

**REQUEST FOR PROPOSALS
FOR**

Flooring Replacement and Floor Polishing

RFP # 2324-05

TROY SCHOOL DISTRICT

Attention: Jennifer Vente

Administration Building

4400 Livernois Road

Troy, Michigan 48098

Telephone: (248) 823-4000

Fax: (248) 823-4013

Email: jvente@troy.k12.mi/us

I. OVERVIEW

1.1. PURPOSE

The purpose of the Request For Proposals (“RFP”) is for Troy School District (the “School District”) to obtain proposals from qualified contractors to remove and replace flooring and polish terrazzo (the “Work”).

1.2. SELECTION TIMELINE

NOTE: Throughout the remainder of this RFP, a prospective contractor is referred to as the “Contractor.”

The School District’s anticipated timeline for its selection process is:

Issuance of this RFP November 16, 2023

Non-Mandatory Pre-Proposal Meeting at

Baker Middle School 10:30 a.m. Local Time, November 22, 2023

Deadline for written Requests For Clarifications 4:00 p.m. Local Time, Dec. 4, 2023

DUE DATE FOR PROPOSALS 2:00 p.m. Local Time, December 7, 2023

School District’s Consideration of the Contract January 9, 2024

Commencement of Work June 17, 2024

School Completion of Work See Schedule

PLEASE NOTE: The School District reserves the right, in its sole and absolute discretion, to make modifications to the above selection timeline as it determines to be in its best interest.

II. SUBMISSION OF PROPOSALS

2.1. PROPOSAL SUBMISSION DEADLINE AND REQUIREMENTS

The Due Date for receipt of Proposals is:

Dec 7, 2023 at 2:00 p.m Local Time. EDT (the “Due Date”)

2.1.1. Sealed proposals should be submitted through Buildingconnect.com with the following link:

<https://app.buildingconnected.com/public/5cc9d7f637c1a90018cb55dc>. No

physical bids will be accepted in person or via delivery service.

2.1.2. Late Proposals: Each Contractor is responsible for submission of its Proposal. Proposals or Proposal revisions received after the Due Date will not be accepted or considered. The School District is not liable for any delivery or postal delays.

- 2.1.3. Returned Proposals:** All Proposals received after the Due Date will be unopened and made available to the respective Contractor for pick-up, at its sole cost and expense.
- 2.1.4. Signed Original Proposal:** Each Proposal must be signed by an authorized member of the Contractor's firm. This member should be the highest-ranking officer at the local level. NO ORAL, FAX, or E-MAILED Proposals will be accepted. Each Proposal must be submitted on the Proposal Forms attached to this RFP.
- 2.1.5. Opening of Proposals:** At the Due Date stated above and with the following virtual link: meet.google.com/etf-ibhx-wnj or phone number (413) 370-4409 PIN 896 761 399#, all submitted Proposals shall be publicly opened and read aloud. Any interested parties may attend. No immediate decision will be rendered.
- 2.1.6. E-Mail Clarifications:** The School District intends to communicate with Contractors via e-mail (e.g., RFP clarifications and addenda). Except for the delivery of the Proposal itself, references in this RFP to "written" form of communications include e-mail.
- 2.1.7. Additional Requests For Clarification:** Prospective Contractors may request that the School District clarify information contained in this RFP. All such requests must be made in writing via email. The School District will attempt to provide a written response to all written Requests For Clarification within five (5) business days after the receipt of such request. The School District will not respond to any Request For Clarification received after **4 p.m. on Dec 4 2023**. Requests For Clarification and inquiries must be made via e-mail. All Requests For Clarification must be directed to Jennifer Vente at Jvente@troy.k12.mi.us. (Subject Line: Flooring RFP Request For Clarification). No response will be made to any oral questions. All questions and answers will be posted on the School District's website. It is each Contractor's responsibility to check the School District's website prior to the RFP Due Date to ensure that it has received all of the information, including, but not limited to, all Addenda to this RFP.
- 2.1.8. Restrictions On Communication:** From the issue date of this RFP until a Contractor is selected and the selection announced, a prospective Contractor shall not communicate about the subject of this RFP or a Contractor's Proposal with the School District, its Board of Education, or any individual member, administrators, faculty, staff, students, employees, or its Construction Manager, if any, except for additional Requests For Clarification in accordance with Paragraph 2.1.7 above, or as otherwise required by applicable law.
- 2.1.9. Addenda to the RFP:** If it becomes necessary to revise any part of this RFP, notice of the revision will be e-mailed to all parties that requested a copy of this RFP. All addenda will be issued through the School District's website and all addenda shall become a part of this RFP. Each Contractor must in its Proposal, to avoid any miscommunication, acknowledge all addenda which it has received, but the failure of a Contractor to receive, or acknowledge receipt of, any addendum shall not relieve the Contractor of the responsibility for complying with the terms thereof.

- 2.1.10. RFP/Proposal Information Controlling:** The School District intends that all Contractors shall have equal access to information relative to this RFP, and that this RFP contains adequate information. No information communicated, either verbally or in writing, to or from a Contractor shall be effective unless confirmed by written communication contained in an addendum to this RFP, a Request For Clarification or other written response thereto, or in the Proposal.
- 2.1.11. Finality of Decision:** Any decision made by the School District, including the Contractor selection, shall be final.
- 2.1.12. Reservation of Rights:** The School District reserves the right, in its sole and absolute discretion (for this provision and all other provisions contained in this RFP), to accept or reject, in whole or in part, any or all Proposals with or without cause. The School District further reserves the right to waive any irregularity or informality in the RFP process or any Proposal, and the right to award the Contract to other than the Contractor(s) submitting the best financial Proposal (low bidder). The School District reserves the right to request additional information from any or all Contractors. The School District reserves the right to select one or more Contractors to perform the Work on behalf of the School District. In the event the Contractor's Proposal is accepted by the School District and the Contractor asserts exceptions, special considerations or conditions after acceptance, the School District, in its sole and absolute discretion, reserves the right to reject the Proposal and award the Contract to another contractor.
- 2.1.13. Release of Claims:** Each Contractor by submitting its Proposal releases the School District from any and all claims arising out of, and related to, this RFP process and selection of a Contractor.
- 2.1.14. Contractor Bears Proposal Costs:** A recipient of this RFP is responsible for any and all costs and liabilities incurred by it or others acting on its behalf in preparing or submitting a Proposal, or otherwise responding to this RFP, or any negotiations incidental to its Proposal or this RFP.
- 2.1.15. Irrevocability of Proposals:** All Proposals submitted shall not be withdrawn and shall be irrevocable for a minimum period of ninety (90) calendar days following the Due Date for receipt of Proposals set forth above.
- 2.1.16. Collusive Bidding:** The Contractor certifies that its Proposal is made without any previous understanding, agreement, or connection with any person, firm or corporation making a Proposal for the same Work and is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action.

2.2. PROPOSAL REQUIREMENTS AND FORMAT

This outlines the information that must be provided by each Contractor and the required format for its Proposal. Any Proposal not providing the required information, or not conforming to the format specified, may be disqualified on that basis. Please also refer to Sections 2.1, 4.1, and 4.2 of this RFP for additional Proposal requirements. Attached to this RFP is a form of contract under which the Work requested under this RFP shall be provided by the successful Contractor (the “Contract” and referred to throughout the Contract as the “Agreement”) (See also Section 3.1 of this RFP). The Contract contains many details relative to the Work requested by the School District, the terms and conditions under which the Work shall be provided by the Contractor, and should be reviewed carefully by each Contractor prior to submitting a Proposal.

Any exceptions to the terms and conditions contained in this RFP or the form of Contract attached to this RFP, or any other special considerations or conditions requested or required by the Contractor MUST be specifically enumerated by the Contractor and be submitted as part of its Proposal, together with an explanation as to the reason such terms and conditions of the RFP or form of Contract cannot be met by, or, in the Contractor’s opinion, are not applicable to, the Contractor. The Contractor shall be required and expected to meet the specifications and requirements as set forth in this RFP and the form of Contract in their entirety, except to the extent exceptions or special considerations or conditions are expressly set forth in the Contractor’s Proposal and those exceptions or special considerations or conditions are expressly accepted by the School District. All Pricing factors must be clearly indicated in the Proposal Forms provided as part of the Contractor’s Proposal.

Each Proposal must include, at a minimum, the following:

- 2.2.1** A detailed list setting forth any exceptions to this RFP and/or the Contract, or other special considerations or conditions of the Contractor, including explanations of such exceptions or the reason such terms and conditions of the RFP or form of Contract cannot be met by, or on the Contractor’s opinion are not applicable to, the Contractor.
- 2.2.2** References – Each Proposal must include detailed evidence that the Contractor is currently providing Work for other K-12 public school districts or educational institutions. The Contractor must provide this information, including contact names, addresses, phone numbers, and type and scope of work provided. This should include school districts of similar size and scope as the School District.
- 2.2.3** Evidence of the Contractor’s ability to provide adequate insurance coverages as required by this RFP and the Contract to protect the interests of the Contractor and the School District.
- 2.2.4** Demonstrate that the Contractor understands and will comply with all regulatory laws, codes, and requirements of any Local, State, and Federal law that apply to the requirements and obligations under this RFP and the Contract.
- 2.2.5** A completed Proposal Pricing Form provided as **ATTACHMENT A**.
- 2.2.6** A completed Familial Disclosure Affidavit provided as **ATTACHMENT B**.

2.2.7 A completed Iran Economics Sanctions Act Affidavit of Compliance provided as **ATTACHMENT C.**

2.3. **SPECIFICATIONS**

SEE ATTACHED

III. CONTRACTUAL OBLIGATIONS

3.1. **FORM OF CONTRACT**

3.1.1. **Form of Contract:** This is a Request For Proposals only. Proposals will be treated as offers to enter into the Contract (as defined above) with the School District. The School District and successful Contractor shall memorialize their contractual relationship and obligations using the form of Contract attached hereto as **ATTACHMENT D.** The Contract contains many details relative to the Work required under this RFP, as well as the terms and conditions under which the Work shall be provided by the successful Contractor. The Contract should be reviewed carefully by each Contractor prior to submitting a Proposal. Any exceptions to the terms and conditions contained in the Contract, or any other special considerations or conditions requested or required by the Contractor relative to this RFP or the form of Contract shall be expressly/specifically enumerated by the Contractor and be submitted as part of its Proposal, together with an explanation as to the reason such terms and conditions cannot be met by, or, in the Contractor's opinion are not applicable to, the Contractor, provided however, that exceptions or special conditions of the Contractor will not be binding upon the School District unless those exceptions or special conditions are expressly accepted by the School District, and incorporated into the final Contract. Following the selection of the successful Contractor by the School District, the Contract will be finalized by the parties. The below sections contain information relative to selected provisions of the Contract and/or the expectations of the School District relative to the provision of the Work.

3.1.1.1. **Familial Disclosure Affidavit:** All Contractors must provide familial disclosure in compliance with MCL 380.1267 and attach this information to its Proposal. The Proposal must be accompanied by a sworn and notarized statement disclosing any familial relationship that exists between the owner and/or any employee of the Contractor and any member of the School District's Board of Education or the School District's Superintendent. The School District will not accept a Proposal that does not include this sworn and notarized disclosure statement. The Familial Disclosure Affidavit is attached to this RFP as **ATTACHMENT B.**

3.1.1.2. Iran Economic Sanctions Act: In accordance with Michigan Public Act No. 517 of 2012, all Proposals must be accompanied by a sworn and notarized statement certifying that the Contractor is not an Iran Linked Business. The School District will not accept a Proposal that does not include this sworn and notarized statement. The Affidavit of Compliance – Iran Economic Sanctions Act is attached to this RFP as **ATTACHMENT C.**

3.1.1.3. Bid Security: Contractors must submit with its Proposal bid security in the form of a Bid Bond issued by a qualified surety or certified check/money order in an amount of five percent (5%) of the Proposal (“Bid Security”). Failure to include this Bid Security with the Contractor’s Proposal will result in the rejection of your Proposal. If a Bid Bond is posted by a Contractor, it shall be from a Treasury Surety licensed to do business in the State of Michigan, and the attorney-in-fact who executes the Bid Bond on behalf of the Contractor shall attach a certified, current copy of its power of attorney. In the event a certified check/money order is submitted, it shall be made payable to “Troy School District.” The School District shall not be liable for any interest earned thereon. The Bid Security shall be forfeited as liquidated damages, and not as a penalty, if the Contractor withdraws its Proposal after the Due Date for submission of Proposals or, upon acceptance of its Proposal by the School District, the Contractor fails to execute the form of Contract acceptable to the School District, substantially evidencing and incorporating this RFP and its Proposal and fails to provide the required Performance Bond and/or Payment Bond, if any, and the required insurance certificates, within fifteen (15) days of an award of a Contract to the Contractor. Bid Bonds shall be duly executed by the Contractor, as principal and by a surety that is properly licensed and authorized to do business in the state in which the Work is to be performed. All sureties providing bonds for this Project must be listed in the latest version of the Department of Treasury’s Circular 570, entitled “Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies”, with the bond amount less than or equal to the underwriting limitation, and/or have an A.M. best rating of A- or better. Bid Security shall be returned to all non-successful Contractors within a reasonable time after the award of a Contract and execution of a Contract by the successful Contractor. The bid bond can be included with the proposal as submitted through Buildingconnected.com. If the bid security is a certified check/money order, this must be delivered to the following address: 1140 Rankin Street, Troy, MI 48083 prior to the bid due date and time.

- 3.1.1.4. **Performance Bond:** Successful Contractors whose Proposals are \$50,000 or more will be required to furnish Performance and Payment Bonds, in a form satisfactory to the School District, in the amount of 100% of its Proposal by a Treasury-listed Surety licensed to do business in the State of Michigan, and the attorney-in-fact who executed the Performance and Payment Bonds on behalf of the Contractor shall attach a certified, current copy of its power of attorney. The cost of the Bonds shall be included in each Proposal.
- 3.1.1.5. **Governing Law:** The Contract shall be governed by and construed in accordance with the laws of the State of Michigan. The parties hereby agree to the exclusive jurisdiction and venue of courts sitting in Oakland County, Michigan.
- 3.1.1.6. **General Indemnification:** Contractor shall indemnify, defend and hold harmless the School District, its Board of Education, its Board Members, in their official and individual capacities, its administrators, employees, agents, contractors, successors and assignees, from and against any and all claims, counter claims, suits, debts, demands, actions, judgments, liens, costs, expenses, damages, injuries and liabilities, including actual attorney's fees and actual expert witness fees arising out of or in connection with Contractor's performance of the Contract and/or from Contractor's violation of any of the terms of the Contract, including, but not limited to: (i) the negligent acts or willful misconduct of the Contractor, its officers, directors, employees, successors, assignees, contractors and agents; (ii) any breach of the terms of the Contract by the Contractor, its officers, directors, employees, successors, assignees, contractors and agents; (iii) any violation or breach of any applicable Federal, State or local law, rule, regulation, ordinance, policy and/or licensing and permitting requirements applicable to the Contract; or (iv) any breach of any representation or warranty by the Contractor, its officers, directors, employees, successors, assignees, contractors and agents under the Contract. The Contractor shall notify the School District by certified mail, return receipt requested, immediately upon actual knowledge of any claim, suit, action, or proceeding for which Troy School District may be entitled to indemnification under the Contract. This paragraph shall survive the expiration or earlier termination of the Contract.

3.1.1.7. Compliance With Laws: Contractor shall comply with any and all applicable federal, state, and local laws, rules, ordinances, policies, and regulations, including any licensing and permitting requirements, under the Contract. Contractor, including its personnel, employees, contractors, consultants, and agents shall be responsible for knowing the School District's policies concerning appropriate behavior of persons in School District facilities and, on School District properties, including for example, the prohibitions of sexual harassment and smoking, and shall comply with all such policies. Contractor represents and warrants to the School District that it shall at all times be in compliance with any and all applicable federal and state laws, rules, ordinances, policies and regulations, and licensing and permitting requirement applicable to the Contract. Contractor shall indemnify, defend, and hold School District harmless from any liability from its failure to so comply.

3.1.1.8. Right to Terminate on Breach: Each party shall have, in addition to all other remedies available to it, the right to terminate the Contract immediately upon written notice to the other party that the other party has committed a material breach of any of its obligations herein and such material party has committed a material breach of any of its obligations herein and such material breach shall not have been cured or corrected within ten (10) days following written notice of the same. Furthermore, if the School District must regularly request that the Contractor cure breaches of the Contract, such circumstances shall be grounds for termination of the Contract for cause, even if each breach on its own would not be material.

- i. **Events Upon Termination:** Upon termination of the Contract by either party for Breach or default of the other party, each party shall be entitled to exercise any other right, remedy or privilege which may be available to it under applicable law or proceed by appropriate court action to enforce the terms of the Contract or to recover damages for the breach of the Contract. Upon termination of the Contract, the Contractor shall immediately provide the School District with any and all drawings and documentation regarding the Work. In the event of termination, title to all supplies, materials, equipment or products purchased by the Contractor for integration into the Work shall pass to the School District, and Contractor shall deliver possession of said supplies, materials, equipment or products to the School District at a location to be designated by the School District.

- 3.1.1.9. **Pricing:** Prices quoted are to be F.O.B. to Troy School District. All purchases Prices shall be net; including transportation, insurance and delivery charges fully prepaid by the successful Contractor to destinations indicated in the Proposal.
- 3.1.1.10. **Taxes:** This project is NOT exempt from taxes.
- 3.1.1.11. **Proposal Withdrawal:** Contractors may withdraw its Proposals any time before the Due Date. Proposals may not be withdrawn for at least 90 days after the Due Date.
- 3.1.1.12. **Competition:** The name of a model, manufacturer, or brand in this RFP shall not be considered as exclusive of other brands. Brands and models specified in this RFP are preferred. The School District expects all supplies, materials, equipment, or products bid by a Contractor to meet or exceed the Specifications set forth in this RFP. Further, it is the School District's intent that this RFP permit competition. Accordingly, the use of any patent, proprietary name, or manufacturer's name is for demonstrative purposes only and is not intended to curtail competition. Whenever any supplies, material, equipment, or products requested in this RFP are specified by patent, proprietary name or by the name of the manufacturer, unless stated differently, such specification shall be considered as if followed by the words "or comparable equivalent," whether or not such words appear. The School District in its sole and absolute discretion, shall have the right to determine if the proposed equivalent products/brands submitted by the Contractor meet the Specifications contained in this RFP and possess equivalent and/or better qualities. It is the Contractor's responsibility to notify the School District in writing if any Specifications or suggested comparable equivalent products/brands require clarification by the School District prior to the Due Date for Proposals. Any and all deviations from Specifications must be noted on the Proposal Form.

IV. PROPOSAL

4.1. PROPOSAL FORMS

Each Contractor shall submit its Proposal using the Proposal Pricing Form attached hereto as **ATTACHMENT A**, along with any other information required by this RFP or deem necessary and appropriate by the Contractor for evaluation of its Proposal.

4.2. PROPOSAL CHECKLIST

In addition to the Proposal Pricing Form and any information required under Section 4.1 above, please attach copies of the following documents to your Proposal:

- 4.2.1. Proposal Pricing Form and detailed list setting forth any exceptions to the RFP and/or Contract, or other special considerations or conditions of the Contractor, including explanations of such exceptions or the reason such terms and conditions of the RFP or form of Contract cannot be met by, or are not applicable to, the Contractor.
- 4.2.2. List of Contractor's References (K-12 references preferred) with which Contractor has contracted to perform Work or services similar to the Work described herein. The Contractor must provide this information, including contact names, addresses, phone numbers, and type and scope of Work/services provided.
- 4.2.3. Contractor's Verification of addenda to the RFP, if any.
- 4.2.4. Evidence of the Contractor's ability to provide adequate insurance coverages as required by this RFP and the Contract to protect the interests of the Contractor and the School District.
- 4.2.5. A completed Familial Disclosure Affidavit, which is attached hereto as **ATTACHMENT B.**
- 4.2.6. A completed Iran Sanctions Act Affidavit of Compliance, which is attached hereto as **ATTACHMENT C.**

ATTACHMENT A

PROPOSAL PRICING FORM

CONTRACTOR INFORMATION:

CONTRACTOR'S NAME: _____

CONTACT PERSON: _____

ADDRESS: _____

CITY/STATE: _____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

E-MAIL ADDRESS: _____

A. CONTRACTOR PRICING – FLOORING

Barnard	\$ _____ including bond
Bemis	\$ _____ including bond
Leonard	\$ _____ including bond
Morse	\$ _____ including bond
Wass	\$ _____ including bond
Wattles	\$ _____ including bond
Baker	\$ _____ including bond
Trans	\$ _____ including bond

TOTAL \$ _____ including bond

B. CONTRACTOR PRICING - POLISHING

Leonard	\$ _____ including bond
---------	-------------------------

TOTAL \$ _____ including bond

B. ACKNOWLEDGEMENT OF ADDENDA TO RFP

The Contractor acknowledges receipt of the following addenda:

Addendum Number _____ dated _____

Addendum Number _____ dated _____

Addendum Number _____ dated _____

The undersigned understands that the School District reserves the right to accept or reject in whole or in part any and all Proposals, to waive informalities and irregularities therein, and to award the Contract to other than the Contractor(s) submitting the best financial Proposal (low bidder) and to award the Contract to one (1) or more Contractors in the School District's sole and absolute discretion.

If award is made to our firm based upon our Proposal, we agree to enter into the attached form of Contract with the School District to furnish the Work in strict accordance with this Request For Proposal, the Contract, and our Proposal.

My signature certifies that the Proposal as submitted complies with all terms and conditions as set forth in this Request For Proposal and the Contract, unless specifically enumerated as an exception as part of our Proposal.

I hereby certify that I am authorized to sign as a Representative for the firm.

CONTRACTOR HEREBY SUBMITS THIS PROPOSAL PRICING FORM IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE RFP.

Name of Contractor: _____

(Signature/Principal)

(Name Printed)

Date: _____

FAMILIAL DISCLOSURE AFFIDAVIT

List any Familial Relationships:

By: _____

Its: _____

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____.

County, _____

My Commission Expires: _____

Acting in the County of: _____

IRAN ECONOMIC SANCTIONS ACT AFFIDAVIT OF COMPLIANCE
Michigan Public Act No. 517 of 2012

The Contractor further acknowledges that any person who is found to have submitted a false certification 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 School District's investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date that it is determined that the person has submitted the false certification.

Name of Contractor

Date: _____

COUNTY OF _____)

Acting in the County of _____

ATTACHMENT D

CONTRACT

CONTRACT

I. This Contract ("Contract") is made on _____, 20__ ("Effective Date"), between **TROY SCHOOL DISTRICT**, a Michigan public school district ("School District"), whose address is 4400 Livernois Road, Troy, Michigan 48098 and _____, a _____ ("Contractor"), whose address is _____. The School District and Contractor may each be referred to herein as a "Party" and collectively as the "Parties."

RECITALS

A. The School District issued a Request For Proposal For _____ dated _____, as amended by [INSERT ADDENDA BY NAME AND DATE HERE] (collectively the "RFP"), the purpose of which was to solicit proposals from qualified contractors to furnish to the School District all of the materials and labor required to _____ identified in the RFP in accordance with the terms and conditions contained in the RFP and the Specifications attached thereto (the "Work").

B. In response to the RFP, the Contractor submitted to the School District a Proposal dated _____, to perform the Work contemplated by the RFP.

C. The Parties have, in accordance with the provisions of the RFP, conducted negotiations concerning the Contractor's Proposal to the RFP. The Contractor's Proposal together with written clarifications of the Parties, if any, are attached hereto, incorporated by reference, and marked as **Exhibit A** (collectively referred to as the "Proposal").

D. Pursuant to the terms of the RFP, the Contractor is required to enter into a written contract in accordance with the School District's written acceptance of its Proposal.

E. The Parties agree that certain terms, conditions, and provisions of the RFP and the Proposal must be further clarified and that certain additional terms and conditions need to be expressly set forth by way of this Contract.

NOW THEREFORE, in consideration of the foregoing and the mutual covenants set forth herein, the Parties agree as follows:

• **1. RESTATEMENT CONSTITUTES THE CONTRACT**

(a) **Incorporation By Reference.** The object of this Contract is to formalize in one document the complete agreement between the Parties, and to do so by specifically incorporating by reference into this Contract the RFP, the Proposal, and other related documents, and by including certain additional necessary or appropriate Contract terms, particularly where the Contract terms agreed to by the Parties during the RFP negotiation process do not correspond with the RFP and/or the Proposal.

(b) Order of Precedence. The Contract Documents, which are all incorporated herein by reference, include the following:

This Contract, including all Attachments hereto;
The RFP, including the Specifications attached thereto; and
Contractor's Proposal.

To the extent that the terms and conditions of the Contract Documents are in conflict, the terms and conditions shall be interpreted in the above-referenced order from 1 to 3. However, the Parties also agree that where there is not a conflict between any of the terms and conditions contained in the above-referenced Contract Documents, all of the Contract Documents shall be binding upon both Parties, except to the extent the exceptions contained in the Contractor's Proposal are not expressly accepted by the School District in writing and incorporated into this Contract.

• **2. TERM AND TERMINATION**

(a) This Agreement shall commence as of the Effective Date and all Work hereunder shall be completed no later than _____ and shall be in compliance with the Project Schedule attached hereto as **Exhibit B**.

(b) Each Party shall have, in addition to all other remedies available to it, the right to terminate this Contract upon written notice to the other Party that the other Party has committed a material breach of any of its obligations herein and such material breach shall not have been cured or corrected within ten (10) days following written notice of the same. Furthermore, in addition to the rights of the School District under this Paragraph if the School District must regularly request that the Contractor to cure breaches of this Contract, such circumstances shall be grounds for termination of this Contract for cause, even if each breach on its own would not be material. Upon termination of this Contract by the School District for breach or default of the Contractor pursuant to this Paragraph, the School District shall be entitled to exercise any other right, remedy, or privilege which may be available to it under applicable law or proceed by appropriate court action to enforce the terms of the Contract or to recover damages for the breach of this Contract. If this Contract is terminated in accordance with any of the provisions contained herein, all rights of the Contractor under this Contract shall cease. Regardless of the basis for termination, the School District shall neither be liable to, nor obligated to pay, the Contractor for any incidental or consequential damages or lost profits, or costs incurred for Work not actually performed.

(c) Notwithstanding anything contained herein to the contrary, the School District may terminate this Contract at any time and for any reason or no reason at all upon written notice to the Contractor.

3. WARRANTY

The Contractor warrants and represents that its Work, will be in accordance with all applicable federal, state, and local laws and regulations for a minimum of two (2) years from completion of the Work.

4. INSURANCE

The Contractor shall maintain, at its expense, during the term of this Contract the following insurance:

(a) Worker's Compensation Insurance with statutory limits and Employer's Liability Insurance with a minimum limit of \$1,000,000 each occurrence.

(b) Comprehensive General Liability Insurance with a minimum combined single limit of \$1,000,000 per occurrence and \$3,000,000 in the aggregate, in the same amount made for bodily injury and property damage. The policy is to include products and completed operations, cross liability, broad form property damage, independent bidders, and contractual liability coverage. The policy shall be endorsed to provide thirty (30) days written notice to the School District of any material change of coverage, cancellation, or non-renewal of coverage.

(c) If Subcontractors are likely to be used, the Comprehensive General Liability policy shall include coverage for independent contractors.

(d) Automobile Liability insurance covering all owned, hired, and non-owned vehicles with personal protection insurance and property insurance to comply with the provisions of the Michigan no-fault Insurance Law, including residual liability insurance with a minimum combined single limit of \$1,000,000 each occurrence of bodily injury and property damage.

(e) All insurance policies shall be issued by companies licensed to do business in the State of Michigan. The companies issuing the policies must be domestic (on-shore) companies and have an A-rating by AM Best.

(f) The Contractor shall be responsible for payment of all deductibles contained in any insurance policy required in this Contract.

(g) Other requirements: Evidence of your insurance coverages, required herein, is to be provided to the School District and must indicate:

1. A Best's rating for each of your insurance carrier at A-VII or better,
2. "Troy School District" is endorsed as an additional insured on the General Liability policies.
3. All consultants must be listed as additional insured.

5. CONTRACTOR'S COMPENSATION

Based upon the School District's RFP and the Contractor's Proposal, the School District shall pay the Contractor for its Work as follows:

6. MISCELLANEOUS

(a) Notices. All notices hereunder shall be in writing and shall be effective when sent by facsimile or electronic mail (provided, however, that any notice which could materially affect the rights of either Party shall also be sent by courier as provided herein) or a nationally known courier service such as DHL or Federal Express, addressed to the addresses written below, or to such other address as either Party may have last designated in writing in the manner herein provided. Such notice shall be deemed given when received, but in any event no later than four (4) days after sent by the internationally known courier. All notices shall be sent to the following address:

If to the Contractor:

Attention:

Copy To:

If to the School District: Troy School District
4400 Livernois Road
Troy, Michigan 48098

(b) Assignment. This Contract and any other interest herein may not be assigned or transferred, in whole or in part, by either Party without the prior written consent of the other Party, which consent shall not be unreasonably withheld, and any assignment or transfer without such consent shall be null and void. This Contract shall be binding upon the successors, and subject to the above, assigns of either Party.

(c) Severability. If any provision of this Contract is held invalid or unenforceable, the remainder of this Contract shall nevertheless remain in full force and effect. If any provision is held invalid or unenforceable with respect to particular circumstances, it shall nevertheless remain in full force and effect in all other circumstances.

(d) Independent Contractor; No Joint Venture. It is expressly agreed that Contractor is acting hereunder as an independent contractor and under no circumstances shall any of the employees of either Party be deemed the employees of the other for any purpose. This Contract shall not be construed as authority for either Party to act for the other Party in any agency or other capacity or to make commitments of any kind for the account of, or on behalf of, the other Party, except to the extent, and for the purposes, expressly provided for and set forth herein, and no partnership or joint venture is created hereby.

(e) Modifications. No provision of this Contract or any Exhibit hereto may be modified without the prior written consent of both Parties.

(f) Captions. The captions used in this Contract are for convenience only and shall not affect in any way the meaning or interpretation of the provisions of this Contract.

(g) Governing Law. This Contract shall be construed in accordance with, and its performance governed by, the laws of the State of Michigan. The Parties hereby agree to the exclusive jurisdiction and venue of courts sitting in Oakland County, Michigan.

(h) Taxes. Contractor is responsible for sales taxes and any other applicable taxes related to the Work provided under this Contract.

(i) Entire Agreement. This Contract and all Exhibits and documents incorporated herein by reference constitute the entire agreement between the Parties, and supersedes all previous agreements, whether written or oral.

IN WITNESS WHEREOF, the undersigned have caused this Contract to be duly executed on the dates indicated below.

CONTRACTOR:

SCHOOL DISTRICT:

By: _____

By: _____

Its: _____

Its: _____

Date: _____

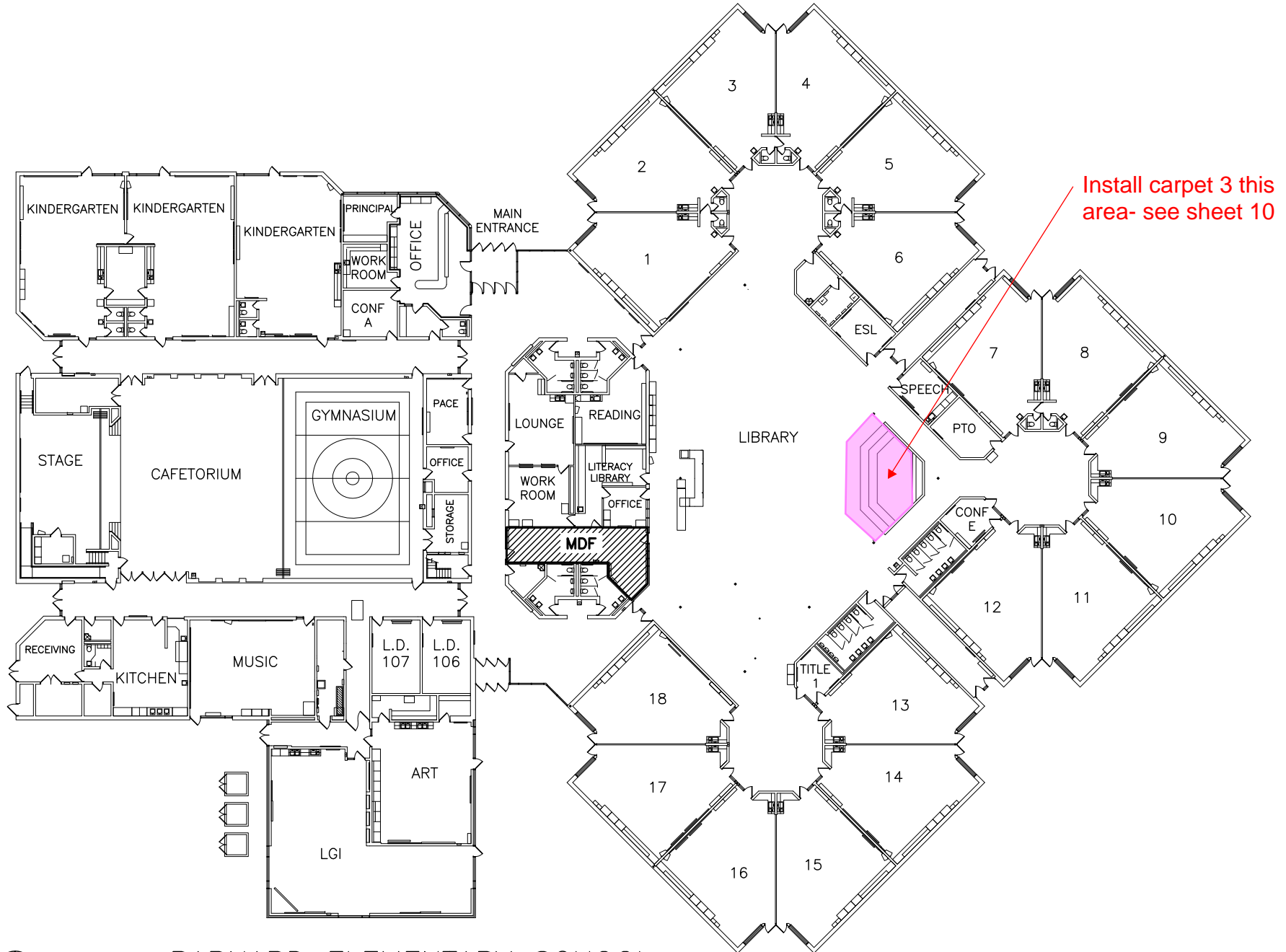
Date: _____

EXHIBIT A

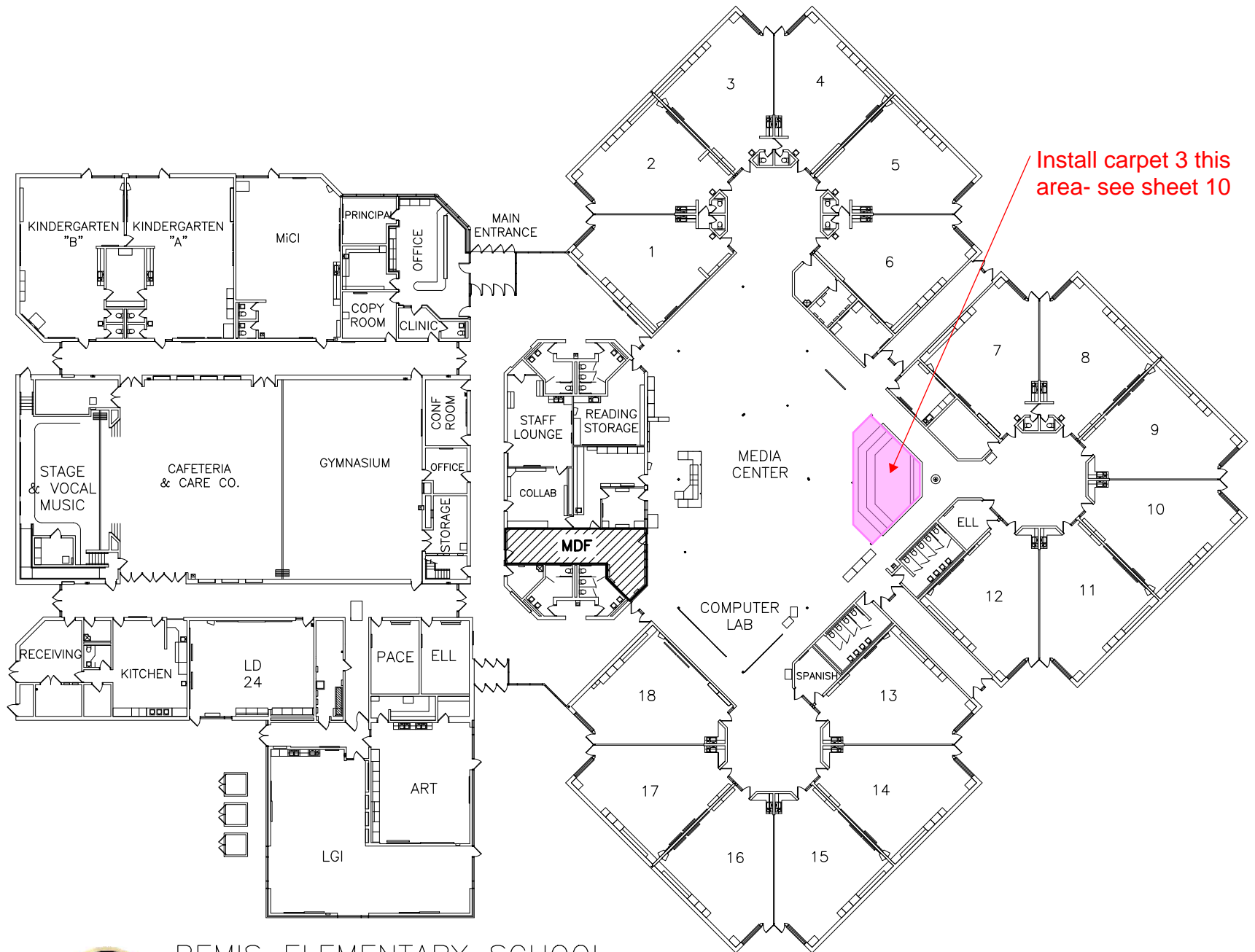
WRITTEN CLARIFICATIONS

EXHIBIT B

PROJECT SCHEDULE – see scope of work



BARNARD ELEMENTARY SCHOOL
 3601 Forge
 Troy, MI 48083
 (248) 823-4300

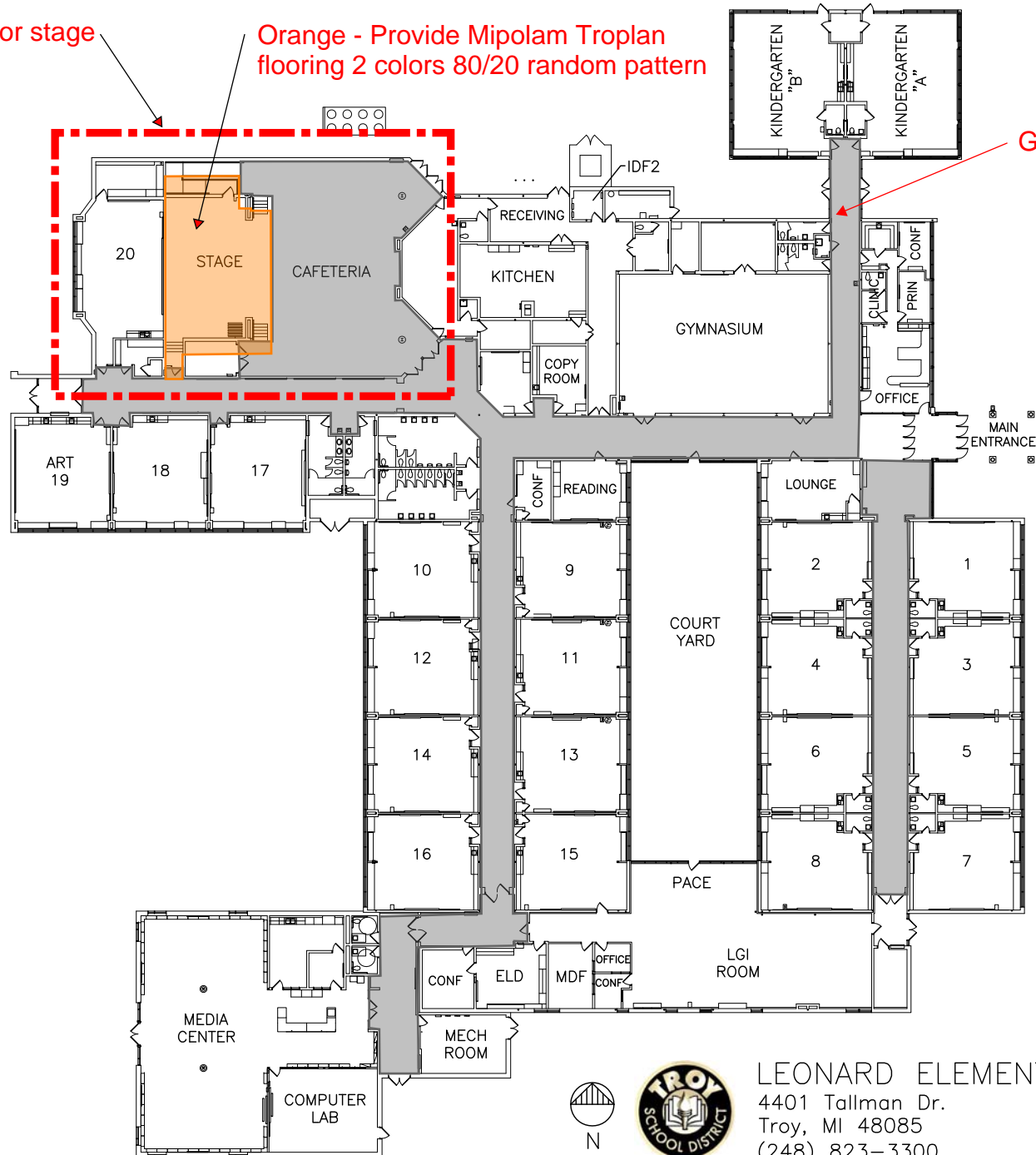


BEMIS ELEMENTARY SCHOOL
 3571 Northfield Parkway
 Troy, MI 48084
 (248) 823-4100

See enlarged plan for stage

Orange - Provide Mipolam Troplan flooring 2 colors 80/20 random pattern

Gray - Polish terrazzo



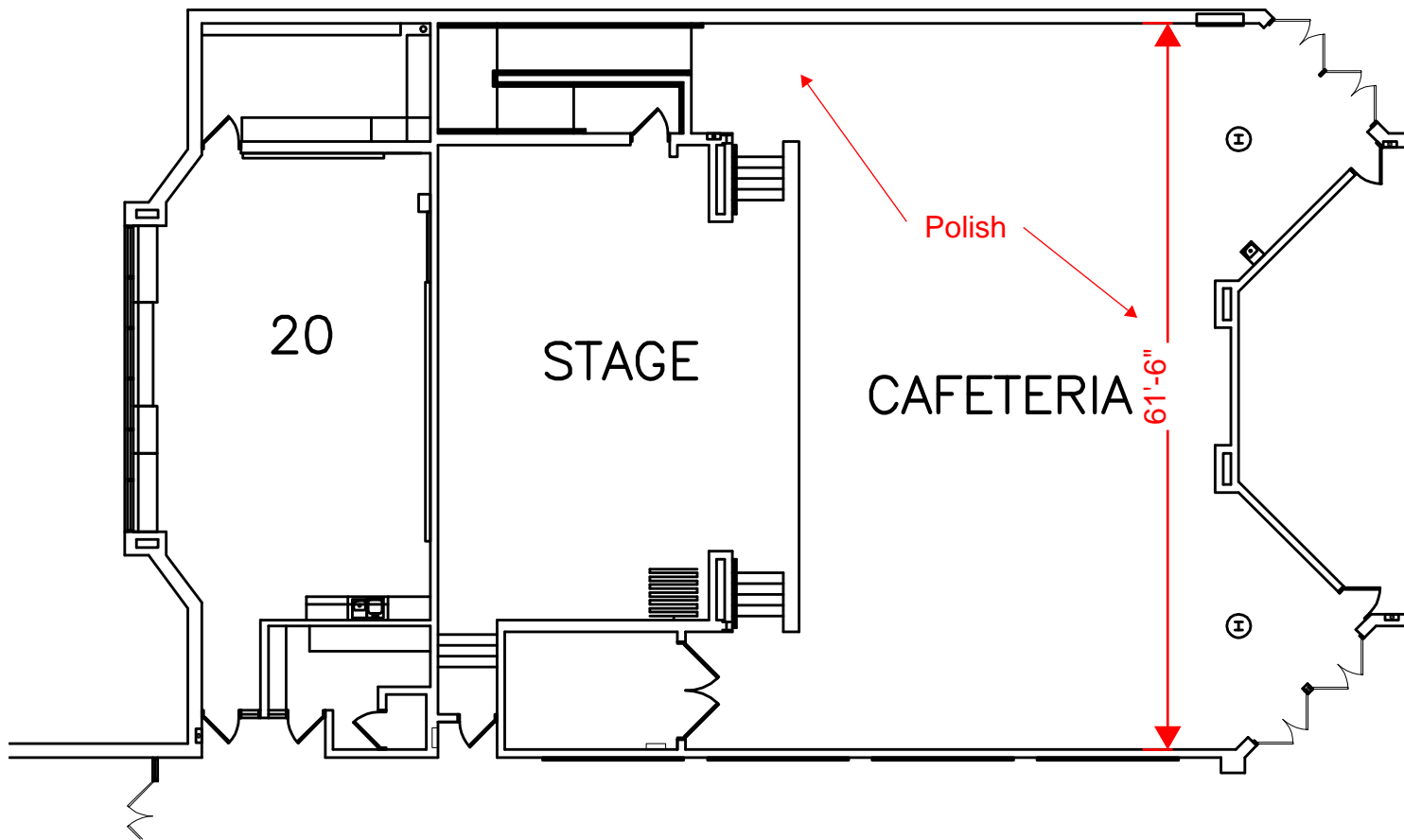
LEONARD ELEMENTARY SCHOOL

4401 Tallman Dr.

Troy, MI 48085

(248) 823-3300

ISSUED: July 1, 2016



NOTES

Provide Mipolam Troplan flooring at stage. Include 80/20 random pattern.

Install nora hammered combo tread risers at steps.

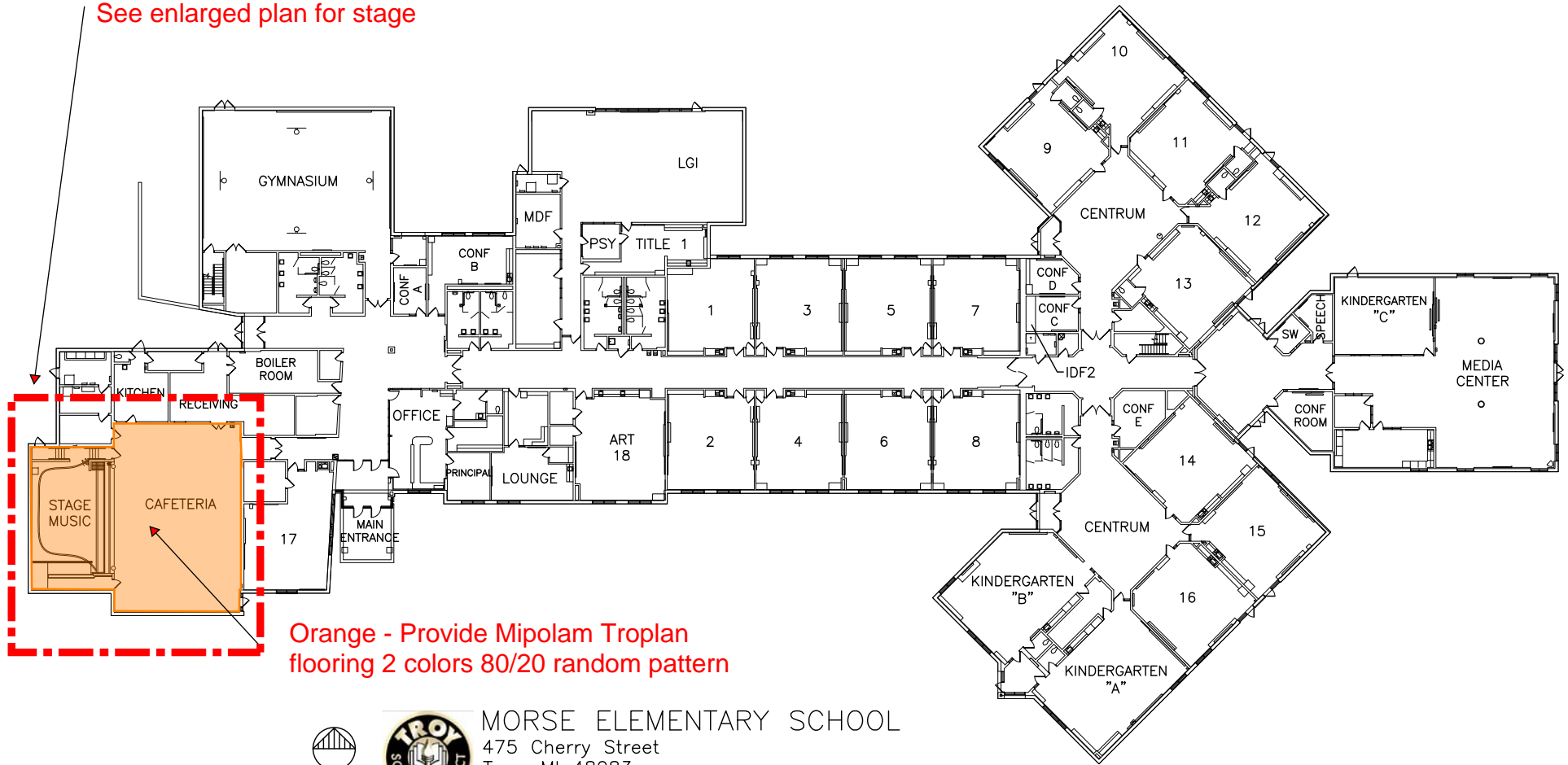
Install Mipolam at ramp

Do not install nosing at front edge of stage. Detail to remain as is with new tile abutting existing wood. Provide nosing at the side of the stage at stairs and ramp.

Install 4 1/2" h. rubber base at stage, ramp and steps.

Leonard Elementary School - Enlarged Plan

See enlarged plan for stage



Orange - Provide Mipolam Troplan
flooring 2 colors 80/20 random pattern



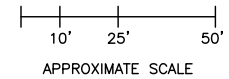
MORSE ELEMENTARY SCHOOL

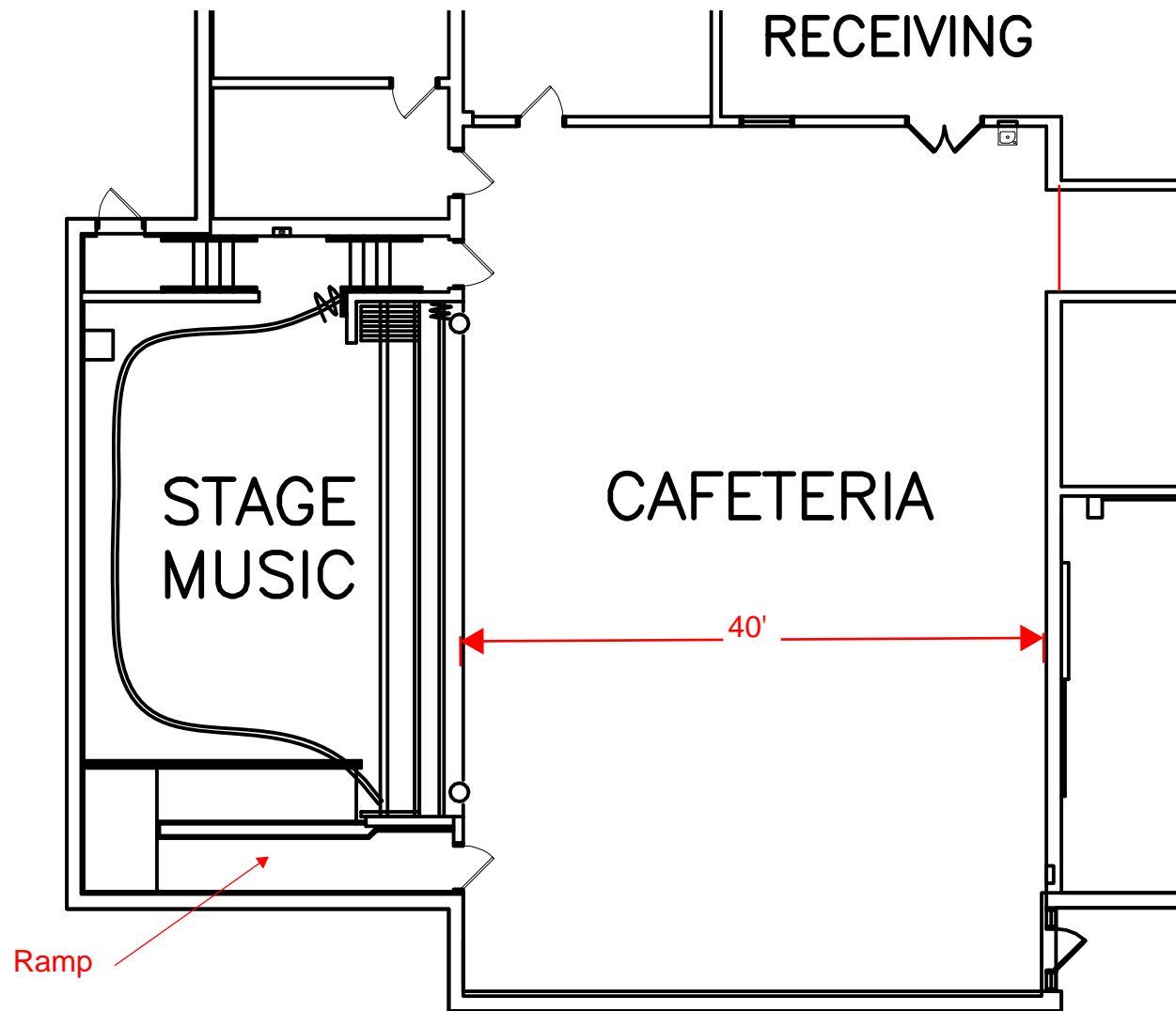
475 Cherry Street

Troy, MI 48083

(248) 823-3200

UPDATED: December 13, 2016





NOTES

Provide Mipolam Troplan flooring at stage and cafeteria. Include 80/20 random pattern - both spaces.

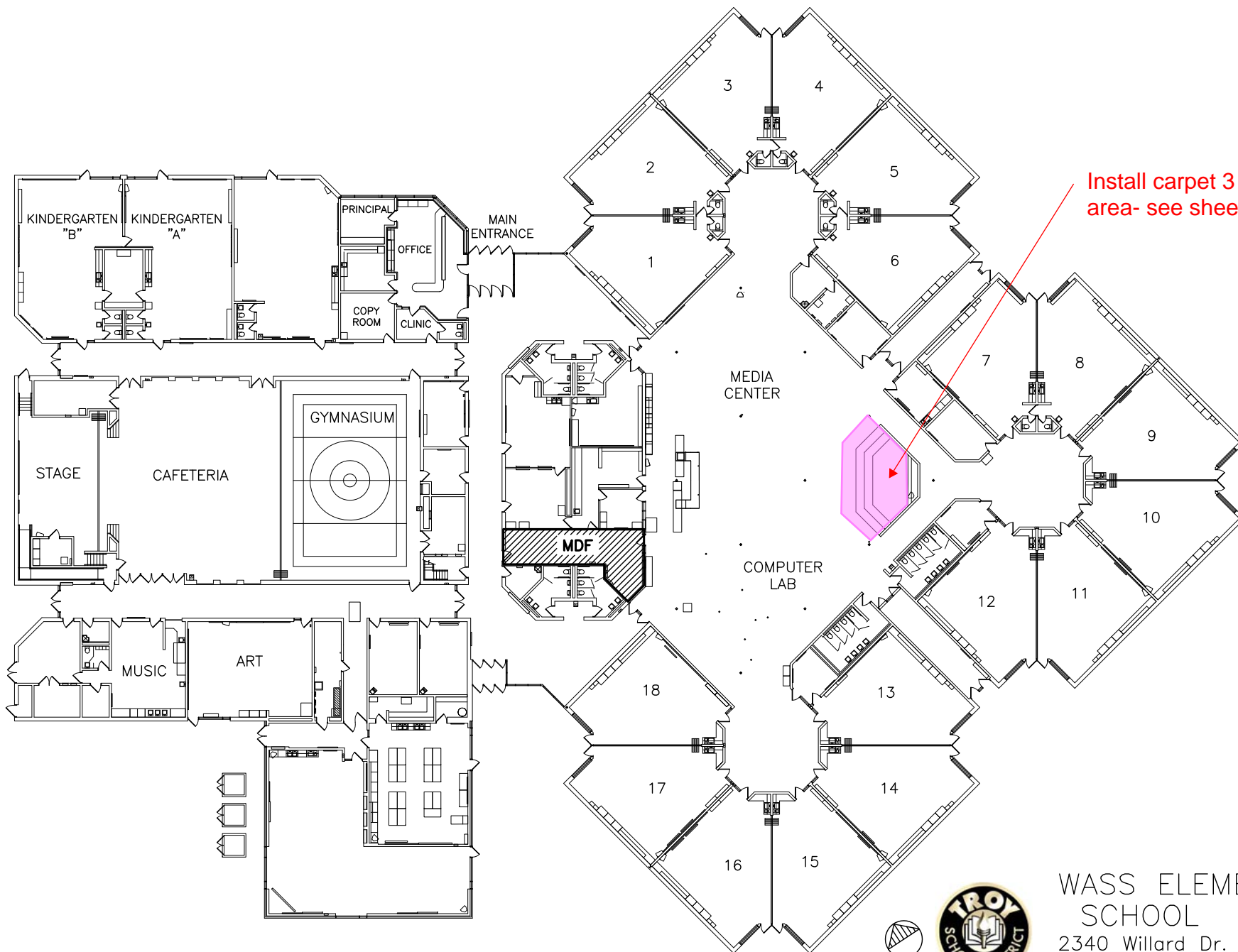
Install nora hammered combo tread risers at steps.

Install Mipolam on ramp

Do not install nosing at front edge of stage. Detail to remain as is with new tile abutting existing wood. Provide nosing at the side of the stage at stairs and ramp.

Install 5"h. rubber base in cafe and 4 1/2" h. rubber base at stage, ramp and steps.

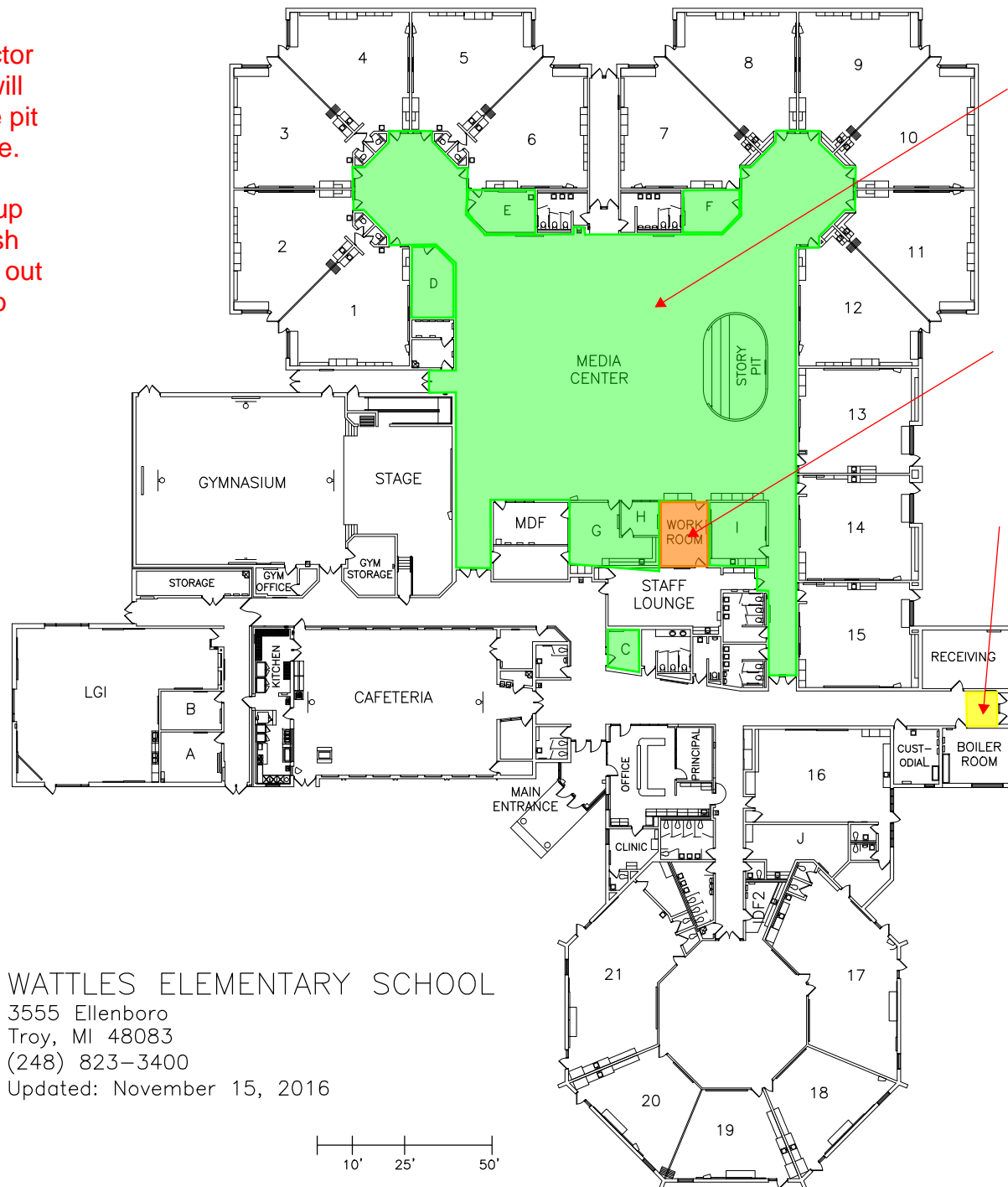
Morse Elementary School - Enlarged Plan



WASS ELEMENTARY SCHOOL

2340 Willard Dr.
Troy, MI 48085
(248) 823-3900

By separate contractor the walls at the pit will be removed and the pit filled in with concrete. After concrete has been placed install up to 1/4" Feather Finish or similar to smooth out transition from old to new slab.



Green - Provide Flotex flooring 2 colors 80/20 random pattern

Orange - Provide Mipolam Troplan flooring 2 colors 80/20 random pattern

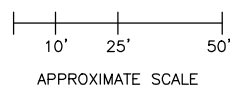
Yellow - Provide Coral Brush



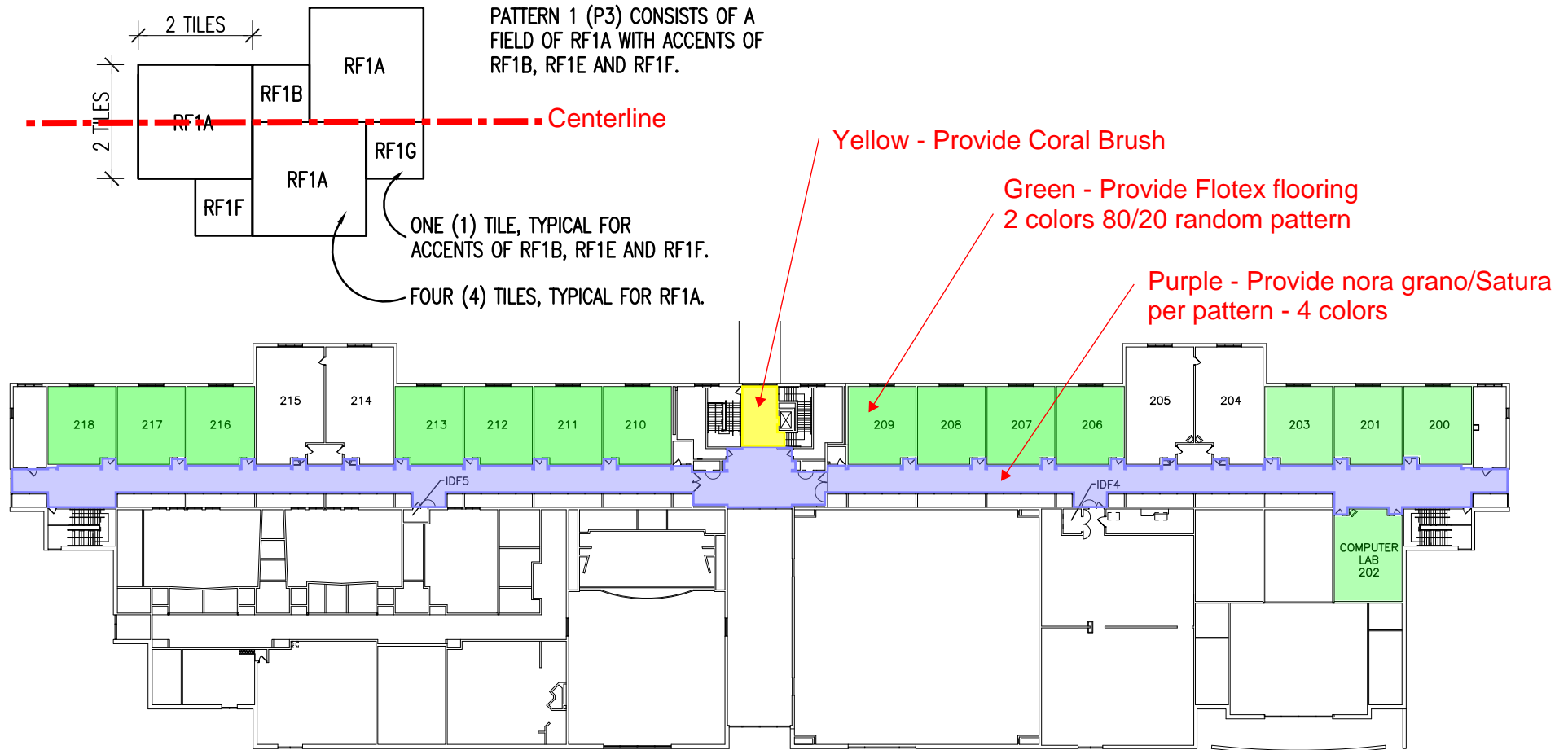
WATTLES ELEMENTARY SCHOOL

3555 Ellenboro
Troy, MI 48083
(248) 823-3400

Updated: November 15, 2016



Floor Pattern in Corridor

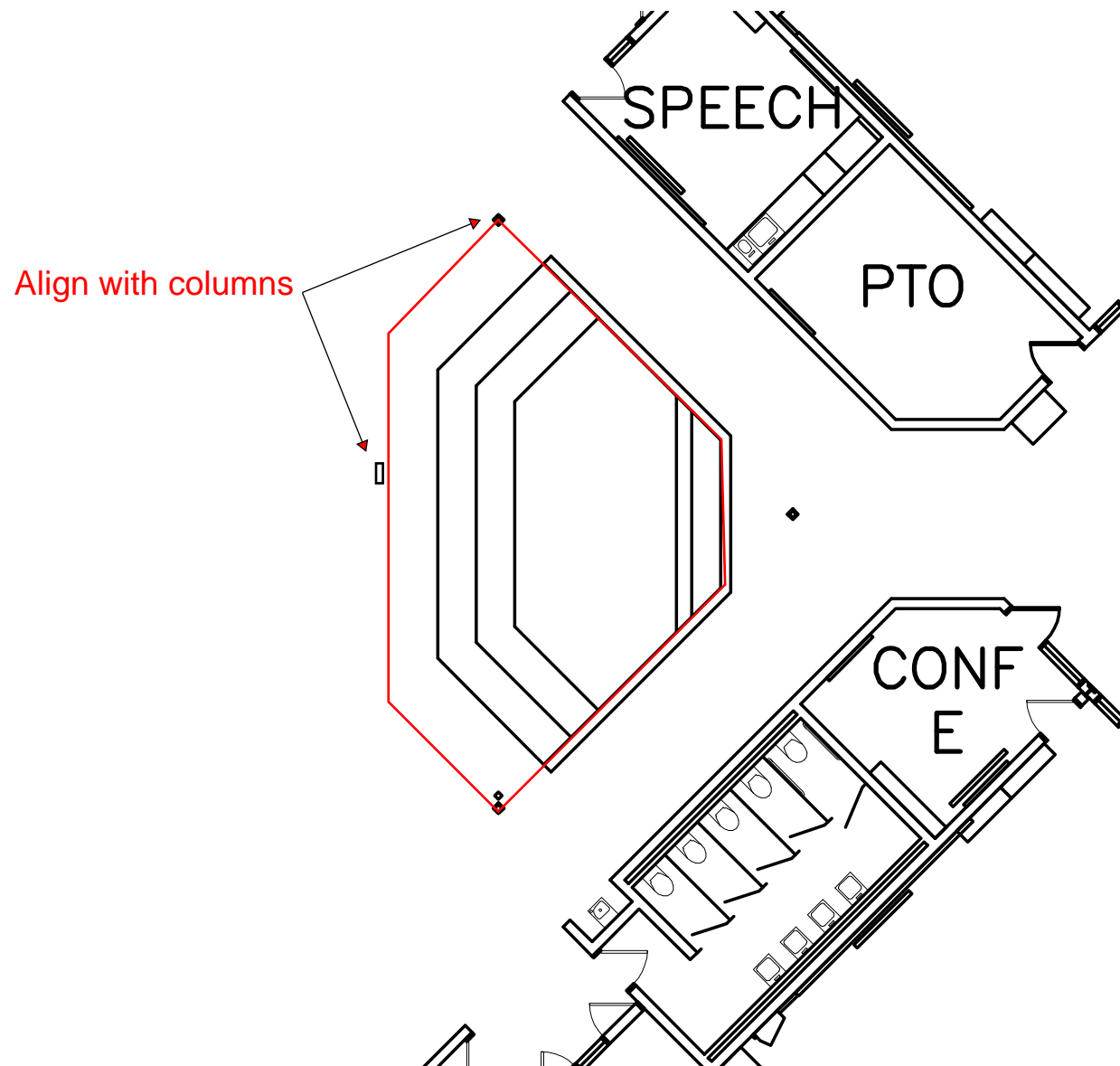


Second Floor



NEW BAKER MIDDLE SCHOOL
1359 Torpey Drive
Troy, MI 48083
(248) 823-4600
ISSUED: July 1, 2016

Contractor to do 40'
dry lay for approval
by owner



NOTES

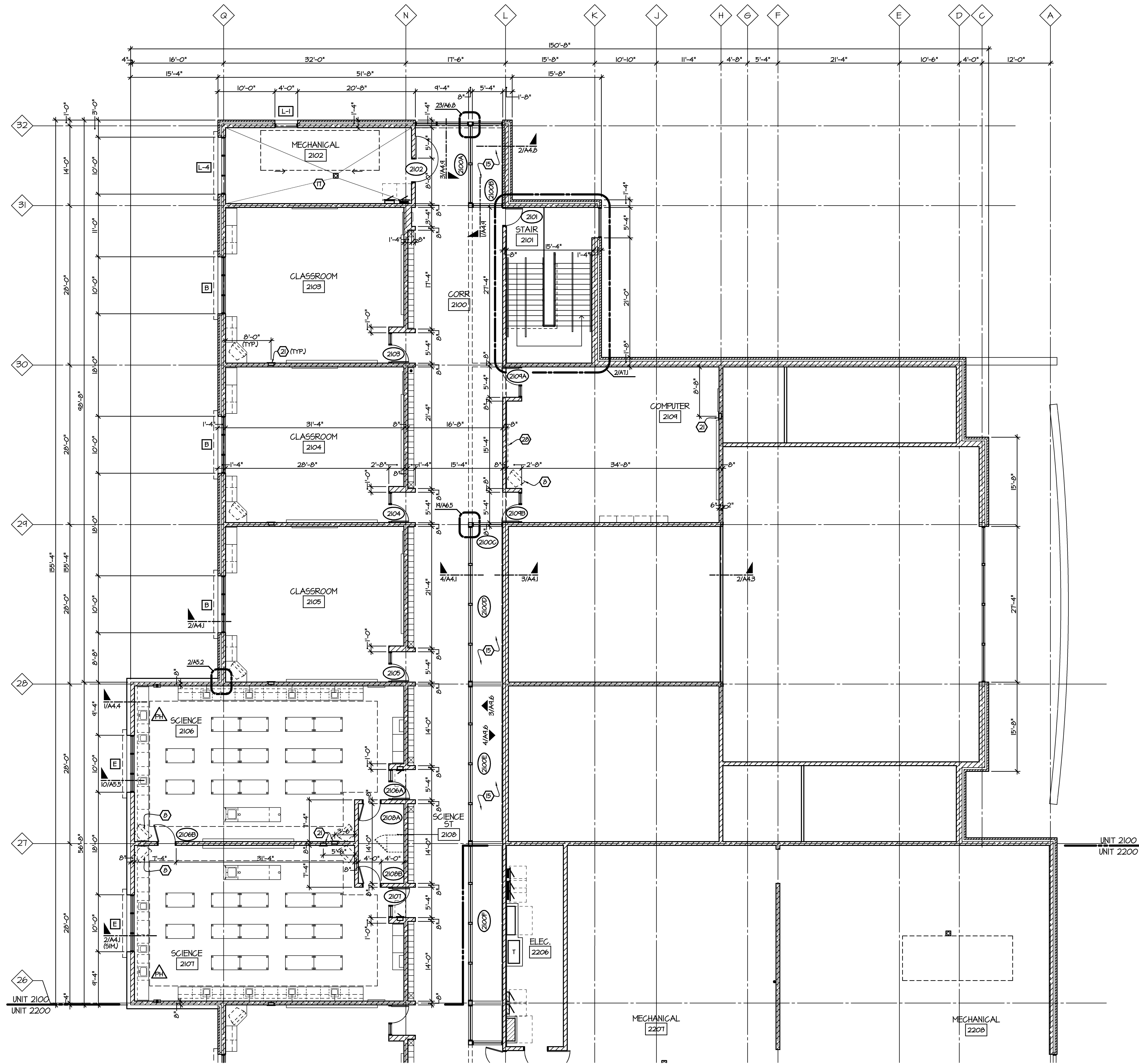
Remove carpet, base and nosing to allow for pit to be filled in with concrete. Concrete will be part of a separate contract. Concrete will be held down 1/4" +/-.

After concrete has been placed install up to 1/4" feather finish to smooth out the transition from old to new slab.

Install approximately 750sf of \$35 per yard carpet tile. Contractor to submit samples to TSD for review and approval.

Install 4 1/2"h. rubber base at remaining wall.

C:\Working\record_dwg\New\Baker\18\arch\11554\F1\2200.dwg Sep 11, 2005 - 2:21pm



1 SECOND FLOOR PLAN - UNIT 2100
1/8" = 1'-0"

GENERAL NOTES

1. **XX** INDICATES CONSTRUCTION DOCUMENTS ROOM NUMBERS.
2. REFER TO EQUIPMENT PLANS FOR CASEWORK, VISUAL DISPLAY BOARDS, LOCKERS, SHELVING, ETC.
3. REFER TO COLOR LAYOUT PLANS FOR FLOOR FINISH PATTERNS AND COLORS.
4. CONTRACTOR SHALL COORDINATE LOCATIONS OF FLOOR DRAINS, CLEAN-OUTS, ETC. WITH APPROPRIATE TRADES.
5. PROVIDE BULLNOSE CMU @ ALL EDGES UNLESS DETAILED OTHERWISE.
6. **L-X** INDICATES ALUMINUM ARCHITECTURAL LOUVER, SEE TYPES ON SHEET A6.4.
7. **X** INDICATES ALUMINUM STOREFRONT OR CURTAINWALL FRAMING, SEE TYPES ON SHEET A6.4.
8. **TP-X** INDICATES INSUL. TRANSLUCENT PANEL, SEE TYPES ON SHEET A6.4.
9. DIMENSIONS FOR METAL STUD PARTITIONS ARE TO THE FACE OF STUD, TYP.
10. **Δ** PLUMBING FIXTURE TO MEET ALL ADA & STATE BARRIER FREE CODES.
11. **←** SLOPE FLOOR MIN. 1/8" PER FOOT TO DRAIN.
12. REFERENCED FINISHED FLOOR ELEVATION 100'-0" IS EQUAL TO 657.58' AS SHOWN ON CIVIL DRAWINGS.

FLOOR PLAN NOTES

1. PLUMBING ACCESS PANEL (16" x 16") MOUNTED 8" A.F.F. - REFER TO SPEC. SECTION 0531. COORDINATE LOCATION W/ MECH. CONTRACTOR & TOILET ACCESSORIES.
2. 36"x36" FLOOR ACCESS DOOR (FIRE RATED WHERE REQUIRED) W/ GUARDRAIL. SEE DETAILS 1/A5.4
3. STEEL LADDER - SEE SPEC. SECTION 05500.
4. 1 1/2" @ 42" HIGH GUARDRAIL W/ (1) INTERMED. RAIL.
5. 48"x48" ROOF HATCH ABOVE W/ GUARDRAILS @ ROOF. SEE DETAIL 6/A5.4
6. CONC. SLAB W/ FROST WALL. SEE SITE PLANS.
7. 1 1/2" STAINLESS STEEL PIPE RAILING, 36" A.F.F. W/ ESCUTCHEON PLATE @ FLOOR. SEE SPEC. SECTION 05521.
8. CEILING MOUNTED TV BY OWNER.
9. 4"x8"x3/4" PLYWOOD (FIRE RATED) W/ PLASTIC LAMINATE AT ALL EXPOSED SURFACES. MOUNTED ON WOOD FURRING STRIPS.
10. 4'-4" CMU. WALL. TYP. @ LOCKER ISLANDS. SEE 1/A5.5 TYP.
11. 4"x6'-10" CMU. WALL AT SHOWER STALLS. SEE 23.4/A5.5
12. SOLID SURFACING COUNTERTOP. SEE 8/A5.5
13. WOOD B.F. BENCH. SEE 7/A5.5.
14. 8'-0"x7'-4" MASONRY OPENING. (AT FLOOR)
15. OPEN TO BELOW
16. 4'-0" HIGH CMU WALL. SEE 1/A5.5
17. SLOPE FLOOR SLAB OR CONCRETE TOPPING MIN 1/16" PER FOOT. TO FLOOR DRAIN.
18. 5/8" GYP. BD. SUB CEILING @ 11'-4" A.F.F. ON STEEL STUDS (OR C-H STUDS W/ SHAFT LINER @ RATED ROOMS. SEE CODE COMPL. PLAN)
19. 5/8" GYP. BD. SUB CEILING @ 15'-0" A.F.F. ON STEEL STUDS
20. UNDERFLOOR DUCT SYSTEM. SEE E2.1 FOR LAYOUT.
21. CLASSROOM CONTROL PANEL (C.C.P.) REFER TO ELEC. PLANS.
22. 14"x24" ACCESS PANEL AT GYP. BOARD SUBCEILING. PROVIDE FIRE RATING WHERE REQUIRED. SEE CODE COMPLIANCE PLAN.
23. GROUT CMU SOLID (32" WIDE) AT WALL MOUNTED TV LOCATIONS. VERIFY LOCATIONS W/ OWNER. TV TYPICALLY SET ON CASEWORK OR ARE CEILING MOUNTED. GROUT WALLS ONLY WHERE NOTED.
24. POWER - ASSIST. OPERATOR MOUNTED IN ALUMINUM FRAMING, BOLLARD (FURNISHED BY HARDWARE SUPPLIER), OR MASONRY WALL AS SHOWN. SEE ELECTRICAL AND SPEC. SECTION 08710. AT ALT. #1 MOUNT OPERATOR IN EXTERIOR MASONRY PIER.
25. 16"x24" ACCESS WALL PANEL. VERIFY LOCATION W/ MECH. CONTRACTOR.
26. ALTERNATING TREAD STEEL STAIR W/ HANDRAIL. SEE SPEC. SECTION 05500.
27. REFER TO SITE PLANS FOR DIMENSIONS AND DETAILS.
28. WALL MOUNTED PROJECTION SCREENS B.O.
29. PROVIDE CMU REVEAL 16" A.F.F. FOR COMMUNICATION AND POWER OUTLET. SEE 8/A5.5. COORD. LOCATION W/ ELEC.
30. PROVIDE MIN. CLEAR OPENING FOR 24" WIDE CABINET BY OTHERS.
31. 3" W/18" CONCRETE CURB AT DUCT PENETRATION. COORD. LOCATION W/ MECH.
32. RECESSED FLOOR EXP. JOINT COVER (E.J.) SEE SPEC. SECTION 05811.

DEMOLITION NOTES

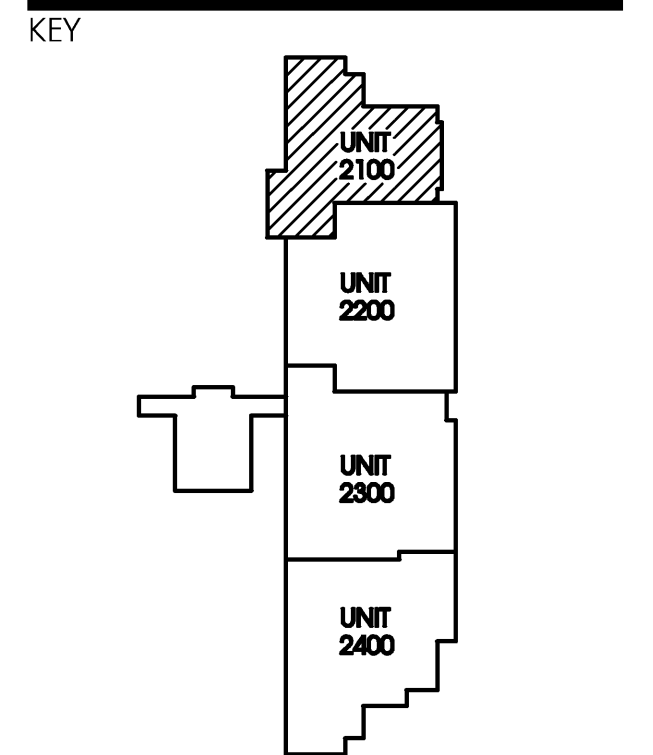
1. REMOVE WALLS AS SHOWN. SEE WALL SECTION 4/A4.6. PATCH ADJACENT FLOORS, WALLS AND CEILINGS AS REQUIRED TO MATCH EXISTING. TOOTH-IN MASONRY.
2. REMOVE HYDRONIC FIN TUBE END CAP AND ENCLOSURE SECTION AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. REMOVE HYDRONIC FIN TUBEPERF. VALVES, HANGERS, AND INSULATION AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.



TROY
SCHOOL DISTRICT
PHASE I

NEW
MIDDLE SCHOOL

REVISIONS/REVIEW	DATE
DESIGN DEVELOPMENT	3-28-05
SITE & FOUNDATION PACKAGE	6-03-05
ISSUED FOR BID	8-23-05

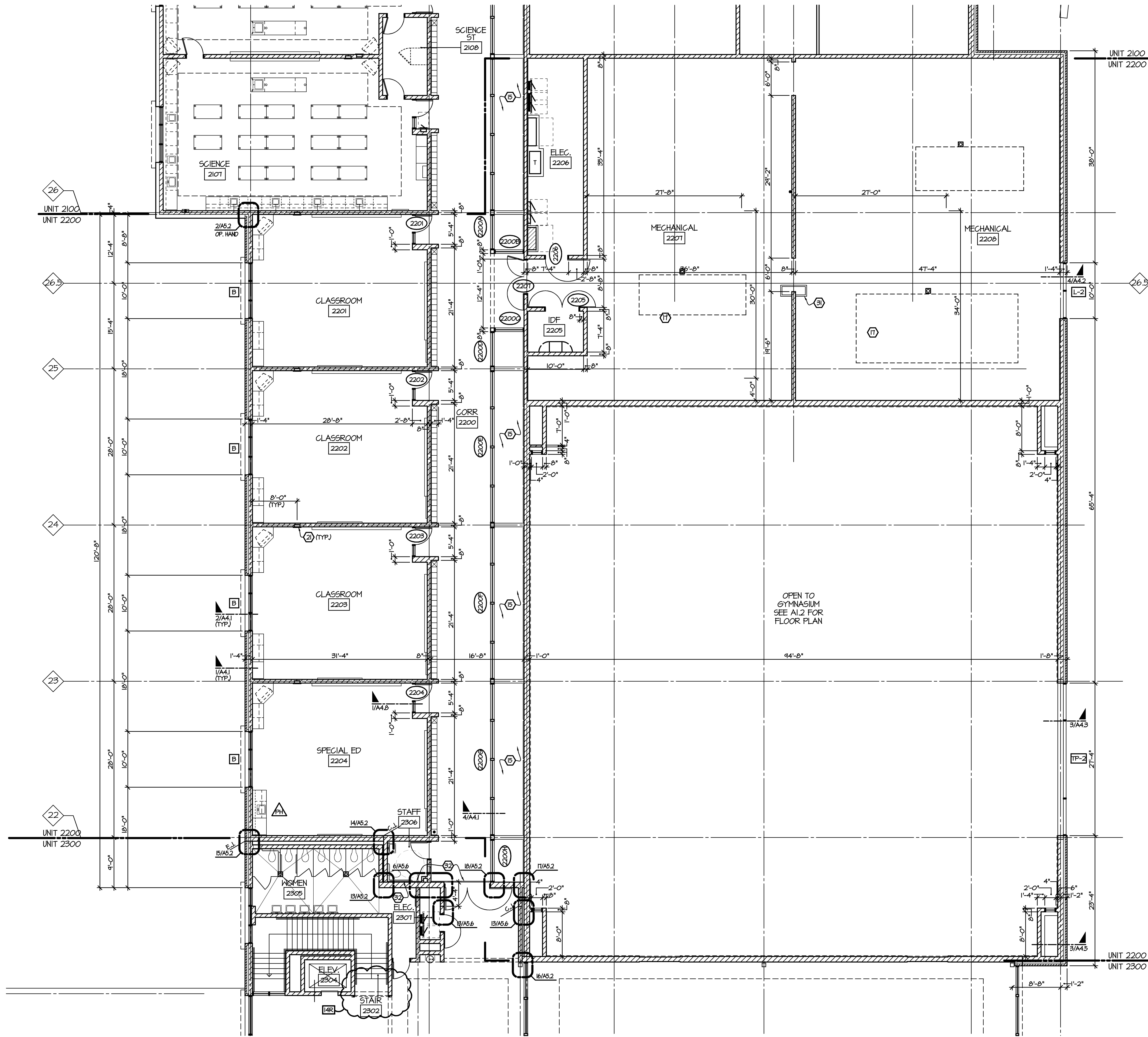


DATE: _____
SCALE: _____
JOB NO. **2643-05**
SHEET TITLE
**SECOND FLOOR PLAN
UNIT 2100**
SHEET NO.

A1.6

© KINGSOTT ASSOCIATES, INC. KALAMAZOO, MICHIGAN

C:\Vrwy_record_dwg\New\Baker\18\Arch\11554\F1\2200.dwg Sep 11, 2005 - 2:21pm



1 SECOND FLOOR PLAN - UNIT 2200
1/8" = 1'-0"

GENERAL NOTES

1. [XX] INDICATES CONSTRUCTION DOCUMENTS ROOM NUMBERS.
2. REFER TO EQUIPMENT PLANS FOR CASEWORK, VISUAL DISPLAY BOARDS, LOCKERS, SHELVING, ETC.
3. REFER TO COLOR LAYOUT PLANS FOR FLOOR FINISH PATTERNS AND COLORS.
4. CONTRACTOR SHALL COORDINATE LOCATIONS OF FLOOR DRAINS, CLEAN-OUTS, ETC. WITH APPROPRIATE TRADES.
5. PROVIDE BULLNOSE CMU @ ALL EDGES UNLESS DETAILED OTHERWISE.
6. [L-X] INDICATES ALUMINUM ARCHITECTURAL LOUVER, SEE TYPES ON SHEET A6.4.
7. [X] INDICATES ALUMINUM STOREFRONT OR CURTAINWALL FRAMING, SEE TYPES ON SHEET A6.4.
8. [TP-X] INDICATES INSUL. TRANSLUCENT PANEL, SEE TYPES ON SHEET A6.4.
9. DIMENSIONS FOR METAL STUD PARTITIONS ARE TO THE FACE OF STUD, TYP.
10. [A] PLUMBING FIXTURE TO MEET ALL ADA & STATE BARRIER FREE CODES.
11. ← SLOPE FLOOR MIN. 1/8" PER FOOT TO DRAIN.
12. REFERENCED FINISHED FLOOR ELEVATION 100'-0" IS EQUAL TO 651.50' AS SHOWN ON CIVIL DRAWINGS.

FLOOR PLAN NOTES

1. PLUMBING ACCESS PANEL (16" W x 16" H) MOUNTED 8" A.F.F. - REFER TO SPEC. SECTION 0531. COORDINATE LOCATION W/ MECH. CONTRACTOR & TOILET ACCESSORIES.
2. 36"x36" FLOOR ACCESS DOOR (FIRE RATED WHERE REQUIRED) W/ GUARDRAIL. SEE DETAILS I/A5.4.
3. STEEL LADDER - SEE SPEC. SECTION 05500.
4. 1 1/2"x42" HIGH GUARDRAIL W/ (1) INTERMED. RAIL.
5. 48"x48" ROOF HATCH ABOVE W/ GUARDRAILS @ ROOF. SEE DETAIL 6/A5.4.
6. CONC. SLAB W/ FROST WALL. SEE SITE PLANS.
7. 1 1/2"x6 STAINLESS STEEL PIPE RAILING, 36" A.F.F. W/ ESCUTHEON PLATE @ FLOOR. SEE SPEC. SECTION 05521.
8. CEILING MOUNTED TV BY OWNER.
9. 4"x8"x3/4" PLYWOOD (FIRE RATED) W/ PLASTIC LAMINATE AT ALL EXPOSED SURFACES. MOUNTED ON WOOD FURRING STRIPS.
10. 4'-4" CMU WALL. TYP. @ LOCKER ISLANDS. SEE I/A5.5 TYP.
11. 4"x8"x10" CMU WALL AT SHOWER STALLS. SEE 23.4/A5.5.
12. SOLID SURFACING COUNTERTOP. SEE 8/A5.5.
13. WOOD B.F. BENCH. SEE I/A5.5.
14. 8'-0"x1'-4" MASONRY OPENING. (AT FLOOR)
15. OPEN TO BELOW.
16. 4'-0" HIGH CMU WALL. SEE I/A5.5.
17. SLOPE FLOOR SLAB OR CONCRETE TOPPING MIN 1/8" PER FOOT TO FLOOR DRAIN.
18. 5/8" GYP. BD. SUB CEILING @ 11'-4" A.F.F. ON STEEL STUDS (OR G-I STUDS W/ SHAFT LINER @ RATED ROOMS. SEE CODE COMP. PLAN).
19. 5/8" GYP. BD. SUB CEILING @ 15'-0" A.F.F. ON STEEL STUDS.
20. UNDERFLOOR DUCT SYSTEM. SEE E21 FOR LAYOUT.
21. CLASSROOM CONTROL PANEL (C.C.P.) REFER TO ELEC. PLANS.
22. 14"x24" ACCESS PANEL AT GYP. BOARD SUBCEILING. PROVIDE FIRE RATINGS WHERE REQUIRED. SEE CODE COMPLIANCE PLAN.
23. 6" GROUT CMU SOLID (32" WIDE) AT WALL MOUNTED TV LOCATIONS. VERIFY LOCATIONS W/ OWNER. TV TYPICALLY SET ON CASEWORK OR ARE CEILING MOUNTED. GROUT WALLS ONLY WHERE NOTED.
24. POWER - ASSIST. OPERATOR MOUNTED IN ALUMINUM FRAMING, BOLLARD (FINISHED BY HARDWARE SUPPLIER) OR MASONRY WALL AS SHOWN. SEE ELECTRICAL AND SPEC. SECTION 0810. AT ALT. #1 MOUNT OPERATOR IN EXTERIOR MASONRY PIER.
25. 16"x24"x4" ACCESS WALL PANEL. VERIFY LOCATION W/ MECH. CONTRACTOR.
26. ALTERNATING TREAD STEEL STAIR W/ HANDRAIL. SEE SPEC. SECTION 05500.
27. REFER TO SITE PLANS FOR DIMENSIONS AND DETAILS.
28. WALL MOUNTED PROJECTION SCREENS B.O.
29. PROVIDE CMU REVEAL 16" A.F.F. FOR COMMUNICATION AND POWER OUTLET. SEE 8/A5.5. COORD. LOCATION W/ ELEC.
30. PROVIDE MIN. CLEAR OPENING FOR 24" WIDE CABINET BY OTHERS.
31. 3" Wx14" CONCRETE CURB AT DUCT PENETRATION. COORD. LOCATION W/ MECH.
32. RECESSED FLOOR EXP. JOINT COVER (E-I) SEE SPEC. SECTION 05811.

DEMOLITION NOTES

1. REMOVE WALLS AS SHOWN. SEE WALL SECTION 4/A4.6. PATCH ADJACENT FLOORS, WALLS AND CEILINGS AS REQUIRED TO MATCH EXISTING. TOOTH-IN MASONRY.
2. REMOVE HYDRONIC FIN TUBE END CAP AND ENCLOSURE SECTION AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. REMOVE HYDRONIC FIN TUBES/PIPING, VALVES, HANGERS, AND INSULATION AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

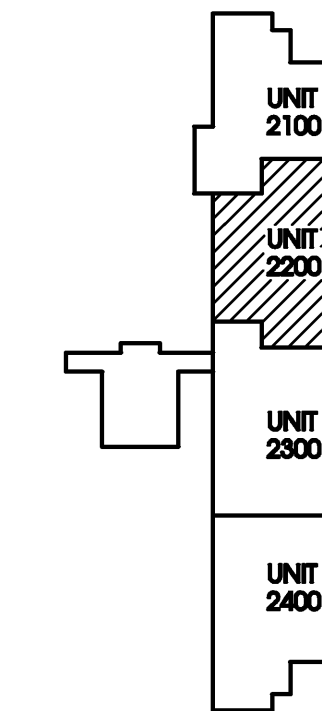


TROY
SCHOOL DISTRICT
PHASE I

NEW
MIDDLE SCHOOL

REVISIONS/REVIEW	DATE
DESIGN DEVELOPMENT	3-28-05
SITE & FOUNDATION PACKAGE	6-03-05
ISSUED FOR BID	8-23-05

KEY



DATE:

SCALE:

JOB NO. 2643-05

SHEET TITLE

SECOND FLOOR PLAN
UNIT 2200

SHEET NO.

A1.7

© KINGSKOTT ASSOCIATES, INC. KALAMAZOO, MICHIGAN



- (1) PLUMBING ACCESS PANEL (16"x14" MOUNTED @ 6' A.F.F. - REFER TO SPEC. SECTION 0501). COORDINATE LOCATION W/ MECH. CONTRACTOR & TOILET ACCESSORIES.
- (2) 36"x36" FLOOR ACCESS DOOR (FIRE RATED WHERE REQUIRED) W/ GUARDRAIL. SEE DETAILS 1/A5.4.
- (3) STEEL LADDER - SEE SPEC. SECTION 05500.
- (4) 1 1/2"Ø, 42" HIGH GUARDRAIL W/ (1) INTERAIL. RAIL.
- (5) 48"x48" ROOF HATCH ABOVE W/ GUARDRAILS & ROOF. SEE DETAIL 6/A5.4.
- (6) CONC. SLAB W/ FROST WALL. SEE SITE PLANS.
- (7) 1 1/2"Ø STAINLESS STEEL PIPE RAILING, 36" A.F.F. W/ ESCUTCHEON PLATE @ FLOOR. SEE SPEC. SECTION 05521.
- (8) CELLING MOUNTED TV BY OWNER.
- (9) 48"x34" PLYWOOD (FIRE RATED) W/ PLASTIC LAMINATE AT ALL EXPOSED SURFACES. MOUNTED ON WOOD FURRING STRIPS.
- (10) 4'-4" C.M.U. WALL. TYP. @ LOCKER ISLANDS. SEE 1/A5.5 TYP.
- (11) 4'x6'-10" C.M.U. WALL AT SHOWER STALLS. SEE 2.3.4/A5.5
- (12) SOLID SURFACING COUNTERTOP. SEE 6/A5.5
- (13) WOOD B.F. BENCH. SEE 7/A5.5.
- (14) 8'-0"x1'-4" MASONRY OPENING. (AT FLOOR)
- (15) OPEN TO BELOW
- (16) 4'-0" HIGH CMU WALL. SEE 1/A5.5
- (17) SLOPE FLOOR SLAB OR CONCRETE TOPPING MIN 1/8" PER FOOT. TO FLOOR DRAIN.
- (18) 5/8" GYP. BD. SUB CEILING @ 11'-4" A.F.F. ON STEEL STUDS (OR C-H STUDS W/ SHAFT LINER @ RATED ROOMS. SEE CODE COMP. PLAN)
- (19) 5/8" GYP. BD. SUB CEILING @ 15'-0" A.F.F. ON STEEL STUDS
- (20) UNDERFLOOR DUCT SYSTEM. SEE E2.1 FOR LAYOUT.
- (21) CLASSROOM CONTROL PANEL (C.C.P.) REFER TO ELEC. PLANS.
- (22) 14"x24" ACCESS PANEL AT GYP. BOARD SUBCELLING. PROVIDE FIRE RATINGS WHERE REQUIRED. SEE CODE COMPLIANCE PLAN.
- (23) VERIFY CMU SOLID (32" WIDE) AT WALL MOUNTED TV LOCATIONS. GROUT UNDER FLOOR W/ OWNER. TV TYPICALLY SET ON CASEWORK OR ARE CEILING MOUNTED WITHOUT WALLS ONLY WHERE NOTED.
- (24) POWER - ASSIST. OPERATOR MOUNTED IN ALUMINUM FRAMING, GLASS LARD (FURNISHED BY HARDWARE SUPPLIER) OR MASONRY WALL AS SHOWN. SEE ELECTRICAL AND SPEC. SECTION 0510. AT ALT. #1 MOUNT OPERATOR IN EXTERIOR MASONRY PIER.
- (25) 16"x24" ACCESS WALL PANEL. VERIFY LOCATION W/ MECH. CONTRACTOR.
- (26) ALTERNATING TREAD STEEL STAIR W/ HANDRAIL. SEE SPEC. SECTION 05500.
- (27) REFER TO SITE PLANS FOR DIMENSIONS AND DETAILS.
- (28) PROVIDE MOUNTED PROJECTION SCREENS B.O.
- (29) HALLWAY C.M.U. REVEAL 16" A.F.F. FOR COMMUNICATION AND POWER OUTLET. SEE 6/A5.5. COORD. LOCATION W/ ELEC.
- (30) PROVIDE MIN. CLEAR OPENING FOR 24" WIDE CABINET BY OTHERS.
- (31) 3" MIN. THICK CONCRETE CURB AT DUCT PENETRATION. COORD. LOCATION W/ MECH.
- (32) RECESSED FLOOR EXP. JOINT COVER (E-J) SEE SPEC. SECTION 05011.

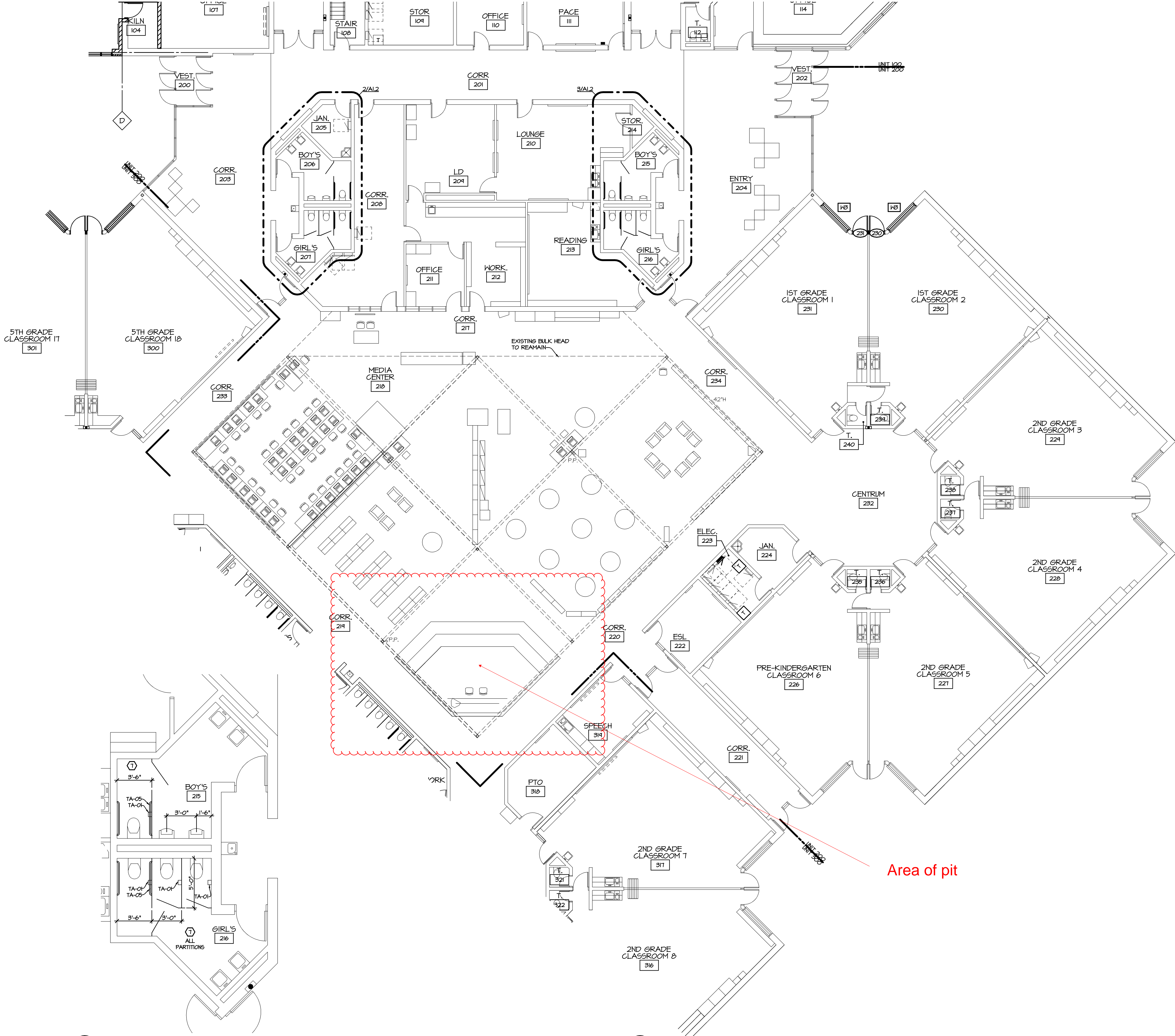
- ① REMOVE WALLS AS SHOWN. SEE WALL SECTION 4/A4.6 PATCH ADJACENT FLOORS, WALLS AND CEILINGS AS REQUIRED TO MATCH EXISTING. TOOTH-IN MASONRY.
- ② REMOVE HYDRONIC FIN TUBE END CAP AND ENCLOSURE SECTION AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. REMOVE HYDRONIC FIN TUBE/PIPING, VALVES, HANGERS, AND INSULATION AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

© KINGSCOTT ASSOCIATES INC. KALAMAZOO, MICHIGAN



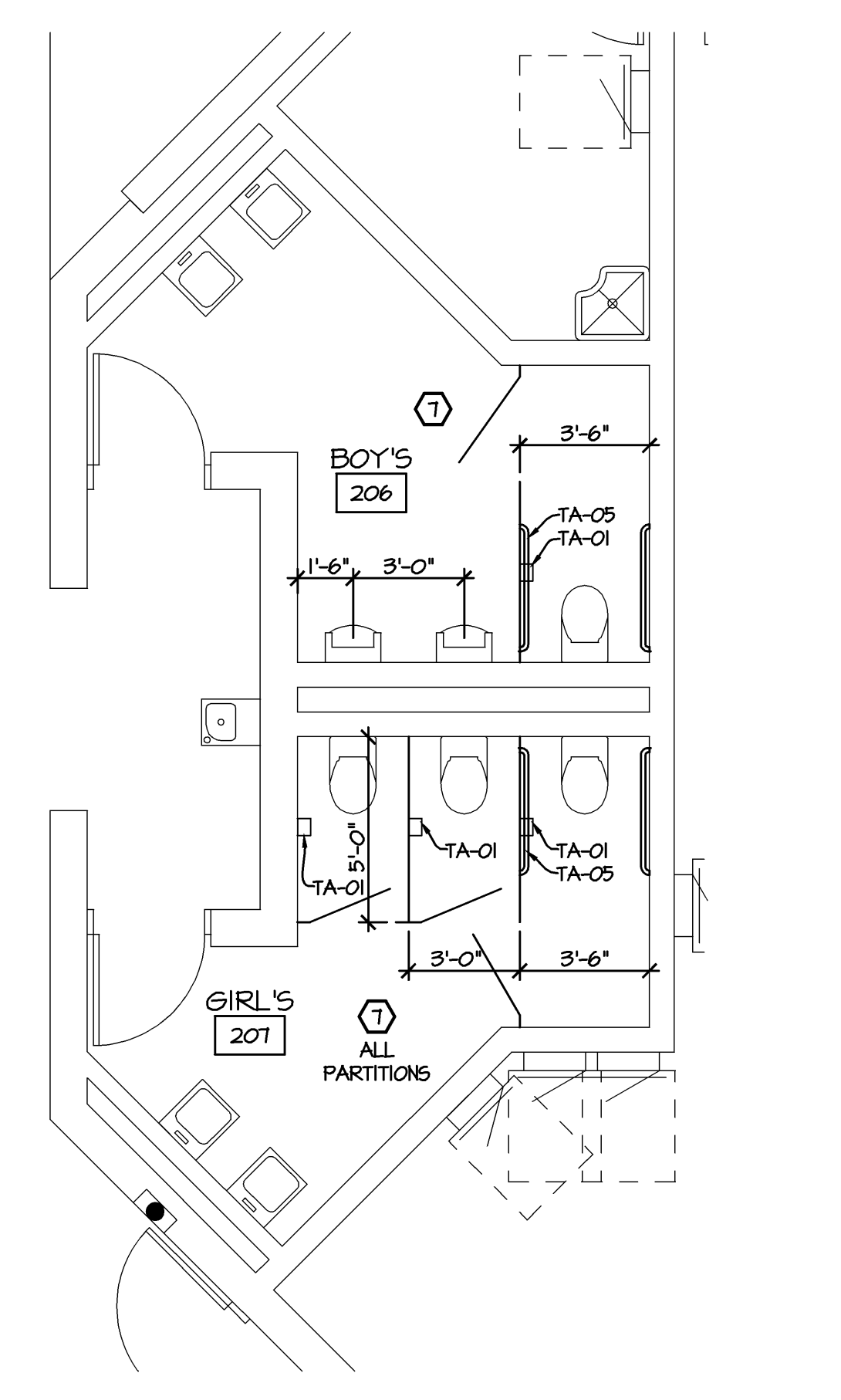
- ## ○ DEMOLITION NOTES
- ① REMOVE WALLS AS SHOWN. SEE WALL SECTION 4/A4.6. PATCH ADJACENT FLOORS, WALLS AND CEILINGS AS REQUIRED TO MATCH EXISTING. TOOTH-IN MASONRY.
 - ② REMOVE HYDRONIC FIN TUBE END GAP AND ENCLOSURE SECTION AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. REMOVE HYDRONIC FIN TUBE/PIPING, VALVES, HANGERS, AND INSULATION AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

A1.9



- ### GENERAL NOTES
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE GENERAL INTENT FOR DIMENSIONS GIVEN ALONG BLOCK WALL IS TO ALIGN WITH BLOCK JOINTS.
 - REFER TO DEMOLITION PLANS, REFLECTED CEILING PLANS, COLOR PLANS, PLUMBING PLANS, MECHANICAL PLANS, AND ELECTRICAL PLANS FOR ADDITIONAL NOTES REGARDING PATCHING AT AREAS OF REMOVAL AND/OR ALTERATION. COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.
 - INFILL PATCH AT ALL AREAS OF CONCRETE FLOOR CUTTING WITH A MINIMUM OF 4" CONCRETE TO LEVEL OF EXISTING FLOOR, TYPICAL AT ALL FLOOR CUTTING/PATCHING.
 - SEAL ALL PENETRATIONS AND OPENINGS IN BOTH EXISTING AND NEW NON-FIRE WALL CONSTRUCTION WITH ACOUSTICAL SEALANT.
 - PROVIDE MATERIALS TO MATCH ADJACENT EXISTING MATERIALS AT LOCATIONS OF ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK WHERE NOT SPECIFIED OTHERWISE.
 - CONTRACTOR TO TOOTH IN MASONRY AT ALL LOCATIONS WHERE NEW MASONRY ABUTTS, OR IS INFILLED AT EXISTING MASONRY.
 - ALL PARTITIONS TO RUN TIGHT TO DECK, WNO.
 - ALL RECESSES IN FIRE WALLS SHALL HAVE SOLID MASONRY OR MULTIPLE LAYERS OF GYP. BRD. TO MAINTAIN FIRE RATING.
 - REFER TO EQUIPMENT PLANS FOR CASEWORKS, VISUAL DISPLAY BOARDS, ETC.
 - XXXX INDICATES DOOR. REFER TO DOOR SCHEDULE FOR DOOR DETAILS, SHEET A6.1
 - NEW CONSTRUCTION IS TO MATCH EXISTING CONSTRUCTION EXACTLY. THE EXISTING BUILDING SHALL SERVE AS REQUIRED DETAILS FOR CONSTRUCTION IF A DETAIL IS NOT PROVIDED. ALL NEW CONSTRUCTION SHALL ALIGN WITH EXISTING MASONRY COURSEWORK AND BRICK BANDING. WINDOWS AND DOORS INCLUDING SIDE LIGHT FRAMING SHALL MATCH EXISTING COLOR, SIZE, FRAMING LAYOUT, GLASS, AND DOOR HARDWARE.
 - MASONRY CONTRACTOR TO INSTALL LOOSE LINTELS FOR MISCELLANEOUS OPENINGS NOT INDICATED ON DRAWINGS BUT REQUIRE FOR MECHANICAL, ELECTRICAL, FOOD SERVICE EQUIPMENT OR OTHER ITEMS THAT NEED TO PASS THROUGH A WALL. STEEL LINTELS SHALL BE SUPPLIED BY THE MISCELLANEOUS STEEL CONTRACTOR.

- ### ARCHITECTURAL NOTES
- INFILL WITH MASONRY AND ANY ADDITIONAL MATERIALS TO MATCH EXISTING. PROVIDE MASONRY TO MATCH EXISTING SIZE, TEXTURE, FINISH COLOR, COURSEWORK, ETC. TOOTHKEY NEW MASONRY INTO EXISTING MASONRY TO MATCH.
 - PATCH AND REPAIR WALL SURFACE @ WALL DEMOLITION LOCATION
 - PATCH/REPAIR AND/OR REPLACE EXISTING MASONRY AS REQUIRED AT AREAS OF ALTERATION AND/OR REMOVAL.
 - PATCH/REPAIR EXIST. TERRAZZO FLOORING AS REQ. AT DEMO'D FLOOR AREA FOR PLUMBING WORK.
 - ALIGN NEW WALL WITH EXISTING WALL.
 - NEW CMU WALL.
 - NEW TOILET PARTITION AND TOILET ACCESSORIES. MATCH EXISTING PARTITION LAYOUT AND REPAIR ALL UNUSED ANCHOR HOLES THAT ARE NOT COVERED BY NEW MATERIALS.
 - PROVIDE NEW TEMPERED GLASS DOOR PANELS IN DISPLAY CASE. PROVIDE ANY MISCELLANEOUS MATERIAL REQUIRED TO COMPLETE THE INSTALLATION.
 - PATCH/REPAIR EXIST. TERRAZZO FLOOR TILE AS REQ. AT DEMO'D FLOOR AREA FOR PLUMBING WORK.
 - PATCH/REPAIR EXIST. CONCRETE FLOOR SLAB AS REQ. AT REMOVED HALL OR DEMO'D FLOOR AREA.
 - 12" DIA. REINFORCED PLASTER COLUMN COVER
 - GLAZED STRUCTURAL TILE BASE, TYP. ALL CORRIDOR WALLS
 - PATCH WALL, FLOOR SLAB, GLAZED BASE, AND OTHER FINISHES AS REQ. AT NEW OPENING IN EXIST. WALL, SEE DOOR AND WINDOW DETAILS
 - NEW EXTERIOR WALL PANELS, SEE ELEVATIONS FOR LAYOUT AND DETAILS.



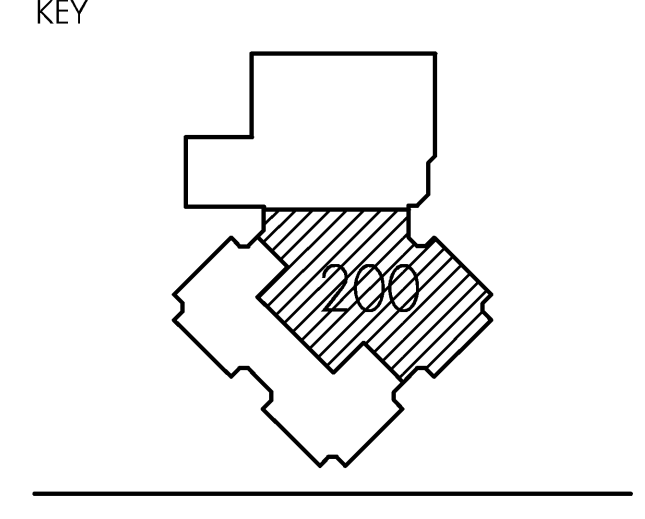
ADDITIONS
&
REMODELING

TROY

SCHOOL DISTRICT

BARNARD
ELEM. SCHOOL

REVISIONS/REVIEW	DATE
ISSUE FOR REVIEW	12.16.05
ISSUE FOR BID	03.02.06



JOB NO. **2643-10**

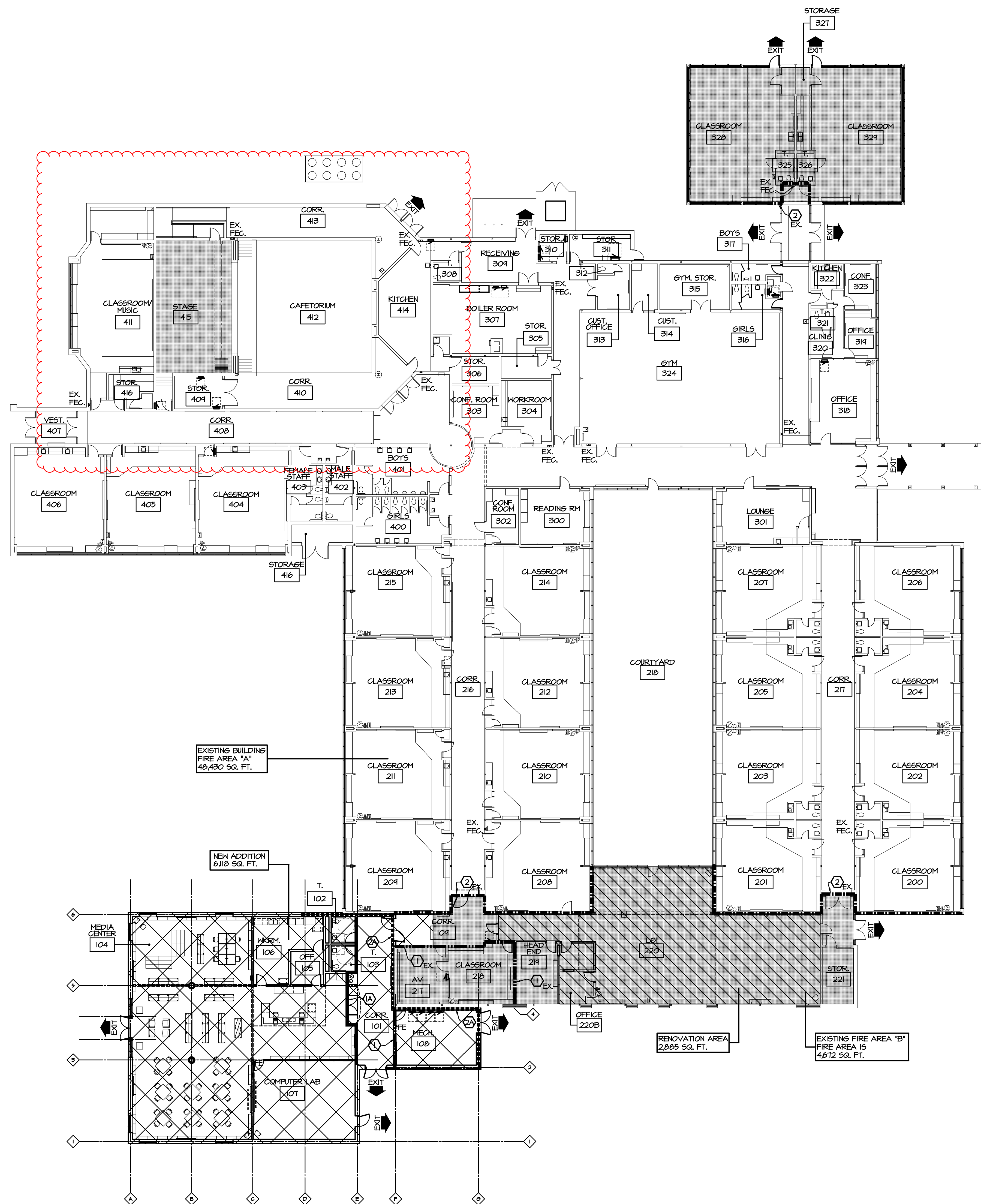
SHEET TITLE

FLOOR PLAN - UNIT 200

SHEET NO.

A1.2

© KINGSOTT ASSOCIATES INC. KALAMAZOO, MICHIGAN



1 CODE COMPLIANCE PLAN
SCALE: 1/16" = 1'-0"

PRODUCTION DESCRIPTION:
THE EXISTING HIGH SCHOOL BUILDING WILL HAVE RENOVATIONS TO EXISTING BUILDING AND NEW ADDITIONS WHICH AMOUNT TO LESS THAN 50% OF THE EXISTING BUILDING. THEREFORE, THE CONDITIONS IN THE EXISTING BUILDING SHALL REMAIN.

- CODE COMPLIANCE LEGEND:
- ① --- 1 HOUR FIRE RATED BARRIER, EXTEND TIGHT TO ROOF DECK ABOVE, 45 MIN. OPENING ASSEMBLIES SEALED PENETRATIONS.
 - ①A --- 1 HOUR FIRE RATED BARRIER, EXTEND TIGHT TO ROOF DECK, 20 MIN. OPENING ASSEMBLIES, SEALED PENETRATIONS.
 - ①B --- 1.5HR
 - ② --- 2 HOUR FIRE RATED BARRIER, EXTEND TIGHT TO ROOF DECK, 90 MIN. OPENING ASSEMBLIES, DAMPERED DUCTS, SEALED PENETRATIONS.
 - ②A --- 2 HOUR STRUCTURAL SEPARATION, 90 MIN. OPENING ASSEMBLIES, DAMPERED DUCTS, SEALED PENETRATIONS.
 - EX FE • EXISTING FIRE EXTINGUISHER /
 - EX FEC ■ EXISTING FIRE EXTINGUISHER CABINET
 - FE • NEW FIRE EXTINGUISHER /
 - FEC ■ NEW FIRE EXTINGUISHER CABINET
 - EXIT ↓ EXIT DOOR
 - ⓔ EGRESS WINDOW
 - FIRE SUPPRESSION AREA
 - ▨ EXISTING BUILDING REMODEL
 - ▤ NEW BUILDING ADDITION
 - EXISTING BUILDING

PROJECT DATA:

FIRE SUPPRESSION:	BUILDING EQUIPPED WITH A FIRE SUPPRESSION SYSTEM IN AREAS INDICATED.
CODE REGULATION:	2003 MICHIGAN BUILDING CODE 1997 MICHIGAN FIRE SAFETY RULES 1997 NFPA 101 LIFE SAFETY CODE
MECHANICAL CODE:	2003 MICHIGAN MECHANICAL CODE
PLUMBING CODE:	2003 MICHIGAN PLUMBING CODE
ELECTRICAL CODE:	2002 NATIONAL ELECTRICAL CODE
BARRIER FREE DESIGN:	MICHIGAN BUILDING CODE CHAPTER II
OCCUPANCY:	EDUCATIONAL "E" - MEC 305
TYPE OF CONSTRUCTION:	EXISTING: MEC - TYPE II-B NFPA - TYPE II (000) ADDITION: MEC - TYPE II-B NFPA - TYPE II (000)
FIRE SUPPRESSION:	PARTIALLY
ALLOWABLE HEIGHT AND AREA:	EDUCATIONAL - 2 STORIES / 14500 S.F.
FRONTAGE:	57%
ALLOWABLE AREA W/ FRONTAGE INCREASE:	19,140 SQ. FT.
ACTUAL TOTAL BUILDING AREA:	ADDITION = 6,118 SQ. FT. EXISTING BUILDING = 53,102 SQ. FT. TOTAL = 59,220 FT.
SEPARATION OF BUILDING AREA:	2HR
FIRE ENCLOSURE OF EXITS:	1HR
MAXIMUM DEADEND CORRIDOR:	20'
MINIMUM WIDTH OF CORRIDOR:	12"

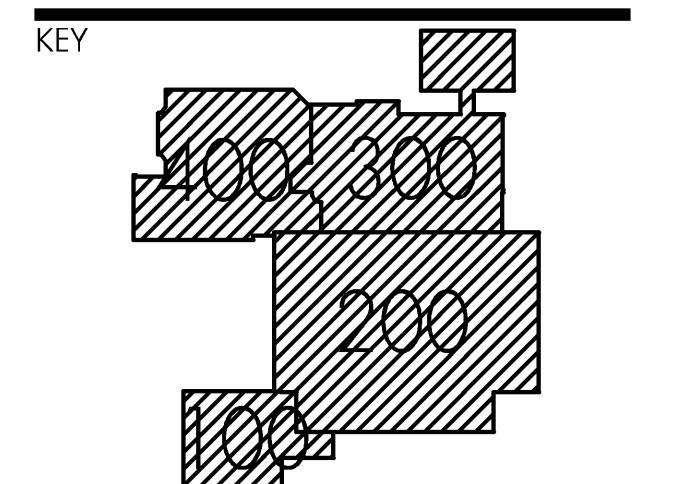


ADDITIONS
&
REMODELING

TROY
SCHOOL DISTRICT

LEONARD
ELEM. SCHOOL

REVISIONS/REVIEW	DATE
ISSUE FOR REVIEW	01-21-05
ISSUE FOR REVIEW	07-12-05
ISSUE FOR BID	10-28-05



JOB NO. 2643-09
SHEET TITLE
NORTH

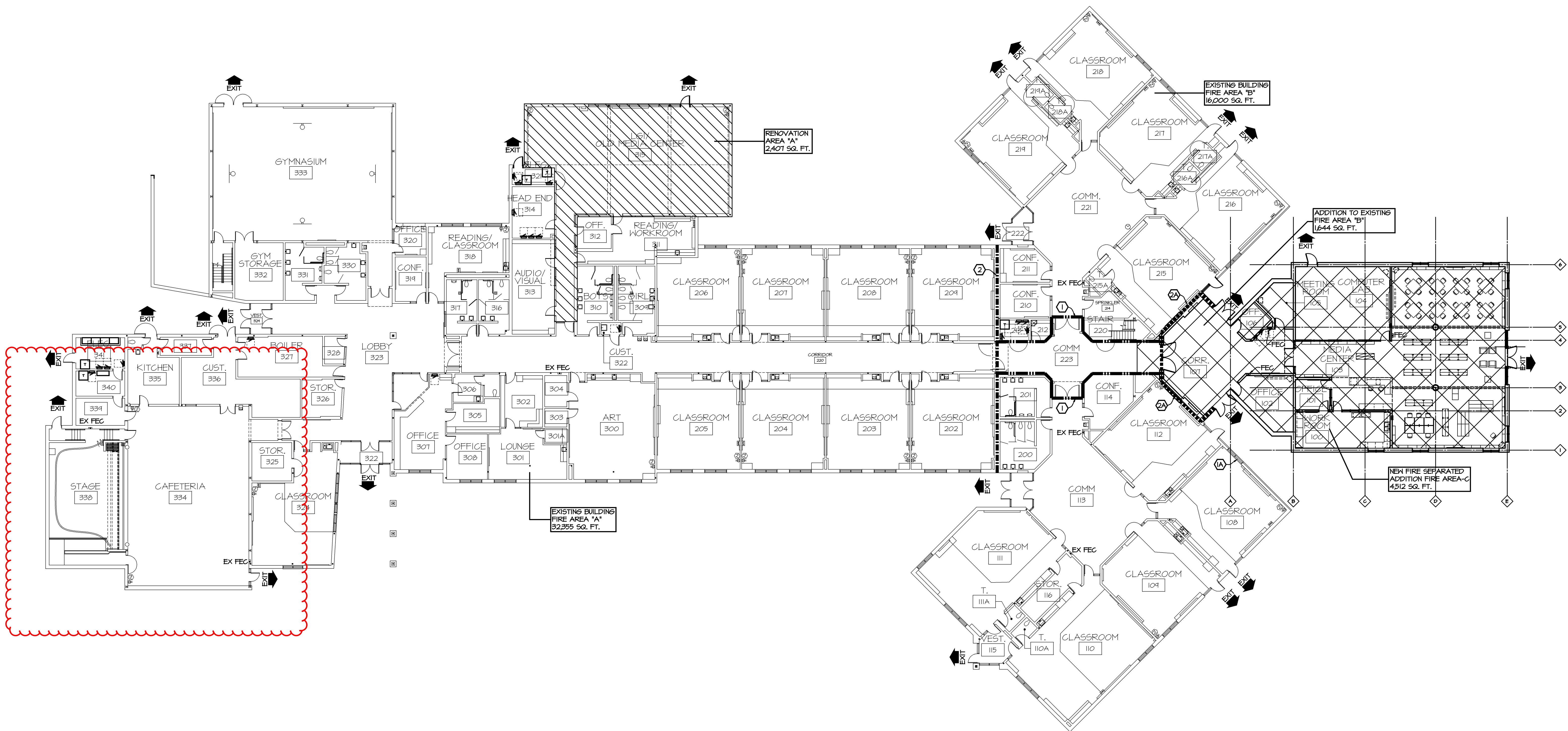
CODE COMPLIANCE PLAN
SHEET NO.

A0.0

PRODUCTION DESCRIPTION:
THE EXISTING HIGH SCHOOL BUILDING WILL HAVE RENOVATIONS TO EXISTING BUILDING AND NEW ADDITIONS WHICH AMOUNT TO LESS THAN 50% OF THE EXISTING BUILDING. THEREFORE, THE CONDITIONS IN THE EXISTING BUILDING SHALL REMAIN.

- CODE COMPLIANCE LEGEND:
- 1 HOUR FIRE RATED BARRIER, EXTEND TIGHT TO ROOF DECK ABOVE, 45 MIN. OPENING ASSEMBLIES SEALED PENETRATIONS.
 - 1 HOUR FIRE RATED BARRIER, EXTEND TIGHT TO ROOF DECK, 20 MIN. OPENING ASSEMBLIES, SEALED PENETRATIONS.
 - 2 HOUR FIRE RATED BARRIER, EXTEND TIGHT TO ROOF DECK, 40 MIN. OPENING ASSEMBLIES, DAMPERED DUCTS, SEALED PENETRATIONS.
 - 2 HOUR FIRE RATED BARRIER, STRUCTURAL BUILDING SEPARATION W/ 40 MIN. OPENING ASSEMBLIES, DAMPERED DUCTS, SEALED PENETRATIONS.
 - EXISTING FIRE EXTINGUISHER / EXISTING FIRE EXTINGUISHER CABINET
 - NEW FIRE EXTINGUISHER / NEW FIRE EXTINGUISHER CABINET
 - EXIT
 - EGRESS WINDOW
 - EXISTING BUILDING REMODEL
 - NEW BUILDING ADDITION
 - EXISTING BUILDING

PROJECT DATA:	
FIRE SUPPRESSION:	100% EXISTING & ADDITION
CODE REGULATION:	2003 MICHIGAN BUILDING CODE 1991 MICHIGAN FIRE SAFETY RULES 1971 NFPA 101 LIFE SAFETY CODE
MECHANICAL CODE:	2003 MICHIGAN MECHANICAL CODE
PLUMBING CODE:	2003 MICHIGAN PLUMBING CODE
ELECTRICAL CODE:	2002 NATIONAL ELECTRICAL CODE
BARRIER FREE DESIGN:	MICHIGAN BUILDING CODE CHAPTER 11
OCCUPANCY:	EDUCATIONAL "E" - MEG 305
TYPE OF CONSTRUCTION:	EXISTING: MEG - TYPE II-B NFPA - TYPE II (000) ADDITION: MEG - TYPE II-B NFPA - TYPE II (000)
ALLOWABLE HEIGHT AND AREA:	EDUCATIONAL - 2 STORIES / 14500 S.F. 47%
FRONTAGE: ALLOWABLE AREA WITH FRONTAGE INCREASE:	17690 SQ. FT.
ALLOWABLE AREA WITH FIRE SUPPRESSION	ADDITION = 53,070 S.F. EXISTING BUILDING = 6,556 S.F.
ACTUAL TOTAL BUILDING AREA:	TOTAL = 48,480 S.F.
EGRESS WIDTH PER OCCUPANT:	STAIRWAYS 2 DOORS 15
SEPARATION OF BUILDING AREA:	2HR
FIRE ENCLOSURE OF EXITS:	1HR
MAXIMUM DEADEND CORRIDOR:	20'
MINIMUM WIDTH OF CORRIDOR:	72"
LENGTH OF EXIT ACCESS TRAVEL:	-- LINEAL FEET



1 CODE COMPLIANCE PLAN
SCALE: 1/16" = 1'-0"



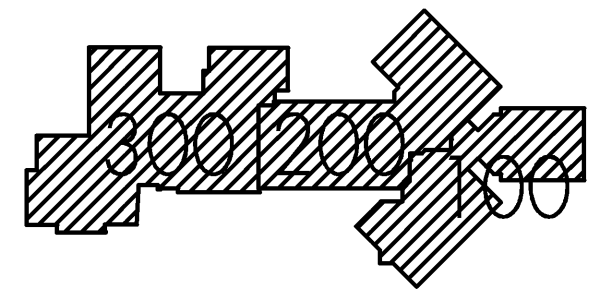
ADDITIONS
&
REMODELING

TROY
SCHOOL DISTRICT

MORSE
ELEM. SCHOOL

REVISIONS/REVIEW	DATE
ISSUE FOR REVIEW	01-21-05
ISSUE FOR REVIEW	07-12-05
ISSUE FOR BID	10-28-05

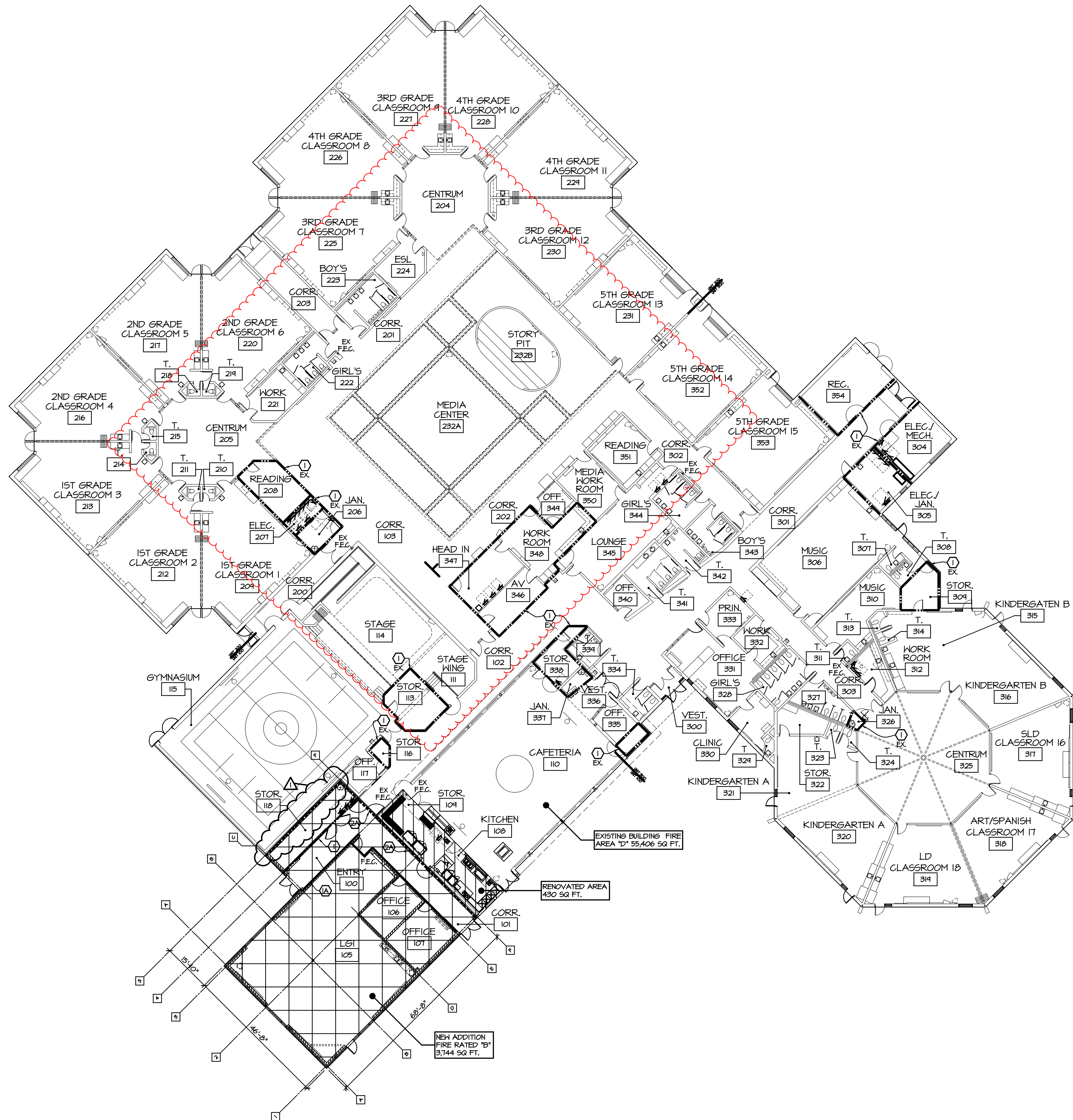
KEY



JOB NO. 2643-09
SHEET TITLE

CODE COMPLIANCE PLAN
SHEET NO.

A0.0
© KINGSOTT ASSOCIATES INC. KALAMAZOO, MICHIGAN



PRODUCTION DESCRIPTION: te3
THE EXISTING HIGH SCHOOL BUILDING WILL HAVE RENOVATIONS TO EXISTING BUILDING AND NEW ADDITIONS WHICH AMOUNT TO LESS THAN 50% OF THE EXISTING BUILDING. THEREFORE, THE CONDITIONS IN THE EXISTING BUILDING SHALL REMAIN.

- CODE COMPLIANCE LEGEND:
- ① 1 HOUR FIRE RATED BARRIER, EXTEND TIGHT TO ROOF DECK ABOVE. 45 MIN. OPENING ASSEMBLIES SEALED PENETRATIONS.
 - ①A 1 HOUR FIRE RATED BARRIER, EXTEND TIGHT TO ROOF DECK ABOVE. 45 MIN. OPENING ASSEMBLIES SEALED PENETRATIONS.
 - ② 2 HOUR FIRE RATED WALL, EXTEND TIGHT TO ROOF DECK. 40 MIN. OPENING ASSEMBLIES, DAMPERED DUCTS, SEALED PENETRATIONS.
 - ②A 2 HOUR FIRE RATED BARRIER, STRUCTURAL BUILDING SEPARATION 1/4 90 MIN. OPENING ASSEMBLIES, DAMPERED DUCTS, SEALED PENETRATIONS.
 - EX FE • EXISTING FIRE EXTINGUISHER / EXISTING FIRE EXTINGUISHER CABINET
 - FE • NEW FIRE EXTINGUISHER / NEW FIRE EXTINGUISHER CABINET
 - EXIT EXIT
 - E EGRESS WINDOW
 - EXISTING BUILDING REMODEL
 - NEW BUILDING ADDITION
 - EXISTING BUILDING

PROJECT DATA:

CODE REGULATION: 2003 MICHIGAN BUILDING CODE
1941 MICHIGAN FIRE SAFETY RULES
1941 NFPA 101 LIFE SAFETY CODE

MECHANICAL CODE: 2003 MICHIGAN MECHANICAL CODE
PLUMBING CODE: 2003 MICHIGAN PLUMBING CODE
ELECTRICAL CODE: 2002 NATIONAL ELECTRICAL CODE

BARRIER FREE DESIGN: MICHIGAN BUILDING CODE CHAPTER 11
OCCUPANCY: EDUCATIONAL "E" - MGC 305

TYPE OF CONSTRUCTION: EXISTING: MGC - TYPE II-B
NFPA - TYPE II (000)
ADDITION: MGC - TYPE II-B
NFPA - TYPE II (000)

ALLOWABLE HEIGHT AND AREA: EDUCATIONAL - 2 STORIES / 14,500 S.F.

ACTUAL TOTAL BUILDING AREA: ADDITION = 3,744 S.F.
EXISTING BUILDING = 55,406 S.F.
TOTAL = 64,150 S.F.

EGRESS WIDTH PER OCCUPANT: DOORS 15

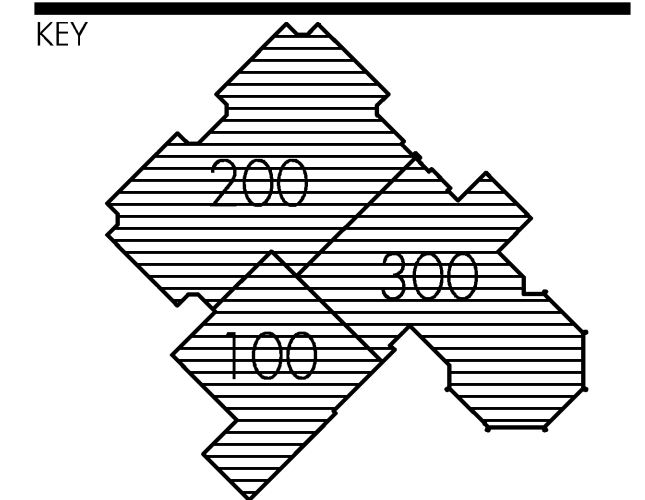
SEPARATION OF BUILDING AREA: 2HR
FIRE ENCLOSURE OF EXITS: 1HR
MAXIMUM DEADEND CORRIDOR: 20'
MINIMUM WIDTH OF CORRIDOR: 72"



ADDITIONS & REMODELING TROY SCHOOL DISTRICT

WATTLES ELEM. SCHOOL

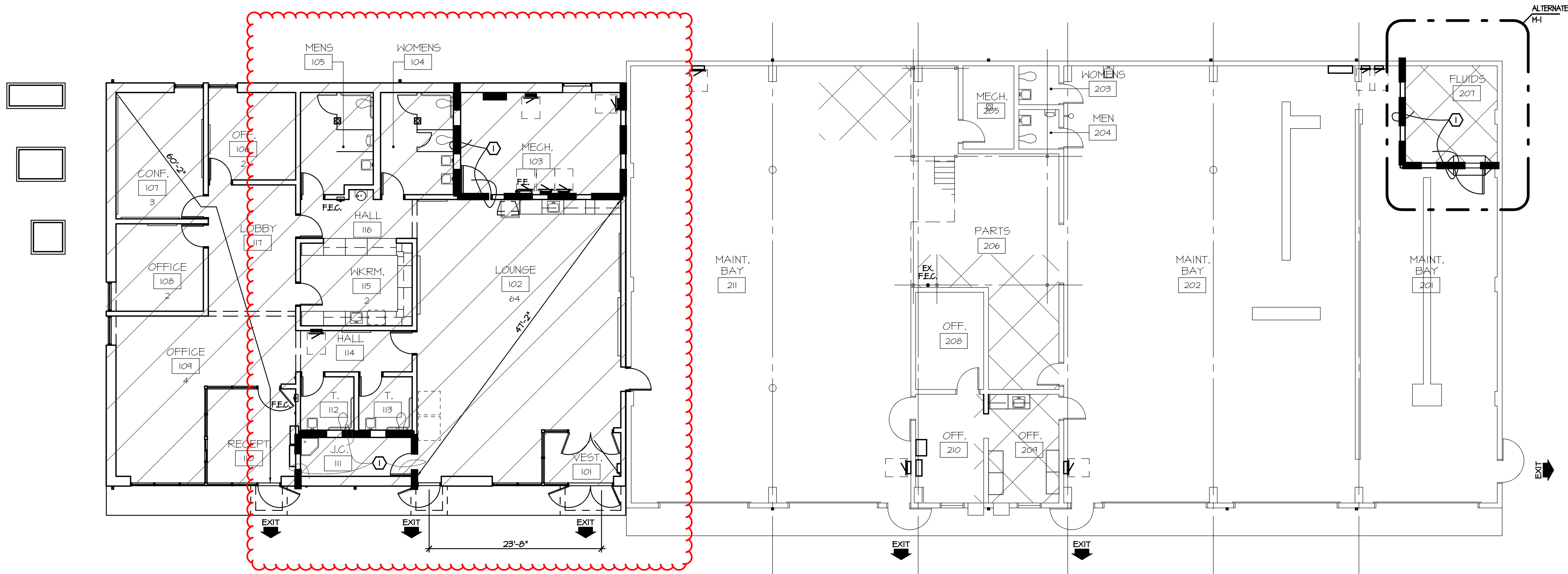
REVISIONS/REVIEW	DATE
ISSUE FOR REVIEW	12.16.05
ISSUED FOR BIDS	06.01.06
REVISION	01.05.07



JOB NO. 2643-10
SHEET TITLE

CODE COMPLIANCE PLAN
SHEET NO.

A0.0
© KINGS COTT ASSOCIATES, INC. KALAMAZOO, MICHIGAN



CODE COMPLIANCE PLAN
SCALE: 1/8" = 1'-0"

PRODUCTION DESCRIPTION:
THE EXISTING TRANSPORTATION BUILDING WILL HAVE MINOR REMODELING WORK TO THE EXISTING BUILDING WHICH WILL AMOUNT TO LESS THAN 50% OF THE EXISTING BUILDING. THEREFORE, THE CONDITIONS IN THE EXISTING BUILDING SHALL REMAIN.
THE NEW BUILDING ADDITION SHALL NOT BE SEPARATED FROM EXISTING BUILDING WITH A 2 HOUR SEPARATION AS IT WILL NOT EXCEED THE ALLOWABLE BUILDING AREA.

CODE COMPLIANCE LEGEND:

① — 1 HOUR FIRE PARTITION. EXTEND TIGHT TO ROOF DECK ABOVE. 45 MIN. OPENING ASSEMBLIES SEALED PENETRATIONS. UL RHOS OR RA141 W/ FIRE DAMPERS.

F.E.C. ■ SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER

F.E. • FIRE EXTINGUISHER (SEE EQUIP. PLANS)

EXIT
↓

EXISTING BUILDING REMODELING

NEW BUILDING ADDITION

EXISTING BUILDING

PROJECT DATA:

FIRE SUPPRESSION: NONE
CODE REGULATION: 2003 MICHIGAN BUILDING CODE
1991 MICHIGAN FIRE SAFETY RULES
1991 NFPA 101 LIFE SAFETY CODE
MECHANICAL CODE: 2003 MICHIGAN MECHANICAL CODE
PLUMBING CODE: 2003 MICHIGAN PLUMBING CODE
ELECTRICAL CODE: 2002 NATIONAL ELECTRICAL CODE
BARRIER FREE DESIGN: MICHIGAN BUILDING CODE CHAPTER 11
OCCUPANCY: STORAGE GROUP S-1
TYPE OF CONSTRUCTION: EXISTING: MEC - TYPE III-B
NFPA - TYPE III (000)
ADDITION: MEC - TYPE II-B
NFPA - TYPE II (000)
ALLOWABLE HEIGHT AND AREA: STORAGE - 3 STORIES / 17500 S.F.
EXIST. FLOOR AREA: 7370 S.F.
FLOOR AREA AT ADDITION: 3350 S.F.
TOTAL FLOOR AREA: 11320 S.F.
EXIST. REMODELED AREA: 685 S.F.

ADDITIONS & REMODELING

TROY
SCHOOL DISTRICT

TROY
TRANSPORTATION BUILDING

REVISIONS/REVIEW DATE

OWNER'S REVIEW 03-15-07
ISSUED FOR BIDS 03-23-07

KEY

JOB NO. 2643-14

SHEET TITLE

CODE COMPLIANCE PLAN

SHEET NO.

A0.1

2024 Flooring Scope of Work

Project consists of:

Removal and installation of flooring materials and floor polishing at Barnard, Bemis, Leonard, Morse, Wass, Wattles, Baker and Transportation. For each building there is a composite plan showing the areas of work – shaded by color on a composite plan, enlarged plan(s) (if necessary) and a room finish schedule. The room finish schedule contains information on desired materials and alternates. Some existing flooring is asbestos containing. These spaces will be abated by TSD. As such, do not include demolition of these rooms. Spaces indicated on the room finish schedule in the demolition column with a “yes” means you are to include demolition in your bid.

Note: Project is divided into two bid divisions. Bid division 1 is all the flooring demo and replacement. Bid division 2 is concrete and terrazzo floor polishing.

Scope of work - Replacement:

Barnard, Bemis, Leonard, Morse, Wass, Wattles, and Transportation Building - Remove and replace flooring in shaded rooms.

Scope of work - Polishing:

At Leonard, polish cafeteria and corridor terrazzo.

Specifications:

Demolition – VCT and Carpet Areas

1. Remove existing flooring and base as noted in room finish schedule – dispose of legally off site.
2. It is essential that all substrates be permanently dry, clean, smooth, and structurally sound. Substrates shall be free of all foreign materials such as dust, solvent, paint, wax, grease, oil, residual adhesive, adhesive removers, curing, sealing, hardening, or parting compounds, alkaline salts, excessive carbonation or laitance, mold, mildew, and other foreign materials that might prevent adhesive bond. Substrate preparation should be done while the permanent HVAC is set at a minimum 68°F. Vacuuming the substrates with a commercial shop vacuum is a preferred method of removing dirt and dust. For concrete floors, damp mopping is an excellent way to remove fine dust. A clean substrate is essential for proper bonding of the adhesive to the substrate. Contractor responsible for all prep and required testing by the manufacturer.

Installation – CPT 2 Walk off carpet (Yellow)

1. Provide Forbo Coral 24” X 24” tile. Color TBD - extent as shown on drawings.
2. All installation will be per the manufacturer’s guidelines for this product.
3. Grind smooth existing surface.
4. Skim coat all areas with Ardex or similar to receive Forbo product.
5. Check Rh for 60 days prior to install.
6. Product will be installed using Forbo Sustain 1195 adhesive.
7. Provide new 4 1/2" H Roppe rubber base color.
8. Contractor must have certified installer on site during installation.
9. See manufactures specifications for proper installation of product.

Installation – MCT Luxury tile (Blue)

1. Provide Forbo MCT as the base bid.
2. All installation will be per the manufacturer's guidelines for this product.
3. Grind smooth existing surface.
4. Skim coat all areas with Ardex or similar to receive Forbo product.
5. Check Rh for 60 days prior to install.
6. Product will be installed with Sustain 1195 adhesive.
7. Provide new 4 1/2" H Roppe rubber base.
8. Contractor must have certified installer on site during installation.
9. See manufactures specifications for proper installation of product.
10. All locations to be random pattern 2 colors.

Installation – CPT Flotex (Green)

1. Provide Forbo Flotex modular v1.01 20" X 20" or 10" X 40" - extent as shown on drawings.
2. All installation will be per the manufacturer's guidelines for this product.
3. Grind smooth existing surface.
4. Skim coat all areas with Ardex or similar to receive Forbo product.
5. Check Rh for 60 days prior to install.
6. Product will be installed with FRT 950 adhesive.
7. Provide new 4 1/2" H Roppe rubber base.
8. Contractor must have certified installer on site during installation.
9. See manufactures specifications for proper installation of product.
10. All locations to be random pattern 2 colors.

Installation – Rubber Flooring – (Purple)

Provide nora Grano/Satura 39" X 39" tiles. Colors TBD.

2. All installation will be per the manufacturer's guidelines for this product. Including performing water droplet test and bond test.
3. Sand/grind smooth the existing surface. Be sure finish is not too smooth as to allow absorption of the prep and adhesive.
4. Skim coat all areas with Ardex or similar to receive nora product.
5. Check Rh for 60 days prior to install.
6. Product will be installed with nora AC MR95 adhesive.
7. Provide new 4 1/2" H Roppe rubber base color; TBD
8. Contractor must have manufacturer or certified installer on site during installation.
9. Surface cracks, grooves, depressions, control joints or other non-moving joints, and other irregularities must be filled or smoothed with a patching or underlayment compound with no moisture vapor emission limitations. These compounds must provide a minimum of 3000 psi compressive strength per ASTM standards. Project warranties should be obtained from the manufacturer of the installed floor prep product.

Installation – Gerflor Mipolam – (Orange)

1. Gerflor Mipolam Troplan Tile and Sheet Flooring Base Bid.
2. All installation will be per manufacturer's guideline Installation Instructions.
3. Provide a dry, clean and smooth concrete sub floor in accordance with ASTM F710.
4. Skim coat all areas with Gerflor Gerpatch (100% RH).
5. Check sub floor RH 60 days prior to installation.
6. All tiles will be installed quarter turned.
7. Tiles will be installed with Gerflor's T-111.
8. Provide new 4 ½" Roppe Rubber Base.
9. Contractor's installers must meet requirements of Gerflor's CSI Format Specifications and be onsite during installation.
10. See Gerflor Mipolam Installation Instructions for correct installation procedures.

Schedule:

Abatement schedule is as follows:

?

Flooring schedule is as follows:

Baker – June 18 to July 17

Barnard – July 22 through Aug 2

Bemis – July 22 through Aug 2

Leonard – July 29 through August 2

Morse – July 29 through August 9

Wass – July 22 through August 2

Wattles – June 18 through June 28

Transportation - TBD

Polishing schedule is as follows:

Leonard corridors – July 29 through August 7

Leonard cafeteria – August 12 through August 16

Color Schedule – Color selections will be issued as an addendum

General Notes

TSD will address all moving needs.

Contractor to provide rubber transitions strips by Mannington model – Fusion at all transitions from soft to hard surface, height differences or at the edge of exposed flooring. Contractor to verify locations with owner prior to install. Color TBD.

Contractor to remove ALL metal Schluter trim in rooms/spaces where work is taking place. This is between CT and carpet, VCT to walk off, VCT to recessed mat and other conditions. In a few locations where the recessed mats are being filled in the metal can be ground down below the level of the prep. Must be 1/8" below prep so as not to telegraph through.

For all rooms being abated by TSD they will be ground. Contractor to include floor prep.

For rooms with moveable partitions – carpet will extend under the partitions. TSD will open partitions.

When installing base in rooms include installing base on casework and lockers. Note some will require cutting rubber base down.

In all rooms where a pedigrid type mat exists contractor to remove mat, remove Schluter strip, infill flush with adjacent surface then grind/sand smooth to accept new finishes.

If flooring demo is called for include demo of base. Include in your bid 4 ½" h base. This will be reviewed in the field after demolition is complete. All flooring and base demo to be completed by the flooring bid category.

Contractor to protect all electrical floor boxes during demolition.

Flooring contractor to remove all base and flooring not called to be abated.

At all rooms to be polished include new rubber base – by flooring contractor.

Provide 1% for attic stock.

Contractor to conduct moisture readings during Spring Break and report results to TSD. Number of probes per ASTM.

In areas of polishing, contractor to remove floor drain covers and clean. Also remove and clean clean-out covers.

END

Baker Middle School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or Alternate
Classroom	200	No	Yes	CPT	Rubber	Base bid
Classroom	201	No	Yes	CPT	Rubber	Base bid
Classroom	202	No	Yes	CPT	Rubber	Base bid
Classroom	203	No	Yes	CPT	Rubber	Base bid
Classroom	206	No	Yes	CPT	Rubber	Base bid
Classroom	207	No	Yes	CPT	Rubber	Base bid
Classroom	208	No	Yes	CPT	Rubber	Base bid
Classroom	209	No	Yes	CPT	Rubber	Base bid
Classroom	210	No	Yes	CPT	Rubber	Base bid
Classroom	211	No	Yes	CPT	Rubber	Base bid
Classroom	212	No	Yes	CPT	Rubber	Base bid
Classroom	213	No	Yes	CPT	Rubber	Base bid
Classroom	216	No	Yes	CPT	Rubber	Base bid
Classroom	217	No	Yes	CPT	Rubber	Base bid
Classroom	218	No	Yes	CPT	Rubber	Base bid
Second floor corridor	-	No	Yes	Rubber	Rubber	Base bid
Lobby	-	No	Yes	CPT 2	Rubber	Base bid

Barnard Elementary School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
MC story pit area	-	No	Yes	CPT 3	None	Base bid

Bemis Elementary School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
MC story pit area	-	No	Yes	CPT 3	None	Base bid

Leonard Elementary School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
Corridors	-	No	No	Polish	Rubber	Base bid
Cafeteria	-	No	No	Polish	Rubber	Base bid
Stage, Stairs and Ramp	-	No	Yes	MIP	Rubber	Base bid

Morse Elementary School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
Cafeteria	-	No	Yes	MIP	Rubber	Base bid
Stage, Stairs and Ramp	-	No	Yes	MIP	Rubber	Base bid

Wass Elementary School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
MC story pit area	-	No	No	CPT 3	None	Base bid

Wattles Elementary School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
Media Center	-	No	Yes	CPT	Rubber	Base bid
Room C	-	No	Yes	CPT	Rubber	Base bid
Room D	-	No	Yes	CPT	Rubber	Base bid
Room E	-	No	Yes	CPT	Rubber	Base bid
Room F	-	No	Yes	CPT	Rubber	Base bid
Room G	-	No	Yes	CPT	Rubber	Base bid
Room H	-	No	Yes	CPT	Rubber	Base bid
Room I	-	No	Yes	CPT	Rubber	Base bid
Workroom	-	No	Yes	MCT	Rubber	Base bid
Corridor entry	-	No	Yes	CPT 2	Rubber	Base bid

Transportation

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
Small toilet rooms M/F	-	No	Yes	MIP	Rubber	Base bid
Mail room	-	No	Yes	MIP	Rubber	Base bid
Large toilet rooms M/F	-	No	Yes	MIP	Rubber	Base bid
Lounge	-	No	Yes	MIP/CPT 2	Rubber	Base bid

	=	RUB	Nora
	=	CPT	Forbo Flotex
	=	CPT2	Forbo Coral Brush
	=	POL	Polished concrete
	=	MIP	Mipolam