

OTSEGO COUNTY COMMUNITY CENTER RENOVATIONS

Gaylord Michigan



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS
"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER
RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date Issued For
05-04-2015 CONSTRUCTION SET

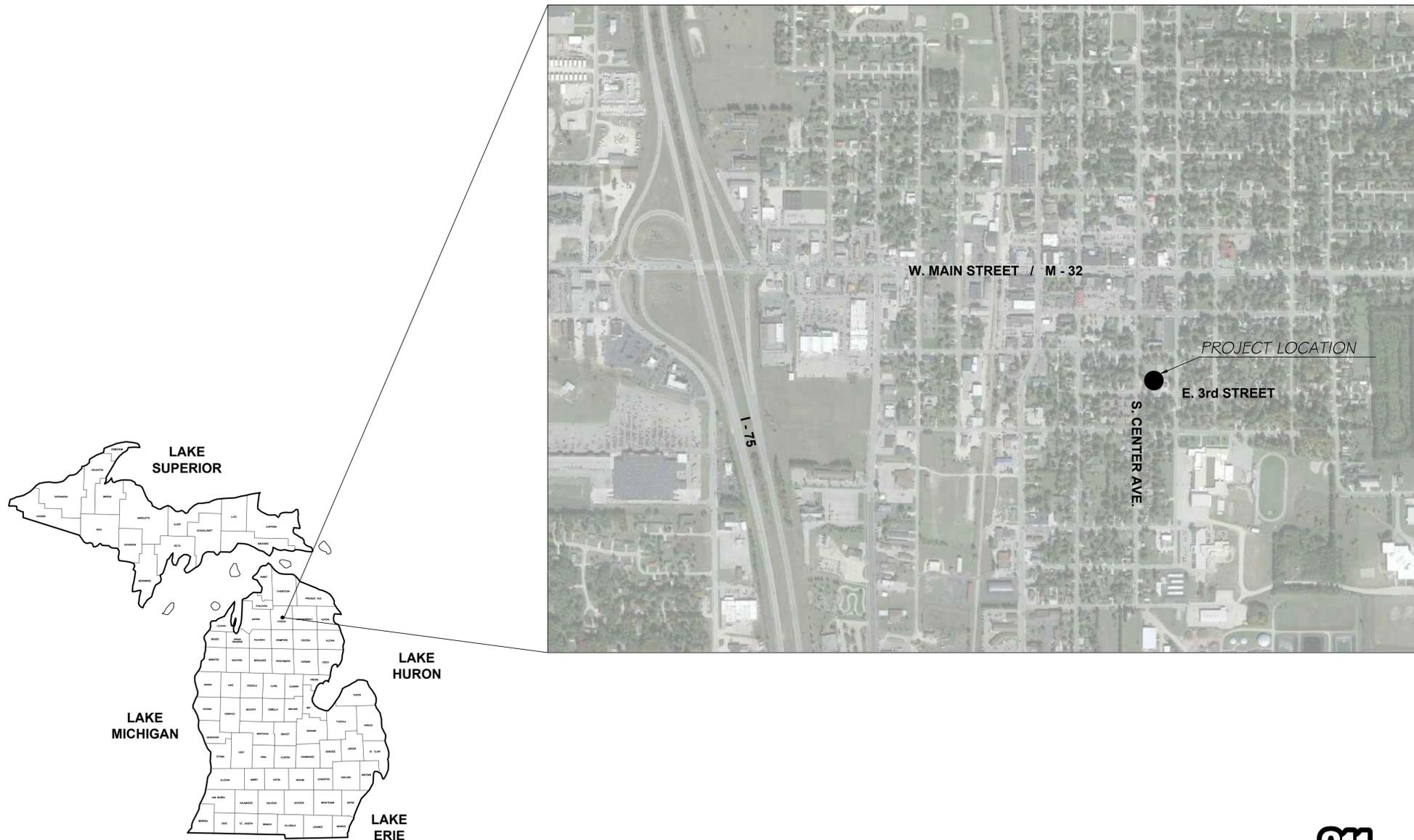
Drawn: TB
Checked:
Approved: BJB

Sheet Title:
COVER SHEET

Project Number: 515197

Sheet Number: CS-001

This material is the exclusive property of Sidock Group, Inc. and shall not be reproduced, stored, or used in any manner without the prior written consent of Sidock Group, Inc. © 2015



BIDDING INFORMATION
BASE BID: BASE BID IS ALL WORK SHOWN OR SPECIFIED EXCEPT ITEMS NOTED AS BID OPTIONS
BID OPTIONS
BID OPTIONS # 1 - NEW COVERED ENTRY ROOF AND COLUMNS

SHEET INDEX		
NO.		DATE
GENERAL		
CS-001	COVER SHEET	05-04-2015
CS-002	GENERAL NOTES	05-04-2015
ARCHITECTURAL		
A-100	LOWER FLOOR / MAIN FLOOR DEMOLITION PLAN	05-04-2015
A-200	LOWER FLOOR PLAN	05-04-2015
A-201	MAIN FLOOR PLAN	05-04-2015
A-300	ELEVATIONS	05-04-2015
A-301	ELEVATIONS	05-04-2015
A-310	BUILDING DETAILS	05-04-2015
A-311	BUILDING DETAILS	05-04-2015
A-312	BUILDING DETAILS	05-04-2015
A-600	SCHEDULES	05-04-2015



Know what's below.
Call before you dig.



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:



Client:

OTSEGO COUNTY

Project:

COMMUNITY CENTER RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735

Scale:

Issue Date:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

Drawn: TB

Checked: BJB

Approved: BJB

Sheet Title:

GENERAL NOTES

Project Number: 515197

Sheet Number: CS-002

This material is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. ©2015

General Notes

Before beginning work at the site, and throughout the course of the work, inspect and verify the location and condition of every item affected by the contract under the contract. Report any discrepancies to the Architect before performing any work related to the inspection.

Trade, product, or manufacturer's names, or catalog numbers shown on the plans for new products are to establish quality required. In every case add, by inference, after trade, product, or manufacturer's name, the phrase, "or approved equal".

Determine location of partitions not dimensioned, by their relation to column face center, window jamb, or other similar fixed item.

Do not scale drawings (USE DIMENSIONS).

All building plans shall be submitted to the Building Official for plan review. Notify Architect of any plan review comments prior to construction.

All trades shall conform with all applicable Federal, State, Local, and OSHA codes, rules and regulations. In case of conflict, the most stringent requirement shall apply.

Before beginning any work at the site, inspect the existing building and determine the extent of existing finishes, specialties, casework, equipment, and other items that must be removed and reinstalled to perform the work defined in this contract.

The architectural drawings show principal areas where work must be accomplished under the contract. Incidental work may also be necessary in areas not shown on the architectural plans due to changes affecting existing mechanical, electrical, plumbing, or other systems. Such incidental work is also part of the contract. Inspect those areas and ascertain work needed, and perform that work according with the contract requirements, at no additional cost.

Dimensions to existing surfaces are to the finished face. Dimensions to new masonry are to rough face of the units. Masonry dimensions are nominal. Dimensions to new stud partitions are to the face of studs.

Existing masonry block coursing is based on one course equals 8". New block coursing shall match existing.

Do not drill or cut existing floor joist, beams, columns, or other structural elements, unless specifically indicated. Drill slabs where approved. Core drill circular openings through slabs. Line drill slabs through slabs. Make openings of proper size for conduits, ducts, pipes, and other items passing through openings.

Protect existing work to remain from damage.

Repair, patch, and finish, as applicable, to match adjacent existing finishes. Those existing surfaces damaged or newly exposed during the performance of the work under this contract. Where permanent removal of existing millwork, casework, cabinetwork, accessories, equipment, or furnishings are required, the contractor shall remove such surfaces to match adjacent exposed surfaces. Where such surfaces are to remain exposed, patch previously concealed surfaces to match adjacent exposed surfaces. Where such surfaces are scheduled to receive the new finishes, prepare the surfaces to receive the new finishes.

Where cutting of existing surfaces or removal of existing finishes is required to perform the work under this contract, and a new finish is not indicated, fill resulting openings and patch the surface after performing the work, and finish to match adjacent existing surfaces.

Provide new lintels or headers over every new opening in both new and existing walls and partitions.

Where match existing is indicated, new construction or finishes, as appropriate to the note, shall match the existing in every aspect.

Junctures between existing masonry and patches, or extensions shall be made to clean cut lines or neatly toothed in.

Work shown is new unless specifically noted or otherwise indicated as existing.

Soils Notes

The General Contractor shall verify and document existing soil characteristics at the building location prior to construction and submit a foundation and soils investigation summary to the local Building Official and the Architect for review. The summary shall classify the soil material and provide the presumed allowable foundation and lateral pressures as described in Table 1806.2 of the 2012 Michigan Building Code. Upon review of the report, the local Building Official and the Architect shall determine if additional soil classification and investigation will be required at the location.

Remove all fill and organic materials from areas to receive floor slabs and footings.

Verify that excavations are free of water and ice, are at the required depth and dimension, and have been approved prior to concrete placement. If water is present above the elevation where the bottom of footing is to be placed, document the water level and notify the Architect prior to proceeding. Additional investigation may be required to analyze water drainage and hydrostatic pressures to determine mitigation methods.

Foundations and footings have been designed based on a minimum soil bearing capacity of 2000 psf.

Minimum footing depth shall be 3'-6" below grade, unless noted otherwise.

Footings shall be placed on solid, undisturbed earth, or engineered fill.

All engineered fill shall be placed in 12" layers and compacted to 95% maximum density as determined by the Michigan cone method.

All slabs shall bear on sand compacted to 95% maximum density as determined by the Michigan cone method.

Foundation Notes

Remove all fill and organic materials from areas to receive floor slabs. Prepare areas per soil engineer's recommendation.

All reinforcing bars, dowels and ties shall conform to ASTM A615 Grade 60. Reinforcing steel shall be continuous and shall have a minimum 36 bar diameter lap, unless shown or noted otherwise. All reinforcing bars shall be deformed.

Provide temporary bracing as required to insure the stability of the structure until permanent framing is in place.

Waterproof all poured concrete walls at any below grade conditions unless directed otherwise by soils engineer.

Concrete

Concrete strength shall be 4000 psi compressive strength at 28 days for all footings, thickened slabs, and concrete slabs not exposed to weather. All concrete exposed to weather shall be 4000 psi compressive strength with 6% + or - 1% entrained air. Concrete work and placement shall conform to the latest specifications of CCRB and ACI.

Maximum freefall for concrete without a chute or elephant trunk is 5'

Remove no forms within the first 24 hours after concrete placement.

When air temperature is less than 40°, or will be within 24 hours after concrete placement, maintain concrete temperature between 50° to 90° for concrete thicker than 12" or 55° to 90° for concrete less than 12" thick for a period of 7 days.

Cast In Place Concrete shall be placed as specified in the "Specifications for Structural Concrete For Buildings", ACI 301, except as noted.

Cement shall be gray Portland Cement conforming to ASTM C-150 Type 1. Aggregate shall conform to ASTM C-33 lightweight aggregate.

No admixtures containing calcium chloride shall be permitted.

Water shall not be allowed to flow through deposited concrete.

Concrete

Concrete shall conform to American Concrete Institute Standard 301, "Specifications for Structural Concrete for Buildings." An air entraining admixture conforming to 102 USC shall be added to all concrete exposed to freezing and thawing, provide 5% + 1% entrained air; the following strengths shall be verified by 28 day cylinder tests.

Min. Sacks of Cement per F.C.	Water/Cement Ratio	Special Insp. Required	Use
2500	5/12	54	NO S.O.G. FTGS, WALLS

The use of water-soluble chloride ion shall not be used unless approved by the engineer, as an alternative to the above, the contractor may submit a concrete mix design for approval two weeks prior to placing any concrete. The alternate mix design shall be reviewed for conformance to 102 USC.

Reinforcing Steel

ASTM A-615 grade 60 (FY = 60 ksi) deformed bars. ASTM A-105 (FY = 15 ksi) for smooth welded wire fabric, welded rebar ASTM A-106, grade 60, A615 D1-4, certified welders, provide class B B36 splice, reinforcement for slabs on grade shall be wuf 6x6 w/4 x w/4 unless noted otherwise. Minimum concrete cover shall be:

Concrete cast against earth	3"
Formed surface exposed to earth or weather	1 1/2"
Concrete not exposed to weather or earth	3/4"

Steel Notes

All reinforcing bars, dowels and ties shall conform to ASTM A615 Grade 60 and A-305, fy = 60,000 PSI, design fb = 24,000 PSI.

Welded wire mesh shall conform to ASTM A-105.

Lap all continuous re-bar 36" min. Lap all WWM. 6" on sides and 12" on the ends.

Concrete protection (cover) for reinforcing steel shall be as follows:
Footings and other unformed surfaces (earthface) 3"
formed surfaces in direct contact with earth 2"
surfaces exposed to weather 1 1/2"

Slabs and walls (interior face) 3/4" Anchor bolts shall conform to ASTM A-307.

Steel plates or fasteners in contact with pressure treated lumber and protected within the building envelope (adequately shielded from direct contact with moisture) shall be stainless steel or galvanized to G60 per ASTM A 524 requirements. Steel plates or fasteners in contact with pressure treated lumber located outside of the building envelope or exposed to moisture shall be stainless steel or galvanized to G60 per ASTM A 524.

Contractor shall not mix galvanized and stainless steel. Any metal parts in contact with other metal parts shall be of a similar material.

Guardrails

Top of railings shall be a minimum of 42" above finished floor.

The space below a guardrail shall be constructed such that a sphere with a diameter of 4 inches cannot pass through any opening.

Guards shall be provided on open sides of stairs and at open areas with a drop off greater than 30".

Guard pattern shall not be constructed of a pattern that produces a ladder effect.

Triangular opening formed by treads and risers shall not allow a 6" sphere to pass.

Handrails

Handrails shall be provided on at least one side of stairways of two (2) risers or more having a width of less than 44". Provide additional handrails as required by code on wider stairways.

All handrails shall be located at a height of 34" minimum and 38" maximum above nose of tread. The size and shape of handrail shall conform to current code requirements.

Handrail wall clearance shall be 2 1/4" for stairs and 1 1/4" for other cases.

Handrails shall be continuous without interruption. Handrails shall return to a wall or post.

Handrails shall support 200 pounds at any location or direction.

Handrails shall have a cross section of 1 1/4" minimum to 2" maximum.

Handrails are permitted to be part of guards.

Windows and Glazing

Provide flashing at all head, sill, and jamb conditions.

Fixed glass sizes shown are for reference only. Glazing contractor shall field measure all rough openings for fixed glass prior to fabrication.

Operating sash sizes are indicated for basic sizing only. Final size for rough openings and glazing shall be per selected window manufacturer's standards.

All exterior glazing shall be sealed, low emissivity, insulating glass units which are manufactured by members of SIGMA and IGCC. Sealed glass shall meet ASTM E114, Class B.

The following shall be considered specific hazard locations requiring safety glazing materials:

- Glazing in swinging doors except jalousies with the following exceptions:
 - Openings in doors through which a 3" sphere is unable to pass.
 - Decorative glass in items #1, 6, and 7.
 - Glazing materials used as curved glazed panels in revolving doors.
 - Commercial refrigerated cabinet glazed doors
 - Glazing materials that comply with chapter 7 of 530/ASCE 5/TMS 402
 - Louvered windows and jalousies complying with the following:
 - glass is float, wired, or patterned
 - minimum 3/8" thick
 - maximum 48" long
 - exposed edges shall be smooth
 - exposed wire is not permitted
 - all other glass types need to be approved by the Building Official
 - Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing surface.
- Glazing in fixed sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
- Glazing in storm doors
- Glazing in all unframed swinging doors.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers. Glazing any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above the walking surface. The following exceptions apply:
 - Panel where there is an intervening wall or other permanent barrier between the door and glazing.
 - Glazing in walls perpendicular to the plane of the door in a closed position in one- and-two-family dwellings or within dwelling units in group R-2
- Glazing in an individual fixed or operable panel, other than those locations described in preceding items 5 and 6, which meets all of the following conditions:
 - Exposed area of an individual pane greater than 9 square ft.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of glazing.
 - Safety glazing is not required if a protective barrier (minimum height, capable of withstanding 50 pounds per linear foot) without contacting the glass, is installed on the accessible sides of the glazing 34 to 38 inches above the floor.
- Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above the walking surface.
- Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the following conditions are present:
 - The bottom edge of the glazing on the pool or spa side is less than 60 inches above a walking surface on the pool or spa side of the glazing and
 - The glazing is within 60 horizontally of the water's edge of a swimming pool or spa.
- Glazing adjacent to stairways, landings and ramps where the following conditions are present:
 - Within 36 inches horizontally of a walking surface
 - Within 60 inches horizontally of the bottom tread of stairway in any direction and
 - Bottom edge less than 60 inches above the plane of the adjacent walking surface (or stairways, measured from the nose of the tread).
 - Safety glazing is not required when the side of a stairway, landing or ramp has a guard or handrail including balusters of in-fill panels, complying with the provisions of guards and live loads:
 - The plane of the glazing is 18 inches from the railing.

9. Where welding is used, the owner may decide to make non-destructive tests of the welds using radiography, ultrasonics, magnetics and die penetrants in combination or singularly. The non-destructive investigation will be performed by an independent testing laboratory qualified in this type of work. The cost of this investigation will be assumed by the owner. The contractor shall be responsible to provide access as required for testing lab personnel.

10. Weld acceptability shall be based on AWS D11-latest edition "structural welding code steel". In the event the welding is not acceptable, the contractor shall remove all rejected welding and re-weld all such areas. The contractor will then assume all costs in connection with the re-welding and re-examination of the re-welded connections until welding is accepted by owner.

11. General: before any prime paint is applied, all surfaces of steel members shall be thoroughly cleaned in the fabricating shop to remove loose rust, scale, dirt, oil and foreign matter. Surfs shall be removed by grinding, all grease and oil shall be removed by solvents. remove completely weld-spatter and other weld deposit products adhering to the steel. Surfaces shall be thoroughly dry before painting.

12. Surfaces of steel prior to painting, shall be automatically or manually cleaned by power wire brush.

13. Steel surfaces that are to be shop-painted by the contractor shall be dry and clean of loose mill scale, rust, dirt, oil and foreign matter that would be deleterious to the paint. no paint shall be applied when the temperature is below 40°F.

14. All areas at contact surfaces of joints shall be free of oil, paint, loose scale and burrs.

15. Contact surfaces in connections made with high strength bolts will not be painted. surfaces not in contact with concrete will be painted.

16. Shop coats shall be free of skips and runs and shall be thoroughly dry before the steel is handled or shipped.

17. Shop paint shall be one (1) or more coats of Sherwin-Williams Kam Bond (a universal metal primer EB20WZ4 (oil white) (3.0 mil dry film thickness) or owner approved equal.

18. All welding shall conform to AWS D13 specifications for welding steel structures, and use AWS D13 welding zinc coated steel.

19. Unless specifically noted, all material shall be of a minimum 18 gauge thickness, and shall meet the deflection requirements of the finish material to be attached to the light gauge framing or deflection of light gauge studs, under wind loading serving as back-up for the brick veneer shall not exceed span/120, when not specifically designed, the contractor shall submit calculations prepared and sealed by an engineer registered in the State of Michigan for review and approval by the architect/engineer.

20. All studs and joists shall be installed at spacing indicated on the drawings, unless noted, each side of the openings shall be framed with double studs.

21. All studs and joists shall have a bridging line installed at a maximum distance of 4'-0" and 5'-0" respectively.

22. All joists shall have web stiffeners at reaction points and concentrated loads.

23. The nomenclature used for the design of the light gauge metal framing is from the designer catalog. design is based on a steel yield strength of 33,000 psi unless a greater strength is indicated. the sections supplied by other manufacturers shall meet or exceed the strength of the design members.

24. Structural connections of light gauge metal framing members shall be made per manufacturer's recommendations, adequate to carry the imposed loads, and conforming to the ANSI and AISI specifications. connection design to be based on reactions given on the drawings or as listed in the manufacturer's uniform loading capacity tables, whichever is greater.

Welding

1. Welding shall be in accordance with "Structural Welding Code-Steel" D11-latest edition American Welding Society. Electrodes for welding shall be in accordance with section B E170X.

2. All welded joints shall be made using those pre-qualified or qualified per section 5 of the "structural welding code of the American Welding Society" (AWS). all qualified joints are limited to those made by the following welding procedures:

- Manual shielded metal arc.
- Submerged arc.
- Gas metal arc (except short circuiting transfer).
- Flux-cored arc.

3. All field welding shall be done using the manual shielded metal arc process.

4. Welds shall be made only by welders and welding operators who have been previously qualified by tests as prescribed by the "structural welding code of the American Welding Society" and have current papers for the type of joint to be welded.

5. Contractor to submit current welder qualification papers to engineer prior to commencing installation.

6. The minimum size fillet weld shall be 3/16", the size and length of all fillets shall be proportioned not to locally overstress the connected members.

7. Fillet welds connecting angles or other unsymmetrical sections shall be designed according to the actual stresses carried by the individual legs of welding. shop drawings shall indicate welds required.

8. Before welding members to existing beams or columns, thoroughly clean all surfaces to remove rust, paint, dirt, or other foreign matter in the area of weld.

9. Where welding is used, the owner may decide to make non-destructive tests of the welds using radiography, ultrasonics, magnetics and die penetrants in combination or singularly. The non-destructive investigation will be performed by an independent testing laboratory qualified in this type of work. The cost of this investigation will be assumed by the owner. The contractor shall be responsible to provide access as required for testing lab personnel.

10. Weld acceptability shall be based on AWS D11-latest edition "structural welding code steel". In the event the welding is not acceptable, the contractor shall remove all rejected welding and re-weld all such areas. The contractor will then assume all costs in connection with the re-welding and re-examination of the re-welded connections until welding is accepted by owner.

Structural Steel Painting

1. General: before any prime paint is applied, all surfaces of steel members shall be thoroughly cleaned in the fabricating shop to remove loose rust, scale, dirt, oil and foreign matter. Surfs shall be removed by grinding, all grease and oil shall be removed by solvents. remove completely weld-spatter and other weld deposit products adhering to the steel. Surfaces shall be thoroughly dry before painting.

2. Surfaces of steel prior to painting, shall be automatically or manually cleaned by power wire brush.

3. Steel surfaces that are to be shop-painted by the contractor shall be dry and clean of loose mill scale, rust, dirt, oil and foreign matter that would be deleterious to the paint. no paint shall be applied when the temperature is below 40°F.

4. All areas at contact surfaces of joints shall be free of oil, paint, loose scale and burrs.

5. Contact surfaces in connections made with high strength bolts will not be painted. surfaces not in contact with concrete will be painted.

6. Shop coats shall be free of skips and runs and shall be thoroughly dry before the steel is handled or shipped.

7. Shop paint shall be one (1) or more coats of Sherwin-Williams Kam Bond (a universal metal primer EB20WZ4 (oil white) (3.0 mil dry film thickness) or owner approved equal.

Light Gauge Metal Framing

1. All light gauge framing members shall be designed, fabricated and erected in accordance with the AISI specifications for design of cold-formed steel structural members and in accordance with manufacturer's instructions.

2. All material shall conform to ASTM A446, with minimum yield point of 33 ksi for 18 gauge and 50 ksi for 16 gauge and heavier material, and shall have galvanized coating to ASTM A525-G60.

3. All welding shall conform to AWS D13 specifications for welding steel structures, and use AWS D13 welding zinc coated steel.

4. Unless specifically noted, all material shall be of a minimum 18 gauge thickness, and shall meet the deflection requirements of the finish material to be attached to the light gauge framing or deflection of light gauge studs, under wind loading serving as back-up for the brick veneer shall not exceed span/120, when not specifically designed, the contractor shall submit calculations prepared and sealed by an engineer registered in the State of Michigan for review and approval by the architect/engineer.

5. All studs and joists shall be installed at spacing indicated on the drawings, unless noted, each side of the openings shall be framed with double studs.

6. All studs and joists shall have a bridging line installed at a maximum distance of 4'-0" and 5'-0" respectively.

7. All joists shall have web stiffeners at reaction points and concentrated loads.

8. The nomenclature used for the design of the light gauge metal framing is from the designer catalog. design is based on a steel yield strength of 33,000 psi unless a greater strength is indicated. the sections supplied by other manufacturers shall meet or exceed the strength of the design members.

9. Structural connections of light gauge metal framing members shall be made per manufacturer's recommendations, adequate to carry the imposed loads, and conforming to the ANSI and AISI specifications. connection design to be based on reactions given on the drawings or as listed in the manufacturer's uniform loading capacity tables, whichever is greater.

Submittals Required

Submit 4 copies of Product Data, Details, Color Selection, Warranty, Etc. for the following:

- Concrete Mix Design
- Waterproofing
- Aluminum Handrails
- Aluminum Safety Treads
- Trench Drain
- PVC Pipe and Fittings
- EJFB
- Stone Cap
- Shingles
- Colling Counter Door
- Hollow Metal Doors 4 Frames
- Door Hardware
- Paint
- Stain
- Fire Extinguisher 4 Cabinets



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

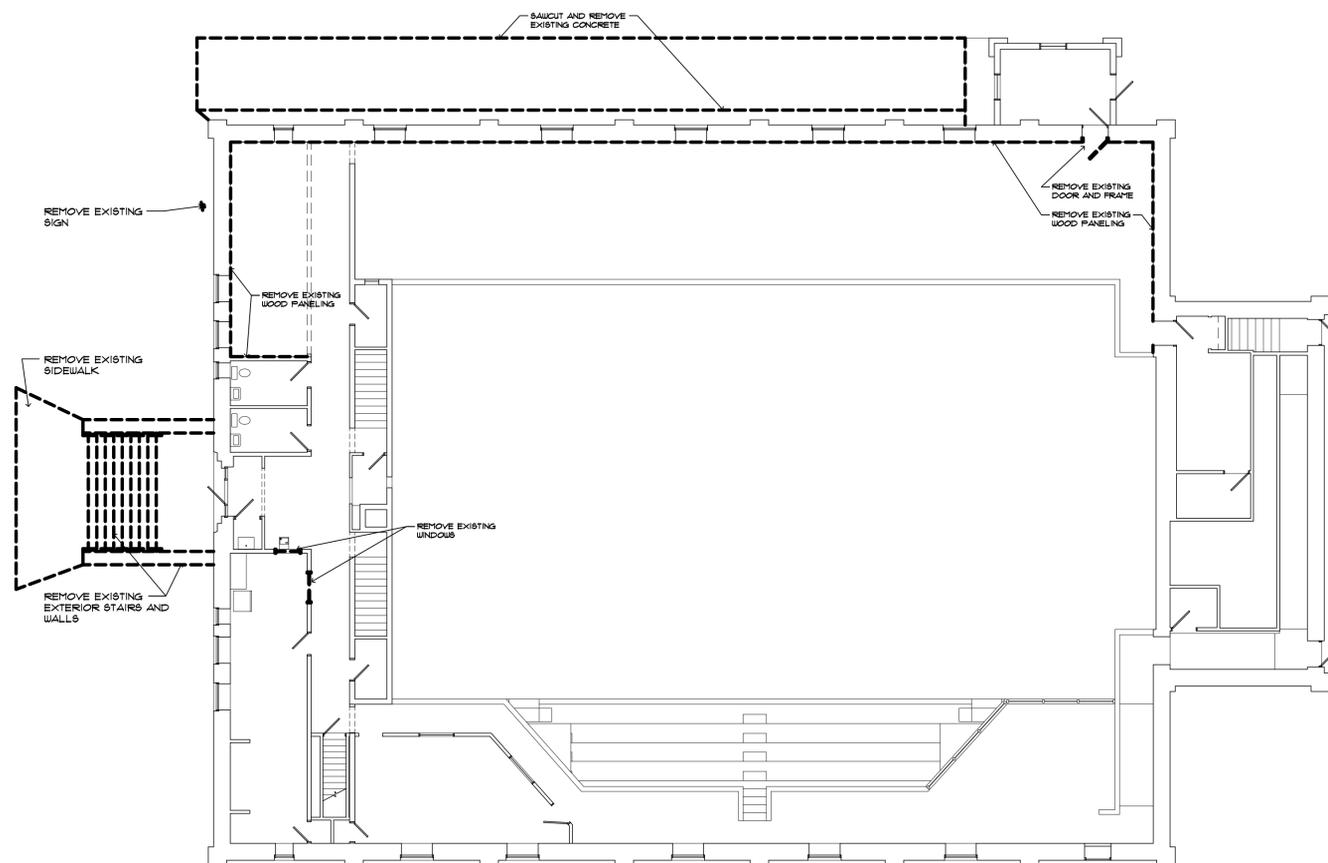
Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

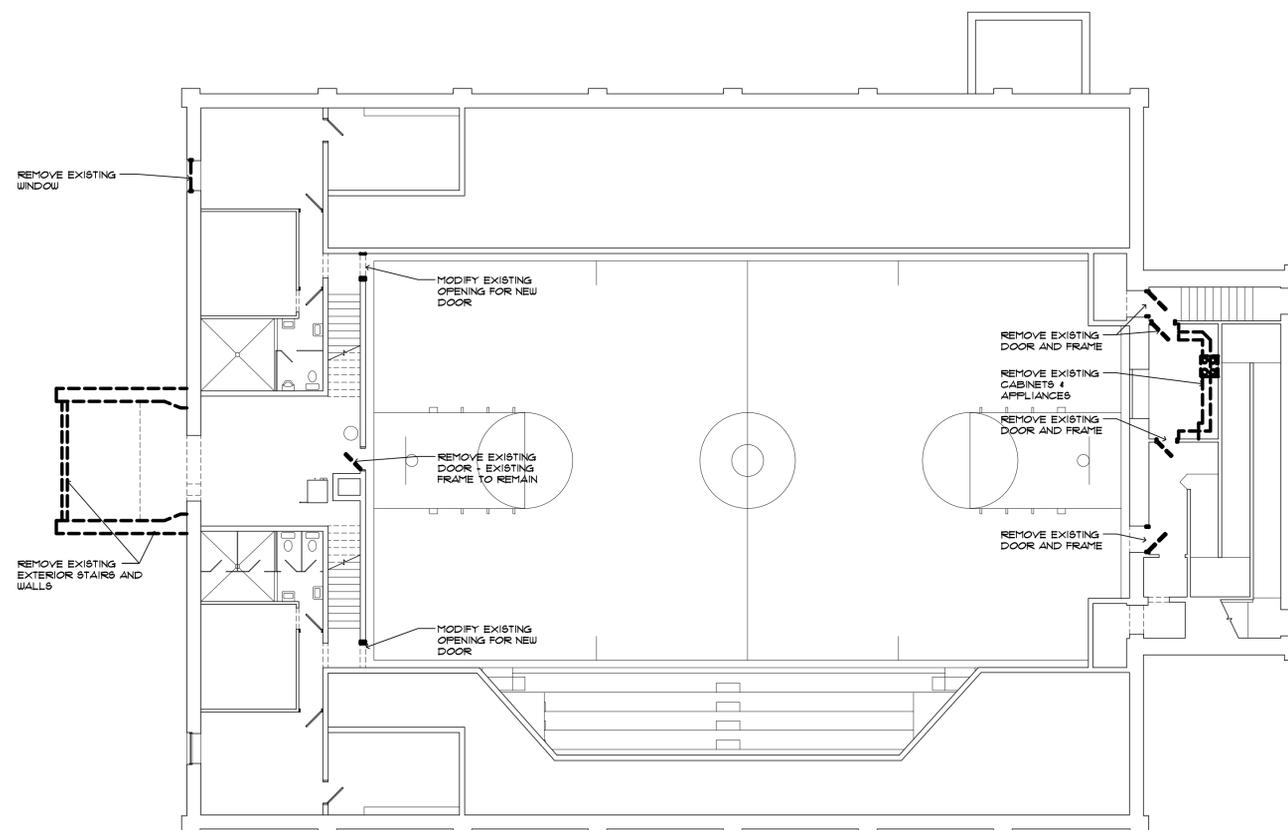
Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:



MAIN FLOOR DEMOLITION PLAN
SCALE: 3/32" = 1'-0"



LOWER FLOOR DEMOLITION PLAN
SCALE: 3/32" = 1'-0"

Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER
RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
LOWER LEVEL /
MAIN FLOOR
DEMOLITION
PLAN

Project Number: 515197

Sheet Number: A-100

This drawing is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS
A Sidock Group Company

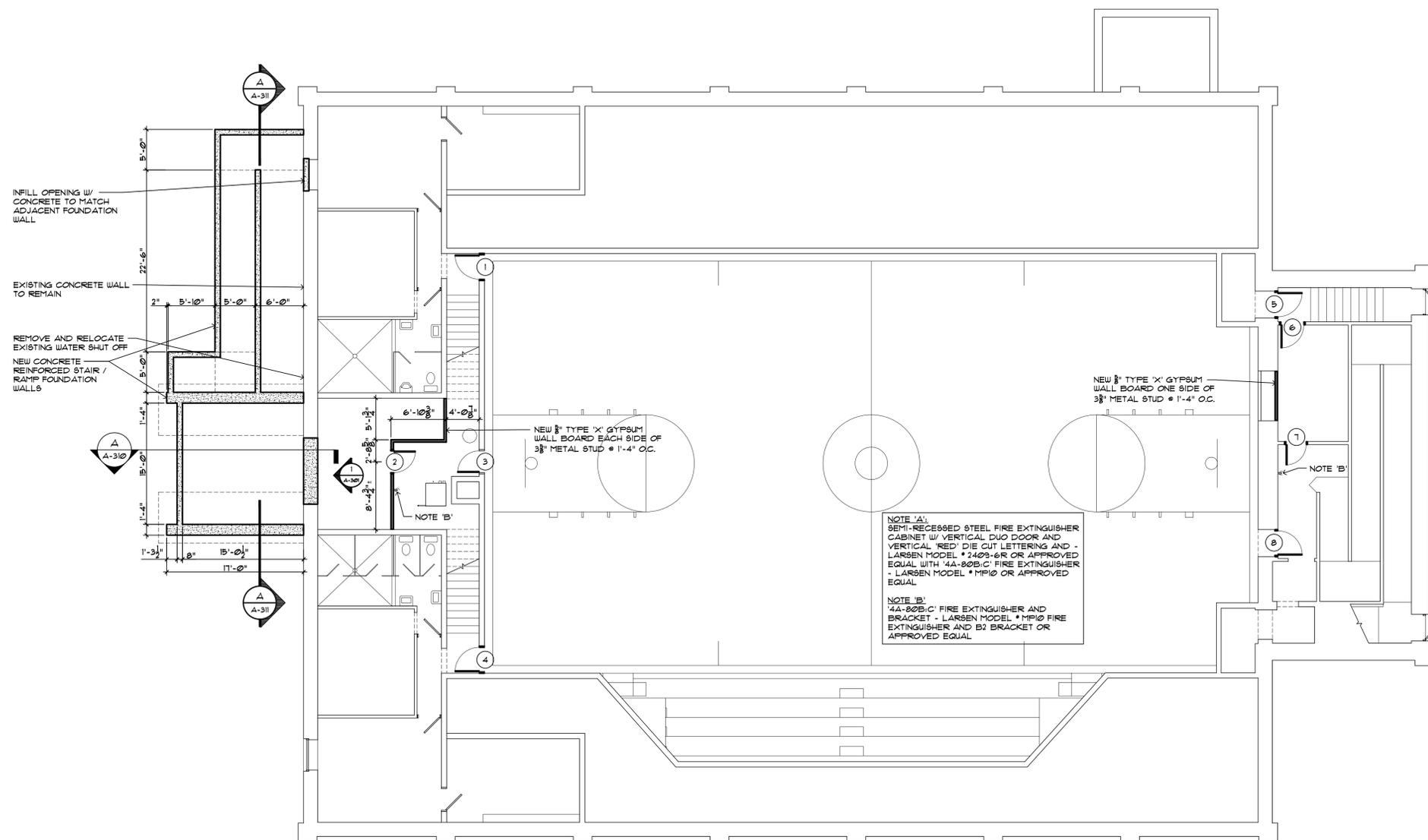
Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:



Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER
RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
LOWER LEVEL
PLAN

LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

Project Number: 515197

Sheet Number: A-200

This document is the property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS
"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER
RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735

Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

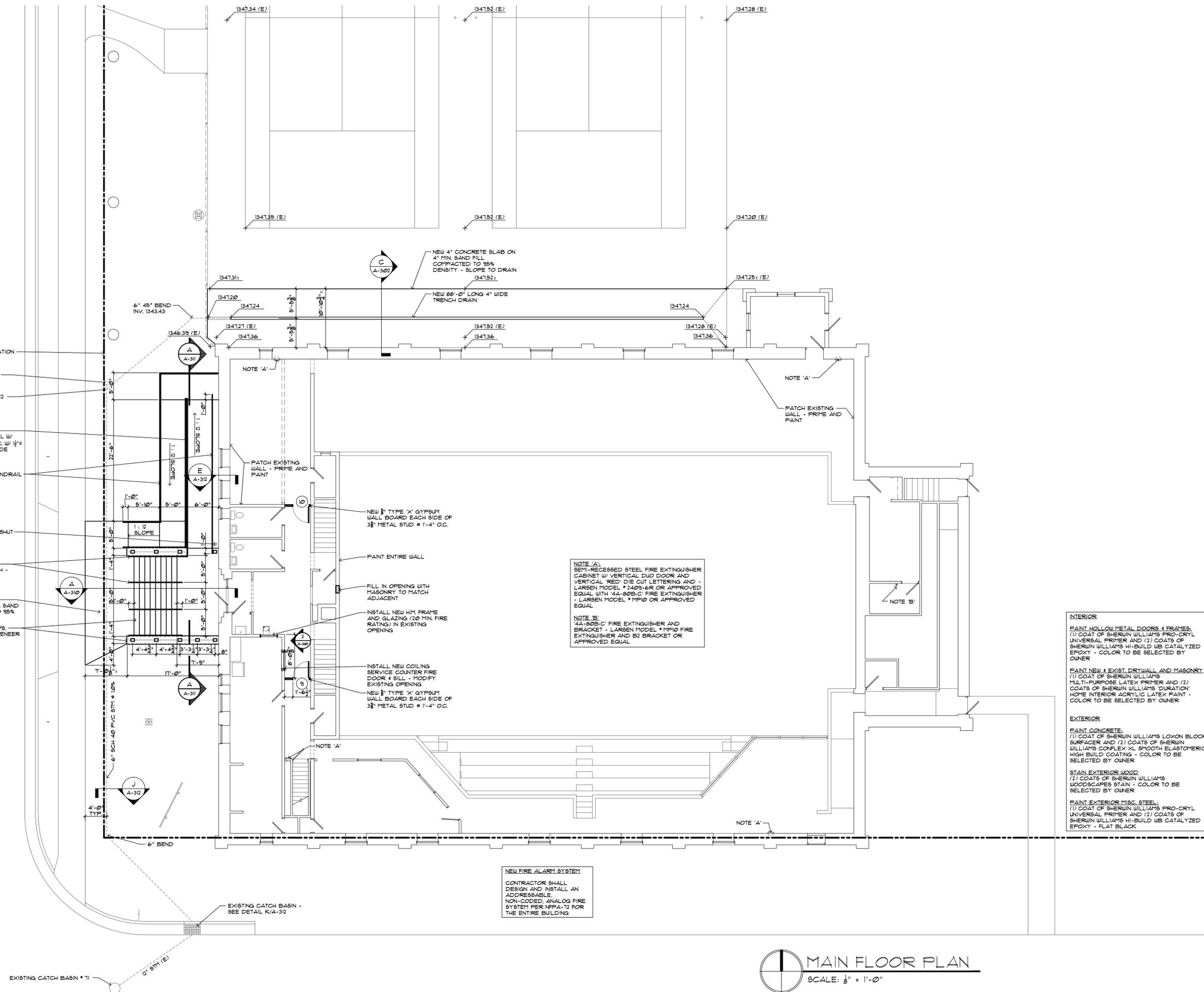
Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
MAIN FLOOR PLAN

Project Number: 515197

Sheet Number: A-201

This document is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015



NOTE 'A':
SEMI-RECESSED STEEL FIRE EXTINGUISHER CABINET W/ VERTICAL DUO DOOR AND VERTICAL RED DIE CUT LETTERING AND - LARSEN MODEL # 2403-6R OR APPROVED EQUAL WITH '4A-80B,C' FIRE EXTINGUISHER - LARSEN MODEL # MF10 OR APPROVED EQUAL.

NOTE 'B':
'4A-80B,C' FIRE EXTINGUISHER AND BRACKET - LARSEN MODEL # MF10 FIRE EXTINGUISHER AND B2 BRACKET OR APPROVED EQUAL.

INTERIOR

PAINT HOLLOW METAL DOORS & FRAMES:
(1) COAT OF SHERWIN WILLIAMS PRO-CRYL UNIVERSAL PRIMER AND (2) COATS OF SHERWIN WILLIAMS HI-BUILD WB CATALYZED EPOXY - COLOR TO BE SELECTED BY OWNER

PAINT NEW & EXIST. DRYWALL AND MASONRY:
(1) COAT OF SHERWIN WILLIAMS MULTI-PURPOSE LATEX PRIMER AND (2) COATS OF SHERWIN WILLIAMS 'DURATION' HOME INTERIOR ACRYLIC LATEX PAINT - COLOR TO BE SELECTED BY OWNER

EXTERIOR

PAINT CONCRETE:
(1) COAT OF SHERWIN WILLIAMS LOXON BLOCK SURFACER AND (2) COATS OF SHERWIN WILLIAMS CONFLX XL SMOOTH ELASTOMERIC HIGH BUILD COATING - COLOR TO BE SELECTED BY OWNER

STAIN EXTERIOR WOOD:
(2) COATS OF SHERWIN WILLIAMS WOODSCAPES STAIN - COLOR TO BE SELECTED BY OWNER

PAINT EXTERIOR MISC. STEEL:
(1) COAT OF SHERWIN WILLIAMS PRO-CRYL UNIVERSAL PRIMER AND (2) COATS OF SHERWIN WILLIAMS HI-BUILD WB CATALYZED EPOXY - FLAT BLACK

NEW FIRE ALARM SYSTEM
CONTRACTOR SHALL DESIGN AND INSTALL AN ADDRESSABLE, NON-CODED, ANALOG FIRE SYSTEM PER NFPA-72 FOR THE ENTIRE BUILDING

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
**COMMUNITY CENTER
RENOVATIONS**

315 S. CENTER AVE.
GAYLORD, MI. 49735

Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

Drawn: TAB

Checked:

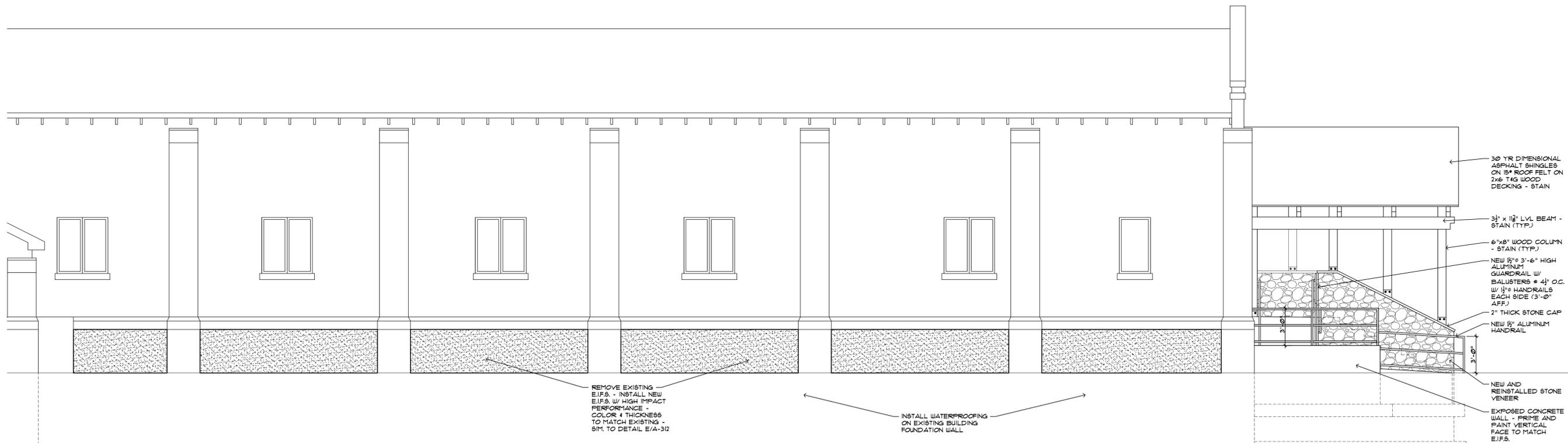
Approved: BJB

Sheet Title:
ELEVATIONS

Project Number: 515197

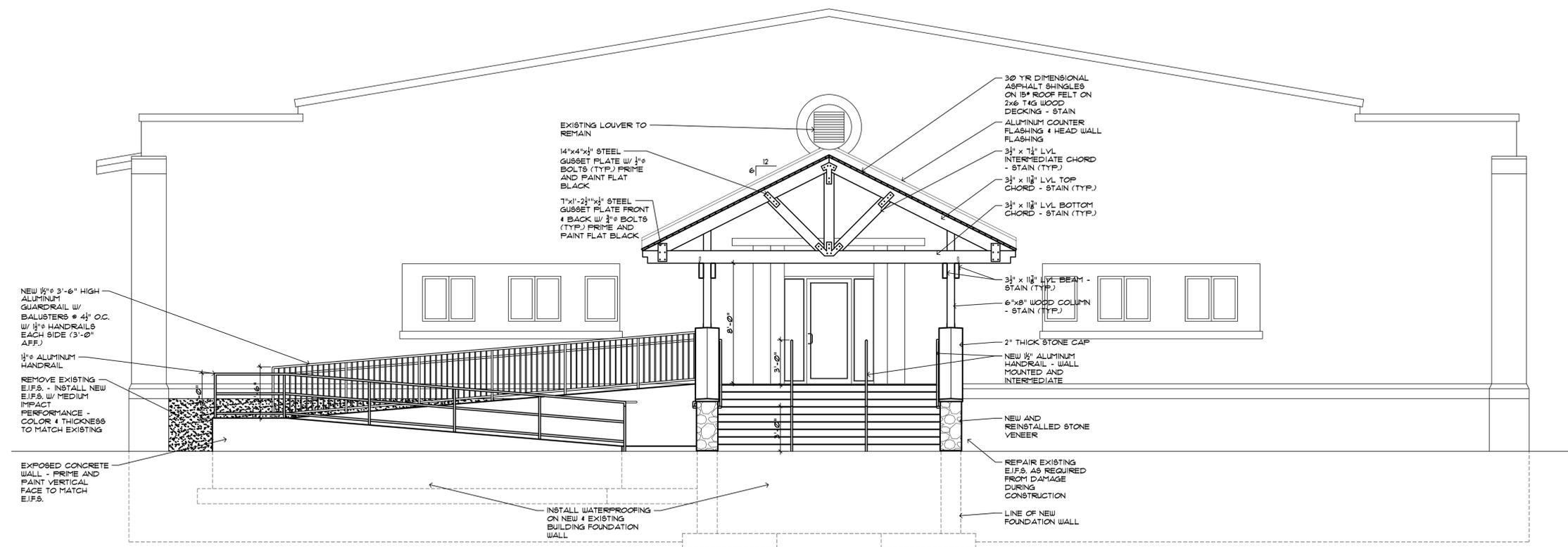
Sheet Number: **A-300**

This document is the property of Sidock Group, Inc. and shall not be reproduced, copied, or disseminated in any form without the prior written consent of Sidock Group, Inc. © 2015



NORTH ELEVATION

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



WEST ELEVATION

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



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
**COMMUNITY CENTER
RENOVATIONS**

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

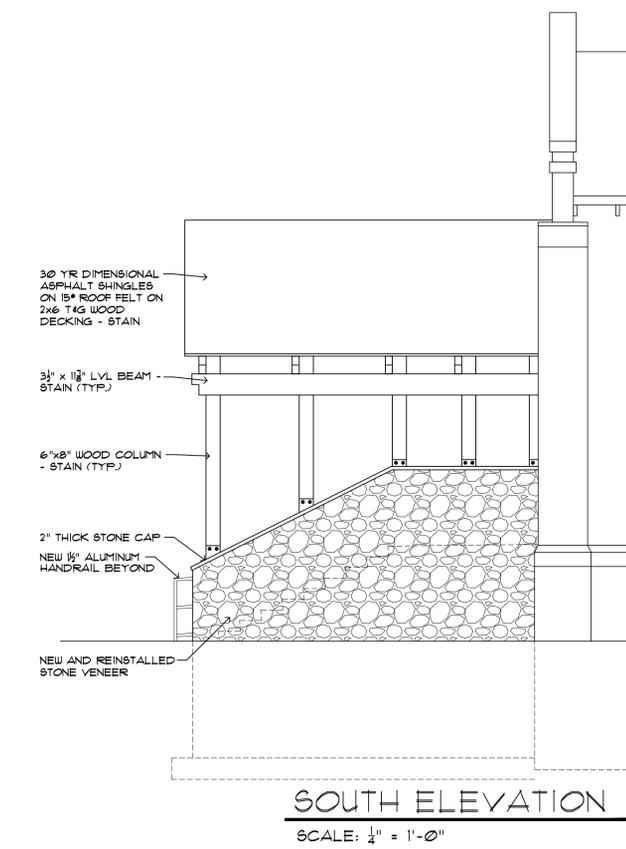
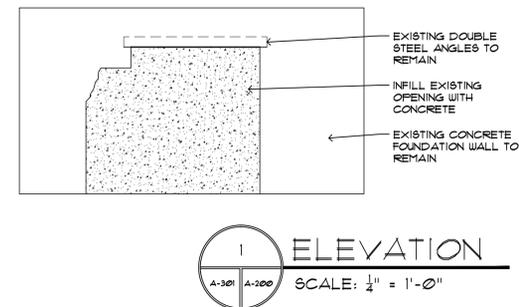
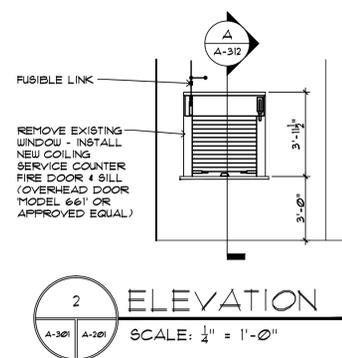
Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
ELEVATIONS

Project Number: 515197

Sheet Number: **A-301**

THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF SIDOCK GROUP, INC. AND
CANNOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE
PRIOR WRITTEN CONSENT OF SIDOCK GROUP, INC. © 2015





Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS
"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
**COMMUNITY CENTER
RENOVATIONS**

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

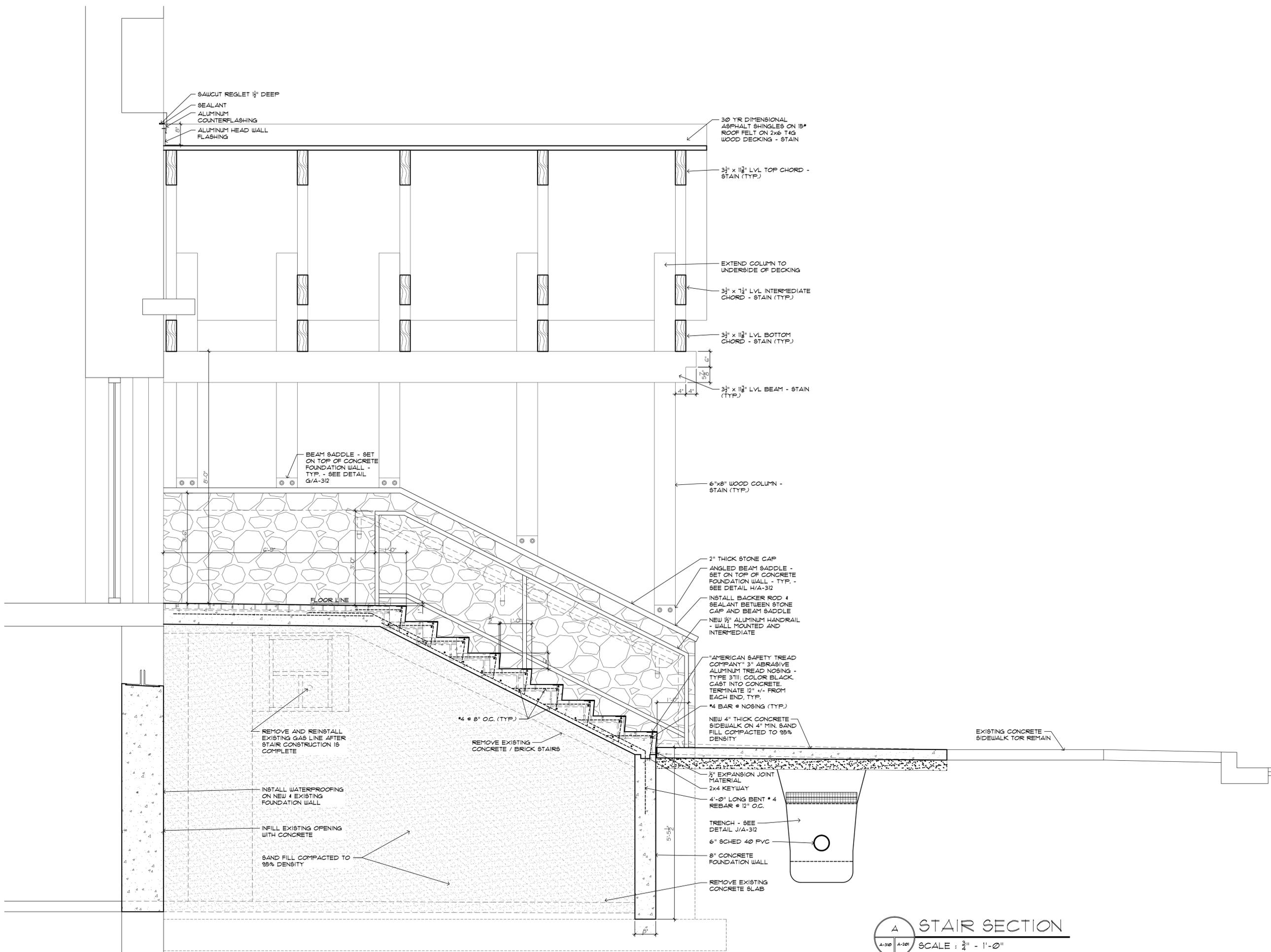
Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
BUILDING DETAILS

Project Number: 515197

Sheet Number: **A-310**

This drawing is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015



STAIR SECTION
SCALE: 3/4" = 1'-0"



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (889)705-8400 • Fax: (889)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
**COMMUNITY CENTER
RENOVATIONS**

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

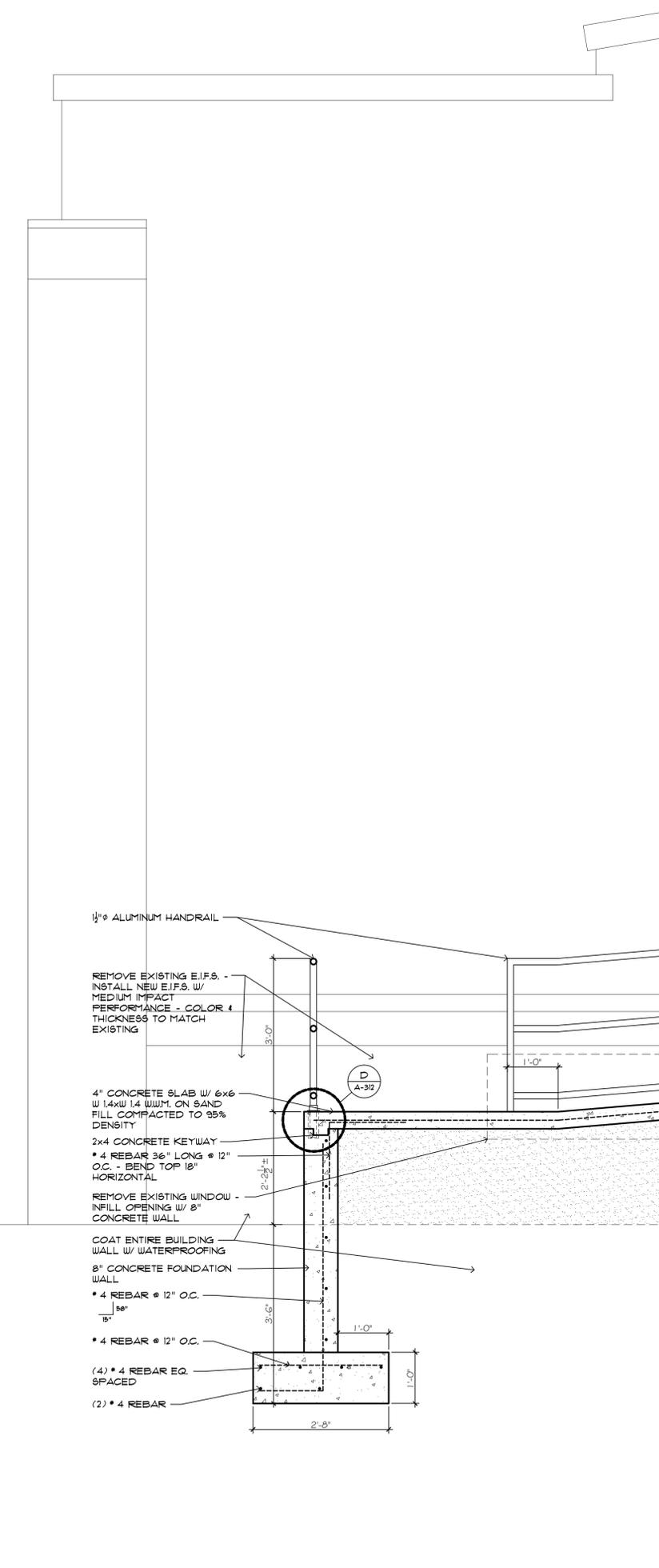
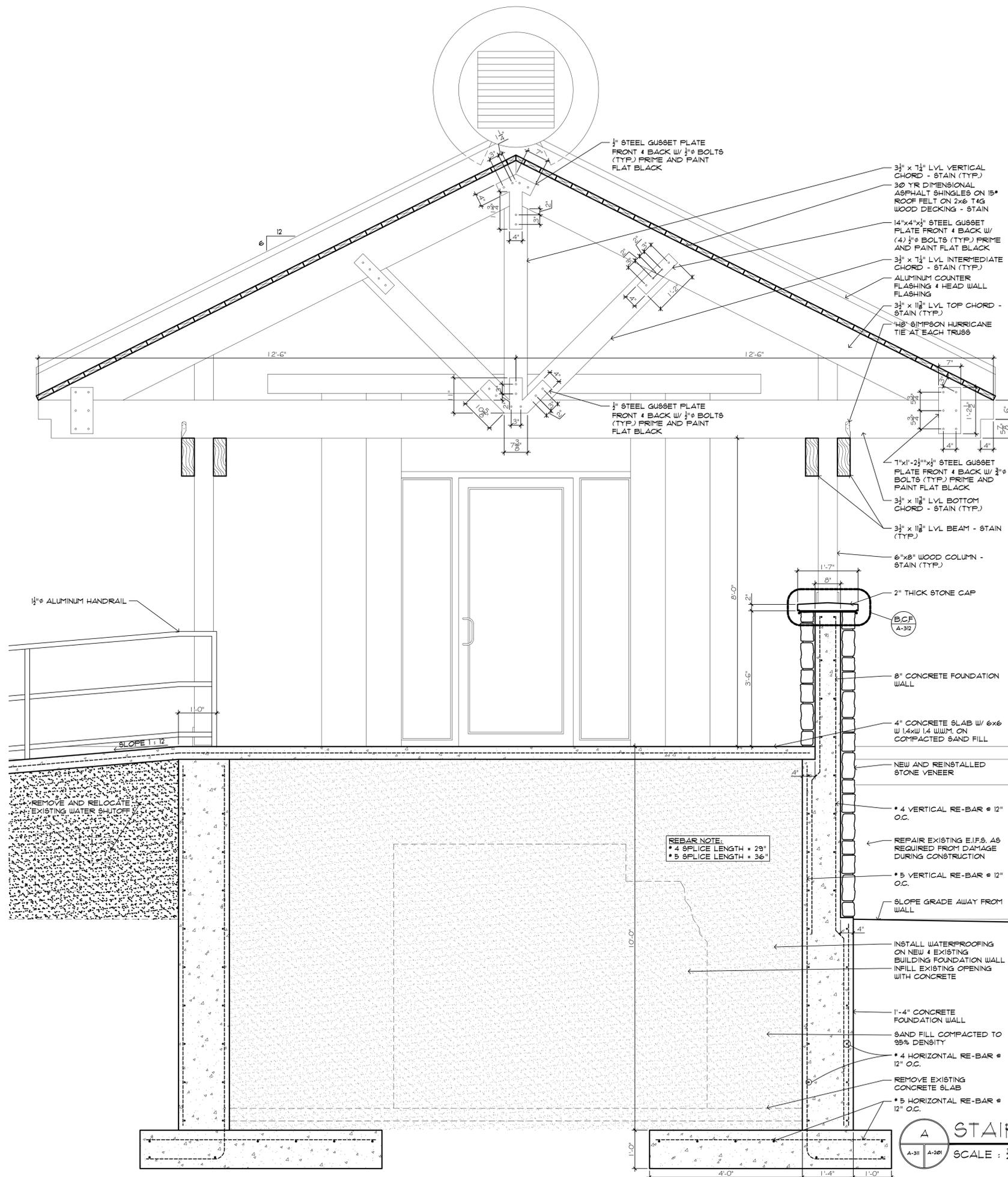
Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
BUILDING DETAILS

Project Number: 515197

Sheet Number: **A-311**

This drawing is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015



REBAR NOTE
• 4 SPLICE LENGTH = 23"
• 5 SPLICE LENGTH = 36"

A STAIR SECTION
SCALE: 3/4" = 1'-0"



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

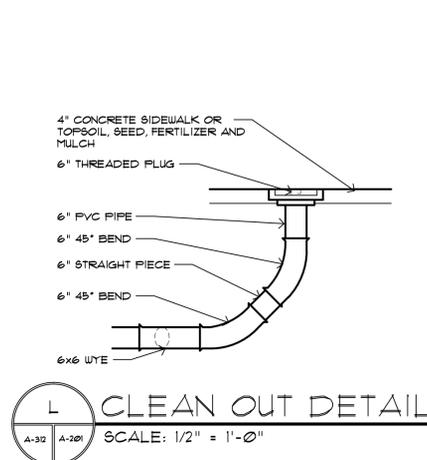
Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

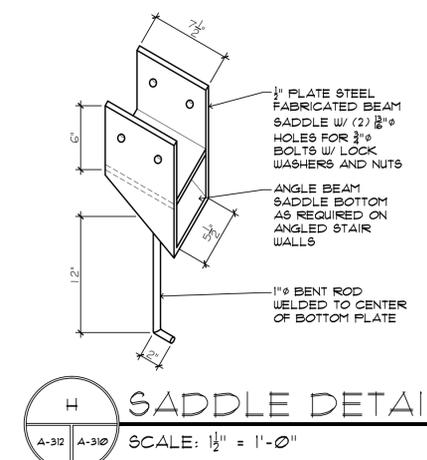
Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

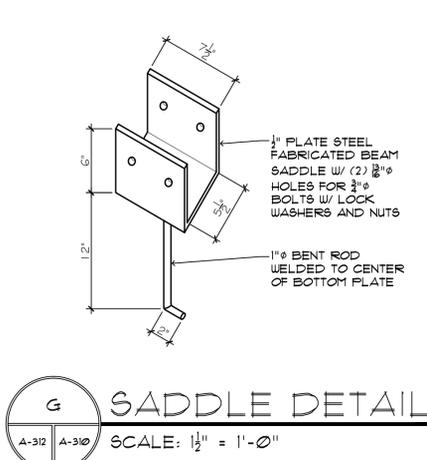
Key Plan:



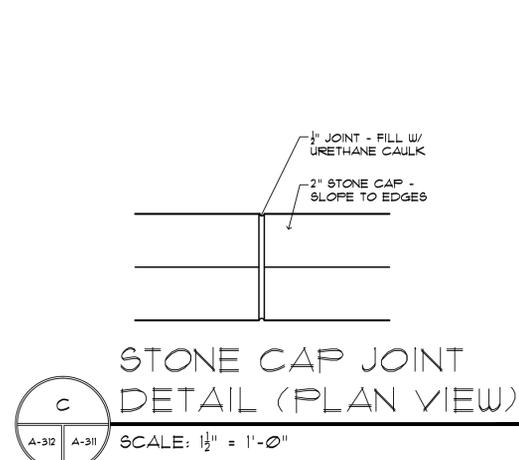
L CLEAN OUT DETAIL
SCALE: 1/2" = 1'-0"



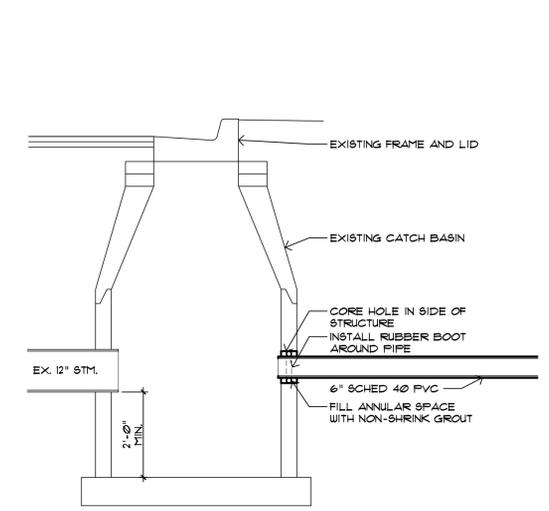
H SADDLE DETAIL
SCALE: 1/2" = 1'-0"



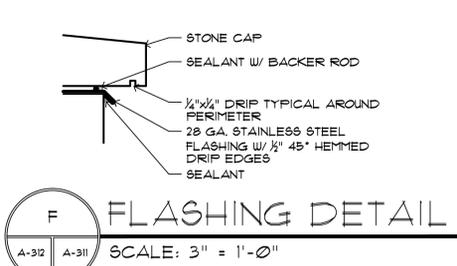
G SADDLE DETAIL
SCALE: 1/2" = 1'-0"



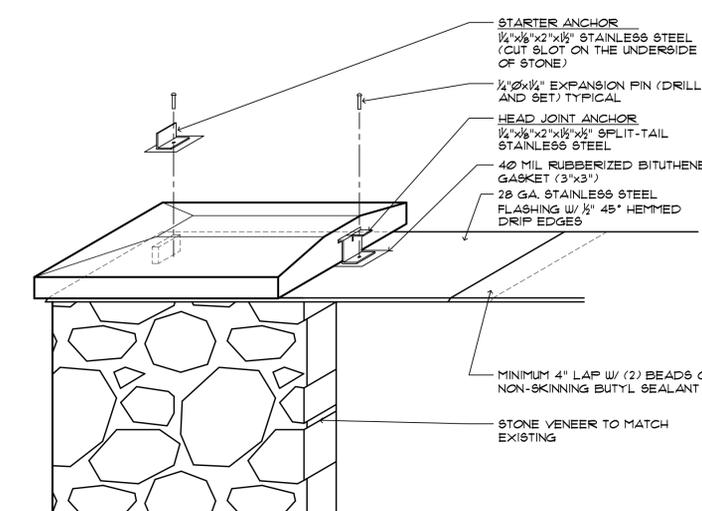
C STONE CAP JOINT DETAIL (PLAN VIEW)
SCALE: 1/2" = 1'-0"



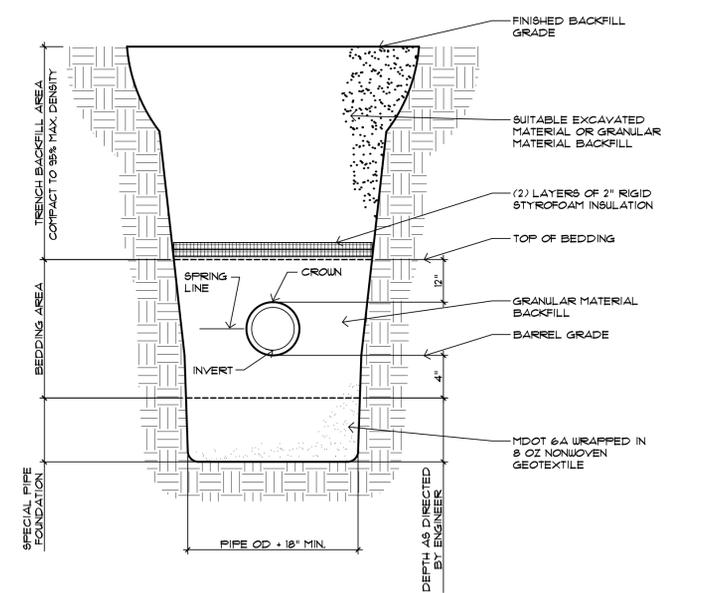
K CONNECT TO EXISTING CATCH BASIN DETAIL
SCALE: 1/2" = 1'-0"



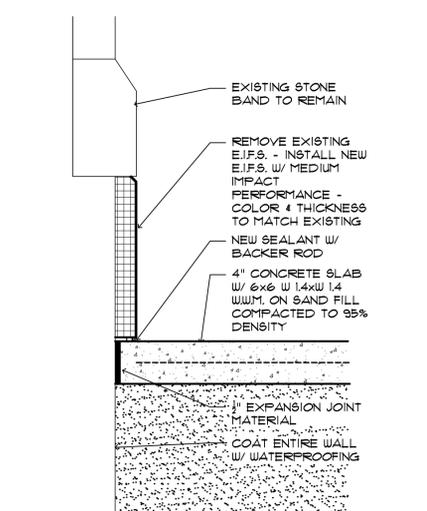
F FLASHING DETAIL
SCALE: 3" = 1'-0"



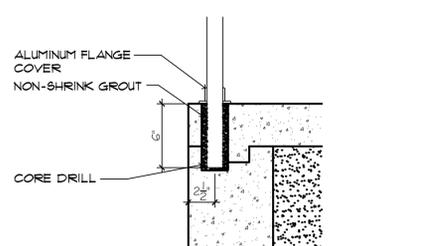
B STONE CAP FLASHING & ANCHORING DETAIL
SCALE: 1 1/2" = 1'-0"



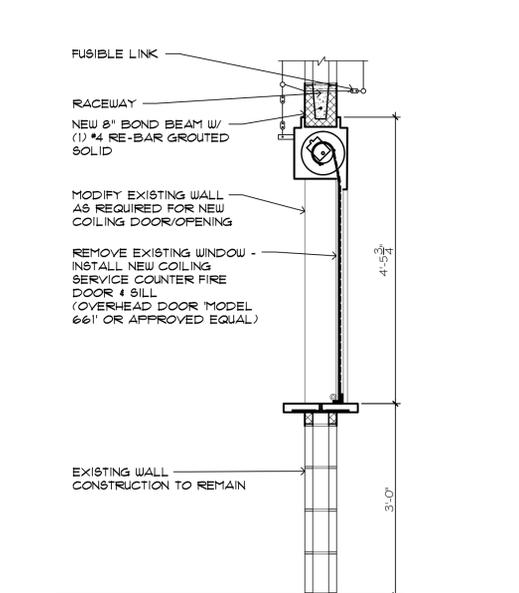
J UTILITY EXCAVATING AND BACKFILLING DETAIL
NOT TO SCALE



E RAMP/WALL DETAIL
SCALE: 1/2" = 1'-0"



D HANDRAIL DETAIL
SCALE: 1/2" = 1'-0"



A COILING DOOR SECTION
SCALE: 3/4" = 1'-0"

Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
BUILDING DETAILS

Project Number: 515197

Sheet Number: A-312

This material is the exclusive property of Sidock Group, Inc. and cannot be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015

HARDWARE SCHEDULE

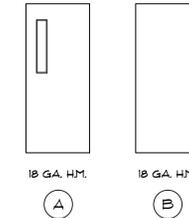
DOOR HARDWARE SET No. 01			
DOOR NUMBER: 01, 04, 10			
EACH TO HAVE:			
3	EA HINGE	5BB1 4.5x4.5	652 IVE
1	EA FIRE EXIT HARDWARE	F-25-R-L-DANE	626 FAL
1	EA RIM CYLINDER	951	626 FAL
1	SET SURFACE CLOSER	SC11 RW/PA	609 FAL
1	EA KICK PLATE	8400 10"x2" LDW B4E	630 IVE
1	EA WALL STOP	US406/40TCCV	630 IVE
1	SET SEALS	1885	BLK ZER
DOOR HARDWARE SET No. 02			
DOOR NUMBER: 02, 03, 05, 06, 07, 09			
EACH TO HAVE:			
3	EA HINGE	5BB1 4.5x4.5	652 IVE
1	EA CLASS ROOM LOCK	T561P DANE	626 FAL
1	EA SURFACE CLOSER	SC11 RW/PA	609 FAL
1	SET KICK PLATE	8400 10"x2" LDW B4E	630 IVE
1	EA WALL STOP	US406/40TCCV	630 IVE
1	SET SEALS	1885	BLK ZER
DOOR HARDWARE SET No. 03			
DOOR NUMBER: 03			
EACH TO HAVE:			
3	EA HINGE	5BB1 4.5x4.5	652 IVE
1	EA FIRE EXIT HARDWARE	F-25-R-L-DANE	626 FAL
1	EA RIM CYLINDER	951	626 FAL
1	SET SURFACE CLOSER	SC11 S6	609 FAL
1	EA KICK PLATE	8400 10"x2" LDW B4E	630 IVE
1	EA WALL STOP	US406/40TCCV	630 IVE
1	SET SEALS	1885	BLK ZER

- NOTES:**
- MATCH EXISTING KEYING SYSTEM
 - WARRANTY
 - CLOSERS
 - MECHANICAL: 10 YEARS
 - ELECTRIFIED: 2 YEARS
 - EXIT DEVICES
 - MECHANICAL: 3 YEARS
 - ELECTRIFIED: 1 YEAR
 - LOCKSETS
 - MECHANICAL: 3 YEARS
 - ELECTRIFIED: 1 YEAR

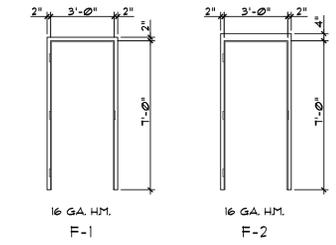
DOOR SCHEDULE

NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	ELEVATION	FRAME MATERIAL	FRAME FINISH	GLAZING	HARDWARE SET	RATING	DETAILS	REMARKS	NUMBER
1	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	A	HOLLOW METAL / F-2	PAINT	1/4" FLOAT	01	1 HR.			1
2	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-1	PAINT		02	1 HR.			2
3	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-2	PAINT		02	1 HR.			3
4	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	A	HOLLOW METAL / F-2	PAINT	1/4" FLOAT	01	1 HR.			4
5	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-2	PAINT		02	20 MIN.			5
6	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-1	PAINT		02	1 HR.			6
7	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-1	PAINT		02	1 HR.			7
8	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-2	PAINT		03	1 HR.			8
9	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	A	HOLLOW METAL / F-1	PAINT	1/4" FLOAT	02	1 HR.			9
10	3' x 7'-0" x 1 1/2"	HOLLOW METAL	PAINT	A	HOLLOW METAL / F-1	PAINT	1/4" FLOAT	01	1 HR.			10

NOTE:
- ALL HOLLOW METAL FRAMES TO BE FULL PROFILE WELDED



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



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



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS
"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
**COMMUNITY CENTER
RENOVATIONS**

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET

Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
SCHEDULES

Project Number: **515197**

Sheet Number: **A-600**

This document is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or disseminated in any form without the prior written consent of Sidock Group, Inc. © 2015

INSTRUCTIONS TO BIDDERS

ARTICLE 1 - DEFINED TERMS

- 1.01 Terms used in these Instructions to Bidders will have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Bidders have the meanings indicated below which are applicable to both the singular and plural thereof:
- A. Bidder--The individual or entity who submits a Bid directly to OWNER.
 - B. Issuing Office--The office from which the Bidding Documents are to be issued and where the bidding procedures are to be administered.
 - C. Successful Bidder--The lowest responsible Bidder submitting a responsive Bid to whom OWNER (on the basis of OWNER'S evaluation as hereinafter provided) makes an award.

ARTICLE 2 - COPIES OF BIDDING DOCUMENTS

- 2.01 Complete sets of the Bidding Documents in the number and for the cost stated in the Advertisement or Invitation to Bid may be obtained from the Issuing Office.
- 2.02 Complete sets of Bidding Documents must be used in preparing Bids; neither OWNER nor ARCHITECT assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.
- 2.03 OWNER and ARCHITECT in making copies of Bidding Documents available on the above terms do so only for the purpose of obtaining Bids for the Work and do not confer a license or grant for any other use.

ARTICLE 3 - QUALIFICATIONS OF BIDDERS

- 3.01 To demonstrate Bidder's qualifications to perform the Work, within five days of OWNER'S request Bidder shall submit written evidence such as financial data, previous experience, present commitments, and such other data as may be called for by the OWNER.
- 3.02 Bidders will be required to execute a Noncollusion Affidavit of Prime Bidder Statement (page NCA-1) and include the affidavit with this Bid.

ARTICLE 4 - EXAMINATION OF BIDDING DOCUMENTS, OTHER RELATED DATA, AND SITE

- 4.01 On request, OWNER will provide Bidder access to the Site to conduct such examinations, investigations, explorations, tests, and studies as Bidder deems necessary for submission of a Bid. Bidder shall fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, tests, and studies.
- 4.02 It is the responsibility of each Bidder before submitting a Bid to:
- A. Examine and carefully study the Bidding Documents, including any Addenda and the other related data identified in the Bidding Documents;
 - B. Visit the Site and become familiar with and satisfy Bidder as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;

- C. Become familiar with and satisfy Bidder as to all federal, state, and local Laws and Regulations that may affect cost, progress, or performance of the Work;
 - D. Agree at the time of submitting its Bid that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of its Bid for performance of the Work at the price bid and within the times and in accordance with the other terms and conditions of the Bidding Documents;
 - E. Correlate 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;
 - F. Promptly give ARCHITECT written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that the written resolution thereof by ARCHITECT is acceptable to Bidder; and
 - G. Determine that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work.
- 4.03 The submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 4, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the Bidding Documents, that Bidder has given ARCHITECT written notice of all conflicts, errors, ambiguities, and discrepancies that Bidder has discovered in the Bidding Documents and the written resolutions thereof by ARCHITECT are acceptable to Bidder, and that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

ARTICLE 5 - PRE-BID CONFERENCE

- 5.01 A mandatory pre-bid conference will be held on Wednesday May 13, 2015 at 11:00 am at the site. This is the only scheduled pre-bid conference.

ARTICLE 6 - SITE AND OTHER AREAS

- 6.01 The Site is identified in the Bidding Documents. All additional lands and access thereto required or temporary construction facilities, construction equipment, or storage of materials and equipment to be incorporated in the Work are to be obtained and paid for by CONTRACTOR. Easements for permanent structures or permanent changes in existing facilities are to be obtained and paid for by OWNER unless otherwise provided in the Bidding Documents.

ARTICLE 7 - INTERPRETATIONS AND ADDENDA

- 7.01 All questions about the meaning or intent of the Bidding Documents are to be submitted to ARCHITECT in writing. Interpretations or clarifications considered necessary by ARCHITECT in response to such questions will be issued by Addenda mailed or delivered to all parties recorded by ARCHITECT as having received the Bidding Documents. Questions received less than ten days prior to the date for opening of Bids may not be answered. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

- 7.02 Addenda may be issued to clarify, correct, or change the Bidding Documents as deemed advisable by OWNER or ARCHITECT.

ARTICLE 8 - BID SECURITY

- 8.01 A Bid must be accompanied by Bid security made payable to OWNER in an amount of 5% of Bidder's maximum Bid price and in the form of a certified or bank check or a Bid Bond issued by a surety meeting the requirements of paragraphs 5.01 and 5.02 of the General Conditions.
- 8.02 The Bid security of the Successful Bidder will be retained until such Bidder has executed the Contract Documents, furnished the required contract security and met the other conditions of the Notice of Award, whereupon the Bid security will be returned. If the Successful Bidder fails to execute and deliver the Contract Documents and furnish the required contract security within 15 days after 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 other Bidders whom OWNER believes to have a reasonable chance of receiving the award may be retained by OWNER until the Effective Date of the Agreement whereupon Bid security furnished by such Bidders will be returned.
- 8.03 Bid security of other Bidders whom OWNER believes do not have a reasonable chance of receiving the award will be returned within seven days after the Bid opening.

ARTICLE 9 - CONTRACT TIMES

- 9.01 The number of days within which, or the dates by which, the Work is to be (a) Substantially Completed and (b) also completed and ready for final payment are set forth in the Agreement.

ARTICLE 10 - LIQUIDATED DAMAGES

- 10.01 Provisions for liquidated damages, if any, are set forth in the Bid Form.

ARTICLE 11 - SUBSTITUTE AND "OR-EQUAL" ITEMS

- 11.01 The Contract, if awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents without consideration of possible substitute or "or-equal" items. Whenever it is specified or described in the Bidding Documents that a substitute or "or-equal" item of material or equipment may be furnished or used by CONTRACTOR if acceptable to ARCHITECT, application for such acceptance will not be considered by ARCHITECT until after the Effective Date of the Agreement. The procedure for submission of any such application by CONTRACTOR and consideration by ARCHITECT is set forth in the General Conditions.

ARTICLE 12 - SUBCONTRACTORS, SUPPLIERS, AND OTHERS

- 12.01 The identity of certain Subcontractors, Suppliers, individuals, or entities are required to be submitted to OWNER within twenty-four (24) hours after the bid opening time and date. If OWNER or ARCHITECT, after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, OWNER may, before the Notice of Award is given, request apparent Successful Bidder to submit a substitute, in which case apparent Successful Bidder shall submit an acceptable substitute, Bidder's Bid price will be increased (or decreased) by the difference in cost occasioned by such substitution, and OWNER may consider such price adjustment in evaluating Bids and making the contract award.

- 12.02 If apparent Successful Bidder declines to make any such substitution, OWNER may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, individuals, or entities. Declining to make requested substitutions will not constitute grounds for forfeiture of the Bid security of any Bidder. Any Subcontractor, Supplier, individual, or entity so listed and against which OWNER or ARCHITECT makes no written objection prior to the giving of the Notice of Award will be deemed acceptable to OWNER and ARCHITECT subject to revocation of such acceptable after the Effective Date of the Agreement as provided in paragraph 6.06 of the General Conditions.
- 12.03 CONTRACTOR shall not be required to employ any Subcontractor, Supplier, individual, or entity against whom CONTRACTOR has reasonable objection.

ARTICLE 13 - PREPARATION OF BID

- 13.01 The Bid form is included with the Bidding Documents. Additional copies may be obtained from the ARCHITECT.
- 13.02 All blanks on the Bid form shall be completed by printing in ink or by typewriter and the Bid signed. A Bid price shall be indicated for each Bid item and alternative listed therein.
- 13.03 A Bid by a corporation shall be executed in the corporate name by the president or a vice-president or other corporate officer accompanied by evidence of authority to sign. The corporate seal shall be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown below the signature.
- 13.04 A Bid by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership shall be shown below the signature.
- 13.05 A Bid by a limited liability company shall be executed in the name of the firm by a member and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm must be shown below the signature.
- 13.06 A Bid by an individual shall show the Bidder's name and official address.
- 13.07 A Bid by a joint venture shall be executed by each joint venturer in the manner indicated on the Bid form. The official address of the joint venture must be shown below the signature.
- 13.08 All names shall be typed or printed in ink below the signatures.
- 13.09 The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid form.
- 13.10 The address and telephone number for communications regarding the Bid shall be shown.
- 13.11 The Bid shall contain evidence of Bidder's authority and qualification to do business in the state where the Project is located or covenant to obtain such qualification prior to award of the Contract. Bidder's state contractor license number for the state of the Project, if any, shall also be shown on the Bid form.

ARTICLE 14 - BASIS OF BID; EVALUATION OF BIDS

- 14.01 Lump Sum
- A. Bidders shall submit a Bid on a lump sum basis for the base Bid and include a separate price for each option described in the Bidding Documents as provided for in the Bid form. The price for

each option will be the amount added or deleted from the base Bid if OWNER selects the alternate. In the evaluation of Bids, options will be applied in any order or combination as determined by the Owner.

ARTICLE 15 - SUBMITTAL OF BID

- 15.01 Each prospective Bidder is furnished one copy of the Bidding Documents with one separate unbound copy each of the Bid form. The unbound copy of the Bid form is to be completed and submitted with the Bid security and the following data:
- A. Attachment A Noncollusion Affidavit of Prime Bidder
 - B. Attachment B Bidder Information
- 15.02 Attachment C Subcontractor Information shall be submitted within twenty-four (24) hours after the Bid opening date and time as indicated in Article 12 of these Instructions to Bidders.
- 15.03 A Bid shall be submitted no later than the date and time prescribed and at the place indicated in the advertisement or invitation to Bid and shall be enclosed in an opaque sealed envelope plainly marked with the Project title (and, if applicable, the designated portion of the Project for which the Bid is submitted), the name and address of Bidder, and shall be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate envelope plainly marked on the outside with the notation "BID ENCLOSED." A mailed Bid shall be addressed to:

Sidock Group
Otsego County Community Center Renovations
757 S. Wisconsin Avenue
Gaylord, Michigan 49735

ARTICLE 16 - MODIFICATION AND WITHDRAWAL OF BID

- 16.01 A Bid may be modified or withdrawn by an appropriate document duly executed in the manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids.
- 16.02 If within 24 hours after Bids are opened any Bidder files a duly signed written notice with OWNER and promptly thereafter demonstrates to the reasonable satisfaction of OWNER that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid, that Bidder will be disqualified from further bidding on the Work.

ARTICLE 17 - OPENING OF BIDS

- 17.01 Bids will be opened at the time and place indicated in the advertisement or invitation to Bid and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Bids and options, if any, will be made available to Bidders after the opening of Bids.

ARTICLE 18 - BIDS TO REMAIN SUBJECT TO ACCEPTANCE

- 18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid form, but OWNER may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 19 - AWARD OF CONTRACT

- 19.01 OWNER reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. OWNER further reserves the right to reject the Bid of any Bidder whom it finds, after reasonable inquiry and evaluation, to be non-responsible. OWNER may also reject the Bid of any Bidder if OWNER believes that it would not be in the best interest of the Project to make an award to that Bidder. OWNER also reserves the right to waive all informalities not involving price, time, or changes in the Work and to negotiate contract terms with the Successful Bidder.
- 19.02 More than one Bid for the same Work from an individual or entity under the same or different names will not be considered. Reasonable grounds for believing that any Bidder has an interest in more than one Bid for the Work may be cause for disqualification of that Bidder and the rejection of all Bids in which that Bidder has an interest.
- 19.03 In evaluating Bids, OWNER will consider whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices and other data, as may be requested in the Bid Form or prior to the Notice of Award.
- 19.04 In evaluating Bidders, OWNER will consider the qualifications of Bidders and may consider the qualifications and experience of Subcontractors, Suppliers, and other individuals or entities proposed for those portions of the Work for which the identity of Subcontractors, Suppliers, and other individuals or entities must be submitted as provided in Article 12 - Subcontractors, Suppliers and others of these Instruction to Bidders.
- 19.05 OWNER may conduct such investigations as OWNER deems necessary to establish the responsibility, qualifications, and financial ability of Bidders, proposed Subcontractors, Suppliers, individuals, or entities to perform the Work in accordance with the Contract Documents.
- 19.06 If the Contract is to be awarded, OWNER will award the Contract to the Bidder whose Bid is in the best interests of the Project.

ARTICLE 20 – FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

- 20.01 Unless otherwise required in the Bidding Documents, the Agreement for the Work will be written on AIA Document A101, Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment Is a Stipulated Sum.

ARTICLE 21 – PERFORMANCE BOND AND PAYMENT BOND

- 21.01 The Bidder shall furnish bonds covering the faithful performance of the Contract and payment obligations arising thereunder. Bonds may be secured through the Bidder's usual sources.
- 21.02 The cost of such bonds shall be included in the Bid.
- 21.03 The Bidder shall deliver the required bonds to the Owner not later than three days following the date of execution of the Contract. If the Work is to be commenced prior thereto in response to a letter of intent,

the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this subparagraph.

- 21.04 Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond. Both bonds shall be written in the amount of the Contract Sum.
- 21.05 The bonds shall be dated on or after the date of the Contract.
- 21.06 The Bidder shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.

ARTICLE 22 - SIGNING OF AGREEMENT

- 22.01 When OWNER gives a Notice of Award to the Successful Bidder, it shall be accompanied by the required number of unsigned counterparts of the Agreement with the other Contract Documents which are identified in the Agreement as attached thereto. Within 15 days thereafter, Successful Bidder shall sign and deliver the required number of counterparts of the Agreement and attached documents to OWNER. Within fifteen (15) days thereafter, OWNER shall deliver one fully signed counterpart to Successful Bidder with a complete set of the Drawings with appropriate identification.

BID FORM

PROJECT IDENTIFICATION: OTSEGO COUNTY
COMMUNITY CENTER RENOVATIONS
GAYLORD, MICHIGAN

DELIVER BID TO: Sidock Group
757 S. Wisconsin Avenue
Gaylord, MI 49735

1.01 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.

2.01 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for ninety (90) calendar days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of OWNER.

3.01 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.

Addendum No. ____, ____, ____, ____,

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 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).

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, explorations, 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 ARCHITECT written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by ARCHITECT 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.
- 4.01** 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.
- 5.01** Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Division A – Building Base Lump Sum Bid

For the Otsego County Community Center Renovations. Complete with all appurtenance, as specified herein and as shown on the plans, the Bidder agrees to perform all of the work of this Contract for the following lump sum bid price.

Total Lump Sum Bid Price: \$ _____

Total bid amount in words

_____ Dollars and _____ cents.

Division B – Bid Option

Contractor shall provide pricing for each of the listed bid options. Failure to complete all items will be considered a non-responsive bid.

Bid Options may or may not be accepted, at the sole discretion of the Owner. The Owner reserves the right to accept bid options in any order or combination deemed to be in the best interest of the Owner.

	Amount
Bid Opt 1 Front entry covered roof	\$ _____

6.01 Bidder agrees to start the Work on *June 5, 2015*, and will be substantially completed on or before *July 17, 2015*, and completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions on or before *July 31, 2015*.

7.01 The following documents are attached to and made a condition of this Bid:

- A. Required Bid security
- B. Noncollusion Affidavit of Prime Bidder (Attachment A)
- C. Bidder Information (Attachment B)
- D. Subcontractor Information (Attachment C) to be submitted by the three low bidders within 24 hours of the bid.

SUBMITTED on _____, 2015.

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: _____ (CORPORATE SEAL)

Attest _____

(Signature of Corporate Secretary)

Business address: _____

Phone No. _____ Fax No. _____

Date of Qualification to do business is _____

**Attachment A
Noncollusion Affidavit of Prime Bidder**

State of: _____

County of: _____

_____, being first duly sworn, deposes and says that:

- (1) He/She is the _____ of _____, the Bidder that has submitted the attached Bid;
- (2) He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- (3) Such Bid is genuine and is not a collusive or sham bid;
- (4) Neither the said Bidder nor any of its officers, partners, owners agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, either directly or indirectly, with any other Bidder, firm, or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement, or collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices in the attached bid or that of any other Bidder, or, to fix any overhead, profit, or cost element of the bid price or the bid price or prices in the attached bid or that of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against Bay Mills Township or any person interested in the proposed Contract.
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties of interest, including this affiant.

Signed By:

(Title)

Subscribed and sworn to before me this _____ day

of _____, 2015

My Commission Expires: _____

**Attachment B
Bidder Information**

GENERAL

The Bidder must complete the following:

A. Active Projects -

	Year Began	Owner	Contract Price	Project Description
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

B. Completed Similar Projects -

	Year Began	Owner	Contract Price	Project Description
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

C. Bidder's approximate bonding capacity as of May 1, 2015,

D. Name of Bidder's superintendent who will be responsible for the project -

1. _____ (Two alternate names are acceptable)

1. General Experience

**ADVERTISEMENT FOR BIDS
OTSEGO COUNTY
COMMUNITY CENTER RENOVATIONS
Gaylord, Michigan**

BID 2015-01

1. Sealed Bids for the Otsego County Community Center Renovations will be received by Sidock Group, 757 S. Wisconsin Avenue, Gaylord, Michigan 49735 until 3:00 pm local time, on Friday, May 22, 2015. Bids will be opened and publicly read aloud at that time.
2. The full bid package will be available on-line at <http://www.otsegocountymi.gov/bids-and-proposals-192> beginning May 4. Any questions must be received by Monday, May 18 at noon.
3. The principal items of work consist of the following:

Interior renovations of the existing building. Demolition and reconstruction of the west entry stairs with a new concrete ramp and an optional covered entry roof.
4. Copies of the Bid Documents may be obtained starting May 4, 2015 at the Office of Sidock Group, 757 S. Wisconsin Avenue, Gaylord, Michigan 49735. Phone: 989-705-8400. A non-refundable check in the amount of \$25.00 payable to Sidock Group must be submitted for each set of Bid Documents. Bidders are asked to return the plans to the Office of the Architect after the bids are opened.
5. There will be a mandatory pre-bid conference at the community center at 11:00 am, Wednesday, May 13, 2015.
6. The intent of Otsego County is to award one (1) Contract for the entire project.
7. Bids shall remain firm and shall not be withdrawn for a period of ninety (90) calendar days after bid opening.
8. The County of Otsego reserves the right to accept, reject or negotiate any or all bids to waive or not waive informalities or irregularities in the bids or bidding procedures and to accept any bid determined by the County to be in the best interest of the County, regardless of price. Vendors located in Otsego County receive a 5% cost variance for low bid determination.

757 S. WISCONSIN AVENUE ▪ GAYLORD MI 49735
phone 989.705.8400 ▪ fax 989.705.8403

Addendum Number: 1
Date: May 18, 2015
Project Name: Otsego County Community Center Renovations
SG Project Number: 515197
Proposal Date: Unchanged

This Addendum is being issued for the purpose of clarifying and/or modifying the original Bidding Documents and shall take precedence over them. Each Bidder's proposal shall include the Work described herein. All requirements contained in the Contract Documents shall apply to this Addendum. All incidental work necessary to complete the Work shall be included in the Contractor's quotation even though not particularly mentioned. Parts of the Specifications and Drawings referred to herein supersede previously issued data and form a part of this Addendum.

CLARIFICATIONS:

1. Q. – Will PDQ be an acceptable alternate for the Falcon locks, exit devices, and closers specified?
A. – No, they are not an acceptable alternate.
 2. Q. – Would ACO Polymer Products, KlassikDrain – K100 and Type 461Q Ductile iron slotted grate be an acceptable manufacturer?
A. – Yes.
 3. Q. – Has there been a lead and asbestos survey?
A. – An asbestos survey has been conducted and no asbestos was found. There has not been a lead survey.
 4. Q. – Will we need to put texture on the drywall where the paneling is to be removed?
A. – Yes, add texture to match existing.
 5. Q. – Can the wiring for the fire alarm system be in wire mold or does it have to be in conduit?
A. – Steel wire mold would be acceptable.
-

ATTACHMENTS:

The following documents are a part of this Addendum:

1. Pre-bid walk thru sign-in sheet
2. A-100
3. A-200
4. A-201
5. A-300
6. A-310
7. A-311
8. A-600



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

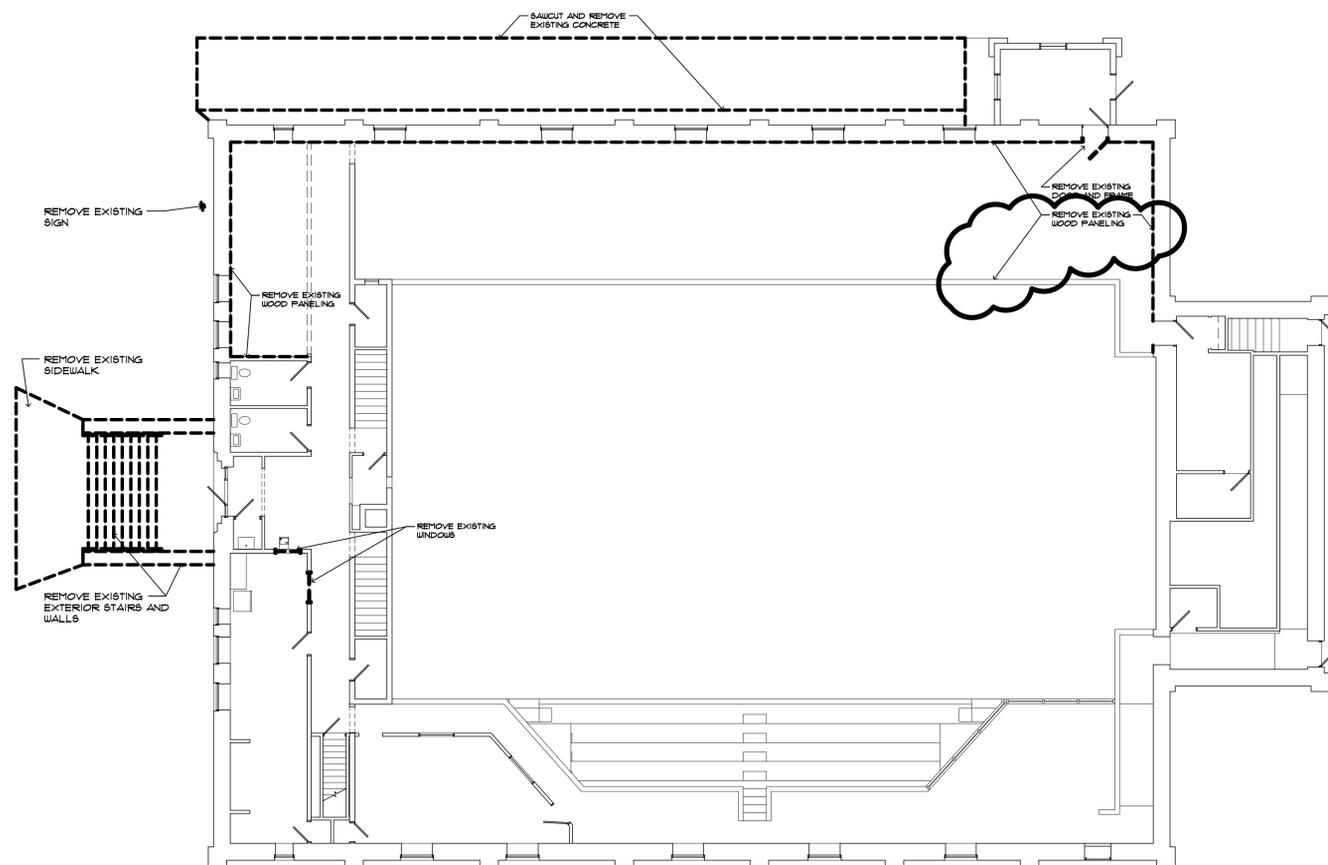
Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

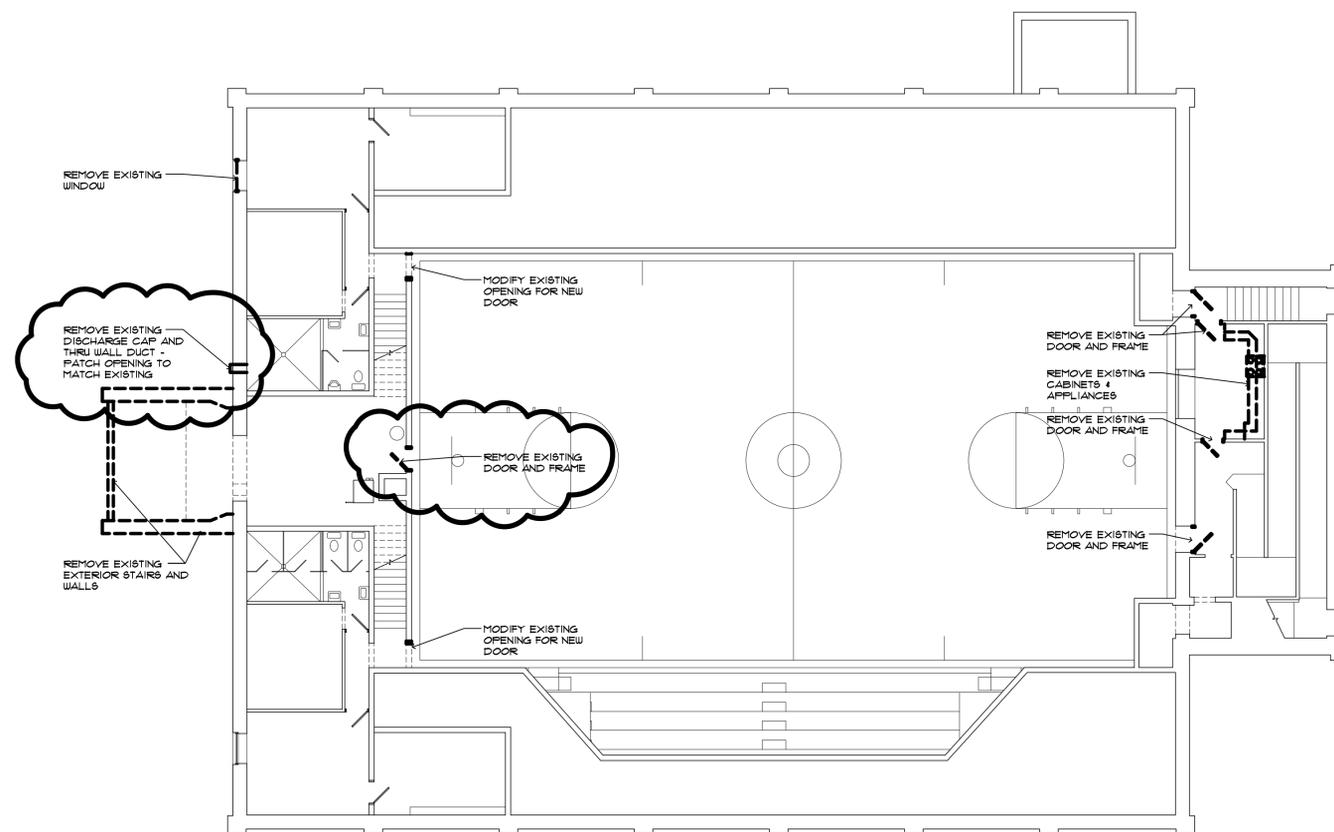
Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:



MAIN FLOOR DEMOLITION PLAN
SCALE: 3/32" = 1'-0"



LOWER FLOOR DEMOLITION PLAN
SCALE: 3/32" = 1'-0"

Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER
RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date Issued For
05-04-2015 CONSTRUCTION SET
05-18-2015 ADDENDUM # 1

Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
LOWER LEVEL /
MAIN FLOOR
DEMOLITION
PLAN

Project Number: 515197

Sheet Number: A-100

This drawing is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER
RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For:
05-18-2015 CONSTRUCTION SET
ADDENDUM # 1

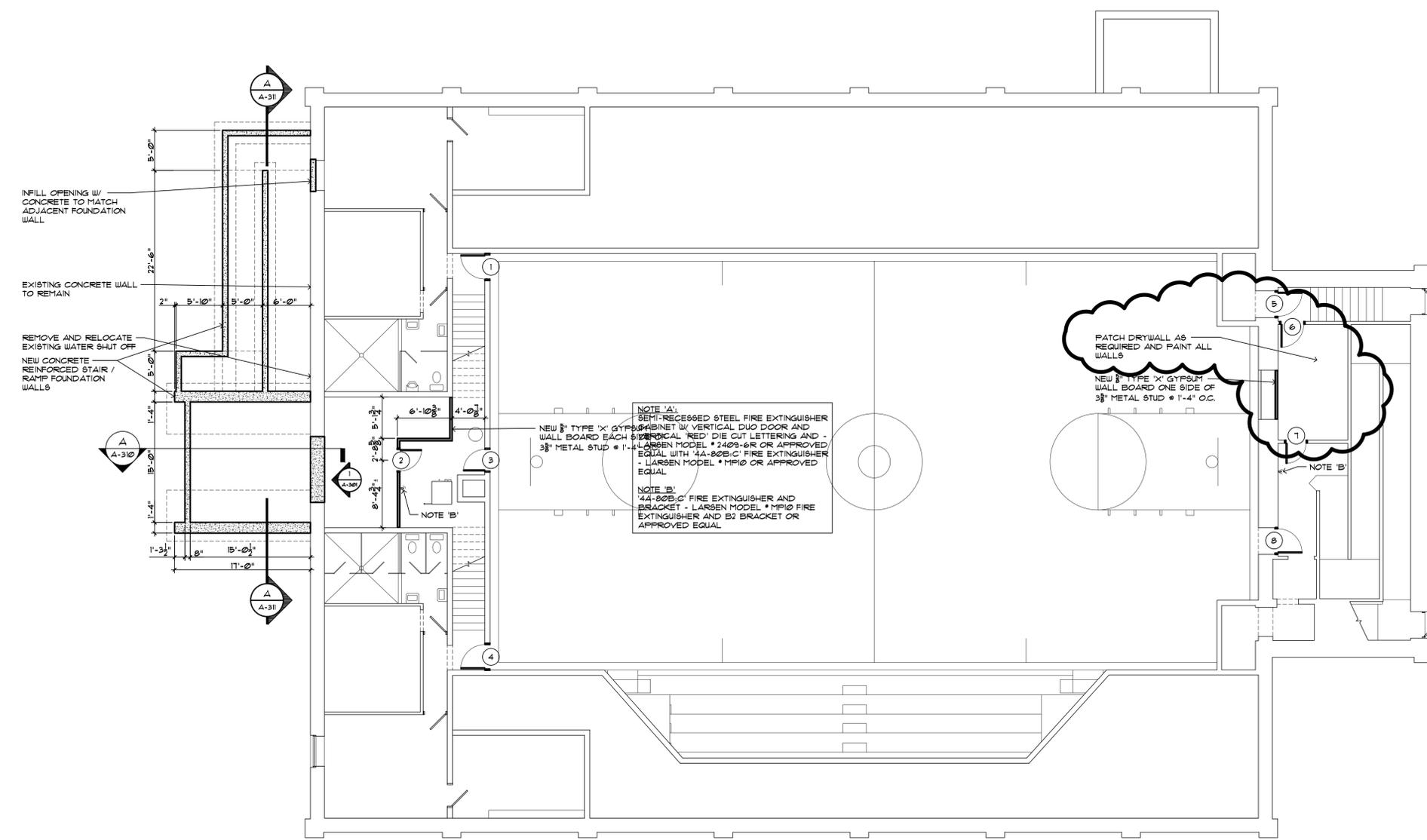
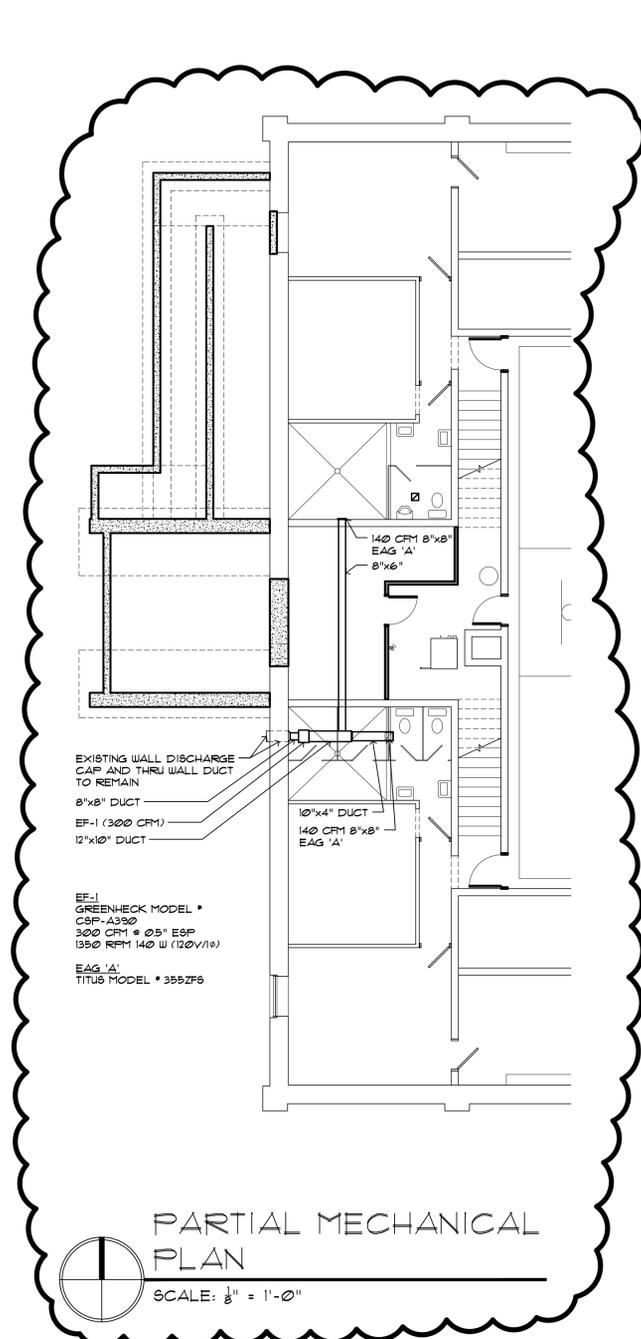
Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
LOWER LEVEL
PLAN

Project Number: 515197

Sheet Number: A-200

This drawing is the property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015





Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS
"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET
05-18-2015 ADDENDUM # 1

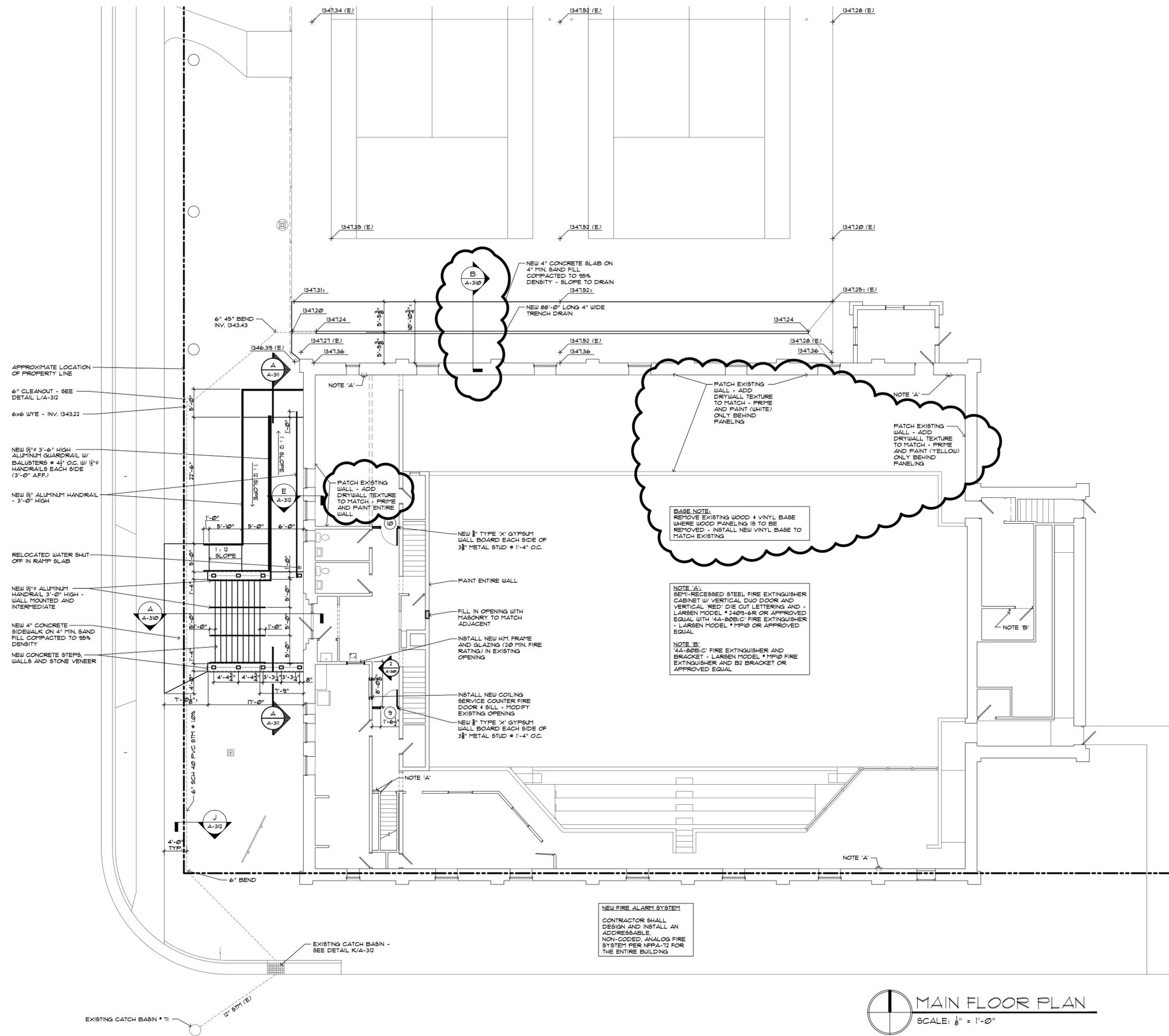
Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
MAIN FLOOR PLAN

Project Number: 515197

Sheet Number: **A-201**

This document is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or disseminated in any form without the prior written consent of Sidock Group, Inc. © 2015



NEW FIRE ALARM SYSTEM
CONTRACTOR SHALL DESIGN AND INSTALL AN ADDRESSABLE, NON-CODED, ANALOG FIRE SYSTEM PER NFPA-72 FOR THE ENTIRE BUILDING

NOTE 'A':
SEMI-RECESSED STEEL FIRE EXTINGUISHER CABINET W/ VERTICAL DUO DOOR AND VERTICAL REPO DIE CUT LETTERING AND - LARSEN MODEL # 2403-6R OR APPROVED EQUAL WITH '4A-80B,C' FIRE EXTINGUISHER - LARSEN MODEL # MF10 OR APPROVED EQUAL

NOTE 'B':
'4A-80B,C' FIRE EXTINGUISHER AND BRACKET - LARSEN MODEL # MF10 FIRE EXTINGUISHER AND B2 BRACKET OR APPROVED EQUAL

BASE NOTE:
REMOVE EXISTING WOOD & VINYL BASE WHERE WOOD PANELING IS TO BE REMOVED - INSTALL NEW VINYL BASE TO MATCH EXISTING

PATCH EXISTING WALL - ADD DRYWALL TEXTURE TO MATCH - PRIME AND PAINT (WHITE) ONLY BEHIND PANELING

PATCH EXISTING WALL - ADD DRYWALL TEXTURE TO MATCH - PRIME AND PAINT (YELLOW) ONLY BEHIND PANELING

PATCH EXISTING WALL - ADD DRYWALL TEXTURE TO MATCH - PRIME AND PAINT ENTIRE WALL

INTERIOR

PAINT HOLLOW METAL DOORS & FRAMES:
(1) COAT OF SHERWIN WILLIAMS PRO-CRYL UNIVERSAL PRIMER AND (2) COATS OF SHERWIN WILLIAMS HI-BUILD WB CATALYZED EPOXY - COLOR TO BE SELECTED BY OWNER

PAINT NEW & EXIST DRYWALL AND MASONRY:
(1) COAT OF SHERWIN WILLIAMS MULTI-PURPOSE LATEX PRIMER AND (2) COATS OF SHERWIN WILLIAMS 'DURATION' HOME INTERIOR ACRYLIC LATEX PAINT - COLOR TO BE SELECTED BY OWNER

EXTERIOR

PAINT CONCRETE:
(1) COAT OF SHERWIN WILLIAMS LOXON BLOCK SURFACER AND (2) COATS OF SHERWIN WILLIAMS CONFLX XL SMOOTH ELASTOMERIC HIGH BUILD COATING - COLOR TO BE SELECTED BY OWNER

STAIN EXTERIOR WOOD:
(2) COATS OF SHERWIN WILLIAMS WOODSCAPES STAIN - COLOR TO BE SELECTED BY OWNER

PAINT EXTERIOR MISC. STEEL:
(1) COAT OF SHERWIN WILLIAMS PRO-CRYL UNIVERSAL PRIMER AND (2) COATS OF SHERWIN WILLIAMS HI-BUILD WB CATALYZED EPOXY - FLAT BLACK

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
**COMMUNITY CENTER
RENOVATIONS**

315 S. CENTER AVE.
GAYLORD, MI. 49735

Seal:

Date: 05-04-2015 Issued For:
05-18-2015 CONSTRUCTION SET
ADDENDUM # 1

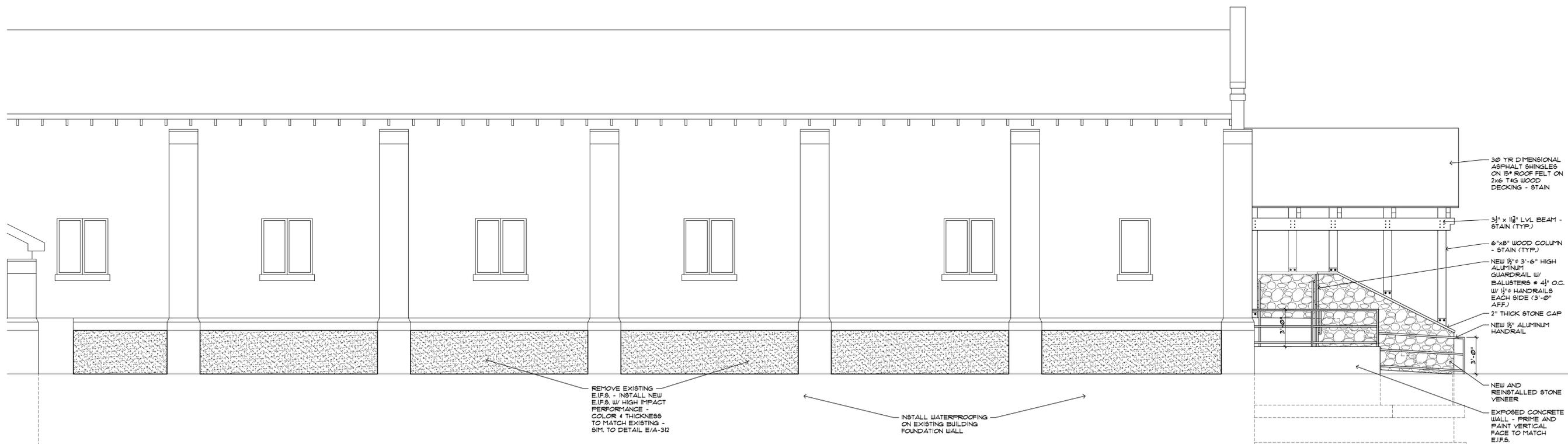
Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
ELEVATIONS

Project Number: **515197**

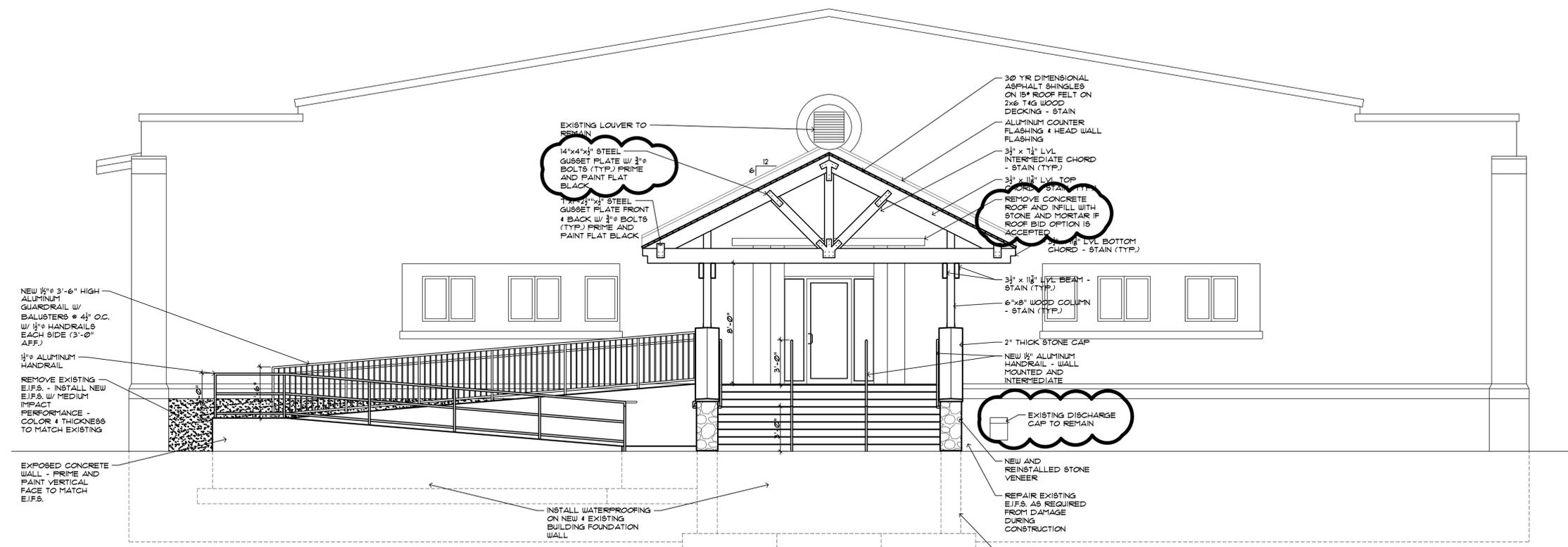
Sheet Number: **A-300**

This drawing is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015



NORTH ELEVATION

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



WEST ELEVATION

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



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER
RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735

Seal:

Date: 05-04-2015 Issued For:
05-18-2015 CONSTRUCTION SET
ADDENDUM # 1

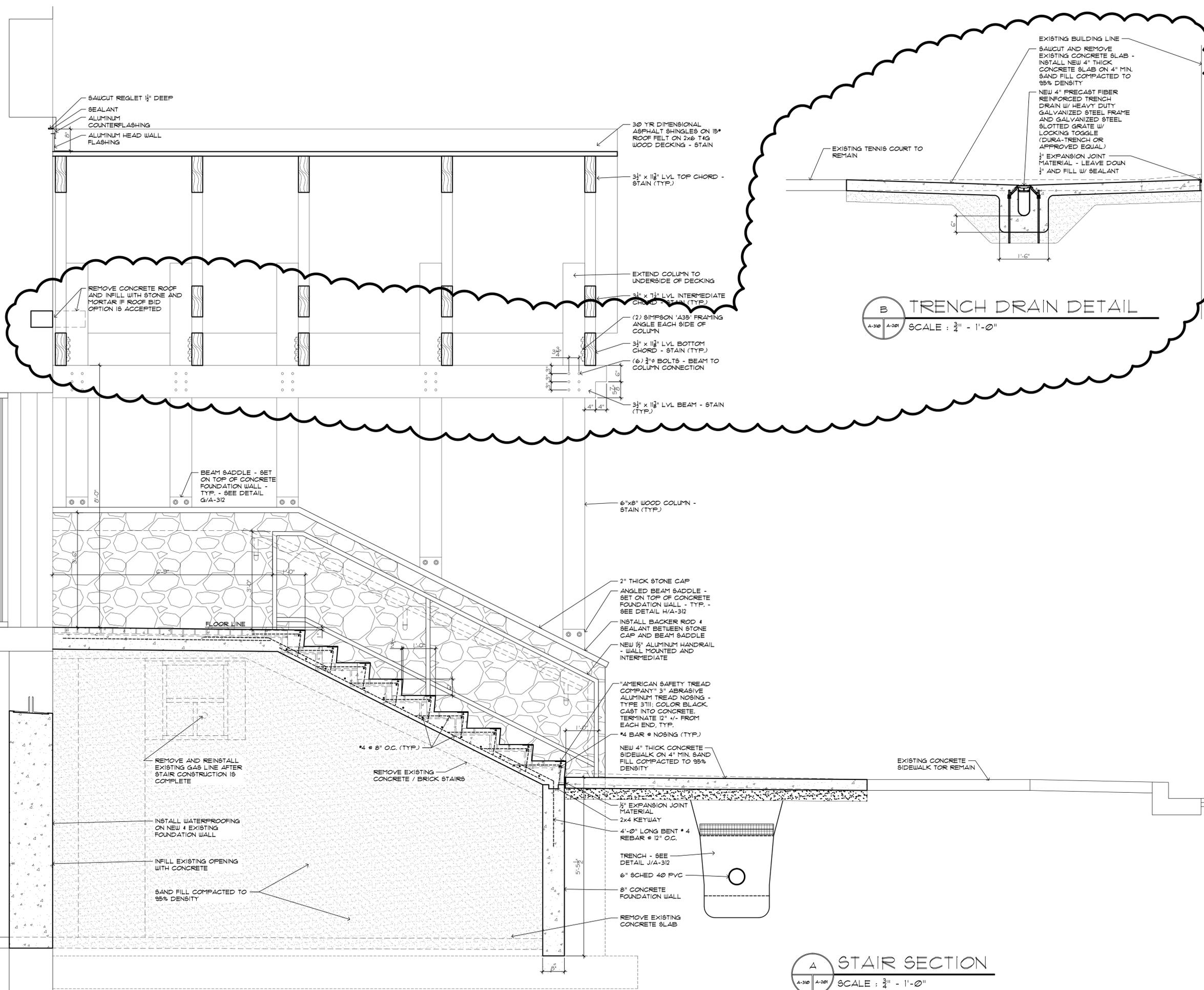
Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
BUILDING DETAILS

Project Number: 515197

Sheet Number: A-310

This drawing is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015



B TRENCH DRAIN DETAIL
SCALE: 3/4" = 1'-0"

A STAIR SECTION
SCALE: 3/4" = 1'-0"



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

"A Sidock Group Company"

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
**COMMUNITY CENTER
RENOVATIONS**

315 S. CENTER AVE.
GAYLORD, MI. 49735
Seal:

Date: 05-04-2015 Issued For: CONSTRUCTION SET
05-18-2015 ADDENDUM # 1

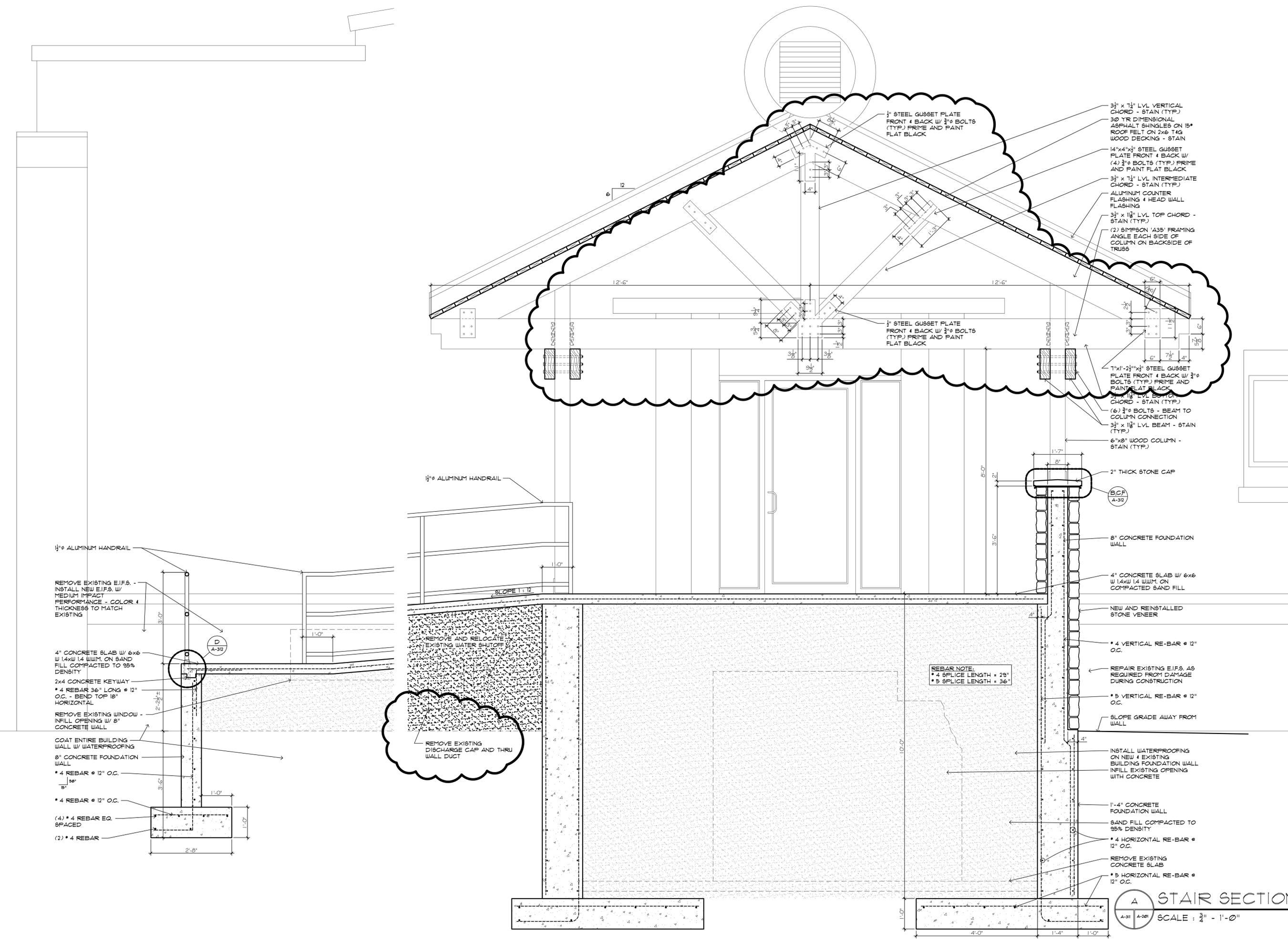
Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
BUILDING DETAILS

Project Number: 515197

Sheet Number: **A-311**

This drawing is the exclusive property of Sidock Group, Inc. and shall not be reproduced, copied, or used in any way without the prior written consent of Sidock Group, Inc. © 2015



A STAIR SECTION
SCALE: 3/4" = 1'-0"

HARDWARE SCHEDULE

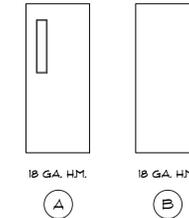
DOOR HARDWARE SET No. 01			
DOOR NUMBER: 01, 04, 10			
EACH TO HAVE:			
3 EA HINGE	5BB1 4.5x4.5	652	IVE
1 EA FIRE EXIT HARDWARE	F-25-R-L-DANE	626	FAL
1 EA RIM CYLINDER	951	626	FAL
1 SET SURFACE CLOSER	SC11 RW/PA	609	FAL
1 EA KICK PLATE	8400 10"x2" LDW B4E	630	IVE
1 EA WALL STOP	US406/40TCCV	630	IVE
1 SET SEALS	1885	BLK	ZER
DOOR HARDWARE SET No. 02			
DOOR NUMBER: 02, 03, 05, 06, 07, 09			
EACH TO HAVE:			
3 EA HINGE	5BB1 4.5x4.5	652	IVE
1 EA CLASS ROOM LOCK	T561P DANE	626	FAL
1 EA SURFACE CLOSER	SC11 RW/PA	609	FAL
1 SET KICK PLATE	8400 10"x2" LDW B4E	630	IVE
1 EA WALL STOP	US406/40TCCV	630	IVE
1 SET SEALS	1885	BLK	ZER
DOOR HARDWARE SET No. 03			
DOOR NUMBER: 03			
EACH TO HAVE:			
3 EA HINGE	5BB1 4.5x4.5	652	IVE
1 EA FIRE EXIT HARDWARE	F-25-R-L-DANE	626	FAL
1 EA RIM CYLINDER	951	626	FAL
1 SET SURFACE CLOSER	SC11 S6	609	FAL
1 EA KICK PLATE	8400 10"x2" LDW B4E	630	IVE
1 EA WALL STOP	US406/40TCCV	630	IVE
1 SET SEALS	1885	BLK	ZER

- NOTES:**
- MATCH EXISTING KEYING SYSTEM
 - WARRANTY
 - CLOSERS
 - MECHANICAL: 10 YEARS
 - ELECTRIFIED: 2 YEARS
 - EXIT DEVICES
 - MECHANICAL: 3 YEARS
 - ELECTRIFIED: 1 YEAR
 - LOCKSETS
 - MECHANICAL: 3 YEARS
 - ELECTRIFIED: 1 YEAR

DOOR SCHEDULE

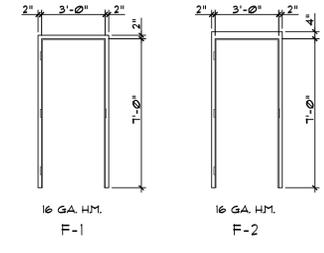
NUMBER	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	ELEVATION	FRAME MATERIAL	FRAME FINISH	GLAZING	HARDWARE SET	RATING	DETAILS	REMARKS	NUMBER
1	3' x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	A	HOLLOW METAL / F-2	PAINT	1/4" FLOAT	01	1 HR.			1
2	3' x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-1	PAINT		02	1 HR.			2
3	2'-8" x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-2	PAINT		02	1 HR.			3
4	3' x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	A	HOLLOW METAL / F-2	PAINT	1/4" FLOAT	01	1 HR.			4
5	3' x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-1	PAINT		02	20 MIN.			5
6	2'-10" x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-1	PAINT		02	1 HR.			6
7	2'-6" x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-1	PAINT		02	1 HR.			7
8	3' x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	B	HOLLOW METAL / F-2	PAINT		03	1 HR.			8
9	3' x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	A	HOLLOW METAL / F-1	PAINT	1/4" FLOAT	02	1 HR.			9
10	3' x 6'-8" x 1 1/2"	HOLLOW METAL	PAINT	A	HOLLOW METAL / F-1	PAINT	1/4" FLOAT	01	1 HR.			10

NOTE:
- ALL HOLLOW METAL FRAMES TO BE FULL PROFILE WELDED



DOOR ELEVATIONS

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



FRAME ELEVATIONS

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



Sidock Architects

ARCHITECTS • ENGINEERS • CONSULTANTS

A Sidock Group Company

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph: (989)705-8400 • Fax: (989)705-8403

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockarchitects.com

Key Plan:

Client:
OTSEGO COUNTY

Project:
COMMUNITY CENTER RENOVATIONS

315 S. CENTER AVE.
GAYLORD, MI. 49735

Date Issued For
05-04-2015 CONSTRUCTION SET
05-18-2015 ADDENDUM # 1

Drawn: TAB
Checked:
Approved: BJB

Sheet Title:
SCHEDULES

Project Number: **515197**

Sheet Number: **A-600**

THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF SIDOCK GROUP, INC. AND CANNOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF SIDOCK GROUP, INC. © 2015