Material: die cast.
b. Type: Setscrew.
5. Expansion Fittings: PVC or steel to match conduit type, complying with UL 651, rated for environmental conditions where installed, and including flexible external bonding jumper.
6. Coating for Fittings for PVC-Coated Conduit: Minimum thickness of 0.040 inch, with overlapping sleeves protecting threaded joints.
C. Joint Compound for IMC, GRC, or ARC: Approved, as defined in NFPA 70, by authorities having jurisdiction for use in conduit assemblies, and compounded for use to lubricate and protect threaded conduit joints from corrosion and to enhance their conductivity.
2.2 METAL WIREWAYS AND AUXILIARY GUTTERS
A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
1. B-line, an Eaton business.
2. Hoffman; a brand of nVent.
3. Square D.
B. Description: Sheet metal, complying with UL 870 and NEMA 250, Type 1 or Type 3R unless otherwise indicated, and sized according to NFPA 70.
1. Metal wireways installed outdoors shall be listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
C. Fittings and Accessories: Include covers, couplings, offsets, elbows, expansion joints, adapters, hold-down straps, end caps, and other fittings to match and mate with wireways as required for complete system.
2.3 BOXES, ENCLOSURES, AND CABINETS
A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
1. Crouse-Hinds, an Eaton business.
2. Spring City Electrical Manufacturing Company.
3. Thomas & Betts Corporation; A Member of the ABB Group.
B. General Requirements for Boxes, Enclosures, and Cabinets: Boxes, enclosures, and cabinets installed in wet locations shall be listed for use in wet locations.
C. Sheet Metal Outlet and Device Boxes: Comply with NEMA OS 1 and UL 514A.
D. Cast-Metal Outlet and Device Boxes: Comply with NEMA FS 1, ferrous alloy, Type FD, with gasketed cover.
E. Nonmetallic Outlet and Device Boxes: Comply with NEMA OS 2 and UL 514C.
F. Luminaire Outlet Boxes: Nonadjustable, designed for attachment of luminaires weighing 50 lb. Outlet boxes designed for attachment of luminaires weighing more than 50 lb shall be listed and marked for the maximum allowable weight.
G. Small Sheet Metal Pull and Junction Boxes: NEMA OS 1.
H. Cast-Metal Access, Pull, and Junction Boxes: Comply with NEMA FB 1 and UL 1773, galvanized, cast iron with gasketed cover.
1. Box extensions used to accommodate new building finishes shall be of same material as recessed box.
J. Device Box Dimensions: 4 inches square by 2-1/8 inches deep.
K. Gangable boxes are prohibited.
L. Hinged-Cover Enclosures: Comply with UL 50 and NEMA 250, Type 1 with continuous-hinge cover with flush latch unless otherwise indicated.
1. Metal Enclosures: Steel, finished inside and out with manufacturer's standard enamel.
2. Nonmetallic Enclosures: Plastic.
3. Interior Panels: Steel all sides finished with manufacturer's standard enamel.
M. Cabinets:
1. NEMA 250, Type 1 Type 3R galvanized-steel box with removable interior panel and removable front, finished inside and out with manufacturer's standard enamel.
2. Hinged door in front cover with flush latch and concealed hinge.
3. Key latch to match panelboards.
4. Metal barriers to separate wiring of different systems and voltage.
5. Accessory feet where required for freestanding equipment.
6. Nonmetallic cabinets shall be listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

PART 3 - EXECUTION
3.1 RACEWAY APPLICATION
A. Indoors: Apply raceway products as specified below unless otherwise indicated.
1. Exposed, Not Subject to Physical Damage: EMT.
2. Exposed, Not Subject to Severe Physical Damage: EMT.
3. Exposed and Subject to Severe Physical Damage: GRC.
4. Concealed in Ceilings and Interior Walls and Partitions: EMT.
5. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): FMC, except use LFMC in damp or wet locations.
6. Damp or Wet Locations: GRC.
7. Boxes and Enclosures: NEMA 250, Type 1, except use NEMA 250, Type 4 stainless steel in damp or wet locations.
B. Minimum Raceway Size: 3/4-inch trade size.
C. Raceway Fittings: Compatible with raceways and suitable for use and location.
1. Rigid and Intermediate Steel Conduit: Use threaded rigid steel conduit fittings unless otherwise indicated. Comply with NEMA FB 2.10.
2. EMT: Use setscrew, case-metal fittings. Comply with NEMA FB 2.10.
3. Install insulated throat metal fittings listed for use with flexible conduit, Comply with NEMA FB 2.20.
D. Do not install aluminum conduits, boxes, or fittings in contact with concrete or earth.
E. Install surface raceways only where indicated on Drawings.
F. Do not install nonmetallic conduit where ambient temperature exceeds 120 deg F.
3.2 INSTALLATION
A. Comply with requirements in Section "Hangers and Supports for Electrical Systems" for hangers and supports.
B. Comply with NECA 1 and NECA 101 for installation requirements except where requirements on Drawings or in this Article are stricter. Comply with NECA 102 for aluminum conduits. Comply with NFPA 70 limitations for types of raceways allowed in specific occupancies and number of floors.
C. Do not install equipment or raceways or electrical items on any "explosion-relief" walls or roofing equipment.
D. Do not fasten conduits onto the bottom side of a metal deck roof.
E. Keep raceways at least 8 inches away from parallel runs of flues and steam or hot-water pipes. Install horizontal raceway runs above water and steam piping.
F. Comply with requirements in Section 260529 "Hangers and Supports for Electrical Systems" for hangers and supports.
G. Arrange stub-ups so curved portions of bends are not visible above finished slab.
H. Install no more than the equivalent of three 90-degree bends in any conduit run except for control wiring conduits, for which fewer bends are allowed. Support within 12 inches of changes in direction.
I. Make bends in raceway using large-radius preformed ells. Field bending shall be according to NFPA 70 requirements and shall be done only with approved equipment specifically designed for material and size involved.
J. Conceal conduit and EMT within finished walls, ceilings, and floors unless otherwise indicated. Install conduits parallel or perpendicular to building lines.
K. Support conduit within 12 inches of enclosures to which attached.
L. Stub-ups to Above Recessed Ceilings:
1. Use EMT, IMC, or RMC for raceways.
2. Use a conduit bushing or insulated fitting to terminate stub-ups not terminated in hubs or in an enclosure.
M. Threaded Conduit Joints, Exposed to Wet, Damp, Corrosive, or Outdoor Conditions: Apply listed compound to threads of raceway and fittings before making up joints. Follow compound manufacturer's written instructions.
N. Raceway Terminations at Locations Subject to Moisture or Vibration: Use insulating bushings to protect conductors including conductors smaller than No. 4 AWG.
O. Terminate threaded conduits into threaded hubs or with locknuts on inside and outside of boxes or cabinets. Install bushings on conduits up to 1-1/4-inch trade size and insulated throat metal bushings on 1-1/2-inch trade size and larger conduits terminated with locknuts. Install insulated throat metal grounding bushings on service conduits.
P. Install pull wires in empty raceways. Use polypropylene or monofilament plastic line with not less than 200-lb tensile strength. Leave at least 12 inches of slack at each end of pull wire. Cap underground raceways designated as spare above grade alongside nearest feeder-way.
Q. Surface Raceways:
1. Install surface raceway with a minimum 2-inch radius control at bend points.
2. Secure surface raceway with screws or other anchor-type devices at intervals not exceeding 48 inches and with no less than two supports per straight raceway section. Support within 12 inches of changes in direction.
R. Install raceways, including sealing fittings at accessible locations, according to NFPA 70 and 88 Fires with listed sealing compound. For concealed raceways, install each fitting in a flush steel box with a blank cover plate having a finish similar to that of adjacent plates or surfaces.
S. Install boxes to preserve fire resistance at accessible locations. Locate seals so no fittings or boxes are between the seal and the following changes of environments. Seal the interior of all raceways at the following locations:
1. Where conduits pass from warm to cold locations, such as boundaries of refrigerated spaces.
2. Where underground raceway emerges above grade and building or structure.
3. Conduit extending from interior to exterior of building.
4. Conduit extending into pressurized duct and equipment.
5. Conduit extending into pressurized zones that are automatically controlled to maintain different pressure set points.
6. Where otherwise required by NFPA 70.
T. Flexible Conduit Connections: Comply with NEMA RV 3. Use a maximum of 36 inches of flexible conduit for recessed and semirecessed LUMINAIRES, EQUIPMENT subject to vibration, noise transmission, or movement; and for transformers and motors.
1. Use LFMC in damp or wet locations subject to severe physical damage.
2. Use LFMC or LFNC in damp or wet locations not subject to severe physical damage.
U. Support conduit within 12 inches of enclosures to which attached. Where not individually indicated, give priority to ADA requirements. Install boxes with height measured to center of box unless otherwise indicated.
V. Horizontally separate boxes mounted on opposite sides of walls so they are not in the same vertical channel.
W. Locate boxes so that cover or plate will not span different building finishes.
X. Support boxes of three or more from more than one side by spanning two framing members or mounting on brackets specifically designed for the purpose.
Y. Fasten junction and pull boxes to or support from building structure. Do not support boxes by conduit.
3.3 SLEEVE AND SLEEVE-SEAL INSTALLATION FOR ELECTRICAL PENETRATIONS
A. Install sleeves and sleeve seals at penetrations of exterior floor and wall assemblies.
3.4 FIRESTOPPING
A. Install firestopping at penetrations of fire-rated floor and wall assemblies.
3.5 PROTECTION
A. Protect coatings, finishes, and cabinets from damage and deterioration.
1. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.

IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL (NOT USED)
PART 2 - PRODUCTS
2.1 PERFORMANCE REQUIREMENTS
A. Comply with ANSI A13.1.
B. Comply with NFPA 70.
C. Comply with 29 CFR 1910.144 and 29 CFR 1910.145.
D. Comply with ANSI Z535.4 for safety signs and labels.
E. Comply with NFPA 70E requirements for arc-flash warning labels.
F. Adhesive-attached labeling materials, including label stocks, laminating adhesives, and inks used by label printers, shall comply with UL 969.
2.2 COLOR AND LEGEND REQUIREMENTS
A. Raceways and Cables Carrying Circuits at 600 V or Less:
1. Black letters on orange field.
2. Legend: Indicate voltage and system or service type.
B. Conductors to Be Used for Phase and Voltage-Level Identification, 600 V or Less: Use colors listed below for ungrounded service feeder and branch-circuit conductors.
1. Color shall be factory applied or field applied for sizes larger than No. 8 AWG if authorities having jurisdiction permit.
2. Colors for 208/120 V Circuits:
a. Phase A: Black.
b. Phase B: Red.
c. Phase C: Blue.
3. Colors for 480/277 V Circuits:
a. Phase A: Brown.
b. Phase B: Orange.
c. Phase C: Yellow.
4. Color for Neutral: White or gray.
5. Color for Equipment Grounds: Green.
6. Colors for Isolated Grounds: Green with white stripe.
C. Warning Label Colors:
1. Identify system voltage with black letters on an orange background.
D. Equipment Identification Labels:
1. Black letters on a white field.
2.3 LABELS
A. Vinyl Wraparound Labels: Preprinted, flexible labels laminated with a clear, weather- and chemical-resistant coating and matching wraparound clear adhesive tape for securing label ends.
2.4 MARKERS AND TUBES
A. Snap-around, Color-Coding Bands: Slit, pretensioned, flexible, solid-colored acrylic sleeves, 2 inches long, with diameters sized to suit diameters of raceways and bundles they are in place by gripping action.
2.5 TAPES AND STENCILS
A. Marker Tapes: Vinyl or vinyl-cloth, self-adhesive wraparound type, with circuit identification legend machine printed by thermal transfer or equivalent process.
B. Tape and Stencil Colors: Black letters on orange field unless otherwise indicated.
C. Floor Marking Tape: 2 inch wide, 5-mil pressure-sensitive vinyl tape, with yellow and black stripes and clear vinyl overlay.
2.6 SIGNS
A. Laminated Acrylic or Melamine Plastic Signs:
1. Thickness:
a. For signs up to 20 sq. in. minimum 1/16 inch thick.
b. For signs larger than 20 sq. in., 1/8 inch thick.
c. Engraved legend with black letters on white face.
d. Punched or drilled for mechanical fasteners with 1/4-inch grommets in corners for mounting.
e. Framed with mitered acrylic molding and arranged for attachment at location indicated.
2.7 MISCELLANEOUS IDENTIFICATION PRODUCTS
A. Paint: Comply with requirements in painting Sections for paint materials and application requirements. Retain paint system applicable for surface material and location (exterior or interior).
B. Fasteners for Labels and Signs: Self-tapping, stainless-steel screws or stainless-steel machine screws with nuts and flat and lock washers.
PART 3 - EXECUTION
3.1 INSTALLATION
A. Verify and coordinate identification names, abbreviations, colors, and other features with requirements in other Sections requiring identification applications, Drawings, Shop Drawings, manufacturer's wiring diagrams, and operation and maintenance manual. Use consistent designations throughout Project.
B. Install identifying devices before installing acoustical ceilings and similar concealment.
C. Verify identity of each item before installing identification products.
D. Coordinate identification with Project Drawings, manufacturer's wiring diagrams, and operation and maintenance manual.
E. Apply identification devices to surfaces that require finish after completing finish work.
F. Install signs with approved legend to facilitate proper identification, operation, and maintenance of electrical systems and connected items.
G. Sub-Address Identification Products: Before applying electrical identification products, clean substrates of substances that could impair bond, using materials and methods recommended by manufacturer of identification product.
H. System Identification for Raceways and Cables under 600 V: Identification shall completely encircle cable or conduit. Place identification of two-color markings in contact, side by side.
1. Secure tight to surface of conductor, cable, or raceway.
I. Auxiliary Electrical Systems Conductor Identification: Identify field-installed alarm, control and signal connections.
J. Emergency Operating Instruction Signs: Install instruction signs with white legend on a red background with minimum 3/8-inch- high letters for emergency instructions at equipment used for power transfer.
K. Elevated Components: Increase sizes of labels, signs, and letters to those appropriate for viewing from the floor.
L. Vinyl Wraparound Labels:
1. Secure tight to surface at a location with high visibility and accessibility.
2. Attach labels that are not self-adhesive type with clear vinyl tape, with adhesive appropriate to the location and substrate.
M. Snap-around Labels: Secure tight to surface at a location with high visibility and accessibility.
N. Self-Adhesive Wraparound Labels: Secure tight to surface of raceway or cable at a location with high visibility and accessibility.
O. Self-Adhesive Vinyl Tape: Secure tight to surface at a location with high visibility and accessibility.
P. Self-Adhesive Cable-Coiling Conductor Tape: Apply in half-lapped turns for a minimum distance of 6 inches where splices or taps are made. Apply last two turns of tape with no tension to prevent possible unwinding.
Q. Self-Adhesive Vinyl Labels: Mark power, control, signal, and communication conductors, except those already factory identified, according to the following:
1. Identify each conductor with its circuit number or other designation indicated.
2. Unless otherwise indicated, provide a single line of text with 1/2-inch- high letters on minimum 1-1/2-inch- high sign, where the lines of text are separated by 1/2 inch.
3. Legend: Indicate voltage and system or service type.
R. Floor Marking Tape: Apply strips to finished surfaces following manufacturer's written instructions.
S. Self-Adhesive Vinyl Tape: Mark raceways and cables with system identification and circuit number.
T. Self-Adhesive Wraparound Labels: Secure tight to surface of raceway or cable at a location with high visibility and accessibility.
U. Paint: Apply paint by method suitable for surface and material, according to manufacturer's written instructions.
V. Stenciled Legend: Clean substrate of substances that could impair bond, including dirt, oil, grease, release agents, and incompatible primers, sealers, and curing compounds. Apply stencils prior to installation of accessories that cover surfaces to be painted or labeled.
W. Underground Line Warning Tape: During backfilling of trenches for underground lines, install continuous underground plastic line warning tape located directly above line at depth of 6 inches below finished grade. Use multiple tapes where necessary to identify each line.
X. Painted Identification: Prepare surface and apply paint according to Section 099123 "Interior Painting."
3.2 IDENTIFICATION SCHEDULE
A. Install labels and signs for identification of materials and equipment.
1. Wall Mounted Cabinets: Adjacent to door on push side, 60 inches above finished floor.
2. Wall Mounted Enclosures: Adjacent to door on push side, 60 inches above finished floor.
3. Wall Mounted Transformers: Adjacent to door on push side, 60 inches above finished floor.
4. Wall Mounted Time Switches and Photocell Units: Adjacent to door on push side, 60 inches above finished floor.
5. Wall Mounted Occupancy Sensors: Adjacent to door on push side, 60 inches above finished floor.
6. Access Doors and Panels for Concealed Electrical Items: On wall surface and adjacent to door or access panel.
7. Electrical Switchgear and Switchboards: Apply to front and back of each unit.
8. Power Transfer Equipment: Apply to front and back of each unit.
9. Emergency Utility Power Transfer Equipment: Apply to front and back of each unit.
10. Communication, Signal, and Alarm System Components: Apply to each unit mounted in accessible ceilings.
11. Enclosures and Electrical Boxes: Apply to each unit mounted in accessible ceilings.
12. Disconnect Switches: Apply to each unit mounted in accessible ceilings.
13. Enclosures and Electrical Boxes: Apply to each unit mounted in accessible ceilings.
14. Facepluate: Color matched to switch.
2.3 CONDUCTORS AND CABLES
A. Feeder Conductors: Type THHN/THWN-2, Single-Conductor Feeders: Comply with requirements in Section "Low-Voltage Electrical Power Conductors and Cables."
B. Class 1 Control Circuits: Type THHN/THWN-2, Single-Conductor Feeders: Comply with requirements in Section "Low-Voltage Electrical Power Conductors and Cables."
C. Class 2 Control Circuits: Type THHN/THWN-2, Single-Conductor Feeders: Comply with requirements in Section "Low-Voltage Electrical Power Conductors and Cables."
PART 3 - EXECUTION
3.1 INSTALLATION
A. Comply with NECA 1.
B. Examine lighting control devices before installation. Reject lighting control devices that are wet, moisture damaged, or mold damaged.
C. Coordinate layout and installation of ceiling-mounted devices with other construction that penetrates ceilings or is supported by them, including light fixtures, HVAC equipment, smoke detectors, fire-suppression systems, and partition assemblies.
D. Install and aim sensors in locations to achieve not less than 90-percent coverage of areas indicated. Do not exceed coverage limits specified in manufacturer's written instructions.
E. Mount electrically held lighting contactors with vibration isolator pads to eliminate structure-borne vibration unless contactors are installed in an enclosure with factory-installed vibration isolators.
3.2 WIRING INSTALLATION
A. Wiring Method: Install wiring as listed in Section "Low-Voltage Electrical Power Conductors and Cables," Minimum conduit size is 1/2 inch.
B. Wiring within Enclosures: Separate power-limited and nonpower-limited conductors according to conductor manufacturer's written instructions.
C. Size conductors according to lighting control device manufacturer's written instructions unless otherwise indicated.
D. Splices, Taps, and Terminations: Make connections only on numbered terminal strips in junction, pull, and outlet boxes; terminal cabinets; and equipment enclosures.
3.3 IDENTIFICATION
A. Identify components and power and control wiring according to Section "Identification for Electrical Systems."
B. Label time switches and contactors with a unique designation.
3.4 FIELD QUALITY CONTROL
A. Perform the following tests and inspections with the assistance of a factory-authorized service representative:
1. Operational Test: After installing time switches and sensors, and after electrical circuitry has been energized, start units to confirm proper unit operation.
2. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
B. Lighting control devices will be considered defective if they do not pass tests and inspections.
C. Prepare test and inspection reports.
3.5 ADJUSTING
A. Occupancy Adjustments: When requested within 12 months from date of Substantial Completion, provide on-site assistance in adjusting lighting control devices to suit actual occupied conditions. Provide up to two visits to Project during other-than-normal occupancy hours for this purpose.
3.6 DEMONSTRATION
A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain lighting control devices.

WIRING DEVICES

PART 1 - GENERAL
1.1 DEFINITIONS
A. Abbreviations of Manufacturers' Names:
1. Cooper: Cooper Wiring Devices; Division of Cooper Industries, Inc.
2. Hubbell: Hubbell Incorporated; Wiring Devices-Kellems.
3. Leviton: Leviton Mfg. Company, Inc.
4. Pass & Seymour: Pass& Seymour/Legrand.
PART 2 - PRODUCTS
2.1 GENERAL WIRING-DEVICE REQUIREMENTS
A. Wiring Devices, Components, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
1. Comply with NFPA 70.
C. Devices for Owner-Furnished Equipment:
1. Match plug configurations.
2. Receptacle Configuration: As indicated on Drawings.
D. Source Limitations: Obtain each type of wiring device and associated wall plate from single source from single manufacturer.
E. All new receptacles installed within this building shall be tamper resistant type.
2.2 RECEPTACLES, GENERAL
A. Duplex Convenience Receptacles, 125 V, 20 A: Comply with NEMA WD 1, NEMA WD 6 Configuration 5-20R, UL 498, and FS W-C-596.
2.3 USB CHARGING DEVICES
A. Tamper-Resistant, USB Charger Receptacles: 12 V, 2.0 A, USB Type A; Comply with NEMA WD 1, NEMA WD 6 Configuration 5-20R, UL 498 Supplement at UL 1310, and FS W-C-596.
1. Description: Single-piece, riveless, nickel-plated, all-brass grounding system. Nickel-plated, brass mounting strap.
2. USB Receptacles: Dual, Type A.
3. Low Voltage Receptacles: Dual, two pole, three wire, and self-grounding.
2.4 GFCI RECEPTACLES
A. General Description:
1. 125 V, 20 A, straight blade, feed-through type.
2. Comply with NEMA WD 1, NEMA WD 6 Configuration 5-20R, UL 498, UL 943 Class A, and FS W-C-596.
3. Include indicator light that shows when the GFCI has malfunctioned and no longer provides proper GFCI protection.
2.5 SPD RECEPTACLES
A. General Description: Comply with NEMA WD 1, NEMA WD 6, UL 498, UL 1449, and FS W-C-596, with integral SPD in line to ground, line to neutral, and neutral to ground.
1. 125 V, 20 A, straight blade type.
2. SPD Components: Multiple metal-oxide varistors; with a nominal clamp-level rating of 400 V and minimum single transient pulse energy dissipation of 240 J, according to IEEE C62.41.2 and IEEE C62.45.
3. Active SPD Indicator: Visual and audible, with light visible in face of device to indicate device is "active" or "no longer in service."
2.6 TOGGLE SWITCHES
A. Comply with NEMA WD 1, UL 20, and FS W-S-896.
B. Switches, 120/277 V, 20 A:
1. Single Pole.
2. Two Pole.
3. Three Way.
4. Four Way.
C. Pilot-Light Switches, 120/277 V, 20 A:
1. Description: Single pole, with LED-lighted handle, illuminated when switch is off.
D. Key-Operated Switches, 120/277 V, 20 A:
1. Description: Single pole, with factory-supplied key in lieu of switch handle.
E. Single-Pole, Double-Throw, Momentary-Contact, Center-off Switches: 120/277 V, 20 A; for use with mechanically held lighting contactors.
F. Key-Operated, Single-Pole, Double-Throw, Momentary-Contact, Center-off Switches: 120/277 V, 20 A; for use with mechanically held lighting contactors, with factory-supplied key in lieu of switch handle.
2.7 DECORATOR-STYLE DEVICES
A. Convenience Receptacles: Square face, 125 V, 15 A; comply with NEMA WD 1, NEMA WD 6 Configuration 5-15R, and UL 498.
B. Tamper-Resistant Convenience Receptacles: Square face, 125 V, 15 A; comply with NEMA WD 1, NEMA WD 6 Configuration 5-15R, and UL 498.
1. Description: Labeled to comply with NFPA 70, "Receptacles, Cord Connectors, and Attachment Plugs (Caps)" Article, "Tamper-Resistant Receptacles in Dwelling Units" Section.
C. GFCI Feed-Through Type, Convenience Receptacles: Square face, 125 V, 15 A; comply with NEMA WD 1, NEMA WD 6 Configuration 5-15R, UL 498, and UL 943 Class A.
1. Attach signs and plastic labels that are not self-adhesive type with mechanical fasteners appropriate to the location and substrate.
2. Unless otherwise indicated, provide a single line of text with 1/2-inch- high letters on minimum 1-1/2-inch- high sign, where the lines of text are separated by 1/2 inch.
3.3 IDENTIFICATION SCHEDULE
A. Install labels and signs for identification of materials and equipment.
1. Wall Mounted Cabinets: Adjacent to door on push side, 60 inches above finished floor.
2. Wall Mounted Enclosures: Adjacent to door on push side, 60 inches above finished floor.
3. Wall Mounted Transformers: Adjacent to door on push side, 60 inches above finished floor.
4. Wall Mounted Time Switches and Photocell Units: Adjacent to door on push side, 60 inches above finished floor.
5. Wall Mounted Occupancy Sensors: Adjacent to door on push side, 60 inches above finished floor.
6. Access Doors and Panels for Concealed Electrical Items: On wall surface and adjacent to door or access panel.
7. Electrical Switchgear and Switchboards: Apply to front and back of each unit.
8. Power Transfer Equipment: Apply to front and back of each unit.
9. Emergency Utility Power Transfer Equipment: Apply to front and back of each unit.
10. Communication, Signal, and Alarm System Components: Apply to each unit mounted in accessible ceilings.
11. Enclosures and Electrical Boxes: Apply to each unit mounted in accessible ceilings.
12. Disconnect Switches: Apply to each unit mounted in accessible ceilings.
13. Enclosures and Electrical Boxes: Apply to each unit mounted in accessible ceilings.
14. Facepluate: Color matched to switch.
2.3 CONDUCTORS AND CABLES
A. Feeder Conductors: Type THHN/THWN-2, Single-Conductor Feeders: Comply with requirements in Section "Low-Voltage Electrical Power Conductors and Cables."
B. Class 1 Control Circuits: Type THHN/THWN-2, Single-Conductor Feeders: Comply with requirements in Section "Low-Voltage Electrical Power Conductors and Cables."
C. Class 2 Control Circuits: Type THHN/THWN-2, Single-Conductor Feeders: Comply with requirements in Section "Low-Voltage Electrical Power Conductors and Cables."
PART 3 - EXECUTION
3.1 INSTALLATION
A. Comply with NECA 1.
B. Examine lighting control devices before installation. Reject lighting control devices that are wet, moisture damaged, or mold damaged.
C. Coordinate layout and installation of ceiling-mounted devices with other construction that penetrates ceilings or is supported by them, including light fixtures, HVAC equipment, smoke detectors, fire-suppression systems, and partition assemblies.
D. Install and aim sensors in locations to achieve not less than 90-percent coverage of areas indicated. Do not exceed coverage limits specified in manufacturer's written instructions.
E. Mount electrically held lighting contactors with elastomeric isolator pads to eliminate structure-borne vibration unless contactors are installed in an enclosure with factory-installed vibration isolators.
3.2 WIRING INSTALLATION
A. Wiring Method: Install wiring as listed in Section "Low-Voltage Electrical Power Conductors and Cables," Minimum conduit size is 1/2 inch.
B. Wiring within Enclosures: Separate power-limited and nonpower-limited conductors according to conductor manufacturer's written instructions.
C. Size conductors according to lighting control device manufacturer's written instructions unless otherwise indicated.
D. Splices, Taps, and Terminations: Make connections only on numbered terminal strips in junction, pull, and outlet boxes; terminal cabinets; and equipment enclosures.
3.3 IDENTIFICATION
A. Identify components and power and control wiring according to Section "Identification for Electrical Systems."
B. Label time switches and contactors with a unique designation.
3.4 FIELD QUALITY CONTROL
A. Perform the following tests and inspections with the assistance of a factory-authorized service representative:
1. Operational Test: After installing time switches and sensors, and after electrical circuitry has been energized, start units to confirm proper unit operation.
2. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
B. Lighting control devices will be considered defective if they do not pass tests and inspections.
C. Prepare test and inspection reports.
3.5 ADJUSTING
A. Occupancy Adjustments: When requested within 12 months from date of Substantial Completion, provide on-site assistance in adjusting lighting control devices to suit actual occupied conditions. Provide up to two visits to Project during other-than-normal occupancy hours for this purpose.
3.6 DEMONSTRATION
A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain lighting control devices.

LED INTERIOR LIGHTING

PART 1 - GENERAL
1.1 DEFINITIONS
A. CCT: Correlated color temperature.
B. CRI: Color Rendering Index.
C. Fixture: See "Luminaire."
D. IP: International Protection or Ingress Protection Rating.
E. LED: Light-emitting diode.
F. Lumen: Measured output of lamp and luminaire, or both.
G. Luminaire: Complete lighting unit, including lamp, reflector, and housing.
1.2 WARRANTY
A. Warranty: Manufacturer and Installer agree to repair or replace components of luminaires that fail in materials or workmanship within specified warranty period.
1. Warranty Period: Five year(s) from date of Substantial Completion.
PART 2 - PRODUCTS
2.1 LUMINAIRE REQUIREMENTS
A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
B. Standards:
1. ENERGY STAR certified.
2. UL Listing: Listed for damp location.
3. Recessed luminaires shall comply with NEMA LE 4.
C. CRI of minimum 80, CCT of 4100 K.
D. Rated lamp life of 35,000 hours to L70.
E. Lamps dimmable from 100 percent to 0 percent of maximum light output.
F. Internal driver.
G. Nominal Operating Voltage: 120 V ac or 277 V ac.
H. Lens Thickness: At least 0.125 INCH MINIMUM unless otherwise indicated.
2.2 MATERIALS
A. Metal Parts:
1. Free of burrs and sharp corners and edges.
2. Sheet metal components shall be steel unless otherwise indicated.
3. Form and support to prevent warping and sagging.
B. Doors, Frames, and Other Internal Access: Smooth operating, free of light leakage under operating conditions, and designed to permit relamping without use of tools. Designed to prevent doors, frames, lenses, diffusers, and other components from

CONTRACT DOCUMENTS

GOLF COURSE TOILET ROOM AND SHOP TOILET ROOM RENOVATION PACKAGE (300)

YPSILANTI CHARTER TOWNSHIP

OCTOBER 2023

Prepared By:

Stantec Consulting Michigan Inc.
1168 Oak Valley Drive, Suite 100
Ann Arbor, Michigan 48108

Stantec Project No.: 2075154401

CONTRACT DOCUMENTS

FOR

GOLF COURSE TOILET ROOM AND SHOP TOILET ROOM RENOVATION PACKAGE (300)

FOR

YPSILANTI CHARTER TOWNSHIP

Stantec Project No.: 2075154401

October, 2023

Stantec Consulting Michigan Inc.

1168 Oak Valley Drive, Suite 100

Ann Arbor, Michigan 48108

(734) 761-1010

TABLE OF CONTENTS

The Contract Documents are separated into two parts, as follows:

PART I	-	CONTRACT FORMS
PART II	-	DRAWINGS

This Table of Contents enumerates the main divisions of Parts I and lists the number of pages and sections used in the respective divisions. Part II lists all drawings under this Contract.

PART I

TITLE	PAGE
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PART II

DRAWINGS

All drawings under this Contract have the following general caption:

GOLF COURSE TOILET ROOM AND
SHOP TOILET ROOM RENOVATION PACKAGE (300)

Specific numbers and titles are as follows:

DRAWING	SHEET TITLE
GENERAL	
G003	PROJECT COVER SHEET
G025	LEGENDS, SYMBOLS, ABBREVIATIONS
G026	TYPICAL MOUNTING HEIGHTS
ARCHITECTURE	
A300	GC & SHOP TOILET ROOM RENO – SPECIFICATIONS
A311	GC & SHOP TOILET ROOM RENO – ENLARGED PLANS
A321	GC & SHOP TOILET ROOM RENO – RCP
A331	GC & SHOP TOILET ROOM RENO – ELEVATIONS
A371	GC & SHOP TOILET ROOM RENO – MATERIAL SCHEDULE
MECHANICAL	
M300	MECHANICAL LEGEND, SYMBOLS AND ABBREVIATIONS
M311	GC & SHOP TOILET ROOM RENO – M&P ENLARGED PLANS
M351	GC & SHOP TOILET ROOM RENO – M&P DETAILS
M361	GC & SHOP TOILET ROOM RENO – M&P SCHEDULES
M381	GC & SHOP TOILET ROOM RENO – M&P SPECIFICATIONS
ELECTRICAL	
E003	ELECTRICAL SYMBOLS AND ABBREVIATIONS
E311	GC & SHOP TOILET ROOM RENO – ELECTRICAL PLANS
E361	ELECTRICAL SPECIFICATIONS
E362	ELECTRICAL SPECIFICATIONS

PART I

CONTRACT FORMS

ADVERTISEMENT FOR PROPOSALS

PROJECT: Golf Course Toilet Room and Shop Toilet Room Renovation Package (300)

BIDS OPENING DATE: November 16, 2023 at 10:00 AM, local time

OWNER: Ypsilanti Charter Township, 7200 S. Huron River Drive, Ypsilanti, Michigan 48197

LOCATION/NAME: Ypsilanti, Michigan

BRIEF DESCRIPTION: This project consists of renovation to the golf course toilet rooms and shop toilet rooms. Scope includes removal and re-installation of partitions, toilet accessories, plumbing fixtures, doors, ceilings, roofing, glazing, mechanical, and electrical as indicated in Contract Documents

LOCATION OF BID OPENING: Ypsilanti Charter Township, 7200 S. Huron River Drive, Ypsilanti, Michigan 48197

SPECIAL INSTRUCTIONS:
REQUEST FOR INFORAMTION (RFI): Any questions regarding the project shall be brought to the attention of Sean Gross at Stantec Consulting Michigan Inc., in writing at sean.gross@stantec.com. Questions by telephone calls are prohibited. Questions will not be accepted if received less than seven (7) calendar days before the bids are due.

PROPOSAL SUBMITTAL: All bids shall be submitted in a sealed envelope and shall contain, as a minimum, all of the following: Bidder's Qualification and Experience Statement (QES-1-4), Proposal (P-1-4), Designation of Major Subcontractors and Suppliers (MS-1-2), Legal Status of Bidder (LS-1), Bid Certification (BC-1).

BID SECURITY: Each Proposal shall be accompanied by a cashier's check, certified check, money order or bid bond, payable to the OWNER, in an amount not less than five percent (5%) of the amount of the Proposal, as a Bid Security. The Bid Security of the Bidders under consideration will be returned after approval of the Contract by the OWNER. All others will be returned after the Proposal opening.

CONTRACT SECURITY: The successful Bidder will be required to furnish a satisfactory Performance Bond and Labor and Material Bond, each in the amount of One Hundred Percent (100%) of the Contract.

PROPOSAL WITHDRAWAL: Withdrawal of any Proposal is prohibited for a period of 90 days after the actual date of the opening thereof.

OWNER'S RIGHTS: The OWNER reserves the right to accept any Proposal, to reject any or all Proposals, and to waive any irregularities in any Proposal, in the interest of the OWNER.

NON-DISCRIMINATION: Bidders shall not discriminate against any employees or firm due to origin, race, age, or physical conditions. CONTRACTOR shall be an equal opportunity employer.

HOW TO OBTAIN:

The project bid documents can only be obtained electronically from the office of **Stantec Consulting Michigan Inc.**, by emailing a request to Sheri Winkler at sheri.winkler@stantec.com. AND Caitlin Marz at Caitlin.Marz@stantec.com. Document requests shall indicate whether request is by: Prospective Bidder, Prospective Subcontractor, Prospective Supplier, or other.

AVAILABLE AFTER: October 20, 2023 after 09:00 AM, local time

APPLICABLE WAGE RATES: Ypsilanti Township has a Prevailing Wage Ordinance and a Living Wage Ordinance. Both apply to this project.

NOTE: The Bidder is advised that to submit a bid on this project, the Bidder should have received a set of Plans and Specifications from Stantec and be a registered Plan Holder.

PROPOSALS

Each Proposal shall be made on a form prepared therefore by the ENGINEER and included as one of the Contract Documents and shall be submitted in a sealed envelope bound together with the other Contract Documents except the Plans, bearing the title of the Project and the name of the Bidder.

DELIVERY OF PROPOSALS

Proposals shall be delivered by the time and to the place stipulated in the Advertisement for Proposals. It is the sole responsibility of the Bidder to see that his Proposal is received in proper time. Any Proposal received after the bid date and time specified in the Advertisement shall be returned to the Bidder unopened.

OPENING

Proposals will be opened and publicly read aloud at the time and place set forth in the Advertisement.

WITHDRAWAL BEFORE OPENING

Any Bidder may withdraw his Proposal, either personally or by email or written request, at any time prior to the scheduled time for Opening of Proposals.

DISCREPANCIES

In case of a difference between the stipulated amounts in the Proposal written in words and the stipulated amounts written in figures, the stipulated amounts written in words shall govern.

MODIFICATIONS

Proposals shall not contain any recapitulations of the work to be done. Alternate proposals will not be considered unless expressly requested. Oral proposals or modifications will not be considered. Conditional proposals or conditions attached to proposals shall have no force or effect.

EXAMINATION OF CONTRACT DOCUMENTS

Before submitting his Bid, each Bidder should:

(a) Examine the Contract Documents thoroughly;
(b) Visit the site to familiarize himself with local conditions that may in any manner affect performance of the work;
(c) Familiarize himself with Federal, State, and local laws, ordinances, rules, and regulations affecting performance of the work; and
(d) Carefully correlate his observations with the requirements of the Contract Documents.

Reference is made to the General Requirements (Division I) of the Specifications for the identification of those surveys and investigation reports of subsurface or latent physical conditions at the site or otherwise affecting performance of the work which have been relied upon by ENGINEER in preparing the Drawings and Specifications. OWNER will make copies of such surveys and reports available to any Bidder requesting them. Before submitting his Bid, each Bidder will at his own expense make such additional survey and investigations as he may deem necessary to determine his Bid Price for performance of the work within the terms of the Contract Documents.

The submission of a Bid will constitute an incontrovertible representation by the Bidder that he has complied with every requirement of this Article.

COMPLETE WORK REQUIRED

It is the intent of the Contract Documents to provide that the Product to be supplied under this Proposal shall be complete and ready for use in every respect. Any minor items not specifically called for in the Plans or Specifications, but which are clearly necessary, are to be included at no increase in the Contract Price.

The Proposal shall include a sum to cover the cost of all items of work to be performed such that the Product to be supplied under this Proposal shall be complete and ready for use in every respect.

SUBCONTRACTORS: MATERIAL & EQUIPMENT QUOTATIONS

The Bidder to whom an Award is made will not be entitled to additional compensation or extension of time by reason of his failure to fully understand all subproposals or quotations.

The Bidder is responsible for all coordination between subcontractors and suppliers during the bidding and construction so that a complete project is furnished for the Contract Price and within the Contract Time. The completed project includes the furnishing of all equipment, accessories, and appurtenances necessary for the proper operation and maintenance of the Project.

AWARD OF CONTRACT

OWNER reserves the right to reject any and all Bids and waive any and all informalities, and the right to disregard all nonconforming or conditional Bids or counter proposals.

In evaluating Bids, OWNER shall consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements, and alternates and unit prices if requested in the bid forms. He may consider the qualifications and experience of subcontractors and other persons and organizations (including those who are to furnish the principal items of material or equipment) proposed for those portions of the work as to which the identity of subcontractors and other persons and organizations must be submitted as specified in the Supplementary Conditions or Specifications. He may conduct such investigations as he deems necessary to establish the responsibility, qualifications, and financial ability of the Bidders, proposed subcontractors and other persons and organizations to do the work in accordance with the Contract Documents to OWNER's satisfaction within the prescribed time. OWNER reserves the right to reject the Bid or any Bidder who does not pass any such evaluation to OWNER's satisfaction.

If a Contract is to be awarded, it will be awarded to the lowest responsible responsive Bidder. However, OWNER reserves the right to by-pass the low bidder and award a Contract in the best interest of the OWNER.

If the Contract is to be awarded, OWNER will give the apparent successful Bidder a Notice of Award.

Simultaneous with delivery of the executed counterparts of the Agreement to OWNER, the CONTRACTOR shall deliver to OWNER the required Contract Security.

INTERPRETATIONS

All questions about the meaning or intent of the Contract Documents shall be submitted to ENGINEER in writing. Replies will be issued by Addenda mailed or delivered to all parties recorded by ENGINEER as having received the Bidding Documents. Questions received less than seven (7) days prior to the date of

Opening of Bids will not be answered. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

ADDENDA

Any Addenda issued during the time of bidding or forming a part of the Contract Documents shall be included in the Proposal and shall be made a part of the Contract Documents. Receipt of each Addendum shall be acknowledged in the Proposal.

BID SECURITY

The amount and type of Bid Security is stated in the Invitation to Bid. The required security must be in the form of a certified or bank cashier's check made payable to OWNER or a Bid bond issued by a surety licensed to conduct business in the state where the Project is located and named in the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Department. The Bid Security of the successful Bidder will be retained until he has executed the Agreement and furnished the required Contract Security, whereupon it will be returned; if he fails to execute and deliver the Agreement and furnish the required Contract Security within ten (10) days, Sundays and legal holidays excepted, of receipt of the Notice of Award, OWNER may annul the Notice of Award and the Bid Security of that Bidder will be forfeited. The Bid Security of any Bidder whom OWNER believes to have a reasonable chance of receiving the Award may be retained by OWNER until the earlier of the seventh day after the executed Agreement is delivered by OWNER to CONTRACTOR and the required Contract security is furnished. Bid Security of other Bidders will be returned within seven (7) days of the Bid Opening. Separate Bid Security to be provided for each project awarded, if awarded separately.

CONTRACT TIME

The number of days for the Delivery of Work (the Contract Time) is set forth in the Bid Forms and will be included in the executed Agreement. Any provisions for liquidated damages are set forth in the Contract Documents.

REQUIREMENT FOR SIGNING PROPOSALS

Proposals which are not signed by the individual making them shall have attached thereto a Power of Attorney evidencing authority to sign the Proposal in the name of the person for whom it is signed.

Proposals which are signed by a partnership shall be signed by all of the partners or by an Attorney-in-Fact. If signed by an Attorney-in-Fact, there shall be attached to the Proposal a Power of Attorney evidencing authority to sign the Proposal, executed by the partners.

Proposals which are signed for a corporation shall have the correct corporate name thereof and the signatures of the president or other authorized officers of the corporation manually written below the corporate name following the word "By". If such a Proposal is manually signed by an officer other than the president of the corporation, a certified copy of a resolution of the Board of Directors evidencing the authority of such official to sign the Proposal shall be attached to it. Such a Proposal shall also bear the attested signature of the secretary of the corporation and the impression of the corporate seal.

All Bidders shall complete the enclosed form entitled "Legal Status of Bidder".

BIDDERS INTERESTED IN MORE THAN ONE PROPOSAL

No person, firm, or corporation shall be allowed to make, file, or be interested in more than one (1) Proposal on this Project, unless Alternate Proposals are called for.

A person, firm, or corporation who has submitted a subproposal to a Bidder, or has quoted prices on materials and/or equipment to a Bidder, is not hereby disqualified from submitting a subproposal or quoting Prices to other Bidders.

EXECUTION OF AGREEMENT

The Bidder to whom an Award is made will be required to enter into a written Agreement in the form hereto annexed, within ten (10) days, Sundays and legal holidays excepted, after being notified of the acceptance of his Proposal and receipt by him of copies of the Contract Documents to be executed.

In case of failure to comply with this requirement, he shall be considered to have abandoned all rights and interest in the Award, his Proposal Guaranty may be declared forfeited to the OWNER and the Contract may be awarded to another.

INSURANCE

The successful Bidder will be required to carry insurance in the amounts and kinds specified in the General Conditions. Such insurance must be with companies and in a form satisfactory to the OWNER, and certificates of such insurance must be attached to each copy of the executed Contract Documents. These certificates shall contain a provision that coverages afforded under the policies will not be cancelled or materially changed unless at least thirty (30) days prior written notice has been given to the OWNER and ENGINEER, as evidenced by return receipt or registered or certified mail.

BONDS

The successful Bidder will be required to furnish for each set of the executed Contract Documents and conformed copies thereof, an original conformed Performance Bond, and Labor and Material Bond on the forms attached hereto with a surety acceptable to the OWNER, as follows:

1) Performance Bond in the amount of One Hundred Percent (100%) of the Contract Price to insure the completion of the entire Project according to the Contract Documents.

2) Labor and Material Bond in the amount of One Hundred Percent (100%) of the Contract Price for the protection of the OWNER and to secure payments of all labor, materials, and subcontractors according to the statute of the state at that time in effect.

3) Maintenance Bond in the amount of One Hundred Percent (100%) of the Contract Price to replace or repair any deficiencies in Labor or Material which shall occur on or before the first anniversary of final acceptance by OWNER.

COMPLIANCE WITH PERMITS

The successful Bidder shall comply with all required State and local construction permits and shall comply with all local building codes and inspection requirements.

NONDISCRIMINATION

Contracts for work under this Proposal will obligate the CONTRACTORS and Subcontractors not to discriminate in employment practices.

Bidders must, if requested, submit a compliance report concerning their employment practices and policies in order to maintain their eligibility to receive the Award of Contract.

Successful Bidders must, if requested, submit a list of all subcontractors who will perform work on the Project and written signed statements from authorized agents of the labor pools with which they will or may deal for employees on the work, together with supporting information to the effect that said labor pools' practices and policies are in conformity with Executive Order No. 11246, as amended, and that said labor pools will affirmatively cooperate in, or offer no hindrance to, the recruitment, employment, and equal treatment of employees seeking employment and performing work under the Contract, or a certification as to what efforts have been made to secure such statements when such agents or labor pools have failed or refused to furnish same prior to the Award of Contract.

Successful Bidders must be prepared to comply in all respects with the Labor Standards Contract provisions regarding nondiscrimination.

Successful Bidders must ensure the Contractor and all subcontractors comply with all requirements of 1976 PA 453 (Elliott-Larsen Civil Rights Act), the 1976 PA 220 (Persons with Disabilities Civil Rights Act), and the Executive Directive 2019-09, as amended.

HEALTH AND SAFETY

The successful Bidder shall comply with the Health and Safety Regulations, Chapter XVII of Title 29 CFR, Part 1926, as promulgated by the Department of Labor and/or applicable State and local safety and health regulations. All questions regarding compliance and enforcement, as well as requests for the regulations should be directed to the Department of Labor and/or local agencies.

SOIL EROSION AND SEDIMENTATION

The successful Bidder shall comply with the provisions of the "Soil Erosion and Sedimentation Control Act" of 1972 (Michigan P.A. 347, as amended), the "Inland Lakes and Streams Act" of 1972 (Michigan P.A. 346, as amended), and be in accordance with all applicable regulations, standards, and specifications as adopted by the local enforcing agencies.

LANDSCAPE RESTORATION WORK

To assure quality landscaping and lawn restoration work is completed on the project, the restoration contractor/subcontractor shall be named and approved at the time of contract award, and have a minimum of 5 years of experience with the main business of providing landscaping services.

END OF SECTION

BIDDER'S QUALIFICATION AND EXPERIENCE STATEMENT

The OWNER will require supporting evidence regarding Bidder's Qualifications and competency. The Bidder will be required to furnish all of the applicable information listed below and must be submitted with the sealed bid at the time of the Bid Opening. The Qualifications and Experience certificate must be type written and signed in ink.

QUALIFICATIONS AND EXPERIENCE CERTIFICATE

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

Submitted To: _____

Address: _____

Submitted By: _____

Name: _____

Address: _____

Telephone No. _____ Fax No. _____

Principal Office: _____

Corporation: _____ Joint Venture: _____

Partnership: _____ Other:_____

Individual: _____

Name of Project: _____

Type of Work (File a separate form for each classification of work.)

General: _____

Landscape: _____

Other: _____(Please Specify)

ORGANIZATION

How many years has your organization been in business as a CONTRACTOR?

How many years has your organization been in business under its present business name?

Under what other or former names has your organization operated?

If your organization is a corporation, answer the following:

Date of Incorporation: _____

State of Incorporation: _____

President's Name: _____

Vice President's Name: _____

Secretary's Name: _____

Treasurer's Name: _____

If your organization is a partnership, answer the following:

Date of Organization: _____

Type of Partnership: _____

Name(s) of General Partner(s): _____

If your organization is individually owned, answer the following:

Date of Organization: _____

Name of OWNER: _____

If the form of your organization is other than those listed above describe it and name the principals:

LICENSING

List jurisdiction and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable:

List jurisdiction in which your organization's partnership or trade name is filed:

EXPERIENCE

List the categories of work that your organization normally performs with its own forces:

On a separate sheet, list major construction projects your organization has in progress, giving the name of project, OWNER, architect/ENGINEER, Contract amount, percent complete, and scheduled completion date.

On a separate sheet, list the major construction projects your organization has completed in the past five (5) years, giving the name of the project, OWNER, architect/ENGINEER, Contract amount, date of completion and percentage of the cost of the work performed with your own forces.

On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

CLAIMS AND SUITS (if the answer to any of the questions below is yes, please attach details)

Has your organization ever failed to complete any work awarded to it? _____

Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or officers? _____

REFERENCES

Trade References: _____

Bank References: _____

Surety: _____

Name of Bonding Company:

_____

Name and Address of Agent:

_____

_____

_____

Signature: _____

Dated at: _____this_____day of_____, 20_____

Name of Organization: _____

By: _____

Title: _____

Mr/Mrs/Ms _____ being duly deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this _____ day of _____, 20____

Notary Public: _____

My Commission Expires: _____

IF THIS INFORMATION IS NOT SUBMITTED WITH THE SEALED BID AT THE TIME OF BID, THE BID WILL BE CONSIDERED INCOMPLETE.

PROPOSAL FOR
GOLF COURSE TOILET ROOM AND SHOP TOILET ROOM RENOVATION PACKAGE (300)

TO YPSILANTI CHARTER TOWNSHIP:

The undersigned as Bidder hereby declares that this Proposal is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that he has read and examined the Advertisement, Information for Bidders, Proposal, General Conditions, Agreement, Forms of Bonds, Specifications and Plans, as prepared by the ENGINEERS, and understands all of the same; that he or his representative has made personal investigation at the site and has informed himself fully with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all addenda officially issued, the receipt of which is hereby acknowledged:

Addendum No./Dated	Date of Receipt	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____

AWARD OF CONTRACT: The Contract will be awarded to the lowest responsive, responsible Bidder based on unit prices for all work as specified.

PROPOSAL PRICE: The Bidder agrees to complete the Project for the following unit prices:

Item No.	Item Description	Qty	Unit	Unit Price	Total Price
1.	300 Package	1	LS	$	$
2.	300 Owner Allowance	1	LS	$ TBD	$ TBD
3.	300 Misc. Painting and Touch-up Allowance			$2,000.00	$
4.	300 Misc. Patch and Repair Allowance			$2,000.00	$
5.	300 Misc. Floor Infill			$2,000.00	$
6.	300 Misc. Plumbing Allowance			$12,000.00	$
7.	300 Misc. HVAC Allowance			$2,000.00	$
8.	300 Misc. Electrical Allowance			$6,000.00	$
9.	300 Recommended Allowance				
TOTAL BID PRICE (ITEM NOS. 1 THROUGH 9):					**$**

GRAND TOTAL BID PRICE (ITEM NOS. 1 THROUGH 9)

_____ Dollars ($_____)
(Amount shall be shown in both words and figures. In case of a discrepancy, the amount shown in words shall govern).

The undersigned agrees that if the foregoing Proposal shall be accepted by the OWNER, he will, within ten (10) days (Sundays and legal holidays excepted) after receiving notice of such acceptance, enter into the attached form of Agreement and will complete the Project, ready for use, at the price and within the time stated in this Proposal, and that he will furnish the OWNER satisfactory Contract Bonds and certificates of insurance coverage.

The undersigned further agrees that if the foregoing Proposal shall be accepted, he will commence work immediately after the Contract has been awarded, the Agreement executed, and he has received a Notice to Proceed. The Project shall be completed in its entirety including final site restoration and clean-up on or before as proposed, reviewed and approved with the Client.

The undersigned attaches hereto his Bid Security, as required by the Advertisement and Information for Bidders, and the undersigned agrees that in case he shall fail to fulfill his obligations under the foregoing Proposal and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned his rights and interests in such Contract and that his Bid Security accompanying his Proposal has been forfeited to the said OWNER, but otherwise the Bid Security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of substantial completion of the entire phase of work, ready for use, within the time specified in this Proposal or within the time to which said time of completion may be extended for good cause shown, the OWNER will suffer a damage of Eight Hundred Dollars ($800.00) per day and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with Article 1-B, Liquidated Damages, of the Agreement.

The Bidder shall acknowledge that he/she is an equal opportunity employer and that they do not discriminate against other firms due to race, age, gender or physical conditions.

In submitting this bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all bids, and to waive irregularities in bidding in the interest of the OWNER.

The Bidder has completed the accompanying "Legal Status" form.

Dated and Signed at_____

this, the _____day of _____, 20_____.

OFFICIAL ADDRESS	BIDDER'S NAME
_____	_____
_____	_____
_____	_____
	By
_____	_____
Telephone	Title

ADA COMPLIANCE UNDERSTANDING

All ADA slope guidelines presented in the plans are maximums that are not to be exceeded. It is recommended that for construction, the CONTRACTOR(S) shall not set grades or forms that exceed: 7.5% running slope and 1.5% cross slope for curb ramps, 1.5% slope in all directions for landings, 4.5% maximum running slope and 1.5% cross slope for pedestrian crosswalks and sidewalks, and 8.0% maximum running slope and 1.5% cross slope for ramps.

The plans include ADA details, and the plan sheets include grades for the CONTRACTOR to use in setting forms for the ADA landings, ramps, and sidewalks. These grades shall be used as a guide to the CONTRACTOR, but due to field conditions, some grades may have to be modified when the CONTRACTOR sets his forms.

It shall be the responsibility of the CONTRACTOR to provide ADA accessible ramps, landings as well as sidewalks for this project. Should the post ADA survey indicate that the ADA requirements have not been met, then the OWNER or OWNER's ENGINEER shall mark those areas that are out of ADA compliance. It is understood by the CONTRACTOR, as evidenced by the signature below, that the CONTRACTOR understands the ADA requirements and that if non-compliant ADA issues result, it will be the CONTRACTOR'S responsibility as part of the substantial completeness of the project to make the corrections required by the OWNER or the OWNER'S ENGINEER.

I the undersigned understand the ADA regulations and agree to deliver this project meeting all ADA requirements that are part of this project.

Dated and signed at

_____

this, the _____day of _____, 20___.

OFFICIAL ADDRESS	BIDDER'S NAME
_____	_____
_____	_____
_____	_____
	By
_____	_____
Telephone	Title

DESIGNATION OF MAJOR SUBCONTRACTORS AND SUPPLIERS

Each bidder shall set forth below: (a) the name and the location of the place of business of each subcontractor who will perform work or labor or render service to the CONTRACTOR in or about the construction of the work in an amount in excess of two percent (2%) of the CONTRACTOR's total base bid; and (b) the portion of the work which will be done by each such subcontractor.

If the CONTRACTOR fails to specify a subcontractor for any portion of the work as above stated, he agrees to perform that work himself.

The CONTRACTOR shall not, without written consent of the OWNER, make any substitution, alterations, or additions to the following list of subcontractors that is made a part of this Bid.

The qualifications of each subcontractor/supplier will be presented to the ENGINEER for review and approval after a CONTRACTOR is selected. However, specific information may be requested from the Bidder prior to a CONTRACTOR being selected in order to aid in the evaluation of a responsive responsible Bidder.

Section of Work	Portion of Work to be Done	Name of Subcontractor	Address of Shop, Mill or Office

Signed_____

METHOD OF MEASUREMENT AND BASIS OF PAYMENT

A. GENERAL

The method of measurement and the basis of payment for each item in the Proposal will be as specified in the schedule attached. The items are generally grouped by the section of the Specifications under which the particular unit of work is detailed. There will be no payment allowed for any unit of work not specifically mentioned in the Proposal as a bid item, and any such unit of work not mentioned in the Proposal, but necessary for the completion of the Project, will be considered as incidental to the construction of the Project.

B. MEASUREMENT

Quantities of work completed under the Contract will be measured by the ENGINEER according to the United States standard measures. When tons are specified, the unit shall be the ton of 2,000 pounds. When measurements are stated in miles, stations, acres, they will be horizontal measurements unless specified otherwise. Where measurements are specified to be "in place," they will be taken along the actual surface of the completed item to obtain lineal, area, or volume measurements.

C. PAYMENT

In each and every instance in the schedule attached, where a Basis of Payment is specified, it shall be understood to be prefaced by the following statement, "The Contract unit price bid in the Proposal will be payment in full for all labor, materials, and equipment necessary to do the following according to the Plans and Specifications." Payment shall be made on the basis of the actual quantity of the item completed and accepted at the unit price for such item named in the Proposal.

MEASUREMENT AND PAYMENT SCHEDULE

ITEM IN PROPOSAL	METHOD OF MEASUREMENT	BASIS OF PAYMENT
300 Package	By the unit lump sum (LS)	All 300 Bid Package work as detailed in Contract Documents.
300 Owner Allowance	TBD	Owner approved additional work allowance (if needed), pre-approval required.
300 Misc. Painting and Touch-up Allowance	By the unit lump sum (LS)	Owner approved additional work allowance (if needed), pre-approval required.
300 Misc. Patch and Repair Allowance	TBD	Owner approved additional work allowance (if needed), pre-approval required.
300 Misc. Floor Infill		Owner approved additional work allowance (if needed), pre-approval required.
300 Misc. Plumbing Allowance		Owner approved additional work allowance (if needed), pre-approval required.
300 Misc. HVAC Allowance		Owner approved additional work allowance (if needed), pre-approval required.
300 Misc. Electrical Allowance		Owner approved additional work allowance (if needed), pre-approval required.
300 Recommended Allowance		Owner approved additional work allowance (if needed), pre-approval required.

END OF SECTION

NAME, ADDRESS, LEGAL STATUS,
AND SIGNATURE OF BIDDER

This Proposal is submitted in the name of:

(Print)_____

The undersigned hereby designates below his business address to which all notices directions or other communications may be served or mailed:

Street _____

City _____ State _____ Zip Code_____

Phone _____ Fax _____

The undersigned hereby declares that he has legal status checked below:

( ) INDIVIDUAL

( ) INDIVIDUAL DOING BUSINESS UNDER AN ASSUMED NAME

( ) CO-PARTNERSHIP

The Assumed Name of the Co-Partnership is registered in the County of _____, Michigan.

( ) CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF _____. The Corporation is:

( ) LICENSED TO DO BUSINESS IN MICHIGAN

( ) NOT NOW LICENSED TO DO BUSINESS IN MICHIGAN

The name, titles and home addresses of all persons who are officers or Partners in the organization are as follows:

NAME AND TITLE	HOME ADDRESS
_____	_____
_____	_____
_____	_____

Signed and Sealed this _____ day of _____, 20_____.

_____

By (Signature)

_____

Printed Name of Signer

_____

Title

BID CERTIFICATION

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, equipment, or service, that it meets or exceeds all the specifications contained herein and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal law, and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this bid and certify that I am authorized to sign for the bidder.

_____

Bidder

_____

Signature

_____

Title

_____

Date Certified

AGREEMENT

THIS AGREEMENT, made as of the _____ day of_____,
2023, by and between

YPSILANTI CHARTER TOWNSHIP

hereinafter called the OWNER, and_____
_____

hereinafter called the CONTRACTOR.

WITNESSETH, that whereas the OWNER intends to construct

GOLF COURSE TOILET ROOM AND SHOP TOILET ROOM RENOVATION PACKAGE (300)

hereinafter called the Project, in accordance with the Plans, Specifications and other Contract Documents prepared by STANTEC CONSULTING of Ann Arbor, Michigan, hereinafter called the ENGINEER.

NOW, THEREFORE, the OWNER and CONTRACTOR for the considerations hereinafter set forth, agree as follows:

I. THE CONTRACTOR AGREES to furnish all the necessary labor, materials, equipment, tools, and services necessary to perform and complete, in a workmanlike manner, all work required for the construction of the Project, in strict compliance with the Contract Documents herein mentioned, which are hereby made a part of the Contract, including the following Addenda:

ADDENDUM NO.	DATED
_____	_____
_____	_____
_____	_____

A. Contract Time: Work under this Agreement shall be commenced upon receipt of Notice to Proceed. The undersigned further agrees that if the foregoing Proposal is awarded, the total for construction work shall be completed prior to 365 Calendar Days (See Phasing Plan).

If the CONTRACTOR refuses or fails to prosecute the work, or any separate part thereof, with such diligence as will insure its completion, ready for use within the number of consecutive calendar days specified herein, or any extension thereof, or fails to complete said work within such time, the OWNER may, by written notice to the CONTRACTOR, terminate his right to proceed with the Project or such part of the Project as to which there has been delay. In such event the OWNER may take over the Project and prosecute the same to completion, by Contract or otherwise, and the CONTRACTOR and his Sureties shall be liable to the OWNER for any excess cost occasioned the OWNER thereby. If the CONTRACTOR's right to proceed

is so terminated, the OWNER may take possession of and utilize in completing the Project such materials, appliances, and plant as may be on the site of the Project and necessary, therefore.

B. Liquidated Damages: If the OWNER does not terminate the right of the CONTRACTOR to proceed, the CONTRACTOR shall continue the Project, in which event the actual damages for the delay will be impossible to determine and in lieu thereof, the CONTRACTOR shall pay the OWNER the sum of Eight Hundred Dollars ($800.00) per day, as fixed, agreed and liquidated damages for each consecutive calendar day of delay until the Project is completed, accepted, and the CONTRACTOR and his Sureties shall be liable for the amount thereof: Provided; however, that the right of the CONTRACTOR to proceed shall not be terminated or the CONTRACTOR charged with liquidated damages because of any delays in the completion of the Project due to unforeseeable causes beyond the control and without the fault or negligence of the CONTRACTOR, including, but not restricted to acts of God or of the public enemy, acts of the OWNER, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather, or delays of Subcontractors due to such causes, if the CONTRACTOR shall, within ten (10) days from the beginning of any such delay (unless the OWNER shall grant a further period of time prior to the date of final settlement of the Contract) notify the OWNER in writing of the cause of delay who shall ascertain the facts and the extent of the delay and extend the time for completing the work, when in its judgment, the finds of fact justify such an extension and its findings of fact thereon shall be final and conclusive on the parties thereto.

C. Subcontractors: The CONTRACTOR agrees to bind every subcontractor by the terms of the Contract Documents. The Contract shall not be construed as creating any contractual relation between any Subcontractor and the OWNER.

II. THE OWNER AGREES to pay, and the CONTRACTOR agrees to accept, in full payment of the performance of this Contract, an amount to be determined by the actual constructed quantities and the Lump Sums set forth in the attached Proposal. This amount, excluding alternates, is:

TOTAL BID PRICE (ITEM NOS. 1 THROUGH 9):

_____ Dollars ($_____)
(Amount shall be shown in both words and figures. In case of a discrepancy, the amount shown in words shall govern).

in accordance with the provisions of the Contract Documents. Progress Payments will be made in accordance with the General Conditions.

III. CONTRACT DOCUMENTS: The Contract comprises the Contract Documents listed in the General Conditions of the Contract. In the event that any provision of one Contract Document conflicts with the provision of another Contract Document, the provision in that Contract Document first listed below shall govern, except as otherwise specifically stated:

A. Agreement (this instrument)

B. Modifications

C. Addenda to Contract Documents

D. Supplementary Conditions

E. Instructions to Bidders

F. General Conditions

G. Specifications

H. Drawings

IV. AUTHORITY AND RESPONSIBILITY OF THE ENGINEER: All work shall be done under the observation of the ENGINEER. The ENGINEER shall decide any and all questions which may arise as to the quality and acceptability of materials furnished, work performed, rate of progress of work, interpretation of Plans and Specifications and all questions as to the acceptable fulfillment of the Contract on the part of the CONTRACTOR.

V. SUCCESSORS AND ASSIGNS: This Agreement and all of the covenants hereof shall inure to the benefit of and be binding upon the OWNER and the CONTRACTOR respectively and his partners, successors, assigns and legal representatives. Neither the OWNER nor the CONTRACTOR shall have the right to assign, transfer or sublet his interests or obligations hereunder without written consent of the other party.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the day and year first above written.

ATTEST

_____

_____
CONTRACTOR

_____
By

_____
Title

BUSINESS ADDRESS

_____

_____

_____
Telephone

_____
Fax

ATTEST

_____

_____
OWNER

_____
By

_____
Title

_____
Date

ATTEST

_____

_____
OWNER

_____
By

_____
Title

_____
Date

APPROVED AS TO FORM

_____
By the Attorney for Ypsilanti Charter Township

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS THAT_____

_____

as Principal, hereinafter called the CONTRACTOR, and _____

as Surety, hereinafter called Surety, are held and firmly bound unto

YPSILANTI CHARTER TOWNSHIP

As obligee, hereinafter called the OWNER, in the amount of

_____ Dollars ($_____)
(Amount shall be shown in both words and figures. In case of a discrepancy, the amount shown in words shall govern).

for the payment, whereof the CONTRACTOR and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the CONTRACTOR has, by a written Agreement dated _____, entered into a Contract with the OWNER for the construction of

GOLF COURSE TOILET ROOM AND SHOP TOILET ROOM RENOVATION PACKAGE (300)

in accordance with Plans and Specifications prepared by STANTEC CONSULTING MICHIGAN INC., which Contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if the CONTRACTOR shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect, subject to, however, to the following conditions.

A. The Surety hereby waives notice of any alteration or extension of time made by the OWNER.

B. Whenever the CONTRACTOR shall be, and declared by the OWNER to be, in default under the Contract, the OWNER having performed OWNER's obligations there under, the Surety may promptly remedy the default, or shall promptly:

1. Complete the Contract in accordance with its terms and conditions, or

2. Obtain a bid or bids for submission to the OWNER for completing the

Contract in accordance with its terms and conditions, and upon determination by the OWNER and Surety of the lowest responsible Bidder, arrange for a Contract between such Bidder and the OWNER, and make available as work progresses (even though there should be a default or

a succession of defaults under the Contract or Contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract Price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "Balance of the Contract Price," as used in this paragraph, shall mean the total amount payable by the OWNER to the CONTRACTOR under the Contract and any amendments thereto, less the amount properly paid by the OWNER to the CONTRACTOR.

C. Any suit under this bond must be instituted before the expiration of two (2) years from the date on which final payment under the Contract falls due.

D. No right of action shall accrue on this bond to or for the use of any person or corporation other than the OWNER named herein or the heirs, executors, administrators, or successors of the OWNER.

Signed and Sealed this _____ day of _____, 2023.

In the Presence of:

WITNESS *(fill in Contractor's name)*

_____ _____
Principal

_____ _____
Title

WITNESS

_____ _____
Surety

_____ _____
Title

_____ _____
Address of Surety

_____ _____
Bond No. City Zip Code

LABOR AND MATERIAL PAYMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS that_____

_____

as Principal, hereinafter called CONTRACTOR, and _____

as Surety, hereinafter called Surety, are held and firmly bound unto _____

YPSILANTI CHARTER TOWNSHIP

as Obligee, hereinafter called the OWNER for the use and benefit of claimants herein below defined, in the amount of

_____ Dollars ($_____)

(Amount shall be shown in both words and figures. In case of a discrepancy, the amount shown in words shall govern).

for the payment, whereof CONTRACTOR and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, CONTRACTOR has, by a written Agreement dated _____ entered into a Contract with the OWNER for

GOLF COURSE TOILET ROOM AND SHOP TOILET ROOM RENOVATION PACKAGE (300)

in accordance with Plans and Specifications prepared by STANTEC CONSULTING MICHIGAN INC., which Contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the CONTRACTOR shall promptly make payment to all claimants as hereinafter defined, for all labor and material used or reasonably required for use in the performance of the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect, subject; however, to the following conditions:

A. A claimant is defined as one having a direct contract with the CONTRACTOR or with a subcontractor of the CONTRACTOR for labor, material, or both, used or reasonably required for use in the performance of the Contract, labor and material being construed to include that part of water, gas, power, light, heat, oil, gasoline, telephone service, or rental of equipment directly applicable to the Contract.

B. The above named CONTRACTOR and Surety hereby jointly and severally agree with the OWNER that every claimant as herein defined, who has not been Paid in full before the expiration of a period of ninety (90) days after the date on which the last of such claimant's work or labor was done or performed, or materials were furnished by such claimant, may sue on this bond for the use of such claimant, prosecute the suit to final judgment for such sum or sums as may be justly due claimant, and have execution thereon. The OWNER shall not be liable for the payment of any costs or expenses of any such suit.

C. No suit or action shall be commenced hereunder by any claimant:

1. Unless claimant, other than one having a direct contract with the CONTRACTOR, shall have given written notice to any two (2) of the following: The Principal, the OWNER, or the Surety above named, within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim

is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed. Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the CONTRACTOR, OWNER, or Surety, at any place where an office is regularly maintained for the transaction of business or served in any manner in which legal process may be served in the state in which the aforesaid Project is located, save that such service need not be made by a public officer.

2. After the expiration of one (1) year following the date on which CONTRACTOR ceased work on said Contract, it being understood; however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof; such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law county or other political subdivision of the State in which the Project, or any part thereof, is situated; or in the United States District Court for the district in which the Project, or any part thereof, is situated; and not elsewhere.

3. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of mechanics' liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against this bond.

Signed and Sealed this _____ day of _____, 2023.

In the Presence of:

WITNESS

_____

_____

WITNESS

_____

_____

_____

_____

Bond No.

(fill in Contractor's name)

_____
Principal

_____
Title

_____
Surety

_____
Title

_____
Address of Surety

_____
City Zip Code

MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS, that we _____

_____

hereinafter called the "Principal," and _____

hereinafter called the "Surety," are held and firmly bound unto

YPSILANTI CHARTER TOWNSHIP

as Obligee, for the just and full sum of

_____ Dollars ($_____)

(Amount shall be shown in both words and figures. In case of a discrepancy, the amount shown in words shall govern).

to the payment whereof, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above-named Principal was awarded a Contract by the OWNER

dated the _____ day of _____, 2023, for the construction of

GOLF COURSE TOILET ROOM AND SHOP TOILET ROOM RENOVATION PACKAGE (300)

AND WHEREAS, this Contract was awarded upon the express condition that the Principal would furnish a one (1) year Maintenance Bond to repair or replace any deficiencies in Labor or Material.

NOW, THEREFORE, the condition of this obligation is such that if the above Principal shall replace such defective material and shall repair all defects due to defective workmanship which shall occur on or before the first anniversary of final acceptance by OWNER, then this obligation shall be void, otherwise to be and remain in full force, effect, and virtue.

Signed and Sealed this _____ day of _____, 2023.

In the Presence of:

WITNESS

(fill in the Contractor's name)

_____ _____

Principal

_____ _____

Title

_____ _____

Surety

_____ _____

Title

_____ _____

Address of Surety

_____ _____

Bond No. City Zip Code

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ARTICLE 1 - DEFINITIONS

Wherever used in these General Conditions or in the other Contract Documents, the following terms have the meanings indicated which are applicable to both the singular and plural thereof:

Agreement: The written agreement between OWNER and CONTRACTOR covering the work to be performed; other Contract Documents are attached to the Agreement.

Application for Payment: The form furnished by ENGINEER which is to be used by CONTRACTOR in requesting progress payments and which is to include the schedule of values required by Paragraph 14.1 and an affidavit of CONTRACTOR that progress payments theretofore received on account of the work have been applied by CONTRACTOR to discharge in full all of CONTRACTOR's obligations reflected in prior Applications for Payment.

Bid: The offer or proposal of the Bidder submitted on the prescribed form setting forth the prices for the work to be performed.

Bidder: Any person, firm, or corporation submitting a Bid for the work.

Bonds: Bid, performance and payment bonds, and other instruments of security, furnished by CONTRACTOR and his surety in accordance with the Contract Documents.

Change Order: A written order to CONTRACTOR signed by OWNER authorizing an addition, deletion, or revision in the work, or an adjustment in the Contract Price or the Contract Time issued after execution of the Agreement.

Contract Documents: The Agreement, Addenda (whether issued prior to the Opening of Bids or the execution of the Agreement), Instructions to Bidders, CONTRACTOR's bid, the bonds, the Notice of Award, these General Conditions, the Supplementary Conditions, the Specifications, Drawings, and Modifications.

Contract Price: The total monies payable to CONTRACTOR under the Contract Documents.

Contract Time: The number of days stated in the Agreement for the Completion of the Work, computed as provided in Paragraph 17.2.

CONTRACTOR: The person, firm, or corporation with whom OWNER has executed the Agreement.

Day: A calendar day of twenty-four (24) hours measured from midnight to the next midnight.

Drawings (Plans): The Drawings, also commonly known or referred to as Plans, which show the character and Scope of Work to be performed and which have been prepared or approved by ENGINEER and are referred to in the Contract Documents.

ENGINEER: The person, firm, or corporation named as such in the Agreement.

Field Order: A written order issued by ENGINEER which clarifies or interprets the Contract Documents in accordance with Paragraph 9.3 or orders minor changes in the work in accordance with Paragraph 10.2.

Modification: (a) A written amendment of the Contract Documents signed by both parties; (b) A Change Order; (c) A written clarification or interpretation issued by ENGINEER in accordance with Paragraph 9.3; or (d) A written order for a minor change or alteration in the work issued by ENGINEER pursuant to Paragraph 10.2. A Modification may only be issued after execution of the Agreement.

Notice of Award: The written notice by OWNER to the apparent successful Bidder stating that upon compliance with the conditions precedent to be fulfilled by him within the time specified, OWNER will execute and deliver the Agreement to him.

Notice to Proceed: A written notice given by OWNER to CONTRACTOR (with a copy to ENGINEER) fixing the date on which the Contract Time will commence to run and on which CONTRACTOR shall start to perform his obligations under the Contract Documents.

OWNER: A public body or authority, corporation, association, partnership, or individual for whom the work is to be performed.

OWNER'S REPRESENTATIVE: The authorized representative of OWNER who is assigned to the project site or any part thereof.

Project: The entire construction to be performed as provided in the Contract Documents.

Resident Project Representative: The authorized representative of ENGINEER who is assigned to the Project site or any part thereof.

Shop Drawings: All Drawings, diagrams, illustrations, brochures, schedules, and other data which are prepared by CONTRACTOR, subcontractor, manufacturer, supplier, or distributor and which illustrate the equipment, material, or some portion of the work.

Specifications: Those portions of the Contract Documents consisting of written technical descriptions of materials, equipment, construction systems, standards and workmanship as applied to the work. The Specifications are customarily organized in 18 divisions in accordance with the Uniform System for Construction Specifications endorsed by the Construction Specifications Institute.

Subcontractor: An individual, firm, or corporation having a direct contract with CONTRACTOR or with any other Subcontractor for the performance of a part of the work at the site.

Substantial Completion: The date as certified by ENGINEER when the construction of the Project or a specified part thereof is sufficiently completed, in accordance with the Contract Documents, so that the Project or specified part can be utilized for the purposes for which it was intended; or if there be no such certification, the date when final payment is due in accordance with Paragraph 14.13.

Work: Any and all obligations, duties, and responsibilities necessary to the successful completion of the Project assigned to or undertaken by CONTRACTOR under the Contract Documents, including all labor, materials, equipment, and other incidentals, and the furnishing thereof.

ARTICLE 2 - PRELIMINARY MATTERS

Execution of Agreement

2.1. At least three counterparts of the Agreement and such other Contract Documents as practicable will be executed and delivered by CONTRACTOR to OWNER within ten days of the Notice of Award and the OWNER will execute and deliver one counterpart to CONTRACTOR within ten days of receipt of the executed Agreement from CONTRACTOR. ENGINEER will identify those portions of the Contract Documents not so signed and such identification will be binding on all parties. OWNER, CONTRACTOR, and ENGINEER shall each receive an executed counterpart of the Contract Documents and additional conformed copies as required.

Delivery of Bonds

2.2. When he delivers the executed Agreements to OWNER, CONTRACTOR shall also deliver to OWNER such Bonds as he may be required to furnish in accordance with Paragraph 5.1.

Copies of Documents

2.3. OWNER shall furnish to CONTRACTOR up to ten copies (unless otherwise provided in the Supplementary Conditions) of the Contract Documents as are reasonably necessary for the execution of the work. Additional copies will be furnished, upon request, at the cost of reproduction.

CONTRACTOR's Pre-Start Representations

2.4. CONTRACTOR represents that he has familiarized himself with, and assumes full responsibility for having familiarized himself with the nature and extent of the Contract Documents, work, locality, and with all local conditions and Federal, State, and local laws, ordinances, rules, and regulations that may in any manner affect performance of the work, and represents that he has correlated his study and observations with the requirements of the Contract Documents. CONTRACTOR also represents that he has studied all surveys and investigation reports of subsurface and latent physical conditions referred to in the General Requirements (Division 1) of the Specifications and made such additional surveys and investigations as he deems necessary for the performance of the work at the Contract Price in accordance with the requirements of the Contract Documents and that he has correlated the results of all such data with the requirements of the Contract Documents.

Commencement of Contract Time, Notice to Proceed

2.5. The Contract Time will commence to run on the thirtieth day after the day on which the executed Agreement is delivered by OWNER to CONTRACTOR; or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed; but in no event shall the Contract Time commence to run later than the ninetieth day after the day of Bid Opening or the thirtieth day after the day on which OWNER delivers the executed Agreement to CONTRACTOR. A Notice to Proceed may be given at any time within thirty days after the day on which OWNER delivers the executed Agreement to CONTRACTOR.

Starting the Project

2.6. CONTRACTOR shall start to perform his obligations under the Contract Documents on the date when the Contract Time commences to run. No work shall be done at the site prior to the date on which the Contract Time commences to run.

Before Starting Construction

2.7. Before undertaking each part of the work, CONTRACTOR shall carefully study and compare the Contract Documents and check and verify pertinent figures shown thereon and all applicable field measurements. He shall at once report in writing to ENGINEER any conflict, error, or discrepancy which he may discover; however, he shall not be liable to OWNER or ENGINEER for his failure to discover any conflict, error, or discrepancy in the Drawings or Specifications.

2.8. Within ten days after delivery of the executed Agreement by OWNER to CONTRACTOR, CONTRACTOR shall submit to ENGINEER for approval, an estimated progress schedule indicating the starting and completion dates of the various stages of the work, and a preliminary schedule of shop drawing submissions.

2.9. Before starting the work at the site, CONTRACTOR shall furnish OWNER and ENGINEER Certificates of Insurance as required by Article 5. Within twenty days after delivery of the executed Agreement by OWNER to CONTRACTOR, but before starting the work at the site, a conference will be held to review the above schedules, to establish procedures for handling Shop Drawings and other submissions and for processing Applications for Payment, and to establish a working understanding between the parties as to the Project. Present at the conference will be OWNER or his representative, ENGINEER, Resident Project Representatives, CONTRACTOR, and his Superintendent.

ARTICLE 3 - CORRELATION, INTERPRETATION, AND INTENT OF CONTRACT DOCUMENTS

3.1. It is the intent of the Specifications and Drawings to describe a complete Project to be constructed in accordance with the Contract Documents. The Contract Documents comprise the entire Agreement between OWNER and CONTRACTOR. They may be altered only by a Modification.

3.2. The Contract Documents are complementary; what is called for by one is as binding as if called for by all. If CONTRACTOR finds a conflict, error or discrepancy in the Contract Documents, he shall call it to ENGINEER's attention in writing at once and before proceeding with the work affected thereby; however, he shall not be liable to OWNER or ENGINEER for his failure to discover any conflict, error, or discrepancy in the Specifications or Drawings. In resolving such conflicts, errors, and discrepancies, the Documents shall be given precedence in the following order: Agreement, Modifications, Addenda, Supplementary Conditions, Instructions to Bidders, General Conditions, Specifications, and Drawings. Figure dimensions on Drawings shall govern over scale dimensions, and detailed Drawings shall govern over general Drawings. Any work

that may reasonably be inferred from the Specifications or Drawings as being required to produce the intended result shall be supplied whether or not it is specifically called for. Work, materials, or equipment described in words which so applied have a well-known technical or trade meaning shall be deemed to refer to such recognized standards.

ARTICLE 4 - AVAILABILITY OF LANDS; PHYSICAL CONDITIONS; REFERENCE POINTS

Availability of Lands

4.1. OWNER shall furnish, as indicated in the Contract Documents, and not later than the date when needed by CONTRACTOR, the lands upon which the work is to be done, rights-of-way for access thereto, and such other lands which are designated for the use of CONTRACTOR. Easements for permanent structures or permanent changes in existing facilities will be obtained and paid for by OWNER, unless otherwise specified in the Contract Documents. If CONTRACTOR believes that any delay in OWNER's furnishing these lands or easements entitles him to an extension of the Contract Time, he may make a claim therefor as provided in Article 12. CONTRACTOR shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

Physical Conditions - Surveys and Reports

4.2. Reference is made to the General Requirements (Division 1) of the Specifications for identification of those surveys and investigation reports of subsurface and latent physical conditions at the Project site or otherwise affecting performance of the work which have been relied upon by ENGINEER in preparation of the drawings and Specifications.

Unforeseen Physical Conditions

4.3. CONTRACTOR shall promptly notify OWNER and ENGINEER in writing of any subsurface or latent physical conditions at the site differing materially from those indicated in the Contract Documents. ENGINEER will promptly investigate those conditions and advise OWNER in writing if further surveys or subsurface tests are necessary. Promptly thereafter, OWNER shall obtain the necessary additional surveys and tests and furnish copies to ENGINEER and CONTRACTOR. If ENGINEER finds that the results of such surveys or tests indicate that there are subsurface or latent physical conditions which differ materially from those intended in the Contract Documents, and which could not reasonably have been anticipated by CONTRACTOR, a Change Order shall be issued incorporating the necessary revisions.

Reference Points

4.4. OWNER shall provide engineering surveys for construction to establish reference points which in his judgment are necessary to enable CONTRACTOR to proceed with the work. CONTRACTOR shall be responsible for surveying and laying out the work (unless otherwise provided in the Supplementary Conditions), and shall protect and preserve the established reference points and shall make no changes or relocations without the prior written approval of OWNER. He shall report to ENGINEER whenever any reference point is lost or destroyed or requires relocation because of necessary changes in grades or locations. CONTRACTOR shall replace and accurately relocate all reference points so lost, destroyed or moved.

4.5. All elevations shown on the Plans or referred to herein are in feet above mean sea level datum as established by the United States Geological Survey, unless otherwise noted. The CONTRACTOR shall verify all the existing structure locations and elevations at points of connection or possible interference between his

work and the existing structures and shall report at once to the ENGINEER any interferences or discrepancies discovered.

4.6. The CONTRACTOR shall cause to be replaced by a Registered Land Surveyor all survey monuments and/or property irons damaged or destroyed by his operations or the operations of his Subcontractor.

ARTICLE 5 - BONDS AND INSURANCE

Performance, Payment and Other Bonds

5.1. CONTRACTOR shall furnish performance and payment bonds as security for the faithful performance and payment of all his obligations under the Contract Documents. These bonds shall be in amounts at least equal to the Contract Price, and (except as otherwise provided in the Supplementary Conditions) in such form and with such sureties as are licensed to conduct business in the state where the Project is located and are named in the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Department.

5.2. If the surety on any bond furnished by CONTRACTOR is declared bankrupt or becomes insolvent or its right to do business is terminated in any state where any part of the Project is located, CONTRACTOR shall within five days thereafter substitute another bond and surety, both of which shall be acceptable to OWNER.

Insurance Required of the CONTRACTOR

5.3. Prior to commencement of the work, the CONTRACTOR shall purchase and maintain during the term of the Project such insurance as will protect him, the OWNER(s), OWNER'S REPRESENTATIVE and the ENGINEER(s) from claims arising out of the work described in this Contract and performed by the CONTRACTOR, Subcontractor(s), or Sub-subcontractor(s) consisting of:

5.3.1. Worker's Compensation Insurance including Employer's Liability to cover employee injuries or disease compensable under the Worker's Compensation Statutes of the states in which work is conducted under this Contract; disability benefit laws, if any; or Federal Compensation Acts such as U.S. Longshoremen or Harbor Workers, Maritime Employment, or Railroad Compensation Act(s), if applicable. Self-insurance plans approved by the regulatory authorities in the state in which work on this Project is performed are acceptable.

5.3.2. A Comprehensive General Liability policy to cover bodily injury to persons other than employees and for damage to tangible property, including loss of use thereof, including the following exposures:

(a) all premises and operations;
(b) explosion, collapse, and underground damage;
(c) CONTRACTOR's Protective Coverage for independent CONTRACTORS and subcontractors employed by him;
(d) Contractual Liability for the obligation assumed in the indemnification or hold harmless agreement found in the General Conditions section of this Contract;
(e) the usual Personal Injury Liability endorsement with no exclusions pertaining to employment;
(f) products and completed operations coverage -- this coverage shall extend through the Contract Guarantee period.

5.3.3. A Comprehensive Automobile Liability policy to cover bodily injury and property damage arising out of the ownership, maintenance, or use of any motor vehicle, including owned, non-owned, and hired vehicles. In light of standard policy provisions concerning:

(a) loading and unloading; and
(b) definitions pertaining to motor vehicles licensed for road use vs. unlicensed or self-propelled construction equipment, it is strongly recommended that the Comprehensive General Liability and the Comprehensive Auto Liability be written by the same insurance carrier, though not necessarily in one policy.

5.3.4. The CONTRACTOR will purchase for the OWNER an OWNER's Protective Liability policy to protect the OWNER, the ENGINEER, their consultants, agents, employees, and such public corporations in whose jurisdiction the work is located for their contingent liability for work performed by the CONTRACTOR, the Subcontractor(s), and the Sub-subcontractor(s) under this Contract.

5.3.5. The CONTRACTOR shall purchase a Builder's Risk-Installation Floater in a form acceptable to the OWNER covering property of the Project for the full cost of replacement as of the time of any loss which shall include as named insureds:

(a) the CONTRACTOR;
(b) all Subcontractors;
(c) all Sub-subcontractors;
(d) the OWNER, the ENGINEER(s) or Architect(s);

as their respective interests may prove to be at the time of loss, covering insurable property which is the subject of this Contract, whether in place, stored at the job site, stored elsewhere, or in transit at the risk of the insured(s). Coverage shall be effected on an "All Risk" form including, but not limited to, the perils of fire, wind, vandalism, collapse, theft, and earthquake, with exclusions normal to the coverage. The CONTRACTOR may arrange for such deductibles as he deems to be within his ability of self-assume, but he will be held solely responsible for the amount of such deductible and for any non-insurance penalties. Any insured loss shall be adjusted with the OWNER and the CONTRACTOR and paid to the OWNER and CONTRACTOR as trustee for the other insureds.

5.3.6. Umbrella or Excess Liability: The OWNER or its representative may, for certain projects, require limits higher than those stated in Paragraph 5.4. which follows. The CONTRACTOR is granted the option of arranging coverage under a single policy for the full limit required or by a combination of underlying policies with the balance provided by an Excess or Umbrella Liability policy equal to the total limit(s) requested. Umbrella or Excess policy wording shall be at least as broad as the primary or underlying policy(ies) and shall apply both to the CONTRACTOR's general liability and to his automobile liability insurance.

5.3.7. Railroad Protective Liability: Where such an exposure exists, the CONTRACTOR will provide coverage in the name of each railroad company having jurisdiction over rights-of-way across which work under the Contract is to be performed. The form of policy and the limits of liability shall be determined by the railroad company(ies) involved. See Supplemental General Conditions for limits and coverage requested.

Limits of Liability

5.4. The required limits of liability for insurance coverages requested in Paragraph 5.3 shall be NOT LESS than the following:

5.4.1. Worker's Compensation:

Coverage A - Compensation	Statutory
Coverage B - Employer's Liability	$500,000

5.4.2. Comprehensive General Liability:

Bodily Injury - Each Occurrence	$1,000,000
Bodily Injury - Aggregate (Completed Operations)	$1,000,000
Property Damage - Each Occurrence	$500,000
Property Damage - Aggregate	$1,000,000
or Combined Single Limit	$2,000,000

5.4.3. Comprehensive Automobile Liability:

Bodily Injury	$500,000
Property Damage	$200,000
or Combined Single Limit	$1,000,000

5.4.4. OWNER's Protective:

Bodily Injury - Each Occurrence	$1,500,000
Property Damage - Each Occurrence	$500,000
Property Damage - Aggregate	$1,000,000
or Combined Single Limit	$2,000,000

5.4.5. Builder's Risk-Installation Floater: Replacement Cost at Time of Loss

5.4.6. Umbrella or Excess Liability: $3,000,000

Insurance - Other Requirements

5.5. The following conditions shall also be required in regard to insurance coverage.

5.5.1. Notice of Cancellation or Intent Not to Renew: Policies will be endorsed to provide that at least 30 days written notice of cancellation or of intent not to renew shall be given to the OWNER and to the ENGINEER.

5.5.2. Evidence of Coverage: Prior to commencement of the work, the CONTRACTOR shall furnish to the OWNER, Certificates of Insurance in force on the OWNER's form of certificate provided. Other forms of certificate are acceptable only if:

(a) they include all of the items prescribed in the OWNER's form of certificate, including agreement to cancellation provisions outlined in Paragraph 5.5.1. above; and

(b) they have written approval of the OWNER and the ENGINEER. The OWNER reserves the right to request complete copies of policies if deemed necessary to ascertain details of coverage not provided by the certificates. Such policy copies shall be "originally signed copies," and so designated.

5.5.3. Evidence of Insurance Required for the CONTRACTOR:

(1) Worker's Compensation and Employer's Liability Comprehensive General Liability including:

(a) all premises and operations;
(b) explosion, collapse, and underground damage;
(c) CONTRACTOR's Protective;

(d) Contractual Liability for obligations assumed in the Indemnification-Hold Harmless Agreement of this Contract;
(e) Personal Injury Liability;
(f) products and completed operations;

(2) Comprehensive Automobile Liability including owned, non-owned, and hired vehicles

(3) Umbrella or Excess Liability

5.5.4. Evidence of Insurance Required for the OWNER:

(a) OWNER's Protective Liability which names as insured(s) the OWNER, OWNER'S REPRESENTATIVE the ENGINEER(s), their consultants, agents, employees, and such public corporations in whose jurisdiction the work is located.

5.5.5. Evidence of Insurance Required for the CONTRACTOR and the OWNER:

(a) Builder's Risk-Installation Floater which names as insured(s) the OWNER; OWNER'S REPRESENTATIVE; the ENGINEER(s); their consultants, agents, and employees; the CONTRACTOR and all Subcontractors.

5.5.6. Qualification of Insurers: In order to determine financial strength and reputation of insurance carriers, all companies providing the coverages required shall be licensed or approved by the Insurance Bureau of the State of Michigan and shall have a financial rating not lower than XI and a Policyholder's service rating no lower than B+ as listed in A.M. Best's Key Rating Guide, current edition. Companies with ratings lower than B+:XI will be acceptable only upon written consent of the OWNER.

Additional Bonds and Insurance

5.6. Prior to delivery of the executed Agreement by OWNER to CONTRACTOR, OWNER may require CONTRACTOR to furnish such other bonds and such additional insurance, in such form and with such sureties or insurers as OWNER may require. If such other bonds or such other insurance is specified by written instructions given prior to Opening of Bids, the premiums shall be paid by CONTRACTOR; if subsequent thereto, they shall be paid by OWNER (except as otherwise provided in Article 11).

ARTICLE 6 - CONTRACTOR'S RESPONSIBILITIES

Supervision and Superintendence

6.1. CONTRACTOR shall supervise and direct the work efficiently and with his best skill and attention. He shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction, but he shall not be solely responsible for the negligence of others in the design or selection of a specific means, method, technique, sequence, or procedure of construction which is indicated in and required by the Contract Documents. CONTRACTOR shall be responsible to see that the finished work complies accurately with the Contract Documents.

6.2. CONTRACTOR shall keep on the work site at all times during its progress a competent resident superintendent, who shall not be replaced without written notice to OWNER and ENGINEER except under extraordinary circumstances. The superintendent will be CONTRACTOR's representative at the site and shall have authority to act on behalf of the CONTRACTOR. All communications given to the superintendent shall be as binding as if given to CONTRACTOR.

Labor, Materials, and Equipment

6.3. CONTRACTOR shall provide competent, suitably qualified personnel to survey and lay out the work and perform construction as required by the Contract Documents. He shall at all times maintain good discipline and order at the site.

6.4. CONTRACTOR shall furnish all materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water and sanitary facilities and all other facilities and incidentals necessary for the execution, testing, initial operation, and completion of the work.

6.5. All materials and equipment shall be new, except as otherwise provided in the Contract Documents. If required by ENGINEER, CONTRACTOR shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

6.6. All materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the instructions of the applicable manufacturer, fabricator, or processors, except as otherwise provided in the Contract Documents.

Substitute Materials or Equipment

6.7. Whenever a material, article, or piece of equipment is identified on the Drawings or Specifications by reference to brand name or catalog number, it shall be understood that this is referenced for the purpose of defining the performance or other salient requirements and that other products of equal capacities, quality, and function may be considered.

The CONTRACTOR may recommend the substitution of a material, article, or piece of equipment of equal substance and function for those referred to in the Contract Documents by reference to brand name or catalog number, and if, in the opinion of the ENGINEER, such material, article, or piece of equipment is of equal substance and function to that specified, the ENGINEER may approve its substitution and use by the CONTRACTOR. Any cost differential shall be deductible from the Contract Price and the Contract Documents shall be appropriately modified by Change Order. The CONTRACTOR warrants that if substitutes are approved, no major changes in the function or general design of the project will result. Incidental changes or extra component parts required to accommodate the substitute will be made by the CONTRACTOR without a change in the Contract Price or Contract Time.

Concerning Subcontractors

6.8. CONTRACTOR shall not employ any Subcontractor or other person or organization (including those who are to furnish the principal items of materials or equipment), whether initially or as a substitute, against whom OWNER or ENGINEER may have reasonable objection. A Subcontractor or other person or organization identified in writing to OWNER and ENGINEER prior to the Notice of Award will be deemed acceptable to OWNER and ENGINEER. Acceptance of any Subcontractor, other person, or organization by OWNER or ENGINEER shall not constitute a waiver of any right of OWNER or ENGINEER to reject defective work or work not in conformance with the Contract Documents. If OWNER or ENGINEER after due investigation has reasonable objection to any Subcontractor, other person or organization proposed by CONTRACTOR after the Notice of Award, CONTRACTOR shall submit an acceptable substitute and the Contract Price shall be increased or decreased by the difference in cost occasioned by such substitution, and an appropriate Change Order shall be issued. CONTRACTOR shall not be required to employ any Subcontractor, other person or organization against whom he has reasonable objection. CONTRACTOR shall not without the consent of OWNER and ENGINEER make any substitution for any CONTRACTOR, other person, or organization who has been accepted by OWNER and ENGINEER unless ENGINEER determines that there is good cause for doing so.

Nothing contained in these Contract Documents shall create any contractual relationship between the OWNER or ENGINEER and any Subcontractor or Sub-Subcontractor.

6.9. CONTRACTOR shall be fully responsible for all acts and omissions of his Subcontractors and of persons and organizations directly or indirectly employed by them and of persons and organizations for whose acts any of them may be liable to the same extent that he is responsible for the acts and omissions of persons directly employed by him. Nothing in the Contract Documents shall create any contractual relationship between OWNER or ENGINEER and any Subcontractor or other person or organization having a direct contract with CONTRACTOR, nor shall it create any obligation on the part of OWNER or ENGINEER to pay or to see to the payment of any monies due any Subcontractor or other person or organization, except as may otherwise be required by law. OWNER or ENGINEER may furnish to any Subcontractor or other person or organization, to the extent practicable, evidence of amounts paid to CONTRACTOR on account of specific work done in accordance with the Schedule of Values.

6.10. The divisions and sections of the Specifications and the identifications of any drawings shall not control CONTRACTOR in dividing the work among Subcontractors or delineating the work to be performed by any specific trade.

6.11. CONTRACTOR agrees to bind specifically every Subcontractor to the applicable terms and conditions of the Contract Documents for the benefit of OWNER.

6.12. All work performed for CONTRACTOR by a Subcontractor shall be pursuant to an appropriate agreement between CONTRACTOR and the Subcontractor which shall contain provisions that waive all rights the contracting parties may have against one another for damages caused by fire or other perils covered by insurance provided in accordance with Article 5 of these General Conditions, except such rights as they may have to the proceeds of such insurance held by OWNER as trustee under Paragraph 5.3.5.

Patent Fees and Royalties

6.13. CONTRACTOR shall pay all license fees and royalties and assume all costs incident to the use in the performance of the work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product, or device is specified in the Contract Documents for use in the performance of the work and if to the actual knowledge of OWNER or ENGINEER its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by OWNER in the Contract Documents. CONTRACTOR shall indemnify and hold harmless OWNER and ENGINEER and anyone directly or indirectly employed by either of them from and against all claims, damages, losses and expenses (including attorney's fees) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the work or resulting from the incorporation in the work of any invention, design, process, product or device not specified in the Contract Documents, and shall defend all such claims in connection with any alleged infringement of such rights.

Permits

6.14. CONTRACTOR shall obtain and pay for all construction permits and licenses and shall pay all governmental charges and inspection fees necessary for the prosecution of the work, which are applicable at the time of his Bid. OWNER shall assist CONTRACTOR, when necessary, in obtaining such permits and licenses. CONTRACTOR shall also pay all public utility charges.

Laws and Regulations

6.15. CONTRACTOR shall give all notices and comply with all laws, ordinances, rules and regulations applicable to the work. If CONTRACTOR observes that the Specifications or Drawings are at variance therewith, he shall give ENGINEER prompt written notice thereof, and any necessary changes shall be adjusted by an appropriate Modification. If CONTRACTOR performs any work knowing it to be contrary to such laws, ordinances, rules, and regulations, and without such notice to ENGINEER, he shall bear all costs arising therefrom; however, it shall not be his primary responsibility to make certain that the Specifications and Drawings are in accordance with such laws, ordinances, rules, and regulations.

Taxes

6.16. CONTRACTOR shall pay all sales, consumer use, and other Federal, State and Local taxes required to be paid by him in accordance with the law of the place where the work is to be performed.

Use of Premises

6.17. CONTRACTOR shall confine his equipment, the storage of materials and equipment, and the operations of his workmen to areas permitted by law, ordinances, permits, or the requirements of the Contract Documents, and shall not unreasonably encumber the premises with materials or equipment. CONTRACTOR shall restore the areas to their original condition.

6.18. CONTRACTOR shall not load nor permit any part of any structure to be loaded with weights that will endanger the structure, nor shall he subject any part of the work to stresses or pressures that will endanger it.

Record Drawings

6.19. CONTRACTOR shall keep one record copy of all Specifications, Drawings, Addenda, Modifications, and Shop Drawings at the site in good order and annotated to show all changes made during the construction process. These shall be available to ENGINEER and shall be delivered to him for OWNER upon completion of the Project. (Note: Further provisions in respect of such record Drawings may be included in the General Requirements (Division 1).)

Safety and Protection

6.20. CONTRACTOR shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. He shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:

(a) all employees on the work and other persons who may be affected thereby;

(b) all the work and all materials or equipment to be incorporated therein, whether in storage on or off the site;

(c) other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation or replacement in the course of construction.

CONTRACTOR shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss. He shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards

for its safety and protection. He shall notify owners of adjacent utilities when prosecution of the work may affect them. All damage, injury or loss to any property referred to in Paragraph 6.20(b) or 6.20(c) caused, directly or indirectly, in whole or in part, by CONTRACTOR, any Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by CONTRACTOR; except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of OWNER or ENGINEER or anyone employed by either of them or anyone for whose acts either of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of CONTRACTOR. CONTRACTOR's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and ENGINEER has issued a notice to OWNER and CONTRACTOR in accordance with Paragraph 14.13 that work is acceptable.

6.21. CONTRACTOR shall designate a responsible member of his organization at the site whose duty shall be the prevention of accidents. This person shall be CONTRACTOR's superintendent unless otherwise designated in writing by CONTRACTOR to OWNER.

6.22. Neither OWNER nor ENGINEER shall be responsible for safety on the job. It is the CONTRACTOR's sole responsibility to comply with the rules and regulations of the Occupational Safety and Health Act (OSHA).

Emergencies

6.23. In emergencies affecting the safety of persons or the work or property at the site or adjacent thereto, CONTRACTOR without special instruction or authorization from ENGINEER or OWNER, is obligated to act, at his discretion, to prevent threatened damage, injury, or loss. He shall give ENGINEER prompt written notice of any significant changes in the work or deviations from the Contract Documents caused thereby, and a Change Order shall thereupon be issued covering the changes and deviations involved. If CONTRACTOR believes that additional work done by him in an emergency which arose from causes beyond his control entitles him to an increase in the Contract Price or an extension of the Contract Time, he may make a claim therefor as provided in Articles 11 and 12.

Shop Drawings and Samples

6.24. After checking and verifying all field measurements, CONTRACTOR shall submit to ENGINEER for approval, in accordance with the accepted schedule of Shop Drawing submissions (see paragraph 2.8) five copies (or at ENGINEER's option, one reproducible copy) of all Shop Drawings, which shall have been checked by and stamped with the approval of CONTRACTOR and identified as ENGINEER may require. The data shown on the Shop Drawings will be complete with respect to dimensions, design criteria, materials of construction, and the like to enable ENGINEER to review the information as required.

6.25. CONTRACTOR shall also submit to ENGINEER for approval with such promptness as to cause no delay in work, all samples required by the Contract Documents. All samples will have been checked by and stamped with the approval of CONTRACTOR, identified clearly as to material, manufacturer, any pertinent catalog numbers, and the use for which intended.

6.26. At the time of each submission, CONTRACTOR shall in writing call ENGINEER's attention to any deviations that the Shop Drawing or sample may have from the requirements of the Contract Documents.

6.27. ENGINEER will review and approve with reasonable promptness Shop Drawings and samples, but his review and approval shall be only for conformance with the design concept of the Project and for compliance with the information given in the Contract Documents. The approval of a separate item as such will not indicate approval of the assembly in which the item functions. CONTRACTOR shall make any corrections required by ENGINEER and shall return the required number of correct copies of Shop Drawings and resubmit new samples, until approved. CONTRACTOR shall direct specific attention in writing or on

resubmitted Shop Drawings to revisions other than the corrections called for by ENGINEER on previous submissions. CONTRACTOR's stamp of approval on any Shop Drawing or sample shall constitute a representation to OWNER and ENGINEER that CONTRACTOR has either determined and verified all quantities, dimensions, field construction criteria, materials, catalog numbers, and similar data or he assumes full responsibility for doing so, and that he has reviewed or coordinated each Shop Drawing or sample with the requirements of the work and the Contract Documents.

6.28. Where a Shop Drawing or sample submission is required by the Specifications, no related work shall be commenced until the submission has been approved by ENGINEER. A copy of each approved Shop Drawing and each approved sample shall be kept in good order by CONTRACTOR at the site and shall be available to ENGINEER.

6.29. ENGINEER's approval of Shop Drawings or samples shall not relieve CONTRACTOR from his responsibility for any deviations from the requirements of the Contract Documents unless CONTRACTOR has in writing called ENGINEER's attention to such deviation at the time of submission and ENGINEER has given written approval to the specific deviation, nor shall any approval by ENGINEER relieve CONTRACTOR from responsibility for errors or omissions in the Shop Drawings.

(Note: Further provisions in respect to Shop Drawings and samples may be included in the General Requirements (Division 1).)

Cleaning

6.30. CONTRACTOR shall keep the premises free from accumulations of waste materials, rubbish and other debris resulting from the work, and at the completion of the work he shall remove all waste materials, rubbish, and debris from and about the premises as well as all tools, construction equipment and machinery, and surplus materials, and shall leave the site clean and ready for occupancy by OWNER. CONTRACTOR shall restore to their original condition those portions of the site not designated for alteration by the Contract Documents. (Note: Further provisions in respect of cleaning may be included in the General Requirements (Division 1).)

Indemnification

6.31. CONTRACTOR shall indemnify and hold harmless OWNER and ENGINEER and their agents, directors, officers, and employees from and against all claims, damages, losses and expenses including attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense is:

(a) attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom; and

(b) caused in whole or in part by any negligent act or omission of CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

6.32. In any and all claims against OWNER or ENGINEER or any of their agents or directors, officers, and employees by any employee of CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under Paragraph 6.31 shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for CONTRACTOR, or any Subcontractor under Worker's Compensation Acts, disability benefit acts, or other employee benefit acts.

6.33. The obligations of CONTRACTOR under Paragraph 6.30 shall not extend to the liability of ENGINEER, his agents or directors, officers, and employees arising out of:

(a) the preparation of approval of maps, Drawings, opinions, reports, surveys, Change Orders, designs, or Specifications; or

(b) the giving of or the failure to give directions or instructions by ENGINEER, his agents or directors, officers and employees provided such giving or failure to give is the primary cause of injury or damage.

ARTICLE 7 - WORK BY OTHERS

7.1. OWNER may perform additional work related to the Project by himself, or he may let other direct contracts therefor which shall contain General Conditions similar to these. CONTRACTOR shall afford the other CONTRACTORS who are parties to such direct contracts (or OWNER, if he is performing the additional work himself), reasonable opportunity for the introduction and storage of materials and equipment and the execution of work and shall properly connect and coordinate his work with theirs.

7.2. If any part of CONTRACTOR's work depends for proper execution or results upon the work of any such other CONTRACTOR (or OWNER), CONTRACTOR shall inspect and promptly report to ENGINEER in writing any defects or deficiencies in such work that render it unsuitable for such proper execution and results. His failure so to report shall constitute an acceptance of the other work as fit and proper for the relationship of his work except as to defects and deficiencies which may appear in the other work after the execution of his work.

7.3. CONTRACTOR shall do all cutting, fitting, and patching of his work that may be required to make its several parts come together properly and fit it to receive or be received by such other work. CONTRACTOR shall not endanger any work of others by cutting, excavating, or otherwise altering their work and will only cut or alter their work with the written consent of ENGINEER and of the other CONTRACTORS whose work will be affected.

7.4. If the performance of additional work by other CONTRACTORS or OWNER is not noted in the Contract Documents prior to the execution of the contract, written notice thereof shall be given to CONTRACTOR prior to starting any such additional work. If CONTRACTOR believes that the performance of such additional work by OWNER or others involves him in additional expense or entitles him to an extension of the Contract Time, he may make a claim therefor as provided in Articles 11 and 12.

ARTICLE 8 - OWNER'S RESPONSIBILITIES

8.1. OWNER shall issue all communications to CONTRACTOR through ENGINEER.

8.2. In case of termination of the employment of ENGINEER, OWNER shall appoint an engineer against whom CONTRACTOR makes no reasonable objection, whose status under the Contract Documents shall be that of the former ENGINEER. Any dispute in connection with such appointment shall be subject to arbitration.

8.3. OWNER shall furnish the data required of him under the Contract Documents promptly and shall make payments to CONTRACTOR promptly after they are due as provided in Paragraphs 14.4 and 14.13.

8.4. OWNER's duties in respect to providing lands and easements and providing engineering surveys to establish reference points are set forth in Paragraphs 4.1 and 4.4. Paragraph 4.2 refers to OWNER's identifying and making available to CONTRACTOR copies of surveys and investigation reports of subsurface

and latent physical conditions at the site or otherwise affecting performance of the work which have been relied upon by ENGINEER in preparing the Drawings and Specifications.

8.5. OWNER's responsibilities in respect of liability and property insurance are set forth in Article 5.

8.6. In addition to his rights to request changes in the work in accordance with Article 10, OWNER (especially in certain instances as provided in Paragraph 10.4) shall be obligated to execute Change Orders.

8.7. OWNER's responsibility in respect of certain inspections, tests, and approvals is set forth in Paragraph 13.2.

8.8. In connection with OWNER's right to stop work or suspend work, see Paragraphs 13.8 and 15.1. Paragraph 15.2 deals with OWNER's right to terminate services of CONTRACTOR under certain circumstances.

ARTICLE 9 - ENGINEER'S STATUS DURING CONSTRUCTION

OWNER's Representative

9.1. ENGINEER will be OWNER's representative during the construction period. The duties and responsibilities and the limitations of authority of ENGINEER as OWNER's representative during construction are set forth in Articles 1 through 17 of these General Conditions and shall not be extended without written consent of OWNER and ENGINEER.

Visits to Site

9.2. ENGINEER will make periodic visits to the site to observe the progress and quality of the executed work and to determine, in general, if the work is proceeding in accordance with the Contract Documents. He will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work. His efforts will be directed toward providing assurance for OWNER that the completed Project will conform to the requirements of the Contract Documents. On the basis of his on-site observations as an experienced and qualified design professional, he will keep OWNER informed of the progress of the work and will endeavor to guard OWNER against defects and deficiencies in the work of CONTRACTORS.

Clarifications and Interpretations

9.3. ENGINEER will issue with reasonable promptness such written clarifications or interpretations of the Contract Documents (in the form of Drawings or otherwise) as he may determine necessary, which shall be consistent with or reasonably inferable from the overall intent of the Contract Documents. If CONTRACTOR believes that a written clarification and interpretation entitles him to an increase in the Contract Price, he may make a claim therefor as provided in Article 11.

Rejecting Defective Work

9.4. ENGINEER will have authority to disapprove or reject work which is "defective" (which term is hereinafter used to describe work that is unsatisfactory, faulty, or defective, or does not conform to the requirements of the Contract Documents or does not meet the requirements of the inspection, test, or approval referred to in Paragraph 13.2 or has been damaged prior to approval of final payment). He will also have authority to require special inspection or testing of the work as provided in Paragraph 13.7, whether or not the work is fabricated, installed, or completed.

Shop Drawings, Change Orders, and Payments

9.5. In connection with ENGINEER's responsibility for Shop Drawings and samples, see Paragraphs 6.23 through 6.28 inclusive.

9.6. In connection with ENGINEER's responsibility for Change Orders, see Articles 10, 11, and 12.

9.7. In connection with ENGINEER's responsibilities in respect of Applications for Payment, etc., see Article 14.

Resident Project Representatives

9.8. If the OWNER authorizes the ENGINEER, the ENGINEER shall provide one or more full-time resident project representatives to assist the ENGINEER in carrying out his responsibilities at the site. The duties, responsibilities, and limitation of authority of any such resident project representative shall be to endeavor to further protect the OWNER against defects and deficiencies in the work. But the furnishing of such resident project representatives shall not make the ENGINEER responsible for construction means, methods, techniques, sequences, or procedures or for any safety precautions or programs in connection with the work.

Decisions on Disagreements

9.9. ENGINEER will be the interpreter of the requirements of the Contract Documents and the judge of the performance thereunder. In his capacity as interpreter and judge he will exercise his best efforts to insure faithful performance by both OWNER and CONTRACTOR. He will not show partiality to either and will not be liable for the result of any interpretation or decision rendered in good faith. Claims, disputes, and other matters relating to the execution and progress of the work or the interpretation of or performance under the Contract Documents shall be referred to ENGINEER for decision, which he will render in writing within a reasonable time.

Limitations on Engineer's Responsibilities

9.10. Neither ENGINEER's authority to act under this Article 9 or elsewhere in the Contract Documents nor any decision made by him in good faith either to exercise or not exercise such authority shall give rise to any duty or responsibility of ENGINEER to CONTRACTOR, any Subcontractor, any materialman, fabricator, supplier, or any of their agents or employees or any other person performing any of the work.

9.11. ENGINEER will not be responsible for CONTRACTOR's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, and he will not be responsible for CONTRACTOR's failure to perform the work in accordance with the Contract Documents.

9.12. ENGINEER will not be responsible for the acts or omissions of CONTRACTOR or any Subcontractors, or any of his or their agents or employees, or any other persons at the site or otherwise performing any of the work.

ARTICLE 10 - CHANGES IN THE WORK

10.1. Without invalidating the Agreement, OWNER may, at any time or from time to time, order additions, deletions, or revisions in the work; these will be authorized by Change Orders. Upon receipt of a Change

Order, CONTRACTOR shall proceed with the work involved. All such work shall be executed under the applicable conditions of the Contract Documents. If any Change Order causes an increase or decrease in the Contract Price or an extension or shortening of the Contract Time, an equitable adjustment will be made as provided in Article 11 or Article 12 on the basis of a claim made by either party.

10.2. ENGINEER may authorize minor changes or alterations in the work not involving extra cost and not inconsistent with the overall intent of the Contract Documents. These may be accomplished by a Field Order. If CONTRACTOR believes that any minor change or alteration authorized by ENGINEER entitles him to an increase in the Contract Price, he may make a claim therefor as provided in Article 11.

10.3. Additional work performed by CONTRACTOR without authorization of a Change Order will not entitle him to an increase in the Contract Price or an extension of the Contract Time, except in the case of an emergency and as provided in Paragraphs 10.2 and 13.7.

10.4. OWNER shall execute appropriate Change Orders prepared by ENGINEER covering changes in the work to be performed as provided in Paragraph 4.3, and work performed in an emergency as provided in Paragraph 6.23 and any other claim of CONTRACTOR for a change in the Contract Time or the Contract Price which is approved by ENGINEER.

10.5. It is CONTRACTOR's responsibility to notify his Surety of any changes affecting the general Scope of Work or change in the Contract Price and the amount of the applicable bonds shall be adjusted accordingly. CONTRACTOR shall furnish proof of such adjustment to OWNER.

ARTICLE 11 - CHANGE OF CONTRACT PRICE

11.1. The Contract Price constitutes the total compensation payable to CONTRACTOR for performing the work. All duties, responsibilities, and obligations assigned to or undertaken by CONTRACTOR shall be at his expense without change in the Contract Price.

11.2. The Contract Price may only be changed by a Change Order. Any claim for an increase in the Contract Price shall be based on written notice delivered to OWNER and ENGINEER within fifteen days of the occurrence of the event giving rise to the claim. Notice of the amount of the claim with supporting data shall be delivered within forty-five days of such occurrence unless ENGINEER allows an additional period of time to ascertain accurate cost data. Any claims, not delivered to OWNER or ENGINEER within forty-five days or within any additional period allowed by ENGINEER in writing, shall be forfeited by the CONTRACTOR and shall not be honored by the OWNER. All claims for adjustments in the Contract Price shall be determined by ENGINEER if OWNER and CONTRACTOR cannot otherwise agree on the amount involved. Any change in the Contract Price resulting from any such claim shall be incorporated in a Change Order.

11.3. The value of any work covered by a Change Order or of any claim for an increase or decrease in the Contract Price shall be determined in one of the following ways:

(a) where the work involved is covered by unit prices contained in the Contract Documents, by application of unit prices to the quantities of the items involved;

(b) by mutual acceptance of a lump sum;

(c) on the basis of the Cost of the Work (determined as provided in Paragraph 11.4.).

Cost of the Work

11.4. The term Cost of the Work means the sum of all costs necessarily incurred and paid by the CONTRACTOR in the proper performance of the work. Except as may be otherwise agreed to in writing by OWNER, such costs shall be in amounts no higher than those prevailing in the locality of the Project, shall include only the following items and shall not include any of the costs itemized in Paragraph 11.5.

11.4.1. Payroll costs for employees in the direct employ of CONTRACTOR in the performance of the work under schedules of job classifications agreed upon by OWNER and CONTRACTOR: Payroll costs for employees not employed full time on the work shall be apportioned on the basis of their time spent on the work. Payroll costs shall include, but not be limited to salaries and wages plus the cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, worker's compensation, health and retirement benefits, bonuses, sick leave, vacation and holiday pay applicable thereto. Such employees shall include superintendents and foremen at the site. The expenses of performing work after regular working hours, on Sunday or legal holidays shall be included in the above to the extent authorized by the OWNER.

11.4.2. Cost of all materials and equipment furnished and incorporated in the work, including costs of transportation and storage thereof, and manufacturers' field services required in connection therewith: All cash discounts shall accrue to CONTRACTOR unless OWNER deposits funds with CONTRACTOR with which to make payments, in which case the cash discounts shall accrue to OWNER. All trade discounts, rebates and refunds, and all returns from sale of surplus materials and equipment shall accrue to OWNER, and CONTRACTOR shall make provisions so that they may be obtained.

11.4.3. Payments made by CONTRACTOR to the Subcontractors for work performed by Subcontractors: If required by OWNER, CONTRACTOR shall obtain competitive bids from Subcontractors acceptable to him and shall deliver such bids to OWNER who will then determine with the advice of ENGINEER, which bids will be accepted. If a subcontract provides that the Subcontractor is to be paid on the basis of Cost of the Work Plus a Fee, the Cost of the Work shall be determined in accordance with Paragraphs 11.4 and 11.5. All subcontracts shall be subject to the other provisions of the Contract Documents insofar as applicable.

11.4.4. Costs of special consultants (including, but not limited to, ENGINEERS, architects, testing laboratories, surveyors, lawyers, and accountants) employed for services specifically related to the work.

11.4.5. Supplemental costs including the following:

(a) The proportion of necessary transportation, traveling and subsistence expenses of CONTRACTOR's employees incurred in discharge of duties connected with the work;

(b) Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workmen, which are consumed in the performance of the work, and cost less market value of such items used but not consumed which remain the property of CONTRACTOR;

(c) Sales, use or similar taxes related to the work, and for which CONTRACTOR is liable, imposed by any governmental authority;

(d) Deposits lost for causes other than CONTRACTOR's negligence, royalty payments and fees for permits and licenses;

(e) Losses, damages and expenses, not compensated by insurance or otherwise, sustained by CONTRACTOR in connection with the execution of and to the work, provided they have resulted from causes other than the negligence of CONTRACTOR, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses shall include settlements made with the written consent and approval of OWNER. No such losses,

damages and expenses shall be included in the Cost of the Work for the purpose of determining CONTRACTOR's Fee. If, however, any such loss or damage requires reconstruction and CONTRACTOR is placed in charge thereof, he shall be paid for his services a fee proportionate to that stated in Paragraph 11.6.2;

(f) The cost of utilities, fuel and sanitary facilities at the site;

(g) Minor expenses such as telegrams, long distance telephone calls, telephone service at the site, expressage and similar petty cash items in connection with the work;

(h) Cost of premiums for bonds and insurance which OWNER is required to pay.

11.5. The term Cost of the Work shall not include any of the following:

11.5.1. Payroll costs and other compensation of CONTRACTOR's officers, executives, principals (of partnership and sole proprietorships), general managers, ENGINEERS, architects, estimators, lawyers, auditors, accountants, purchasing and contracting agents, expeditors, timekeepers, clerks and other personnel employed by CONTRACTOR whether at the site or in his principal or a branch office for general administration of the work and not specifically included in the schedule referred to in Subparagraph 11.4.1. -- all of which are to be considered administrative costs covered by the CONTRACTOR's Fee.

11.5.2. Expenses of CONTRACTOR's principal and branch offices other than his office at the site.

11.5.3. Any part of CONTRACTOR's capital expenses, including interest on CONTRACTOR's capital employed for the work and charges against CONTRACTOR for delinquent payments.

11.5.4. Cost of premiums for all bonds and for all insurance policies whether or not CONTRACTOR is required by the Contract Documents to purchase and maintain the same (except as otherwise provided in Subparagraph 11.4.5(h).).

11.5.5. Costs due to the negligence of CONTRACTOR, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective work, disposal of materials or equipment wrongly supplied, and making good any damage to property.

11.5.6. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in Paragraph 11.4.

11.5.7. Temporary shut down of work due to unknown existing condition. CONTRACTOR shall not charge OWNER for equipment of labor for idled operations due to unforseen condition at the work site.

CONTRACTOR's Fee

11.6. The CONTRACTOR's Fee which shall be allowed to CONTRACTOR for his overhead and profit shall be determined as follows:

11.6.1. A fixed mutually acceptable. If no mutually acceptable fixed fee can be agreed upon, then,

11.6.2. A fee based on the following percentages of the various portions of the Cost of the Work:

(a) for costs incurred under Paragraphs 11.4.1. and 11.4.2.; the CONTRACTOR's Fee shall be ten (10) percent;

(b) for costs incurred under Paragraph 11.4.3., the CONTRACTOR's Fee shall be five (5) percent; and if a subcontract is on the basis of Cost of the Work Plus a Fee, the maximum allowable to the Subcontractor as a fee for overhead and profit shall be ten (10) percent; and

(c) no fee shall be payable on the basis of costs itemized under Paragraphs 11.4.4., 11.4.5., and 11.5.

11.7. The amount of credit to be allowed by CONTRACTOR to OWNER for any such change which results in a net decrease in cost, will be the amount of the actual net decrease. When both additions and credits are involved in any one change, the combined overhead and profit shall be figured on the basis of the net increase, if any.

11.8. Whenever the cost of any work is to be determined pursuant to Paragraphs 11.4 and 11.5, CONTRACTOR will submit in form prescribed by ENGINEER an itemized cost breakdown together with supporting data.

Cash Allowances

11.9. It is understood that CONTRACTOR has included in the Contract Price all allowances so named in the Contract Documents and shall cause the work so covered to be done by such materialmen, suppliers, or Subcontractors and for such sums within the limit of the allowances as ENGINEER may approve. Upon final payment, the Contract Price shall be adjusted as required and an appropriate Change Order issued. CONTRACTOR agrees that the original Contract Price includes such sums as he deems proper for costs and profit on account of cash allowances. No demand for additional cost or profit in connection therewith will be allowed.

ARTICLE 12 - CHANGE OF THE CONTRACT TIME

12.1. The Contract Time may only be changed by a Change Order. Any claim for an extension in the Contract Time shall be based on written notice delivered to OWNER and ENGINEER within fifteen days of the occurrence of the event giving rise to the claim. Notice of the extent of the claim with supporting data shall be delivered within forty-five days of such occurrence unless ENGINEER allows an additional period of time to ascertain more accurate data. All claims for adjustment in the Contract Time shall be determined by ENGINEER if OWNER and CONTRACTOR cannot otherwise agree. Any change in the Contract Time resulting from any such claim shall be incorporated in a Change Order.

12.2. The Contract Time will be extended in an amount equal to time lost due to delays beyond the control of CONTRACTOR if he makes a claim therefor as provided in Paragraph 12.1. Such delays shall include, but not be restricted to, acts or neglect by any separate CONTRACTOR employed by OWNER, fires, floods, labor disputes, epidemics, abnormal weather conditions, or Acts of God.

12.3. All time limits stated in the Contract Documents are of the essence of the Agreement. The provisions of this Article 12 shall not exclude recovery for damages (including compensation for additional professional services) for delay by either party.

ARTICLE 13 - WARRANTY AND GUARANTEE; TESTS AND INSPECTIONS; CORRECTION, REMOVAL, OR ACCEPTANCE OF DEFECTIVE WORK

Warranty and Guarantee

13.1. CONTRACTOR warrants and guarantees to OWNER and ENGINEER that all materials and equipment will be new unless otherwise specified and that all work will be of good quality and free from faults or defects and in accordance with the requirements of the Contract Documents and of any inspections, tests, or approvals referred to in Paragraph 13.2. All unsatisfactory work, all faulty or defective work, and all work not conforming to the requirements of the Contract Documents at the time of acceptance thereof or of such inspections, tests, or approvals, shall be considered defective. Prompt notice of all defects shall be given to CONTRACTOR. All defective work, whether or not in place, may be rejected, corrected, or accepted as provided in this Article 13.

Tests and Inspections

13.2. If the Contract Documents, laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction require any work to specifically be inspected, tested, or approved by some public body, CONTRACTOR shall assume full responsibility therefor, pay all costs in connection therewith and furnish ENGINEER the required certificates of inspection, testing, or approval. All other inspections, tests and approvals required by the Contract Documents shall be performed by organizations acceptable to OWNER and CONTRACTOR and the costs thereof shall be borne by CONTRACTOR unless otherwise specified.

13.3. CONTRACTOR shall give ENGINEER timely notice of readiness of the work for all inspections, tests, or approvals. If any such work required so to be inspected, tested, or approved is covered without written approval of ENGINEER, it must, if requested by ENGINEER, be uncovered for observation, and such uncovering shall be at CONTRACTOR's expense unless CONTRACTOR has given ENGINEER timely notice of his intention to cover such work and ENGINEER has not acted with reasonable promptness in response to such notice.

13.4. Neither observations by ENGINEER, nor inspections, tests, or approvals by persons other than CONTRACTOR shall relieve CONTRACTOR from his obligations to perform the work in accordance with the requirements of the Contract Documents.

Access to Work

13.5 ENGINEER and his representatives and other representatives of OWNER will at reasonable times have access to the work. CONTRACTOR shall provide proper and safe facilities for such access and observation of the work and also for any inspection or testing thereof by others.

Uncovering Work

13.6. If any work is covered contrary to the written request of ENGINEER, it must, if requested by ENGINEER, be uncovered for his observation and replaced at CONTRACTOR's expense.

13.7. If any work has been covered which ENGINEER has not specifically requested to observe prior to its being covered, or if ENGINEER considered it necessary or advisable that covered work be inspected or tested by others, CONTRACTOR at ENGINEER's request shall uncover, expose, or otherwise make available for observation, inspection, or testing as ENGINEER may require, that portion of the work in question, furnishing all necessary labor, material, and equipment. If it is found that such work is defective, CONTRACTOR shall bear all the expenses of such uncovering, exposure, observation, inspection, and

testing and of satisfactory reconstruction, including compensation for additional professional services, and an appropriate deductive Change Order shall be issued. If, however, such work is not found to be defective, CONTRACTOR shall be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to such uncovering, exposure, observation, inspection, testing and reconstruction if he makes a claim therefor as provided in Articles 11 and 12.

OWNER May Stop the Work

13.8. If the work is defective, or CONTRACTOR fails to supply sufficient skilled workmen or suitable materials or equipment, or if CONTRACTOR fails to make prompt payments to Subcontractors or for labor, materials, or equipment, OWNER may order CONTRACTOR to stop the work, or any portion thereof, until the cause for such order has been eliminated; however, this right of OWNER to stop the work shall not give rise to any duty on the part of OWNER to exercise this right for the benefit of CONTRACTOR or any other party.

Correction or Removal of Defective Work

13.9. If required by ENGINEER prior to approval of final payment, CONTRACTOR shall promptly, without cost to OWNER and as specified by ENGINEER, either correct any defective work, whether or not fabricated, installed or completed, or, if the work has been rejected by ENGINEER, remove it from the site and replace it with nondefective work. If CONTRACTOR does not correct such defective work or remove and replace such rejected work within a reasonable time, all as specified in a written notice from ENGINEER, OWNER may have the deficiency corrected or the rejected work removed and replaced. All direct and indirect costs of such correction or removal and replacement, including compensation for additional professional services, shall be paid by CONTRACTOR, and an appropriate deductive Change Order shall be issued. CONTRACTOR shall also bear the expenses of making good all work of others destroyed or damaged by his correction, removal or replacement of his defective work.

One-Year Correction Period

13.10. If, after the approval of final payment and prior to the expiration of one year after the date of Substantial Completion or such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents, any work is found to be defective, CONTRACTOR shall promptly, without cost to OWNER and in accordance with OWNER's written instructions, either correct such defective work, or, if it has been rejected by OWNER, remove it from the site and replace it with nondefective work. If CONTRACTOR does not promptly comply with the terms of such instructions, OWNER may have the defective work corrected or the rejected work removed and replaced, and all direct and indirect costs of such removal and replacement, including compensation for additional professional services, shall be paid by CONTRACTOR.

Acceptance of Defective Work

13.11. If, instead of requiring correction or removal and replacement of defective work, OWNER (and, prior to approval and final payment, also ENGINEER) prefers to accept it, he may do so. In such case, if acceptance occurs prior to approval of final payment, a Change Order shall be issued incorporating the necessary revisions in the Contract Documents, including appropriate reduction in the Contract Price; or, if the acceptance occurs after approval of final payment, an appropriate amount shall be paid by CONTRACTOR to OWNER.

Neglected Work by CONTRACTOR

13.12. If CONTRACTOR should fail to prosecute the work in accordance with the Contract Documents, including any requirements of the progress schedule, OWNER, after seven days written notice to CONTRACTOR may, without prejudice to any other remedy he may have, make good such deficiencies and the cost thereof (including compensation for additional professional services) shall be charged against CONTRACTOR if ENGINEER approves such action, in which case a Change Order shall be issued incorporating the necessary revisions in the Contract Documents including an appropriate reduction in the Contract Price. If the payments then or thereafter due CONTRACTOR are not sufficient to cover such amount, CONTRACTOR shall pay the difference to OWNER.

ARTICLE 14 - PAYMENTS AND COMPLETION

Schedules

14.1. At least ten days prior to submitting the first application for a progress payment, CONTRACTOR shall submit a progress schedule, a final schedule of Shop Drawing submissions and a schedule of values of the work. These schedules shall be satisfactory in form and substance to ENGINEER. The schedule of values shall include quantities and unit prices aggregating the Contract Price, and shall subdivide the work into component parts in sufficient detail to serve as the basis for progress payments during construction. Upon approval of the schedules of values by ENGINEER, it shall be incorporated into the form of Application for Payment furnished by ENGINEER.

Application for Progress Payment

14.2. At least ten days before each progress payment falls due (but not more often than once a month), CONTRACTOR shall submit to ENGINEER for review an Application for Payment filled out and signed by CONTRACTOR covering the work completed as of the date of the application and accompanied by such data and schedules as ENGINEER may reasonably require. If payment is requested on the basis of material and equipment not incorporated in the work but delivered and suitably stored at the site or at another location agreed to in writing, the Application for Payment shall also be accompanied by such data, satisfactory to OWNER, as will establish OWNER's title to the material and equipment and protect his interest therein, including applicable insurance. Each subsequent Application for Payment shall include an affidavit of CONTRACTOR stating that all previous progress payments received on account of the work have been applied to discharge in full all of CONTRACTOR's obligations reflected in prior Applications for Payment. Except where greater retention is necessary pursuant to definite circumstances specifically provided for in the construction contract, the following schedule of retained amounts from progress payments shall be followed:

(a) Not more than 10% of the dollar value of all work in place until work is 50% in place.

(b) After the work is 50% in place, additional retainage shall not be withheld unless the OWNER determines that the CONTRACTOR is not making satisfactory progress, or for other specific cause relating to the CONTRACTOR's performance under the Contract. If the OWNER so determines, the OWNER may retain not more than 10% of the dollar value of work more than 50% in place.

(c) The retained funds shall not exceed the pro rata share of the OWNER's matching requirement under the construction contract and shall not be co-mingled with other funds of the OWNER and shall be deposited in an interest bearing account in a regulated financial institution in this state wherein all such retained funds are kept by the OWNER which shall account for both retainage and interest on each construction contract separately. An OWNER is not required to deposit retained funds in an interest bearing account if the retained funds are to be provided under a state or federal grant and the retained funds have not been paid to the OWNER.

(d) Except as provided in 14.2.6 and 14.2.7, retainage and interest earned on retainage shall be released to the CONTRACTOR together with the final progress payment.

(e) At any time after 94% of work under the Contract is in place and at the request of the original CONTRACTOR, the OWNER shall release the retainage plus interest to the original CONTRACTOR only if the original CONTRACTOR provides to the OWNER an irrevocable letter of credit in the amount of the retainage plus interest, issued by a bank authorized to do business in this state, containing terms mutually acceptable to the CONTRACTOR and the OWNER.

14.2.1. If a dispute regarding a matter described in 14.2.2. arises, the CONTRACTOR and the OWNER shall designate an agent who has background, training, and experience in the construction of facilities similar to that which is the subject of the Contract, as follows:

(a) in an agreement reached within 10 days after a dispute arises;

(b) if an agreement cannot be reached within 10 days after a dispute arises, the OWNER shall designate an agent who has background, training, and experience in the construction of facilities similar to that which is the subject of the Contract and who is not an employee of the OWNER.

14.2.2. The OWNER may request dispute resolution by the agent regarding the following:

(a) at any time during the term of the Contract, to determine whether there has been a delay for reasons that were within the control of the CONTRACTOR, and the period of time that delay has been caused, continued, or aggravated by actions of the CONTRACTOR.

(b) at any time after 94% of work under the Contract is in place, whether there has been an unacceptable delay by the CONTRACTOR in performance of the remaining 6% of work under the Contract. The agent shall consider the terms of the Contract and the procedures normally followed in the industry and shall determine whether the delay was for failure to follow reasonable and prudent practices in the industry for completion of the project.

14.2.3. This dispute resolution process shall be used only for the purpose of determining the rights of the parties to retained funds and interest earned on retained funds and is not intended to alter, abrogate, or limit any rights with respect to remedies that are available to enforce or compel performance of the terms of the Contract by either party.

14.2.4. The agent may request and shall receive all pertinent information from the parties and shall provide an opportunity for an informal meeting to receive comments, documents, and other relevant information in order to resolve the dispute. The agent shall determine the time, place, and procedure for the informal meeting. A written decision and reasons for the decision shall be given to the parties within 14 days after the meeting.

14.2.5. The decision of the agent shall be final and binding upon all parties. Upon application of either party, the decision of the agent may be vacated by order of the circuit court only upon a finding by the court that the decision was procured by fraud, duress, or other illegal means.

14.2.6. If the dispute resolution results in a decision:

(a) that there has been a delay as described in 14.2.2.(a), all interest earned on retained funds during the period of delay shall become the property of the OWNER;

(b) that there has been unacceptable delay as described in 14.2.2.(b), the OWNER may contract with a subsequent CONTRACTOR to complete the remaining 6% of the work under the Contract, and interest earned on retained funds shall become the property of the OWNER. A subsequent

CONTRACTOR under this subdivision shall be paid by the OWNER from the following sources until each source is depleted, in the order listed below:

(1) the dollar value of the original Contract, less the dollar value of funds already paid to the original CONTRACTOR and the dollar value of work in place for which the original CONTRACTOR has not received payment;

(2) Retainage from the original CONTRACTOR, or funds made available under a letter of credit provided under 14.1.(e);

(3) interest earned on retainage from the original CONTRACTOR, of funds made available under a letter of credit provided under 14.1.(e).

14.2.7. If the OWNER contracts with a subsequent CONTRACTOR as provided in 14.2.6.(b), the final progress payment shall be payable to the original CONTRACTOR within the time period specified in 14.4.1. The amount of the final progress payment to the original CONTRACTOR shall not include interest earned on retained funds. The OWNER may deduct from the final progress payment all expenses of contracting with the subsequent CONTRACTOR. This act shall not impair the right of the OWNER to bring an action or to otherwise enforce a performance bond to complete work under a construction contract.

CONTRACTOR's Warranty of Title

14.3. CONTRACTOR warrants and guarantees that title to all work, material and equipment covered by any Application for Payment, whether incorporated in the Project or not, will pass to OWNER at the time of payment free and clear of all liens, claims, security interests and encumbrances (hereafter in these General Conditions referred to as "Liens").

Approval of Payments

14.4. ENGINEER will, within ten days after receipt of each Application for Payment, either indicate in writing his approval of payment and present the application to OWNER, or return the application to CONTRACTOR indicating in writing his reasons for refusing to approve payment. In the latter case, CONTRACTOR may make the necessary corrections and resubmit the application. OWNER shall, after presentation to him of an approved Application for Payment, pay CONTRACTOR the amount approved by ENGINEER as provided under 14.4.1.

14.4.1. Each progress payment requested, including reasonable interest if requested under 14.4.2. shall be paid within thirty (30) days after receipt by the OWNER of the Application for Payment.

14.4.2. Upon failure of the OWNER to make a timely progress payment pursuant to this section, the person designated to submit requests for progress payments may include reasonable interest on amounts past due in the next request for payment.

14.5. ENGINEER's approval of any payment requested in an Application for Payment will constitute a representation by him to OWNER, based on ENGINEER's on-site observations of the work in progress as an experienced and qualified design professional and on his review of the Application for Payment and the accompanying data and schedules that the work has progressed to the point indicated; that, to the best of his knowledge, information and belief, the quality of the work is in accordance with the Contract Documents (subject to an evaluation of the work as a functioning Project upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents and any qualifications stated in his approval); and that CONTRACTOR is entitled to payment of the amount approved. However, by approving any such payment ENGINEER will not thereby be deemed to have represented that he made exhaustive or continuous on-site inspections to check the quality or the quantity of the work, or that he has reviewed the means,

methods, techniques, sequences, and procedures of construction, or that he has made any examination to ascertain how or for what purpose CONTRACTOR has used the monies paid or to be paid to him on account of the Contract Price, or that title to any work, materials, or equipment has passed to OWNER free and clear of any liens.

14.6. ENGINEER's approval of final payment will constitute an additional representation by him to OWNER that the conditions precedent to CONTRACTOR's being entitled to final payment as set forth in Paragraph 14.13 have been fulfilled.

14.7. ENGINEER may refuse to approve the whole or any part of any payment if, in his opinion, it would be incorrect to make such representations to OWNER. He may also refuse to approve any such payment, or, because of subsequently discovered evidence of the results of subsequent inspections or tests, nullify any such payment previously approved, to such extent as may be necessary in his opinion to protect OWNER from loss because:

(a) The work is defective, or completed work has been damaged requiring correction or replacement;

(b) Claims or liens have been filed or there is reasonable cause to believe such may be filed;

(c) The Contract Price has been reduced because of Modifications;

(d) OWNER has been required to correct defective work or complete the work in accordance with Paragraph 13.11; or

(e) Of unsatisfactory prosecution of the work, including failure to furnish acceptable submittals or to clean up.

Substantial Completion

14.8. Prior to final payment, CONTRACTOR may, in writing to OWNER and ENGINEER, certify that the entire Project is substantially complete and request that ENGINEER issue a Certificate of Substantial Completion. Within a reasonable time thereafter, OWNER, CONTRACTOR and ENGINEER shall make an inspection of the Project to determine the status of completion. If ENGINEER does not consider the Project substantially complete, he will notify CONTRACTOR in writing giving his reasons therefor. If ENGINEER considers the Project substantially complete, he will prepare and deliver to OWNER a tentative Certificate of Substantial Completion which shall fix the date of Substantial Completion and the responsibilities between OWNER and CONTRACTOR for maintenance, heat, and utilities. There shall be attached to the certificate a tentative list of items to be completed or corrected before final payment, and the certificate shall fix the time within which such items shall be completed or corrected, said time to be within the Contract Time. OWNER shall have seven days after receipt of the tentative certificate during which he may make written objection to ENGINEER as to any provisions of the certificate or attached list. If, after considering such objections, ENGINEER concludes that the Project is not substantially complete, he will within fourteen days after submission of the tentative certificate to OWNER notify CONTRACTOR consideration of OWNER's objections, ENGINEER considers the Project substantially complete, he will within said fourteen days execute and deliver to OWNER and CONTRACTOR a definitive Certificate of Substantial Completion (with a revised tentative list of items to be completed or corrected) reflecting such changes from the tentative certificate as he believes justified after consideration of any objections from OWNER.

14.9. OWNER shall have the right to exclude CONTRACTOR from the Project after the date of Substantial Completion, but OWNER shall allow CONTRACTOR reasonable access to complete or correct items on the tentative list.

Partial Utilization

14.10. Prior to final payment, OWNER may request CONTRACTOR in writing to permit him to use a specified part of the Project which he believes he may use without significant interference with construction of the other parts of the Project. If CONTRACTOR agrees, he will certify to OWNER and ENGINEER that said part of the Project is substantially complete and request ENGINEER to issue a Certificate of Substantial Completion for that part of the Project which is substantially complete. Within a reasonable time thereafter OWNER, CONTRACTOR and ENGINEER shall make an inspection of that Part of the Project to determine its status of completion. If ENGINEER does not consider that it is substantially complete, he will notify OWNER and CONTRACTOR in writing giving his reasons therefor. If ENGINEER considers that part of the Project to be substantially complete, he will execute and deliver to OWNER and CONTRACTOR a certificate to that effect, fixing the date of Substantial Completion as to that part of the Project, attaching thereto a tentative list of items to be completed or corrected before final payment and fixing the responsibility between OWNER and CONTRACTOR for maintenance, heat and utilities as to that part of the Project. OWNER shall have the right to exclude CONTRACTOR from any part of the Project which ENGINEER has so certified to be substantially complete, but OWNER shall allow CONTRACTOR reasonable access to complete or correct items on the tentative list.

Final Inspection

14.11. Upon written notice from CONTRACTOR that the Project is complete, ENGINEER will make a final inspection with OWNER and CONTRACTOR and will notify CONTRACTOR in writing of all particulars in which this inspection reveals that the work is incomplete or defective. CONTRACTOR shall immediately take such measures as are necessary to remedy such deficiencies.

Final Application for Payment

14.12. After CONTRACTOR has completed all such corrections to the satisfaction of ENGINEER and delivered all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, and other documents -- all as required by the Contract Documents -- he may make application for final payment following the procedure for progress payments. The final Application for Payment shall be accompanied by such data and schedules as ENGINEER may reasonably require, together with complete and legally effective releases or waivers (satisfactory to OWNER) of all liens arising out of the Contract Documents and the labor and services performed and the materials and equipment furnished thereunder. In lieu thereof and as approved by OWNER, CONTRACTOR may furnish receipts or releases in full; an affidavit of CONTRACTOR that the releases and receipts include all labor, services, material, and equipment for which a lien could be filed, and that all payrolls, material and equipment bills, and other indebtedness connected with the work for which OWNER or his property might in anyway be responsible, have been paid or otherwise satisfied; and consent of the Surety, if any, to final payment. If any Subcontractor, materialman, fabricator, or supplier fails to furnish a release or receipt in full, CONTRACTOR may furnish a bond or other collateral satisfactory to OWNER to indemnify him against any lien.

Approval of Final Payment

14.13. If, on the basis of his observation and review of the work during construction, his final inspection and his review of the final Application for Payment -- all as required by the Contract Documents -- ENGINEER is satisfied that the work has been completed and CONTRACTOR has fulfilled all of his obligations under the Contract Documents, he will, within ten days after receipt of the final Application for Payment, indicate in writing his approval of payment and present the application to OWNER for payment. Thereupon ENGINEER will give written notice to OWNER and CONTRACTOR that the work is acceptable subject to the provisions of Paragraph 14.16. Otherwise, he will return the application to CONTRACTOR, indicating in writing his reasons for refusing to approve final payment, in which case CONTRACTOR shall make the necessary corrections

and resubmit the application. OWNER shall within ten days of presentation to him of an approved final Application for Payment, pay CONTRACTOR the amount approved by ENGINEER.

14.14. If after Substantial Completion of the work, final completion thereof is materially delayed through no fault of CONTRACTOR, and ENGINEER so confirms, OWNER shall upon certification by ENGINEER and without terminating the Agreement make payment of the balance due for that portion of the work fully completed and accepted. If the remaining balance for work not fully completed or corrected is less than the retainage stipulated in the Agreement, and if bonds have been furnished as required in Paragraph 5.1, the written consent of the Surety to the payment of the balance due for that portion of the work fully completed and accepted shall be submitted by the CONTRACTOR to the ENGINEER prior to certification of such payment. Such payment shall be made under the terms and conditions governing final payment except that it shall not constitute a waiver of claims.

CONTRACTOR's Continuing Obligation

14.15. CONTRACTOR's obligation to perform the work and complete the Project in accordance with the Contract Documents shall be absolute. Neither approval of any progress or final payment by ENGINEER, nor the issuance of a Certificate of Substantial Completion, nor any payment by OWNER to CONTRACTOR under the Contract Documents, nor any use or occupancy of the Project or any part thereof by OWNER, nor any act of acceptance by OWNER nor any failure to do so, nor any correction of defective work by OWNER shall constitute an acceptance of work not in accordance with the Contract Documents.

Waiver of Claims

14.16. The making and acceptance of final payment shall constitute:

(a) A waiver of all claims by OWNER against CONTRACTOR other than those arising from unsettled liens, from defective work appearing after final inspection pursuant to Paragraph 14.11, or from failure to comply with the requirements of the Contract Documents or the terms of any special guarantees specified therein; and

(b) A waiver of all claims by CONTRACTOR against OWNER other than those previously made in writing and still unsettled.

ARTICLE 15 - SUSPENSION OF WORK AND TERMINATION

OWNER May Suspend Work

15.1. OWNER may, at any time and without cause, suspend the work or any portion thereof for a period of not more than ninety days by notice in writing to CONTRACTOR and ENGINEER which shall fix the date on which work shall be resumed. CONTRACTOR shall resume the work on the date so fixed. CONTRACTOR will be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to any suspension if he makes a claim therefor as provided in Articles 11 and 12.

OWNER May Terminate

15.2. If CONTRACTOR is adjudged bankrupt or insolvent, or if he makes a general assignment for the benefit of his creditors, or if a trustee or receiver is appointed for CONTRACTOR or for any of his property, or if he files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws, or if he repeatedly fails to supply sufficient skilled workmen or suitable material or equipment, or if he

disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction, or if he disregards the authority of ENGINEER, or if he otherwise violates any provision of the Contract Documents, then OWNER may, without prejudice to any other right or remedy and after giving CONTRACTOR and his Surety seven days' written notice, terminate the services of CONTRACTOR and take possession of the Project and of all materials, equipment, tools, construction equipment and machinery thereon owned by CONTRACTOR, and finish the work by whatever method he may deem expedient. In such case CONTRACTOR shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the Contract Price exceeds the direct and indirect costs of completing the Project, including compensation for additional professional services, such excess shall be paid to CONTRACTOR. If such costs exceed such unpaid balance, CONTRACTOR shall pay the difference to OWNER. Such costs incurred by OWNER shall be determined by ENGINEER and incorporated in a Change Order.

15.3. Where CONTRACTOR's services have been so terminated by OWNER, said terminations shall not affect any rights of OWNER against CONTRACTOR then existing or which may thereafter accrue. Any retention or payment of monies by OWNER due CONTRACTOR will not release CONTRACTOR from liability.

15.4. Upon seven days' written notice to CONTRACTOR and ENGINEER, OWNER may without cause and without prejudice to any other right or remedy elect to abandon the Project and terminate the Agreement. In such case, CONTRACTOR shall be paid for all work executed and any expense sustained plus a reasonable profit.

CONTRACTOR May Stop Work or Terminate

15.5. If, through no act or fault of CONTRACTOR, the work is suspended for a period of more than ninety days by OWNER or under an order of court or other public authority, or ENGINEER fails to act on any Application for Payment within thirty days after it is submitted, or OWNER fails to pay CONTRACTOR any sum approved by ENGINEER within thirty days of its approval and presentation, then CONTRACTOR may, upon seven days' written notice to OWNER and ENGINEER, terminate the Agreement and recover from OWNER payment for all work executed and any expense sustained plus a reasonable profit. In addition and in lieu of terminating the Agreement, if ENGINEER has failed to act on an Application for Payment or OWNER has failed to make any payment as aforesaid, CONTRACTOR may upon seven days' notice to OWNER and ENGINEER stop the work until he has been paid all amounts then due.

ARTICLE 16 - OFFICE SPACE

16.1. The CONTRACTOR shall establish and maintain, at his own expense, office headquarters at the site of the Project. Telephone and fax service shall be provided. At the office headquarters shall be kept a complete set of the Contract Documents and Shop Drawings.

16.2. The CONTRACTOR shall arrange office space for the ENGINEER in a separate building or in a room completely partitioned off from the CONTRACTOR's office, if in the same building. The CONTRACTOR shall provide adequate heating and lighting telephone and fax service within the ENGINEER's office.

ARTICLE 17 - MISCELLANEOUS

Giving Notice

17.1. Whenever any provision of the Contract Documents requires the giving of written notice it shall be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an

officer of the corporation for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to him who gives the notice.

Computation of Time

17.2. When any period of time is referred to in the Contract Documents by days, it shall be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day shall be omitted from the computation.

General

17.3. All monies not paid when due hereunder shall bear interest at the maximum rate allowed by law at the place of the Project.

17.4. All Specifications, Drawings and copies thereof furnished by ENGINEER shall remain his property. They shall not be used on another Project, and, with the exception of those sets which have been signed in connection with the execution of the Agreement, shall be returned to him on request upon completion of the Project.

17.5. The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder, and, in particular but without limitation, the warranties, guarantees and obligations imposed upon CONTRACTOR by Paragraphs 6.30, 13.1, 13.10, and 14.3 and the rights and remedies available to OWNER and ENGINEER thereunder, shall be in addition to and shall not be construed in any way as a limitation of any rights and remedies available to them which are otherwise imposed or available by law, by special guarantee, or by other Provisions of the Contract Documents.

17.6. Should OWNER or CONTRACTOR suffer injury or damage to his person or property because of any error, omission, or act of the other or of any of his employees or agents or others for whose acts he is legally liable, claim shall be made in writing to the other party within a reasonable time of the first observance of such injury or damage.

17.7. The Contract Documents shall be governed by the law of the place of the Project.

END OF SECTION

Ypsilanti Charter Township

7200 S. Huron River Drive, Ypsilanti, MI 48197
Phone: (734) 481-0617
Website: www.ypsitownship.org

Brenda Stumbo
Township Supervisor
bstumbo@ypsitownship.org

Heather Jarrell Roe
Township Clerk
hjarrelroe@ypsitownship.org

Stan Eldridge
Township Treasurer
seldridge@ypsitownship.org

CONTRACT ADDENDUM

THIS ADDENDUM is made this _____ day of _____, _____ 2023, by Ypsilanti Charter Township, located at 7200 S. Huron River Drive, Ypsilanti, MI 49187 ("the Township"), and _____ ("the Contractor) to a contract between the parties dated _____ for (list the services to be provided) _____ ("the Contract").

The expressed terms of the Contract notwithstanding, the Township and the Contractor agree to the following amendments, which supersede any conflicting terms of the contract and shall become part of the agreement between the parties.

1. ***INSURANCE:*** The Contractor shall maintain Commercial General Liability insurance with coverage of at least $1,000,000.00 per occurrence, Automobile Liability insurance with a combined single limit of $1,000,000.00 per accident, Worker's Compensation coverage of $1,000,000.00 per accident and, Owner's Protective Policy insurance of $1,000,000.00 combined single limit per occurrence during the term of this Addendum.

The Contractor shall add the Township and its past, present, and future elected officials to its existing policies as an additional insured parties with respect to the services provided under this Contract. Prior to the effective date of the Contract, a certificate issued by the insurance company shall be delivered to the Clerk stating that the Township and its past, present, and future elected officials are insured parties under the policy. The Contractor must provide sixty (60) days written notice for change of coverage, cancellation, or non-renewal of coverage. In the event such coverage is not provided or lapses during the term of the Contract and this Addendum, then the Township may, at its option, terminate the Contract and this Addendum. A breach of this provision shall be a material breach of the Contract.

2. ***COMPLIANCE WITH LAWS AND REGULATIONS:*** The Contractor shall comply with all federal, state and local regulations, including but not limited to all applicable OSHA/MIOSHA requirements and the Americans with Disabilities Act.

3. ***IRAN ECONOMIC SANCTIONS ACT:*** The Contractor certifies that it is not an Iran linked business as defined by the Michigan Iran Economic Sanctions Act (Michigan Compiled Laws §129.311-16).

4. ***LIVING WAGE:*** The Township has a Living Wage Ordinance requiring covered vendors who execute a service or professional contract with the Township to pay their employees working under that contract, a minimum wage. The Contractor agrees to comply with applicable provisions of the Living Wage Ordinance.

5. ***PREVAILING WAGE:*** The Township has a Prevailing Wage Ordinance. No contract, agreement, understanding or other arrangement, whether oral or written for the construction and/or substantial remodeling of any building or part thereof, for or on the behalf of or owned by the Township of Ypsilanti, involving craftsmen, mechanics and laborers employed directly upon the site of work shall be entered into, approved or executed unless such contract, agreement, understanding or arrangement shall provide and require that all craftsmen, mechanics and laborers so employed shall receive at least the prevailing wages and fringe benefits of the building trades department for corresponding classes of craftsmen, mechanics and laborers as determined and published by the Davis-Bacon Division of the United States Department of Labor for the Washtenaw County area.

ATTESTED TO:

_____	Ypsilanti Charter Township
(Contractor Name)	
By:_____	By:_____
(Representative Name) (DATE)	Brenda Stumbo (DATE)
Its: _____	Supervisor
	By:_____
	Heather Jarrell Roe (DATE)
	Clerk

NON-IRAN LINKED BUSINESS CERTIFICATION

This Proposal is submitted in the name of:

(Print Company Name)

The undersigned hereby certifies in accordance with Public Act 517 of the Public Acts of 2012 that it is not an Iran-linked business.

Signed and Sealed this _____ day of _____, 20___.

By _____
(Signature)

_____
(Printed Name of Signature)

_____
(Title)

IRAN ECONOMIC SANCTIONS ACT
Act 517 of 2012

AN ACT to prohibit persons who have certain economic relationships with Iran from submitting bids on requests for proposals with this state, political subdivisions of this state, and other public entities; to require bidders for certain public contracts to submit certification of eligibility with the bid; to require reports; and to provide for sanctions for false certification.

History: 2012, Act 517, Eff. Apr. 1, 2013.

The People of the State of Michigan enact:

129.311 Short title.

Sec. 1. This act shall be known and may be cited as the "Iran economic sanctions act".

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.312 Definitions.

Sec. 2. As used in this act:

(a) "Energy sector of Iran" means activities to develop petroleum or natural gas resources or nuclear power in Iran.

(b) "Investment" means 1 or more of the following:

(*i*) A commitment or contribution of funds or property.

(*ii*) A loan or other extension of credit.

(*iii*) The entry into or renewal of a contract for goods or services.

(c) "Investment activity" means 1 or more of the following:

(*i*) A person who has an investment of $20,000,000.00 or more in the energy sector of Iran.

(*ii*) A financial institution that extends $20,000,000.00 or more in credit to another person, for 45 days or more, if that person will use the credit for investment in the energy sector of Iran.

(d) "Iran" means any agency or instrumentality of Iran.

(e) "Iran linked business" means either of the following:

(*i*) A person engaging in investment activities in the energy sector of Iran, including a person that provides oil or liquefied natural gas tankers or products used to construct or maintain pipelines used to transport oil or liquefied natural gas for the energy sector of Iran.

(*ii*) A financial institution that extends credit to another person, if that person will use the credit to engage in investment activities in the energy sector of Iran.

(f) "Person" means any of the following:

(*i*) An individual, corporation, company, limited liability company, business association, partnership, society, trust, or any other nongovernmental entity, organization, or group.

(*ii*) Any governmental entity or instrumentality of a government, including a multilateral development institution, as defined in section 1701(c)(3) of the international financial institutional act, 22 USC 262r(c)(3).

(*iii*) Any successor, subunit, parent company, or subsidiary of, or company under common ownership or control with, any entity described in subparagraph (*i*) or (*ii*).

(g) "Public entity" means this state or an agency or authority of this state, school district, community college district, intermediate school district, city, village, township, county, public authority, or public airport authority.

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.313 Ineligibility of Iran linked business to submit request for proposal bid; certification.

Sec. 3. (1) Beginning April 1, 2013, an Iran linked business is not eligible to submit a bid on a request for proposal with a public entity.

(2) Beginning April 1, 2013, a public entity shall require a person that submits a bid on a request for proposal with the public entity to certify that it is not an Iran linked business.

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.314 Effect of false certification.

Sec. 4. If a public entity determines, using credible information available to the public, that a person has submitted a false certification under section 3(2), the public entity shall provide the person with written notice of its determination and of the intent not to enter into or renew a contract with the person. The notice shall include information on how to contest the determination and specify that the person may become eligible for a

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future contract with the public entity if the person ceases the activities that cause it to be an Iran linked business. The person shall have 90 days following receipt of the notice to respond in writing and to demonstrate that the determination of false certification was made in error. If a person does not make that demonstration within 90 days after receipt of the notice, the public entity may terminate any existing contract and shall report the name of the person to the attorney general together with information supporting the determination.

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.315 Civil action; penalty.

Sec. 5. The attorney general may bring a civil action against any person reported under section 4. If a civil action results in a finding that the person submitted a false certification, the person is responsible for a civil penalty of not more than $250,000.00 or 2 times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the public entity's investigation, and reasonable attorney fees, in addition to the fine. A person who submitted a false certification shall be ineligible to bid on a request for proposal for 3 years from the date the public entity determines that the person has submitted the false certification.

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.316 Conditional effect.

Sec. 6. The provisions of this act are effective only if Iran is a state sponsor of terror as defined under section 2 of the divestment from terror act, 2008 PA 234, MCL 129.292.

History: 2012, Act 517, Eff. Apr. 1, 2013.

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Stantec

Preliminary Project Schedule

Ypsilanti Charter Township

October 10, 2023
File No. 2075154401

Project: Golf Course Toilet Room and Shop Toilet Room Renovation Package (300)

		Date:
1. Advertisement		October 19, 2023
	1 Day	
2. Plans Available		October 20, 2023
	18 Days	
3. Questions Due		November 07, 2023 by 5PM
	2 Days	
4. Addendum (If Required)		November 09, 2023
	7 Days	
5. Bid Opening		November 16, 2023 @ 10:00 AM
	15 Days	
6. Bid Tabulation & Stantec Recommendation for Contract Award; Packets to BOT		December 01, 2023
	4 Days	
7. Anticipated Contract Award (BOT)		December 05, 2023
	1 Day	
8. Contracts for Execution Available		December 06, 2023
9. Pre-construction Meeting		December 12, 2023 @ 10:00 AM
10. Receipt of Signed Contract (Notice to Proceed)		December 18, 2023
Construction Start		TBD, 2023
	120 Days	
Construction Completion		TBD, 2024

Note: Coordinate Staging, Construction, and Access with Residential Services Director.

PART II

DRAWINGS

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
— RESIDENTIAL SERVICES DEPARTMENT —

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

CC: Steve Agdorny, Special Projects

Date: October 11, 2023

RE: Request Authorization to seek sealed bids for the construction and replacement of the Civic Center Carport.

The Municipal Services Department with OHM Advisors is requesting authorization to seek sealed bids for the renovation and construction of the Civic Center Carport.

At the October 3, 2023 BOT meeting OHM was approved to prepare the bid documents, assist in the bid recommendation and oversee the construction of the reconstruction. The carport, which was damaged in March due to severe weather conditions had to be fully removed at that time. With it's removal, a portion of the vehicle fleet is now affected by adverse weather.

Staff and representatives from OHM will return to the Board of Trustees to recommend and award the selection of a bidder at the December 5th, 2023 meeting. Construction will commence late winter 2024 with a projected completion date of April 20th, 2024.

Please find attached this memorandum the proposed construction documents and the bidding package as created by OHM Advisors.

John Hines
Municipal Services Director
jhines@ypsitownship.org
734-351-8947

CONTRACT DOCUMENTS
FOR
CIVIC CENTER CARPORT REPLACEMENT

CHARTER TOWNSHIP OF YPSILANTI
YPSILANTI, MI 48197

OHM Advisors
34000 Plymouth Road
Livonia, Michigan 48150

0098-23-0070
October 30, 2023

Civic Center Carport Replacement
Charter Township of Ypsilanti
0098-23-0070
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ADVERTISEMENT FOR BID

Civic Center Carport Replacement
Charter Township of Ypsilanti
October 30, 2023

Sealed Bids for Civic Center Carport Replacement will be received at the office of the Charter Township of Ypsilanti until 2:00 pm local time, on November 27, 2023, by the office of the Municipal Services Director located at 7200 S Huron River Dr, Ypsilanti, MI 48197. The approximate quantities of major items of work involved are as follows:

Demolish existing slab and foundation(s) to reconstruct a new carport structure with new concrete slab and curb. Includes underdrain installation and associated restoration.

The issuing Office for the Bidding Documents is the office of the ENGINEER, Orchard, Hiltz, & McCliment, Inc., d/b/a OHM Advisors. Bidding documents may be examined at the following locations after October 30th, 2023, at 2:00 PM: MITN Purchasing Group, Bidnetdirect.com; and Charter Township of Ypsilanti, 7200 S Huron River Dr, Ypsilanti, MI 48197. Neither Owner nor ENGINEER will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. Bidders should direct correspondence to the ENGINEER.

Copies thereof may be obtained on or after 2:00 pm, local time, October 30, 2023, at the office of the ENGINEER, Orchard, Hiltz & McCliment, Inc., 34000 Plymouth Road, Livonia, MI 48150. A fee of fifty-five dollars ($55.00) non-refundable will be charged for each set of Contract Documents. An additional fee of fifteen dollars ($15.00) non-refundable will be charged for each set of Contract Documents which are mailed.

Bid Security in the form of a Bid Bond for a sum no less than 05 of the amount of the Bid will be required with each Bid.

The OWNER reserves the right to accept any Bid, reject any Bid, or waive irregularities in Bids.

No Bid may be withdrawn for a period of 90 calendar days after the scheduled closing time for receipt of the Bids.

A pre-bid meeting is scheduled for this project at 2:00pm on November 8, 2023 on Zoom: https://ohm-advisors.zoom.us/j/95850152325?pwd=cXFGNWROK2hmRjhSWXY5eDRpaitSZz09 Password: 1234.

John Hines, Municipal Services Director

Charter Township of Ypsilanti

INSTRUCTIONS TO BIDDERS

1. BIDS

A. Sealed Bids will be received as per Advertisement for Bids.

B. Bid Forms shall be submitted only on forms provided by the ENGINEER and shall be of the type specified in the Bid Form.

C. Bid Forms must be completed legibly in ink or by typewriter. In case of a discrepancy between the unit price and the extended amount, the unit price shown shall govern. Illegibility of any figure or word in the Bid Form may be sufficient cause for rejection of the Bid by the OWNER.

D. Bid Forms shall be enclosed in sealed envelopes marked with the name of the project and Bidder and shall be delivered to the OWNER at the place specified in the Advertisement for Bids on or before the time specified in the Advertisement for Bids.

E. Bid Forms shall be made in full conformity with all the conditions set forth in the drawings and in these specifications

2. NAME AND STATUS OF BIDDER

A. The name and legal status of Bidder, that is, as a corporation, partnership or individual, shall be stated in the Bid Form.

B. Anyone signing a Bid Form as an agent of another or others must submit with the Bid Form legal evidence of his authority to do so.

C. The place of residence of each Bidder, or the office address in the case of a firm or company, with county and state, must be given after his signature. Phone and fax numbers are also required.

3. BID SECURITY

Each Bid must be in the form requested in the Advertisement for Bid. The CONTRACTOR shall complete and sign the Bid Guarantee form (page BG-1). If a Bid Bond is requested, it must be from a Treasury Listed surety company licensed to do business in the state of Michigan in the amount as stated in the Advertisement for Bid, payable to the OWNER as a guarantee on the part of the Bidder that he will, if called upon, enter into the attached Agreement.

4. BONDS

A. CONTRACTOR will be required to furnish performance and payment bonds each equal to one-hundred percent (100%) of the Contract Sum. The bonds shall be the OWNER's guarantee of the faithful performance and payment of all the CONTRACTOR's obligations under the Agreement. These bonds shall remain in effect for the period as stated in each bond's provisions.

B. Maintenance and Guarantee Bonds shall be required.

5. INSPECTION OF SITE

A. Before submitting a Bid Form, each Bidder shall personally inspect the site of the proposed work to arrive at a clear understanding of the conditions under which the work is to be done.

B. Each Bidder shall be held to have compared the premises with the Bid documents and to have satisfied himself as to conditions of the premises, existing construction and any other conditions

affecting the carrying out of the work before delivery of his Bid Form.

C. No allowance or extra consideration on behalf of the CONTRACTOR will subsequently be allowed by reason of error or oversight on the part of the CONTRACTOR or on account of interference by the OWNER's or other CONTRACTOR's activities.

6. TIME OF COMPLETION

Time of completion will be as stated in the Agreement.

7. EXPLANATION TO BIDDERS BY ADDENDA

A. Neither the OWNER nor the ENGINEER will give verbal answers to inquiries regarding the meaning or intent of the Contract Documents prior to award of the Contract. Any verbal statements regarding same by any person prior to the award shall be without legal effect.

B. Explanations desired by Bidders shall be requested of the ENGINEER in writing and, if explanations are necessary, a reply will be made in the form of an addendum, a copy of which will be forwarded to each Bidder of Record whose work is affected.

C. Addenda issued to Bidders prior to date of receipt of Bid Forms shall become a part of the Contract Documents, and all Bid Forms shall include the work described in the Addenda.

D. No inquiry received within four (4) business days of the date fixed for opening of the Bids will be given consideration.

E. Failure of the ENGINEER to send, or the Bidder to receive, any such interpretations shall not relieve the Bidder from obligation under his Bid as submitted.

F. Bidder of Record is defined as an individual, partnership or corporation having purchased a set of Bid Documents from the ENGINEER.

8. EXPERIENCE AND FINANCIAL STATEMENT

A. It is the intention of the OWNER to award the Contract to a contractor fully capable, both financially and as regards to experience to perform and complete the work in a satisfactory manner. Each Bidder must complete the Statement of Qualifications, which follows the Bid Form. If required by the OWNER, each Bidder under consideration may be required to submit additional evidence of qualifications.

B. Each Bidder under consideration must be able to demonstrate that the Bidder has successfully completed projects of a similar nature and scope within the last two years.

9. SUBCONTRACTORS

Bidder shall submit to OWNER a list of all subcontractors and other persons and organizations (including those who are to furnish the principal items of material and equipment) proposed for those portions of work as to which such identification is so required. If requested by the OWNER, the apparent successful Bidder and any other Bidder so requested, will, within ten (10) days after the day of Bid opening, submit a Statement of Qualifications with pertinent information as to similar projects and other evidence of qualification for each such subcontractor, person and organization if requested by the OWNER.If the OWNER or ENGINEER, after due investigation, has reasonable objection to any proposed subcontractor, other person or organization, OWNER may request the apparent successful Bidder to submit an acceptable

substitute without an increase in Bid price. If the apparent successful Bidder declines to make any such substitutions, the Contract shall not be awarded to such Bidder, but his declining to make any such substitution will not constitute grounds for sacrificing his Bid Security. Any subcontractor, other person or organization so listed and to whom the OWNER or ENGINEER does not make written objection prior to signing of the Agreement will be deemed acceptable to the OWNER and ENGINEER.

10. AWARD OF CONTRACT

The OWNER reserves the right to accept any Bid, to reject any or all Bids, and to waive defects or irregularities in any Bid for any reason or no reason at all. The OWNER also reserves the right to award some, none, or all of the Contract.

11. LIQUIDATED DAMAGES/INCENTIVES

A. If the CONTRACTOR fails to complete all the work within the time stipulated, he will be assessed liquidated damages as set forth in the Agreement.

B. If set forth in the Agreement, incentives will be paid by OWNER to CONTRACTOR at the rate specified in the Agreement, when the work is completed prior to the time specified in the Agreement.

12. TAXES

The Bidder shall include in the base Bid and shall pay all applicable federal, state and local taxes of whatever character and description.

End of Section

SUPPLEMENTAL INSTRUCTIONS TO BIDDERS

These Supplemental Instructions to Bidders (SIB) amend or supplement the Instructions to Bidders. All provisions that are not so amended or supplemented remain in full force and effect.

A. Time of Completion & Construction Schedule

Prior to the execution of the Contract, the CONTRACTOR shall submit an outline of his proposed order of work and indicate dates for completing the major items of work. Major items shall be considered to be demolition of the existing pavement and foundations, construction of the carport, foundations, pavement, and curb with underdrain. This schedule, when approved by the OWNER, shall become part of the Contract.

A pre-construction meeting shall be arranged prior to the start of work. The CONTRACTOR shall bring a tentative schedule to the pre-construction meeting. At this time, all Contract requirements shall be reviewed.

It is anticipated that construction will begin on or after February 1, 2024. The CONTRACTOR shall complete the proposed work, including final tests thereof, in order to have the carport construction and pavement finished as of the substantial completion date. Final cleanup and restoration shall be finished by the project completion date, unless otherwise directed in writing by the OWNER or its ENGINEER.

The CONTRACTOR shall submit a construction schedule to the ENGINEER for review prior to construction commencing. If the CONTRACTOR chooses to begin this work in 2024, the unit prices provided in the Bid Form shall hold for this contract.

Summary of anticipated dates:

Contract Award ..... November 21, 2023

Notice to Proceed ..... January 5, 2024

Construction Start Date ..... February 1, 2024

Substantial Completion Days ..... April 20, 2024

Project Completion..... May 1, 2024

All requests for extensions of time shall be submitted in writing in accordance with Section 15 of the General Conditions. Such requests shall:

1. Detail the reason for the request.
2. Provide a realistic revised completion date.
3. Indicate any other areas that may be impacted by such an extension.

The CONTRACTOR shall request a deadline extension as soon as it has become apparent the completion date is unreasonable. In no case will a request be considered if it is submitted after the originally required completion date has passed.

B. Permits

The following permits will be required for project construction. The CONTRACTOR is required to comply with all terms and conditions of the permit as incidental to the unit prices bid and no extra compensation will be allowed.

a. Permitting Agency: Ypsilanti Township Building Department

Contact at Agency: Dave Bellers

Phone number: 734.544.4000 (ext 1)

Permit Fee: Letter of Retainage (by Township)

Bond Amount (if applicable): N/A

Date of Application: _____

Person Responsible for Acquiring the Permit: Contractor

Date Permit issued if already in hand: _____

Application has been made by the Engineer for the permits identified above. Unless otherwise indicated, the CONTRACTOR must secure the permits prior to the start of construction and shall be responsible for all associated fees, deposits, bonds, proof of insurance, etc. The Contractor shall also be responsible for arranging for inspection by the governing agencies.

Work cannot proceed until all permits are obtained.

C. Minimum Wage Requirements

The OWNER has specific minimum wage requirements that are as follows:

Davis-Bacon Act, July 2, 1964 (Title 40, USC, 276A)

Anti-Kickback Act (Title 18, USC 874)

U.S. Department of Labor Regulations and Standards (Title 29, 1, 3 and 5)

Equal Employment Opportunity Act, September 18, 1965 (Executive Order No. 11246)

Federal Occupational Safety and Health Act of 1970

Housing and Urban Development Act of 1968, Section 3, as amended, 12 USC, 1701u.

See the Supplemental Specifications for additional information.

D. Pre-bid Meeting

An optional pre-bid meeting will be held via Zoom on November 8, 2023 at 2:00 pm.

Join Zoom Meeting
https://ohm-advisors.zoom.us/j/95850152325?pwd=cXFGNWROK2hmRjhSWXY5eDRpaitSZz09
Password: 1234

One tap mobile
+13126266799,,95850152325# US
Join by Telephone
+1 312 626 6799 US
Meeting ID: 958 5015 2325
Password: 1234

INSURANCE SPECIFICATIONS

1. LIABILITY OF CONTRACTOR

The Contractor shall take all responsibility for the work and shall provide barricades, watchmen and lights, and take all precautions for preventing injuries to persons and property on or about the work; shall bear all losses resulting to him on account of the amount or character of the work or because the nature of the ground in which the work is done is different from what was estimated or expected, or on account of weather, floods, elements or other cause; and shall assume defense of, indemnify and save harmless the party of the first part and its individual officers and agents from all claims relating to labor, equipment and materials furnished for the work, inventions, patents and patent rights used in doing the work, also to injuries to any person or property received or sustained by or from the CONTRACTOR, his agents or employees.

The mention of any specific duty or liability of the CONTRACTOR in any part of the specifications shall not be construed as a limitation or restriction upon any general liability or duty imposed upon the CONTRACTOR by the specifications.

INDEMNIFICATION - HOLD HARMLESS AGREEMENT

The CONTRACTOR agrees to indemnify, defend, and save harmless the OWNER and ENGINEER, their consultants, agents, and employees, from and against all loss or expense (including costs and attorney's fees) by reason of liability imposed by law upon the OWNER and ENGINEER, their consultants, agents, and employees for damages to property and for damages because of bodily injury, including death at any time resulting therefrom, arising out of or in consequence of the performance of this work, whether such injuries to persons or damage to property is due, or claimed to be due, to the negligence of the CONTRACTOR, his subcontractors, the OWNER, the ENGINEER, and their consultants, agents, and employees, except only such injury or damage as shall have been occasioned by the sole negligence of the OWNER, the ENGINEER, and their agents and/or consultants.

COMPOSITION OF THE CONTRACTOR

If the CONTRACTOR hereunder is comprised of more than one legal entity, each such entity shall be jointly and severally liable hereunder.

2. INSURANCE

2.1. Insurance Required of the CONTRACTOR:

Prior to commencement of work, the CONTRACTOR shall purchase and maintain during the term of the project such insurance as will protect him, the OWNER(s), and Orchard, Hiltz & McCliment, Inc., Consulting Engineers, from claims arising out of the work described in this Contract and performed by the CONTRACTOR, subcontractor(s) or sub-subcontractor(s) consisting of:

2.1.1. Workers' Compensation Insurance including Employer's Liability to cover employee injuries or disease compensable under the Workers' Compensation Statutes of the states in which work is conducted under this Contract; disability benefit laws, if any; or Federal compensation acts such as U.S. Longshoremen or Harbor Workers', Maritime Employment, or Railroad Compensation Act(s), if applicable. Self-insurance plans approved by the regulatory authorities in the state in which work on this project is performed are acceptable.

2.1.2. A Comprehensive General Liability policy to cover bodily injury to persons other than employees and for damage to tangible property including loss of use thereof, including the following exposures:

A. All premises and operations.

B. Explosion, collapse and underground damage.

C. Contractor's Protective coverage for independent contractors or subcontractors employed by him.

D. Contractual Liability for the obligation assumed in the Indemnification or Hold Harmless agreement found under Part l of this Section.

E. The usual Personal Injury Liability endorsement with no exclusions pertaining to employment.

F. Products and Completed Operations coverage. This coverage shall extend through the contract guarantee period.

2.1.3. A Comprehensive Automobile Liability policy to cover bodily injury and property damage arising out of the ownership, maintenance or use of any motor vehicle, including owned, non-owned and hired vehicles. In light of the standard policy provisions concerning (a) loading and unloading, and b) definitions pertaining to motor vehicles licensed for road use vs. unlicensed or self-propelled construction equipment, it is strongly recommended that Comprehensive General Liability and Comprehensive Auto Liability be written by the same insurance carrier, though not necessarily in one policy.

2.1.4. CONTRACTOR will purchase for the OWNER an Owner's Protective Liability policy to protect the OWNER; the ENGINEER (Orchard, Hiltz & McCliment, Inc.); their consultants, agents, employees and such public corporations in whose jurisdiction the work is located for their contingent liability for work performed by the CONTRACTOR, the subcontractor(s) or the sub-subcontractor(s) under this Contract.

2.1.5. CONTRACTOR shall purchase a Builder's Risk-Installation Floater in a form acceptable to the OWNER covering property of the project for the full cost of replacement as of the time of any loss which shall include, as named insureds, (a) the CONTRACTOR, (b) all subcontractors, (c) all sub-subcontractors, (d) the OWNER, and Orchard, Hiltz & McCliment, Inc., Consulting Engineers, as their respective interests may prove to be at the time of loss, covering insurable property which is the subject of this Contract, whether in place, stored at the job site, stored elsewhere, or in transit at the risk of the insured(s). Coverage shall be effected on an "All Risk" form, including but not limited to the perils of fire, wind, collapse, vandalism, theft and earthquake, with exclusions normal to the cover. The CONTRACTOR may arrange for such deductibles as he deems to be within his ability to self-assume, but he will be held solely responsible for the amount of such deductible and for any co-insurance penalties. Any insured loss shall be adjusted with the OWNER and CONTRACTOR and paid to the OWNER and CONTRACTOR as Trustee for the other insureds.

2.1.6. Umbrella or Excess Liability

The OWNER or its representative may, for certain projects, require limits higher than those stated in paragraph. 2.2 that follows. CONTRACTOR is granted the option of arranging coverage under a single policy for the full limit required or by a combination of underlying policies with the balance provided by an Excess or Umbrella Liability policy equal to the total limit(s) requested. Umbrella or Excess policy wording shall be at least as broad as the primary or underlying policy(ies) and shall apply both to the CONTRACTOR’s general liability and to his automobile liability insurance.

2.1.7. Railroad Protective Liability

Where such an exposure exists, the CONTRACTOR will provide coverage in the use of each railroad company having jurisdiction over rights-of-way across which work under the Contract is to be performed. The form of policy and limits

of liability shall be determined by the railroad company(ies) involved.

2.2. Limits of Liability

The required limits of liability for insurance coverages requested in Section 2.1 shall be not less than the following:

2.2.1. Worker's Compensation

Coverage A Compensation	Statutory
Coverage B Employer's Liability	$100,000

2.2.2. Comprehensive General Liability

Bodily Injury - Each Occurrence	$500,000
Bodily Injury - Aggregate (Completed Operations)	$500,000
Property Damage - Each Occurrence	$100,000
Property Damage - Aggregate	$500,000
or combined single limit	$1,000,000

2.2.3. Comprehensive Automobile Liability

Bodily Injury	$500,000
Property Damage	$200,000
or combined single limit	$1,000,000

2.2.4. Owner's Protective

Bodily Injury- Each Occurrence	$1,000,000
Property Damage- Each Occurrence	$250,000
Property Damage- Aggregate	$500,000
or combined single limit	$1,500,000

2.2.5. Builder's Risk-Installation Floater

Cost to replace at time of loss

2.2.6. Umbrella or Excess Liability

$2,000,000

2.3. Insurance - Other Requirements

2.3.1. Notice of Cancellation or Intent Not to Renew

Policies will be endorsed to provide that at least thirty (30) days written notice shall be given to the OWNER and the ENGINEER of cancellation or of intent not to renew.

2.3.2. Evidence of Coverage

Prior to the commencement of work, the CONTRACTOR shall furnish to the OWNER, Certificates of Insurance in force on the Owner's Form of Certificate provided. Other forms of certificate are acceptable only if (1) they include all items prescribed in the Owner's Form of Certificate, including agreement to cancellation provisions outlined in Paragraph 2.3.1 above, and (2) they have the written approval of the OWNER and ENGINEER. The OWNER reserves the right to request complete copies of the policies if deemed necessary to ascertain details of coverage not provided by the certificates. Such policy copies shall be "Originally Signed Copies," and so designated.

A. Insurance Required for the CONTRACTOR

i. Workers' Compensation and Employers' Liability Comprehensive General Liability, including:

a. All premises and operations.

b. Explosion, collapse, and underground damage.

c. Contractors' Protective.

d. Contractual Liability for obligations assumed in the Indemnification-Hold Harmless agreement of this contract.

e. Personal Injury Liability.

f. Products and Completed Operations.

ii. Comprehensive Automobile Liability, including owned, non-owned, and hired vehicles.

iii. Umbrella or Excess Liability.

B. Insurance Required for the OWNER

Owners' Protective Liability which names as insured(s) the OWNER; the ENGINEER, Orchard, Hiltz & McCliment, Inc.; their consultants, agents, employees and such public corporations in whose jurisdiction the work is located.

C. Insurance Required for the CONTRACTOR and the OWNER

Builders Risk-Installation Floater which names as insured(s) the OWNER; the ENGINEER, Orchard, Hiltz & McCliment, Inc.; their consultants, agents and employees; the CONTRACTOR and all subcontractors.

2.3.3. Qualification of Insurers

In order to determine the financial strength and reputation of insurance carriers, all companies providing coverages required shall be licensed or approved by the Office of Financial and Insurance Services of the State of Michigan. The company shall also have a financial rating not lower than X and a policyholder's service rating no lower than A as listed in A.M. Best's Key Rating Guide, current edition. Companies with ratings lower than A:X will be acceptable only upon the written consent of the OWNER

End of Section

BID FORM

Civic Center Carport Replacement
Charter Township of Ypsilanti

THIS BID IS SUBMITTED TO:
Charter Township of Ypsilanti
7200 S Huron River Dr

Ypsilanti, MI 48197

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

Bidder accepts all of the terms and conditions of the Advertisement to Bid, Instructions to Bidders and Supplemental Instructions to Bidders.

In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged.

Addenda No.	Addenda Date	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____

B. Bidder has visited the site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have been identified in the Supplemental Instructions to Bidders, and (2) reports and drawings of a hazardous environmental condition, if any, which has been identified in the Supplemental Instructions to Bidders.

E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and underground facilities) at or contiguous to the site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be

employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.

F. Bidder does not consider that any further examinations, investigations, exploration, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.

I. Bidder has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by ENGINEER is acceptable to Bidder.

J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

BID FORM for
CIVIC CENTER CARPORT REPLACEMENT
Charter Township of Ypsilanti, Washtenaw County, State of Michigan
OHM Job Number: 0098-23-0070

Category 1 - Ridge Road Sidewalk

Item	Description	Estimated Quantity		Unit Price	Amount
1	Audio Video Route Survey	1	LS	$ _____	$ _____
2	Mobilization, Max. 5%	1	LS	$ _____	$ _____
3	Traffic Maintenance and Control	1	LS	$ _____	$ _____
4	Curb, Rem	55	Ft	$ _____	$ _____
5	Pavt, Rem	518	Syd	$ _____	$ _____
6	Concrete Pier Foundation, Remove	8	Ea	$ _____	$ _____
7	Exploratory Investigation, Vertical	20	Ft	$ _____	$ _____
8	Aggregate Base, 6 inch	599	Syd	$ _____	$ _____
9	Underdrain, Subbase, 4 inch	335	Ft	$ _____	$ _____
10	HMA, 5EL	55	Ton	$ _____	$ _____
11	Concrete Slab, Incl. Base	80	Cyd	$ _____	$ _____
12	Curb and Gutter, Conc, Det F4	225	Ft	$ _____	$ _____
13	Pavt Mrkg, Waterborne, 4 inch, Yellow	300	Ft	$ _____	$ _____
14	Bollards	6	Ea	$ _____	$ _____
15	Column Concrete Piers	15	Ea	$ _____	$ _____
16	Carport, Structural Steel	35,300	Lbs	$ _____	$ _____
17	Carport, Metal Siding and Roofing	4,400	Sf	$ _____	$ _____
18	Carport, Painting (Steel Only)	4,000	Sf	$ _____	$ _____
19	Turf Establishment	1,000	Syd	$ _____	$ _____
	TOTAL BID AMOUNT (ITEM 1-19 incl.):				**$** _____

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price bid items will be based on actual quantities constructed in accordance with the Contract Documents.

Bidder agrees that the Work will be Substantially Complete on or before April 20, 2024, and completed and ready for final payment in accordance with the General Conditions on or before May 1, 2024.

Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified above, which shall be stated in the Agreement.

The following documents are attached to and made a condition of this Bid:

- Bid Guarantee (circle one): Bid Bond
- Statement of Qualifications
- Subcontractor Listing
- Legal Status of Bidder

SUBMITTED on _____ , 20 _____

State Contractor License No. _____ . (If applicable)

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____ (SEAL)
(Individual's signature)

Doing business as: _____

Business address: _____

_____

Phone No.: _____ FAX No.: _____

A Partnership

Partnership Name: _____ (SEAL)

By: _____

(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): _____

Business address: _____

_____

Phone No.: _____ FAX No.: _____

A Corporation

Corporation Name: _____ (SEAL)

State of Incorporation: _____

Type (General Business, Professional, Service, Limited Liability): _____

By: _____

(Signature – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Attest: _____ (CORPORATE SEAL)

(Signature of Corporate Secretary)

Business address: _____

_____

Phone No.: _____ FAX No.: _____

Date of Qualification to do business is: _____

A Joint Venture

Joint Venture Name: _____ (SEAL)

By: _____

(Signature of joint venture partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title:

Business address: _____

_____

Phone No.: _____ FAX No.: _____

Joint Venture Name: _____ (SEAL)

By: _____

(Signature of joint venture partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title:

Business address: _____

_____

Phone No.: _____ FAX No.: _____

Phone and FAX Number, and Address for receipt of official communications.

_____

_____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above).

BID GUARANTEE

The undersigned attaches bid security in the form of a BID BOND / CERTIFIED CHECK / CASHIER'S CHECK (Circle one) in the amount of _____

_____

Dollars ($_____).

The undersigned agrees, if awarded the Contract, to deliver the executed Agreement and bonds and furnish evidence of insurance within fourteen (14) business days after the date of the Notice of Award. And to complete the proposed work within the time specified in the Bid Form.

If the Bid is accepted by the OWNER, and the undersigned shall fail to enter into the Agreement as aforesaid and to furnish the required surety bonds within fourteen (14) business days after Notice of Award, the Bid Bond in the amount of $_____ accompanying this Bid shall be considered due and payable to the OWNER.

If the undersigned enters into the Agreement in accordance with this Bid or if his Bid is rejected, then the accompanying Bid Guarantee shall be voided.

In submitting this Bid, it is understood that the right is reserved by the OWNER to reject any or all bids, to waive irregularities and/or formalities and, in general, to make award in any manner deemed by it, in its sole discretion, to be in the best interest of the OWNER.

SIGNED AND SEALED THIS _____ DAY OF _____ , 20 _____

Authorized Signature of Bidder: _____

_____

_____

(TITLE) _____

(SEAL)

BID BOND

BIDDER (Name and Address):

SURETY (Name and Address of Principal Place of Business):

OWNER (Name and Address):

Charter Township of Ypsilanti

7200 S Huron River Dr

Ypsilanti, MI 48197

BID

BID DUE DATE: November 27, 2023

PROJECT (Brief Description Including Location):

Demolish existing slab and foundation(s) to reconstruct a new carport structure with new concrete slab and curb. Includes underdrain installation and associated restoration.

BOND

BOND NUMBER: _____

DATE (Not later than Bid due date): _____

PENAL SUM: _____ _____
(Words) (Figures)

IN WITNESS WHEREOF, Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Bid Bond to be duly executed on its behalf by its authorized officer, agent, or representative.

BIDDER	SURETY
(Seal)	(Seal)
Bidder's Name and Corporate Seal	Surety's Name and Corporate Seal
By: _____	By: _____
Signature and Title	Signature and Title
	(Attach Power of Attorney)
Attest: _____	Attest: _____
Signature and Title	Signature and Title

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to OWNER upon default of Bidder the penal sum set forth on the face of this Bond.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by OWNER) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Document.

3. This obligation shall be null and void if:

   3.1. OWNER accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by OWNER) the executed Agreement required by the Bidding Documents and any performance and payment Bonds required by the Bidding Documents, or

   3.2. All Bids are rejected by OWNER, or

   3.3. OWNER fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default by Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from OWNER, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of and any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by OWNER and Bidder, provided that the total time of issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer or proposal as applicable.

End of Section

STATEMENT OF QUALIFICATIONS

Bidder must answer all questions. If more space is needed to complete a question, attach a separate sheet. Bidder may submit any additional information.

Name: _____

Address: _____ Phone: _____

_____

Number of years operating under your present name: _____

Bonding Capacity: _____

Bonding Company: _____ Phone: _____

Prequalified by MDOT to bid on projects of this magnitude and type of work

(circle one) YES NO Prequalification Number: _____

General nature of work performed by your company: _____

_____

_____

Background and experience of the principal members of your organization including officers:

_____

_____

_____

Major equipment available for this contract: _____

_____

_____

_____

CURRENT PROJECTS:

	Project	Project	Project
Name:			
Owner:			
Contact Person:			
Phone:			
Contract Amount:			
Completion Date:			
% Complete:			

COMPLETED PROJECTS:

	Project	Project	Project
Name:			
Owner:			
Contact Person:			
Phone:			
Contract Amount:			
Date Completed:			

Additional information that may be pertinent to demonstrate your ability to complete this project.

Has your company defaulted on a contract? _____

If yes, where and why? _____

I hereby certify that the above answers are correct and true.

By: _____
Name

_____
Signature

_____
Title

Number of additional sheets attached: _____

SUBCONTRACTOR LISTING

Bidder submits to use the following subcontractors for performance of the work in accordance with Article 9 of the Instructions to Bidders.

Note to Bidder: List all work you propose to sublet on this Contract. Include each subcontractors name, address, phone, fax and e-mail address. Also include a description of work to be performed by subcontractor. For example: restoration, landscaping, lighting, signage, bore and jack, etc. List approximate dollar value of the subcontract.

NAME, ADDRESS & PHONE NO. OF SUBCONTRACTOR	DESCRIPTION OF WORK	APPROXIMATE DOLLAR VALUE OF SUBCONTRACT
_____	_____	$ _____
_____		
_____		
Phone: _____		
FAX: _____		
E-mail _____		
_____	_____	$ _____
_____		
_____		
Phone: _____		
FAX: _____		
E-mail _____		

_____ _____ $ _____

_____

_____

Phone: _____

FAX: _____

E-mail _____

_____ _____ $ _____

_____

_____

Phone: _____

FAX: _____

E-mail _____

_____ _____ $ _____

_____

_____

Phone: _____

FAX: _____

E-mail _____

IRAN LINKED BUSINESS CERTIFICATION

Pursuant to Michigan Public Act 517 of 2012, any Bidder that submits a bid on a request for proposal with Charter Township of Ypsilanti shall certify that Bidder is not an Iran linked business. An Iran linked business is not eligible to submit a bid on a request for proposal with Charter Township of Ypsilanti. See attached definitions regarding this certification.

The undersigned Bidder does hereby certify, pursuant to Michigan Public Act 517 of 2012, that:

Bidder is not a person engaging in investment activities in the energy sector of Iran, including a person that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran, or

Bidder is not a financial institution that extends credit to another person if that person will use the credit to engage in investment activities in the energy sector of Iran.

Date: _____ _____

By: _____

Its:_____

Subscribed and sworn to before me, a Notary Public on this_____day of_____,_.

Notary Public _____

_____ County, Michigan

My Commission Expires: _____

DEFINITIONS

(A) "Energy sector of Iran" means activities to develop petroleum or natural gas resources or nuclear power in Iran.

(B) "Investment" means 1 or more of the following:

i. A commitment or contribution of funds or property.

ii. A loan or other extension of credit.

iii. The entry into or renewal of a contract for goods or services.

(C) "Investment activity" means 1 or more of the following:

i. A person who has an investment of $20,000,000.00 or more in the energy sector of Iran.

ii. A financial institution that exceeds $20,000,000.00 or more in credit to another person, for 45 days or more, if that person will use the credit for investment in the energy sector of Iran.

(D) "Iran" means any agency or instrumentality of Iran.

(E) "Iran linked business" means either of the following:

i. A person engaging in investment activities in the energy sector of Iran, including a person that provides oil or liquefied natural gas tankers or products used to construct or maintain pipelines used to transport oil or liquefied natural gas for the energy sector of Iran.

ii. A financial institution that extends credit to another person, if that person will use the credit to engage in investment activities in the energy sector of Iran.

(F) "Person" means any of the following:

i. An individual, corporation, company, limited liability company, business association, partnership, society, trust, or any other nongovernmental entity, organization, or group.

ii. Any governmental entity or instrumentality of a government, including a multilateral development institution, as defined in section 1701(c) (3) of the international financial institutional act, 22 USC 262r(c) (3).

iii. Any successor, subunit, parent company, or subsidiary of, or company under common ownership or control with, any entity described in subparagraph (i) or (ii).

(G) "Public entity" means this state or an agency or authority of this state, school district, community college district, intermediate school district, city, village, township, county, public authority, or public airport authority.

AGREEMENT

This AGREEMENT is by and between Charter Township of Ypsilanti (hereinafter called OWNER) and _____ (hereinafter called CONTRACTOR).

ARTICLE 1 WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

Demolish existing slab and foundation(s) to reconstruct a new carport structure with new concrete slab and curb. Includes underdrain installation and associated restoration.

ARTICLE 2 THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

Civic Center Carport Replacement

ARTICLE 3 ENGINEER

3.01 The Project has been designed by Orchard Hiltz & McCliment, Inc. who is hereinafter called ENGINEER and who is to act as OWNER's representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 CONTRACT TIMES

4.01 Time is of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Dates for Substantial Completion and Final Payment

A. The Work will be substantially completed on or before April 20, 2024, and completed and ready for final payment on or before May 1, 2024.

4.03 Liquidated Damages

A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 15 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER $500.00/day for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER $500.00/day for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraph 5.01.A below:

A. For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work multiplied by the measured quantity of that item as indicated in the Bid Form (Bid Form to be inserted here at the time the Agreement is to be signed.):

As provided in Article 13 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER as provided in Article 23 of the General Conditions.

ARTICLE 6 PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

CONTRACTOR shall be paid in accordance with Article 14 of the General Conditions.

ARTICLE 7 CONTRACTOR'S REPRESENTATIONS

7.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, and performance of the Work.

CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

CONTRACTOR has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have been identified in the Supplemental Instructions to Bidders and (2) reports and drawings of a hazardous environmental condition, if any, at the site which has been identified in the Supplemental Instructions to Bidders.

CONTRACTOR has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and underground facilities) at or contiguous to the site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by CONTRACTOR, including applying the specific means, methods, techniques, sequences, and procedures of construction, if any, expressly required by the Contract Documents to be employed by CONTRACTOR, and safety precautions and programs incident thereto.

CONTRACTOR does not consider that any further examinations, investigations, exploration, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 8 CONTRACT DOCUMENTS

8.01 Contents

A. The Contract Documents consist of the following:

1. This Agreement;
2. Performance Bond;
3. Payment Bond;
4. Maintenance and Guarantee Bond;
5. General Conditions;
6. General Specifications;
7. Technical Specifications as listed in the table of contents of the Project Manual;
8. Appendices (excluding geotechnical reports);
9. Drawings consisting of a cover sheet and sheets numbered S-001 through C-002, inclusive, with each sheet (excluding standard details) bearing the following general title: Civic Center Carport Replacement;
10. Addenda (numbers _____ to _____, inclusive);
11. Exhibits to the Agreement (enumerated as follows):
    a. Documentation submitted by CONTRACTOR prior to Notice of Award (pages ___ to ___, inclusive);
    b. _____
12. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
    a. Written Amendments;
    b. Work Orders;
    c. Change Order(s).

The documents listed in paragraph 8.01.A are attached to this Agreement (except as expressly noted otherwise above).

There are no Contract Documents other than those listed above in this Article 8.

ARTICLE 9 MISCELLANEOUS

9.01 Terms

Terms used in this Agreement will have the meanings indicated in the General Conditions.

9.02 Assignment of Agreement

No assignment by a party hereto of any rights under or interests in the Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and,

specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.03 Successors and Assigns

OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.04 Severability

Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

This Agreement will be effective on _____, _____
(which is the Effective Date of the Agreement)

OWNER:	CONTRACTOR:
By: _____	By: _____
(CORPORATE SEAL)	(CORPORATE SEAL)
Attest _____	Attest _____
Address for giving notices: _____	Address for giving notices: _____
_____	_____
_____	_____
	License No. _____
(If OWNER is a corporation, attach evidence of authority to sign. If OWNER is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of OWNER – CONTRACTOR Agreement)	(Where applicable)
	Agent for service of process: _____
	_____
	(If CONTRACTOR is a corporation or a partnership, attach evidence of authority to sign.)
Designated Representative:	Designated Representative:
Name: _____	Name: _____
Title: _____	Title: _____
Address: _____	Address: _____
_____	_____
Phone: _____	Phone: _____
FAX: _____	FAX: _____

PERFORMANCE BOND

Any singular reference to CONTRACTOR, Surety, OWNER or other party shall be considered plural where applicable.

CONTRACTOR (Name and Address):

SURETY (Name and Address of Principal Place of Business): _____
_____
_____
_____

OWNER:
Charter Township of Ypsilanti
7200 S Huron River Dr
Ypsilanti, MI 48197

CONTRACT
Date:
Amount:
Description: Civic Center Carport Replacement
Charter Township of Ypsilanti

BOND
Date (Not earlier than Contract Date):
Amount:
Modifications to this Bond Form:

Surety and CONTRACTOR, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Performance Bond to be duly executed on its behalf by its authorized officer, agent or representative.

CONTRACTOR AS PRINCIPAL	SURETY
Company: _____ (Corp. Seal)	Company: _____ (Corp. Seal)
Signature: _____	Signature: _____
Name & Title: _____	Name & Title: _____ (Attach Power of Attorney)

(Space is provided below for signatures of additional parties, if required).

CONTRACTOR AS PRINCIPAL	SURETY
Company: (Corp. Seal)	Company: _____ (Corp. Seal)
Signature: _____	Signature: _____
Name & Title: _____	Name & Title: _____ (Attach Power of Attorney)

1. The CONTRACTOR and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the OWNER for the performance of the Contract, which is incorporated herein by reference.

2. If the CONTRACTOR performs the Contract, the Surety and the CONTRACTOR have no obligation under this Bond, except to participate in conferences as provided in paragraph 3.1

3. If there is no OWNER Default, the Surety's obligation under this Bond shall arise after:

   3.1. The OWNER has notified the CONTRACTOR and the Surety at the addresses described in paragraph 10 below, that the OWNER is considering declaring a CONTRACTOR Default and has requested and attempted to arrange a conference with the CONTRACTOR and the Surety to be held not later than fifteen days after receipt of such notice to discuss methods of performing the Contract. If the OWNER, the CONTRACTOR and the Surety agree, the CONTRACTOR shall be allowed a reasonable time to perform the Contract, but such an agreement shall not waive the OWNER's right, if any, subsequently to declare a CONTRACTOR Default; and

   3.2. The OWNER has declared a CONTRACTOR Default and formally terminated the CONTRACTOR's right to complete the Contract. Such CONTRACTOR Default shall not be declared earlier than twenty days after the CONTRACTOR and the Surety have received notice as provided in paragraph 3.1; and

   3.3. The OWNER has agreed to pay the Balance of the Contract Price to:

      3.3.1. The Surety in accordance with the terms of the Contract;

      3.3.2. Another contractor selected pursuant to paragraph 4.3 to perform the Contract.

4. When the OWNER has satisfied the conditions of paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

   4.1. Arrange for the CONTRACTOR, with consent of the OWNER, to perform and complete the Contract; or

   4.2. Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or

   4.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the OWNER for a contract for performance and completion of the Contract, arrange for a contract to be prepared for execution by the OWNER and the contractor selected with the OWNER's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the Bonds issued on the Contract, and pay to the OWNER the amount of damages as described in paragraph 6 in excess of the Balance of the Contract Price incurred by the OWNER resulting from the CONTRACTOR Default; or

   4.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances;

      4.4.1. After investigation, determine the amount for which it may be liable to the OWNER and, as soon as practicable after the amount is determined, tender payment therefore to the OWNER; or

4.4.2. Deny liability in whole or in part and notify the OWNER citing reasons therefore.

5. If the Surety does not proceed as provided in paragraph 4 with reasonable promptness, the Surety shall be deemed to be in default on the Bond fifteen days after receipt of an additional written notice from the OWNER to the Surety demanding that the Surety perform its obligations under this Bond, and the OWNER shall be entitled to enforce any remedy available to the OWNER. If the Surety proceeds as provided in paragraph 4.4, and the OWNER refuses the payment tendered or the Surety has denied liability, in whole or in part, without further notice the OWNER shall be entitled to enforce any remedy available to the OWNER.

6. After the OWNER has terminated the CONTRACTOR's right to complete the Contract, and if the Surety elects to act under paragraph 4.1, 4.2, or 4.3 above, then the responsibilities of the Surety to the OWNER shall not be greater than those of the CONTRACTOR under the Contract, and the responsibilities of the OWNER to the Surety shall not be greater than those of the OWNER under the Contract. To a limit of the amount of this Bond, but subject to commitment by the OWNER of the Balance of the Contract Price to mitigation of costs and damages on the Contract, the Surety is obligated without duplication for:

   6.1. The responsibilities of the CONTRACTOR for correction of defective Work and completion of the Contract;

   6.2. Additional legal, design professional and delay costs resulting from the CONTRACTOR's Default, and resulting from the actions or failure to act of the Surety under paragraph 4; and

   6.3. Liquidated damages, or if no liquidated damages are specified in the Contract, actual damages caused by delayed performance or non-performance of the CONTRACTOR.

7. The Surety shall not be liable to the OWNER or others for obligations of the CONTRACTOR that are unrelated to the Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on the bond to any person or entity other than the OWNER or its heirs, executors, administrators, or successors.

8. The Surety hereby waives notice of any change, including changes of time, to the Contract or to related subcontracts, purchase orders and other obligations.

9. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the Work or part of the Work is located and shall be instituted within two years after CONTRACTOR Default or within two years after the CONTRACTOR ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

10. Notice to the Surety, the OWNER or the CONTRACTOR shall be mailed or delivered to the address shown on the signature page.

11. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the Contract was being performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a

statutory bond and not as a common law bond.

12. Definitions.

12.1. Balance of the Contract Price: The total amount payable by the OWNER to the CONTRACTOR under the Contract after all proper adjustments have been made, including allowance to the CONTRACTOR or any amounts received or to be received by the OWNER in settlement of insurance or other Claims for damages to which the CONTRACTOR is entitled, reduced by all valid and proper payments made to or on behalf of the CONTRACTOR under the Contract.

12.2. Contract: the agreement between the OWNER and the CONTRACTOR identified on the signature page, including all Contract Documents and changes thereto.

12.3. CONTRACTOR Default: Failure of the CONTRACTOR, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Contract.

12.4. OWNER Default: Failure of the OWNER, which has neither been remedied nor waived, to pay the CONTRACTOR as required by the contract or to perform and complete or comply with the other terms thereof.

End of Section

PAYMENT BOND

Any singular reference to CONTRACTOR, Surety, OWNER or other party shall be considered plural where applicable.

CONTRACTOR (Name and Address):

SURETY (Name and Address of Principal Place of Business): _____

_____

_____

_____

OWNER:
Charter Township of Ypsilanti
7200 S Huron River Dr
Ypsilanti, MI 48197

CONTRACT

Date:

Amount:

Description: Civic Center Carport Replacement
Charter Township of Ypsilanti

BOND

Date (Not earlier than Contract Date):

Amount:

Modifications to this Bond Form:

Surety and CONTRACTOR, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Payment bond to be duly executed on its behalf by its authorized officer, agent, or representative.

CONTRACTOR AS PRINCIPAL		SURETY	
Company: _____	(Corp. Seal)	Company: _____	(Corp. Seal)
Signature: _____		Signature: _____	
Name and Title: _____		Name and Title: _____ (Attach Power of Attorney)	

(Space is provided below for signatures of additional parties, if required).

CONTRACTOR AS PRINCIPAL		SURETY	
Company: _____	(Corp. Seal)	Company: _____	(Corp. Seal)
Signature: _____		Signature: _____	
Name & Title: _____		Name & Title: _____ (Attach Power of Attorney)	

1. The CONTRACTOR and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the OWNER to pay for labor, materials and equipment furnished for use in the performance of the Contract, which is incorporated herein by reference.

2. With respect to the OWNER, this obligation shall be null and void if the CONTRACTOR:

   2.1. Promptly makes payment, directly or indirectly, for all sums due Claimants, and

   2.2. Defends, indemnifies and holds harmless the OWNER from all claims, demands, liens or suits by any person or entity who furnished labor, materials or equipment for use in the performance of the Contract, provided the OWNER has promptly notified the CONTRACTOR and the Surety (at the addresses described in paragraph 12) of any claims, demands, liens or suits and tendered defense of such claims, demands, liens or suits to the CONTRACTOR and the Surety, and provided there is no OWNER Default.

3. With respect to Claimants, this obligation shall be null and void if the CONTRACTOR promptly makes payment, directly or indirectly, for all sums due.

4. The Surety shall have no obligation to Claimants under this Bond until:

   4.1. Claimants who are employed by or have a direct contract with the CONTRACTOR have given notice to the surety (at the addresses described in paragraph 12) and sent a copy, or notice thereof, to the OWNER, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.

   4.2. Claimants who do not have a direct contract with the CONTRACTOR:

      4.2.1. Have furnished written notice to the CONTRACTOR and sent a copy, or notice thereof, to the OWNER, within 90 days after having last performed labor or last furnished materials or equipment included in the claim stating, with substantial accuracy, the amount of the claim and the name of the party to whom the materials were furnished or supplied or for whom the labor was done or performed; and

      4.2.2. Have either received a rejection in whole or in part from the CONTRACTOR, or not received within 30 days of furnishing the above notice any communication from the CONTRACTOR by which the CONTRACTOR had indicated the claim will be paid directly or indirectly; and

      4.2.3. Not having been paid within the above 30 days, have sent a written notice to the Surety and sent a copy, or notice thereof, to the OWNER, stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to the CONTRACTOR.

5. If a notice required by paragraph 4 is given by the OWNER to the CONTRACTOR or to the Surety, that is sufficient compliance.

6. When the Claimant has satisfied the conditions of paragraph 4, the Surety shall promptly and at the Surety's expense take the following actions:

   6.1. Send an answer to the Claimant, with a copy to the OWNER, within 45 days after receipt of the claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed.

   6.2. Pay or arrange for payment of any undisputed amounts.

7. The Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

8. Amounts owed by the OWNER to the CONTRACTOR under the Contract shall be used for the performance of the Contract and to satisfy claims, if any, under any Performance Bond. By the CONTRACTOR

furnishing and the OWNER accepting this Bond, they agree that all funds earned by the CONTRACTOR in the performance of the Contract are dedicated to satisfy obligations of the CONTRACTOR and the Surety under this Bond, subject to the OWNER's priority to use the funds for the completion of the Work.

9. The Surety shall not be liable to the OWNER, Claimants or others for obligations of the CONTRACTOR that are unrelated to the Contract. The OWNER shall not be liable for payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.

10. The Surety hereby waives notice of any change, including changes of time, to the Contract or to related subcontracts, purchase orders and other obligations.

11. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the location in which the Work or part of the Work is located or after the expiration of one year from the date (1) on which the Claimant gave the notice required by paragraph 4.1 or paragraph 4.2.3, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12. Notice to the Surety, the OWNER or the CONTRACTOR shall be mailed or delivered to the addressee shown on the signature page. Actual receipt of notice by Surety, the OWNER or the CONTRACTOR, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.

13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the Contract was to be performed, any provision in the Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is, that this Bond shall be construed as a statutory Bond and not as a common law bond.

14. Upon request of any person or entity appearing to be a potential beneficiary of this Bond, the CONTRACTOR shall promptly furnish a copy of the Bond or shall permit a copy to be made.

15. DEFINITIONS

    15.1. Claimant: an individual or entity having a direct contract with the CONTRACTOR or with a Subcontractor of the CONTRACTOR to furnish labor, material or equipment for use in the performance of the Contract. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Contract, architectural and engineering services required for performance of the Work of the CONTRACTOR and the CONTRACTOR's Subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

    15.2. Contract: The agreement between the OWNER and the CONTRACTOR identified on the signature page, including all Contract Documents and changes thereto.

    15.3. OWNER Default: Failure of the OWNER, which has neither been remedied nor waived, to pay the CONTRACTOR as required by the Contract or to perform and complete or comply with the other terms thereof.

End of Section

MAINTENANCE AND GUARANTEE BOND

KNOW ALL MEN BY THESE PRESENTS, That we _____ (contractor name), as Principal, and _____, as Surety, are held and firmly bound unto the Charter Township of Ypsilanti, 7200 S Huron River Dr, Ypsilanti, MI 48197, as Owner, in the sum of _____ DOLLARS and _____ CENTS ($ _____) good and lawful money of the United States of America, to be paid to said Charter Township of Ypsilanti, its legal representatives and assigns for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, and each and every one of them jointly and severally, firmly by these presents.

Sealed with our seals and dated this _____ day of _____ A.D. 20 _____ .

WHEREAS, the above named Principal has entered into a certain written Contract with Charter Township of Ypsilanti dated this ____ day of _____ A.D. 20 _____ , wherein the said Principal covenanted and agreed to follows, to-wit: TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE SPECIFICATIONS, CONTRACT DOCUMENTS AND DRAWINGS TITLED: Civic Center Carport Replacement, OHM JOB NO. 0098-23-0070.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that by and under said Contract, the above named Principal has agreed with the Charter Township of Ypsilanti that for a period of __TWO_____year(s) from date of payment of Final Estimate, to keep in good order and repair any defect in all work done under said Contract either by the Principal or his Subcontractors, or his material suppliers, that may develop during said period due to improper materials, defective equipment, workmanship or arrangements, and any other work affected in making good such imperfections, shall also be made good all without expense to the OWNER, excepting only such parts or part of said work as may have been disturbed without consent or approval of the Principal after final acceptance of the work, and that whenever directed to do so by the OWNER by notice served in writing, either personally or by mail, on the Principal at _____ (contractor's city, state, and zip code), _____ legal representatives, or successors, or on the Surety at _____ _____ WILL PROCEED at once to make such repairs as directed by said OWNER; and in case of failure so to do within one week from the date of service of such notice, or within reasonable time not less than one week, as shall be fixed in said notice, then the said OWNER shall have the right to purchase such materials and employ such labor and equipment as may be necessary for the purpose, and to undertake, do and make such repairs and charge the expense thereof to, and receive same from, said Principal or Surety. If any repair is necessary to be made at once to protect life and property, then and in that case, the said OWNER may take immediate steps to repair or barricade such defects without notice to the CONTRACTOR. In such accounting the said OWNER shall not be held to obtain the lowest figures for the doing of the work, or any part thereof, but all sums actually paid therefore shall be charged to the Principal or Surety. In this connection the judgment of the OWNER is final and conclusive. If the said Principal for a period of __TWO__ year(s) from the date of payment of Final Estimate, shall keep said work so constructed under said Contract in good order and repair, excepting only such part or parts of said work which may have been disturbed without the consent or approval of said Principal after final acceptance of same, and shall whenever notice is given as hereinbefore specified, at once proceed to make repair as in said notice directed, or shall reimburse said OWNER for any expense incurred by making such repairs, should the Principal or Surety fail to do as hereinbefore specified, and shall fully indemnify, defend and save harmless the said Owner and Orchard, Hiltz & McCliment, Inc. from all suits and actions for damages of every name and description brought or claimed against it for, or on account of, any injury or damage to person or property received or sustained by any party or parties, by or from any of the acts or omissions or through the negligence of said

Principal, servants, agents or employees, in the prosecution of the work included in said Contract, and from any and all claims arising under the Workman's Compensation Act, so-called, of the State of Michigan, then the above obligation shall be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective authorized officers this _____ day of _____ A.D., 20 _____.

Signed, Sealed and Delivered
In the Presence of:

_____	_____
Signature	Signature
_____	_____
Name	Name
	_____
	Principal
_____	_____
Signature	Signature
_____	_____
Name	Name
	_____
	Surety

CONTRACTOR'S AFFIDAVIT

STATE OF MICHIGAN)

)SS.

COUNTY OF _____)

The undersigned, _____, CONTRACTOR, hereby represents that on _____ , 20_____ he (it) was awarded a Contract by Charter Township of Ypsilanti hereinafter called the OWNER, to construct Civic Center Carport Replacement in accordance with the terms and conditions of Contract No. _____; and the undersigned further represents that the subject work has now been accomplished and the said Contract has now been completed.

The undersigned hereby warrants and certifies that all of his (its) indebtedness arising by reason of said Contract has been fully or satisfactorily secured, and that all claims from subcontractors and others for labor and material used in accomplishing the said project, as well as all other claims arising from performance of said Contract, have been fully paid or satisfactorily secured. The undersigned further agrees that if any such claim should hereafter arise, he (it) shall assume responsibility for same immediately upon request to do so by the OWNER.

The undersigned, for a valuable consideration, receipt of which is hereby acknowledged, does further hereby waive, release and relinquish any and all claims or right of lien which the undersigned now has or may hereafter acquire upon the subject premises for labor and material used in accomplishing said project owned by the OWNER.

This affidavit is freely and voluntarily given with full knowledge of the facts on this _____ day of _____ , 20_____ .

_____

Contractor

By: _____

Title _____

Subscribed and sworn to before me, a Notary Public in and for _____ County, Michigan, on this _____day of _____, 20 _____ .

Notary Public: _____

My Commission expires: _____

CONTRACTOR'S DECLARATION

I HEREBY DECLARE THAT I HAVE NOT, during the period

_____ to

_____ A.D., 20 _____ performed any work, furnished any material, sustained any loss, damage or delay for any reason, including soil conditions encountered or created, or otherwise done anything for which I shall ask, demand, sue for or claim compensation from Charter Township of Ypsilanti or his agents, in addition to the regular items set forth in the Contract numbered ___ and dated _____ A.D., 20 ____ for the Agreement executed between myself and the OWNER, and in the Change Orders for work issued by the OWNER in writing as provided thereunder, except as I hereby make claim for additional compensation and/or extension of time, as set forth on the itemized statement attached hereto.

There (is) (is not) an itemized statement attached.

Date: _____

_____

By: _____

Title: _____

SWORN STATEMENT

State of Michigan
County of: :_____ Date:_____

_____ (deponent) being duly sworn deposes and says:

1. That _____ is the Contractor/Subcontractor for an improvement to the property described on the following page.
2. That the following is a statement of each subcontractor and supplier and laborer, for which the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the Contractor/Subcontractor has Contracted/Subcontracted for performance under the Contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names as follows:

Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Amount Already Paid	Amount Currently Owing	Amount of Laborer Wages Due but Unpaid	Amount of Labor, Fringe Benefits & Withholdings due but Unpaid

The contracts or subcontracts cited herein are for improvement to the following described real property situated in Washtenaw County, Michigan, described as:

(Insert legal description of property) _____

_____

_____

Commonly known as:

Civic Center Carport Replacement

OHM Job Number:

0098-23-0070

3. That the Contractor has not procured material from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth above.
4. Deponent further says that he makes the foregoing statement as the Contractor/Subcontractor or as Controller of the Contractor/Subcontractor for the purpose of representing to the owner of the above described premises and his agents that the above described property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth above and except for claims of construction liens by laborers which may be provided pursuant to Section 109 of the Construction Lien Act, Act No. 497 of the Public Acts of 1980, as amended, being Section 570.1109 of the Michigan Compiled Laws.

WARNING TO OWNER: An Owner of the above described property may not rely on this sworn statement to avoid the claim of a Subcontractor, Supplier or Laborer who has provided a Notice of Furnishing (or a Laborer who may provide a Notice of Furnishing pursuant to Section 109 of the Construction Lien Act) to the Designee or to the Owner if the Designee is not named or has died.

Dated: _____ _____

Signature of Deponent

WARNING TO DEPONENT: A person, who with intent to defraud, gives a false sworn statement is subject to criminal penalties as provided in Section 110 of the Construction Lien Act, Act No. 497 of the Public Acts of 1980, as amended, being Section 570.1110 of the Michigan Compiled Laws.

Subscribed and sworn to before me on: _____ in _____County, Michigan

My commission expires: _____ Signature: _____

GENERAL CONDITIONS

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General

1. DEFINITIONS

The following terms as used in the Contract Documents are respectively defined as follows:

"Agreement": The written document between the OWNER and the CONTRACTOR concerning the work to be performed.

"Change Order" - A document recommended by ENGINEER, which is signed by CONTRACTOR and OWNER and authorizes an addition, deletion or revision in the Work, or an adjustment in the Contract Price or the Contract Time, issued on or after the Effective Date of the Agreement.

"Contract" – The entire and integrated written agreement between the OWNER and CONTRACTOR concerning the Work. The Contract supersedes prior negotiations, representations, or agreements, whether written or oral.

"CONTRACTOR": The person, firm or corporation to whom the Contract is awarded by the OWNER and who is subject to the terms thereof and party of the second part of the Agreement.

"ENGINEER": Orchard, Hiltz & McCliment, Inc., Livonia, Michigan

"Construction Observer": The authorized representative of ENGINEER who is assigned to the site or any part thereof.

"OWNER": The public body or authority, corporation, association, firm or person with whom CONTRACTOR has entered into the Agreement: and for whom the work is to be provided; and the party of the first part of the Contract.

"Project Manual" – The bound documentary information prepared for bidding and constructing the Work. A listing of the contents of the Project Manual, which may be bound in one or more volumes, is contained in the table(s) of contents.

"Specifications" - Those portions of the Contract Documents consisting of written technical descriptions of materials, equipment, construction systems, standards and workmanship as applied to the Work and certain administrative details applicable thereto.

"Subcontractor": A person, firm or corporation having a direct contract with CONTRACTOR or with any other subcontractor for the performance of a part of the Work at the site.

"Supplier": A manufacturer, fabricator, supplier, distributor, material man or vendor.

"Supplemental Conditions": The part of the Contract Documents that amends or supplements the General Conditions and/or the Insurance Specifications and the Bond Requirements.

"Work" - The entire completed construction or the various separately identifiable parts thereof required to be furnished under the Contract Documents. Work is the result of performing services, furnishing labor and furnishing and incorporating materials and equipment into the construction, all as required by the Contract Documents.

"Written Notice": Shall be deemed to have been "duly served" when such notice shall have been given or mailed to the CONTRACTOR or his superintendent at the site of the Work or when such notice shall have been given or mailed to the OWNER.

2. CONTRACT DOCUMENTS

The original and three counterparts of the Contract shall be signed by the OWNER and the CONTRACTOR.

The Work under this Contract shall consist of the items listed in the Bid Form, including all incidentals necessary to fully complete the project in accordance with the Contract Documents. The Contract Documents shall consist of the Advertisement, Instructions to Bidders, Supplemental Instructions to Bidders, Supplemental Specifications, Bid Form, Project Plans and Drawings, Standard Plans and Details, Technical Specifications,

General Conditions, General Specifications, Method of Payment, Insurance, Bonds and Agreement.

The Contract Documents comprise the entire agreement between OWNER and CONTRACTOR. The Contract Documents are complimentary, and what is called for by any one shall be as binding as if called for by all. The intent of the Contract Documents is to include in the Contract Price the cost of all labor and material, water, fuel, tools, plant, equipment, light, transportation and all other expenses that may be necessary for the proper execution and completion of the Work.

3. BONDS

The CONTRACTOR shall furnish a surety bond (form included) in an amount at least equal to 100 percent of the Contract Price as security for faithful performance of this Contract. CONTRACTOR shall also furnish a separate surety bond (form included) in an amount at least equal to 100 percent of the Contract Price as security for the payment of all persons performing labor on the project under this Contract, and furnishing materials in connection with this Contract. The Surety on each such bond shall be a duly authorized surety company satisfactory to the OWNER.

The CONTRACTOR shall furnish a Maintenance and Guarantee Bond (form included) covering all Work under this Contract. The guarantee is to cover fifty percent (50%) of the contract amount for a period of two (2) years subsequent to the date of final payment unless otherwise specified.

Should any Surety upon any bond furnished in connection with this Contract become unacceptable to the OWNER, or if any such Surety shall fail to furnish reports as to his financial condition from time to time as requested by the ENGINEER, the CONTRACTOR must promptly furnish such additional security as may be required from time to time by the ENGINEER to protect the interests of the OWNER or persons supplying labor or materials in the prosecution of the Work contemplated by the Contract.

4. CONTRACT DRAWINGS & SPECIFICATIONS

The original drawings prepared by the ENGINEER and included in the Contract Documents may be supplemented by other drawings furnished by the CONTRACTOR and approved by the ENGINEER or supplied to the CONTRACTOR by the ENGINEER during progress of the Work as he may deem to be necessary or expedient. All such supplementary Contract Drawings or instructions are intended to be consistent with the Contract Documents, true developments thereof, and reasonably inferable therefrom. Therefore, no extra charge will be allowed on a claim that particular supplemental contract drawings or instructions differed from the Contract Documents, incurring extra work, unless CONTRACTOR has first brought the matter, in writing, to the ENGINEER's attention for proper adjustment before starting on the work covered by such, and has received from the ENGINEER an order, in writing, to so proceed.

These original and supplemental drawings constitute the drawings according to which the Work is to be done. The CONTRACTOR shall keep at the site of the Work an approved or confirmed copy of all drawings and specifications, and shall at all times give the ENGINEER and OWNER access thereto.

5. COORDINATION OF CONTRACT DOCUMENTS

In case of discrepancy, figured dimensions shall govern over scaled dimensions and the parts of the Contract will prevail over all other parts of the following order:

Supplemental Specifications

Supplemental Instructions to Bidders

Instructions to Bidders

Bid Form

Project Plans and Drawings

Standard Plans & Details

Method of Payment

Technical Specifications

General Conditions

General Specifications

Insurance Specifications and Bond Forms

The CONTRACTOR shall not take advantage of any apparent error or omission in the Contract Documents, and if any inconsistency, omission, or conflict is discovered in the Contract Documents, or if in any place the meaning of the Contract Documents is obscure, uncertain, or in dispute, the ENGINEER will decide as to the true intent.

Information regarding site of the Work given in drawings and specifications has been obtained by the ENGINEER and is believed to be reasonably correct, but the OWNER does not warrant either the completeness or accuracy of such information, and it is the CONTRACTOR's responsibility to verify all such information.

6. PRECONSTRUCTION MEETING

A preconstruction meeting will be held prior to the beginning of any work. The ENGINEER will schedule the meeting as soon as possible after acceptable executed Contract Documents are received from the CONTRACTOR.

Notice of the meeting will be made to the OWNER, the CONTRACTOR, and to the following applicable entities, contingent upon their interest in the project:

Utility Companies

County Road Commission

Michigan Department of Transportation (MDOT)

Michigan Department of Labor-Safety Division

Railroad Companies

Other State, Local and County Agencies

The purpose of the preconstruction meeting is to discuss particular procedures and potential problem areas. The CONTRACTOR is given updates on the conditions of the proposed construction and what is expected as to proper notification in the event of damage to existing utilities.

The CONTRACTOR shall submit in writing at the preconstruction meeting the following information:

Schedule of construction

Sources of materials

Final list of subcontractors

The designated safety officer on the job

Superintendent for the project

Foreman in charge on the job site

Emergency and after hours phone numbers for CONTRACTOR, including Safety Officer, Superintendent and Foreman.

Approval by ENGINEER and OWNER of any construction schedule indicating completion of the work in less time than allotted by the Contract shall not be construed as an acknowledgment, either express or implied, that the work can be completed within the time shown on this schedule, and shall not under any circumstances give rise to a cause of action for damages by the CONTRACTOR.

7. REUSE OF DOCUMENTS

Neither CONTRACTOR nor any subcontractor or supplier or other person or organization performing or furnishing any of the Work under a direct or indirect contract with OWNER shall have or acquire any title to or ownership rights in any of the drawings, specifications or other documents (or copies of any thereof) prepared by or bearing the seal of ENGINEER; and they shall not reuse any of them on extensions of the project or any other project without written consent of OWNER and ENGINEER and specific written verification or adaptation by ENGINEER.

8. AVAILABILITY OF LANDS

OWNER shall furnish, as indicated in the Contract Documents, the lands upon which the work is to be performed, rights-of-way for access thereto, and such other lands which are designated for the use of CONTRACTOR. CONTRACTOR shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

Permission to use private property shall be obtained prior to any such use by the CONTRACTOR. Written evidence of such permission shall be given to the ENGINEER prior to any such use.

9. PHYSICAL CONDITIONS

Reference is made to the Supplemental Instructions to Bidders for identification of those reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work which have been relied upon by the ENGINEER in preparation of the drawings and specifications. Such reports are not guaranteed as to accuracy or completeness and are not part of the Contract Documents.

10. GENERAL REQUIREMENTS OF MATERIALS & WORKMANSHIP

In the specifications where a particular material or piece of equipment is specified by reference to some particular make or type, or equal, it is not the intent to limit competition but to set up by such reference a standard of quality most easily understood and defined. If materials or equipment of other make or type other than that specified by name are offered by CONTRACTOR they will be given full consideration by the ENGINEER, and the ENGINEER's decision will be final as to whether the materials or equipment offered are equal to those specified.

Unless otherwise stipulated in the specifications, all equipment, materials and articles incorporated in the Work covered by this Contract are to be new and of the best grade of their respective kinds for the purpose. The CONTRACTOR shall, if required, furnish such evidence as to kind and quality of materials as the ENGINEER may require.

The CONTRACTOR shall furnish suitable tools and building appliances and employ competent labor to perform the work to be done, and any labor, tools or appliances that shall not, in the judgment of the ENGINEER, be suitable or competent to produce this result may be ordered from the Work by him, and such labor, tools or appliances shall be substituted therefore by the CONTRACTOR as will meet with the approval of the ENGINEER.

If not otherwise provided, material or work called for in this Contract shall be furnished and performed in accordance with well-known established practice and standards recognized by architects, engineers and the trade.

11. SHOP DRAWINGS & SPECIAL DRAWINGS

Where called for in the specifications, CONTRACTOR shall submit to the ENGINEER for approval in not less than five copies, details, specifications, cuts and drawings of such equipment and structural work as may be required. CONTRACTOR shall make any changes or alterations required by the ENGINEER and resubmit same without delay. Approval of the ENGINEER shall not relieve the CONTRACTOR of responsibility for errors in the drawings, as the ENGINEER's checking is intended to cover compliance with the drawings and specifications and not to enter into every detail of the shop work. No work shall be undertaken until the ENGINEER has approved the shop drawings.

When the work of the CONTRACTOR is of a nature originating with it, full general and detail drawings shall be furnished to the ENGINEER on 24” x 36” size sheets of polyester film base which shall, upon approval, become the property of the OWNER.

It is understood that approval by the ENGINEER of CONTRACTOR's drawings, whether general or detailed, is a general approval relating only to their sufficiency and compliance with waiver of errors, discrepancies or omissions.

12. CHANGES IN QUANTITIES OR PLANS

The OWNER reserves the right to make, by written order, at any time during the Work, such changes in quantities and such alterations in the work as are necessary to satisfactorily complete the project. Such changes in quantities and alterations shall not invalidate the Contract nor release the Surety, and by signing a work order or authorization, the CONTRACTOR agrees to perform the Work as altered and agrees to accept, as payment in full for such Work, the monetary amounts set forth in such written order as balanced by OWNER. In addition, by signing a written order, the CONTRACTOR releases the OWNER from any and all claims for compensation with regard to the items of work specified in the written order; including, but not limited to, any and all claims for delay and overhead, unless the OWNER is notified in writing at the time of signing the authorization that the CONTRACTOR refuses to release the OWNER from such claims. All increases in quantities of work which appear in the Contract as pay items shall be paid for at the Contract Unit Prices. Decreases in quantities included in the Contract shall be deducted from the Contract at the Contract Unit Prices.

13. ESTIMATED QUANTITIES

The quantities of various classes of work to be done and materials to be furnished under this Contract, which have been estimated as stated elsewhere herein, are approximate and only for the purpose of comparing, on a uniform basis, the bids offered for work under this Contract; and neither the OWNER nor the ENGINEER is to be held responsible should any of the said estimated quantities be found incorrect during the construction of the work; and the CONTRACTOR shall make no claim for anticipated profit, nor for loss of profit, because of a difference between the quantities of the various classes of work actually done or materials actually delivered, and the estimated quantities as herein stated.

14. PAYMENTS

Payments for work completed, as recommended by the ENGINEER, will be made as specified herein.

Partial Payments

CONTRACTOR shall submit to OWNER an application for each payment and shall submit a Contractor’s Declaration declaring that he has not performed any work, furnished any material, sustained any loss, damage or delay for any reasons, including soil conditions encountered or created, or otherwise done anything for which he will ask, demand, sue for, or claim compensation from the OWNER other than as indicated on the Contractor’s Declaration and shall, if required, submit receipts or other vouchers showing his payments for materials and labor, including payments to subcontractors.

Payments, based on progress estimates, will be made on a monthly basis on work completed during the preceding month, less retainage held in accordance with Public Act No. 524 of 1980.

The retainage shall be as follows:

Not more than ten percent (10%) of the dollar value of all work in place until work is fifty percent (50%) in place.

After the work is fifty percent (50%) in place, additional retainage shall not be withheld unless the OWNER determines that the CONTRACTOR is not making satisfactory progress, or for other specific cause relating to the CONTRACTOR’s performance under the Contract. If the OWNER so determines, then the retainage amount shall not be more than ten percent (10%) of the dollar value of work more than fifty percent (50%) in place.

Retainage shall be released to CONTRACTOR together with the final progress payment.

The OWNER may withhold payment of any estimate or portion of estimate until the CONTRACTOR shall have furnished satisfactory evidence that he has paid all claims of every nature. The CONTRACTOR shall submit to the OWNER with each application for payment a “Sworn Statement” attesting to all payments made and balances due to all subcontractors and to all suppliers of materials, fuel, and equipment for the project work completed. He shall also attest to all payments made for labor furnished for the work completed. The “Sworn Statement” shall be in a form acceptable to the OWNER and all suppliers and subcontractors shall be listed along with payments made and balances owed to each.

No partial payment shall be considered as acceptance of the work or any portion thereof prior to final completion of the work, and payment of final estimate.

Final Payment

The CONTRACTOR's request for final payment shall be accompanied by the following documents:

Contractor’s Declaration

Contractor’s Affidavit

Unconditional waivers, as required, from major suppliers and subcontractors

Release of Surety

Release from other public agencies for which permits have been obtained under this Agreement.

Within thirty (30) days after completion of the work under this Agreement to the satisfaction of the OWNER and ENGINEER, in accordance with all and singular terms and stipulations herein contained, the OWNER shall make final payment, from a final estimate made by the ENGINEER. Before final payment is made, the CONTRACTOR shall, as directed by the OWNER, make a Contractor’s Affidavit that he has paid all claims of every nature, or secured a release from the Surety or Sureties approving payment of the final estimate by the OWNER. Final payment, when made, shall be considered as final approval and acceptance of the completed work herein specified.

The acceptance by the CONTRACTOR of final payment aforesaid shall operate as, and shall be, a release to the OWNER and his agents, from all claim and liability to the CONTRACTOR for anything done or furnished for, relating to, or affecting the work.

Incorrect/Improper Payments

OWNER shall not, nor shall any officer thereof, be precluded or stopped by any return or certificate made or given by the ENGINEER, or other officer, agent or appointee, under the provision of this Agreement, at any time (either before or after final completion and acceptance of the work and payment made therefore pursuant to any such return or certificates showing the true and correct amount of money due therefore, notwithstanding any such return or certificate, or any payment made in accordance therewith) from demanding and receiving from the CONTRACTOR or his sureties, separately or collectively, such sums as may have been improperly paid said CONTRACTOR by reason of any such return or certificate which has been untruly or incorrectly compiled.

15. EXTENSION OF TIME

All days in which work is suspended by order of the ENGINEER, or in accordance with these specifications, shall automatically extend the time for completion an equal number of days.

In the event work is suspended because the CONTRACTOR does not perform, no extension will be allowed for this period of time.

All requests from CONTRACTOR for extensions of time shall be submitted in writing. Such requests shall detail the reason for the request, provide a realistic revised completion date, and indicate any other

areas which may be impacted by such an extension. Such requests must be submitted to the field ENGINEER within ten (10) days after the occurrence of the incident or situation that brought about a reason for extending the time of completion. The final decision of whether or not to grant an extension of time will be made by the field ENGINEER. In no case will a request be considered if it is submitted after the ten (10) day period has passed.

16. AUTHORITY

No officer, agent or employee of the OWNER shall have power to revoke, alter, enlarge, or relax the stipulations or requirements of the Contract Documents, except insofar as such authority may be specifically conferred by the Contract Documents themselves, without formal authorization to do so, conferred by the Agreement, or by ordinance, resolution or other usual official action by the OWNER.

17. PROGRESS OF WORK

The work shall be prosecuted regularly and uninterruptedly, unless the OWNER shall otherwise specifically direct, with such force and at such points as to insure its full completion within the time stated herein.

If, in the opinion of the ENGINEER, it is necessary or advisable that certain portions of the work be done immediately, the CONTRACTOR, upon written order shall proceed with such work without delay. Should he fail to so proceed, the OWNER may do or cause to be done, such work, and the cost of same will be deducted from any money due or to become due the CONTRACTOR under this Agreement.

18. TIME IS ESSENCE OF CONTRACT

It is distinctly understood and agreed to by the parties hereto that the time specified for completion of the Work is the essence of this Agreement, and CONTRACTOR shall not be entitled to claim performance of this Agreement unless the work is satisfactorily completed, in every respect, within the time herein specified.

19. COMMENCEMENT OF CONTRACT TIME

The Contract Times will commence to run on the thirtieth day after the Effective Date of the Agreement or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty (30) days after the Effective Date of the Agreement. In no event will the Contract Times commence to run later than the sixtieth (60) day after the day of Bid Opening or the thirtieth (30) day after the Effective Date of the Agreement, whichever date is earlier.

Owner Responsibilities

20. EXTRA & FORCE ACCOUNT WORK

When extra work is required, it shall be performed and payment for such work will be on the unit price or lump sum basis agreed to in a written order. When such agreement cannot be reached, the OWNER may order such work, including any required offsite work, to be done by force account. The compensation as herein provided shall be accepted by the CONTRACTOR as payment in full for extra work done by force account, and the said percentages shall cover profit, superintendence, general expense, overhead, miscellaneous unforeseen costs, and the use of small tools and equipment. For approved subcontract work, the CONTRACTOR will be paid an amount equal to six percent (6%) of the total cost of the subcontract work, as reimbursement for administrative costs incurred in connection with the subcontract work.

When it is necessary for the CONTRACTOR to hire a firm to perform a specialized type of work or service for which the CONTRACTOR or subcontractors are not qualified to do, payment will be made at the invoice cost. The CONTRACTOR will be paid an amount equal to six percent (6%) of the invoice cost, as reimbursement for administrative costs. Prior approval by the OWNER is required.

REPORTS:

The CONTRACTOR shall furnish to the OWNER, itemized reports of the costs of all force account work. The reports shall be furnished each week and shall include a certified copy of the weekly payroll and copies of bills for the materials used and the freight charges paid on same. Discount for prompt payment or penalty for late payment will not be considered in determining the net amount of the bill. The net amount of the bill shall be charged to the force account work. Where materials used are not specifically purchased for use on extra work but are taken from the CONTRACTOR's stock, the CONTRACTOR shall submit a certification of the quantity, price, and freight on such materials in lieu of original bills and invoices.

The CONTRACTOR shall prepare itemized statements containing the following detailed information:

Labor: Name, classification, dates, number of hours worked each day, total hours computed to nearest half hour, total hours, rate, and extension for each employee engaged.

Equipment: Designation, number of hours used each day (computed to nearest half hour), total hours, rental rate, and extension for each unit of equipment engaged.

Materials: Quantities of materials, with prices per unit and extensions and freight costs when applicable.

The CONTRACTOR and the OWNER shall compare records of force account work and bring them into agreement at the end of each day.

LABOR:

For all labor and for all craft foreman directly engaged in the specific work, the CONTRACTOR will be paid the actual rate of wages and the number of hours paid said labor and foremen in accordance with approved labor agreements, computed to nearest half hour, to which sum twenty-six (26) percent will be added (this sum includes a one (1) percent allowance for the Single Business Tax). Project foremen will be classified as Superintendents and their compensation will not be included in the payment provided herein.

Bond Premium: Workmen's Compensation Insurance; Personal Injury Public Liability and Property Damage Public Liability Insurance; Unemployment Compensation; Federal Social Security; and payments required to be made to Employer and Employee Trusteeships, the proceeds from which accrue exclusively to the benefit of the employee; will be paid for at actual cost, to which sum twenty (20) percent will be added except that twenty-six (26) percent will be added to the taxable fringe benefits. The CONTRACTOR shall furnish satisfactory evidence of the amounts paid for each of these required costs as related to force account work.

MATERIALS:

For materials, the CONTRACTOR will receive the actual cost delivered to the project site, including freight charges, as shown by copies of bills, to which sum fifteen (15) percent will be added.

If a charge in the amount or type of force account work results in a surplus of the material ordered and delivered to the project site, the OWNER will reimburse the CONTRACTOR for the costs incurred in returning the surplus material to the supplier.

SMALL HAND & POWER TOOLS:

No payment will be allowed for small hand and power tools which are not listed in the Rental Rate Blue Book for Construction Equipment as published by the Equipment Guide Book Company. All small hand and power tools listed in the Rental Rate Blue Book at a rate of less than one (1) dollar per hour will be considered part of overhead and will not be paid for separately.

EQUIPMENT:

For any machinery and equipment, including the foreman's transportation unit, which the OWNER approves for use on extra work

done by force account, the CONTRACTOR will be paid as follows:

The time paid for shall be the period that the equipment is required at the site of the extra work and, in addition, shall include traveling time to the location of the extra work when the equipment is moved under its own power. When transportation from one site to another is by other than its own power, the actual operating time during periods of loading and unloading will be paid for at the regular rental rate and transportation costs will be allowed.

When the periods of work are not consecutive and the interval between the termination of a period of work and the commencement of the subsequent period does not exceed thirty (30) days, the rates allowed will be the same as if the periods of work were consecutive.

The rental rate established for each piece of CONTRACTOR owned equipment, including appurtenances and attachments to equipment used will be determined by use of the Rental Rate Blue Book for Construction Equipment Volume 1, 2, or 3, as applicable. The edition which is current at the time the force account work was started will apply.

The established rental rate will be equal to the “Monthly” rate divided by 176; modified by the rate adjustment factor and the applicable map adjustment factor, plus the “Estimated Operating Costs per Hour”, to which sum ten (10) percent will be added.

For equipment not listed in the Rental Rate Blue Book, Volume 1, 2, or 3, the rental rate will be determined by using the rate listed for a similar piece of equipment or by proportioning a rate listed so that the capacity, size, horsepower, and age are properly considered.

For equipment for which there are no comparable in the Rental Rate Blue Book, Volume 1, 2, or 3, the monthly rate shall be reasonable, but not more than five (5) percent of the current list price, or invoice, of the equipment. The base hourly rate shall then be determined by dividing the monthly rate by 176 to which sum twenty percent (20%) will be added. The twenty percent (20%) includes adjustments and operating costs.

The rates used for CONTRACTOR owned trucks used to haul material will be those published by MDOT. These rates shall include all adjustments and operating costs. Separate payment for the driver will be allowed. The rates will be reviewed and adjusted periodically.

The rental rate for the foreman's transportation unit will be seven dollars ($7.00) per hour, to which sum twenty percent (20%) will be added.

When leased or rented equipment is used on force account work, the hourly rate used in computation of payment will be the leased or rented rate, except that if the leased or rented rate exceeds the rental rate established by the Rental Blue Book, the established rate determined from the Blue Book will apply. In either case, the Estimated Operating Cost per Hour will be added to the appropriate hourly rate to which sum ten percent (10%) will be added.

In all cases the “Estimated Operating Cost per Hour” includes all fuel, oil, lubrications, tires, parts, and other operating expendables such as truck and labor assigned to the truck for servicing the equipment.

The rental rates allowed herein include the cost of insurance covering the usual insurable risks, including fire and theft. The OWNER will not be liable for losses which can be covered by insurance.

In the event that machinery or equipment is idled, payment may be allowed on a rental basis for the idled equipment as specified herein. Only machinery or equipment actually on the project site at the time of the delay, as required for that phase of construction work in question, will be considered eligible for rental reimbursement. Specialized equipment for machinery directly related to the work, whether on or off the site, may be considered eligible for payment if actually idled and if such idleness can be certified by the CONTRACTOR and verified by the

OWNER. Payment for idled equipment and/or machinery will not be allowed during periods of seasonal suspension of the work.

The rental rate for idled leased or rented equipment will be the leased or rented rate,or the equipment shall be returned and taken off rental as directed by the OWNER.

The rental rate for idled CONTRACTOR owned equipment will be the “Monthly” rate divided by 176; modified by the rate adjustment factor and the applicable map adjustment factor, and then multiplied by fifty percent (50%). No payment will be allowed for operating costs.

Payment will be limited to the difference between the hours worked and eight (8) hours in any one day and to the difference between the hours worked and forty (40) hours in any one week. No provisions of these specifications shall entitle the CONTRACTOR to rental compensation for idled equipment. No additional compensation for overhead will be allowed.

In the event that labor is idled, payment may be allowed provided there is no other location within the project that the labor can be gainfully employed. Payment will be limited to a maximum of eight (8) hours per occurrence and in no case will exceed the amount of the CONTRACTOR's obligation as provided by the CONTRACTOR's current labor agreement. No additional compensation for overhead will be allowed.

21. PAYMENTS WITHHELD

The OWNER may withhold or, on account of subsequently discovered evidence, nullify the whole or a part of any certificate for progress payment to such extent as may be necessary to protect itself from loss on account of:

Defective work not remedied;

Claims filed or reasonable evidence indicating probable filing of claims;

Failure of the CONTRACTOR to make payments properly to subcontractors or for material or labor;

A reasonable doubt that the Agreement can be completed for the balance then unpaid;

Damage to another CONTRACTOR.

When the above grounds are removed, payment shall be made for amounts withheld because of them.

22. USE OF COMPLETE PORTIONS OF THE WORK

The OWNER may, at any time during progress of the work, after written notice to CONTRACTOR, take over and place in service any completed portions of the work which are ready for service, although the entire work of the Agreement is not fully completed, and notwithstanding the time for completion of the entire work or such portions may not have expired. In such event, the CONTRACTOR will be relieved of further work on, or maintenance of, said portion except as covered by his guarantee of same.

Engineer Responsibilities

23. ENGINEER DURING CONSTRUCTION

The Work shall be subject to the approval of the ENGINEER, who shall determine the amount, quality, acceptability, and fitness of the items of work and materials to be furnished hereunder, and who shall decide all questions which may arise as to measurements of quantities and fulfillment of the requirements of the Contract Documents.

24. AUTHORITY & DUTIES OF CONSTRUCTION OBSERVER

Construction Observers may be appointed by the ENGINEER and directed to check or review materials used and completed work. The observation may extend to any parts of the Work and to the preparation or manufacture of the materials for use in the Work. Construction Observers will not be authorized to revoke, alter, enlarge, or relax any of the provisions of the Contract Documents. The Construction Observer will call to the attention of the CONTRACTOR any failure to follow the plans and

specifications that he may observe. In case of any dispute arising between the CONTRACTOR and Construction Observer as to materials furnished or the manner of performing the work, the Construction Observer shall have the authority to reject materials or completed items of work until the question at issue can be referred to and be decided by the ENGINEER. In no instance shall any action or omission on the part of the Construction Observer relieve the CONTRACTOR of the responsibility of completing the Work in accordance with the Contract Documents.

25. LIMITATIONS ON ENGINEER'S RESPONSIBILITIES

Neither ENGINEER's authority or responsibility under this Article or under any other provision of the Contract Documents nor any decision made by ENGINEER in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise or performance of any authority or responsibility by ENGINEER shall create, impose or give rise to any duty owed by ENGINEER to CONTRACTOR, any subcontractor, any supplier, any other person or organization, or to any surety for or employee or agent of any of them.

ENGINEER will not supervise, direct, control or have authority over or be responsible for CONTRACTOR's means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of CONTRACTOR to comply with laws and regulations applicable to the furnishing or performance of the Work. ENGINEER will not be responsible for CONTRACTOR's failure to perform or furnish the Work in accordance with the Contract Documents.

ENGINEER will not be responsible for the acts or omissions of CONTRACTOR or of any subcontractor, any supplier, or of any other person or organization performing or furnishing any of the Work.

ENGINEER's review of the final application for payment and accompanying documentation and all maintenance and operating instructions, schedules guarantees, bonds and manufacturer's certificates of inspection, tests, and approvals and other documentation required in Article 14b will only be to determine generally that their content complies with the requirements of, and in the case of manufacturer's certificates of inspections, tests and approvals that the results certified indicate compliance with the Contract Documents.

The limitations upon authority and responsibility set forth in this Section shall also apply to ENGINEER's consultants, authorized representative and assistants.

26. LINES & GRADES

Principal reference lines or points and bench marks may be given by the ENGINEER at such time as he may deem necessary; or, if the CONTRACTOR shall be in need of such reference lines or bench marks, he shall notify the ENGINEER three (3) working days in advance.

The ENGINEER may set suitable stakes and marks showing locations and elevations of the various parts of the work, and will furnish the CONTRACTOR with required data referring to the reference points. No work shall be undertaken until such stakes and marks shall have been set by the ENGINEER. CONTRACTOR shall take due and proper precautions for the preservation of these stakes and marks, shall see that the work at all times proceeds in accordance therewith, and shall provide all labor and material to set the required line and grade control and locate the work accurately with reference to the above points. In case such stakes are destroyed due to the CONTRACTOR's carelessness, they will be replaced at the ENGINEER's earliest convenience and the CONTRACTOR may be back charged for the crew time incurred.

27. TESTING & SAMPLING

Where called for in the specifications, samples of materials in the quantity named shall be submitted to the ENGINEER for approval. Where tests are required, they

shall be made at the expense of the OWNER, except as otherwise called for in the specifications. For materials covered by ASTM or Federal Specifications, or with the specifications of well known or recognized technical and/or trade organizations, unless otherwise stipulated, required tests are to be made by the manufacturer, and his certificate therefore submitted to the ENGINEER.

The ENGINEER and/or OWNER shall determine which materials are required by the specifications to be factory certified or to have chemical or physical analysis or other examination or test. The CONTRACTOR shall furnish to the ENGINEER and/or OWNER two copies of orders for all materials requiring such examination or test as soon as placed. Such orders shall contain complete information, including that as to the quantity, quality, dimensions, sizes, capacities and types, shall contain proper reference to the applicable specifications by title, number and paragraph, and shall show the name and address of the producing factory but need not contain prices or contractual terms.

All materials and workmanship (if not otherwise designated by the specifications) shall be subject to examination and test by the ENGINEER and/or OWNER at any time during manufacture or construction, and at any place where such manufacture or construction is carried on. The ENGINEER and/or OWNER shall have the right to reject defective material and workmanship or require its correction. Rejected workmanship shall be satisfactorily corrected, and rejected material shall be satisfactorily replaced with proper material without charge therefore, and the CONTRACTOR shall promptly segregate and remove rejected material from the premises. If the CONTRACTOR fails to proceed at once with replacement of rejected material and correction of defective workmanship, the OWNER may, by Agreement or otherwise, replace such material and correct such workmanship and charge the cost thereof to the CONTRACTOR, or may immediately terminate the Agreement.

CONTRACTOR shall furnish promptly, without additional charge, all reasonable facilities, labor and materials necessary for the safe and convenient conduct of all construction observations and tests that may be required by the ENGINEER. All construction observations and tests by the ENGINEER and/or OWNER shall be performed in such a manner as not to delay the work unnecessarily. Special, full size, and performance tests shall be as described in the specifications. CONTRACTOR shall be charged with any additional cost of construction observations when material or workmanship is not ready at the time checking is requested by the CONTRACTOR.

Should it be considered necessary or advisable by the ENGINEER and/or OWNER any time before final acceptance of the entire work to make an examination of work already completed, by removing or tearing out same, the CONTRACTOR shall on request promptly furnish all necessary facilities, labor and material. If such work is found to be defective or nonconforming in any material respect, due to the fault of the CONTRACTOR or his subcontractor, CONTRACTOR shall defray all the expenses of such examination and of satisfactory reconstruction, and be responsible for any resulting delay. If, however, such work is found to meet the requirements of the Agreement, the actual cost involved in the examination and replacement shall be allowed the CONTRACTOR and he shall in addition, if completion of the work has been delayed thereby, be granted a suitable extension of time on account of the additional work involved.

Examination of material and finished articles to be incorporated in the work at the site shall be made at place of production, manufacture or shipment stated in the specifications; and such examinations and acceptance, unless otherwise stated in the specifications, shall be final, except as

regards latent defects, departures from specific requirements of the Agreement and the specifications and drawings made a part thereof, damage or loss in transit, fraud or such gross mistakes as amount to fraud. Subject to requirements contained in the preceding sentence, examinations of material and workmanship for final acceptance as a whole or in part shall be made at the site.

Contractor Responsibilities

28. UNFORSEEN PHYSICAL CONDITIONS

CONTRACTOR shall promptly notify the OWNER and ENGINEER in writing of any subsurface or latent physical conditions at the site or in an existing structure differing materially from those indicated or referred to in the Contract Documents. The ENGINEER will promptly review those conditions and advise the OWNER in writing if further investigation or tests are necessary. Promptly thereafter, the OWNER shall obtain the necessary additional investigations and tests and furnish copies to the ENGINEER and the CONTRACTOR. If the ENGINEER finds that the results of such investigations or tests indicate that there are subsurface or latent physical conditions which differ materially from those intended in the Contract Documents, and which could not reasonably have been anticipated by the CONTRACTOR, a Change Order may be issued incorporating the necessary revisions.

29. COMPOSITION OF THE CONTRACTOR

If the CONTRACTOR hereunder is comprised of more than one legal entity, each such entity shall be jointly and severally liable hereunder.

30. ASSIGNMENT OF CONTRACT

The CONTRACTOR shall not sublet, assign or transfer this Agreement or any portion thereof or any payments due him thereunder, without the written consent of the OWNER.

Assignment or subletting the whole or any portion of this Agreement shall not operate to release the CONTRACTOR or his bondsmen hereunder from any of the contract obligations.

The CONTRACTOR agrees that he is fully responsible to the OWNER for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by him. Nothing contained in the Contract Documents shall create any contractual relation between any subcontractors and the OWNER.

Neither the ENGINEER nor any officer, agent or employee of the OWNER shall have any power or authority whatsoever to bind the OWNER or to incur obligation in his behalf to any subcontractors, material supplier or other persons in any manner whatsoever.

31. AGENTS

Work shall be carried on under personal supervision of the CONTRACTOR or his properly authorized representative, who shall be on the grounds at all times during the construction, and who shall have full and responsible charge of the Work with power to receive orders and carry out instructions.

32. SAFETY & PROTECTION

A. People and Property

CONTRACTOR shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. CONTRACTOR shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

All persons on the site or who may be affected by the Work;

All the Work and materials and equipment to be incorporated therein, whether in storage on or off the site; and

Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.

B. Site Safety

CONTRACTOR shall comply with all applicable laws and regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR shall notify owners of adjacent property and of underground facilities and other utility owners when prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property. All damage, injury, or loss to any property referred to in this section caused, directly or indirectly, in whole or in part, by CONTRACTOR or any subcontractor, supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, shall be remedied by CONTRACTOR. CONTRACTOR's duties and responsibilities for safety and for protection of the Work shall continue until such time as all the Work is completed and ENGINEER has issued a notice to OWNER and CONTRACTOR that the Work is acceptable (except as otherwise expressly provided in connection with Substantial Completion).

C. Safety Representative

CONTRACTOR shall designate a qualified and experienced safety representative at the site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and programs.

D. Hazard Communication Program

CONTRACTOR shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the site in accordance with laws or regulations.

E. Compliance with MIOSHA

All of the CONTRACTOR and subcontractors operations and construction equipment shall comply with requirements of the Michigan Occupational Safety and Health Act (MIOSHA) insofar as they apply to the work to be performed under this Contract.

33. CONTRACTOR'S SUPERVISION & ORIGINATION

The Work under this Agreement shall be under the direct supervision and direction of the CONTRACTOR. The CONTRACTOR shall give sufficient supervision to the Work, using his best skill and attention. The CONTRACTOR shall, at all times, keep on the site of the Work during its progress a competent superintendent and any and all necessary foremen and assistants. The superintendent shall represent and have full authority to act for the CONTRACTOR in the latter's absence, and all directions given to him shall be as binding as if given to the CONTRACTOR. On written request in each case, all such directions will be confirmed in writing to the CONTRACTOR.

The CONTRACTOR shall employ only competent, efficient workmen and shall not use on the Work any unfit person or one not skilled in the work assigned to him, and he shall at all times enforce strict discipline and good order among his employees. Whenever the ENGINEER shall notify the CONTRACTOR, in writing, that any man on the Work is, in the opinion of the ENGINEER, careless, incompetent, disorderly, or otherwise unsatisfactory, such man shall be discharged from the work and shall not again be employed on it except with the written consent of the ENGINEER.

The CONTRACTOR shall establish and maintain an office on the site of the work, or at some convenient point adjacent thereto, during the continuance of this Agreement and shall have at all times during working hours, a representative authorized to receive and execute any and all orders, when given by the ENGINEER; and such order, when given out and received by said representative shall be deemed to have been

given to and received by the CONTRACTOR. Copies of the drawings and specifications shall at all times be kept on file by the CONTRACTOR at readily accessible points near the work.

34. CONTRACTOR'S RIGHT TO STOP WORK

If the work should be stopped under an order of any court, or other public authority for a period of three months, through no act or fault of the CONTRACTOR or of anyone employed by him, or if the OWNER should fail to pay to the CONTRACTOR within sixty (60) days of its maturity and presentation any sum certified by the ENGINEER, provided no appeal is taken, the CONTRACTOR may, upon seven (7) days' written notice to the OWNER and the ENGINEER, stop work or terminate this Agreement, and shall receive from the OWNER payment in full for all work executed, as determined from the prices contained in the approved detailed estimate as computed by the ENGINEER, but no claim for extra compensation or damages shall be made or allowed because of such termination of the Agreement.

35. STORAGE OF MATERIALS

Materials and equipment distributed, stored and placed upon or near the site of the Work shall at all times be so disposed as not to interfere with work being prosecuted by other contractors in the employ of the OWNER, or with street drainage, or with fire hydrants or with access thereto, and not to hinder any more than may be necessary the ordinary traffic (either vehicular or pedestrian) of the street.

36. CLEANING UP

The CONTRACTOR shall, as directed by the ENGINEER, remove at his own expense from the OWNER's property and from all public and private property all temporary structures, rubbish and waste materials resulting from his operations. This requirement shall not apply to property used for permanent disposal of rubbish or waste materials in accordance with permission of such disposal granted to the CONTRACTOR by the OWNER thereof.

37. SUNDAY & NIGHT WORK

The CONTRACTOR is required to prosecute work done under this Agreement during the hours of daylight, and no work will be permitted at night or on Sundays, except to save property or life, or as specifically authorized or directed by the ENGINEER.

No work shall be permitted on holidays.

38. SANITARY REGULATIONS

Sanitary conveniences for the use of project personnel properly secluded from public observation shall be constructed and maintained in sanitary condition by the CONTRACTOR. Its use shall be strictly enforced.

39. PERMITS & REGULATIONS

The CONTRACTOR shall secure, at no cost to the OWNER, all permits and licenses necessary for the prosecution of the Work. He shall pay for same at his own expense as well as for any inspection fees required in connection with such permits, and shall conduct his operations in accordance with the provisions of such permits, including tunneling of pavements where required. He shall also furnish any required bonds and pay the cost of same.

The CONTRACTOR shall keep himself fully informed of all laws, ordinances, and regulations in any manner affecting those engaged or employed in the Work or materials used in the Work, or in any way affecting the conduct of the Work, and of all orders and decrees of bodies or tribunals having any jurisdiction or authority over the same.

He shall at all times observe and comply with, and shall cause all his agents and employees to observe and comply with all existing and future laws, ordinances, regulations, orders and decrees; provided, that if the drawings and specifications are at variance therewith, the CONTRACTOR shall promptly notify the ENGINEER in

writing and any necessary changes shall be adjusted as provided in the Contract Documents.

All work shall be executed and checked in accordance with all local and state rules and regulations and all established codes applicable thereto and shall conform in all respects to the requirements of all competent authorities having jurisdiction there over.

Should any change in plans and specifications be required to comply with local regulations, CONTRACTOR shall notify the OWNER at the time of submitting his bid. After entering into Agreement, CONTRACTOR will be held to complete the work necessary to meet local requirements without extra expense to the OWNER.

Where the work required by the drawings and specifications is above the standard required, it shall be done as shown or specified.

40. GUARANTEE

The CONTRACTOR, as a condition precedent to final payment, shall execute a guarantee to the OWNER warranting for a period of two (2) years from date of final payment to keep in good order and repair any defect in all the work done under the Agreement, either by the CONTRACTOR, his subcontractors, or material suppliers, that may develop during said period due to improper materials, defective equipment, improper materials workmanship, or arrangements, and any other work affected in making good such imperfections shall also be made good, all without expense to the OWNER, and CONTRACTOR shall execute, in favor of the OWNER the attached Maintenance and Guarantee Bond.

41. PATENTS

CONTRACTOR shall pay all royalties and license fees and shall hold and save the OWNER and his agents harmless from all liability of any nature or kind, including cost and expenses for, or on account of, any patented or unpatented invention, process, article or appliance manufactured or used in performance of the Agreement, including its use by the OWNER, unless otherwise specifically stipulated in the Contract Documents. In this respect the CONTRACTOR shall defend all suits or claims for infringement of any patent or license right.

In the event that any claim, suit or action at law or inequity of any kind whatsoever is brought against the OWNER, involving any such patents or license rights, then the OWNER shall have the right to, and may retain, from any money due or to become due to the CONTRACTOR, such sufficient sum as is considered necessary to protect said OWNER against loss, and such sum may be retained by the OWNER until such claim or suit shall have been settled and satisfactory evidence to that effect shall have been furnished the OWNER.

42. INFORMATION BY THE CONTRACTOR

The CONTRACTOR shall submit to the ENGINEER full information as to the materials, equipment and arrangements that the CONTRACTOR proposes to furnish. This information shall be complete to the extent that the ENGINEER may intelligently judge if the proposed materials, equipment and arrangements will meet with the requirements of the Contract Documents.

Prior to approval of the materials, equipment and arrangements by the ENGINEER, based on the information submitted by the CONTRACTOR, any work done by the CONTRACTOR shall be at his own risk.

Approval of information covering materials, equipment and arrangements by the ENGINEER shall in no way release CONTRACTOR from his responsibility for the proper design, installation and performance of any material, equipment or arrangement, or from his liability to replace same should it prove defective.

43. FORFEITURE OF CONTRACT

If work to be done under the Contract Documents shall be abandoned by CONTRACTOR or if, at any time in the

judgment of the OWNER, CONTRACTOR shall fail to prosecute the Work at a reasonable rate of progress, or to comply with all or any of the terms and requirements herein set forth, then the OWNER shall have the right to take possession of the Work, including CONTRACTOR's plant, supplies and materials, at any time after having notified the CONTRACTOR, in writing, to discontinue work under this Agreement for said cause or causes, and such action shall not affect the right of the OWNER to recover damages resulting from such failure. Upon receiving such notice the CONTRACTOR shall and will, upon demand, immediately give the OWNER safe and peaceable possession of the Work, including the plant, and shall then cease to have control over any portion thereof or the men employed thereon.

The OWNER may then proceed to complete the Work herein specified, by Agreement or otherwise; and the entire cost of same shall be charged to the CONTRACTOR and deducted from any sum or sums due or to become due under the Agreement; the excess cost, if any, to be paid by CONTRACTOR or his sureties to said OWNER.

44. RELATION TO OTHER CONTRACTORS

CONTRACTOR shall so conduct his operations as not to interfere with or injure the work of other contractor's or workmen employed on adjoining or related work, and he shall promptly make good any injury or damage which may be done to such work by him or his employees or agents. Should a contract for adjoining work be awarded to another contractor, and should the work of one of these contracts interfere with that of the other, the OWNER shall decide which contractor shall cease work for the time being and which shall continue, or whether work in both contracts shall continue at the same time and in what manner.

45. “OR EQUAL” CLAUSE

Whenever, in any of the Contract Documents an article, material or equipment is defined by describing a proprietary product or by using the name of a manufacturer or vendor, the term “or equal”, if not inserted, shall be implied. The specific article, material or equipment mentioned shall be understood as indicating the type, function, minimum standard of design, efficiency and quality desired, and shall not be construed in such a manner as to exclude manufacturers' products of comparable quality, design and efficiency. If the CONTRACTOR proposes any “or equal” substitutes, these substitutes shall be subject to the review and approval of the OWNER before they can be incorporated into the work.

Legal

46. INDEMNIFICATION

To the fullest extent permitted by Laws and Regulations, CONTRACTOR shall indemnify and hold harmless OWNER and ENGINEER and their consultants, agents and employees from and against all claims, damages, losses and expenses, direct, indirect or consequential (including but not limited to fees and charges of engineers, architects, attorneys and other professionals and court and arbitration costs) arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom and (b) is caused in whole or in part by any negligent act or omission of CONTRACTOR, any subcontractors, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder or arises by or is imposed by Law and Regulations regardless of the negligence of any such party.

In any and all claims against OWNER or ENGINEER or any of their consultants,

agents or employees by any employee of CONTRACTOR, any subcontractors, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work or anyone for whose acts of them may be liable, the indemnification obligation under the preceding paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for CONTRACTOR or any such subcontractors or other person or organization under worker's or workmen's compensation acts, disability benefit acts or other employee benefit acts.

The obligations of the CONTRACTOR under this article shall not extend to the liability of ENGINEER, ENGINEER's consultants, agents or employees arising out of the preparation or approval of drawings, opinions, reports, surveys, change orders, designs or specifications.

47. CONTROLLING LAW

In the case of a legal dispute between the OWNER and the CONTRACTOR the law of the state of Michigan shall govern. The venue for resolving any legal dispute between the two parties will be within the County of the OWNER's legal address.

48. NO WAIVER OF CONTRACT

Neither acceptance of the whole or any part of the Work by the OWNER or his ENGINEER, or any of its agents, nor any order, measurements or certificate by the ENGINEER, nor any order by OWNER for payment of money, nor any payment for the whole or any part of the Work by OWNER, nor any extension of time, nor any possession taken by the OWNER or its agents, shall operate as a waiver for any portion of the Contract Documents or any power therein provided; nor shall any waiver of any breach of contract be held to be a waiver of any other or subsequent breach.

49. DISPUTE RESOLUTION

Dispute resolution methods and procedures, if any, shall be as set forth in the Supplemental Specifications. If no method and procedure has been set forth, OWNER and CONTRACTOR may exercise such rights or remedies as either may otherwise have under the Contract Documents or by Laws or Regulations in respect of any dispute.

50. GIVING NOTICE

Whenever any provision of the Contract Documents requires the giving of written notice, it will be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to the giver of the notice.

51. CUMULATIVE REMEDIES

The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provision of the Contract Documents, and the provisions of this paragraph will be as effective as if repeated specifically in the contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

End of Section

GENERAL SPECIFICATIONS

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1. EXISTING UNDERGROUND STRUCTURES & UTILITIES

The location of public or private utilities shown on the plans is in accordance with the best information available. No guarantee is given that the locations are absolutely accurate or that utilities other than those shown are not present.

For protection of underground utilities, the CONTRACTOR shall contact "MISS DIG" at 1-800-482-7171 a minimum of three (3) working days prior to excavating. This does not relieve the CONTRACTOR of the responsibility of notifying utility OWNERs who may not be part of the "MISS DIG" alert system.

2. SOIL CONDITIONS

If soil borings have been taken for this project, then they are included in an appendix.

Where the OWNER has caused soil borings to be made to aid the ENGINEER in design of the work, these boring logs are provided herein for the prospective bidder to examine. This information is given to bidders as an aid in determining the character of the soil and groundwater conditions. The OWNER does not guarantee that the ground encountered during construction will conform to the borings. Bidders should secure such other information as they consider necessary to check and supplement the above data.

The CONTRACTOR shall complete the work in whatever materials, and under whatever conditions he may encounter or create.

3. SOIL EROSION AND SEDIMENTATION CONTROL

The CONTRACTOR shall comply with the requirements of the Soil Erosion and Sedimentation Control Act of the State of Michigan, Part 91 of ACT 451 of PA of 1994 and with all the requirements, rules and standards of the official enforcing agent for the project location.

If a soil erosion control permit is required on this project, the CONTRACTOR shall adhere to the specific conditions of the project permit. Where the permit is issued in the name of the CONTRACTOR and requires that a bond be posted, the

CONTRACTOR shall include in his bid the permit fee and bond expense.

The ENGINEER shall have full authority to require compliance with the soil erosion control requirements and may order suspension of the work if measures are not adequate or a problem develops requiring additional soil erosion control measures. Any ordered suspension of the work shall not be grounds for CONTRACTOR's claims for "down time" or "lost time".

4. PRESERVATION, PROTECTION & USE OF SURVEY CONTROLS, MONUMENT POINTS & GRADE STAKES

During the progress of the work, the CONTRACTOR may encounter section line, fractional section line, and property controlling corner monuments. Insofar as is known, such public land survey corners and property monuments have been indicated on the plans.

The CONTRACTOR shall be responsible for complying with the requirements of Michigan Public Act 34. Specifically, he shall be responsible for notifying the county surveyor before removing a public land survey corner monument for construction activities. In addition, if construction time constraints will result in the public land survey corner monument being removed for more than one year, then the CONTRACTOR shall arrange to have a temporary corner monument set until the permanent one can be re-established. The costs of removing and replacing public land survey corner monuments as well as setting temporary corner monuments shall be the responsibility of the CONTRACTOR unless pay items are provided in the bid form for these tasks. The CONTRACTOR shall not remove any such monument until the ENGINEER has witness points as reference for resetting of such monuments. After referencing has been done and suitable permanent sketches prepared, the ENGINEER will give permission to the CONTRACTOR for removal of the monument. Monuments and monument boxes shall be reset only after all backfilling has fully settled.

The CONTRACTOR shall protect and preserve all monument points, property corners, grade stakes, line and reference points. Where stakes and markers are disturbed or removed due to operations under this Contract, the CONTRACTOR shall be charged at invoice cost by the ENGINEER for replacing the points. Care shall be exercised by the CONTRACTOR when operating near the markers, as any carelessness in operations will also cause a time delay to the schedule due to additional stakeout time required to replace reference points, lines, etc.

The CONTRACTOR shall accurately locate the work from reference points established by the ENGINEER along the surface of the ground and line of work.

5. PROTECTION OF PUBLIC & PRIVATE UTILITIES

Where any utility, water, sewer, gas, telephone or any other public or private utilities are encountered, the CONTRACTOR must provide adequate protection for them, and he will be held responsible for any damages to such utilities arising from his operations.

When it is apparent that construction operations may endanger the foundation of any utility, conduit, or support of any structure, the CONTRACTOR shall notify the utility OWNER of this possibility, and he shall take such steps as may be required to provide temporary bracing or support of conduits or structures.

In all cases where permits or inspection fees are required by utilities in connection with changes to or temporary support of their conduits, the CONTRACTOR shall secure permits and pay all inspection fees.

When it is necessary in order to carry out the work that a pole, telephone or electric, be moved to a new location or moved and replaced after construction, the CONTRACTOR shall arrange for moving such pole or poles and the lines thereof, and shall pay any charges.

Where it is the policy of any utility owner to make his own repairs to damaged conduit or other structures, the CONTRACTOR shall cooperate to the fullest extent with the utility OWNER and shall see that his operations interfere as little as possible with the utility OWNER's operations.

6. MISCELLANEOUS DAMAGES

The CONTRACTOR shall be responsible for repairing all damages to existing lawns, sidewalk, parking lots, streets or other areas outside the limits of the Contract. Private utilities, private ornamental gas or electric lights, sprinkler systems, fences, shrubs, trees, existing sidewalk, or any other surface or subsurface items of value damaged by the CONTRACTOR shall be repaired, replaced or removed and replaced to at least equal condition at the CONTRACTOR's expense unless otherwise specified on the plans.

7. SUMP PUMP DISCHARGE PIPE & LOCAL SERVICES

Any discharge pipe from sump pumps or yard drains encountered on this project, whether or not shown on the plans, which discharges to existing ditches and/or storm sewers or cross public or private easements, shall be maintained, replaced, or reconnected as necessary. Bulkheads shall be placed only as approved by the Engineer. Sump pump connections shall be made to the storm drain pipe by a coring method as approved by the ENGINEER. The CONTRACTOR shall use adequate measures to prevent soil erosion, sedimentation, and/or ponding when connecting discharge pipes to existing or proposed ditches. This work shall be considered as incidental to the cost of the project.

8. EXISTING SEWER FACILITIES

Existing sewers or drains may be encountered along the line of work. In all such cases, the CONTRACTOR shall perform his operation in such a manner that sewer service will not be interrupted. He shall, at his own expense, make all temporary provisions to maintain sewer service.

Unless otherwise indicated on the plans, the CONTRACTOR shall replace, at his own expense, any disturbed sewer or drain, or relay same at a new grade to be established by the ENGINEER such that sufficient clearance for the sewer will be provided.

9. EXISTING WATER FACILITIES

Where existing water mains and/or water services are encountered in the work, they shall be maintained in operation. They shall be relayed if necessary using the class of pipe and fittings standard to the OWNER of the main.

10. EXISTING GAS FACILITIES

Where existing gas mains are encountered, the CONTRACTOR shall immediately notify the ENGINEER and the gas company. The CONTRACTOR shall then arrange with the gas company for any necessary relocation. The CONTRACTOR will receive no extra compensation on account of delays incurred in conjunction with such relocations.

11. EXISTING ELECTRIC, CABLE, AND TELECOMMUNICATIONS

Where existing electric, cable, or telecommunications facilities are encountered, the CONTRACTOR shall immediately notify the ENGINEER and the affected utility company(ies). The CONTRACTOR shall then arrange with the

utility company for any necessary relocation. The CONTRACTOR will receive no extra compensation on account of delays incurred in conjunction with such relocations.

12. PRESERVATION OF TREES & SHRUBBERY

No trees or shrubbery of any kind shall be removed or destroyed by the CONTRACTOR without written permission of the ENGINEER. The CONTRACTOR will be held fully responsible for any damages caused by his work to adjoining trees and shrubs. Ample precautions shall be taken by the CONTRACTOR to protect such trees and shrubs that are to remain in place by surrounding them with fences or other protection before construction begins. Shrubbery that must be removed shall be preserved and replaced in a manner acceptable to the OWNER.

The CONTRACTOR shall protect and/or replace all shrubbery damaged or destroyed by operations under this Contract. The CONTRACTOR shall receive no extra compensation for preservation of trees and shrubbery.

13. TRIMMING TREES & SHRUBS

Where necessary in the field, the CONTRACTOR shall trim trees and shrubs by a method approved by the ENGINEER. All cut surfaces over one inch in diameter shall be painted with grafting wax. All branches which have been damaged by construction shall be pruned correctly to branch collars, to help promote the health of the tree. Also, any abrasions or gouges afflicted on the tree trunks during construction should be bark traced and lightly coated with tree paint. This work shall be incidental to the project.

14. MAINTENANCE OF SERVICE

Drainage through existing sewers, ditches and drains shall be maintained at all times during construction, and all nearby gutters shall be kept open for drainage. Where existing sewers are encountered in the line of work that interfere with construction, the flow in the sewers, including both dry weather flow and storm flow, shall be maintained.

During the progress of the work, the CONTRACTOR shall accommodate both vehicular and foot traffic and shall provide free access to fire hydrants, water and gas valves. Except as otherwise specified herein or as noted on the plans, street intersections may be blocked but one-half at a time, and Contractor shall lay and maintain temporary driveways, bridges and crossings such as are necessary, in the opinion of the ENGINEER, to reasonably accommodate the public.

In the event detours, traffic control devices or safety equipment are needed, they shall be placed and maintained in accordance with the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).

Maintenance of service as described above shall be considered as incidental to the project cost unless pay items have been included in the proposal for this work.

15. CLEANLINESS OF THE WORK SITE & STREETS

The CONTRACTOR shall keep the work site and all property occupied by him in a neat and orderly condition at all times. Waste material, rubbish and debris shall not be allowed to accumulate. The CONTRACTOR's equipment, temporary buildings and excess materials shall be promptly removed from the work site when no longer needed. At completion of the work, the premises shall be left clean.

The CONTRACTOR shall keep the streets clean. Trucks hauling excavated material, cement, sand, stone or other loose materials from or to the site shall be tight so that no spillage will occur on adjacent streets. Before trucks start away from the site, their

loads shall be trimmed and covered. If, in the judgment of the OWNER, adequate cleanup efforts are not being expended, including but not limited to, roadway, driveway and drainage maintenance, and removal of surplus materials, further construction shall be halted and work forces directed to the cleanup activity until proper order is restored. Should the CONTRACTOR continue to be negligent of his duties in maintaining proper street cleanliness, the OWNER will take necessary steps to perform such cleaning and shall charge the CONTRACTOR for all the costs.

16. DUST CONTROL

All haul roads, detour roads, temporary access roads, other public or private roads, driveways and parking lots used by the CONTRACTOR must be maintained in a dust free condition for the duration of the Contract. The control of the dust shall be accomplished by application of dust control materials and methods of application as approved and as directed by the ENGINEER. Such dust control materials shall be applied as often as is necessary to control dust. Neglect of dust control will not be tolerated.

Should the CONTRACTOR be negligent of his duties in providing dust control, the OWNER may, with or without notice cause the same to be done and deduct the cost of such work from any monies due or to become due the CONTRACTOR under the Contract. Cost of providing dust control shall be considered incidental to the project.

17. WORKING SPACE & USE OF STREETS OR PRIVATE PROPERTY

The CONTRACTOR's operations in public streets or alleys shall be confined to as small a space as practicable, so as not to cause undue inconvenience to the public or abutting properties, and shall be subject to the approval of the ENGINEER.

Where the CONTRACTOR wishes to work on or stockpile materials on nearby properties, it will be his responsibility to contact the property owner for permission. Upon request, the CONTRACTOR shall provide a copy of written permission from any affected property owner. The OWNER will not become involved with any such agreements and will not be held responsible for any damages that the CONTRACTOR may cause to private property. The CONTRACTOR shall not be compensated for restoration of private properties and stockpile areas unless said areas were within the original project limits.

18. EASEMENTS

Prior to the start of construction, the CONTRACTOR shall verify with the OWNER that any required easements have been obtained.

The CONTRACTOR shall keep his work operations within these easements and shall be responsible for complying with any easement conditions that are shown on the plans or stated in the Contract documents.

19. POWER & LIGHT

The CONTRACTOR shall furnish, at his own expense, all the electric power and lighting necessary during the life of this Contract or until such time as the OWNER takes over the work. The CONTRACTOR shall be responsible for complying with any applicable ordinances or regulations concerning power and light.

20. WATER

Unless otherwise allowed by the OWNER, the CONTRACTOR shall furnish, at his own expense, all the water necessary during the life of this Contract or until such time as the OWNER takes over the work.

The CONTRACTOR shall not make a connection to any public water main or fire

hydrant without first obtaining the necessary permit and/or meter from the OWNER.

Existing public water systems shall be operated and controlled by the OWNER. All valves shall be operated exclusively by the OWNER's personnel.

The CONTRACTOR shall not make any connection to or obtain water from a private water source without obtaining written permission from the owner of the water source. The CONTRACTOR shall provide a copy of the written permission to the OWNER upon request.

21. WEATHER PROTECTION & HEATING

The CONTRACTOR shall provide and maintain weather protection and heating at his own expense to properly protect the work under construction from damage if weather conditions require. This work shall include all windbreaks, insulating cover, and other necessary measures required to provide protection from freezing.

The CONTRACTOR shall continue to provide weather protection and heating as necessary until such time as the OWNER takes over the work.

22. RAILROAD CROSSING

Where the work crosses a railroad right-of way, the CONTRACTOR shall secure Railroad Company approval of his methods and schedule of operation. The CONTRACTOR shall carry out his work in strict accordance with the standards of the Railroad Company. The CONTRACTOR shall pay any inspection, signal or flagman costs.

23. OWNERSHIP OF SALVAGED MATERIALS

All salvageable materials such as castings, hydrants, valves, culverts and similar items removed during construction shall remain the property of the OWNER. The CONTRACTOR shall deliver these salvaged materials to the OWNER's public works facility. If the OWNER indicates that he does not want the salvaged items, then the CONTRACTOR shall be responsible for disposal of the items.

End of Section

EARTHWORK

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GENERAL

1. SCOPE OF WORK

This work shall be subject to the General Conditions and the General Specifications. The work shall include furnishing of labor, materials, tools, equipment, accessories and services necessary for completing the excavation and backfilling for the items as shown on the contract drawings and/or as herein required. This also includes trenching, trench or subgrade undercutting, roadway earthwork, complete and continual drainage of excavation, sheeting, bracing and shoring of sides of the excavation, backfilling around structures and over pipelines, and the disposal of excess excavated material.

2. MDOT

References to Michigan Department of Transportation (MDOT) Specifications shall pertain to the 2020 Standard Specifications for Construction.

MATERIALS

3. BEDDING

A. Sand shall be a sharp, clean sand free of lumps of clay or debris with 100 percent passing a 3/8-inch sieve and less than 10 percent loss by wash.

B. Granular material shall meet the requirements of Section 902.07 of the MDOT Standard Specifications for Construction for Granular Material Class II and Class III.

C. Pea gravel shall be unwashed and shall be from ¼-inch to 5/8-inch in size.

D. Bedding material shall be provided from offsite unless the trench passes through a well-defined strata of sand or gravel. Bedding material shall be subject to the approval of the ENGINEER.

E. Stone material shall meet the requirements of Section 902.03 of the MDOT Standard Specifications for

Construction for 6A crushed Coarse Aggregate or approved equal.

4. BACKFILL

A. Job Excavated Backfill

Job excavated backfill shall be defined as material excavated from the site that is free from frozen earth, boulders, rocks, stones larger than 3-inch in size, debris, blue and gray clay, and organic material.

B. Granular Backfill

Granular backfill shall be defined as sharp sand, gravel, or crushed stone that is free from lumps of clay and soft or flaky material and shall conform to the latest MDOT Specification for Granular Material Class II or III. Granular backfill shall be used for fill work located under or within the influence of roadway surfaces. The Owner's standard details shall dictate which type of granular material (class II or III) is required for the project.

Material excavated from the trench may be used as granular backfill when, in the opinion of the ENGINEER, it meets the granular backfill grading requirements.

5. STONE REFILL

Stone refill shall consist of natural gravel, slag, or crushed gravel that is equivalent in gradation to MDOT 6A unless otherwise called for in the plan details.

6. EMBANKMENT

Embankment material shall consist of sound earth as described in Section 205.03H of the MDOT Standard Specifications for Construction.

CONSTRUCTION

7. CLEARING

Prior to the start of construction, the CONTRACTOR shall verify the limits of trees and other items that are to be saved. The CONTRACTOR shall then clear the site or trench excavation area of all remaining trees, brush, and other miscellaneous items that are not to be saved.

8. TREE REMOVAL

Where called for on the plans, the CONTRACTOR shall remove trees, including stump and main roots, and dispose of all associated foliage and debris offsite. Trees less than six (6) inch diameter shall be removed where required by the Work as incidental to the Contract. The CONTRACTOR shall abide by any easement agreements regarding the tree removal work and wood ownership.

9. STUMP REMOVAL

Where called for on the plans, the CONTRACTOR shall remove existing stumps, including main roots (two (2) inch diameter and larger), dispose of all associated debris offsite, and backfill the void with suitable material.

10. PAVEMENT CUTS

Where a trench must be cut through pavement, driveway, or sidewalk, particular care shall be taken to avoid unnecessary damage to adjoining areas of the pavement, driveway or sidewalk. All cuts through existing surfaces shall be made full-depth with a concrete saw. Cuts in concrete pavement shall be made parallel with longitudinal and transverse construction or contraction joints.

Saw cuts in concrete pavement shall not be nearer than five feet (5'-0") to a transverse joint, to the centerline of pavement, or to the edge of pavement or curb, i.e., no existing or replacement pavement shall be less than five feet (5'-0") in width. If the damaged pavement or surfacing is nearer than five feet (5'-0") to a joint or centerline of

pavement, or to edge of pavement, surfacing or curb, removal and replacement shall be extended to said joint, centerline, edge of pavement, surfacing, or curb. These same requirements shall apply to the saw cutting and replacement of concrete driveways.

If a square or block of sidewalk is cut, broken, or cracked, the entire square or block shall be removed and replaced.

11. CLASSIFICATION OF EXCAVATION

Earth, as a name for excavated material, shall include all glacial deposits whether cemented or not, except solid boulders one-half cubic yard or more in volume. It shall also include all alluvial deposits and material of every kind that can be excavated with equal facility by the equipment and means typically used for earth excavation.

Peat, as a name for excavated material, shall include all unstable organic soils such as peat, muck, marl, and underlying very soft clay.

Rock, as a name for excavated material, shall include pre-glacial solid ledge rock that can be removed most practically by blasting, barring or wedging, or by some other standard method of quarrying solid rock. It shall also include solid boulders of one-half cubic yard or more in volume as well as existing concrete, masonry with mortar joints, or other existing structural work that can be excavated practically only by methods of quarrying solid rock. It shall not include fragile, friable, or disintegrated materials of any kind that can be excavated by equipment and means used for earth excavation.

12. ROADWAY EARTHWORK

Roadway earthwork shall be performed in accordance with the construction methods that are described in Section 205 of the MDOT Standard Specifications for Construction unless otherwise called for in the plan notes, details, or supplemental specifications.

13. METHODS OF EXCAVATION IN EARTH

All excavation shall be by open cut from the surface, except in special cases where boring/jacking under pavement or structures may be required, or where boring/jacking under the root system will be required for tree root protection. All excavation shall be made in such a manner and to such depth, length, and width as will give ample room for building the structures, bracing, sheeting and supporting the sides of the excavation, pumping and drainage of ground water and sewage which may be encountered, and removal of all materials excavated. Special care shall be taken so that the soil below the bottom of structures to be built shall be left undisturbed so that a firm bed will be provided for construction. Any voids shall be backfilled with suitable granular material and shall be properly compacted.

14. TRENCH EXCAVATION

A. General

Excavation shall be of sufficient width and depth to provide adequate room for construction and installation of the work to the lines, grades and dimensions called for on the plans. Unless otherwise called for on the OWNER's standard details, the width of a trench from the invert to a height twelve (12) inches above the top of the pipe barrel shall be indicated as follows:

Pipe Size	Maximum Trench Width
4" through 12"	30"
Larger than 12"	O.D. + 24"

If the maximum trench width as specified above is exceeded, unless otherwise shown on the drawings, the CONTRACTOR shall install, at his own expense, such concrete

cradling or other bedding as is approved by the ENGINEER, to support the added load of the backfill.

Where trench excavation is in granular material, the last six (6) inches of trench depth shall be carefully excavated and trimmed by hand to the exact elevation and contour of pipe. Where trench excavation is in rock or clay soil, the trench bottom shall be undercut a minimum of four (4) inches below the final elevation of pipe. The bedding material as hereinafter specified shall be placed and compacted to the underside of the pipe.

Excavation for structures shall be made to the outside lines and surfaces of such structures wherever it is practicable to build directly against the sides and bottoms of excavations. In such cases, care shall be taken not to disturb the original foundation or backing. Final trimming shall be done by hand just before construction of the structure. If excess excavation is made, or the material becomes disturbed so as to require removal beyond the prescribed limits, the resulting space shall be refilled with bedding, as specified hereinafter, and solidly machine tamped into place to 95 percent of maximum unit weight before the construction work proceeds.

Excavation for structures shall be extended sufficiently beyond the limits of the structure to provide ample room for form construction and other construction methods to be followed, wherever necessary.

B. Bedding

Where the subgrade below the bottom of the pipe is disturbed during the construction, the space shall be refilled with sand or pea gravel bedding material solidly tamped to form a firm foundation for the pipe. Sand or pea gravel bedding material shall be extended to one (1) foot above the pipe, except that the bedding shall be exclusively pea gravel to the springline for pipe 36-inch and greater in diameter.

C. Amount of Trench Opening

Not more than 50 feet of trench shall be open at one time in advance of the pipe unless permitted by the ENGINEER. The length of street that may be occupied by the construction work at any one time shall be subject to the direction of the ENGINEER and will be based on requirements of the use of the street by the public. No more than 600 consecutive feet of street length shall be occupied at one time, and vehicle traffic through the street shall not be entirely stopped without permission of the ENGINEER.

After placement of the utility line, the Contractor shall backfill the trench promptly in order to minimize the length of open trench and avoid any unsafe conditions.

15. TRANSPORT OF NATIVE MATERIALS OFFSITE

If the Contractor encounters good materials (sand, gravel, topsoil, etc.) during the course of construction, he shall not be allowed to transport these materials offsite without the written approval of the Engineer. Wherever possible, suitable native sands and gravels shall be used as backfill rather than transporting them offsite and replacing them with non-native materials of a lesser quality.

16. STONE REFILL FOR TRENCH UNDERCUT

In locations where soil at the bottom of trench is unstable, the CONTRACTOR shall excavate (undercut) below the trench bottom and place stone refill as called for in the Materials Section of this specification.

17. EXCAVATION & TRENCH DEWATERING

The CONTRACTOR shall maintain any excavation or trench free of water during construction of any structures and/or pipelines. Water accumulated due to rainfall or runoff and minor groundwater inflow that

can be controlled through the use of portable trash, submersible or positive displacement pumps shall be considered normally expected and anticipated conditions associated with underground construction. This effort will be considered incidental to the cost of construction and will not be reimbursable at the unit price bid for dewatering in the proposal.

The required use of deep wells and/or well points to lower and maintain a reduction in the groundwater elevation below the trench bottom shall be subject to approval of the ENGINEER and shall constitute a reimbursable expense for trench or excavation dewatering. If a pay item for dewatering is included in the Bid Form, then the CONTRACTOR would receive payment for this work based upon the unit bid price. If there are no provisions in the contract for payment for dewatering (i.e. bid item or incidental to other pay items), then the CONTRACTOR shall submit a detailed estimate of the additional cost. Upon acceptance of the CONTRACTOR's estimate, the ENGINEER shall issue a change order. The CONTRACTOR must demonstrate that a continuous effort is required to control hydrostatic pressure in the construction area in order to claim compensation for dewatering.

The CONTRACTOR shall take adequate precautions to control the discharge of dewatering pumps so as to prevent soil erosion or sedimentation of drainage ditches, structures, storm sewers, culverts, natural drainage courses, ponds, lakes or wetlands.

The CONTRACTOR shall insure that discharge from any dewatering operations has a suitable outlet and that it will not cause any damage to adjacent dwellings or property. Water and discharge hoses shall be placed and/or controlled so as to prevent a hazard to pedestrians or motor vehicles passing in the vicinity of the construction site.

Electric pumps shall have suitable power supply appurtenances meeting NEC requirements and properly fused and grounded to prevent electrical shock hazards to on-site personnel.

Internal combustion engine driven pumps, if operated 24 hours per day, shall have adequate exhaust silencers in good repair to muffle engine noise to an acceptable level for the area where located.

18. DIVERTING EXISTING SEWERS

Where existing sewers or drains are encountered in the Work, adequate provision shall be made for diverting flow in the existing sewers so that the excavation will be kept dry during the progress of the construction work. Upon completion of the construction work, the existing sewers shall be restored or otherwise provided with an adequate outlet as directed by the ENGINEER.

19. SHEETING, BRACING & SHORING

Where required to properly support the surfaces of excavations to protect the construction work, adjacent work or workers, sheeting, bracing and shoring shall be provided. If the ENGINEER is of the opinion that at any point sufficient or proper supports have not been provided, he may order such additional supports at the expense of the CONTRACTOR, but neither the placing of such additional supports by the order of the ENGINEER nor failure of the ENGINEER to order such additional supports placed shall release the CONTRACTOR from his responsibility for the sufficiency of such supports and the integrity of the Work. In removing the sheeting and bracing after the construction has been completed, special care shall be taken to prevent any caving of the sides of the excavation and injury to the completed work or to the adjacent property.

20. SHEETING LEFT IN PLACE

Sheeting, bracing and shoring shall not be left in place after completion of the work except as required by the ENGINEER. Where sheeting, bracing, and shoring must be left in place in order to protect the work, adjacent structures, or property, it shall be cut off or left not less than two (2) feet below the established surface grade. If sheeting, shoring or bracing must be left in place, then it shall be paid for at the contract unit bid price that is shown on the Bid Form. If a pay item was not included on the Bid Form, then a work order shall be negotiated.

21. CROSSING EXISTING STRUCTURES/PIPES

During construction, it may be necessary to cross under certain sewers, drains, culverts, water lines, gas lines, electric conduits and other underground structures. Every effort shall be made to prevent damage to such structures. Wherever such structures are disturbed or broken, they shall be restored to good condition. Specified granular backfill shall be placed as described in Section 23, Backfilling. MDOT Grade S3 concrete shall be utilized where directed by the ENGINEER at no additional cost to the project. Either granular backfill or concrete shall be brought to the spring line of the higher utility.

22. TUNNELING TREES

Trees eight (8) inches in diameter or less will require a minimum tunnel length of eight (8) feet. Trees over eight (8) inches in diameter, measured four (4) feet above the ground surface, will require a minimum tunnel length equal to one foot for each inch of tree diameter.

Trees shall be tunneled whenever any portion of an excavation approaches within a distance equal to one-half the required tunnel length except as otherwise noted on the plans.

Tunneling under trees may be accomplished by one of the following methods:

a. Boring and jacking casing pipe along with placement of a carrier pipe.

b. Boring and jacking sewer pipe or water main without a casing pipe.

c. Jacking sewer pipe or water main without boring and without a casing pipe.

Plan notes or existing field conditions shall indicate which method may be used for the tree tunneling work.

23. BACKFILLING

A. General

Backfilling shall include all work required as hereinafter specified. The placement of various pipe, including bedding and building of structures, shall be completed prior to backfilling.

Where called for on the plans, the CONTRACTOR shall backfill trenches and/or other excavations with suitable excavated material (not including gray or blue clay) replaced into the trench or excavation and compacted to not less than 95 percent of maximum unit weight as determined at existing moisture content during backfilling. Compaction shall be provided by means of suitable mechanical compaction equipment.

If the moisture content of cohesive backfill material exceeds the optimum moisture content for maximum density by more than three percent (3%), the CONTRACTOR shall dry the material to meet the foregoing moisture content limitation or provide, at his own expense, MDOT Granular Material Class III. No sloppy or wet backfill will be allowed.

Maximum unit weight will be determined by current methods of Test for Compaction and Density of Soil, AASHTO Designation T-180 or by the Cone Density Method

developed by MDOT, as the material may require.

The ENGINEER shall make compaction tests at all locations requiring granular backfill.

Any depression resulting from settlement of any backfill prior to the date of final payment for all work under this contract shall be brought to the proper grade and surface and made to match the adjacent surface.

B. Materials

Bedding, excavated backfill, and granular backfill shall conform to the requirements that were previously described in Parts 3 and 4 of this specification.

C. Compaction

Backfill material shall be placed in layers not to exceed 12 inches in thickness unless the contractor can demonstrate to the satisfaction of the Engineer that he can consistently attain the specified density on thicker lifts.

Specified compaction shall be obtained with the use of a bulldozer, sheepsfoot roller, mechanical tamper or other similar and effective equipment. Specified compaction means not less than 95 percent (not average 95 percent) of maximum unit weight when tested in accordance with current MDOT Specifications.

If excavated material is not suitable to obtain 95 percent minimum compaction, the CONTRACTOR shall, at his expense, remove unsuitable materials or add granular materials, or both, to obtain ninety-five percent (95%) minimum compaction as specified.

Compaction tests will be made by a representative of the OWNER and paid for by the OWNER, unless otherwise specified in the Contract Documents.

D. Backfilling Trenches

Bedding

The type of bedding required is shown on the detail drawings.

Bedding shall be worked under the haunches of the pipe to provide firm continuous support.

Bedding placed on the sides of and above the pipe shall be compacted by machine tamping to not less than ninety-five percent (95%) of maximum unit weight in layers not exceeding 12 inches in depth.

Trench or Excavated Area

All trenches in paved streets, shoulders, traveled roadways, parking areas and driveways shall be backfilled with suitable excavated backfill or granular backfill, as shown on the drawings from one (1) foot above top of pipe up to the required subgrade elevation which will allow for placement of the required gravel base and/or pavement surface. The approved excavated backfill or granular backfill shall be placed and thoroughly and uniformly compacted by machine tamping to the specified compaction. With the approval of the ENGINEER, water jetting may be accepted in lieu of tamping for granular backfill only.

Specified compaction shall be required of the entire trench when the edge of trench is within three (3) feet of edge of pavement. On road crossings, specified compaction shall extend ten (10) feet beyond the edge of pavement for paved roadways with gravel shoulders or shall extend three (3) feet beyond the back of curb for roadways with curb.

Trenches under concrete sidewalks and bike paths shall be backfilled from one foot above top of pipe to a level four (4) inches below finished grade of the sidewalk with approved suitable excavated backfill or

granular backfill and compacted to ninety-five percent (95%) maximum density.

Trenches not in paved streets, shoulders, traveled roadways, parking areas, driveways or under sidewalks, shall be backfilled from one (1) foot above the top of the pipe up to the ground surface (except as noted under the Restoration Specification) with suitable excavated backfill and shall require compaction equal to adjacent undisturbed earth.

Wherever gas mains, water mains, sewers, or other utilities are located in the trench area, granular backfill shall be used for backfill from bottom of the trench up to the springline of the pipes. Granular backfill shall be placed across the full trench width and extend far enough either side of the existing pipe to allow specified compaction so as to thoroughly support the pipe within the trench area.

E. Backfilling Around Structures

As soon as practicable after concrete structures have set, forms and debris shall be removed and the surface of the concrete pointed. After the structure has been checked and approved, the excavated area around the structure shall be backfilled up to specified subgrade with granular material or suitable excavated material as called for on the drawings for the adjacent trench. The fill shall be thoroughly compacted by machine tamping. No large boulders or masonry shall be placed in backfill. No backfill will be placed against manhole walls within 48 hours after the plaster coat has been applied to the outside of the walls nor shall backfill be placed about concrete structures until concrete has attained at least 75 percent of its design strength and approval of the ENGINEER has been obtained.

24. PLACING AND COMPACTING EMBANKMENT

Embankment material for fill work shall be placed and compacted in accordance with Section 2.05.03H of the MDOT Standard Specification for Construction.

25. DISPOSAL OF EXCAVATED MATERIAL

After all suitable excavated material has been used on site, the CONTRACTOR shall be responsible for properly removing and disposing of the excess.

The CONTRACTOR shall also be responsible for disposing of all other excavated materials that are unsuitable for use as fill or backfill. Unsuitable materials may include, but are not limited to, broken concrete, asphalt, rock, stone, and other related debris. The CONTRACTOR shall be required to obtain his own disposal areas and permits and shall receive no additional compensation for this disposal work.

Surplus or unsuitable material shall not be disposed of either temporarily or permanently beyond the plan grading limit line or across any wetland or flood plain unless the plans provide for such placement.

Any agreements that the CONTRACTOR makes with local residents concerning the placement of fill on private property shall be the sole responsibility of the CONTRACTOR. The OWNER will not become involved with any such agreements and will not be liable for damages that the CONTRACTOR may cause to private property.

Placement of fill on private property may require that the resident or CONTRACTOR obtain a grading permit or fill permit from the OWNER.

26. FINAL CLEANUP & GRADING

Upon completion of the construction, and before final payment is made, the CONTRACTOR shall restore his working area to as clean a condition as existed before his operations were started. He shall go over the entire line and refill any place that may

have settled. He shall then re-grade and put in shape all backfilled trenches, all fills he may have made from excess excavated materials, and all other areas that may have been disturbed through all operations.

27. CONTRACTOR SAFETY REQUIREMENTS

The excavation and trenching operations shall be conducted by the CONTRACTOR in a manner that will provide safe working conditions for all persons on the site who may be affected by the Work. The CONTRACTOR shall also conduct his operations in a manner that will protect adjacent property from damage.

Trench sides shall be either cut back to the slope as necessitated by soil and ground water conditions which will provide stable sides, or supporting systems shall be installed that are capable of restraining the earth sides from movement. A qualified employee of the CONTRACTOR shall design the trench supporting systems.

The CONTRACTOR shall employ, at all times at the site of the work, a qualified person who will be responsible for the safety of both the work and workmen, and who will make all the decisions relevant to the stability of trenches, the adequacy of any and all protective devices, proper operation of equipment, and all other matters related to safety.

The CONTRACTOR shall not store, along and adjacent to the trench, excavated material, heavy equipment, backfill materials, sewer pipe, or other construction materials which may impose too great a load on the earth and cause displacement or caving of the earth. The CONTRACTOR shall, at all times, provide a safe means of emergency exit from all trench excavations.

End of Section

STORM SEWER CONSTRUCTION

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GENERAL

1. SCOPE OF WORK

This work shall be subject to the requirements of the General Conditions and General Specifications and shall include the furnishing of all labor, materials, tools, equipment, accessories and services necessary for providing and installing the items as shown on the Contract Documents or as herein required.

In the event these Specifications conflict with those of the OWNER's standards, the permit agency, or agency controlling the right-of-way where the sewer is being installed, the more stringent requirements will govern.

2. SHOP DRAWINGS

When required by the ENGINEER, shop drawings shall be furnished as prescribed under the General Conditions.

Before the CONTRACTOR orders any pipe or other appurtenances that he is proposing to use as substitutes for specified items, he shall submit design details of the substitutes to the ENGINEER for consideration and approval.

3. CERTIFICATION & CHECKING

All pipe and precast structures delivered to the job shall be accompanied by certification papers showing they have been tested in accordance with applicable specifications and that they meet the specifications for the project. All pipes and precast structures will be checked upon delivery to the job site. Any cracked, damaged or broken pieces or sections will be immediately removed from the site at the CONTRACTOR's expense.

4. MDOT STANDARDS

References to the Michigan Department of Transportation (MDOT) Specifications shall pertain to the 2020 Standard Specifications for Construction.

MATERIALS

5. SEWER PIPE

Sewer pipe shall be of the type and class designated for the specific locations or intended use shown or noted on the project plans. Any deviation from the type or class of pipe shown on the plans will not be permitted except upon receipt of written approval of the ENGINEER.

Any of the types of storm sewer pipe or joints listed below may be substituted upon approval of the ENGINEER provided that the flow capability and pipe strength (external load supporting) is equal to or exceeds that of the pipe specified on the plans.

Table ST-1
Storm Sewer Pipe Specifications

The intent of this table is to show the standards required for particular types of pipe and joints. The OWNER may not accept all of these types. The CONTRACTOR must refer to the project plans OWNER's standard details and bid forms to determine the type of pipe required for a particular project.

	Type of Pipe	Pipe Specification*	Allowable Type of Joint	Joint Specification *
a.	Extra strength non-reinforced concrete	ASTM C14	Modified grooved tongue with rubber gasket	ASTM C443
b.	Reinforced round concrete (size 12" & larger)	ASTM C76	Modified grooved tongue with rubber gasket	ASTM C443
c.	Reinforced elliptical concrete	ASTM C507	Tongue & grooved bituminous sealed joint with inside cement pointing on 42" equivalent size and larger External Seal (can be added to tongue and grooved bituminous sealed joint)	ASTM C443 ASTM C877
d.	Corrugated and smooth round metal pipe & pipe arch (galvanized steel)	AASHTO M36 ASTM A760	Metal coupling bands	AASHTO M36
e.	Corrugated and smooth round metal pipe & pipe arch (aluminized steel type 2)	AASHTO M36 ASTM A760	Metal coupling bands	AASHTO M36
f.	PVC (corrugated pipe with smooth interior; size 36" & smaller)	ASTM F949	Push on type	ASTM D3212 ASTM F477

	Type of Pipe	Pipe Specification*	Allowable Type of Joint	Joint Specification *
g.	HDPE	AASHTO M294 ASTM F2306	Push on type	ASTM D3212 ASTM F477
h.	PVC underdrain – smooth wall (4" & 6")	AASHTO M278	Push on type	* *
i.	ABS underdrain – smooth wall (4" & 6")	ASTM D2751, SDR 35 (AASHTO M270 for perforations)	Push on type	* *
j.	Polyethylene underdrain – corrugated (4" & 6")	AASHTO M252	Coupling band	AASHTO M252
k.	PVC underdrain – corrugated (4" & 6")	ASTM F949 (AASHTO M252 for perforations)	Coupling band	ASTM F949

* The latest revision of ASTM or AASHTO Specifications shall apply.

* * Joint tightness requirements shall not apply.

ASTM stands for American Society of Testing and Materials
AASHTO stands for American Association of State Highway Transportation Officials

6. CEMENT MORTAR POINTING:

Non-shrink cement mortar shall conform to MDOT Standard Specifications for Construction Type R-2 Mortar.

7. STORM DRAINAGE STRUCTURES

Manholes, catch basins, inlets, and special structures shall be constructed at locations shown on the plans and shall be of the size and type called for on the plans. They shall be constructed of precast reinforced concrete, concrete manhole block, poured-in-place concrete, or combinations of above. Structures shall be constructed to conform to these specifications and in accordance with the plan details. Where references are made to ASTM or AASHTO Specifications, the latest revision shall apply.

a. Precast reinforced concrete manhole sections shall conform to ASTM C478. The minimum wall thickness for four (4) foot diameter manholes shall be five (5) inches.

b. Precast manhole tees for 48-inch and larger storm sewer pipes shall be the same class pipe as that specified on the plans, but shall be a minimum ASTM

C76 Class IV. The manhole riser shall meet the requirements of ASTM C478.

c. Joints on precast reinforced concrete risers, cones, and base sections may be either cold applied bituminous mastic or modified grooved tongue with rubber gasket conforming to ASTM C443.

d. Base slab for structures shall be precast reinforced concrete, ASTM C478. When approved by the ENGINEER, poured in place concrete may be used. Base riser section with integral floor design shall be approved by the ENGINEER prior to manufacture.

e. Manhole steps shall be reinforced polypropylene plastic No. PS2-PFS as manufactured by M.A. Industries, Inc., cast iron No. 8500 as manufactured by East Jordan Iron Works, approved equal, or as specified on the drawings.

f. Concrete manhole block shall conform to ASTM C139 and additional requirements of MDOT Specification 913.05.

g. Brick for use in drainage structures shall conform to MDOT Specifications 913.03 A and C (concrete bricks).

h. Grade rings shall conform to ASTM C478 and shall have minimum thickness of three (3) inches.

i. Mortar for use in drainage structures shall conform to MDOT Specification 1005, Type R-2.

j. Concrete for poured-in-place construction shall conform to plan details, approved shop drawings, and to the requirements of grade S3 concrete as shown in the MDOT Specifications Table 1004-1 Concrete Mixtures.

k. Gray iron castings shall be of the type, size, and weight as specified on the plans. The castings shall conform to MDOT Specification 908.05.

l. The entire outside surface of all brick or concrete block portions of drainage structures shall be plaster coated with one-half (1/2) inch thick mortar.

m. All manholes on storm sewers eighteen (18) inches in diameter and smaller shall have two foot deep sumps unless otherwise called for on the plans

CONSTRUCTION

8. GENERAL

Excavation, bedding, and backfill for sewers and related structures shall be accomplished in accordance with requirements in the Earthwork Section.

Excavations shall be of sufficient widths and depths to provide adequate room for the construction and installation of the work to the lines, grades, and dimensions called for on the plans.

If the maximum trench width specified in the Earthwork Section is exceeded (unless otherwise shown on the plans), the CONTRACTOR shall install, at his own expense, such concrete cradling or other bedding as approved by the ENGINEER to support the added load of the backfill.

Install pipe, fittings, and appurtenances in strict accordance with the manufacturer's recommendations and these Specifications.

9. LAYING PIPE

a. Handling Pipe & Fittings

All pipes and castings shall be unloaded and distributed along the line of work in such manner and with such care as will effectually avoid damage to any pipe or fitting. Dropping pipe or fittings directly from the truck will not be permitted. Care

must also be taken to prevent abrasion of the pipe.

b. Placement of Pipe

Each pipe shall be checked for defects prior to being lowered into the trench. The inside of the pipe and the outside of the spigot shall be cleaned of any dirt or foreign matter.

Construction shall begin at the outlet end and proceed upgrade with spigot ends pointing in the direction of flow. Pipes shall be laid on a minimum four (4) inch sand bedding. A six (6) inch sand bedding shall be provided if called for on the plan details. If the subgrade has been disturbed so that refilling is necessary to bring the pipe to grade, such refilling shall be done with sand or gravel thoroughly tamped in place. Bell holes shall be excavated so that the full length of the pipe barrel will bear uniformly on the sand bedding.

Pipes shall be centered in bells or grooves and pushed tight together to form a smooth and continuous invert. After laying pipe, care shall be taken so as not to disturb its line and grade. Any pipe found off grade or out of line shall be re-laid properly by the CONTRACTOR.

c. Line and Grade

All pipe shall be laid to line and grade called for on the plans. Each pipe, as laid, shall be checked by the CONTRACTOR with line and grade pole or other device to insure this result is obtained. The finished work shall be straight and shall be sighted through the pipe between manholes.

d. Excavation to 18 inches Below Bottom of Pipe

As a result of the CONTRACTOR's construction procedure or where excavation has not uncovered a stable foundation subgrade at a depth of six (6) inches below the bottom of pipe, the CONTRACTOR shall continue to excavate downward to a maximum distance of eighteen (18) inches below the bottom of pipe to reach stable foundation soil. The space resulting from such excavation and the pipe bedding shall be filled and constructed in the same manner and using the same materials specified in the Earthwork Specifications Section. All costs for such construction shall be borne by the CONTRACTOR.

e. Excavation Below Limits Specified in above Paragraph "d"

Where excavation has not uncovered a stable, foundation subgrade at depths eighteen (18) inches below the bottom of pipe, then the CONTRACTOR shall stop further excavation and immediately notify the ENGINEER of the condition and of his intent to make a claim for additional cost. The ENGINEER shall investigate the soil conditions and may direct the CONTRACTOR to continue excavating if it appears that a stable subgrade can be obtained. In this case, the additional excavation beyond eighteen (18) below the bottom of pipe would be measured and paid for as trench undercut and refill. Material for refill of the undercut area shall be as described in the Earthwork Section. In the event that soil conditions are extremely severe, then the ENGINEER and soils consultant shall investigate the site conditions and shall prescribe the appropriate pipe support system to be used. Within ten (10) days after the ENGINEER determines the appropriate pipe support system to be used, the CONTRACTOR shall submit a detailed estimate for additional cost, excluding the costs to be borne by the CONTRACTOR in the above paragraph "d". The estimate shall include only those additional costs necessary to construct the pipe support system as directed by the ENGINEER. It shall not include

construction costs prior to the stoppage of work. Upon acceptance of the CONTRACTOR's estimate, the ENGINEER shall issue a change order.Laying and Bedding of PVC and HDPE Pipe

Bedding of PVC and HDPE Pipe shall be in accordance with current ASTM specifications.

Potential damage can occur to exterior walls of PVC and HDPE Pipe, particularly under cold weather conditions if rocks, frozen material, or large objects strike the pipe. The CONTRACTOR shall carefully avoid dumping any materials other than approved bedding sand or stone on the pipe until a 12-inch cover is placed on it. Pipe walls and joints shall also be protected from abrasion and damage during handling and shall be fully checked just prior to placing in the trench.

Care shall be taken during bedding compaction to avoid distorting the shape of the pipe or damaging its exterior wall.

Cutting of pipe, where required, shall be performed by the use of tools or equipment that will provide a neat, perpendicular cut without damage to the pipe material.

Bowing or warping of pipe can occur with temperature fluctuations. The CONTRACTOR shall store and protect the pipe to minimize bowing. Nominal 12'-6" pipe lengths that have deviations from straight greater than one (1) inch shall not be used.

f. Concrete Cradle for Pipe

Where called for on the drawings, or otherwise required, pipe shall be installed with a concrete cradle of MDOT Grade S3 concrete.

Each pipe shall rest on a 6-inch minimum thickness bed of dry mix concrete that is shaped to fit the bottom of the pipe. The dry mix concrete shall be MDOT Grade S3 or ENGINEER-approved equal.

After setting the pipe, the space between the outside of the pipe and the undisturbed trench bank shall be filled to a level equal to a point 1/3 of the diameter above the pipe invert with MDOT Grade S3. The concrete shall have a five (5) inch slump and be mechanically vibrated to insure complete filling of the annular space between the excavated face of the original ground and the outside face of the pipe.

g. Jointing

Where pipe is laid in wet trenches, trenches with running sand, or in trench conditions where manual means will not allow pushing the pipe home, the CONTRACTOR shall provide and use mechanical means for pulling the pipe home and holding the pipe joints tight until completion of the line. Mechanical means shall consist of a cable placed inside the pipe with a suitable winch, jack, or come-along for pulling the pipe home and holding the pipe in position.

All joints on elliptical concrete pipe (42-inch equivalent diameter and larger) shall be cement mortar pointed on the inside. On bituminous mastic joints the compound shall be removed to a depth of three-quarters (3/4) of an inch from the inside of the joint before pointing.

h. Backfill

Backfill shall be placed in accordance with the Earthwork Specifications.

10. STORM DRAINAGE STRUCTURES

Construction methods for drainage structures shall conform to MDOT Specification 403.03 except as herein provided.

All precast sections shall bear the stamp of an approved laboratory as having been tested and delivered from tested stock of the

manufacturer, at the expense of the CONTRACTOR.

Precast sections shall be constructed so that no more than fifty (50) percent of the circumference, measured on the inside face, is deleted on any horizontal plane for sewer pipe openings. There shall be no less than twelve (12) inches of residual concrete measured on any horizontal plane between pipe openings.

Excavation shall be carried to the depth required to permit the construction of the base in accordance with the requirements of the Standard Details. The excavation shall be sufficiently wide to allow for shoring, bracing, or formwork, should any or all be necessary. Also, the excavation shall allow for accessibility in plastering the exterior of all brick masonry. The bottom of the excavation shall be trimmed to a uniform horizontal bed to receive the concrete base. The excavated section shall be completely dewatered before any concrete is placed therein.

With the exception of drainage structures having sumps, the bottom of the structures shall be channeled to provide for smooth flow through the manhole. Channels shall be formed using MDOT Grade S3 concrete.

Connections to manholes shall be properly supported and braced where not resting on original ground so that any settlement will not disturb the connection.

11. FINAL GRADE ADJUSTMENTS

a. Final Grade – Existing Structures

Adjustment of drainage structures shall apply to all final vertical changes made on existing structures where the elevation of the cover is not changed by more than six inches. Vertical changes in excess of six (6) inches will be treated as structure reconstruction.

b. Final Grade – New Structures

Final grade adjustment of new structures shall be considered as incidental to the structure construction.

Final grade adjustments may be made using either brick and mortar construction or precast concrete adjustment rings at the option of the CONTRACTOR.

The maximum allowable grade adjustment using grade rings shall be fifteen (15) inches. Final grade adjustment for manholes located in pavements and sidewalks shall be made with brick and mortar. A minimum of three (3) or maximum of six (6) courses of brick shall be placed on top of the precast cone section.

12. STUBS, CONNECTIONS, AND BULKHEADS

The CONTRACTOR shall furnish all material and labor and shall install and/or construct stubs, connections, bulkheads, and related items of work as called for in the Contract Documents.

Existing sewers shall be connected where called for on the plans. Bulkheads shall be placed or removed where called for on the plans.

Unless otherwise noted on the plans, stubs twelve (12) inches or larger in diameter shall consist of one full length of concrete storm sewer pipe, minimum length eight (8) feet, with watertight brick and mortar bulkhead. Unless otherwise noted on the plans, stubs four inches (4-inch) to ten inches (10-inch) in diameter shall consist of one full length of plastic storm sewer pipe, minimum length of eight (8) feet, with an expandable plug or removable cap.

13. CLEANING

All sewers shall be thoroughly cleaned before final acceptance.

14. TESTING

a. General

The CONTRACTOR shall provide all necessary equipment and labor for making the tests and cost of same shall be incidental to the unit price bid for sewer.

b. Deflection Test for Plastic Pipe

The allowable maximum deflection shall be five (5) percent of internal pipe diameter. A Deflection Test Gauge (Go, No-Go) as manufactured by Hurco Technologies, Cherne Industries, or approved equal shall be used to verify that the maximum allowable deflection standard is met. The test gauge must have a minimum of 9 points. Proving rings must be provided to verify the gauge diameter. The gauge must be pulled through manually. Force will not be allowed. Pipe with deflections greater than five (5) percent will be considered unacceptable and shall be replaced by the CONTRACTOR at his own cost.

c. Videotaping

As a means of insuring that pipe laying was properly done and that all joints are in a "home" position, the CONTRACTOR shall provide for videotaping of ten (10) percent of the pipe footage laid (pipe 36" diameter and smaller), with no less than one manhole run being televised on each project. The ENGINEER shall indicate which pipe runs are to be videotaped. The videotaping shall be done no sooner than thirty (30) days after sewer installation is complete. The CONTRACTOR shall provide twenty-four (24) hours notice to both the OWNER and ENGINEER prior to videotaping so that a representative may be present. A satisfactory review of the videotape by the ENGINEER shall be a condition for sewer acceptance by the OWNER. Typical items to be reviewed on the videotape will include pipe deflection, pipe settlement, connections, joints and pipe cleanliness. If the videotape review reveals unsatisfactory conditions, the CONTRACTOR shall correct the conditions at his own cost and shall re-videotape the affected pipe sections for review by the ENGINEER.

End of Section

DIGITAL RECORDED VIDEO SURVEY

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GENERAL

1. SCOPE

Prior to commencing work, the CONTRACTOR shall have a continuous color audio-video digital recording taken along the designated length of the project to serve as a record of existing conditions. All written records and flash drives containing digital records shall become the property of the OWNER.

2. FIRM BACKGROUND

The CONTRACTOR shall engage the services of a professional digital recording firm that is actively engaged in color audio-video recordings for various municipalities. The firm shall have a minimum of two years experience in audio-video digital recording of construction projects.

The OWNER may make such investigation as he deems necessary to determine the ability of the digital recording firm to perform the work. The CONTRACTOR shall furnish the OWNER all such information and data for this purpose as the OWNER may request. The OWNER reserves the right to reject any digital recording firm if the investigation fails to satisfy the OWNER that such firm is properly qualified to carry out the work specified herein. Upon rejection of a digital recording firm, the CONTRACTOR shall engage the services of another firm that shall undergo the review and approval process as previously discussed.

3. SCHEDULE

All digital recording shall be done during times of good visibility. No recording shall be done during periods of visible precipitation or when more than ten (10) percent of the ground is covered with snow or standing water unless otherwise authorized by the ENGINEER.

Digital recording shall be done prior to placement of materials or equipment in the construction area. Flash drives containing digital records shall be furnished to the OWNER at least one week prior to the preconstruction meeting.

No construction shall begin prior to review and approval of the digital video by the OWNER.

The OWNER shall have authority to reject all or any portion of the digital recording that does not conform to the specifications. Any coverage that is not acceptable to the OWNER shall be rerecorded at no additional charge. The CONTRACTOR shall reschedule unacceptable coverage within five (5) days after being notified.

MATERIALS

4. EQUIPMENT

All equipment, accessories, and materials necessary to perform this service shall be furnished by the CONTRACTOR and the digital recording firm, except for the plans of the proposed area to be digitally recorded

which are to be furnished by the OWNER. The CONTRACTOR shall be responsible for providing any temporary warning signs or barricades if required during the digital recording operations. Digital recordings shall be on high-quality flash drives for lossless picture quality, suitable for uploading and viewing on standard computer systems.

In some instances, digitally recorded coverage may not be suitable for recording necessary details. In such instances, the ENGINEER may specify digital still photographs to provide coverage. Digital photography must be used and the firm shall provide a flash drive containing digital records of all images. A suitable labeling system and description of the location of the photograph shall accompany the photographs in PDF form on the flash drive with the digital photographs.

5. DIGITAL RECORDING

Each digital recording shall begin with the current date, project name, and municipality as well as the general location or station, name of the street, viewing side, and direction of progress. Houses and buildings shall be identified by address.

When conventional wheeled vehicles are used, the distance from camera lens to the ground shall not be less than ten (10) feet to insure proper perspective.

In some instances, digitally recorded coverage will be required in areas that are not accessible by conventional wheeled vehicles. Such coverage shall be obtained by walking or special conveyance approved by the ENGINEER.

The engineering stationing numbers shall be continuous and accurate and shall correspond to the project stationing within the field of view. Standard engineering symbols (for example, 14 + 84) shall appear in the upper left of the viewing screen.

Beneath the engineering stationing, periodic transparent alphanumeric information consisting of the project name, location, direction of travel, viewing side, etc., shall appear.

Global Positioning System Satellites may be used in place of or in addition to engineering stationing numbers where available. The global positioning system shall provide updates at one (1) per second and have an accuracy of five (5) meters or less spherical accuracy. The GPS coordinate display will be at one (1) meter longitude and l meter latitude. (example: 3000N423 9456W294)

To preclude the possibility of tampering or editing in any manner, all digital recordings shall, by electronic means, display continuously and simultaneously generated transparent digital information to include the date and time of recording, as well as corresponding GPS coordinates and/or engineering stationing numbers. The date information will contain the month, day and year (for example, 10/5/06) and be placed directly below the time information. The time information shall consist of hours, minutes and seconds separated by colons (for example 10:35:18). This transparent information shall appear on the extreme upper left-hand of the screen.

Each digital recording mush be taken at 4K resolution (3840 pixels × 2160 lines), 16:9 aspect ratio, and 60 FPS. File types can include .MP4 and .MOV. Prohibited file types include .MEPG, .FLV, .WMV, and.SWF.

6. DIGITAL VIDEO TRACKS

Digital recordings shall consist of one (1) video and two (2) audio tracks, all of which must be recorded simultaneously. All tracks shall consist of original live recordings and thus shall not be copies of other audio or digital video recordings. Audio track one (1) shall contain the narrative commentary of the camera technician and shall be recorded

simultaneously with his fixed elevation video record of the area of construction. Audio track two (2) shall contain the narrative commentary and evaluations of the ground level remote technician whose function shall be to provide a complete circumspection of any features that are not adequately visible to the camera technician. In order to maintain viewer orientation, transition from a fixed camera overview to a remote camera picture shall be accomplished by means of an electronic dissolve.

7. LIGHTING REQUIREMENTS

In order to produce proper detail and perspective, adequate lighting will be required to fill in the shadow areas caused by trees, utility poles, road signs and other such objects.

For interior and exterior surfaces of existing buildings, a 500 LED light source with 30W of power consumption and a color range between 3200K-5600K is required to enable all objects to be distinctive and clearly video taped with correct detail in order to obtain proper perspective. The CONTRACTOR shall provide all power required for lighting.

8. DIGITAL VIDEO COVERAGE

a. Construction Zone

Digital video coverage shall include all surface features located within the zone of influence of construction and shall be supported by appropriate audio description. Such coverage shall include, but not be limited to, public right-of-way, easement areas, adjacent private property, all existing driveways, sidewalks, curbs, ditches, roadways, landscaping, trees, shrubs, fences, culverts, headwalls, retaining walls, and buildings located within such zone of influence. Of particular concern shall be the existence of any faults, fractures, or defects.

Houses and buildings shall be identified visually by house number when visible. Manholes or other utility structures shall also be identified.

The rate of travel used during digital recording shall not exceed forty-eight (48) feet per minute. Panning rates and zoom-in/zoom-out rates shall be controlled sufficiently such that stop action during playback will produce clarity of the object viewed.

The ENGINEER shall have the authority to designate areas for which coverage may be added or omitted.

b. Interior and Exterior Surfaces

Building exterior coverage shall include, but not be limited to, all the masonry features of the building such as walls, foundations, chimneys or porches. Building interiors shall include, but not be limited to, all outside basement walls and flooring.

All property being digitally recorded for interior record must have a permanent exterior front view recorded on video displayed in upper right-hand corner of the viewing screen for positive identification of property. This view will be no larger than twenty percent (20%) of the picture area and must begin by showing the address. The camera technician shall pan and zoom in and out as necessary to control the clarity of objects being viewed.

All digital recording shall be done during regular business hours unless otherwise authorized by the OWNER or agreed to by an affected property owner.

9. DIGITAL RECORDING FIRM RESPONSIBILITIES

The digital recording firm may televise and record areas within public rights-of-way, along municipal-owned easements, through municipal-owned parks, and municipal buildings. When digital recording is to be done on private property, the digital recording firm shall give the OWNER

sufficient prior notice so that the property owners may be contacted and their permission obtained for the work.

Three (3) attempts must be logged by the camera technician to complete the video project at each location, and a log sheet describing the day, time, and disposition of the contact must be kept.

At no time will the digital recording firm be allowed to use any electrical circuits located inside or outside buildings on private property. The digital recording firm must enter and leave property in a professional and orderly manner.

10. VIDEO INDENTIFICATION AND SUBMITTAL

All flash drives containing digital records shall be properly identified by number, location, project name, and municipality in a manner that is acceptable to the OWNER.

A record of the contents of each flash drive shall be supplied by a log sheet that identifies each segment in the digital recording by location, roll number, street or road viewing, viewing side, starting point, traveling direction, and ending point.

A minimum of three flash drives containing digital records shall be provided upon final approval and acceptance of the videos by the OWNER and ENGINEER (one set each for the OWNER, ENGINEER, and CONTRACTOR). Additional sets shall be furnished if requested by the OWNER.

End of Section

RESTORATION

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GENERAL

1. SCOPE OF WORK

This work shall be subject to conditions of the General Conditions, General Specifications and include the furnishing of labor, materials, tools, accessories, equipment and services necessary for restoration of the surfaces shown on the Contract drawings and/or as herein required.

This work shall include replacement of all permanent type roadway surfaces, concrete sidewalks, curb and gutters, driveways, trees, culverts, fences, ditches, and miscellaneous items damaged or removed due to construction. Disposal of excess or unsuitable materials shall be considered as part of the restoration work. All such work shall be in accordance with the best modern practice, the OWNER's standards, and as specified herein.

Prior to performing work under this section, the CONTRACTOR shall submit to the ENGINEER for approval his construction methods and design mixes, sieve analysis and/or certification of compliance with the 2020 Michigan Department of Transportation (MDOT) Standard Specifications for Construction except where otherwise noted. No permanent surface restoration shall be performed until all underground work has been approved.

In the event that these specifications conflict with those of the OWNER or the controlling agency, the more stringent requirements shall govern.

2. SHOP DRAWINGS

When required by the ENGINEER, shop drawings shall be furnished as prescribed under the General Conditions.

Before the CONTRACTOR orders any restoration materials that he is proposing to use as substitutes for specified items, he shall submit details of the substitutes to the ENGINEER for consideration and approval.

3. MDOT STANDARDS

References to the Michigan Department of Transportation (MDOT) Specifications shall pertain to the 2020 Standard Specifications for Construction.

MATERIALS

4. AGGREGATE

a. Gravel Approaches and Roads

Natural aggregate shall be used for gravel appproach (driveways) and road restoration and shall meet the requirements of MDOT 21AA or 22A as shown in Table 902-1 of the MDOT Standard Specifications for Construction.

b. Shoulders

Natural aggregate shall be used for shoulders and shall meet the requirements of MDOT 21AA, 22A, or 23A as shown in Table 902-1 of the MDOT Standard Specifications for Construction.

c. Base Course

Natural aggregate shall be used for base course construction and shall meet the requirements of MDOT 21A, 21AA, or 22A as shown in Tables 902-1 and 902-2 of the MDOT Standard Specifications for Construction.

5. HOT MIX ASPHALT SURFACE, LEVELING, & BASE COURSES

Hot mix asphalt materials used for pavement construction shall meet the requirements of section 501.02 of the MDOT Standard Specifications for Construction or the requirements of the controlling agency as called for on the construction plans.

6. CONCRETE PAVEMENT, SIDEWALKS, CURB & GUTTER

Concrete used for pavement, sidewalk, and curb and gutter construction shall meet the requirements of MDOT grade P1 concrete or the requirements of the controlling agency as called for on the construction plans. MDOT grade P-NC may also be used where circumstances require the use of a high-early strength concrete. Refer to Table 1004-1 of the MDOT Standard Specifications for Construction.

7. TOPSOIL

Topsoil shall be screened and shall consist of loose black-colored soil that is suitable for the growth of grass seed or sod. The topsoil shall be obtained from the upper layer of an existing fertile soil and be free of limbs, twigs, rocks, stones, muck, roots and debris, etc. and containing organic matter rich in nutrients with negligible clay content.

Topsoil shall meet the following requirements:

a. The pH range shall be from 6.0 to 7.5. Topsoil outside of this range shall be amended by the addition of pH adjusters as approved by the Engineer.

b. The organic matter content shall range between 2% and 6% (by dry sample weight).

c. The soil texture shall be a sandy loam, silt loam, or loam where the sand, silt, and clay contents (by dry sample weight) fall within the following ranges:

Sand .....40% to 65%
Silt.....25% to 60%
Clay.....5% to 15%

d. The gradation shall be as follows:

Sieve Designation	% Passing
1 inch screen	100
0.25 inch screen	97 - 100
No. 10 U.S.S. mesh sieve	95 - 100
No. 140 U.S.S. mesh sieve	15 - 35

e. The soil salinity as measured by the electrical conductivity of a saturated soil

sample shall not exceed 2dS/m (decisiemens/meter).

f. Topsoil samples may be taken from stockpiles by the ENGINEER for submission to a testing laboratory. Topsoil that does not meet the required specifications shall be removed from the project site by the CONTRACTOR and shall be replaced with suitable topsoil that meets the testing requirements.

8. SEED & FERTILIZER

Seed and fertilizer shall meet the following requirements:

Table R-1

Location	Seeding* Requirement	Fertilizer Requirement
Maintained Lawn Areas	MDOT Type THM Mix (20% Perennial Rye, 30% Kentucky Blue, 50% Red Fescue) applied at 220 lbs./acre	MDOT Class A, 176 lbs./acre
Fields, Slopes & Ditch Banks, Etc.	MDOT Type THV Mix (30% Perennial Rye, 15% Kentucky Blue, 45% Red Fescue, 10% Fults Salt) applied at 220 lbs./acre	MDOT Class B, 120 lbs./acre

* percent mixture proportions by weight

All grass seeding shall meet the requirements for purity and germination as called for in the MDOT Standard Specifications for Construction Table 917-2 for Seed Mixtures. Seed shall be delivered in durable containers which show the manufacturer's name, lot number, weight, contents, purity, and germination. Although Table R-1 lists only two typical seeding mixtures, other seeding mixtures shown in MDOT Tables 816-1 and 917-2 may be used where approved by the Engineer.

9. MULCH & MULCH BLANKETS

Mulch and mulch blankets shall meet the following requirements:

a. Loose Mulch. Mulching material shall consist of any straw or marsh hay in an air-dry condition. Hay in an air-dried condition will be permitted only when straw mulch or marsh hay is unavailable. Mulch materials shall be undamaged, rot free, clean, substantially free of weed seed and other objectionable foreign matter.

b. Mulch Blankets (for moderate runoff condition). Mulch Blankets shall be one of the following or an approved equal:

S1 Erosion Control Blanket – BonTerra America

Contech ERO-MAT - Contech Construction Products

Erosion Control Blanket DS-75 – North American Green

c. High Velocity Mulch Blankets (for medium to heavy runoff condition). High velocity mulch blankets shall be one of the following or an approved equal:

S2 Erosion Control Blanket – BonTerra America

Contech High Velocity ERO-MAT – Contech Construction Products

ECS High Impact Excelsior Blanket – Erosion Control Systems, Inc.

ECS Hich Velocity Straw Mat –
Erosion Control Systems, Inc.

Erosion Control Blanket DS-150 –
North American Green

10. SOD

Sod shall meet the requirements of Section 917.12 of MDOT Standard Specifications for Construction. The Contractor shall keep the sod watered until a vigorous growth is established.

Sod must be an upland mineral soil sod. Sod must be grown on loam soils. Sod grown on peat is not acceptable for use.

11. FENCING

Chain link and woven wire fence materials shall meet the requirements of Section 907 of MDOT Standard Specifications for Construction. Chain link fabric shall be as called for on the construction drawings (aluminum-coated, zinc-coated, or vinyl-coated). Fences made of other materials (wood board, split rail, iron, etc.) shall be replaced in kind or as called for on the construction drawings. In this case, fence materials and construction methods shall meet the applicable standards of ASTM.

12. TREES & SHRUBS

Trees and shrubs shall be quality, nursery-grown stock with adequate root growth (balled and burlapped). Nursery stock shall meet the standards of the current edition of the American Standard for Nursery Stock as published by the American Association of Nurserymen, as well as the standards of Section 917 of the MDOT Standard Specifications for Construction.

13. TIMBER POSTS

Timber used for fence, guide, guard and mailbox posts shall meet the requirements of Section 912.08 of the MDOT Standard Specifications for Construction.

14. TRAFFIC SIGNS & POSTS

Traffic and street signs that are removed or damaged shall be replaced in kind. The materials used for such sign and post replacements shall meet the applicable standards of Section 919 of the MDOT Standard Specifications for Construction.

15. PAVEMENT STRIPING

Pavement striping materials shall meet the requirements shown in Section 920 of the MDOT Standard Specifications for Construction.

CONSTRUCTION

16. PAVEMENT RESTORATION

The aggregate and pavement thicknesses shown in the following sections are intended to be a guideline for minimum thicknesses. Thicker sections may be required depending upon the requirements of the OWNER or the controlling agency. All pavements shall be restored to the elevation and section that existed prior to construction.

a. Gravel Shoulders and Approaches

Gravel shoulders and approaches shall be constructed as described in Section 307.03 of the MDOT Standard Specifications for Construction.

Gravel shoulder restoration shall consist of placement and compaction of MDOT 21AA limestone or MDOT 22A gravel on a suitable subgrade to form a minimum six (6) inch thick section. The 21AA limestone or 22A gravel shall be compacted to a minimum density of ninety-eight (98) percent of the maximum unit weight. The restored shoulder width shall match the existing width.

Restoration of gravel approaches shall consist of placement and compaction of MDOT 21AA limestone or MDOT 22A gravel on a suitable subgrade as called for

on the plans to form a minimum six (6) inch thick section. The 21AA limestone or 22A gravel shall be compacted to a minimum density of ninety-eight (98) percent unit of the maximum unit weight. The restored approach width shall match the existing width.

b. Gravel Roads

Restoration of gravel roads shall consist of placement and compaction of MDOT 21AA limestone, MDOT 22A gravel, or MDOT 23A gravel as called for in the plan details to form a minimum eight (8) inch thick section. The restored road width shall match the existing road width. Gravel roads shall be constructed as described in Section 306.03 of the MDOT Standard Specifications for Construction.

c. Aggregate Base Courses

Aggregate base courses shall be placed and compacted to the thickness and width as called for on the plan details and as described in Section 302.03 of the MDOT Standard Specifications for Construction. Unless otherwise indicated in the Suppplemental Specifications, aggregate base courses shall be compacted to a minimum density of ninety-eight (98) percent of the maximum unit weight.

d. Sawcutting

All pavement, curb and gutter, and sidewalk removals shall be accomplished by sawcutting with a power-driven concrete saw. Sawcutting shall be full depth for all pavements (concrete, bituminous, concrete with bituminous overlay).

In bituminous pavement, sawcut lines shall be parallel with or perpendicular to the direction of vehicle travel.

In concrete pavement, sawcut lines shall be cut parallel with pavement joints. Sawcuts shall not be nearer than five (5) feet to a transverse joint, to the center of pavement, or to the edge of pavement such that no existing or replacement pavement section shall be less than five (5) feet in width. If the proposed sawcut is nearer than five (5) feet to a joint or centerline of a pavement, then removal and replacement shall be extended to said joint or centerline.

If an integral concrete curb is to be removed, then the minimum removal width shall be eighteen (18) inches.

e. Hot Mix Asphalt (HMA) Pavement

Hot mix asphalt pavements shall be constructed in accordance with the plan details and Section 501 of the MDOT Standard Specifications for Construction. Where new asphalt pavement is to adjoin existing asphalt pavement, a two (2) foot wide butt joint shall be constructed. A bond coat shall be applied to the existing pavement surface. Unless otherwise called for in the plan details, the following sections shall apply as a minimum:

Bike paths:	3” HMA over 4” 21AA aggregate base (with soil sterilant application)
Residential driveways:	3” HMA over 6” 21AA aggregate base
Commercial driveways:	4” HMA over 8”21AA aggregate base; or 8” asphalt
Residential streets:	4” HMA over 8” 21AA aggregate base; or 8” asphalt
Collector road:	9” HMA over 6” 21AA aggregate base

The laboratory density of HMA pavement shall be determined by the Marshall Procedure ASTM D-1559 using 50 blows on each of the specimens as the compactive effort. One set of three (3) specimens shall be made on the first day of placement and on subsequent days as determined by the Engineer.

The measurement of field-compacted density shall be done with a nuclear gage. The percent of compaction obtained shall be determined by dividing the field-compacted density by the laboratory density and multiplying the result by 100. Unless otherwise indicated in the plan details or Supplemental Specifications, all HMA pavements shall be compacted to a minimum calculated density of 97%.

Density tests shall be taken on the completed pavement at a frequency of one test every 500 linear feet of paving lane, except for the last unit which will be 500 linear feet, plus any fractional unit less than 250 feet in length, or will be a fractional unit of 250 feet or more in length. Miscellaneous areas such as intersections, crossovers and widening lanes less that 250 feet long will be tested as directed by the Engineer.

f. Concrete Pavement

Concrete pavements shall be constructed in accordance with the plan details as well as Sections 602 and 801 of the MDOT Standard Specifications for Construction. Where new concrete pavement is to be anchored to old pavement, dowel bars and lane ties shall be installed in accordance with MDOT Standard Plans. Joints shall be installed in the new concrete pavement to match existing joint types and locations. Reinforcing steel shall be similar to that in the existing pavement and shall provide the same cross sectional area of reinforcement per foot as the existing pavement. Unless otherwise called for in the plan details, the following sections shall apply as a minimum:

Residential driveways:	6” non-reinforced concrete over 4” sand base
Commercial driveways:	8” non-reinforced concrete over 4” sand base
Residential streets:	8” non-reinforced concrete over 6” sand base
Collector road:	9” non-reinforced concrete over 6” sand base

g. Concrete Sidewalk and Ramps

Concrete sidewalks and ramps shall be constructed in accordance with the plan details and Section 803 of the MDOT Standard Specifications for Construction. Unless otherwise called for in the plan details, the following sections shall apply as a minimum:

Sidewalks:	4” concrete over 4” sand base
Sidewalks (at residential drive crossing):	6” concrete over 4” sand base
Sidewalks (at commercial drive crossing):	8” concrete over 4” sand base
Sidewalk ramps:	4” concrete over 4” sand base

h. Concrete Curb and Gutter

Concrete curb and gutter shall be constructed in accordance with plan details and Section 802 of the MDOT Standard Specifications for Construction.

17. TURF ESTABLISHMENT

The CONTRACTOR shall furnish and place topsoil, seed, or sod, and fertilizer for all areas that were disturbed during construction. Seed and sod shall be installed in accordance with the seasonal limitations that are described in section 816.03 of the MDOT Standard Specificiations for Construction unless directed otherwise by the Engineer.

a. Topsoil

Unless otherwise called for on the plans, a minimum of three (3) inches of topsoil shall be placed for areas that are to be restored with seeding or sodding. Topsoil shall be placed on a prepared earth bed in accordance with Section 816.03A of the MDOT Standard Specifications for Construction.

The existing earth bed shall be graded such that the placement of topsoil and sod will meet the final plan grades.

b. Seed

Seeding shall be sown in accordance with Section 816.03C of the MDOT Standard Specifications for Construction. The application rate for the seeding shall be as shown in the table in part 8 of the Materials Section.

c. Mulch and Mulch Blankets

Mulch and mulch blankets shall be placed over seeded areas as called for in Section 816.03E through G of the MDOT Standard Specifications for Construction. If mulch blankets must be secured to a slope, then biodegradable netting and biodegradable earth staples shall be used.

Mulch anchoring shall be considered as incidental to mulch placement unless a pay item for mulch anchoring has been included in the Bid Form.

d. Sod

Sod shall be placed in accordance with Section 816.03D of the MDOT Standard Specifications for Construction.

A sod cutter shall be used to establish a smooth vertical edge when new sod is to abut existing sod.

e. Fertilizer

Fertilizer shall be placed in accordance with Section 816.03B of the MDOT Standard Specifications for Construction. The application rate for the fertilizer shall be as shown in table in Part 8 of the Materials Section.

f. Watering and Maintenance

It is the responsibility of the CONTRACTOR to regularly water new seed and sod in order to establish a dense lawn of permanent grasses that is free from mounds and depressions. Any portion of a sodded area that "browns-out" or does not firmly knit to the soil base, or any portion of a seeded area that fails to show a uniform germination, shall be resodded or reseeded. Such resodding or reseeding shall be at the CONTRACTOR's expense and shall continue until a dense lawn in established.

Watering seed and sod shall be considered as incidental to the turf establishment work unless a pay item for water has been included in the Bid Form.

18. FENCING

Prior to the start of any fence restoration work, the CONTRACTOR shall verify that the line and grade are correct.

a. Removing and Replacing Existing Fences

Fences shall be removed and replaced or shall be removed as indicated on the Plans or as directed by the ENGINEER. If any of the existing material is damaged or destroyed, the CONTRACTOR shall replace the material at his expense. Replacement fence material shall be of a condition comparable to that which existed prior to construction.

After the fence removal or relocation operations are complete, all surplus material shall be removed and disposed of by the CONTRACTOR at his expense unless

otherwise called for on the Contract Documents.

Any holes or voids resulting from the fence post removal operation shall be backfilled with a suitable material, as approved by the ENGINEER.

b. Placing New Fence

Woven wire and chain link fencing shall be installed in accordance with Sections 808.03B and E of the MDOT Standard Specifications for Construction. If called for on the plans, a top rail shall be used in place of tension wire for the chain link fence construction. Other fence types (timber, boulders, decorative rock, etc.) shall be constructed in accordance with plan details.

19. GUARDRAIL

Guardrail shall be placed in accordance with Section 807 of the MDOT Standard Specifications for Construction. Guardrail design shall be approved by the ENGINEER and shall conform to the current applicable standards of the agency that has jurisdiction of the right-of-way.

Any holes or voids resulting from the guardrail post removal operation shall be backfilled with a suitable material, approved by the ENGINEER.

20. TREE & SHRUB PLANTING

Trees and shrubs shall be planted in accordance with Section 815 of the MDOT Standard Specifications for Construction. Nursery stock shall conform to the standards shown in the American Standard for Nursery Stock (ANSI Z60.1-2014).

Watering and cultivating trees and shrubs during the establishment period shall be considered as incidental to the tree and shrub planting work unless a pay item for watering and cultivating has been included in the Bid Form.

21. MAILBOXES

Where mailbox post replacement is called for on the plans, new mailbox posts shall be furnished and installed in accordance with Section 807 of the MDOT Standard Specifications for Construction and the plan details.

22. TRAFFIC SIGNS & POSTS

Placement of traffic signs and posts shall be done in accordance with the applicable Sections in 810 of the MDOT Standard Specification for Construction, the current edition of the Michigan Manual of Uniform Traffic Control Devices, and the plan details.

23. PERMANENT PAVEMENT STRIPING

Permanent pavement striping shall be placed in accordance with the plan details and Section 811 of the MDOT Standard Specifications for Construction.

24. DRAINAGE STRUCTURES, CULVERTS, & DITCHES

As part of restoration, the CONTRACTOR shall be responsible for cleaning out all drainage structures, culverts, and ditches that are located within the area of construction. All ditches shall be restored such that drainage will flow freely. The cost of this work shall be considered as incidental to the project.

25. PROGRESS OF FINAL RESTORATION

If in the judgement of the OWNER, adequate site restoration efforts are not being expended, including but not limited to, roadway, driveway and drainage maintenance, removal of surplus materials, restoration of all signs, mail boxes and like items, then the OWNER will take the necessary steps to perform such restoration and shall charge the CONTRACTOR for all of the costs until proper order is restored.

End of Section

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GENERAL

A. PRICES AND MEASUREMENT:

Payment for work under this contract will be based on a unit price or lump sum for work actually completed. Final measurements of the work will be taken by the Engineer to determine the amount of work done and thereby determine the total cost. The method of applying the unit prices to measured quantities will be as herein specified. Payment will include the cost of all labor, tools, materials, and equipment necessary to do the work.

Several items may have been included in the bid form but may not be called for on the plans. These items have been included in order to establish a unit price in the event that the item of work is necessary. The Contractor should be aware that these items may increase, decrease, or be zero based on field conditions, or Owner direction.

B. INCIDENTAL ITEMS:

Any items of work indicated as incidental or included shall be considered as part of the project work and shall be completed at no additional expense to the Owner. Incidental or included items shall include labor, materials, and equipment that may not be specifically listed in the Bid Form or in the drawings or specifications, but which are necessary to complete the work.

C. PERMITS:

A number of permits have been applied for by the Owner of this project. The permits must be acquired from the appropriate agency by the Contractor when they are approved. Any permit fees, bonds, and/or permit agency inspection costs will be the responsibility of the Contractor and shall not result in additional cost to the Owner. A list of permits required for this project is shown in the Supplemental Instructions to Bidders section.

SOIL EROSION CONTROL ITEMS

SOIL EROSION CONTROL
(Bid Item)

The completed work as measured for SOIL EROSION CONTROL will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Soil Erosion Control	lump sum

The contract lump sum price shall be payment in full for all labor, materials, and equipment necessary to furnish, install, and maintain soil erosion control measures in compliance with applicable laws and permit requirements. Maintenance work will include removal and replacement of soil erosion control items as directed by the Engineer. Removal of erosion control measures, accumulated sediment, and debris upon completion of the project shall be considered as included as part of the work. Up to 50% of the contract lump sum price will be paid upon satisfactory installation of the soil erosion control measures. The remaining 50% will be paid upon final acceptance of the project. Restoration of disrupted areas shall be paid for separately under the appropriate surface restoration pay items.

REMOVAL ITEMS

REMOVE PAVEMENT
(Bid Item)

The completed work as measured for REMOVE PAVEMENT will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Remove Pavement	square yard

Pavement removal shall be measured in place by area in square yards. The removal area shall be based upon the average length and width measurements as determined in the field by the Engineer.

The contract unit price shall be payment in full for all labor, material and equipment required to sawcut, remove, and properly dispose of the pavement off site. The contract unit price shall apply to pavement of any thickness (both bituminous and concrete).

STORM DRAINAGE

SUBGRADE UNDERDRAIN, 4"
(Bid Item)

The completed work as measured for SUBGRADE UNDERDRAIN, 4" will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Subgrade Underdrain, 4"	feet
Underdrain Outlet Ending, 4"	each

Subgrade underdrain shall be measured in place horizontally by linear feet. The length shall be measured along with the centerline of the pipe from end of pipe to end of pipe or to center of structure. The measurement shall not include the length of outlet endings, which shall be paid for separately on a per each basis.

The contract unit price shall be payment in full for all labor, materials, and equipment necessary to construct the underdrain including all excavation, backfill and fill materials, disposal of excess materials, pipe, joint materials, complete cleanup, and all other work required for the proper placement of the underdrain in accordance with the plan details. The geotextile trench wrap and trench aggregate that are called for in the plan detail shall be considered as included in the placement of the underdrain.

PAVEMENT ITEMS

AGGREGATE BASE COURSE
(Bid Item)

The completed work as measured for AGGREGATE BASE COURSE will be paid for at the contract unit price for the following contract items (pay items):

Pay Item	Pay Unit
Aggregate Base, 21AA	ton
Aggregate Base, 22A	ton

Aggregate base course shall be measured in tons based upon certified weight delivery tickets.

The contract unit price shall be payment in full for all labor, materials, and equipment necessary to place, grade, and compact the aggregate base course materials. Any earth excavation, subgrade preparation, or material disposal that is required for the aggregate base course placement shall be considered as incidental to the work unless separate pay items have been included in the bid form for earthwork.

CONCRETE CURB & GUTTER
(Bid Item)

The completed work as measured for CONCRETE CURB & GUTTER will be paid for at the contract unit price for the following contract items (pay items):

Pay Item	Pay Unit
Concrete Curb & Gutter, Detail F4	feet

Concrete curb & gutter shall be measured in place by linear feet. The length shall be measured along the gutter line from end of curb to end of curb. Curb endings and curb drops shall all be measured and paid for as concrete curb and gutter, detail ___.

The contract price shall be payment in full for all labor, materials, and equipment necessary to construct the concrete curb and gutter in accordance with the plan details. Any excavation, subgrade compaction, backfilling behind the curb, disposal of excess materials, joints, curing compound, and placement of curb drops shall be considered as incidental to the curb and gutter construction.

HOT MIX ASPHALT (HMA) PAVEMENT
(Bid Item)

The completed work as measured for HOT MIX ASPHALT (HMA) PAVEMENT will be paid for at the contract unit price for the following contract items (pay items):

Pay Item	Pay Unit
HMA, (type)	tons

The contract unit price shall be payment in full for all labor, materials, and equipment necessary to construct the HMA pavement in accordance with the plan details. Furnishing and applying bond coats, pavement compaction, and protection of the work shall all be considered as incidental to HMA pavement construction.

PAVEMENT MARKINGS
(Bid Item)

The completed work as measured for PAVEMENT MARKINGS will be paid for at the contract unit prices for the following contract items:

Pay Item	Pay Unit
Waterborne Pavement Marking, __" Yellow	feet

Pavement striping shall be measured in place horizontally by linear feet. The length shall be measured along the painted segment from end to end of paint marks. Pavement marking symbols and legends shall be counted and paid for by each.

The contract unit price shall be payment in full for all labor, materials, and equipment necessary to furnish and install the pavement markings in accordance with the plan details and the manufacturer's instructions. All sweeping and preparatory work as well as traffic control and temporary protection of newly placed markings shall be considered as incidental to the pavement marking work. Removal of any temporary pavement markings shall also be considered as incidental unless the Bid Form already includes pay items for removing temporary markings.

TRAFFIC MAINTENANCE AND CONTROL ITEMS

TRAFFIC MAINTENANCE AND CONTROL
(Bid Item)

The completed work as measured for TRAFFIC MAINTENANCE AND CONTROL will be paid for at the contract unit price for the following contract items (pay items):

Pay Item	Pay Unit
Sign, Type __ Temporary	square foot

Minor traffic devices and flag control shall be paid for by the lump sum. Temporary signs shall be measured by the sign face area in square feet. Barricades shall be paid for on a per each basis. Temporary pavement markings R (removable) and NR (non-removable) shall be paid for by the linear foot of actual pavement marking.

The contract unit price shall be payment in full for all labor, material, and equipment necessary to furnish, install, and maintain traffic control devices in accordance with the Michigan Manual of Uniform Traffic Control Devices and section 812 of the 2003 MDOT Standard Specifications for Construction. Removal of temporary traffic control items upon completion of the project shall be considered as incidental to the respective pay items.

CARPORT FOUNDATIONS AND SLAB ITEMS

COLUMN CONCRETE PIERS
(Bid Item)

The completed work as measured for COLUMN CONCRETE PIERS will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Column Concrete Piers	each

Column concrete piers shall be measured in place by number of columns. The column concrete piers shall be constructed and installed per construction drawings by the Engineer.

The contract unit price shall be payment in full for all labor, material and equipment necessary to construct column concrete piers in accordance with the plan details. Any excavating, grading, and compacting earth shall be considered as incidental to the column concrete piers construction.

FLOOR GRADE SLAB
(Bid Item)

The completed work as measured for FLOOR GRADE SLAB will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Floor Grade Slab	cubic yard

Floor grade slab shall be measured in place by volume in cubic yards. The floor grade slab shall be constructed and installed per construction drawings by the Engineer.

The contract unit price shall be payment in full for all labor, material and equipment necessary to construct floor grade slab in accordance with the plan details. Any excavating, grading, and compacting earth shall be considered as incidental to the floor grade slab construction.

PIPE BOLLARDS
(Bid Item)

The completed work as measured for PIPE BOLLARDS will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Pipe Bollards	each

Pipe bollards shall be measured in place by number of bollards. The pipe bollards shall be constructed and installed per construction drawings by the Engineer.

The contract unit price shall be payment in full for all labor, material and equipment necessary to construct pipe bollards in accordance with the plan details. Any excavating, grading, and compacting earth shall be considered as incidental to the pipe bollard slab construction.

FINISH GRADING
(Bid Item)

The completed work as measured for FINISH GRADING will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Finish Grading	lump sum

The contract unit price shall be payment in full for all labor, material and equipment necessary to provide finished grading in accordance with the plan details. Any excavating and compacting earth shall be considered as incidental to providing finished grading.

CARPORT BUILDING ITEMS

STRUCTURAL STEEL
(Bid Item)

The completed work as measured for STRUCTURAL STEEL will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Structural Steel	Lbs.

Structural steel shall be measured in place by weight in pounds. The structural steel shall be constructed and installed per construction drawings by the Engineer.

The contract unit price shall be payment in full for all labor, material and equipment necessary to construct structural steel in accordance with the plan details. Any transportation and storage shall be considered as incidental to the structural steel construction.

METAL SIDING AND ROOFING
(Bid Item)

The completed work as measured for METAL SIDING AND ROOFING will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Metal Siding and Roofing	square foot

Metal siding and roofing shall be measured in place by area in square feet. The metal siding and roofing shall be constructed and installed per construction drawings by the Engineer.

The contract unit price shall be payment in full for all labor, material and equipment necessary to construct metal siding and roofing in accordance with the plan details. Any transportation and storage shall be considered as incidental to the floor grade slab construction.

PAINTING
(Bid Item)

The completed work as measured for PAINTING will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Painting	square foot

Painting shall be measured in place by area in square feet. Painting shall be provided per construction drawings by the Engineer.

The contract unit price shall be payment in full for all labor, material and equipment necessary to provide painting in accordance with the plan details. Any transportation and storage shall be considered as incidental to painting.

RESTORATION ITEMS

SURFACE RESTORATION
(Bid Item)

The completed work as measured for SURFACE RESTORATION will be paid for at the contract unit price for the following contract items (pay items):

Pay Item	Pay Unit
3" Topsoil and Sod	square yard

Surface Restoration with seed or sod shall be measured in place by square yards and shall be based upon the average length and width measurements of the restored area as determined by the Construction Observer.

The contract unit price shall be payment in full for all labor, materials, and equipment necessary to furnish and place the topsoil, seed, and mulch or topsoil and sod as called for on the plans and specifications. Watering seed or sod until vigorous turf growth is established shall be considered as incidental to the surface restoration work unless a separate pay item for water is included in the Bid Form.

Application of mulch anchoring shall be considered as incidental to the placement of the mulch unless a separate pay item for the mulch anchoring has been included in the Bid Form.

CLEAN OUT STORM STRUCTURES

Upon completion of the restoration work, the contractor shall clean out all storm structures, which are located within the project area. This work shall be considered as incidental to the project cost.

PROJECT CLEANUP
(Bid Item)

The completed work as measured for PROJECT CLEANUP will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Project Cleanup	lump sum

Project cleanup shall be paid for on a lump sum basis.

The contract unit price shall be payment in full for all labor, materials, and equipment necessary to remove and properly dispose of all debris from the work zone. The cleanup work shall include, but not be limited to, sweeping of paved surfaces as well as removal of debris such as old fencing, bricks, broken concrete, trash, logs, rocks, fallen timber, brush, and scrap materials. Clean out of any existing culverts, sewers, and drainage structures shall also be considered as included in the project clean up work.

MISCELLANEOUS RESTORATION ITEMS

Restoration of miscellaneous items such as, but not limited to, street signs, traffic signs, shrubbery and other ornamental landscape items which are damaged, removed, or destroyed by the Contractor in the course of the work shall be repaired or replaced by the Contractor with new materials of equal quality as existed prior to the start of work. All such items for which specific bid items are not listed in the proposal shall be considered as incidental work and shall be replaced or repaired at the expense of the Contractor.

FINAL CLEAN UP

Final clean up of the job shall be considered as incidental. Items in this category include removal of debris and litter from the site, removal of surplus materials, sweeping, repair of any damages, and clean out of drainage structures located within the work area.

Surface Restoration shall commence immediately upon completion of final grading or as MDOT seasonal limitations dictate.

MISCELLANEOUS ITEMS

MOBILIZATION
(Bid Item)

The completed work as measured for MOBILIZATION will be paid for at the contract unit price for the following contract item (pay item):

Pay Item	Pay Unit
Mobilization, max. 5%	lump sum

The lump sum price shall be payment in full for all preparatory work and operations which may include, but is not limited to, the following items:

1. The movement of personnel, equipment, supplies, and incidentals to the project site.
2. The establishment of the Contractor's offices, buildings, and other facilities to work on the project.
3. Other work and operations that must be performed.
4. Expenses incurred, prior to beginning work on the various contract items on the project site.
5. Pre-construction costs, exclusive of bidding costs, which are necessary direct costs to the project rather than directly attributable to other pay items under the contract.
6. Permits, bonds, etc.

The pay item will state the maximum amount that can be bid. When the percentage of the original contract amount earned is less than 5 percent, the costs of project specific bonding, insurances, and permits will be reimbursed when a paid invoice is received by the Engineer. The costs of these will then be made in accordance with the Partial Payment Schedule shown below. The original contract amount is the total value of all contract items including the mobilization item. The percentage earned is exclusive of the mobilization item. The total sum of all payments for this item shall not exceed the original contract amount bid for mobilization, regardless of the fact that the Contractor may have, for any reason, shut down his work on the project, moved equipment away from the project and then back again, or for additional quantities or items of work added to the contract.

Partial Payment Schedule

Percentage of Original Contract Amount Earned	Percentage of Bid Price for Mobilization Allowed
5	50
10	75
25	100

When a pay item for mobilization is not included in the proposal, payment for any such work is considered to have been included in payments made for other items of work.

CONSTRUCTION OBSERVER DAYS
(Bid Item)

Construction Observer Days will be paid for as discussed in the Supplemental Specifications.

AUDIO VIDEO ROUTE SURVEY
(Bid Item)

The completed work as measured for AUDIO VIDEO ROUTE SURVEY will be paid for at the contract lump sum price for the following contract item (pay item):

Pay Item	Pay Unit
Audio Video Route Survey	lump sum

The lump sum price shall be payment in full for all labor, materials, and equipment necessary to prepare the audio video route survey in accordance with the specifications. Video recording limits are discussed in the Supplemental Specifications section.

Payment shall include the provision of two sets of DVDs containing the complete recordings to the Engineer.

SUPPLEMENTAL SPECIFICATIONS

1. General....2
2. Location of Project....2
3. Scope of Project....2
4. Construction Standards....2
5. Progress Meetings....2
6. Incidental Contract Items....2
7. Project Coordination With Owner & Other Contractors....2
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9. Observation of Construction....3
10. Hours of Work....3
11. Testing & Sampling....4
12. Staking....4
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1. GENERAL

These Supplemental Specifications are supplements to the General Conditions and General Specifications. Where conflicts exist between the aforementioned Contract Documents, the conditions in the Supplemental Specifications shall govern.

2. LOCATION OF PROJECT

The project site is located at the Ypsilanti Township Civic Center at 7200 S Huron River Drive, Ypsilanti Township.

3. SCOPE OF PROJECT

The work to be done under this Contract includes the furnishing of all materials, equipment, and labor necessary for demolition of existing pavement and foundations, construction of a new carport, pavement, curb with underdrain, as well as all necessary earthwork, cleaning, and restoration in accordance with the plans and specifications.

4. CONSTRUCTION STANDARDS

It is the intention of these specifications to construct all work in accordance with applicable requirements of the Charter Township of Ypsilanti, the Ypsilanti Community Utility Authority (YCUA), the Washtenaw County Road Commission (WCRC), the Washtenaw County Water Resources Commissioner (WCWRC), the Detroit Water and Sewerage Department, the Michigan Department of Environmental Quality, and the Michigan Department of Transportation, these specifications, and the plans referenced herein. Where there is a conflict between any of the aforementioned specifications and the permit requirements of the agency controlling the respective utility or rights-of-way, the more restrictive shall govern.

5. PROGRESS MEETINGS

During the life of the project bi-weekly progress meetings may be held to discuss the project status, potential construction problems, the schedule, and other items that may impact the progress of the work. This meeting shall be attended by the CONTRACTOR, any subcontractors whose work is in progress or will be started in the two weeks following the progress meeting, the ENGINEER and the OWNER. The date, place, and time of the first progress meeting will be set at the preconstruction meeting and subsequent meetings will follow every two (2) weeks.

6. INCIDENTAL CONTRACT ITEMS

All items of work noted on the plans or in the specifications that are not specifically noted in the Bid Form as a pay item shall be considered included in the pay items provided for the construction of the project and shall be constructed at no extra cost to the OWNER.

7. PROJECT COORDINATION WITH OWNER & OTHER CONTRACTORS

The OWNER, utility companies, and commercial or private owners may have construction projects occurring within or adjacent to the project limits during the life of this Contract.

The CONTRACTOR shall coordinate his construction with all such projects that may be ongoing in the vicinity.

Also, where the CONTRACTOR's work affects the operation of YCUA's utilities, the CONTRACTOR shall be responsible for coordinating his work through OHM. Contact the OHM staff assigned to the project and/or Scott Westover at (734) 484-4600. The CONTRACTOR shall give at least 72 hours notice to the OWNER in order to schedule activities such as valve operation, hydrant operation, sewer and structure cleanout, etc. No claim for extra compensation or adjustments in Contract Unit Prices will be allowed on account of delay or failure of others to complete work scheduled.

8. MINIMUM WAGE REQUIREMENTS

The OWNER has specific minimum wage requirements that are shown as follows: see Appendix B for detailed information.

9. FEDERAL REQUIREMENTS

The CONTRACTOR must be in compliance with the following Federal Requirements:

A. Davis-Bacon Act, July 2, 1964 (Title 40, USC, 276A)

B. Anti-Kickback Act (Title 18, USC 874)

C. U.S. Department of Labor Regulations and Standards (Title 29, 1, 3 and 5)

D. Equal Employment Opportunity Act, September 18, 1965 (Executive Order No. 11246)

E. Federal Occupational Safety and Health Act of 1970

F. Housing and Urban Development Act of 1968, Section 3, as amended, 12 USC, 1701u.

10. FAIR EMPLOYMENT PRACTICES ACT

The CONTRACTOR agrees that neither he nor his subcontractors will discriminate against any employee or applicant for employment. The CONTRACTOR shall not discriminate with respect to his hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of race, color, religion, national origin or ancestry, nor shall age or sex be a condition of employment except where based upon an occupational qualification. Breach of these covenants may be regarded as a material breach of this Contract.

11. OBSERVATION OF CONSTRUCTION

All construction operations will require full time observation by the OWNER's representative. The CONTRACTOR must notify the ENGINEER at least three (3) working days (72 hours) prior to construction and no work shall be performed without the ENGINEER's presence or awareness. Contact the Construction Staffing Coordinator at (734) 522-6711 to schedule observation.

12. HOURS OF WORK

Work may be performed during the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday only. Work at other times may be performed only by written permission of the OWNER.

13. TESTING & SAMPLING

The CONTRACTOR shall furnish all samples of materials necessary for tests as determined by the ENGINEER or the Construction Observer. All samples taken for analysis and tests shall be taken in such a manner as to be truly representative of the entire lot under test. The CONTRACTOR shall furnish such assistance and facilities as the ENGINEER may require for collecting, storing or curing samples. Where materials tests are to be performed by the manufacturer, the certificates of approval shall be submitted to the ENGINEER. The cost of all such testing by manufacturers shall be incidental to the project Additional required tests on materials in place shall be made at the expense of the OWNER, unless otherwise stipulated.

The OWNER's Agent shall arrange for and furnish testing services as provided by an acceptable independent laboratory as part of this Contract. These services shall be as follows, in addition to the testing requirements noted in the General Conditions:

All concrete shall be slump and air tested, with cylinders taken (as noted above) in compliance with the current MDOT Standard Specifications for Construction.

There may be areas with uncompacted fill material or organic materials; as a result, all areas within the influence of proposed pavement shall be proof rolled as a minimum, to the satisfaction of the ENGINEER. Some testing may be required.

All aggregate base and pavement shall be tested for compaction. A reputable firm, approved by the ENGINEER shall extensively test all such areas with a nuclear densimeter. In addition, all utility crossings and the areas immediately adjacent to any structures in the pavement shall be specifically tested. Areas which fail shall be compacted further and retested. Failure to pass a second test shall be reason to undercut and refill the area, as directed by the ENGINEER, with careful attention to compaction.

14. STAKING

No construction staking is necessary for this project.

15. STATION GRADING

No station grading is included in the project.

16. TRAFFIC MAINTENANCE & CONTROL

A. General

During the course of construction, provisions must be made to maintain access for emergency vehicles at all times. Where possible and when directed by the ENGINEER, all streets must be left open to traffic at the end of each working day. Traffic maintenance and control as defined in this section shall be considered as included in the unit bid prices or lump sum bid prices that are given in the Bid Form.

All work for maintaining traffic and control shall be in accordance with Section 812 of the 2020 MDOT Standard Specifications for Construction and the current edition of the Michigan Manual of Uniform Traffic Control Devices, (MMUTCD). The Contractor shall also comply with work zone sign requirements as described in Public Act 315 of 2020.

The CONTRACTOR shall conduct his operations and use of equipment in such a manner that traffic will be maintained throughout the entire length of the project. When conditions are such as to warrant variations from this requirement, the procedure to be followed shall be approved by the ENGINEER prior to such procedure being put into effect.

The CONTRACTOR shall furnish, erect and maintain all barricades, signs and lights as required according to the current edition of the MMUTCD. Flagmen shall also be provided by the CONTRACTOR as necessary to protect the vehicular and pedestrian traffic and the work within the work zone areas. CONTRACTOR shall be responsible for notifying concerned parties such as Police, Fire, and school officials if a road closure and/or detour will be in effect. The CONTRACTOR shall notify the same parties when the road has been reopened.

Once work on a particular utility is begun, the CONTRACTOR must continue his work to completion. The OWNER will not permit random movements of work operations among the project area that tend to confuse traffic patterns.

B. Provision for Local Traffic

During the progress of the work, the CONTRACTOR shall accommodate both local vehicular and pedestrian traffic along the roads.

Access to all residences and businesses shall be maintained except as noted on the plans or as directed by the ENGINEER.

The CONTRACTOR's truck and equipment operations on public streets shall be governed by all local traffic ordinances and regulations of the Fire and Police Departments, the OWNER, and Michigan Department of Transportation.

C. Existing Warning and Regulatory Signs

Wherever possible, all existing signs on this project are to be preserved and maintained as incidental to the project.

Where it is not possible to preserve existing traffic control signs and street name signs, they shall be removed, temporarily reset and maintained by the CONTRACTOR. Upon completion of the project, the CONTRACTOR will reset traffic control signs and street name signs in the proper position.

In cases where new signs are called for, they shall be placed in accordance with the requirements outlined elsewhere in the Contract Documents.

Any new or existing signs damaged by the CONTRACTOR shall be replaced in kind by him at no additional cost to the OWNER.

D. Lane Closures and Detours

Any lane closures or detours shall be approved by the OWNER and the appropriate governing agency, and shall meet their specifications and standards as well as those of the MMUTCD. Where there are conflicts, the more restrictive requirement shall apply. If any type of closure is to occur during twilight or darkness, proper lighting will be required.

E. Construction Signs and Barricades

Warning signs and barricade configurations shall meet the requirements of the Washtenaw County Road Commission, the OWNER, and the Michigan Department of Transportation.

The CONTRACTOR shall not begin any operation on the project until all required signs and barricades have been set.

All signs to be used during twilight or darkness shall be reflectorized, in good condition, with two continuous flashing lights.

The construction site shall at all times be maintained and left in a clean, neat, and safe condition, including any construction signing.

After working hours, signs that are not appropriate shall be covered and/or removed so that motorists will not be confused. The CONTRACTOR shall also remove and replace or cover (where practical) existing traffic signs that may conflict with the proposed construction.

17. LOAD RESTRICTIONS ON LOCAL STREETS

The CONTRACTOR shall not operate heavy trucks or equipment on any side street within the project area without permission from ENGINEER, the OWNER or appropriate governing agency.

18. UTILITIES

The location of public or private utilities shown on the plans is in accordance with mapping provided by the utility owners. No guarantee is given that the locations are absolutely accurate or that utilities other than those shown are not present.

For protection of underground utilities, the CONTRACTOR shall contact “Miss Dig” at 1-800-482-7171 a minimum of three (3) working days prior to excavating. This does not relieve the CONTRACTOR of the responsibility of notifying utility owners who may not be part of the “Miss Dig” alert system.

During the course of the construction, the CONTRACTOR may encounter both overhead and underground utilities.

The electric, gas and telephone public utilities have been notified of existing underground utilities and utility poles that are within the construction limits. Those utilities in conflict with the proposed construction will be relocated by the utility OWNER. The CONTRACTOR shall cooperate with utility company forces to minimize project delays.

In the event that utilities are encountered which require relocation, it shall be the CONTRACTOR’s responsibility to arrange for and schedule the relocation of the affected utilities with the owners.

No additional compensation will be paid for delays due to the encountering of existing utilities that are or are not shown on the plans.

Work stoppages by employees of utility companies or any occurrence which results in a delay in utility relocations on this project may be considered as a basis for a claim for an extension of the time of completion, but will not be considered as a basis for a claim for extra compensation or an adjustment in Contract Unit Prices. The amount of any such time extension will be based upon the amount of delay actually experienced as a result of the utility relocation delay.

19. EMERGENCY REPAIR

When the CONTRACTOR is not actively performing work on a particular construction site, situations of an emergency nature may arise as a result of uncompleted work. Such situations may affect, directly or indirectly, public and/or private property, and may ultimately affect the health, safety, and welfare of individuals or the general public. The intent of this article is to provide a procedure to eliminate these problems as they occur. While these problem situations can and do readily develop as emergencies, the ENGINEER shall direct field-related operations and require immediate efforts by the CONTRACTOR to remedy the deficiency in a method of his choosing because of his expertise in the field, time being of the essence. The correction of the "emergency" which may arise when no activity exists on the construction site shall be handled in the following manner:

A. The ENGINEER shall observe the site, take any necessary photographs and/or prepare any necessary sketches of conditions at the site to determine that the situation constitutes an emergency.

B. The ENGINEER then has three alternative sources of manpower and equipment to be selected to remedy the emergency situation in the following order:

    1. The CONTRACTOR under Contract with the OWNER to perform all work on the site location in question;

    2. The OWNER's Water and Sewer.

    3. An independent CONTRACTOR designated by the OWNER.

Since the nature and extent of most unfinished work on a particular construction site is well known by both the ENGINEER's authorized agent and the CONTRACTOR at the time of declaring such an "emergency situation" as set forth herein before; the CONTRACTOR under Contract to the OWNER for the particular project would be the first party notified and would be expected to respond immediately with necessary manpower and equipment to remedy the problem.

If a reasonable time to respond to the emergency notification is not evident, in the best judgment of the ENGINEER, then the CONTRACTOR shall be judged to have waived his rights to physically correct the problem, but not his obligations to pay for such a physical correction or damages resulting there from. The ENGINEER shall then contact the OWNER's Water and Sewer for their assistance in correcting the "emergency situation". Where existing commitments by the Water and Sewer prohibit their immediate response to the request by the ENGINEER, the ENGINEER shall finally direct that corrective measures

be performed by the independent contractor previously contacted by the OWNER to perform such emergency work when so directed.

Since the cost for all remedial work undertaken by the CONTRACTOR on this project shall be borne by the CONTRACTOR and it is necessary to engage the services of the Water and Sewer or an independent contractor, then all costs incurred would be deducted from monies due and payable to the CONTRACTOR on the particular project as set forth on any ensuing regular job estimates.

Typical costs which will be deducted from Contract monies due would be:

A. Payroll wages

B. Material bills

C. Equipment rental (Detroit area rates) and moving costs

D. 15% profit and overhead for independent contractor

E. 10% administrative costs

F. Observation costs

20. USE OF WATER

CONTRACTOR shall not make a connection to any fire hydrant without first obtaining the necessary permit (meter). The CONTRACTOR shall be charged for all water used.

21. ASPHALT AND PAVEMENT CONSTRUCTION

Asphalt and concrete pavements shall be constructed in accordance with the 2020 MDOT Standard Specifications for Construction unless otherwise indicated in the Supplemental Specifications, Appendix, plan notes, or plan details.

22. MAIL/NEWSPAPER BOXES

The CONTRACTOR shall remove mailboxes that may conflict with the new construction and replace to their original location in accordance with requirements of the U.S. Post Office. Any mailbox or post not indicated on the plans for removal or replacement that is damaged by the CONTRACTOR's operations shall be replaced in kind by the CONTRACTOR at no additional charge to the OWNER. If temporary street closures or construction activities occur which prohibit delivery of mail by the postal department, then alternate provisions for mail delivery shall be provided by the CONTRACTOR and approved by the OWNER, also at no additional charge to the OWNER.

23. AUDIO-VIDEO RECORDINGS

The CONTRACTOR shall conduct an Audio Video route survey in accordance with the specifications. The extents of this survey shall include the full right of way for the entire project area. The audio video survey shall include detailed descriptions of conditions and locations of all existing pavements, drives, cracks in driveway, mailboxes, locations with

poor drainage (e.g. standing water), trees, appurtenances, and other structures within 30 ft of the property line.

Appendix A:
Project Plans

LEGEND

- DENOTES COLUMN ABOVE
- DENOTES BEAM POCKET IN CONC WALL (SIZED FOR BEAM, BEARING PLATE AND GROUT)
- DENOTES COL. FROM ABOVE, CONT. THROUGH FLOOR FRAMING, SUPPORTED BY FTG. FOUNDATIONS OR PLANK
- DENOTES COL. SUPPORTING FLOOR FRAMING
- DENOTES CONCRETE MASONRY UNIT (CMU)
- DENOTES BEARING WALL
- C# DENOTES COLUMN MARK
- B# DENOTES BEAM MARK
- F# DENOTES FOOTING MARK
- P# DENOTES PIER MARK
- L# DENOTES LINTEL MARK

TRUSSES = PRE-ENGINEERED METAL-PLATE-CONNECTED WOOD TRUSSES

- GT GIRDER TRUSS
- B# BEAM
- RAFTER OR JOIST
- OVERBUILD FRAMING
- FOUNDATION WALL
- FOOTING
- MOMENT CONNECTION

ABBREVIATIONS

SYM	
&	AND
#	NUMBER
A	
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL (ARCHITECT)
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
B	
BF	BOTH FACES
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOF	BOTTOM OF FOOTING
BOT	BOTTOM
BRG	BEARING
BRKT	BRACKET
BTWN	BETWEEN
C	
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
D	
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIST	DISTANCE
DL	DEAD LOAD
E	
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION (EXPOSED)
F	
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FIN	FINISH/FINISHED
FT	FOOT/FEET
FTG	FOOTING
G	
GA	GAGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GT	GIRDER TRUSS
GYP	GYPSUM

ABBREVIATIONS (cont)

H	
HDR	HEADER
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
I	
IN	INCH/INCHES
INSUL	INSULATION
J	
JST	JOIST
JT	JOINT
L	
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LP	LOW POINT
LT	LEFT
M	
MAX	MAXIMUM
MBC	MICHIGAN BUILDING CODE
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MRC	MICHIGAN RESIDENTIAL CODE
N	
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OBC	OHIO BUILDING CODE
OC	ON CENTER
OH	OVERHEAD
P	
PCF	POUNDS PER CUBIC FOOT
PL	PLATE
PLMB	PLUMBING
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
Q	
QTY	QUANTITY
R	
REINF	REINFORCE
REQD	REQUIRED
REV	REVISE/REVISION
RO	ROUGH OPENING
RS	ROUGH SAWN
RT	RIGHT
S	
SIM	SIMILAR
SOG	SLAB ON GRADE
SQ FT	SQUARE FOOT/FEET
SQ IN	SQUARE INCH/INCHES
STL	STEEL
T	
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TEMP	TEMPERATURE/TEMPERED
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
U	
UON	UNLESS OTHERWISE NOTED
V	
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
WD	WOOD
WF	WIDE FLANGE
WT	WEIGHT
WWF	WELDED WIRE FABRIC
Y	
YD	YARD

GENERAL STRUCTURAL NOTES

BUILDING LOADS	BUILDING CLASSIFICATION 2	
DEAD LOADS		
1. MATERIAL DEAD LOAD		4.2 PSF
2. MECHANICAL DEAD LOAD		NA
SNOW LOADS		
BALANCED SNOW		20 PSF
1. GROUND SNOW LOAD, Pg		20 PSF
2. FLAT-ROOF SNOW LOAD, Pf		15.1 PSF
3. SNOW EXPOSURE FACTOR, Ce		0.9
4. RISK CATEGORY		II
5. SNOW LOAD IMPORTANCE FACTOR, Is		1.0
6. ROOF THERMAL FACTOR, Ct		1.2
7 SLOPED ROOF FACTOR, Csu		1.0
8. SLOPED ROOF SNOW LOAD, Ps		20 PSF
UNBALANCED SNOW		
1. WINDWARD		4.5 PSF
2. LEEWARD		27.4 PSF
WIND LOADS	$V_{ASD}=V_{ULT}\ (0.6)^{1/2}$	$Q_{ASD}=Q_{ULT}\ (0.6)$
LOAD OR VARIABLE		
1. ULTIMATE DESIGN WIND SPEED (3-SECOND GUST)		115 MPH
2. RISK CATEGORY		1.0
3. WIND EXPOSURE CATAGORY		C
4. INTERNAL PRESSURE COEFFICIENT (PARTIALLY ENCLOSED BUILDING)		±0.55
5. MAIN WIND FORCE RESISTING SYSTEM (MAX ROOF UPLIFT AT OVERHANG)		32.2 PSF
6. MAIN WIND FORCE RESISTING SYSTEM (MAX WALL)		30.1 PSF
7. COMPONENTS & CLADDING DESIGN PRESSURE (ZONE 1)		+20.8, -40.4 PSF
8. COMPONENTS & CLADDING DESIGN PRESSURE (ZONE 2)		+20.8, -52.6 PSF
9. COMPONENTS & CLADDING DESIGN PRESSURE (ZONE 3)		+20.8, -77.1 PSF
10. COMPONENTS & CLADDING DESIGN PRESSURE (ZONE 4)		+35.5, -37.7 PSF
11. COMPONENTS & CLADDING DESIGN PRESSURE (ZONE 5)		+35.5, -44.3 PSF
EARTHQUAKE DESIGN DATA		
LOAD VARIABLE		
1. RISK CATEGORY		II
2. SEISMIC IMPORTANCE FACTOR, Ie		1.0
3. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETER, Ss		0.107g
4. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETER, S1		0.048g
5. SITE CLASS		D
6. SEISMIC DESIGN CATEGORY		B
7. BASIC SEISMIC FORCE RESISTING SYSTEM: STEEL ORDINARY CONCENTRICALLY BRACED FRAME		
8. SEISMIC RESPONSE COEFFICIENT(s), Cs (SECTION 12.8.1.1)		.0326
9. RESPONSE MODIFICATION COEFFICIENT(s), R (SECTION 12.2-1)		3.5
10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEEDURE, SECTION 12.8		
ASSUMED SOIL BEARING STRENGTH		2500 PSF
CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION		

NOTES:
1. APPLICABLE CODE IS 2015 MICHIGAN BUILDING CODE
2. APPLICABLE TECHNICAL CODE IS ASCE/ SEI 7-10
3. WIND LOAD BASED ON ASCE 7-10
   MWFS: CHAPTER 28, PART 2, METHOD 2
   C&C: CHAPTER 30, PART 1, METHOD 1
4. LOADS ARE BASED ON SECTION 16 OF MBC 2015 UNLESS OTHERWISE NOTED.

GENERAL STRUCTURAL NOTES (cont)

GENERAL STRUCTURAL NOTES

1. THE GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS. SHOULD CONFLICTS OCCUR BETWEEN DOCUMENTS, THE STRICTEST PROVISION SHALL GOVERN.
2. THE CONTRACTOR SHALL LIMIT THE AMOUNT OF LOAD IMPOSED UPON THE STRUCTURAL FRAMING SYSTEM DURING CONSTRUCTION. LOADS, INCLUDING CONSTRUCTION LOADS, MUST NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED. THE CONTRACTOR SHALL INFORM THE ENGINEER OF POTENTIAL CONSTRUCTION LOADS DEEMED EXCESSIVE BY THE CONTRACTOR.
3. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED SELF SUPPORTING, STABLE STRUCTURE UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE, CONSTRUCTION SEQUENCE AND PROVIDE ALL MEASURES OR TEMPORARY BRACING NECESSARY TO ENSURE THE STABILITY AND SAFETY OF THE STRUCTURE AND ITS COMPONENTS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC.
4. ALL MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE GOVERNING BUILDING CODE: MICHIGAN BUILDING CODE, CURRENT EDITION.
5. ALL SHOP DRAWINGS PREPARED BY SUPPLIERS, SUBCONTRACTORS, ETC. SHALL BE REVIEWED BY THE ARCHITECT/ENGINEER FOR CONFORMANCE WITH DESIGN INTENT ONLY. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION. ENGINEERS APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR FIT, QUANTITY AND CONSTRUCTION QUALITY CONTROL.
6. THE CONTRACTOR SHALL INFORM THE ENGINEER/ARCHITECT OF ANY DEVIATIONS FROM THE DRAWINGS. DO NOT CUT OR MODIFY STRUCTURAL MEMBERS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
7. DRAWINGS ARE INTENDED TO BE PRINTED PER THE SCALE PROVIDED. THE CONTRACTOR SHALL CONTACT THE ENGINEER IF ADDITIONAL DIMENSIONS ARE REQUIRED.
8. CONTRACTOR SHALL NOT MIX GALVANIZED AND STAINLESS STEEL AT ANY TIME. ANY METAL PARTS IN CONTACT WITH OTHER METAL PARTS SHALL BE OF A SIMILAR METAL.
9. CONTRACTOR SHALL RECOGNIZE EFFECTS OF THERMAL MOVEMENTS AND MOISTURE CONTENT CHANGES OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD AND CONSIDER THESE EFFECTS DURING CONSTRUCTION AND/OR ERECTION SEQUENCES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE AND FUNCTIONING SYSTEMS, INCLUDING BUT NOT LIMITED TO, PROVIDING (AT NO ADDITIONAL COST) ITEMS NOT SPECIFICALLY SHOWN IN THESE DRAWINGS WHICH ARE NORMALLY CONSIDERED NECESSARY.

GENERAL STRUCTURAL NOTES (cont)

SOILS AND EARTHWORK

1. SOIL INVESTIGATIONS HAVE NOT BEEN PERFORMED FOR THIS PROJECT. PRESUMPTIVE LOAD-BEARING VALUES TO BE IN ACCORDANCE WITH MICHIGAN BUILDING CODE TABLE 1806.3, UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION
3. INCLUDE IN THE WORK PROVIDING ALL EQUIPMENT, MATERIAL, AND QUALIFIED LABOR NECESSARY FOR EXCAVATION, SHORING, DEWATERING SYSTEMS, BACKFILL, AND COMPACTION OF SOILS, AS REQUIRED TO CONSTRUCT STRUCTURES TO THE LINE AND GRADE AS SHOWN ON THE PLANS.
4. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL TELEPHONE (800) 482-7171 NOT LATER THAN THREE BUSINESS DAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL "MISS DIG" PARTICIPATING MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
5. EXCAVATE TO ELEVATIONS AND DIMENSIONS SHOWN ON THE PLANS WITHIN A TOLERANCE OF +/- 0.10 FEET. EXCAVATE BY HAND TO FINAL GRADE FOR FOOTINGS.
6. NOTIFY THE ENGINEER FOR AN INSPECTION WHEN THE EXCAVATION HAS REACHED SUB-GRADE ELEVATION. IF UNSUITABLE BEARING MATERIALS ARE ENCOUNTERED AT SUB-GRADE ELEVATION, EXCAVATE AND REPLACE SUCH MATERIALS AS DIRECTED BY ENGINEER.
7. SATISFACTORY SOIL MATERIALS ARE DEFINED AS GRANULAR MATERIALS CLASSIFIED AS GW, GP, GM, SW, SP, SW-SM, SP-SM OR SM BY THE UNIFIED SOILS CLASSIFICATION SYSTEM, ASTM D2487. LIMIT AMOUNT OF FINE MATERIAL PASSING NO. 200 SIEVE TO LESS THAN 5% MAXIMUM.
8. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS SOILS CLASSIFIED AS GC, SW-SC, SP-SC, SC, ML, MH, CL, CH, OL, OH, AND PT BY THE UNIFIED SOIL CLASSIFICATION SYSTEM, OR ANY ORGANIC MATERIAL. "MARL" IS AN UNSATISFACTORY SOIL MATERIAL.
9. BACKFILL ALL STRUCTURAL WORK WITH SATISFACTORY SOIL MATERIALS AND ENGINEERED FILL AS SHOWN ON PLANS. DO NOT BACKFILL WITH FROZEN MATERIALS. DO NOT PLACE ROCKS LARGER THAN 3" DIAMETER IN BACKFILL.
10. COMPACT SOILS BELOW FOOTINGS TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR, ASTM D1557.
11. COMPACT BACKFILL IN LAYERS TO MINIMUM 95% MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR, OR MICHIGAN CONE TEST.

GENERAL STRUCTURAL NOTES (cont)

CONCRETE

1. PROVIDE MINIMUM 28-DAY CONCRETE COMPRESSIVE STRENGTH OF 4,000 PSI (f'_c = 4,000 PSI). PROVIDE NORMAL WEIGHT CONCRETE, WITH 6% ± 1.5% ENTRAINED AIR FOR EXTERIOR APPLICATIONS , MAXIMUM W/C RATIO < 0.45, AND MAXIMUM 4" SLUMP, UNLESS SUPER-PLASTICIZERS ARE USED. USE OF SUPER-PLASTICIZERS IS SUBJECT TO PRIOR APPROVAL BY THE ENGINEER. DO NOT PROVIDE AIR CONTENT > 3% FOR TROWEL FINISHED SLABS.
2. PROVIDE READY-MIX CONCRETE CONFORMING TO ASTM C-94.
3. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 117 301, 305R, 306.1, AND 308.1, LATEST APPLICABLE EDITION.
4. PLACE ANCHOR RODS SET IN CONCRETE TO RECEIVE STRUCTURAL STEEL WITHIN TOLERANCES SPECIFIED IN THE LATEST APPLICABLE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" IN LIEU OF TOLERANCES SPECIFIED IN ACI "STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".
5. REINFORCING STEEL CONFORMING TO ASTM A-615, GRADE 60 IS REQUIRED. PLACE REINFORCING STEEL IN CONFORMANCE WITH CRSI MANUAL OF STANDARD PRACTICE.
6. REINFORCING STEEL SHALL NOT BE WELDED
7. REINFORCING STEEL SHALL HAVE A MINIMUM CONCRETE COVER AS LISTED BELOW UNLESS OTHERWISE NOTED.
   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH: 3"
   B. CONCRETE CAST AGAINST FORMS BUT EXPOSED TO EARTH OR WEATHER
      1. NO. 5 OR SMALLER 1 1/2"
      2. GREATER THAN NO. 5 2"
   C. SLAB ON GRADE: 2" FROM T/SLAB
8. POST INSTALLED ANCHORS OR REBAR SHALL BE ANCHORED INTO CONCRETE WITH POWERS PE1000+ EPOXY INJECTION ADHESIVE, OR AN APPROVED EQUAL. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION INSTRUCTIONS. SEE DETAILS FOR MINIMUM EMBEDMENT.

REINFORCEMENT LAP SPLICE LENGTH+						
BAR	f'c= 3,000 psi		f'c= 4,000 psi		f'c= 5,000 psi	
SIZE	TOP BARS*	ALL OTHER BARS	TOP BARS*	ALL OTHER BARS	TOP BARS*	ALL OTHER BARS
#3	28"	22"	24"	19"	22"	17"
#4	37"	29"	33"	25"	29"	23"
#5	47"	36"	40"	31"	36"	28"
#6	56"	43"	49"	38"	44"	34"
#7	81"	63"	70"	54"	63"	49"
#8	93"	72"	81"	62"	72"	56"

* TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE BELOW BAR.
+ LAP SPLICE LENGTHS SHOWN ARE CLASS B SPLICE LENGTHS FOR UNCOATED OR GALVANIZED BARS WITH CLEAR COVER OF db OR MORE AND WITH CLEAR SPACING OF 2db OR MORE. INCREASE LAP LENGTHS BY 50% FOR EPOXY COATED OR DUAL ZINC-EPOXY COATED BARS WITH CLEAR COVER LESS THAN 3db OR WITH CLEAR SPACING LESS THAN 6db. INCREASE LAP LENGTHS BY 20% FOR EPOXY COATED OR DUAL ZINC-EPOXY COATED BARS WITH CLEAR COVER OF 3db OR MORE AND WITH CLEAR SPACING OF 6db OR MORE. SPLICE LENGTHS SHOWN ARE FOR NORMAL WEIGHT CONCRETE AND REINFORCEMENT WITH A YIELD STRENGTH OF 60,000 PSI (60 KSI).

STRUCTURAL STEEL

1. COMPLY WITH CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES - THE LATEST APPLICABLE EDITION
2. STRUCTURAL STEEL PLATES, ANGLES, CHANNELS AND S-SHAPE MEMBERS: ASTM A36, Fy=36KSI.
3. ANCHOR RODS: ASTM F1554, GRADE 36.
4. STRUCTURAL STEEL WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50KSI.
5. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B, Fy=46KSI.
6. STEEL PIPE: ASTM A53, GRADE B, Fy=35KSI.
7. USE ASTM A325N, 3/4" DIA FOR ALL BOLTS IN STANDARD ROUND HOLES UNLESS NOTED OTHERWISE ON THE PLANS.
8. SUBMIT SHOP DRAWINGS FROM STRUCTURAL STEEL FABRICATOR FOR APPROVAL OF THE ENGINEER, PRIOR TO FABRICATION. FOLLOW STANDARD PRACTICES SET FORTH IN THE AISC MANUAL "DETAILING FOR STEEL CONSTRUCTION" FOR DETAIL DRAWINGS OF THE MEMBERS AND THEIR CONNECTIONS. INDICATE WELDS, USING STANDARD AWS WELDING SYMBOLS. SHOW SIZE LENGTH AND TYPE OF EACH WELD.
9. STEEL FABRICATOR SHALL DESIGN AND FABRICATE STEEL AND STEEL CONNECTIONS IN ACCORDANCE WITH AISC UNLESS CONNECTIONS ARE INDICATED ON THE DRAWINGS.
10. ALL BOLTED CONNECTIONS SHALL BE BEARING TYPE N UNLESS OTHERWISE NOTED.
11. ALL STRUCTURAL STEEL MEMBERS AND ACCESSORIES UNLESS NOTED OTHERWISE, SHALL RECEIVE ONE SHOP PRIME COAT OF PROTECTIVE PAINT PRIOR TO DELIVERY TO JOBSITE. FINISH PAINT ALL STRUCTURAL STEEL AND CONNECTIONS, AFTER ERECTION AS SPECIFIED BY ARCHITECT.
12. WHERE MEMBERS ARE NOTED TO BE GALVANIZED, PROVIDE HOT DIPPED GALVANIZING IN ACCORDANCE WITH ASTM A123. PROVIDE FIELD TOUCH-UP OF ABRADED OR DAMAGED GALVANIZED COATINGS WITH HIGH-ZINC-DUST-CONTENT PAINT WITH DRY FILM CONTAINING NOT LESS THAN 94% ZINC DUST BY WEIGHT COMPLYING WITH SSPC-PAINT 20. ALL EXTERIOR STAIRS AND STAIR FRAMING SHALL BE GALVANIZED.
13. DESIGN, CONSTRUCTION AND REMOVAL OF ALL TEMPORARY SUPPORTS AND BRACING (SEE AISC CODE OF STANDARD PRACTICE) IS THE RESPONSIBILITY OF THE STEEL ERECTORS.
14. WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE - STEEL (AWS D1.1-CURRENT) PUBLISHED BY THE AMERICAN WELDING SOCIETY. PERFORM WELDING BY CERTIFIED WELDERS. USE E70XX ELECTRODE.
15. DO NOT USE STEEL FRAMING CONNECTIONS WHICH REQUIRE EITHER MEMBER TO BE COMPLETELY DISCONNECTED (NUTS REMOVED FROM BOLTS) FOR INSTALLATION OF THE SUCCEEDING MEMBER.

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ISSUED FOR:	DATE
REVIEW	06/16/2023
PRELIMINARY REVIEW	JULY
DESCRIPTION	
ISSUED FOR REVIEW	07/21/2023

PROJECT NUMBER 0060230150 | PM RJ | DESIGNED LEAD MS | DRAWN MS | CHECKED MS

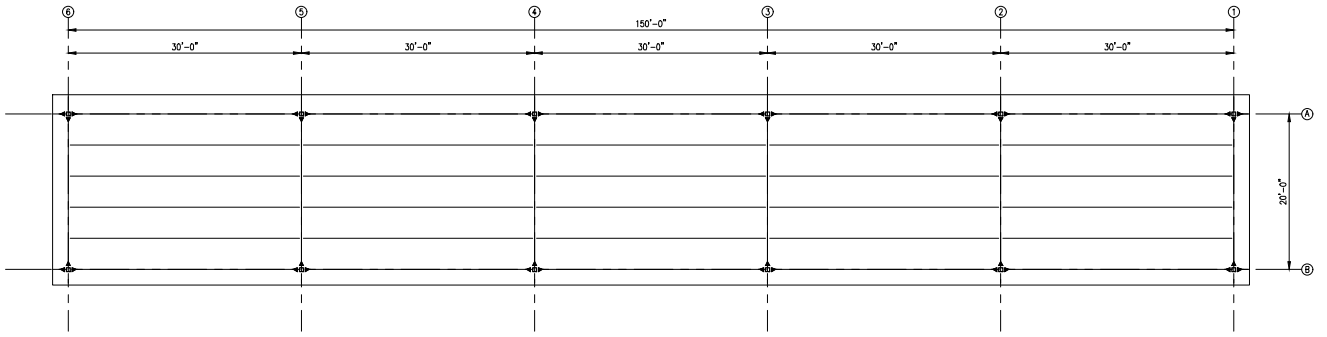
YPSILANTI TWP CIVIC CENTER
CARPORT REPLACEMENT
YPSILANTI, MICHIGAN

STRUCTURAL NOTES

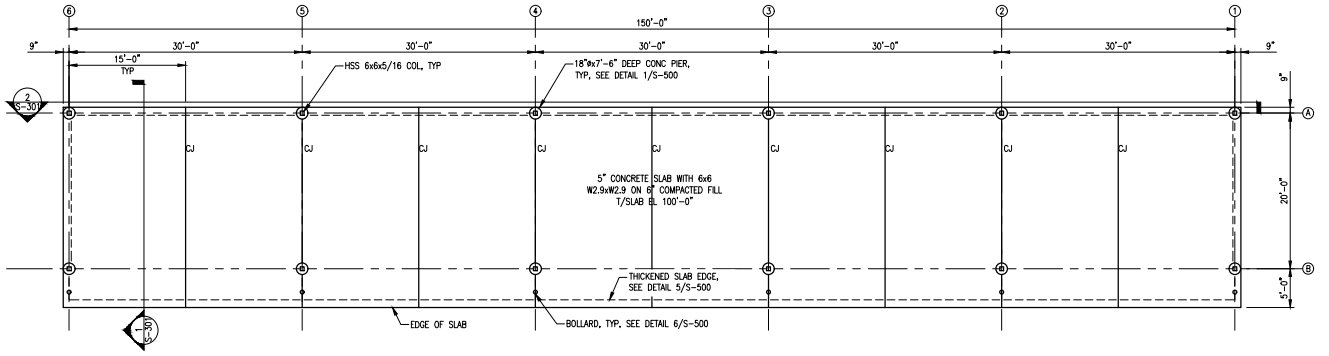
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2 **ROOF FRAMING PLAN**
1/8"=1'-0"



1 **FOUNDATION PLAN**
1/8"=1'-0"

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ISSUED FOR:	DESCRIPTION	DATE
REVIEW	PRELIMINARY REVIEW	06/16/2023
REVIEW	ISSUED FOR REVIEW	07/21/2023

PROJECT NUMBER	PM	DESIGNED	LEAD
0082301300	RJ	MS	

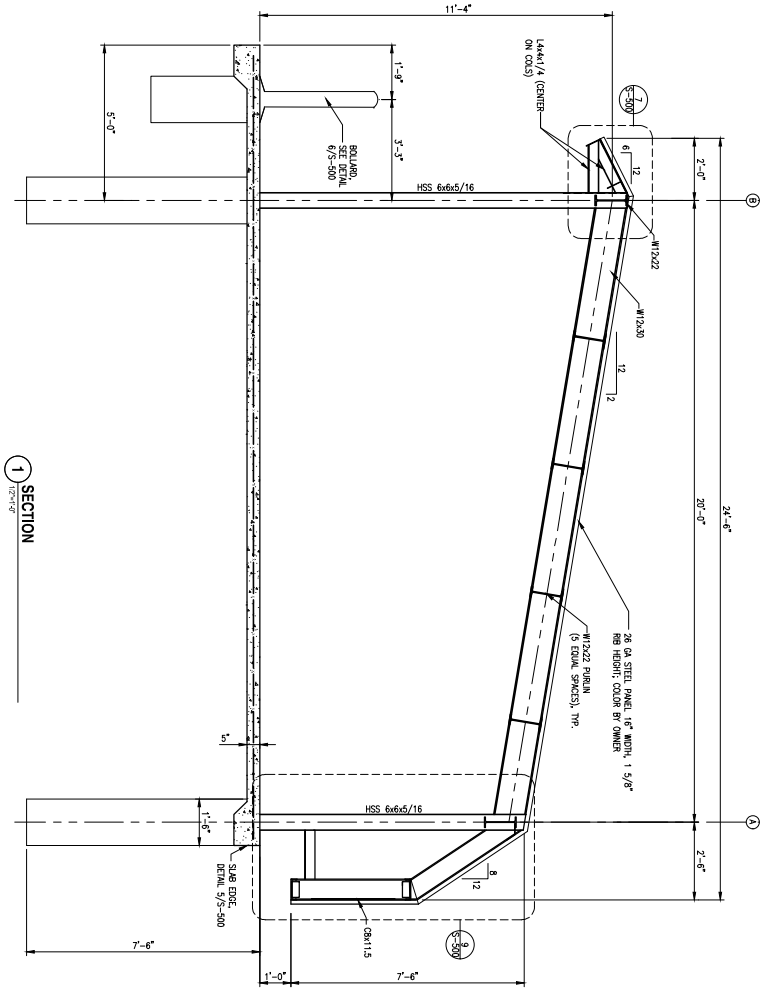
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CARPORT REPLACEMENT
YPSILANTI, MICHIGAN

FOUNDATION AND FRAMING PLAN

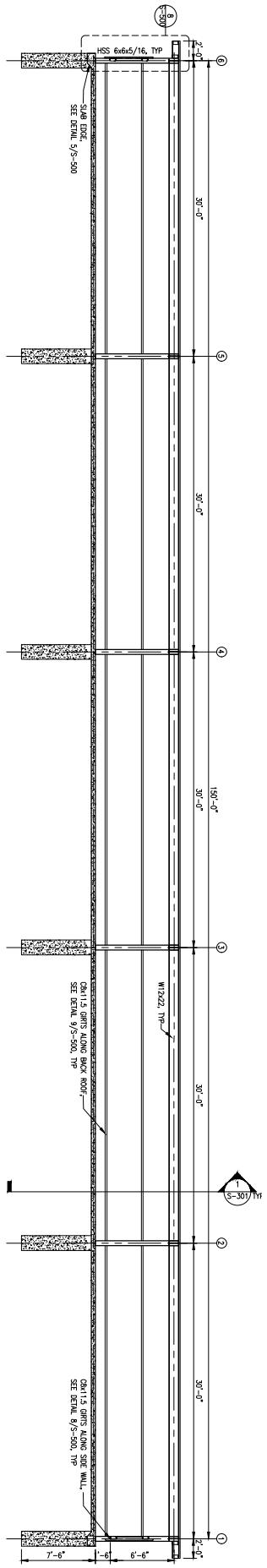
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1 SECTION
1"=1'-0"



2 SECTION
3/8"=1'-0"

S-301

PROJECT NUMBER	PM	DISCIPLINE LEAD
0098230030	RJ	MS

YPSILANTI TWP CIVIC CENTER

CARPORT REPLACEMENT

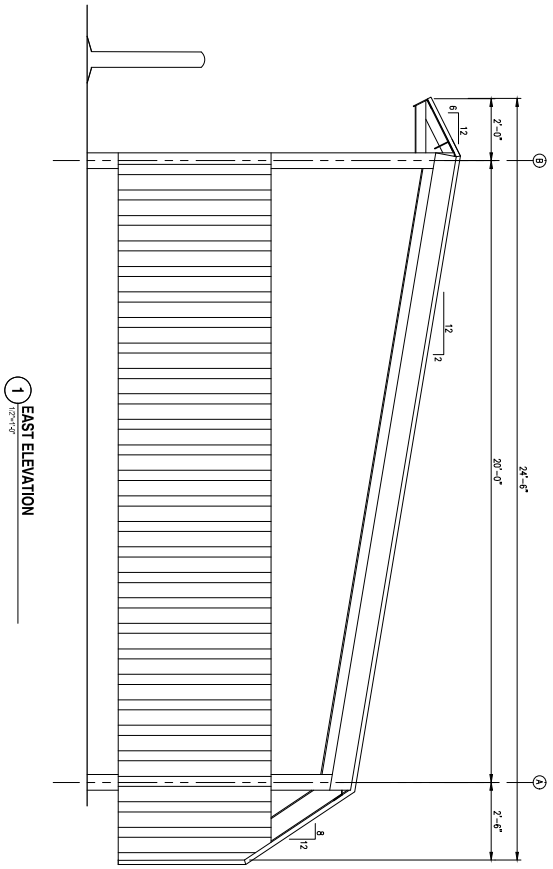
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BUILDING SECTIONS

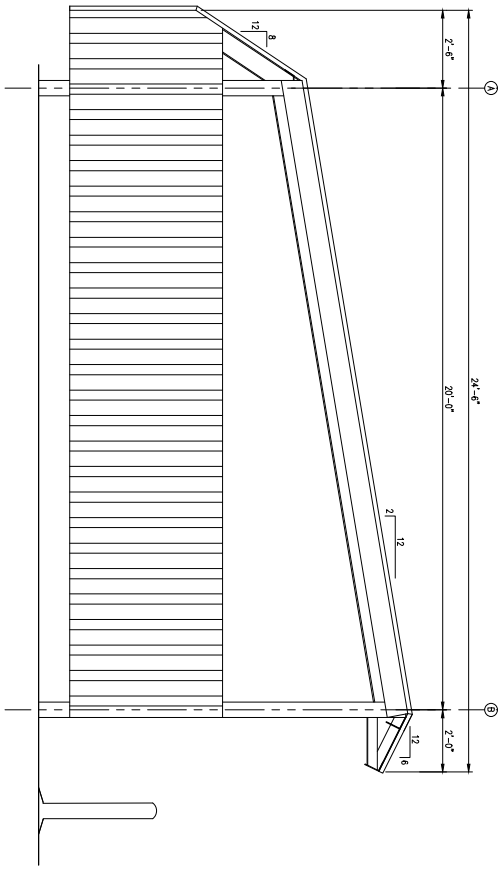
ISSUED FOR:	DESCRIPTION	DATE
PRELIMINARY REVIEW		06/16/2023
REVISION	DESCRIPTION	DATE
	ISSUED FOR REVIEW	07/21/2023

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1 EAST ELEVATION
1/2"=1'-0"



2 WEST ELEVATION
1/2"=1'-0"

S-302

PROJECT NUMBER	PM	DISCIPLINE LEAD
0096230030	RJ	MS

YPSILANTI TWP CIVIC CENTER

CARPORT REPLACEMENT

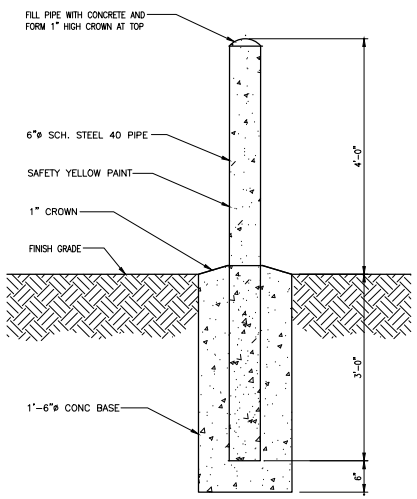
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BUILDING ELEVATIONS

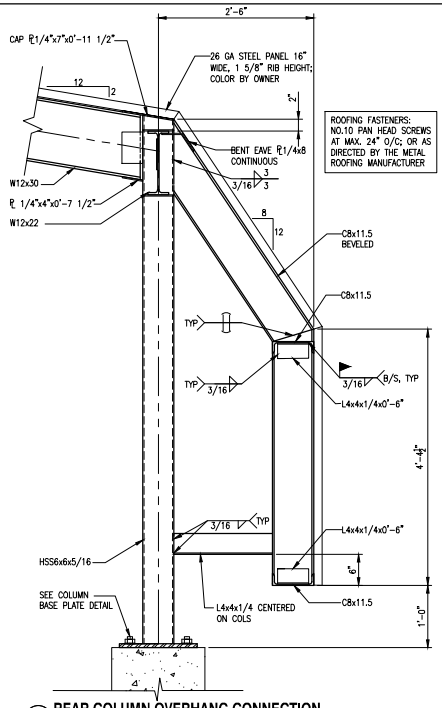
ISSUED FOR:	PRELIMINARY REVIEW	06/16/2023
REVISION	DESCRIPTION	DATE
	ISSUED FOR REVIEW	07/21/2023

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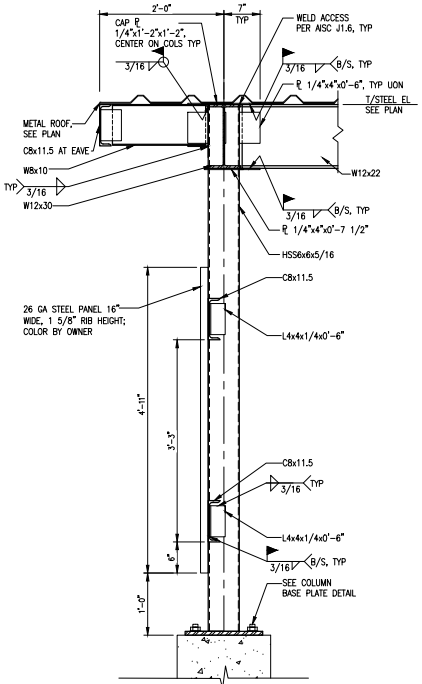
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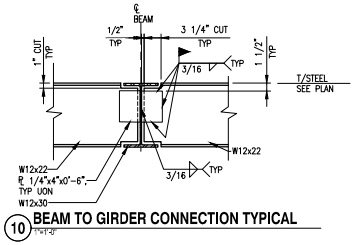
6 TYPICAL BOLLARD DETAIL
1"=1'-0"



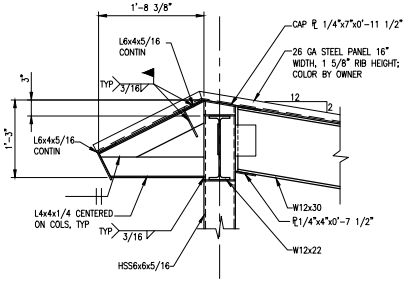
9 REAR COLUMN OVERHANG CONNECTION
1"=1'-0"



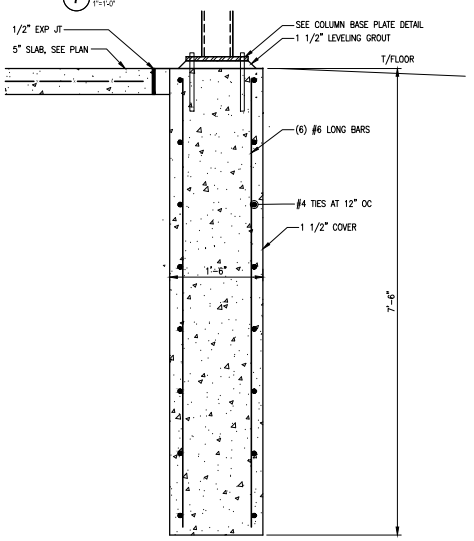
8 BEAM TO COLUMN MOMENT CONNECTION
1"=1'-0"



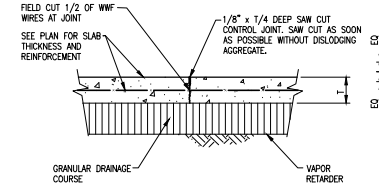
10 BEAM TO GIRDER CONNECTION TYPICAL
1"=1'-0"



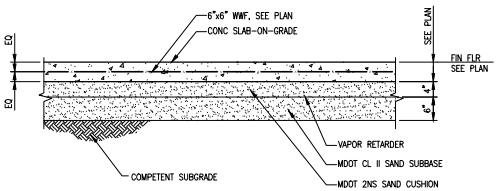
7 FRONT COLUMN OVERHANG CONNECTION
1"=1'-0"



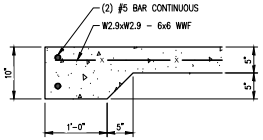
1 PIER SECTION
1"=1'-0"



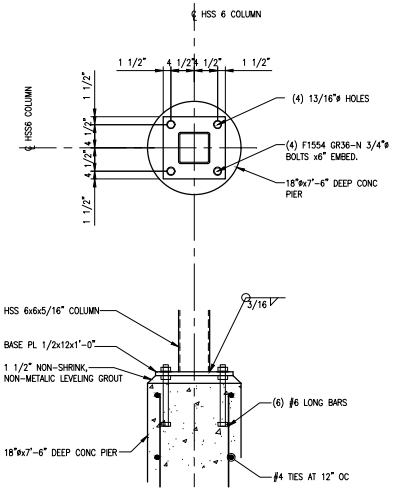
4 TYPICAL CONTROL JOINT DETAIL
3/4"=1'-0"



3 TYPICAL SLAB ON GRADE DETAIL
3/4"=1'-0"



5 THICKENED SLAB EDGE
1"=1'-0"



2 BASE PLATE DETAIL
1"=1'-0"

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ISSUED FOR:	BY	DATE
REVIEW	DAS	07/21/2023
ISSUED FOR REVIEW		07/21/2023

PROJECT NUMBER	PM	DESCRIPTION LEAD
0060220150	RJ	MS

YPSILANTI TWP CIVIC CENTER
CARPORT REPLACEMENT
YPSILANTI, MICHIGAN

STRUCTURAL DETAILS

S-500

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DRAWING PATH: P:\0000_0\0060\0060220150_cis_general_services\Drawings\Struct\SHEETS\250150_S-500.dwg Oct 10, 2023 - 9:59am

DESCRIPTION	UNIT	QTY
CURB REMOVAL	FT	55
PAVEMENT REMOVAL	SYD	518
CARPORT SUPPORTS REMOVAL	EA	8

Know what's below.
Call before you dig.

C-001

YPSILANTI TWP CIVIC CENTER
CARPORT REPLACEMENT
CHARTER TOWNSHIP OF YPSILANTI, MICHIGAN
REMOVAL

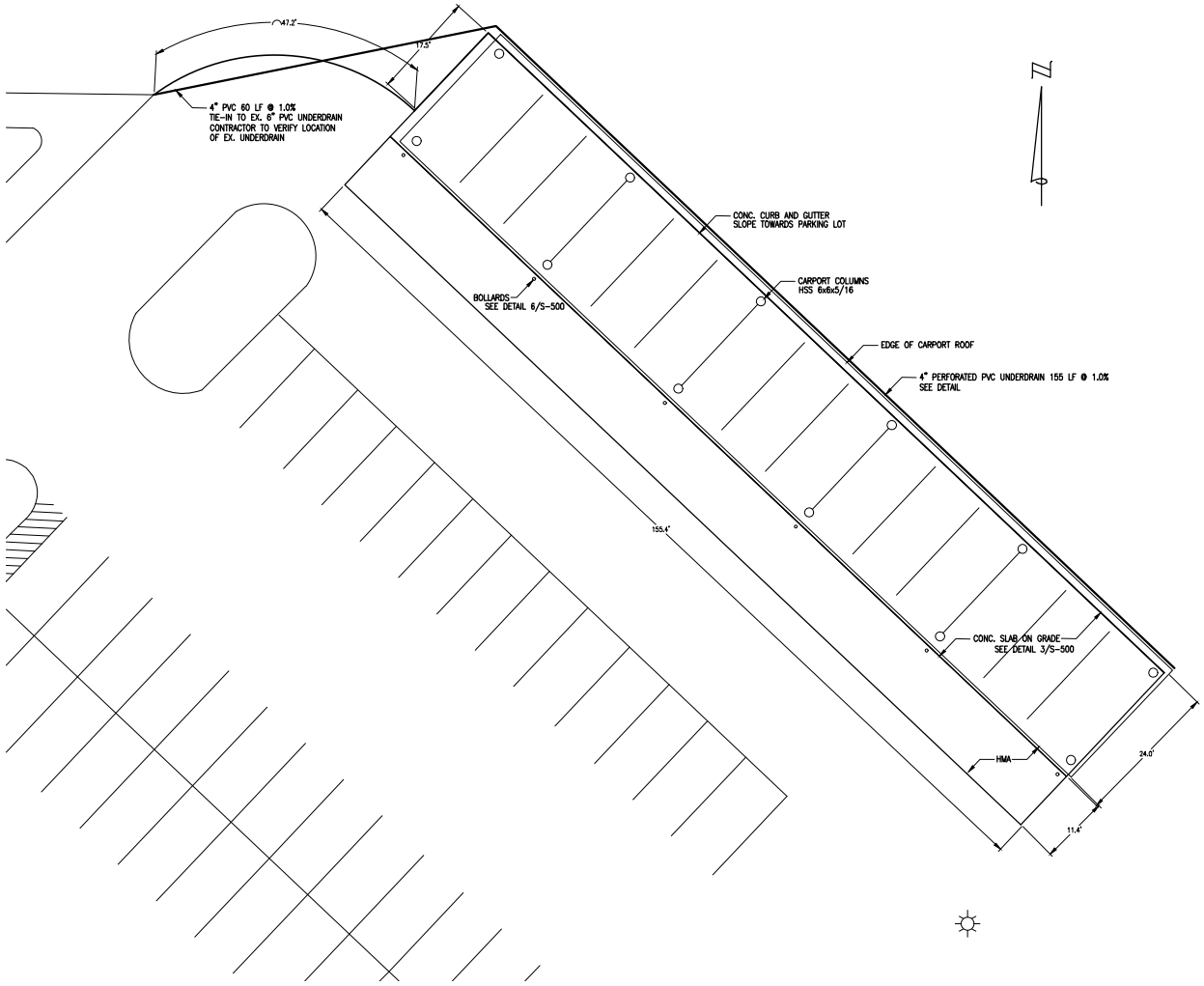
PROJECT NUMBER	PM	DISCIPLINE LEAD	CLIENT PROJ NO
0085-23-0013	RJ	MCM	

ISSUED FOR	EDDING	10-11-2023
REVISION	DESCRIPTION	DATE

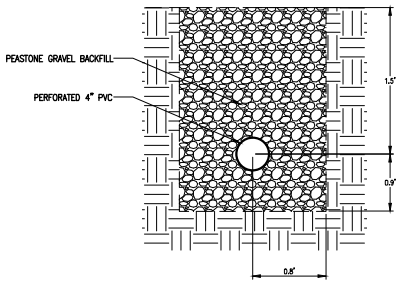
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DESCRIPTION	UNIT	QTY
AGGREGATE BASE, 6 INCH	SYD	599
HMA, 5EL, 5 INCH	TON	55
CONC SLAB ON GRADE, 6"X6" WWF	SYD	409
CURB & GUTTER, DET 4	FT	225
UNDERDRAIN, 4 INCH	FT	335
PACT MRKG, WATERBOURNE, 4" YELLOW	FT	300
BOLLARDS	EA	6
CARPORT	EA	1



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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUED FOR	BIDDING	11-13-2023
REVISION	DESCRIPTION	DATE

PROJECT NUMBER 0084-24-0070 | PM RL | DESIGNED/DRAWN AMCM | CLIENT PROJ NO

YPSILANTI TWP CIVIC CENTER
CARPORT REPLACEMENT
CHARTER TOWNSHIP OF YPSILANTI, MICHIGAN

SITE PLAN

C-002

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DRAWING PATH: Johnston/Corporate/Projects/0000_0100/0084230070_OCS_General_Services/_Civil/Carport/Design/230070CON.dwg Oct 11, 2023 - 10:03am

Appendix B:
Prevailing Wage Requirements

OTHER BUSINESS

BOARD MEMBER UPDATES