

DOCUMENT 00 91 00

ADDENDA

ADDENDUM NUMBER 1

DATE: 05/12/2025

PROJECT: City Hall Restroom Renovation

PROJECT NUMBER: 0100-0569

OWNER: City of Roseville

ARCHITECT/ENGINEER: Anderson, Eckstein & Westrick, Inc.

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated April 24, 2025, with amendments and additions noted below.

This Addendum consists of (18) total pages.

The following changes to and/or clarifications of the Contract Documents will be incorporated in said Contract Documents and such changes shall be allowed for in the price bid by the Contractor, such that the price indicated in the Proposal shall represent the conditions as set forth in the original Contract Documents as modified by this Addendum.

Acknowledgment of receipt of this Addendum and the Bidder's Acceptance of these revised conditions prior to submittal of the bid shall be indicated by adding the Addendum number in the space provided in the Bid Form. Failure to do so may disqualify the Bidder.

A. BIDDER QUESTIONS AND RESPONSE:

1. **Q:** Is the project prevailing wage.
A: Yes, the project is CDBG funded and has prevailing wage requirements. See specifications.
2. **Q:** When is the anticipated start date?
A: The project is anticipated to be awarded at the City Council meeting on May 27th. First pay application needs to be submitted before July 1st.
3. **Q:** For the floor tile that has been purchased, who is installing it? Does grout need to be provided?
A: Contractor is responsible for supplying and installing all tile. See updated notes on A611. See updated tile spec on A031.
4. **Q:** What are the working hours?
A: The working hours are 7:00am to 4:00pm.
5. **Q:** Who is responsible for permits?
A: Contractor is responsible for obtaining all permits, fees will be waived by the City.
6. **Q:** Will City employees need access to the Break Room?
A: Yes, maintain access to the break room during construction.
7. **Q:** Where are the existing water mains?
A: Water mains run both underground and some come up and over the ceiling.
8. **Q:** Who has the fire alarm contract?
A: Guardian Alarm
9. **Q:** Floor drains – at the walk through I noted sometimes these get damaged during floor tile demo. Typically just swapping the strainer top isn't an option, as these drains are older and it can be difficult to find the parts. For base bid should we plan to exclude, then during construction if something should need addressing; handle this as an extra or through a contingency?
A: Include replacement of all floor drains, in same locations, in the base bid.

10. **Q:** Existing valves – the building engineer said sometimes the isolation valves hold, and other times they do not. Some have been changed out over the years. There is the potential the immediate branch valves at one of these bathrooms will not hold, and it was noted they would work with us to isolate somewhere else in the system to allow for our work. Should we plan to exclude this since it is an unknown, and then again handle as an extra or via contingency should a valve require replacement?
A: Contractor to include isolation valves as required per updated P101.
11. **Q:** Basement work – some of the sanitary piping in the ceiling will need to be re-worked, we may also have to core down through for the revised bathroom layouts. Who will be responsible for moving and protecting the owners items stored in the basement, allowing us room to do the work (owner or GC)?
A: Owner will move equipment, GC to coordinate when items need to be moved.
12. **Q:** Plumbing fixture spec on M100 – General section states all fixture trim shall be by one manufacturer, and no mixing of trim or fixtures. However we have American Standard UR and LAV china listed, with a Zurn WC (that has a Zurn flush valve model number). There are Zurn flush valves for WC & UR, but LAV has Delta faucet listed. In keeping with the spirit of the general note, am I to assume we want American Standard china for the WC as well so all three match? And as for the flush valves and faucet, should they all be Zurn?
A: The general note reads “All fixture trim shall be by one manufacturer only. No mixing of trim or fixtures will be permitted unless otherwise specified.” Provide fixtures as specified.
13. **Q:** Are there any existing plumbing lines that are to be reused, or only new lines?
A: As noted on drawings, new lines are to be connected to existing lines.
14. **Q:** Is insulation required on both hot and cold-water lines, or just hot water?
A: Yes, refer to specification on M100
15. **Q:** Are water-saving (low-flow) fixtures required to meet LEED or municipal efficiency standards?

A: No, provide specified fixtures.

16. **Q:** Are pressure-reducing valves, backflow preventers, or expansion tanks required?

A: No, these plumbing accessories are not required

17. **Q:** Are there any specific work-hour restrictions for noisy tasks like demolition, coring, or saw-cutting?

A: Contractor to coordinate with Owner for timing of noisy tasks

18. **Q:** Drawing AD101- Note F indicates to remove the flooring and base entirely, prep for new. Please advise if the existing floor tile is installed on a mud-set or on a thin-set method. Is the existing floor tile installed on a slab on grade or on an existing hollow core system.

A: Existing floor tile set method is unknown at this time without demolition.

19. **Q:** Drawing AD101- Note L indicates to remove wall tile entirely, prep for new finish. Please advise if the existing walls behind the existing wall tile is CMU or Drywall Partitions. In addition, please advise on the installation method for the new wall tile. I.E., Mud-set or Thin-Set.

A: Existing walls are drywall partitions. Thin-set installation method for wall tiles is desired. See updated specification on A031.

20. **Q:** If the existing subfloor is Hollow Core, please provide the following information: Detail for patching of the existing holes, Please provide a coring plan for the new plumbing locations, Indicate what type of installation method for the floor tile. Will the owner/architect be providing the GPR Survey of the existing hollow core if the existing subfloor is hollow core?

A: Existing floor in renovation areas is 12" precast concrete plank with 2" concrete topping. Existing holes occur within plumbing chases/walls. A coring plan can be provided for construction. See specifications for tile installation.

21. **Q:** Drawing P01- Indicates the floor drains are to remain, please provide details for floor tile installation at existing floor drains; scheduled floor tile is 12 x 24.

A: Floor drains are to be replaced, see reissued P101 and specifications.

22. **Q:** Please clarify the mother's room sign style
A: Provide signage as described by specification on A031. Owner to provide final room name during shop drawing review.
23. **Q:** Please provide specifications and details for the bathroom signage
A: Refer to specifications on A031 and details on A611
24. **Q:** Please provide elevations for the following walls:
Restroom 101- West wall, Restroom 103 - North wall, Restroom 104 - East & West walls, Restroom 105 - North & South walls
A: See added elevations on A411 and A412

B. DOCUMENT REVISIONS:

ARCHITECTURAL

1. COVER : reissued
 - a. Added sheet A412 Interior Elevations to index
2. SHEET A031: reissued
 - a. Added wall tile installation method
 - b. Changed floor tile to Olympia Tile, Timeless Light Grey
3. SHEET AD101: reissued
 - a. Added demolition of floor drains, updated keynote H
 - b. Added demolition of drinking fountain outside of Womens 101 and keynote O
 - c. Added to Keynote L – replace drywall and prep for new finish
4. SHEET A100: reissued
 - a. Added demolition of drinking fountain
5. SHEET A401: reissued
 - a. Added panel for demolition of drinking fountain
 - b. Added interior elevations
 - c. Revised view interior elevation numbers and sheets
 - d. New floor drains
 - e. Added stud wall to square off toilet partition in Women's 101
6. SHEET A411 : reissued
 - a. Added 4/A411 and 9/A411
 - b. Revised view number of 8/A411
 - c. 7/A411: Tile extended
 - d. 1/A411: Tile extended
7. SHEET A412: issued
 - a. New sheet
 - b. Added 3/A412, 4/A412, 6/A412, 7/A412 interior elevations
 - c. 9/A412: Tile extended between vanity and door
8. Sheet A611: reissued

- a. Room Finish Schedule - all tile to be provided by and installed by GC
- b. Added notes for existing and new thresholds in Finish Floor Plans

MECHANICAL

- 1. SHEET M100: reissued
 - a. Added specification for new floor drains
 - b. Added American Standard Water closet

PLUMBING

- 1. SHEET P101: reissued
 - a. Added new floor drains
 - b. Added note for required valves

C. SUBSTITUTIONS:

- 1. None requested

D. ATTACHMENTS:

- 1. PRE-BID SIGN-IN SHEET

End of Addenda

City of Roseville

Macomb County, Michigan

ROSEVILLE CITY HALL RESTROOM RENOVATION

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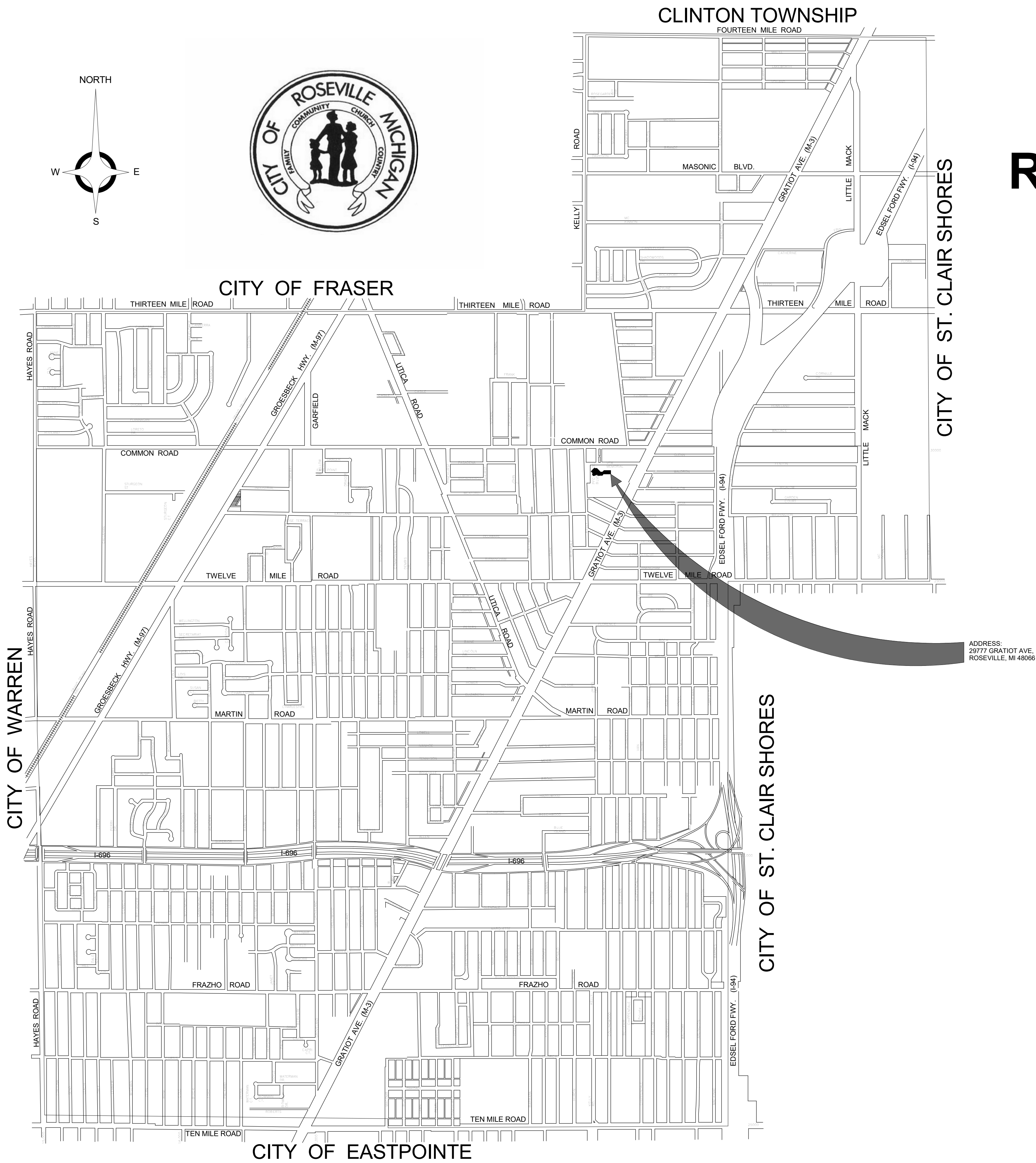
"I HEREBY CERTIFY THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH ACT 240, PUBLIC ACTS OF 1937 AS AMENDED- STATE OF MICHIGAN."

BRANDY CHIRCO, AIA

DATE



ANDERSON, ECKSTEIN AND
WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS



GENERAL TRADES SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS :

- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AS THEY APPLY.
- THE ENTIRE BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED AND MEET ALL REQUIREMENTS OF A.D.A. & MICHIGAN BARRIER FREE DESIGN CODE.
- ALL PROVISIONS OF "DIVISION 0" BIDDING REQUIREMENTS, CONTRACTS, FORMS AND CONDITIONS OF CONTRACT AND "DIVISION 1" - GENERAL REQUIREMENTS, FORM A PART OF EACH DIVISION GIVEN ON THIS DRAWING SHEET.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES AND INSPECTIONS.
- CONTRACTOR IS REQUIRED TO CARY WORKERS, LIABILITY, AND BUILDERS RISK INSURANCE POLICIES.
- CONTRACTORS AND SUBCONTRACTORS SHALL PROVIDE ALL WORK SHOWN IN ANY PART OF THE DOCUMENTS, I.E. HAND DRYER SHOWN ON ARCHITECTURAL DRAWINGS MUST BE WIRED BY THE ELECTRICIAN WHETHER IT IS OR IS NOT SHOWN ON THE ELECTRICAL DRAWINGS.
- CONTRACTOR SHALL PROVIDE A MIN. 1 YEAR WARRANTY ON ALL MATERIAL, EQUIPMENT AND WORK PERFORMED.

DIVISION 2 - SITE WORK :

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE HIS WORK ACTIVITIES WITH THE OWNER TO MINIMIZE DISRUPTION TO THE OWNER'S OPERATION OF THE FACILITY.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, BEFORE COMMENCING WITH SHOP DRAWING PREPARATION. REPORT EXISTING CONDITIONS WHICH DO NOT CONFORM WITH THE DETAILS PROVIDED BY THE ARCHITECT.

DIVISION 3 - CONCRETE :

- CONCRETE USED IN SLAB ON GROUND SHALL BE NORMAL WEIGHT CONCRETE AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CEMENT SHALL COMPLY WITH ASTM C150, TYPE I. MINIMUM CEMENT CONTENT SHALL BE 611 POUNDS PER CUBIC YARD.
- SUBMIT CONCRETE MIX DESIGNS FOR EACH CONCRETE MIX FOR THE ENGINEER'S REVIEW. SUBMITTAL SHALL INCLUDE, AT A MINIMUM, MIX PROPORTIONS, CEMENT TYPE AND SOURCE, AGGREGATE GRADATIONS AND SOURCE, AGGREGATE ASR COMPATIBILITY TEST RESULTS, ADMIXTURE CATALOG INFORMATION, CYLINDER STRENGTH TEST RESULTS ON SPECIMENS FOR IDENTICAL MIX DESIGN, OR OTHER PROOF OF STRENGTH PER ACI 301.
- BEFORE PLACING CONCRETE, REFER TO OTHER TRADE DRAWINGS AND COORDINATE THE LOCATION AND SIZE OF ITEMS SUCH AS OPENINGS, SLEEVES, EQUIPMENT PADS, PIPING, CONDUIT, DRAINS, DEPRESSED FLOORS, DOOR HOLDDOWNS IN GRADE WALLS, EMBEDDED ITEMS, ETC.

DIVISION 4 - MASONRY :

DIVISION 5 - METALS :

- COLD FORMED STEEL FRAMING SHOWN ON CONTRACT DRAWINGS ARE BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) ENGINEERING DESIGN PROPERTIES. CONTRACTOR MUST SUBMIT ENGINEERED PRODUCT INFORMATION SHOWING THAT MANUFACTURER'S SUPPLIED MEMBERS PROVIDE EQUIVALENT STRENGTH AND STIFFNESS.

DIVISION 6 - CARPENTRY :

DIVISION 7 - THERMAL AND MOISTURE PROTECTION :

- CAULK DOOR AND WINDOW FRAMES AT MASONRY WALLS. CAULK COMPOUND SHALL BE AN ELASTIC, WATERPROOF ADHESIVE FROM AN APPROVED MANUFACTURER. COLOR SELECTION BY ARCHITECT.

DIVISION 8 - OPENINGS :

- HOLLOW METAL DOOR FRAMES: 18 GA. (MIN.) STEEL WITH ZINC COATING AND FACTORY BAKED - ON PRIMER, CONFORM TO REQUIREMENTS OF ANSI A250.8. FABRICATE TO SUIT MASONRY WALL COURSING (4 IN. HEAD MEMBER) AT MASONRY WALLS, AND WITH HOLES FOR SILENCERS. APPROVED MANUFACTURERS : STEELCRAFT, CURRIES OR APPROVED EQUAL (MUST BE MEMBER OF STEEL DOOR INSTITUTE). COORDINATE DOORS WITH FINISH HARDWARE. SEE DOOR SCHEDULE AND SECTION 08710 - FINISH HARDWARE.
- COORDINATE DOORS WITH FINISHED HARDWARE.
- ALL LOCKS SHALL BE MASTER KEYED AND KEYED ALIKE, AS DIRECTED BY OWNER AND ARCHITECT. COORDINATE WITH EXISTING KEY SYSTEM.
- FINISH HARDWARE. COORDINATE WITH DOORS AND FRAMES. KEYING WITH OWNERS APPROVAL. PROVIDE ALL HARDWARE APPROVED MANUFACTURERS AS FOLLOWS (OR APPROVED EQUAL). CONSULT OWNER / OWNER'S REP. FOR HARDWARE KEYING REQUIREMENTS AND FINISHES.
 - EGGERS INDUSTRIES
 - PONCKRAFT DOOR COMPANY
 - GRAHAM MANUFACTURING CORPORATION
 - VT INDUSTRIES
- WOOD DOORS: SOLID CORE DOORS WITH FULL LIFETIME WARRANTY. TRANSPARENT FINISH:WDMA TR-8, UV-CURED ACRYLATED POLYESTER/URETHANE CATALYZED POLYURETHANE STAIN: ALGOMA ASPIRO SERIES. SUBMIT MANUFACTURERS STANDARD WOOD SAMPLES INDICATING STAIN FOR SELECTION PRIOR TO ORDERING. BASIS OF DESIGN: OSHKOSH ARCHITECTURAL DOORS CO. COLOR SRO CHESTNUT 1550
 - OSHKOSH ARCHITECTURAL DOORS CO
 - EGGERS INDUSTRIES
 - PONCKRAFT DOOR COMPANY
 - GRAHAM MANUFACTURING CORPORATION
 - VT INDUSTRIES
- HARDWARE
 - CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND NOTIFY ARCHITECT IMMEDIATELY IF THAT WHICH EXISTS DIFFERS FROM THAT WHICH IS SHOWN ON DRAWINGS.
 - ALL WORK TO COMPLY WITH CURRENT FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES THE REQUIREMENTS OF ICC(ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT (ADA) ARE TO BE FULLY SATISFIED. ALL WORK SHALL MEET THE MOST STRINGENT REQUIREMENTS OF BOTH INCLUDING, BUT NOT LIMITED TO CLEARANCES, LIMITATIONS, ACCESSORIES, ETC.
 - THESE DRAWINGS ARE PREPARED IN ACCORDANCE WITH THE LIMITED SERVICES FOR WHICH THE ARCHITECT WAS CONTRACTED. THE ARCHITECT MAKES NO REPRESENTATION THAT THE INTERPRETATION OF THESE DOCUMENTS WILL RESULT IN COMPLETE COMPLIANCE WITH THE ADA.
 - ALL DOORS REQUIRED TO BE LABELED SHALL BE SET IN LABELED FRAMES AND IDENTIFIED WITH UL LABEL AND BE PROVIDED WITH APPROVED SELF-CLOSING DEVICES AND POSITIVE LATCHING HARDWARE.
 - ALL DESIGNATED EXIT DOORS SHALL BE EQUIPPED WITH THE REQUIRED EGRESS HARDWARE.
 - FURNISH HARDWARE AS SCHEDULED WITHOUT SUBSTITUTION. NO ALTERNATES WILL BE APPROVED.
 - PROVIDE SPIC CYLINDERS, COMBINATED BEST SPIC CORES AND CUT KEYS: KEYED TO THE OWNERS' MASTER SYSTEM. INCLUDE KEY CONFERENCE AND KEY SYSTEM SCHEDULE. FURNISH A KEYED CORE AND TWO CUT KEYS FOR EACH LOCKING DEVICE SPECIFIED.
 - FURNISH AND PROVIDE ALL NECESSARY REINFORCEMENTS, BRACKETS, FASTENERS, SPACERS AND FILLERS TO PROVIDE A COMPLETE FUNCTIONING OPENING.
 - PROVIDE COMPLETE SHOP DRAWINGS, SUBMITTALS AND CUT SHEETS COMPLYING WITH DHI PRESCRIBED METHODS AND VERTICAL FORMAT DOUBLE SPACED HARDWARE SCHEDULE.
 - HARDWARE SETS:

HARDWARE SET 1 - EXISTING OPENING; REPLACE EXISTING LOCK WITH PRIVACY INDICATOR X PUSH / PULL EXISTING DOOR & FRAME: SURVEY EXISTING OPENING AND VERIFY THAT EXISTING DOOR AND FRAME ARE IN WORKING ORDER. NOTIFY ARCHITECT IMMEDIATELY IF ANY SPECIFIED ITEMS ARE NOT COMPATIBLE WITH EXISTING CONDITIONS. REMOVE EXISTING LOCK, FILL PATCH/REPAIR EXISTING DOOR & FRAME PREPS. PREP AND INSTALL THE FOLLOWING:

- | | | | | |
|--|----|---------------------------------------|------|-----|
| 1 | EA | PRIVACY INDICATOR DEADBOLT KV 125 IND | 613E | PDQ |
| NOTE: COORDINATE DEADBOLT & PUSH / PULL TRIM MOUNTING TO MEET ADA REACH RANGE. BALANCE OF EXISTING HARDWARE TO REMAIN. | | | | |

ALTERNATE #1- HARDWARE SET 2 - PRIVACY SET W/ INDICATOR [LOCK / UNLOCK] + CLOSER

- | | | | | |
|---|----|---|------|--------|
| 3 | EA | BUTT HINGE BB81 4 1/2" X 4 1/2" NRP | U510 | PBB |
| 1 | EA | PRIVACY SET W/ INDICATOR MR 279 BJSJ | 612 | PDQ |
| 1 | EA | CLOSER 7101 BC RA REGULAR ARM (PULL SIDE MOUNT) | 695 | PDQ |
| 1 | EA | KICKPLATE 90 10 X 2" LDW B4E | U510 | DON JO |
| 1 | EA | WALL STOP 1407 | U510 | DON JO |

DIVISION 9 - FINISHES :

- SEALANTS:
 - COLOR: MATCH ADJACENT MATERIAL.
 - GYPSUM BOARD SHALL BE 5/8" THICK MANUFACTURED BY UNITED STATES GYPSUM COMPANY OR EQUAL. USE WATER RESISTANT GREEN BOARD IN TOILET ROOMS AND CEMENT BOARD IN SHOWERS AS SCHEDULED ON DRAWINGS. USE 5/8" TYPE "X" FIRECODE BOARD WHERE NOTED.
 - METAL TRIM - L - TRIM MOLDING BY FRF REGLET OR APPROVED EQUAL.
 - ELASTOMETRIC EXPANSION JOINT COVER - 75 FWG-DRYWALL BY BALCO, INC. OR APPROVED EQUAL.
 - PAINT FINISHES SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ARCHITECT TO SELECT COLOR FROM FULL RANGE APPROVED MANUFACTURERS :
 - SHERWIN WILLIAMS
 - BENJAMIN MOORE
 - GLIDDEN
 - PITTSBURGH PAINTS
 - PRATT & LAMBERT
 - ACOUSTICAL CEILING TILE : APPROVED MANUFACTURE AS FOLLOWS (OR APPROVED EQUAL):
 - ARMSTRONGS, ULTIMA REGULAR W/ PRELUDE XL 15/16" EXPOSED T GRID
 - TILE : INSTALL ALL TILE PER THE LATEST TCI HANDBOOK
 - CERAMIC TILE-1 :
 - OLYMPIA TILE GLAZED PORCELAIN COLOUR BRICK RED 2X19
 - EXPOSED EDGES: SCHLUTER QUADEK TRIM- ALUMINIUM- MATTE BLACK
 - CERAMIC TILE-2 :
 - OLYMPIA TILE, TIMELESS LIGHT GREY, MATTE FINISH 12x24, OV. TL.G.R. 1224.MT
 - BASE TRANSITION: SCHLUTER DILEX-AHK: ARCHITECT TO SELECT FROM FULL RANGE OF COLORS
 - MEDIUM SET MORTAR - FOR FLOOR INSTALLATION UNLESS NOTED OTHERWISE. FACTORY PREPARED MORTAR AND LATEX ADDITIVES WITH ANSI A 118.4 AND ISO STANDARDS C2TES1P1. MEDIUM BED THICKNESS: 3/4" MIN. THICK FLOOR INSTALLATION. ALL TILE TO BE INSTALLED ON CRACK ISOLATION MEMBRANE AND WATERPROOF MEMBRANE. APPROVED MANUFACTURE AS FOLLOWS (OR APPROVED EQUAL)
 - MAPEI ULTRAFLEX LFT
 - CUSTOM BUILDIGN PRODUCTS, PROLITE
 - LATICRETE, AX1T
 - TEC-FAL FLEX MORTAR
- FOR WALL INSTALLATION UNLESS OTHERWISE NOTED GYPSUM BOARD AND METAL STUDS (CEMENTITIOUS BOND METHOD):TCA SETTING METHOD W243-20 (PROVIDE WITH WATERPROOF AND CRACK ISOLATION MEMBRANE) WITH LATEX-PORTLAND CEMENT MORTAR, ANSI A118.4 AND EPOXY GROUT ANSI A118.3 AND COMPLYING WITH TILE INSTALLATION SPECIFICATION ANSI A108.5 AND EPOXY GROUT INSTALLATION ANSI A108.6. INSTALL CRACK ISOLATION MEMBRANE PER MANUFACTURERS SPEC
- GROUT: EPOXY-MODIFIED GROUT ADMIXTURE: COMPLYING WITH ANSI A118.3 APPROVED MANUFACTURE AS FOLLOWS (OR APPROVED EQUAL)
 - MAPEI, KERAPOXY
 - CUSTOM BUILDIGN PRODUCTS, CEG-LITE COMMERCIAL EPOXY GROUT
 - LATICRETE, BETHANY, CT CPECTRALOCK PRO GROUT
 - ARCHITECT TO SELECT FROM FULL RANGE OF MANUFACTURER'S COLORS
 - SCHLUTER STRIPS:
 - AT TOP OF TILE WAINSCOTTING AND OUTSIDE CORNERS OF WALL TILE: SCHLUTER QUADEK, BLACK ANNODIZED ALUMINUM
 - AT TILE BASE: DILEX-AHK, ARCHITECT TO SELECT FROM FULL RANGE OF MANUFACTURER'S COLORS

DIVISION 10 - SPECIALTIES :

- TOILET COMPARTMENTS AND URINAL SCREENS - TWO SHEETS OF PANEL FLATNESS ZINC-COATED GALVANNEAL STEEL, LAMINATED UNDER PRESSURE TO A HONEYCOMB CORE, HIGH PERFORMANCE POWDER COATING, FORMED EDGES TO BE WELDED TOGETHER AND INTERLOCKED UNDER TENSION WITH A ROLL-FORMED OVAL CROWN LOCKING BAR DOORS AND PILASTERS. LATCH TO BE CONCEALED, CHROME PLATED ZINC DIE CASTING WITH FACE MORTISED FLUSH AND EDGE STRIP OF DOOR, FLOOR-MOUNTED, SCREENS, TYPICAL DOOR WIDTH TO BE 24 IN., DOORS AT ACCESSIBLE STALLS TO BE 36 IN. AND OUTSWINGING. URINAL SCREENS WALL - MOUNTED AND CANTILEVERED WITH CONTINUOUS EXTRUDED, CLEAR-ANODIZED ALUMINUM BRACKET, FULL HEIGHT OF SCREEN. PILASTER SHOES TO BE FORMED STAINLESS STEEL, MANUFACTURERS STANDARD HEIGHT TO CONCEAL FLOOR FASTENINGS. HARDWARE TO BE SATIN CHROME-PLATED, NON-FERROUS CAST METAL OR ALUMINUM AND INCLUDE GRAVITY-TYPE ADJUSTABLE PIVOT HINGES (TWO PER DOOR), NYLON BEARINGS, THUMBTURN DOOR LATCH WITH EXTERIOR EMERGENCY ACCESS FEATURE, DOOR STRIKE AND KEEPER WITH RUBBER BUMPER, AND DOOR PULL FOR OUT - SWINGING DOORS. APPROVED MANUFACTURER: HADRIAN POWDER COATED METAL - BLACK OR APPROVED EQUAL.
- TOILET ROOM ACCESSORIES :
 - TOILET PAPER HOLDER- COMMERCIAL TOILET PAPER DISPENSER, SURFACE- MOUNTED, AMERICAN SPECIALTIES, INC. 0715 OR APPROVED EQUAL.
 - SOAP DISPENSER - SURFACE MOUNTED COMMERCIAL SOAP DISPENSER, POWERFRESH HAND HYGIENE MANUAL PUSH HAND CARE DISPENSER - BLACK
 - SANITARY NAPKIN DISPOSAL- COMMERCIAL RESTROOM SANITARY NAPKIN DISPOSAL, AMERICAN SPECIALTIES, INC. 0473-1A OR APPROVED EQUAL.
 - ELECTRIC HAND DRYER - HAND DRYER: WORLD DRYER VERDEDR1, BLACK FINISH, Q-162A2
 - MIRRORS - 24"x36" SHALL HAVE ONE-PIECE, 18 GA. BLACK FRAME WITH INTEGRAL STIFFENERS AND BEVELED FRONT TO HOLD FRAME TIGHT AGAINST MIRROR, GALVANIZED STEEL BACK TO HAVE INTEGRAL HANGING BRACKETS FOR MOUNTING ON CONCEALED WALL HANGERS. GLASS TO BE TEMPERED. APPROVED MANUFACTURER
 - AMERICAN SPECIALTIES 0600-2436-41 MATTE BLACK STAINLESS STEEL ANGLE FRAME MIRROR (SPECIAL ORDER TEMPERED GLASS)OR APPROVED EQUAL.
 - GRAB BARS - STAINLESS STEEL TYPE 304, WALL THICKNESS NOT LESS THAN 0.05 INCH, CONCEALED MOUNTING, 1-1/2" CLEARANCE BETWEEN WALL SURFACE AND INSIDE FACE OF BAR, SATIN-FINISH WITH PEENED GRIPPING SURFACE, OUTSIDE DIAMETER OF 1 1/2". APPROVED MANUFACTURER:
 - HORIZONTAL- BOBRICK B-6806 99 X 36" OR APPROVED EQUAL.
 - HORIZONTAL- BOBRICK B-6806 99 X 42" OR APPROVED EQUAL.
 - VERTICAL- BOBRICK B-6806 99 X 18" OR APPROVED EQUAL.
 - MIRRORS - 24"x48" SHALL HAVE ONE-PIECE, 18 GA. BLACK FRAME WITH INTEGRAL STIFFENERS AND BEVELED FRONT TO HOLD FRAME TIGHT AGAINST MIRROR, GALVANIZED STEEL BACK TO HAVE INTEGRAL HANGING BRACKETS FOR MOUNTING ON CONCEALED WALL HANGERS. GLASS TO BE TEMPERED. APPROVED MANUFACTURER
 - AMERICAN SPECIALTIES 0600-2448-41 MATTE BLACK STAINLESS STEEL ANGLE FRAME MIRROR (SPECIAL ORDER OF TEMPERED GLASS)OR APPROVED EQUAL.
- PLAQUE IDENTIFICATION SIGNS FOR INTERIOR APPLICATION SHALL BE STANDARD 6"x9" SIZE WITH RADIUS CORNERS; .080" THICK BACK- PLATE LAMINATED TO FACEPLATE SURFACE; LETTER AND NUMBERS SHALL BE RAISED 1/32", UPERCASE, SANS SERIF OR SIMPLE SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE 5/8" HIGH MINIMUM AN .02" HIGH MAXIMUM. BACKPLATE BACKGROUND AS SELECTED BY ARCHITECT. TYPE SPF AS MANUFACTURED BY ASI SIGN SYSTEM OR APPROVED EQUAL.
- MILLWORK :
 - SOLID SURFACE COUNTERTOPS - BASIS OF DESIGN CORIAN SOLID-SURFACE, COLOR STONIQUE
 - PLASTIC LAMINATE MILLWORK- EXPOSED CABINET EXTERIORS TO BE THERMOFUSED CONCEALED HINGES TO BE COMMERCIAL GRADE 120 DEGREE PIVOT OVERLAY STYLE, SPRING-LOADED SELF-CLOSE FEATURE AND 3-WAY ALIGNMENT ADJUSTMENTS DOOR AND HARDWARE PULLS: BASIS OF DESIGN RICHELIEU MODERN METAL PULL-873 SQUARE MATTE BLACK, OR APPROVED EQUAL. BASIS OF DESIGN: WILSONART PREMIUM LAMINATE, WALNUT HEIGHTS 7965K-12 APPROVED MANUFACTURER:
 - WILSONART
 - TMI SYSTEMS DESIGN GROUP.
 - STEVENS CABINET COMPANY OR APPROVED EQUAL.



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

51301 Schoenherr Road
Shelby Township, MI 48315
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Engineering Strong Communities

05-12-2025 04-24-2025		ADDENDUM 1 BID ISSUE	
DATE		SUBMITTALS/REVISIONS	

PROJECT NAME:

ROSEVILLE CITY
HALL RESTROOM
RENOVATION

SHEET TITLE:

SPECIFICATIONS

CLIENT:

CITY OF ROSEVILLE

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: NMA	CHECKED BY: BLC	DATE: APRIL 2025
SCALE: AS NOTED		



UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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PROJECT NO.

0100-0569

M:\01000100-0569\CAD\Drawings\Construction\Arch\Drawings City Hall
Roseville Renovation.dwg

SHEET NO.

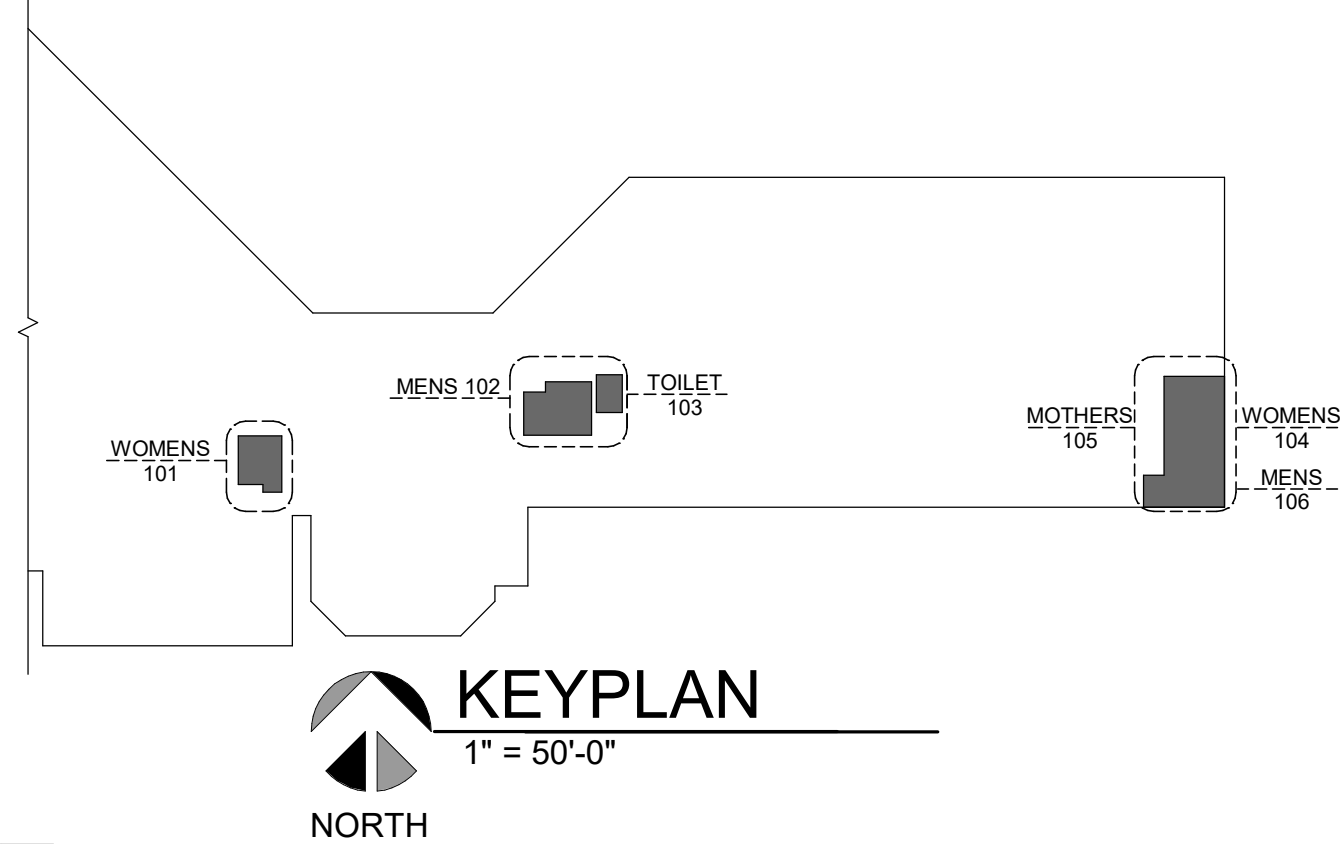
A031



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GENERAL NOTES :

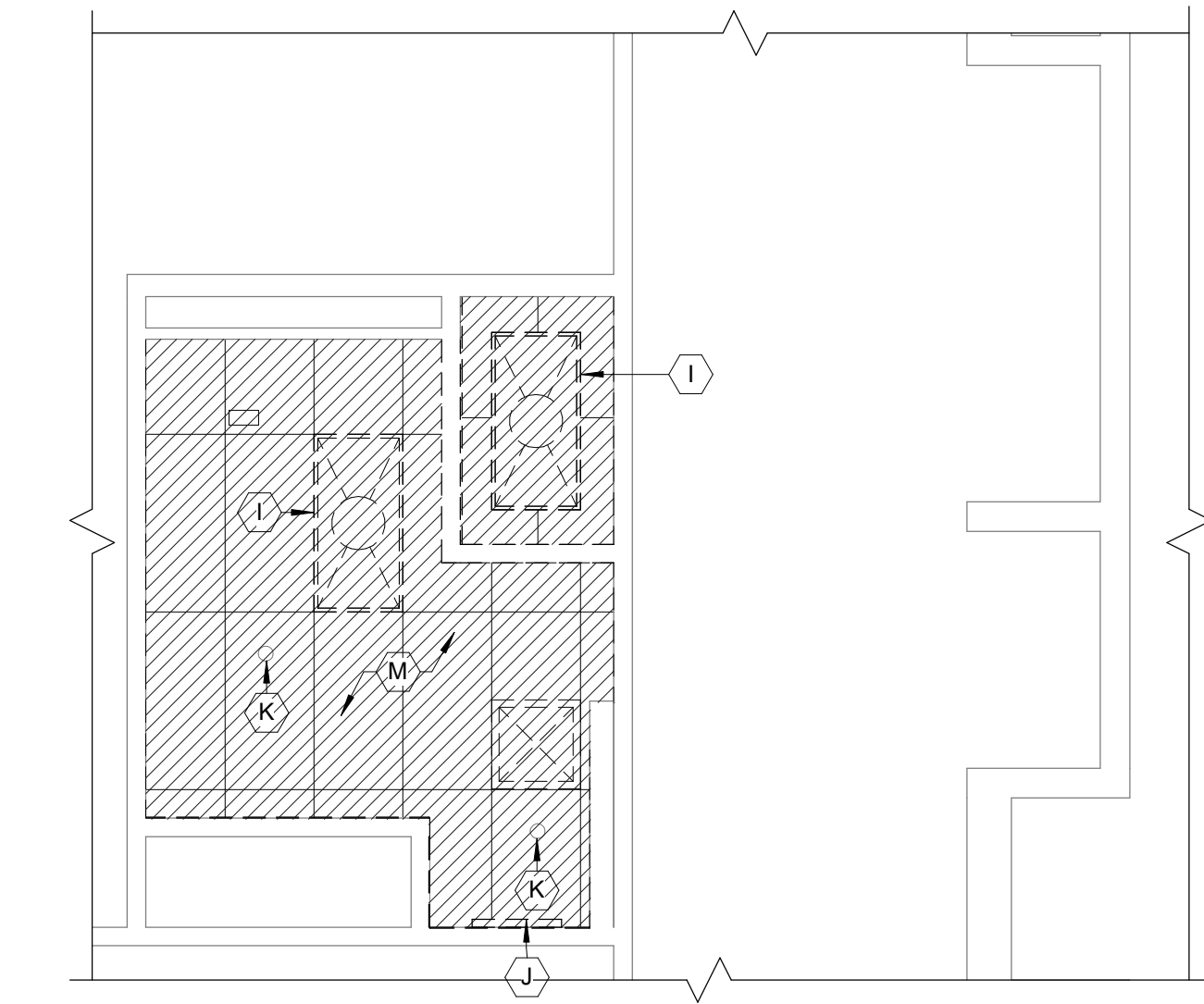
1. VERIFY ALL EXISTING DIMENSION IN FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCY.
2. REMOVE CEILING AND ATTACHMENTS OR REFER TO MECHANICAL AND ELECTRICAL DEMOLITIONS.
3. REFER TO DEMOLITION EXTERIOR ELEVATIONS FOR EXTENT OF DEMOLITION.
4. SEE MECHANICAL AND ELECTRICAL DEMOLITION DWGS.
5. THE EXISTING PLUMBING WITHIN WALLS AND CHASES WILL NEED TO BE MODIFIED WITH LAYOUT OF NEW FIXTURES. PLEASE SEE NEW WORK DRAWINGS FOR DETAILS
6. WORK TO BE PHASED TO ALLOW FOR ONE MENS AND ONE WOMENS TO BE OPEN FOR USE AT ALL TIMES

DEMOLITION PLAN KEYNOTES :

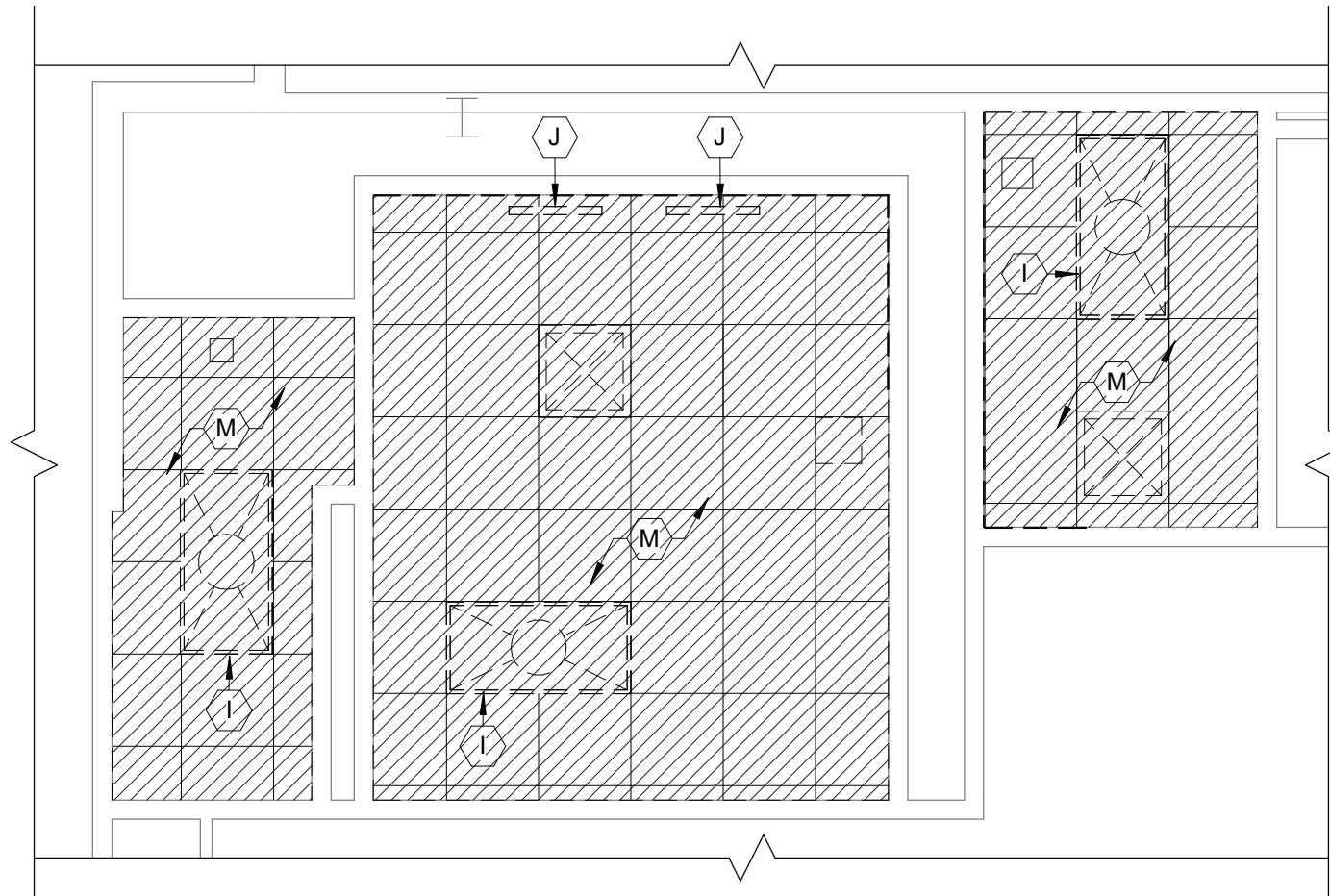
- (A) REMOVE STUD WALL AND /OR PARTITIONS, FULL HIEGHT, UNLESS NOTED OTHERWISE
- (B) REMOVE PLUMBING FIXTURES & ACCESSORIES COMPLETE. COORDINATE DEMOLITION WITHIN PLUMBING CHASE WITH NEW WORK PLAN
- (C) REMOVE RECESSED ACCESSORIES, INFILL AND PREP FOR NEW FINISH
- (D) REMOVE AND SALVAGE DOOR, FRAME AND ASSOCIATED HARDWARE COMPLETE.
- (E) REMOVE AND CAP RADIANT HEATER AND THERMOSTAT CONTROLS, AND PREP FOR NEW FINISH
- (F) REMOVE FLOORING AND BASE ENTIRELY, PREP FOR NEW
- (G) REMOVE TOILET AND URINAL PARTITIONS COMPLETELY, PATCH WALL AND PREP FOR NEW FINISH
- (H) EXISTING FLOOR DRAIN TO BE REMOVED, PREP FOR NEW
- (I) REMOVE EXISTING LIGHT FIXTURES
- (J) REMOVE WALL MOUNTED LIGHT FIXTURES
- (K) EXISTING SPRINKLERS TO REMAIN
- (L) REMOVE WALL TILE ENTIRELY, REPLACE DRYWALL AND PREP FOR NEW FINISH
- (M) REMOVE THERMOSTAT
- (N) REMOVE PARTITION AND PREP FOR NEW DOOR
- (O) REMOVE DRINKING FOUNTAIN IN WALL PROVIDE CLEANOUT CHROME CAPE FOR THE BLUGGED WASTE PIPE IN WALL. PROVIDE CHROME CAP FOR THE CAPPED COLDWATER IN

DEMOLITION PLAN LEGEND :

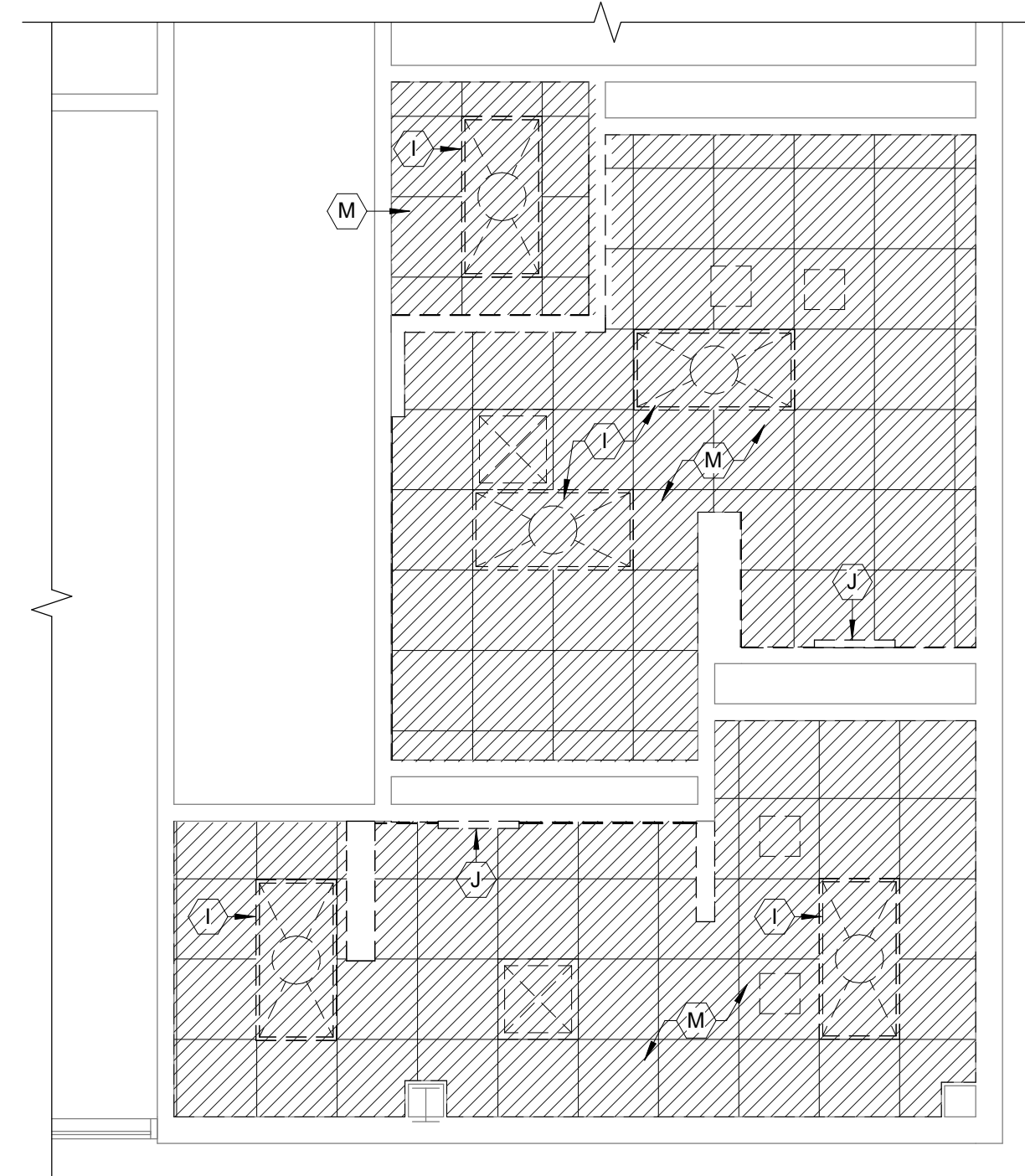
- EXISTING WALL TO REMAIN (W/ EXISTING WINDOWS)
- EXISTING WALL TO BE REMOVED (SEE DEMO PLAN & EXTERIOR ELEVATIONS)
- REMOVE PLUMBING FIXTURES & ACCESSORIES COMPLETE



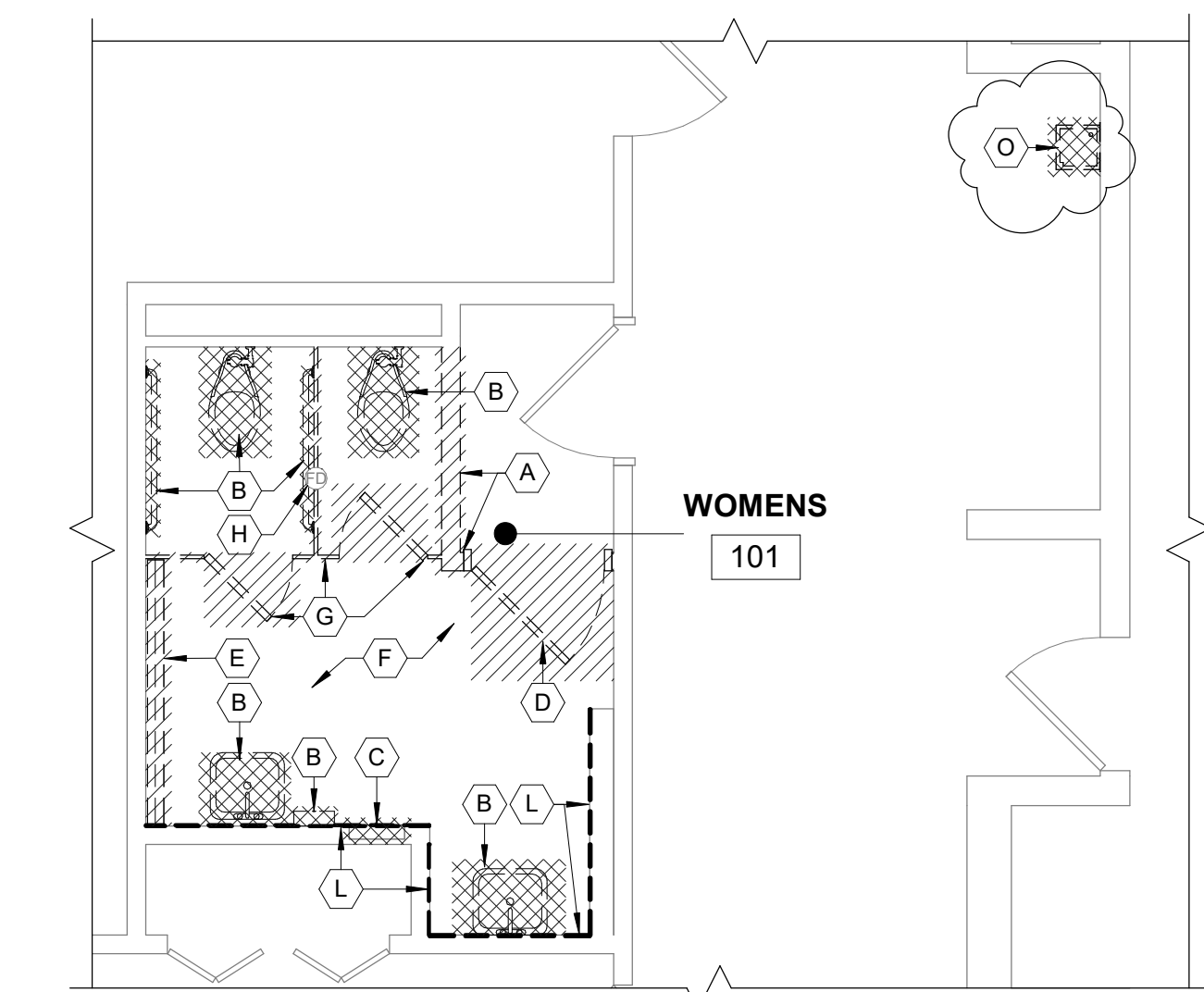
4
AD101
1/4" = 1'-0"
NORTH



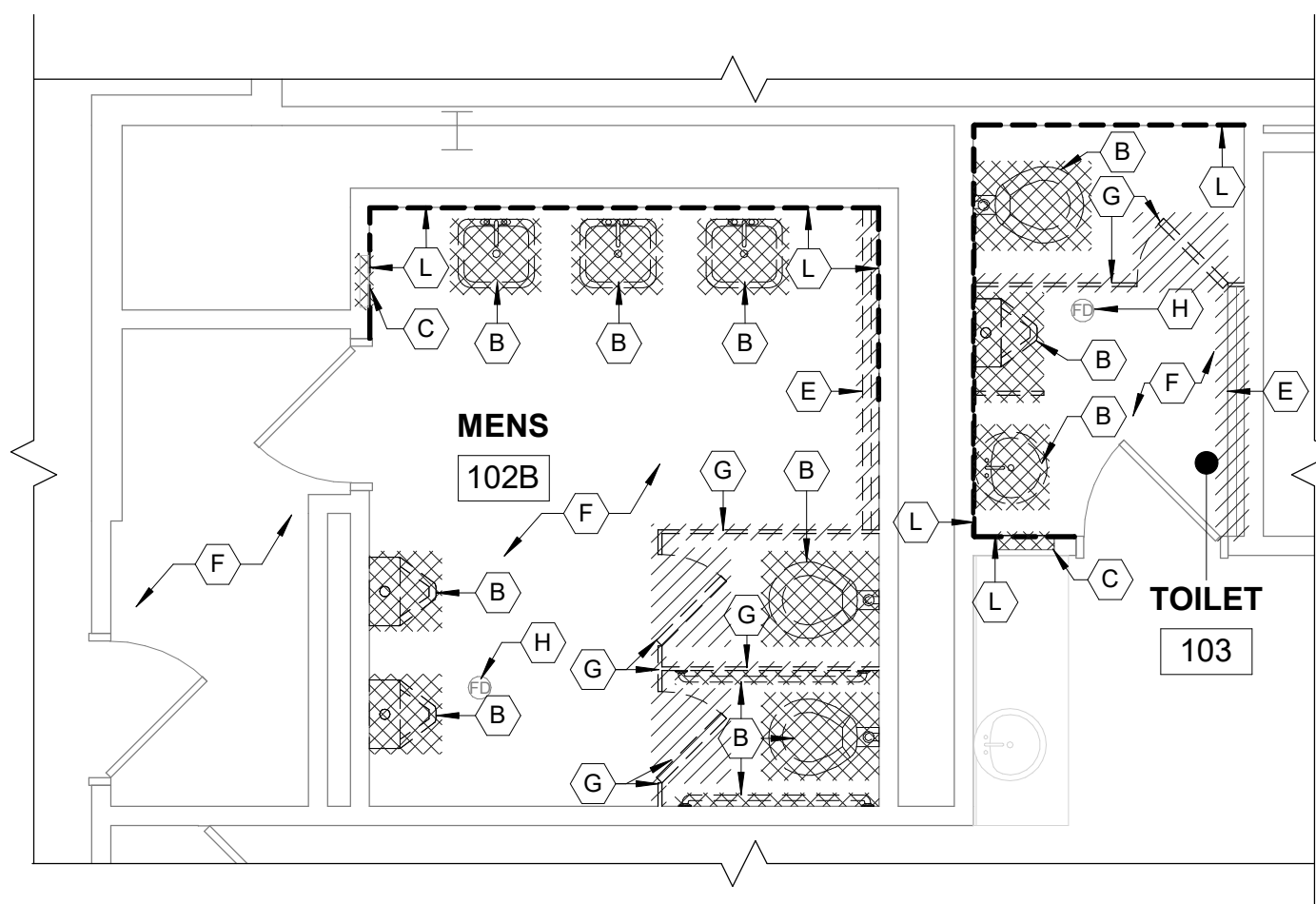
7
AD101
1/4" = 1'-0"
NORTH



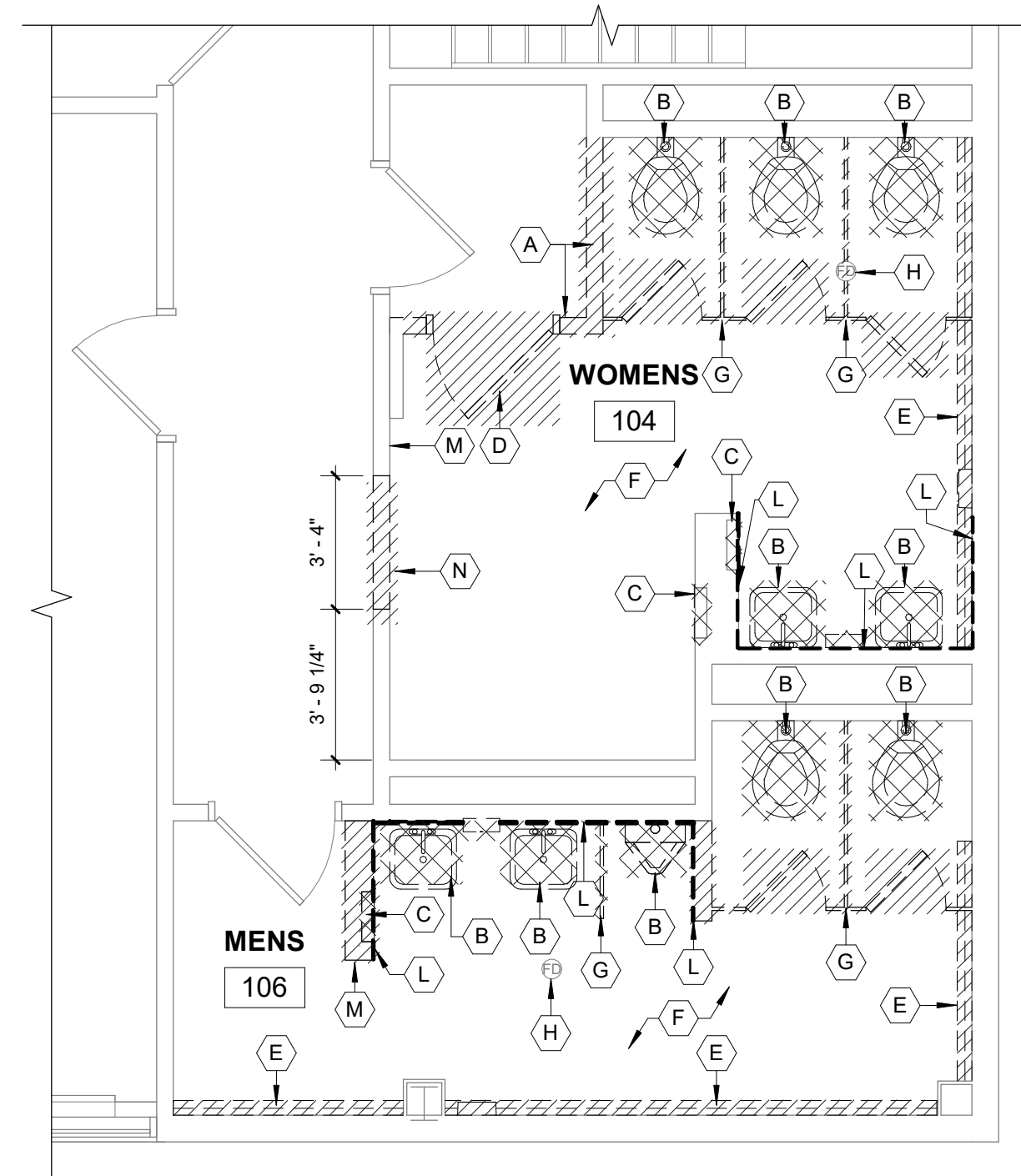
6
AD101
1/4" = 1'-0"
NORTH



1
AD101
1/4" = 1'-0"
NORTH



2
AD101
1/4" = 1'-0"
NORTH



3
AD101
1/4" = 1'-0"
NORTH

05-12-2025 04-24-2025	ADDENDUM 1 BID ISSUE
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

ROSEVILLE CITY HALL RESTROOM RENOVATION

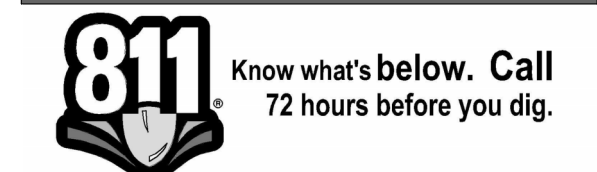
SHEET TITLE:

FLOOR PLAN AND REFLECTED CEILING DEMOLITION PLAN

CLIENT:

CITY OF ROSEVILLE

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: NMA	CHECKED BY: BLC	DATE: APRIL 2025
SCALE: AS NOTED		



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PROJECT NO.

0100-0569

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8/24/2025 8:00:00 AM

SHEET NO.

AD101

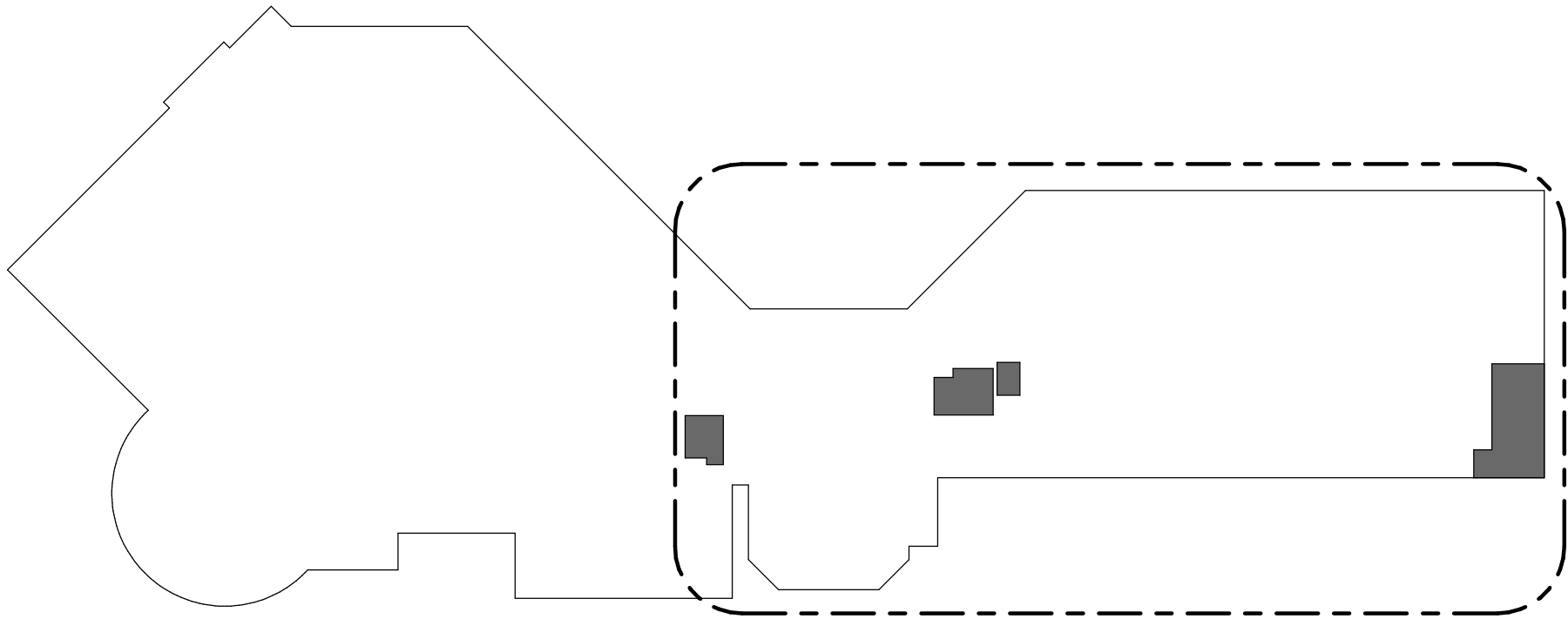
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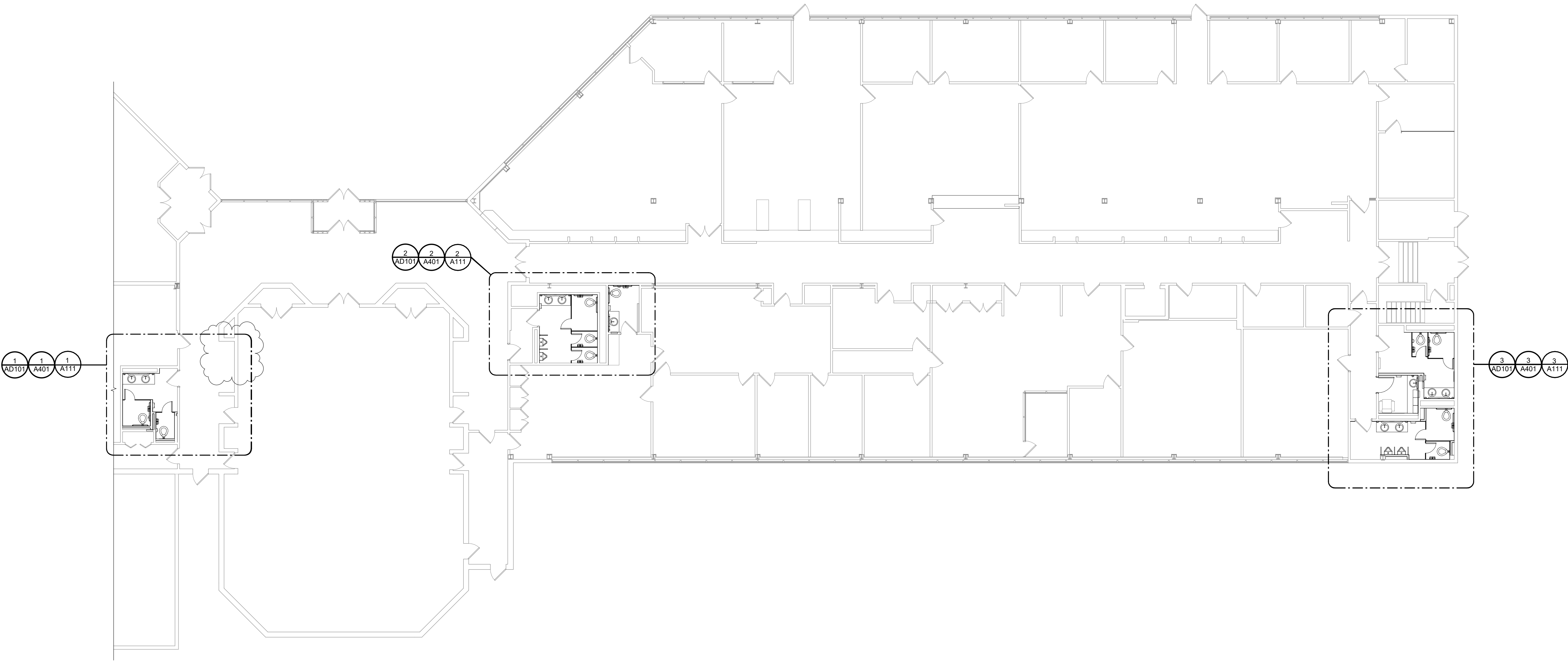
Engineering Strong Communities





2
A100

KEYPLAN
1" = 50'-0"





1
A100

FIRST FLOOR PLAN
1" = 10'-0"

05-12-2025 04-24-2025		ADDENDUM 1 BID ISSUE	
DATE		SUBMITTALS/REVISIONS	


PROJECT NAME:

ROSEVILLE CITY
HALL RESTROOM
RENOVATION

SHEET TITLE:

FIRST FLOOR PLAN

CLIENT: CITY OF ROSEVILLE			
PRELIMINARY CONSTRUCTION RECORD			
DRAWN BY: NMA	CHECKED BY: BLC	DATE: APRIL 2025	
SCALE: AS NOTED			



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PROJECT NO. 0100-0569

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811\2025 811.dwg

SHEET NO.

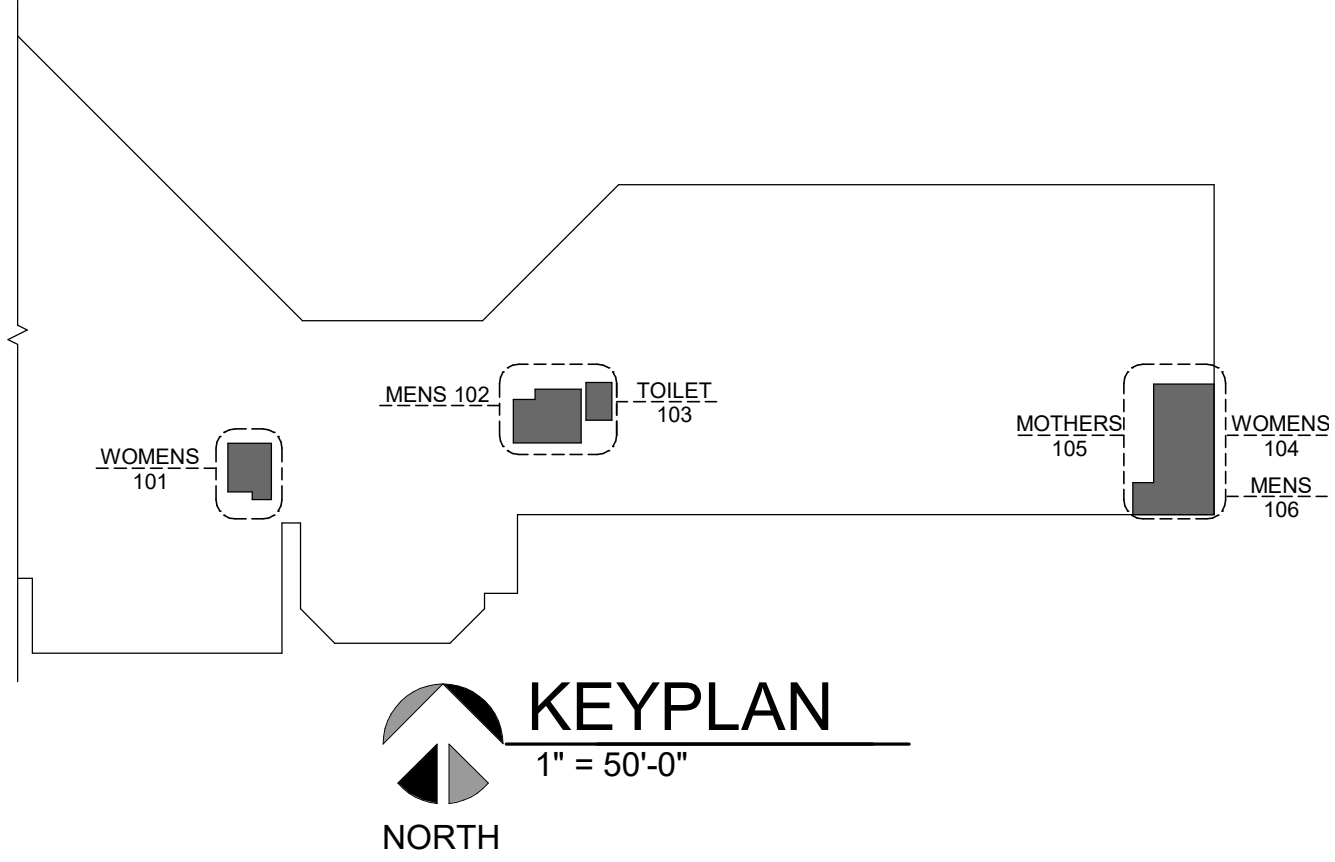
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GENERAL NOTES :

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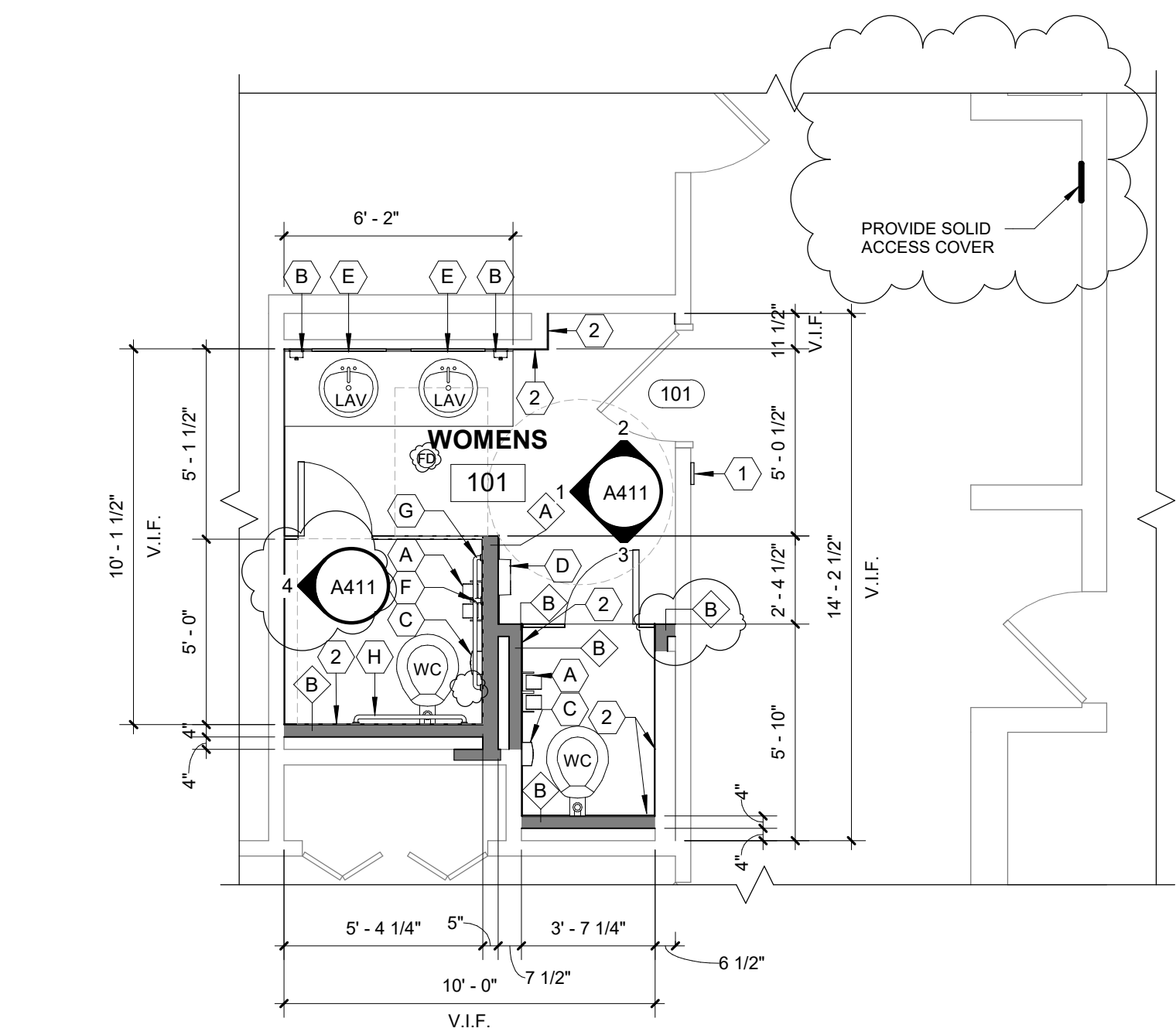
FLOOR PLAN KEYNOTES

- ROOM SIGNAGE, SEE ROOM FIN. SCHEDULE
- WALL TILE TO 5'-0" AFF, REFER TO INTERIOR ELEV. AND ROOM FIN. SCHEDULE.

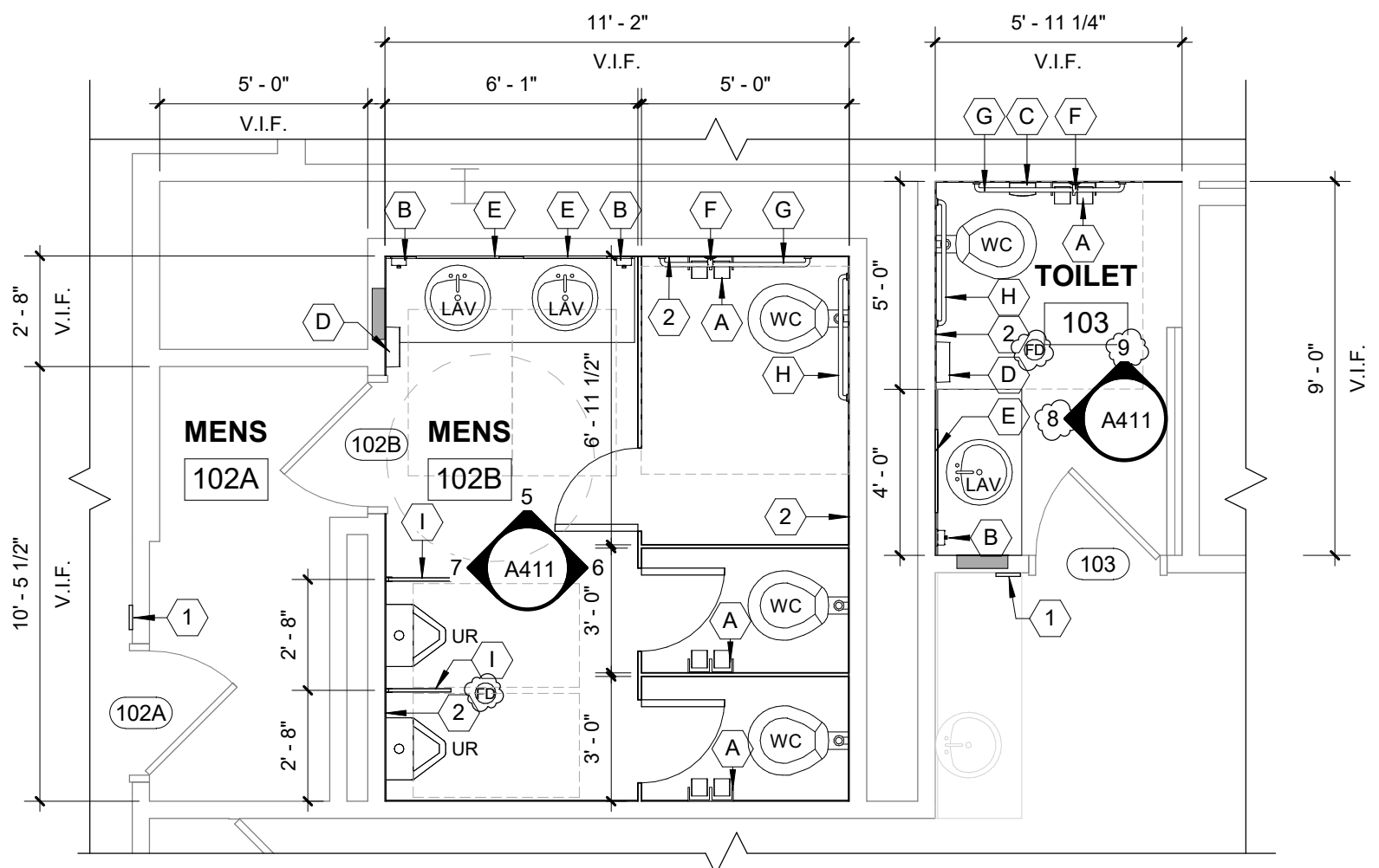
PARTITION TYPES :

- A** 3 5/8" 18 GA. METAL STUDS @ 16" O.C. TIGHT TO DECK AND STRUCTURE ABOVE WITH BATT INSULATION AND 5/8" GWB BOTH SIDES PAINTED. (ALL WALLS TO BE TYPE "A" UNO)
- B** 3 5/8" 18 GA. METAL STUDS @ 16" O.C. TIGHT TO DECK AND STRUCTURE ABOVE WITH BATT INSULATION AND 5/8" GWB ON ONE SIDE PAINTED.

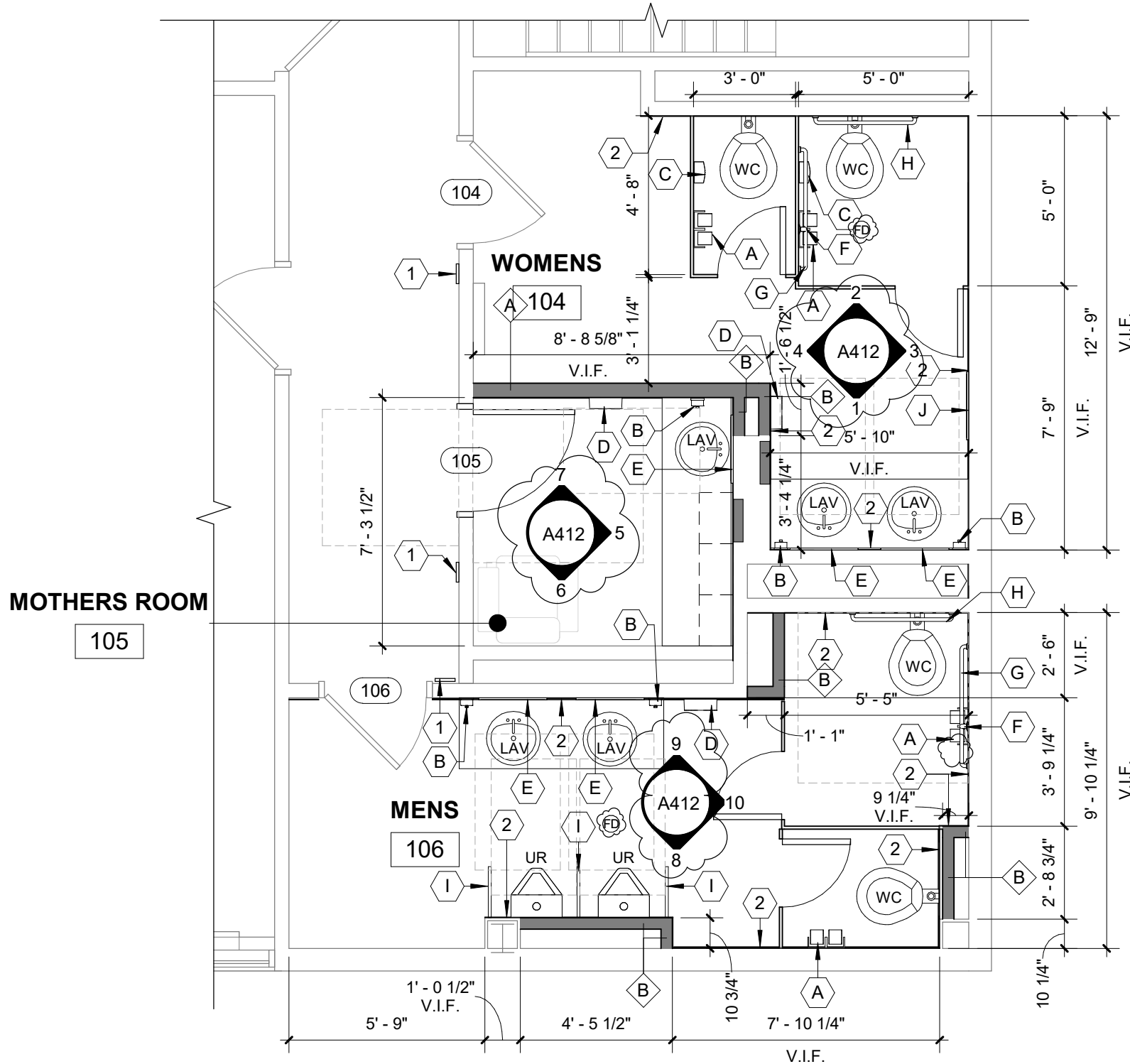
TOILET ACCESSORY SCHEDULE	
MARK	ITEM
A	TOILET PAPER DISPENSER AND DISPOSAL
B	SOAP DISPENSER (SURF. MOUNT)
C	SANITARY NAPKIN DISPOSAL
D	ELEC. HAND DRYER
E	ANGLE FRAME MIRROR
F	18" GRAB BAR
G	42" GRAB BAR
H	36" GRAB BAR
I	URINAL PARTITION
J	24"x48" TEMPERED MIRROR



1 WOMENS 101 FLOOR PLAN
1/4" = 1'-0"
NORTH



2 MENS 102 & TOILET 103 FLOOR PLAN
1/4" = 1'-0"
NORTH



3 WOMENS 104, MOTHERS RM 105, & MENS 106 FLOOR PLAN
1/4" = 1'-0"
NORTH

05-12-2025 04-24-2025	ADDENDUM 1 BID ISSUE
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

ROSEVILLE CITY HALL RESTROOM RENOVATION

SHEET TITLE:

ENLARGED PLANS

CLIENT:

CITY OF ROSEVILLE

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: NMA	CHECKED BY: BLC	DATE: APRIL 2025
SCALE: AS NOTED		



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PROJECT NO.

0100-0569

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SHEET NO.

A401



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Engineering Strong Communities

05-12-2025
04-24-2025
DATE
SUBMITTALS/REVISIONS

PROJECT NAME:

ROSEVILLE CITY
HALL RESTROOM
RENOVATION

SHEET TITLE:

INTERIOR
ELEVATIONS

CLIENT:
CITY OF ROSEVILLE

PRELIMINARY CONSTRUCTION RECORD
DRAWN BY: NMA CHECKED BY: BLC DATE: APRIL 2025
SCALE: AS NOTED

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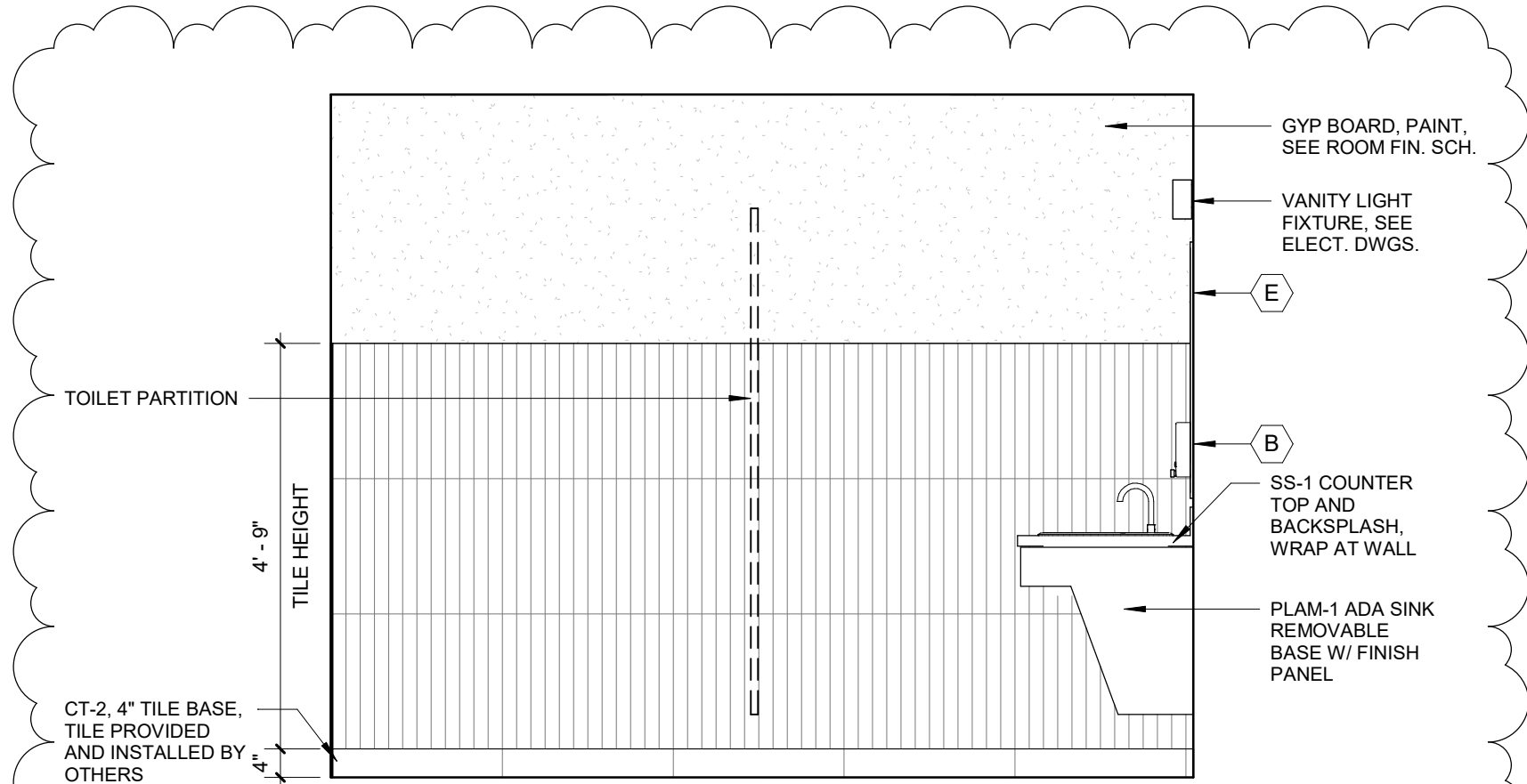
PROJECT NO. 0100-0569

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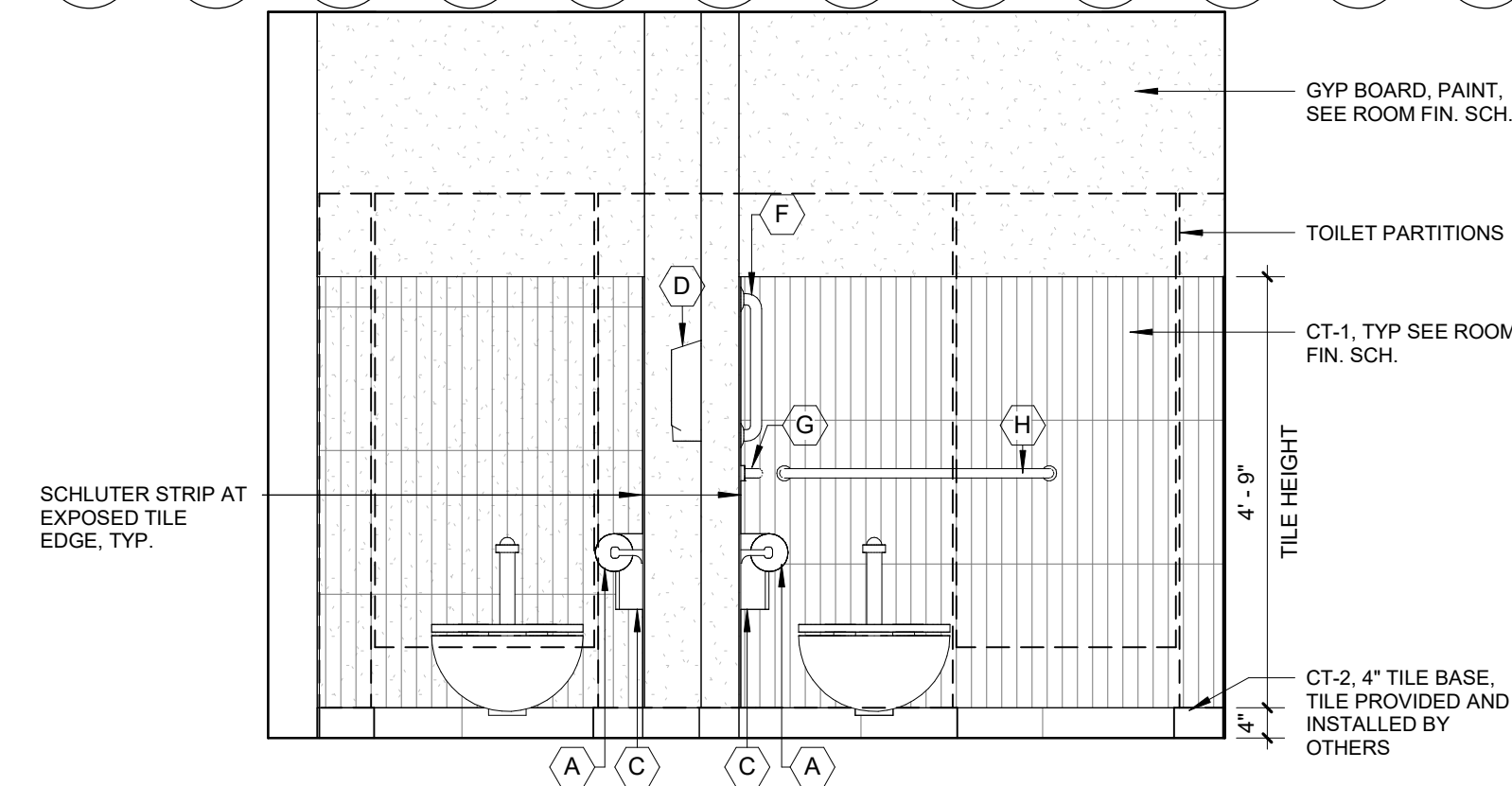
SHEET NO.

A411

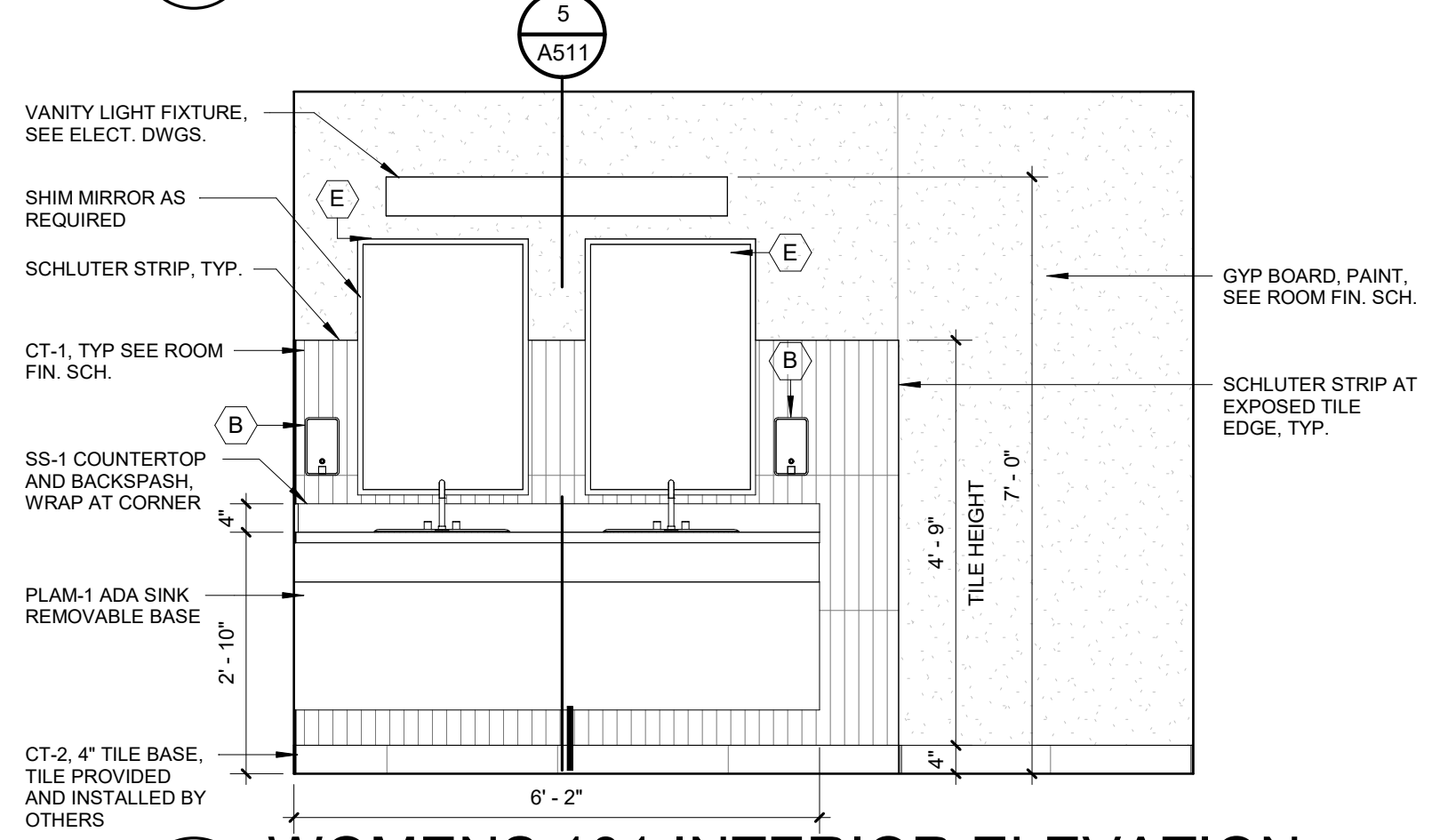
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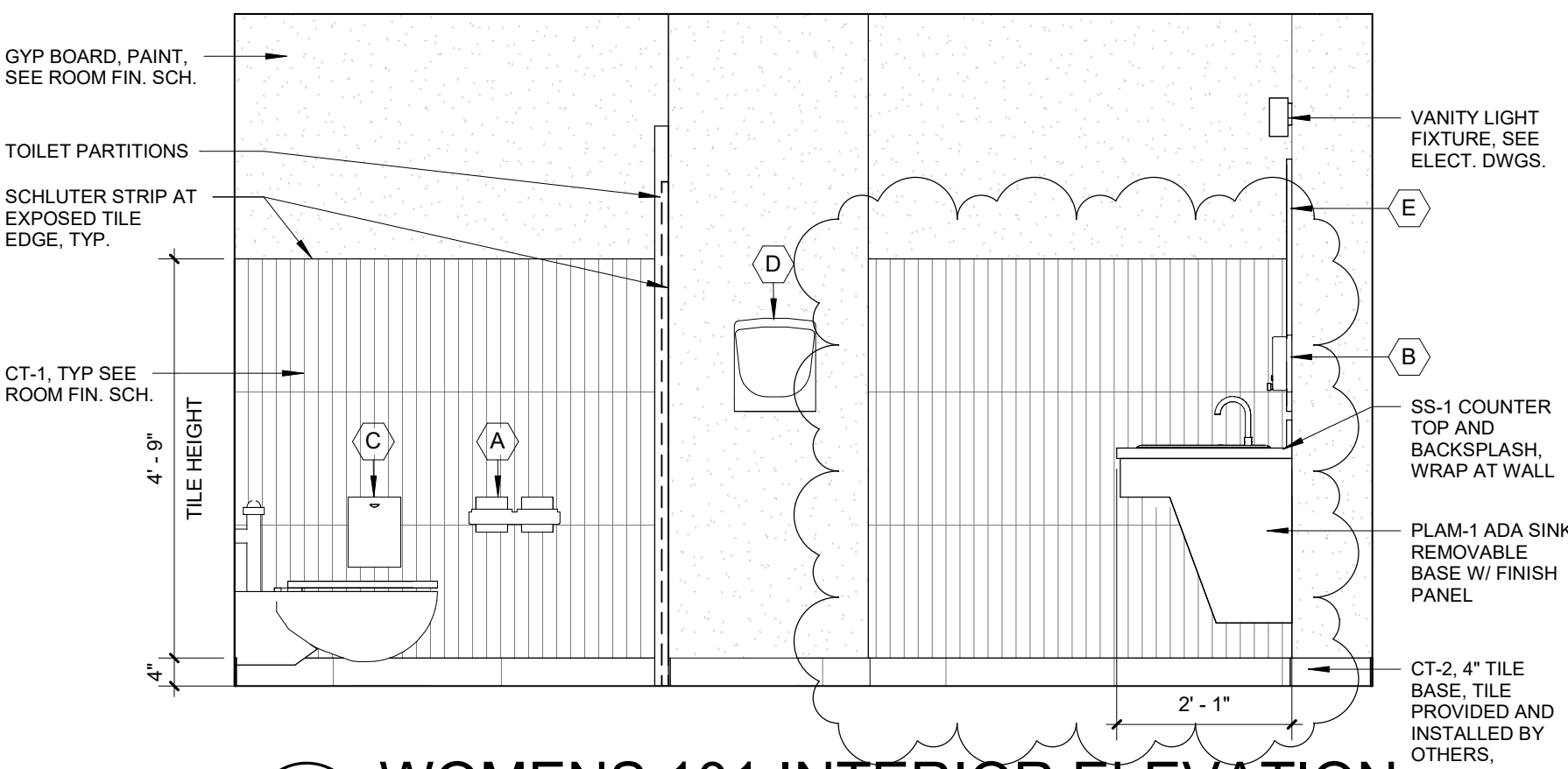
4 WOMENS 101 INTERIOR ELEVATION
A411 1/2" = 1'-0"



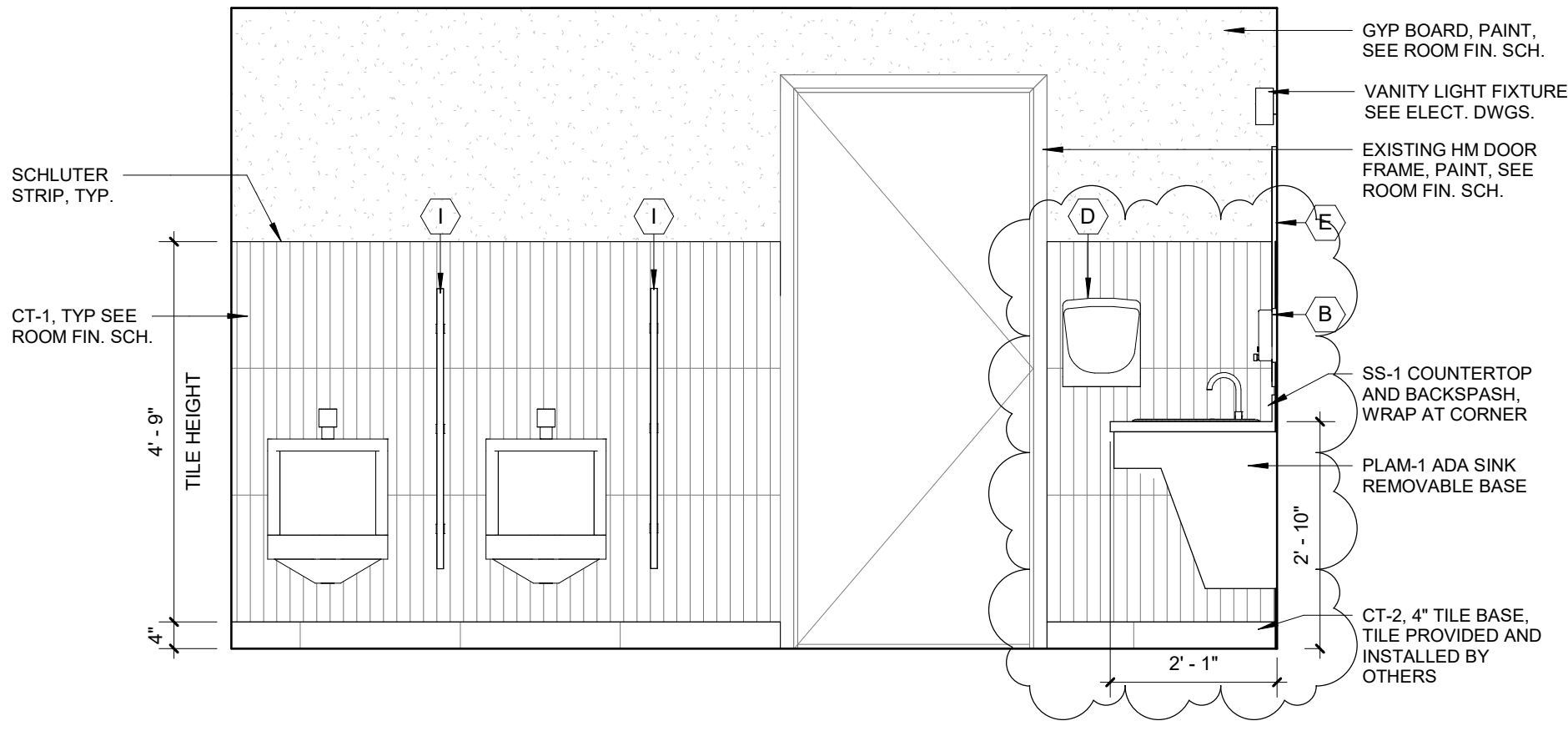
3 WOMENS 101 INTERIOR ELEVATION
A411 1/2" = 1'-0"



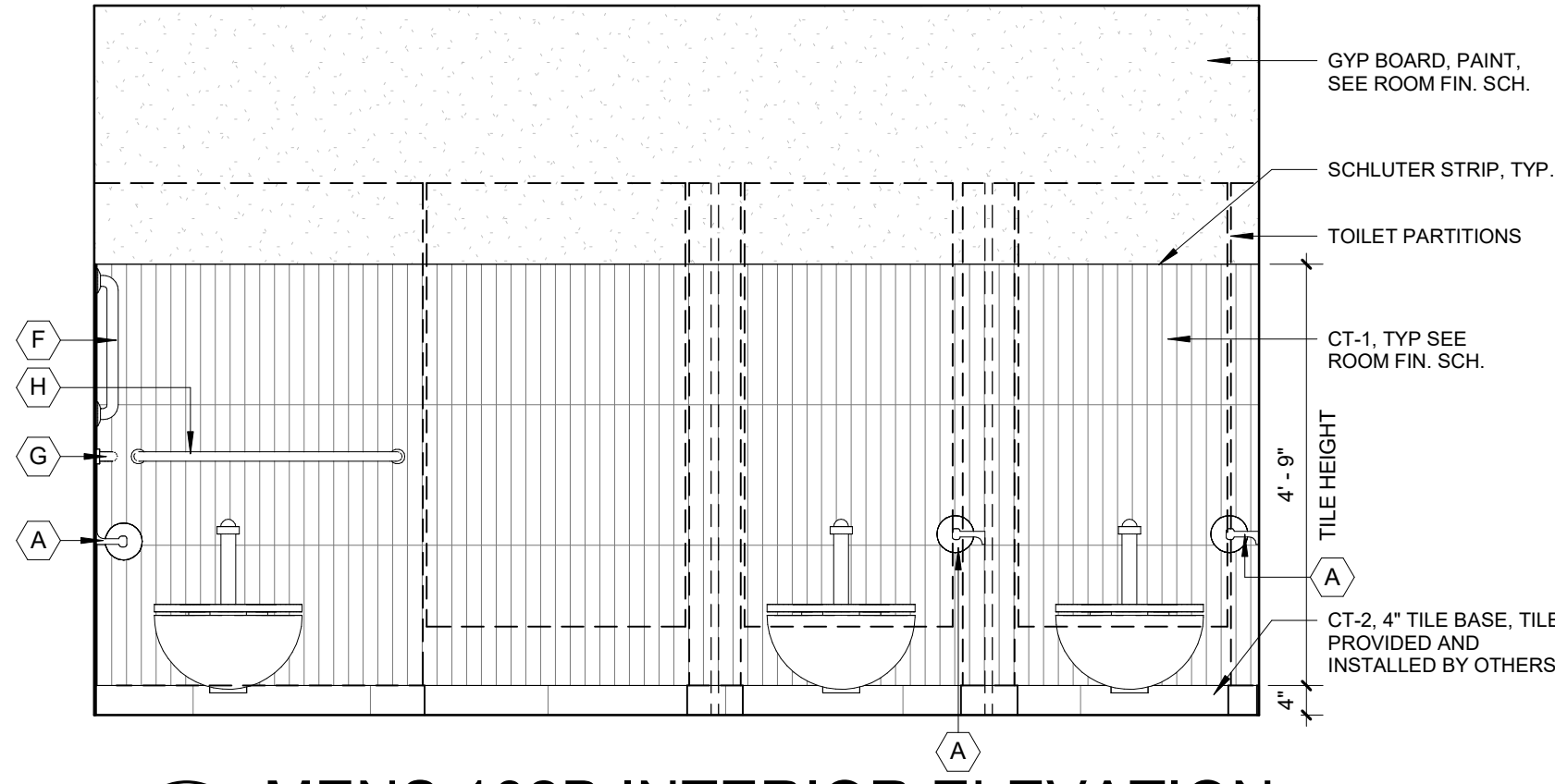
2 WOMENS 101 INTERIOR ELEVATION
A411 1/2" = 1'-0"



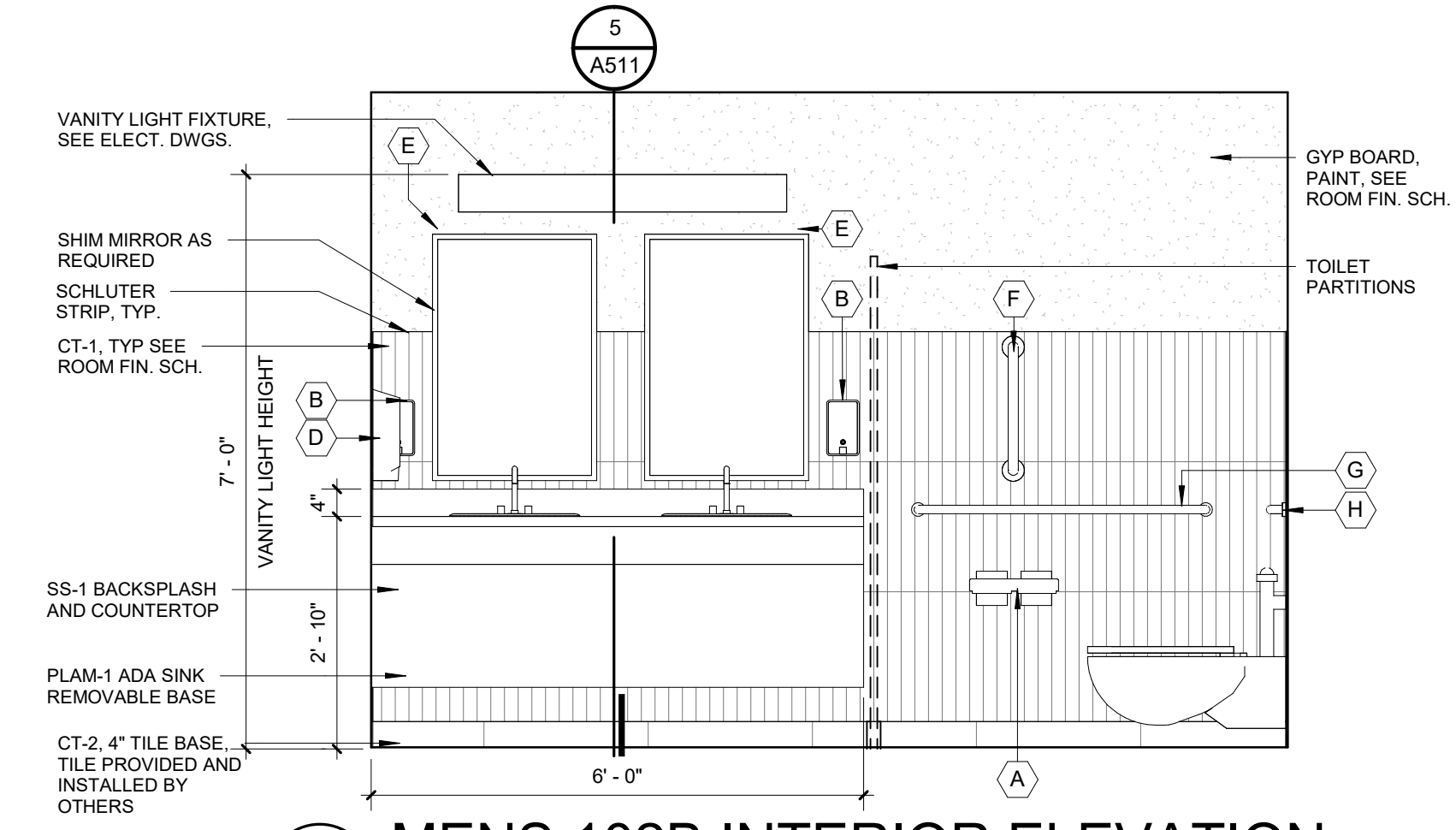
1 WOMENS 101 INTERIOR ELEVATION
A411 1/2" = 1'-0"



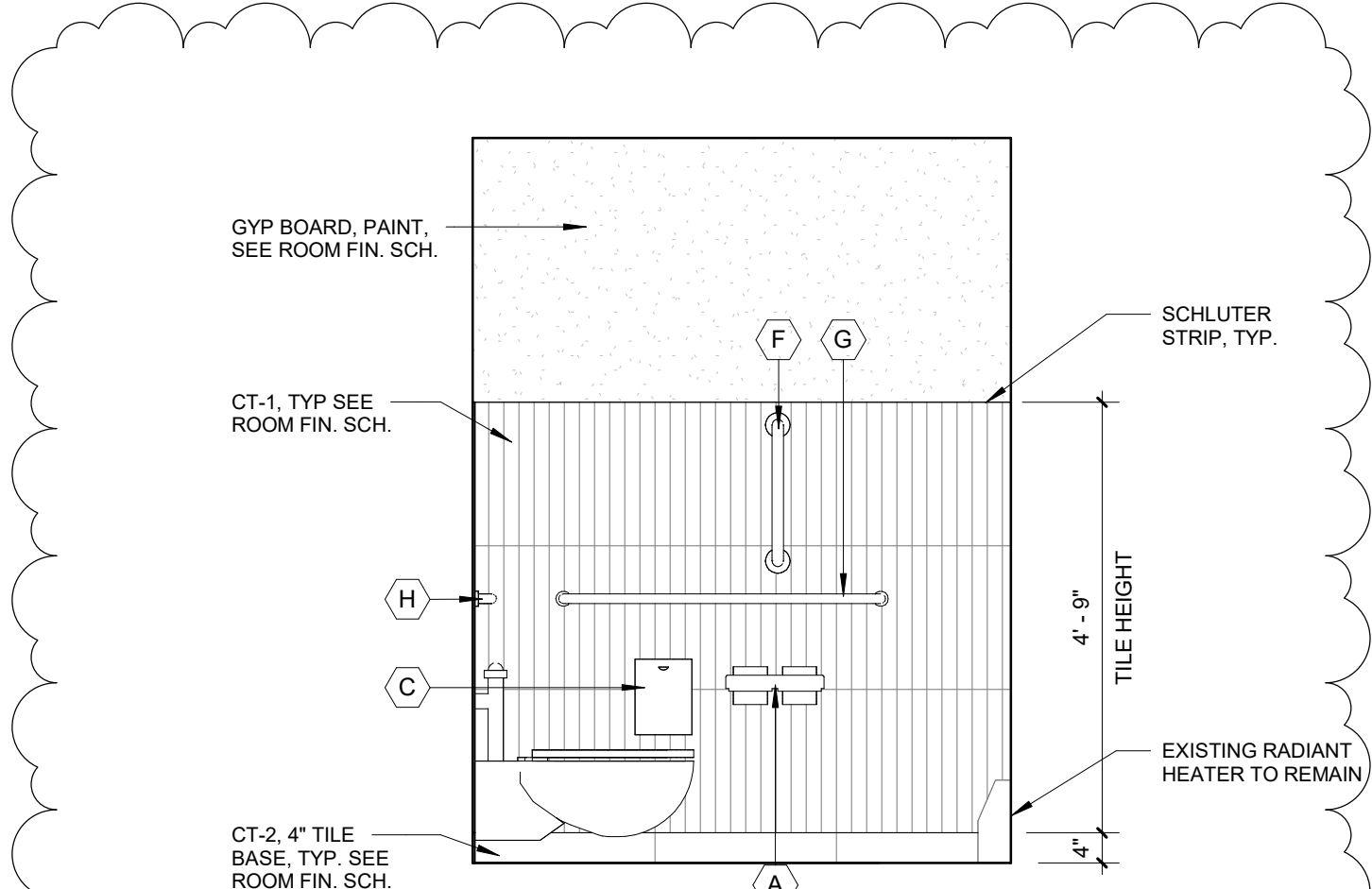
7 MENS 102B INTERIOR ELEVATION
A411 1/2" = 1'-0"



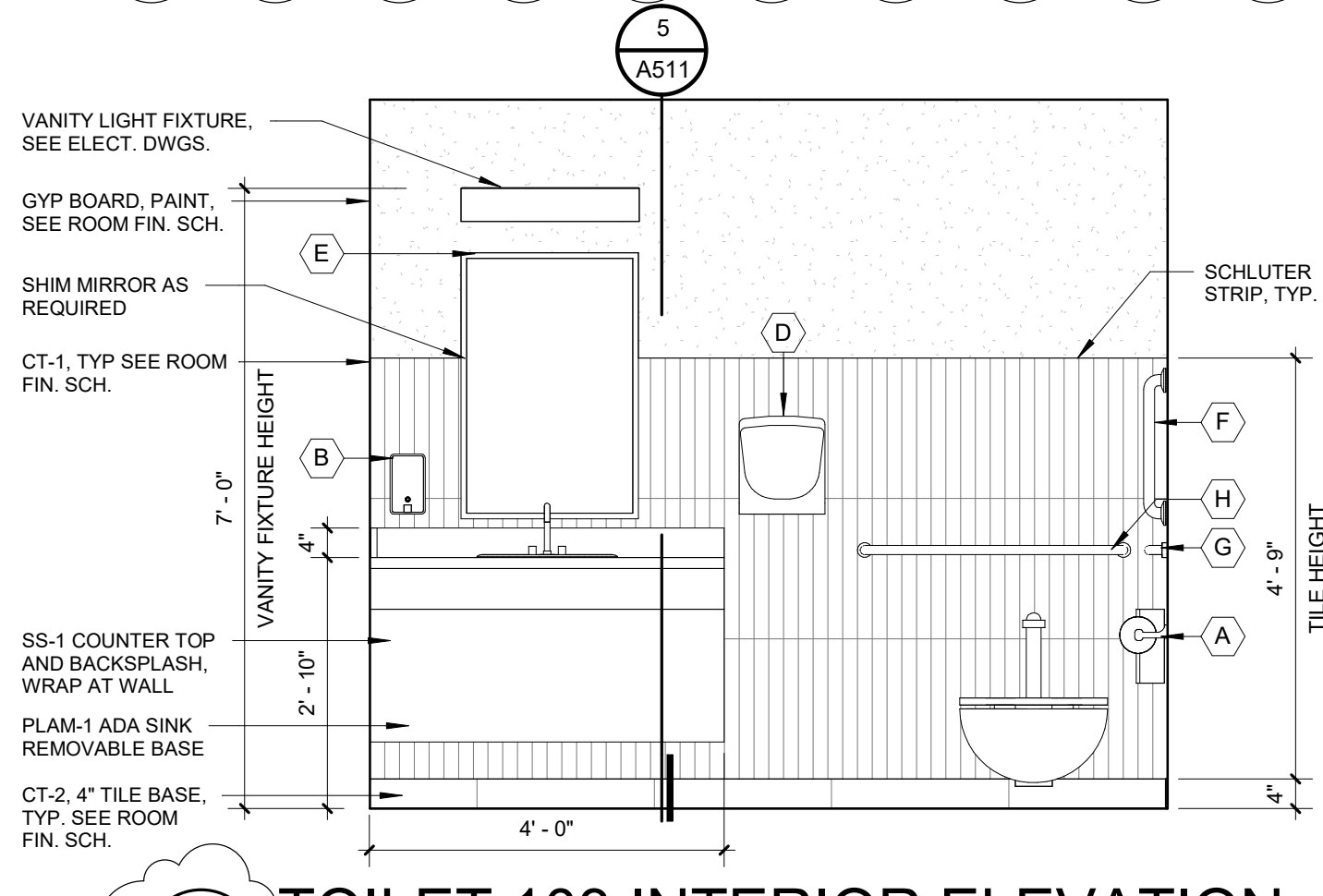
6 MENS 102B INTERIOR ELEVATION
A411 1/2" = 1'-0"



5 MENS 102B INTERIOR ELEVATION
A411 1/2" = 1'-0"



9 TOILET 103 INTERIOR ELEVATION
A411 1/2" = 1'-0"



8 TOILET 103 INTERIOR ELEVATION
A411 1/2" = 1'-0"



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Engineering Strong Communities

05-12-2025
DATE
SUBMITTALS/REVISIONS

PROJECT NAME:

ROSEVILLE CITY
HALL RESTROOM
RENOVATION

SHEET TITLE:

INTERIOR
ELEVATIONS

CLIENT:
CITY OF ROSEVILLE

PRELIMINARY CONSTRUCTION RECORD
DRAWN BY: CHECKED BY: DATE:
Author Checker 05/09/25
SCALE:
AS NOTED

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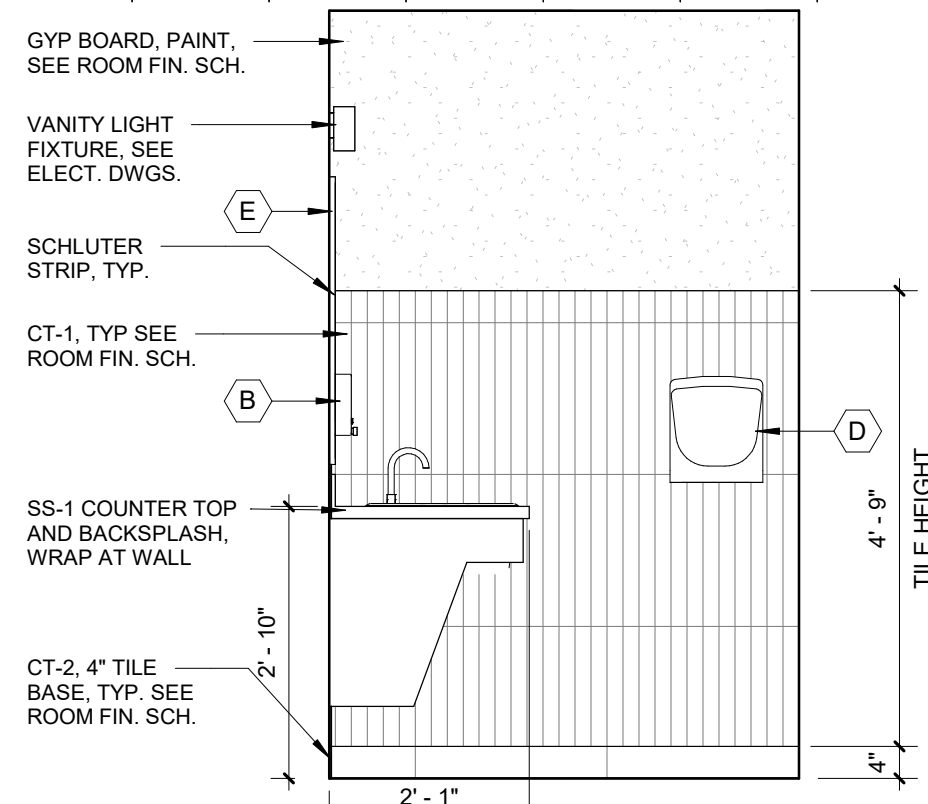
PROJECT NO.
0100-0569

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05/09/25 Roseville City Hall.rvt

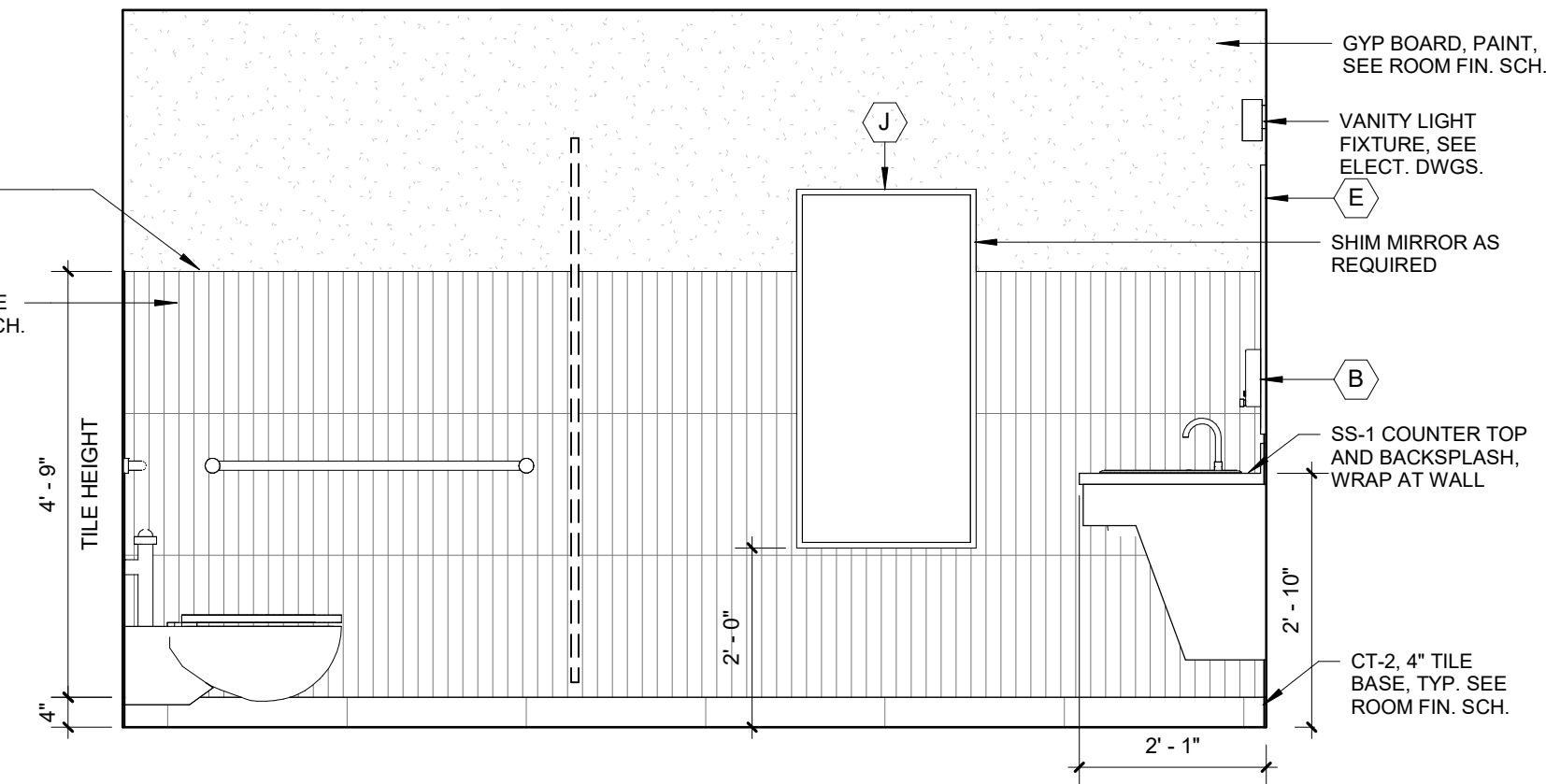
SHEET NO.

A412

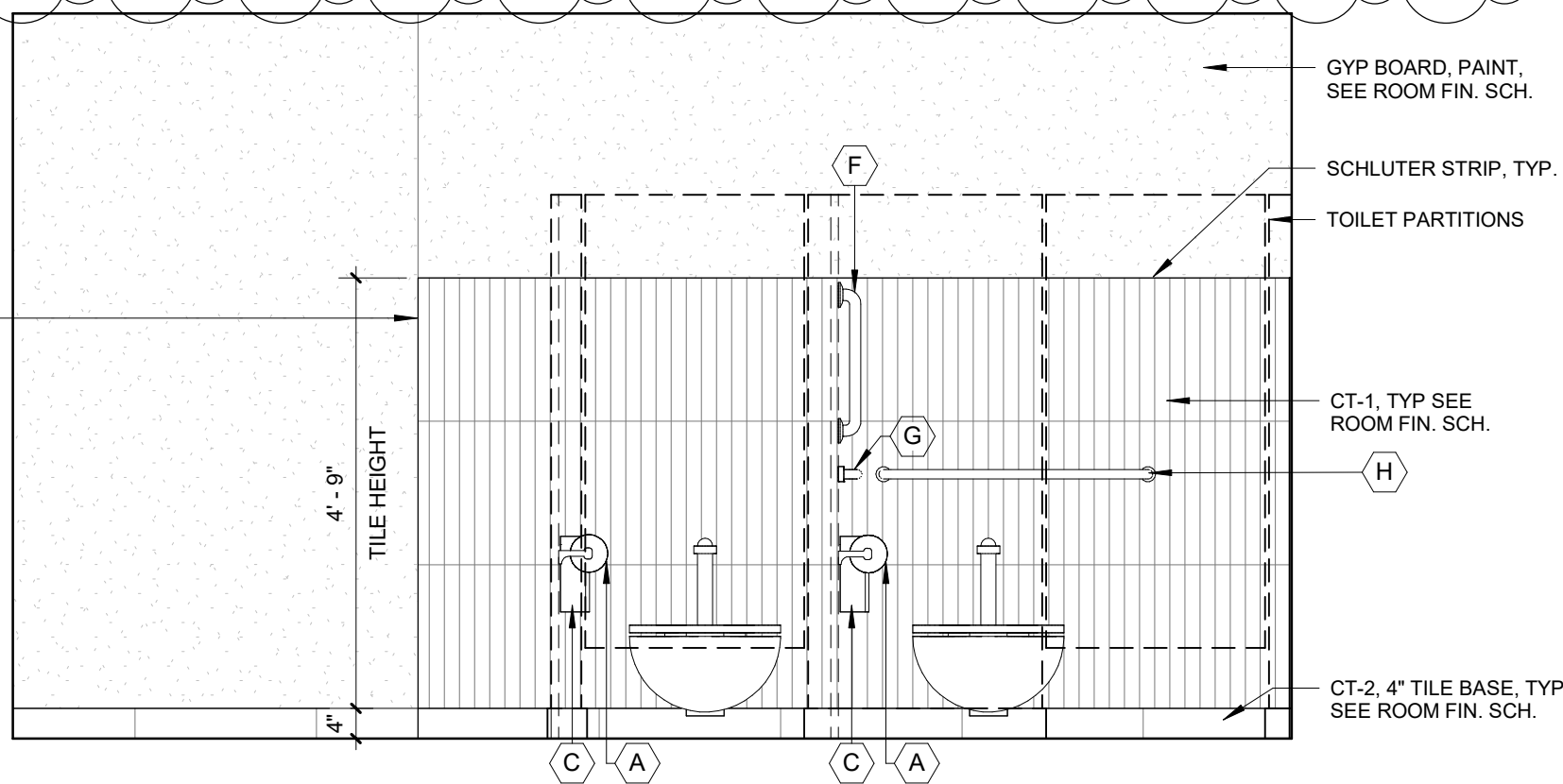
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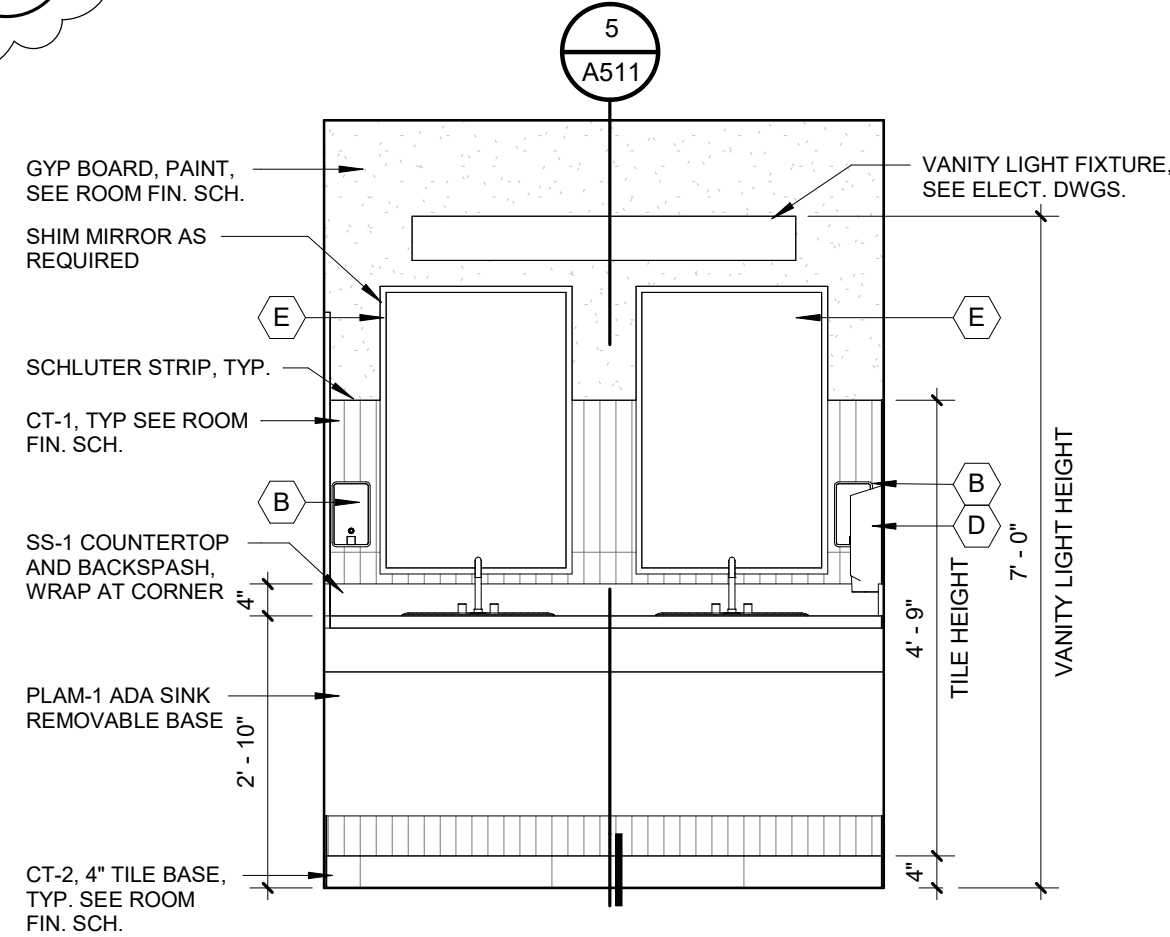
4 WOMENS 104 INTERIOR ELEVATION
A412 1/2" = 1'-0"



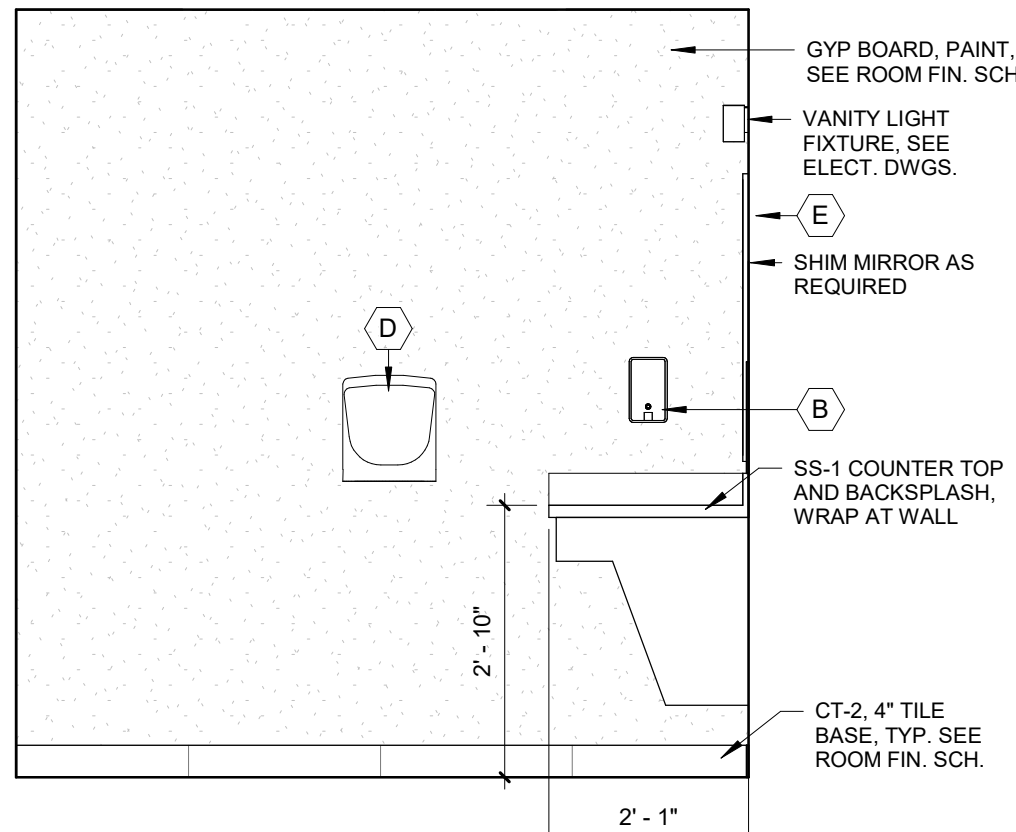
3 WOMENS 104 INTERIOR ELEVATION
A412 1/2" = 1'-0"



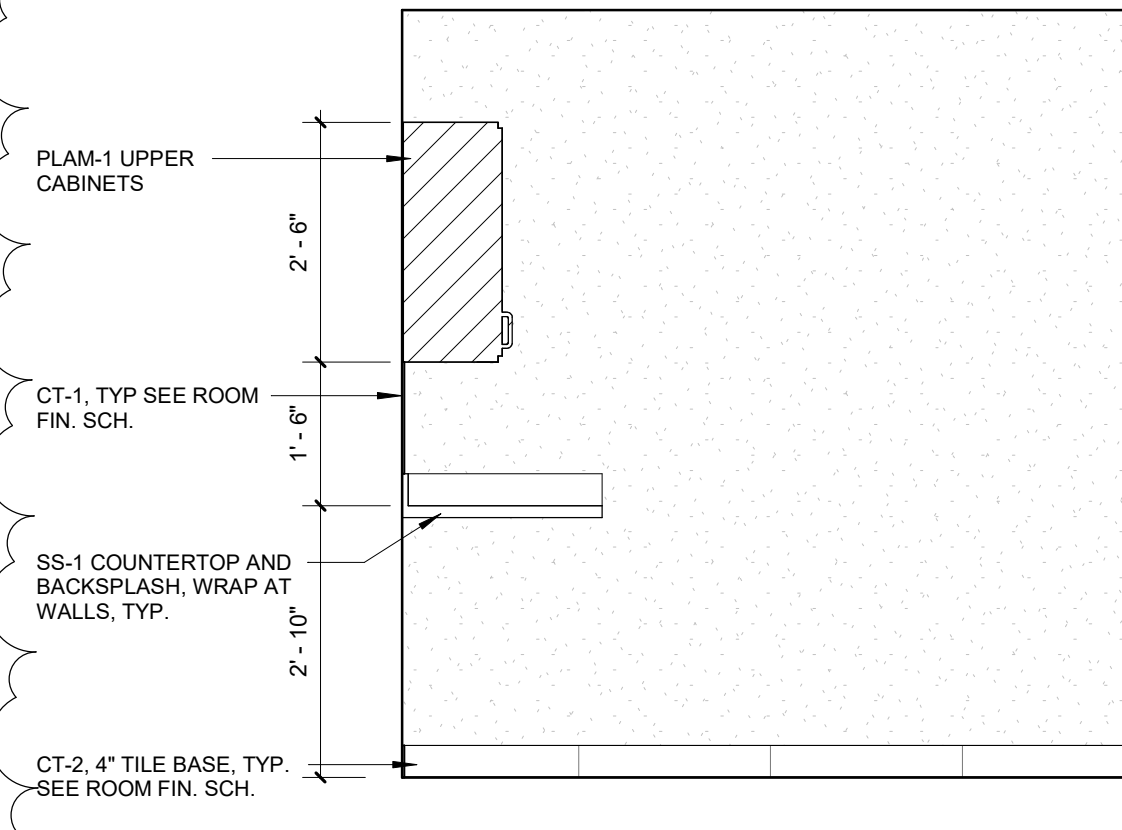
2 WOMENS 104 INTERIOR ELEVATION
A412 1/2" = 1'-0"



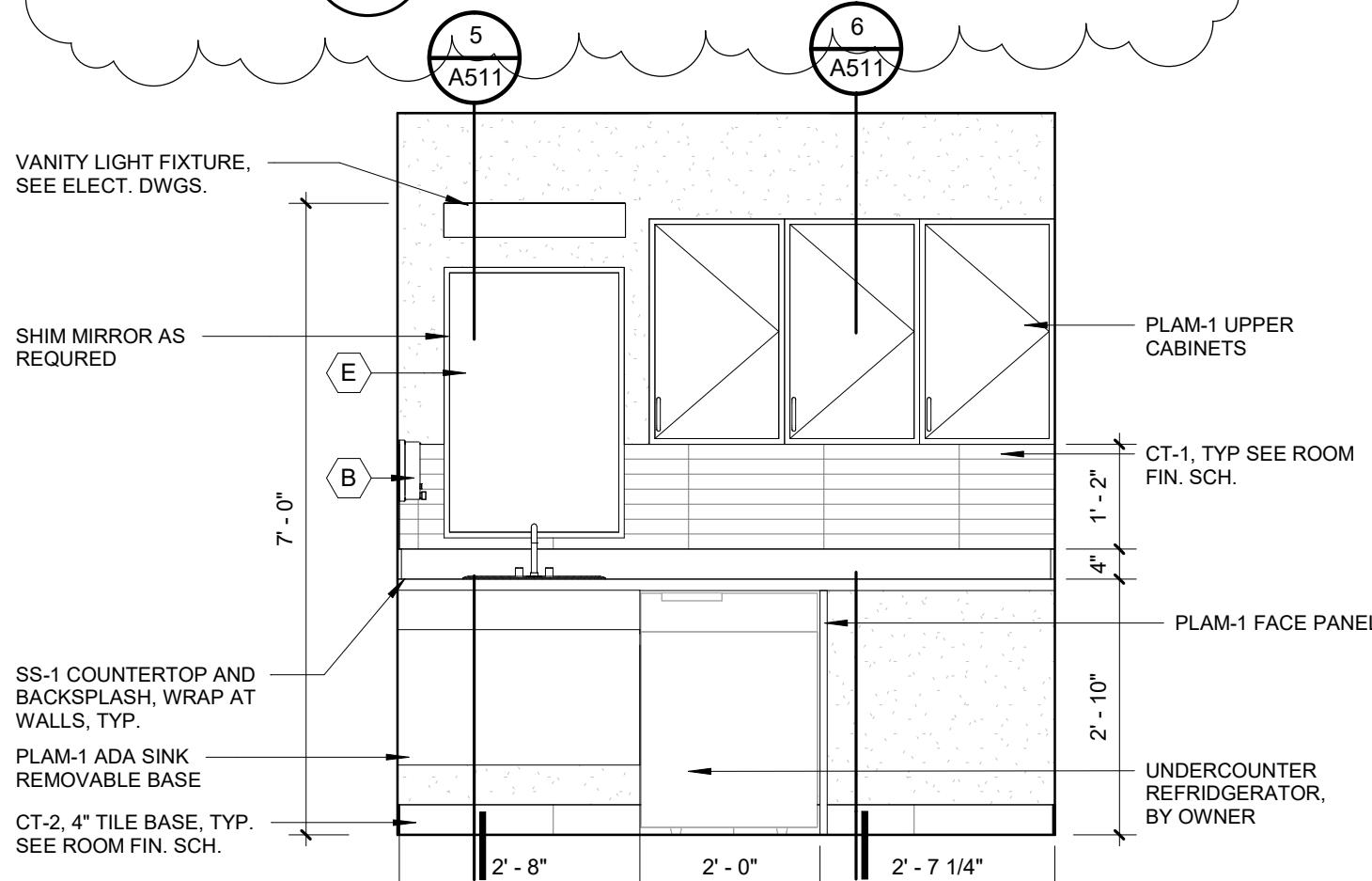
1 WOMENS 104
INTERIOR ELEVATION
A412 1/2" = 1'-0"



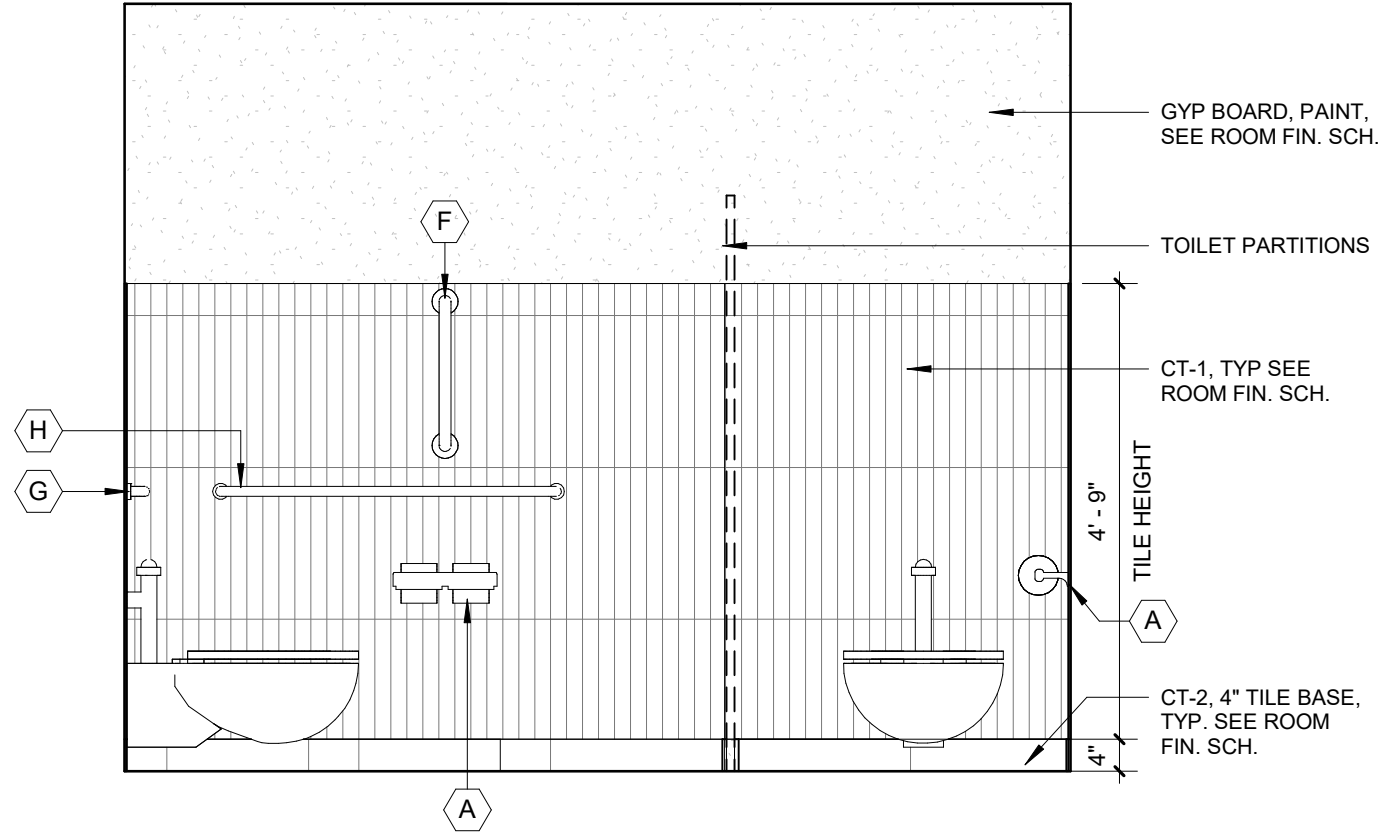
7 MOTHERS ROOM 105
INTERIOR ELEVATION
A412 1/2" = 1'-0"



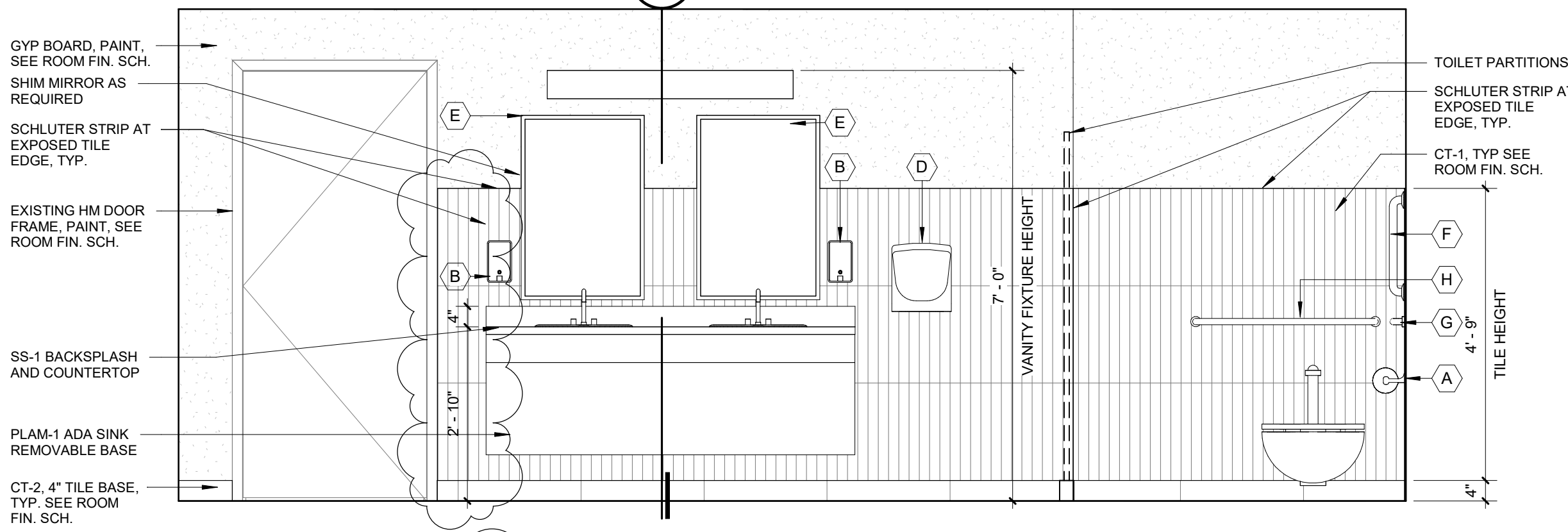
6 MOTHERS ROOM 105
INTERIOR ELEVATION
A412 1/2" = 1'-0"



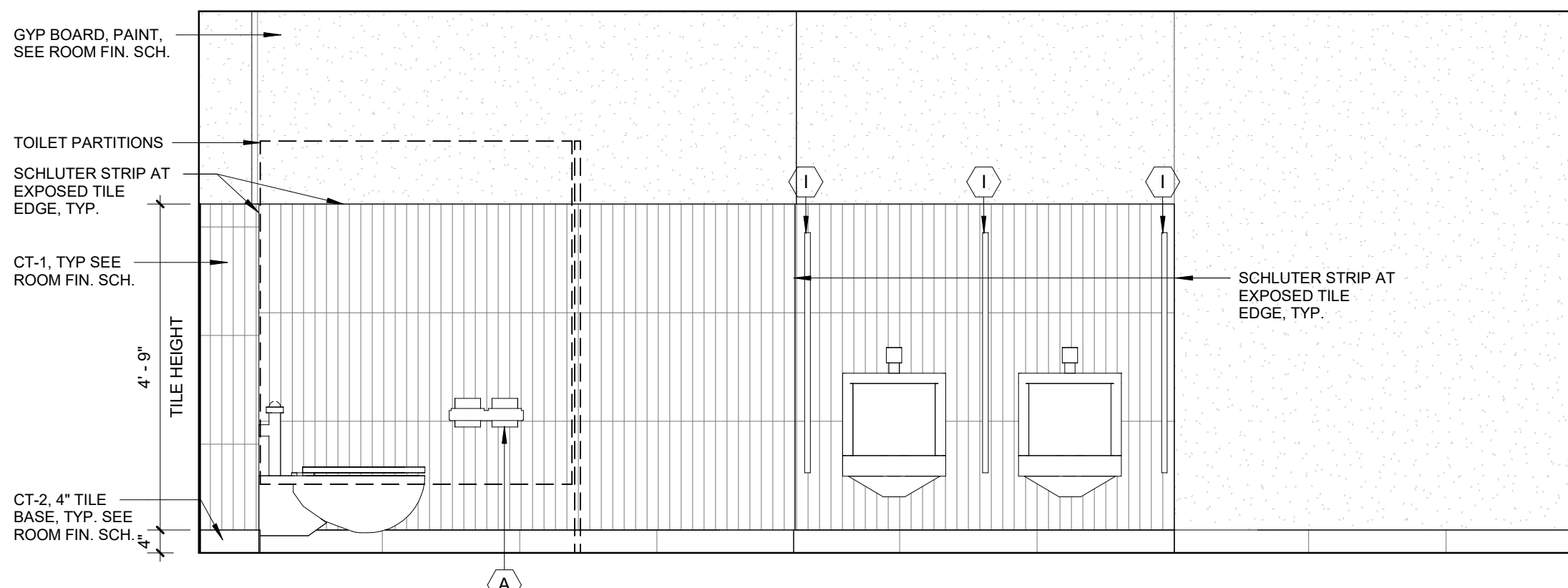
5 MOTHERS ROOM 105
INTERIOR ELEVATION
A412 1/2" = 1'-0"



10 MEN 106 INTERIOR ELEVATION
A412 1/2" = 1'-0"

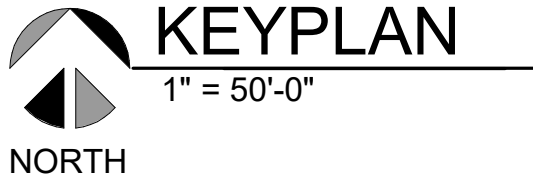
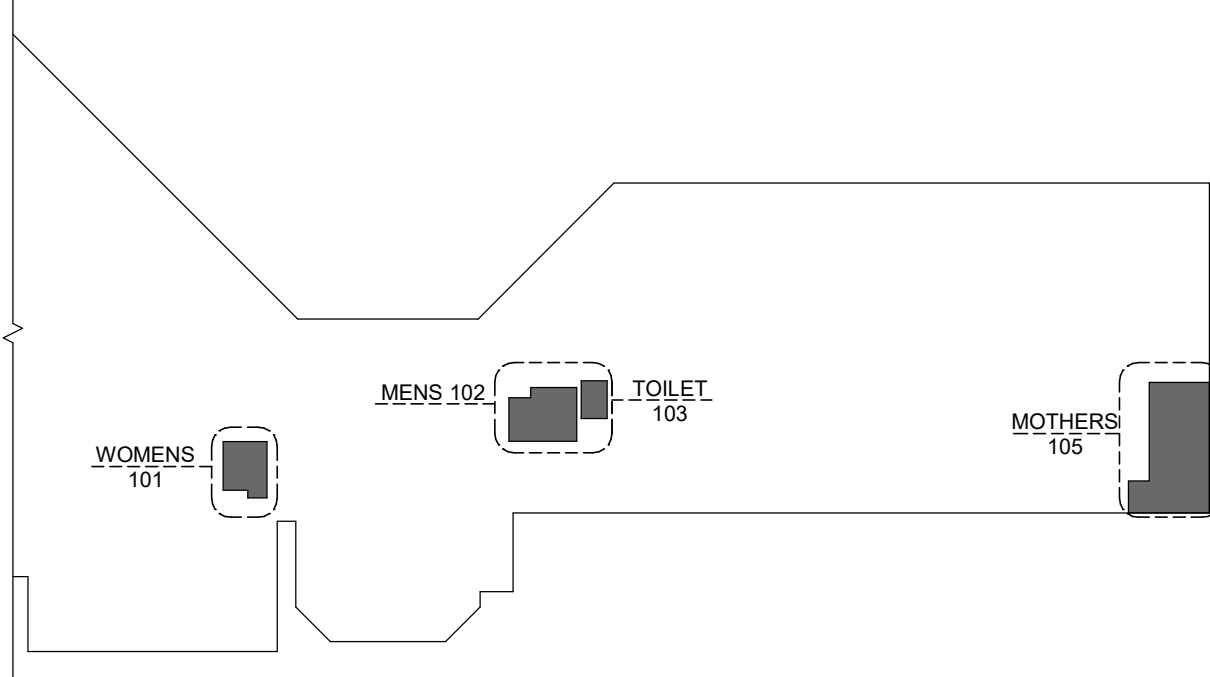


9 MEN 106 INTERIOR ELEVATION
A412 1/2" = 1'-0"



8 MENS 106 INTERIOR ELEVATION
A412 1/2" = 1'-0"

ROOM FINISH SCHEDULE															
RM. NUMBER	LOCATION	FLOOR FIN.	BASE FIN.	W A L L S								CEILING MATERIAL	CEILING HEIGHT	ROOM SIGN	COMMENTS
				N. MATERIAL	N. FINISH	E. MATERIAL	E. FINISH	S. MATERIAL	S. FINISH	W. MATERIAL	W. FINISH				
101	WOMENS	CT-2	CT-2	GYP	CT-1/PT-1	GYP	CT-1/PT-1	GYP	CT-1/PT-1	GYP	PT-1	ACT	8'- 0"	1A	WALL TILE VERTICALLY STACKED
102A	MENS	CT-2	CT-2	GYP	PT-1	GYP	PT-1	GYP	PT-1	GYP	PT-1	ACT	8'- 0"	1B	WALL TILE VERTICALLY STACKED
102B	MENS	CT-2	CT-2	GYP	CT-1/PT-1	GYP	CT-1/PT-1	GYP	PT-1	GYP	CT-1/PT-1	ETR	8'- 0"	-	WALL TILE VERTICALLY STACKED
103	TOILET	CT-2	CT-2	GYP	PT-1	GYP	PT-1	GYP	PT-1	GYP	CT-1/PT-1	ETR	8'- 0"	2	WALL TILE VERTICALLY STACKED
104	WOMENS	CT-2	CT-2	GYP	CT-1/PT-1	GYP	CT-1/PT-1	GYP	CT-1/PT-1	GYP	CT-1/PT-1	ACT	8'- 0"	1A	WALL TILE VERTICALLY STACKED
105	MOTHERS ROOM	CT-2	CT-2	GYP	PT-1	GYP	CT-1/PT-1	GYP	PT-1	GYP	PT-1	ACT	8'- 0"	Y	SIGNAGE TO MATCH EXISTING BUILDING, TILE BACKSPLASH HORIZONTALLY STACKED, PROVIDE MARBLE THRESHOLD TO MATCH EXISTING
106	MENS	CT-2	CT-2	GYP	CT-1/PT-1	GYP	CT-1/PT-1	GYP	CT-1/PT-1	GYP	PT-1	ACT	8'- 0"	1B	WALL TILE VERTICALLY STACKED

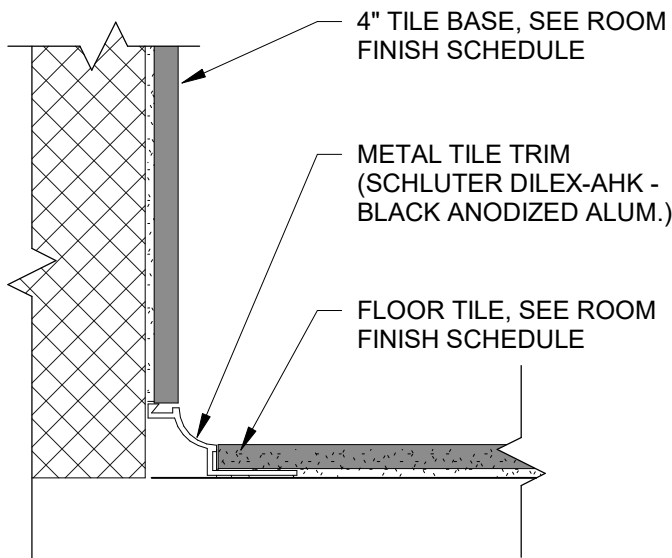


ROOM FINISH NOTE :

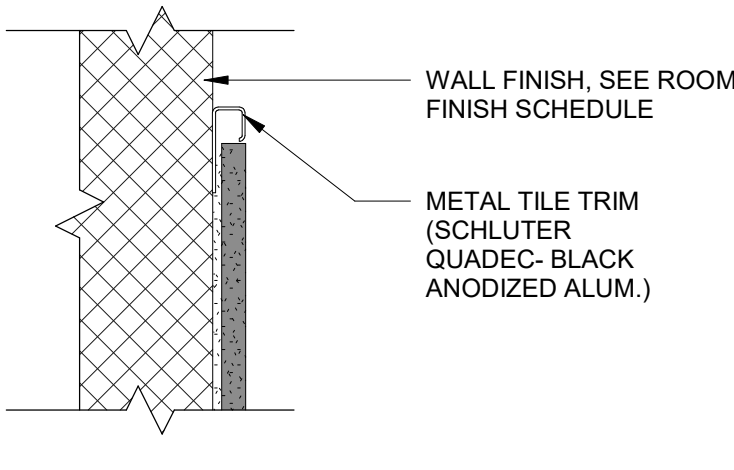
1. PROVIDE CORNER GUARDS ON ALL EXPOSED CORNER , TYPICAL

ROOM FINISH ABBREVIATIONS :

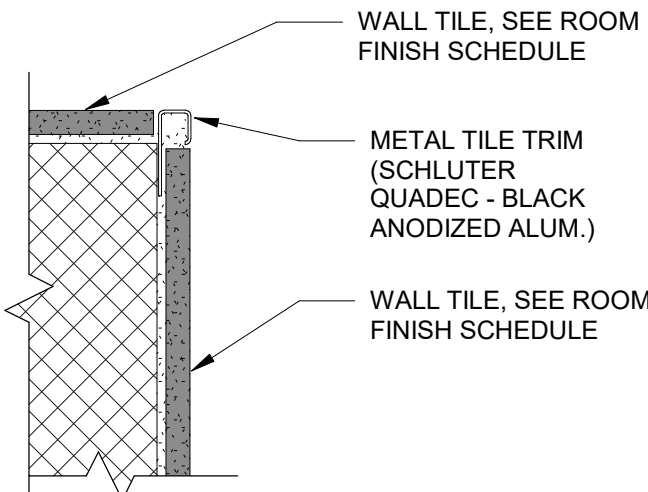
CT-1	CERAMIC WALL TILE
CT-2	CERAMIC FLOOR TILE
PT - 1	GYPSUM BOARD PAINT FINISH
PT - 2	HM DOOR FRAME PAINT FINISH
PT - 3	HM DOOR FRAME PAINT FINISH



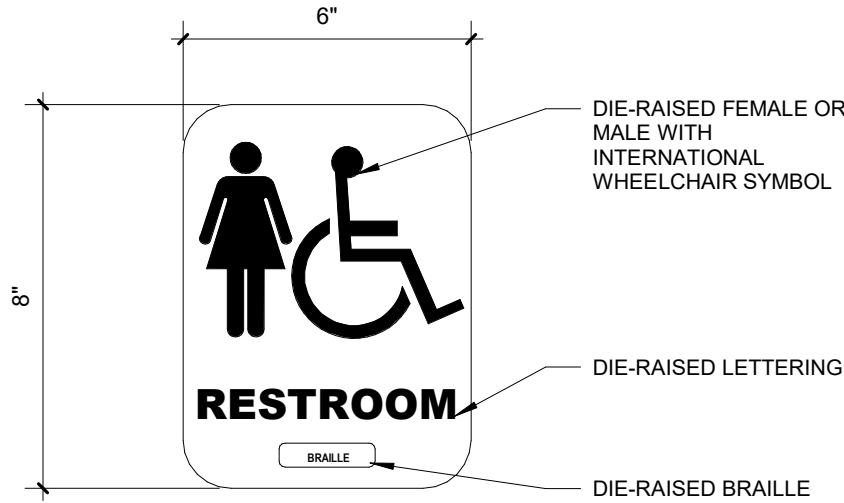
TYP. TILE BASE DETAIL
6" = 1'-0"



TYP. TILE DETAIL AT TOP OF TILE
6" = 1'-0"

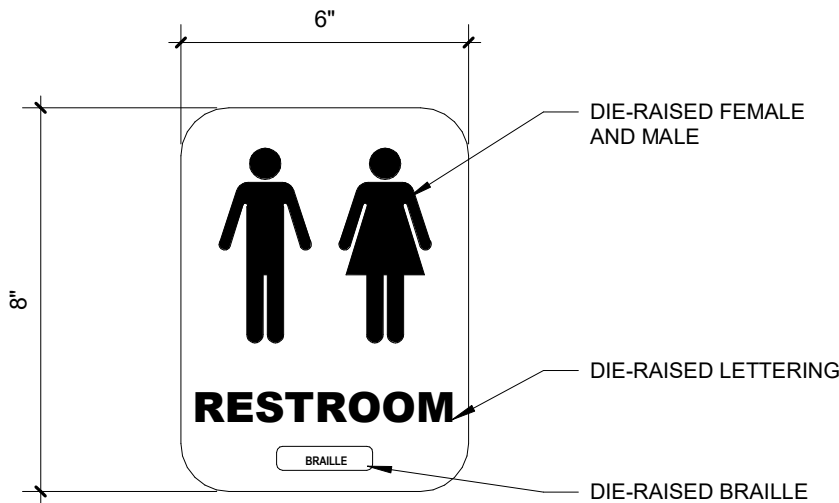


TYP. TILE DETAIL AT CORNER
6" = 1'-0"



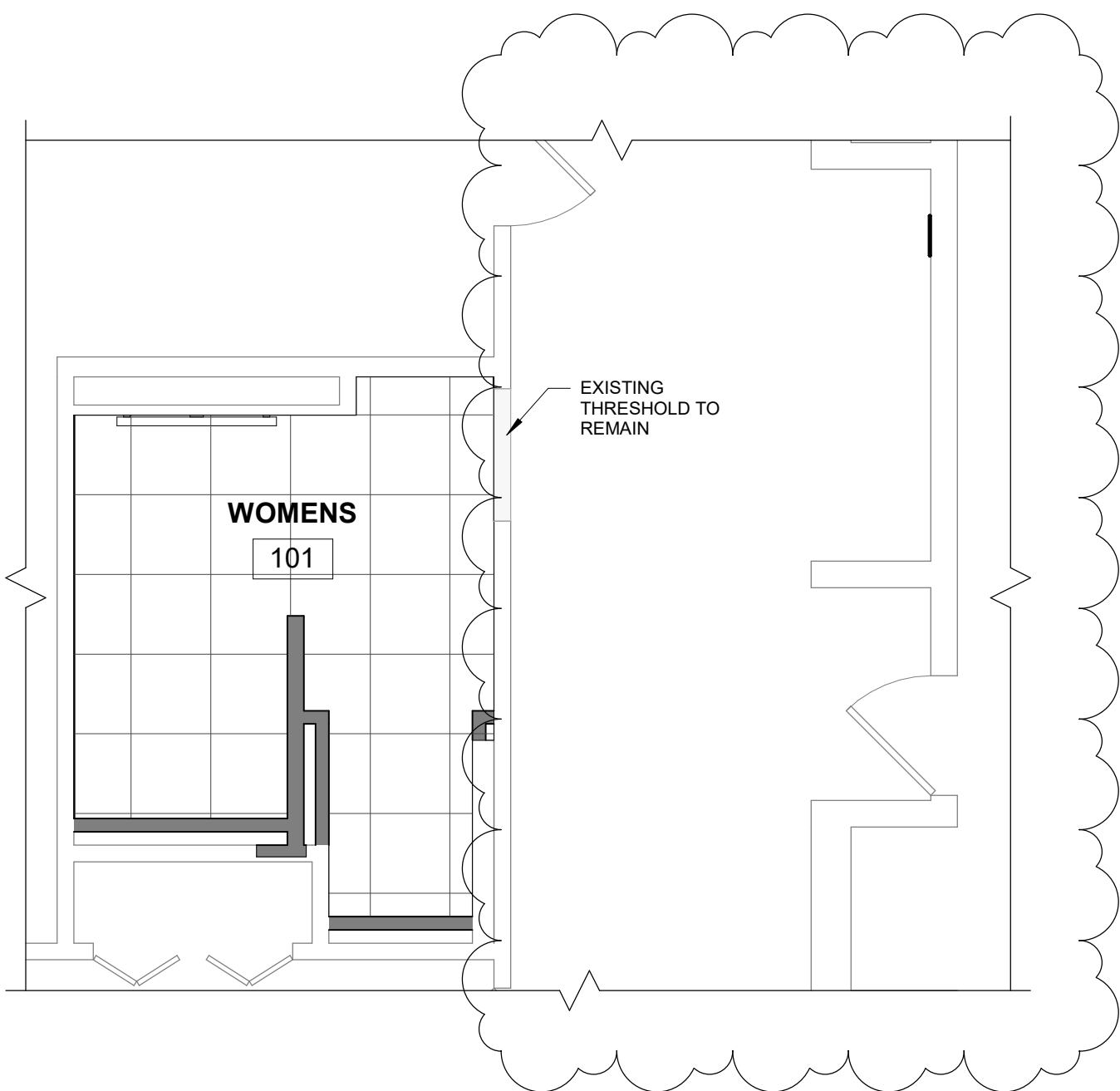
NOTE: PROVIDE MEN SIGN AT MENS RESTROOMS AS SIGN TYPE 1B.

INTERIOR SIGN - TYPE 1A
3" = 1'-0"

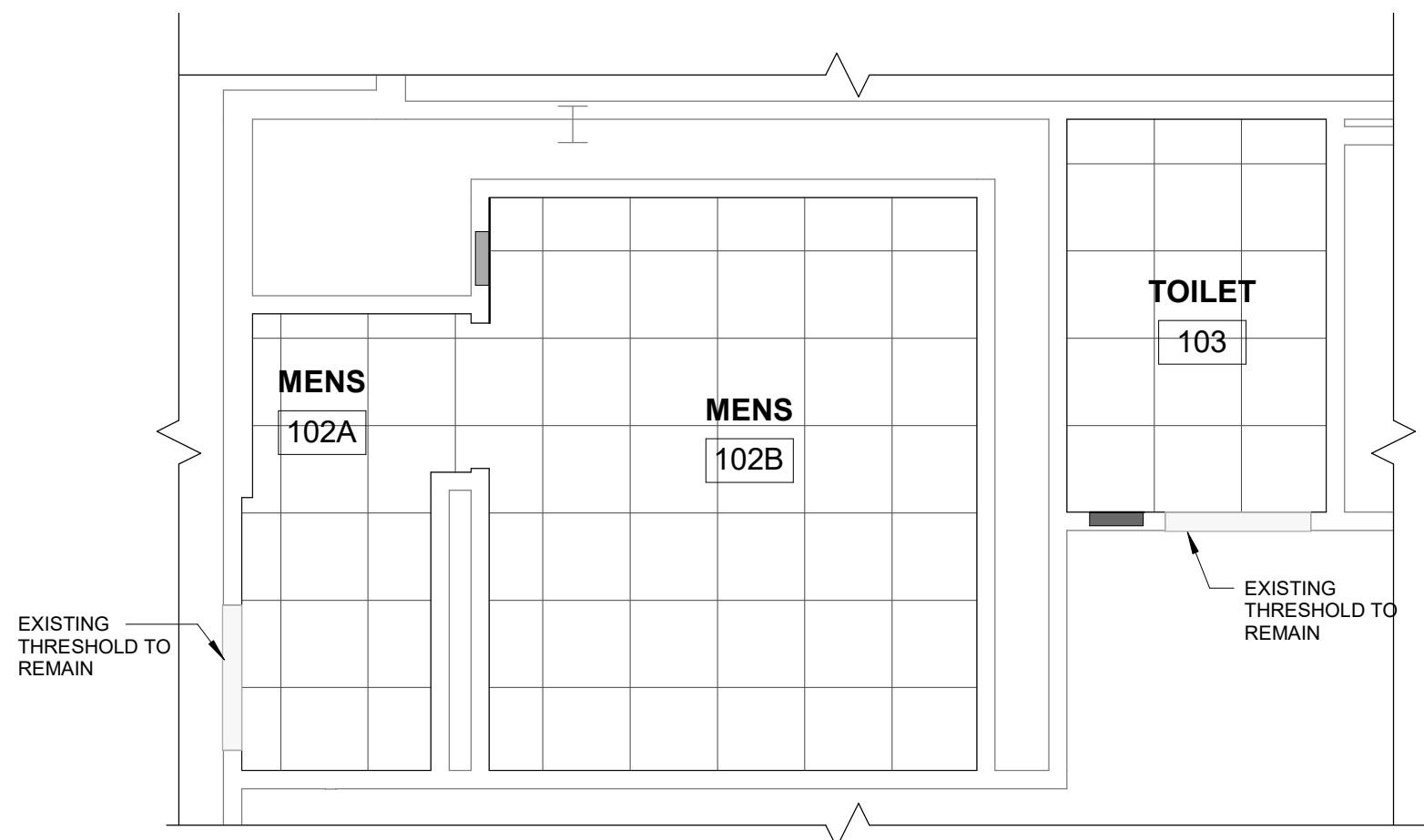


INTERIOR SIGN - TYPE 2
3" = 1'-0"

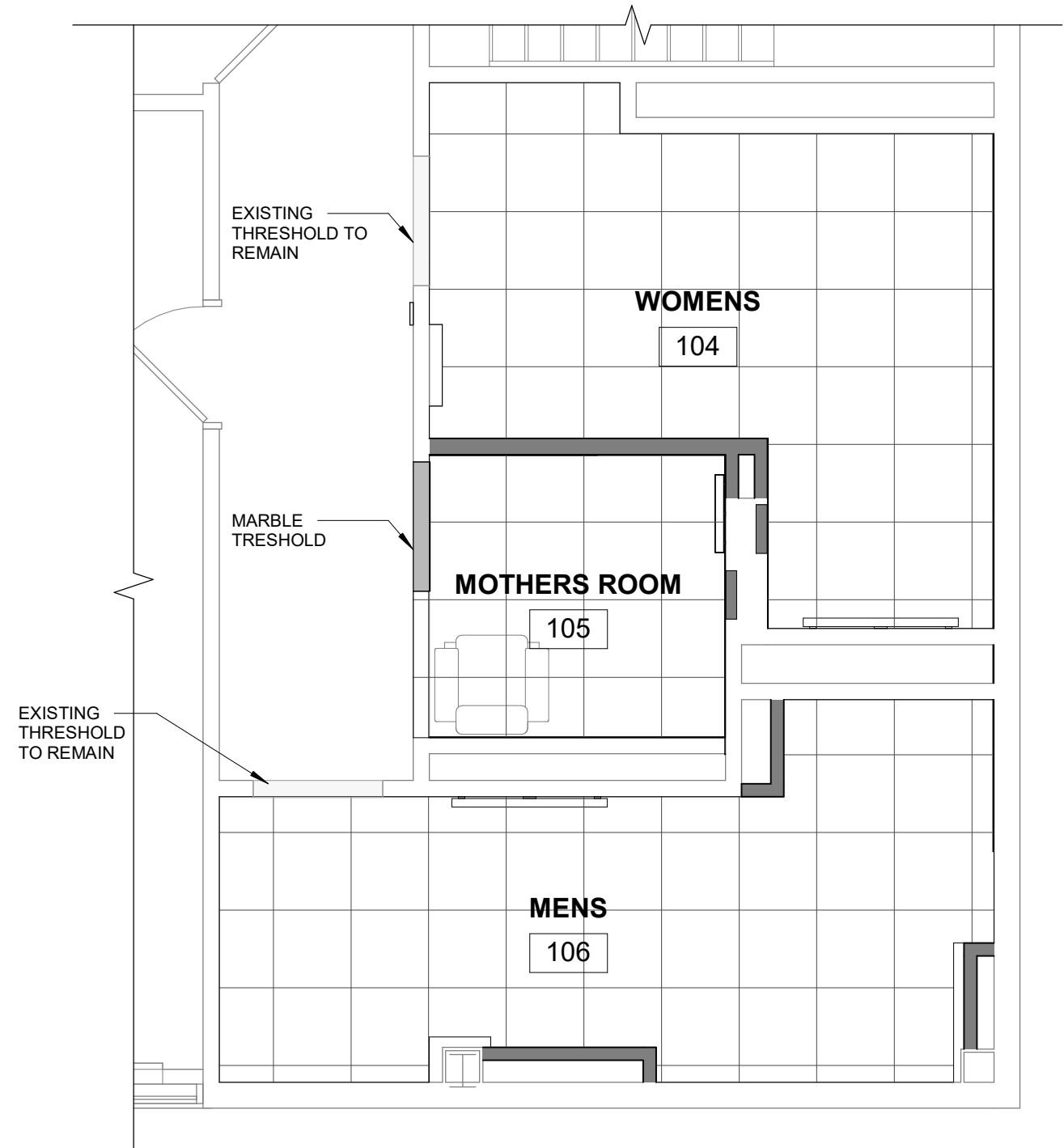
FLOOR FINISH LEGEND :



5 WOMENS 101 FINISH FLOOR PLAN
A611 1/4" = 1'-0"



4 MENS 102 & TOILET 103 FINISH FLOOR PLAN
A611 1/4" = 1'-0"



6 WOMENS 104, MOTHERS RM 105, & MENS 106 ROOM FINISH PLAN
A611 1/4" = 1'-0"



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CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

51301 Schoenherr Road
Shelby Township, MI 48315
586.726.1234 | aewinc.com

Engineering Strong Communities

05-12-2025 04-24-2025	ADDENDUM 1 BID ISSUE
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

ROSEVILLE CITY
HALL RESTROOM
RENOVATION

SHEET TITLE:

ROOM FINISH PLAN
AND SCHEDULE

CLIENT:

CITY OF ROSEVILLE

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: NMA	CHECKED BY: BLC	DATE: APRIL 2025
SCALE: AS NOTED		



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PROJECT NO.

0100-0569

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SHEET NO.

A611

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MECHANICAL SPECIFICATIONS

GENERAL REQUIREMENTS:
Read and be bound by the architectural specifications.
These specifications, all other documents attached hereto, all addenda issued and the accompanying plans are intended to provide for the complete furnishing and installing of the entire mechanical system.

The work shall be done in accordance with best practice so as to contribute to efficiency of operation and minimum maintenance and shall be installed with proper accessibility. The materials and equipment, including all necessary accessories, shall be put into proper adjustment so that the component parts function together as a workable system. The mechanical contractor shall provide all equipment, materials and operations as indicated either on the drawings or contained herein or as may be reasonably implied by either to accomplish complete mechanical systems.

GOVERNING AGENCIES:

The contractor shall be fully informed of all laws, ordinances and codes, and shall, in the performance of the contract, comply with all applicable Federal, State and Local aforesaid regulations. Any deviation from the plans or specifications and any additional work necessary to meet code requirements shall be made by the contractor without extra cost to the owner.

DAMAGE TO OTHER WORK:

Repair and pay for all damage done to the existing and new work by mechanical trades workmen.

CUTTING AND PATCHING:

All cutting and patching required for installation shall be by mechanical trades and included in expense to aforementioned.

CLEANING:

Premises shall be cleaned upon completion of mechanical work.

COOPERATION WITH OTHER TRADES:

Coordinate work with other trades to avoid interference and present a neat appearance. Interference with result from poor coordination will not be considered as extra work.

INTERFERENCE:

All minor deviations required due to interference with the work of others shall be made by mechanical contractor at no additional cost. Verify locations of existing piping, ducts and building structural beams in the project area for connections to same and to avoid possible interference.

DRAWINGS:

The design drawings show the general arrangement and extent of the work. The drawings are diagrammatic and may not be drawn to scale in certain areas for purposes of clarity and legibility. It is intended that all apparatus be located symmetrical with architectural elements and be installed to avoid obstructions and preserve headroom. The contractor shall review the plans of other trades with his own work to avoid conflicts and interference's, he shall make use of all sources of data, including shop drawings and drawings of equipment furnished by others.

ACCESS TO EQUIPMENT:

All control devices, equipment, dampers, etc., shall be so located so as to provide for each access of operation, repairs and maintenance; if concealed, access panels or extended operators shall be provided.

SUPPORTS:

Provide all supports, framing, etc., for the proper installation of pipe, equipment, etc., fabricated from structural steel shapes and to prevent sagging, vibration and strain, and to provide for expansion and contraction.

SYSTEM BALANCING:

The ventilating shall be tested and balanced to demonstrate that specified capacities of the various parts of all systems as indicated in the contract documents can be met and all controls are functioning properly.

GUARANTEE:

All material and workmanship shall be guaranteed for a period of one year from the date of acceptance, and the contractor shall make good any defects within that period at no additional cost to the owner.

PLUMBING

SANITARY AND VENT PIPING:

Pipe and Fittings, shall be plastic PVC; Type DWV, per; ASTM D2665.
Joints shall be plastic PVC solvent-welded, per; ASTM D2665.

FLOOR DRAIN (FD-1)

Zurn No. Z-415-B floor drain, sized on drawings, "Dura-Coated" cast iron body, with polished bronze top, with flushing connection. Provide trap primer for all floor drains per code to maintain trap water seal.

CLEANOUTS AND ACCESS COVERS (CO)

Provide cleanouts at the foot or base of each vertical waste or soil stack, in drainage lines at all changes in direction and at 100'-0" intervals having no changes in direction.

DOMESTIC WATER VALVES:

A. Gate valve: Jenkins 90-1-A bronze ball valve, screwed ends, or approved equal.

B. Balance valve: Dezurik 427S bronze or approved equal.

PIPE INSULATION

Insulation shall be low pressure molded section fibrous glass pipe insulated with factory-applied all service jacket. Fittings and valve bodies shall be insulated with fibrous glass blanket built-up to the thickness of the adjacent insulation and secured with insulating tape and jacketed to match insulation, or with molded fibrous glass fittings installed with both longitudinal and circumferential joints fully buttered with proper adhesive. Laps shall be fastened with outward clinching staples. All joints shall be properly lapped and sealed. Staples, hangers, etc., shall not penetrate vapor barrier. In lieu of built-up insulation on fittings, Zeston fitting covers may be used.

All insulation shall be Class A in accordance with ASTM standard No. E-84 NFPA No. 255, and UL standard No. 723 as follows:

All material shall be manufactured by one of the listed approved manufacturer's instructions, except where these instructions conflict with the specification hereinafter stated, in which case the specifications shall govern. All adhesives, binds and other fastening materials and devices shall be supplied as required to properly install the insulation materials being furnished.

Approved Manufactures: Armstrong Co., Certain-Teed, Johns-Manville Co., Owens-Corning Fiberglas.

Pipe Insulation Schedule:

Pipe insulation thickness shall comply with the minimum requirements of ASHRAE 90-75 and the following:

Pipe diameter	1" and less	1-1/4" - 2"
Service		
Domestic cold water	.5"	.5"
Domestic hot water	1"	1"

PLUMBING FIXTURES

General

Provide and connect all fixtures shown on the Drawings or herein called for. All fixtures shall be equal in all respects to the figure/model numbers hereinafter listed. Figure/model numbers are used for establishing a standard. All fixture trim shall be by one manufacturer only. No mixing of trim or fixtures will be permitted unless otherwise specified.

Fixture connection shall be chrome-plated flexible brass pipe.
Plumbing fixture types and mounting will comply with Barrier Free Design Regulations where required.

Provide all traps, valves, stops, shut-off valves, tailpieces, fittings, and piping.

FLUSHING AND STERILIZATION:

Upon completion of water distribution piping system and prior to being placed into service, the system, including fittings and pumps, shall be flushed and disinfected as follows:

- A. System shall be flushed with water at maximum system pressure.
- B. Open all drains and fixture valves in the building, starting with the valve nearest the water service line and permit the water to run clear for ten (10) minutes.
- C. Disinfecting shall be accomplished by introducing liquid chlorine into the system.
- D. The chlorination agent shall be applied at the beginning of the water main to be disinfected.

PLUMBING FIXTURES

General

Provide and connect all fixtures shown on the Drawings or herein called for. All fixtures shall be equal in all respects to the figure/model numbers hereinafter listed. Figure/model numbers are used for establishing a standard. All fixture trim shall be by one manufacturer only. No mixing of trim or fixtures will be permitted unless otherwise specified.

WATER CLOSETS- FLUSH VALVE (WC)

Zurn Z6000AV-HET wall hung, elongated top spud 1.8 gpm closet with Z6000AV-HET exposed manual flush valve and Z5955SS-EL white, open front toilet seat, less cover, with stainless steel check hinge and Z5610-NT-EXT-KIT Exposed top spud connection. Provide Zurn Z426H EZ sewer, 500 lb. capacity. Mount at ADA height install handle on opposite side of nearest wall for ADA compliance.
Or
American Standard model 2257.101 wall hung, elongated top spud 1.8 gpm closet with Zurn Z6000AV-HET exposed manual flush valve and Zurn Z5955SS-EL white, open front toilet seat, less cover, with stainless steel check hinge and Zurn Z5610-NT-EXT-KIT Exposed top spud connection. Provide Zurn Z1201 EZ carrier, 500 lb. capacity. Mount at ADA height install handle on opposite side of nearest wall for ADA compliance.

URINAL (UR)

American Standard 6590.001EC, 1.25 gpm urinal with reduced splash back and manual flush valve with split ring support. Provide chair carrier.

LAVATORIES- COUNTER TOP (LAV)

American Standard 0475.047, Aquayln, white vitreous chine, 20" x 17" drop-in lavatory with Delta 559HAR-BL-DST (Matt Black Cast Brass) single lever lavatory faucet single hole mount with grid drain; p-brap, loose key stop lavatory supply kit, NT trap wrap and Leonard 170A-LF-BP ASSE 1070 thermostatic valve.

FIRE PROTECTION

Furnish, design and install per NFPA No. 13. Relocate automatic sprinkler in renovated toilet room that have sprinkler head as required. Verify extent of work in field.

The fire protection system under these specifications shall be installed in strict accordance with the rules and regulations of the insurance underwriter's, the local fire rating inspection bureau, and the regional, civic or state departments having jurisdiction.

The contractor shall, at his own expense, obtain all necessary permits and licenses and comply with all local and state laws, ordinances and regulations, and the local building code.

The contractor shall be responsible for a complete sprinkler system to satisfy all governing authorities and shall submit drawings as needed or required. As a minimum, drawings shall outline all ceiling grid, ductwork, lights and other obstructions to show proper installation of all sprinkler work. No work shall be installed until all drawings have been approved.

Before proceeding with any installation work, this contractor shall forward sets of engineered sprinkler plans for the premises to the architect, submission shall be four (4) sets of blue line prints. Drawings shall include:

Reflected ceiling plan with sprinkler head locations dimensioned at a minimum scale of 1/8" + 1'-0"

Automatic sprinkler details

Specifications

Building section showing height of piping system

Then prior to proceeding with any installation work, this contractor shall forward a set of reproducible engineered sprinkler plans for the premises to the architect, noting any changes. Such plans shall bear the written approval of landlord's fire insurance underwriter and the fire marshal or other governing agency.

Sprinkler system shall be tested at water pressure of 200 PSIG for a period of two (2) hours or as required by local codes, if greater.

System shall have all facilities for proper drainage and any necessary test valves, orifices or equipment required.

Upon completion of the system, and on possession of premises, this contractor shall submit a written certificate to the architect from the underwriter, stating that the system was inspected and approved.

Provide a two-year written guarantee for sprinkler work.

Piping material shall be schedule 40 black steel pipe, ASTM A120 or A53.

Provide all valves indicated on contract documents and/or necessary for proper operation and drainage of the system. All valves shall be underwriters approved for the service intended. Provide lamper switch for all gate valves in fire protection system.

Provide and install all hangers of approved type and size to support all pipes in a substantial manner. Hangers for overhead piping shall comply with the regulations of the NFPA as to size and spacing.

All threaded connections shall be compatible with those of the local fire department and approved by the local fire department serving the project.

Drain valves, test valves, control valves and alarm valves shall be fitted with approved enameled tags indicating their use.

Above ground piping: Provide capped nipples at the ends of cross mains and mains to facilitate flushing of system. Nipples shall be same diameter as pipe, but not larger than two inches (2").

SPRINKLER HEADS

Heads in locations without ceiling: Upright or pendant type as required.
Manufacturer: Provide one of the following:
a. Grinnell Corp. "Universal Model A".
b. Star Sprinkler Prod.
c. Other approved.

Provide six (6) spare sprinkler heads of each type to owner. Also include special wrenches for removing and installation of all type sprinkler heads.

HVAC EQUIPMENT

SHEET METAL - GENERAL:

Install ductwork in adherence to ceiling height schedules on architectural drawings. Coordinate and establish necessary space requirements with other trades so as to maintain required headroom.

Vary run and shape of ducts and make offsets during progress of work, if required, to meet structural or other interferences without extra cost to the owner.
All sheet metal shall be best grade, prime sheets, open hearth galvanized steel, unless otherwise noted. Ducts 19" and over shall be cross broken or beaded.

DUCTWORK:

Duct construction: All ductwork shall be constructed and supported in accordance with the requirements of the latest SMACNA'S issue of "2" W.C. Pressure Construction Standards"
Provide joints for rectangular ducts as called for by standards. "Button Punch-Snap Lock" shall not be used. Seal all transverse joints with 3M EC-800 compound and tape with 3M 474 tape.
For round and oval duct, slip joints shall be used on ducts up to 36-inch diameter. Apply 3M EC-800 sealer to fittings and connectors while assembling. Secure joint with sheet metal screws. Apply sealer over outside of joints and screws. Apply 3M 474 tape to wet joint. Alternate method of sealing with slip joints is with thermofit plastic bands. Secure joint with sheet metal screws. Install band a shrink per manufacturer's recommendations. Use on ducts up to 36 inches in diameter.

Flexible Ductwork: All flexible ductwork shall be type 3, insulated, as manufactured by Flexmaster Corporation. The ducts shall be constructed of corrosion-resistant reinforcing wire Helix, permanently bonded and enclosed in Tedlar film and factory pre-insulated with 1 1/2" 3/4 pounds of density fiberglass blanket insulation sheathed in a vapor barrier of aluminum metalized polyester film laminated to glass mesh, elastomer back coated. The duct shall comply with the latest NFPA bulletin 90A, and be listed as class 1 air duct material, UL standard 181. Maximum lengths of flexible ductwork shall be 6'- 0" to each connection.

All round take-offs downstream of terminal units shall be made with spin-in collar fitting as manufactured by Flexmaster Corporation. Balancing dampers shall be locking wing-nut for easy readjustment when required. The entire assembly shall be constructed of a minimum 26-gauge galvanized steel.

DUCT HANGERS AND SUPPORTS:

All duct hangers, supports and spacing for round and rectangular ductwork shall conform to the latest SMACNA standards, unless otherwise indicated.

DIFFUSERS AND GRILLES

(CD) Ceiling Diffuser Price SPD, 24" X 24" module, square plaque steel diffuser & lay in mounted. See drawing neck size (NK).

(ER) Exhaust Register, Price 10A, perforated face, lay in mounted with volume damper.

(TG) Transfer Air Grilles, Price 10A, perforated face, lay in mounted with volume damper.

ROOF EXHAUST FAN EF-1 & 4

Greenheck Model No. G-60-Vari-Green, 140 CFM @ .25 S.P., direct drive, 1,725 RPM, 1/10 H.P., 120 volts, single phase with speed control for air balancing. Provide roof curb adaptor and backdraft damper. Fan to be activated by toilet rooms light switch with run timer.

ROOF EXHAUST FAN EF-2

Greenheck Model No. G-80-Vari-Green, 420 CFM @ .25 S.P., direct drive, 1,550 RPM, 1/10 H.P., 120 volts, single phase with speed control for air balancing. Provide roof curb adaptor and backdraft damper. Fan to be activated by toilet rooms light switch with run timer.

ROOF EXHAUST FAN EF-4

Greenheck Model No. G-70-Vari-Green, 280 CFM @ .25 S.P., direct drive, 1,725 RPM, 1/10 H.P., 120 volts, single phase with speed control for air balancing. Provide roof curb adaptor and backdraft damper. Fan to be activated by toilet rooms light switch with run timer.



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

51301 Schoenherr Road
Shelby Township, MI 48315
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Engineering Strong Communities

05-12-2025 04-24-2025	ADDENDUM 1 BID ISSUE
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

**ROSEVILLE CITY
HALL RESTROOM
RENOVATION**


SHEET TITLE:

**MECHANICAL
SPECIFICATIONS**

CLIENT:

CITY OF ROSEVILLE

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY:	CHECKED BY:	DATE:
Author	Checker	04/21/25
SCALE:		
AS NOTED		



Know what's below. Call
72 hours before you dig.

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PROJECT NO.

0100-0569

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SHEET NO.

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Engineering Strong Communities

05-12-2025	ADDENDUM 1
04-24-2025	BID ISSUE
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

ROSEVILLE CITY
HALL RESTROOM
RENOVATION

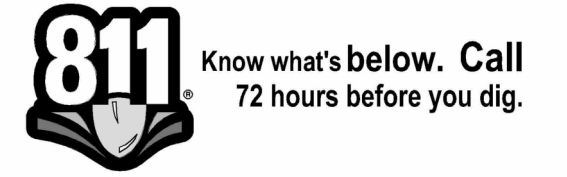
SHEET TITLE:

PLUMBING PLANS

CLIENT:

CITY OF ROSEVILLE

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: NMA	CHECKED BY: BLC	DATE: APRIL 2025
SCALE: AS NOTED		



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PROJECT NO.

0100-0569

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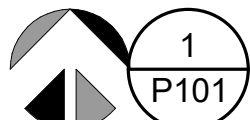
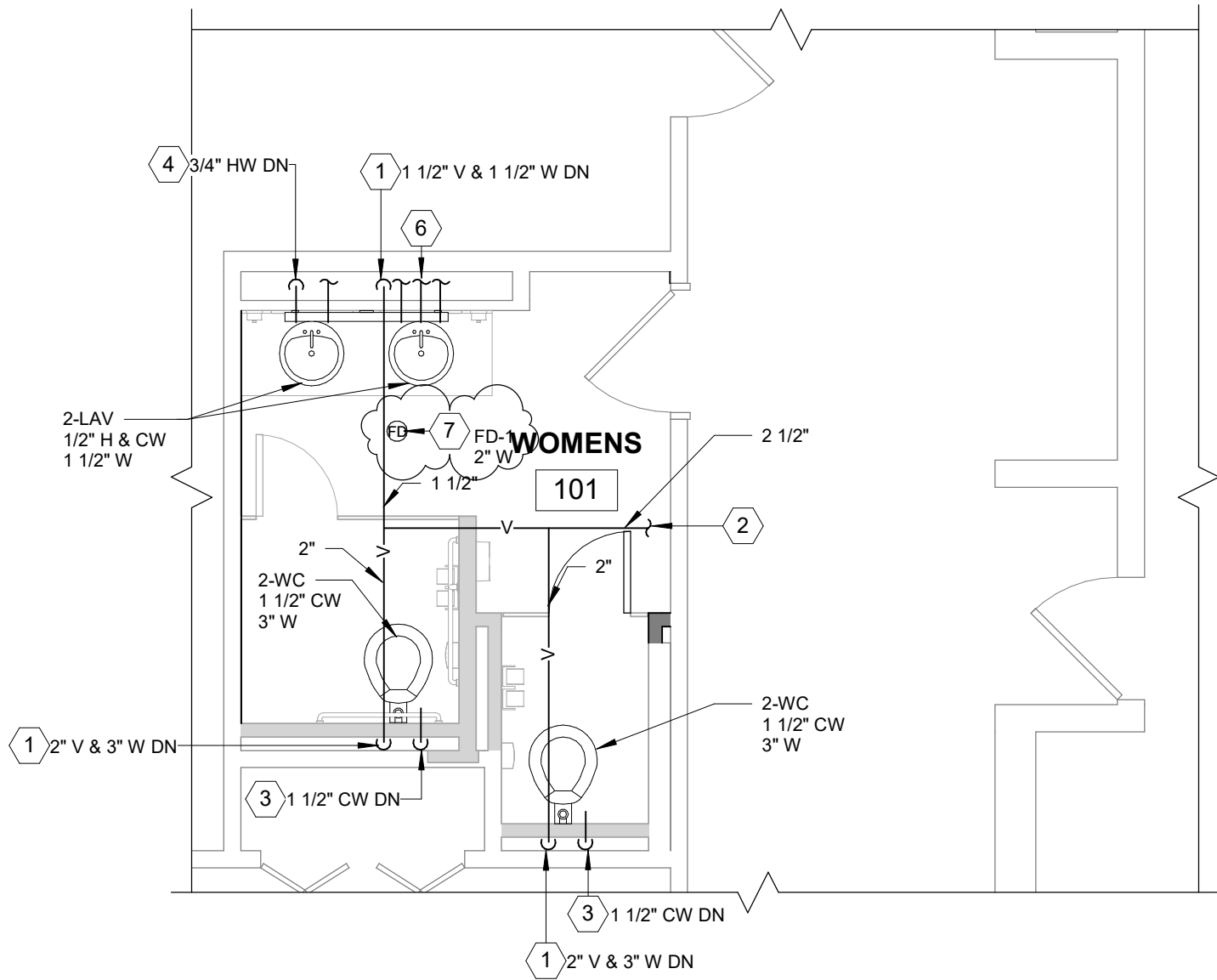
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PLUMBING PLAN KEYNOTES

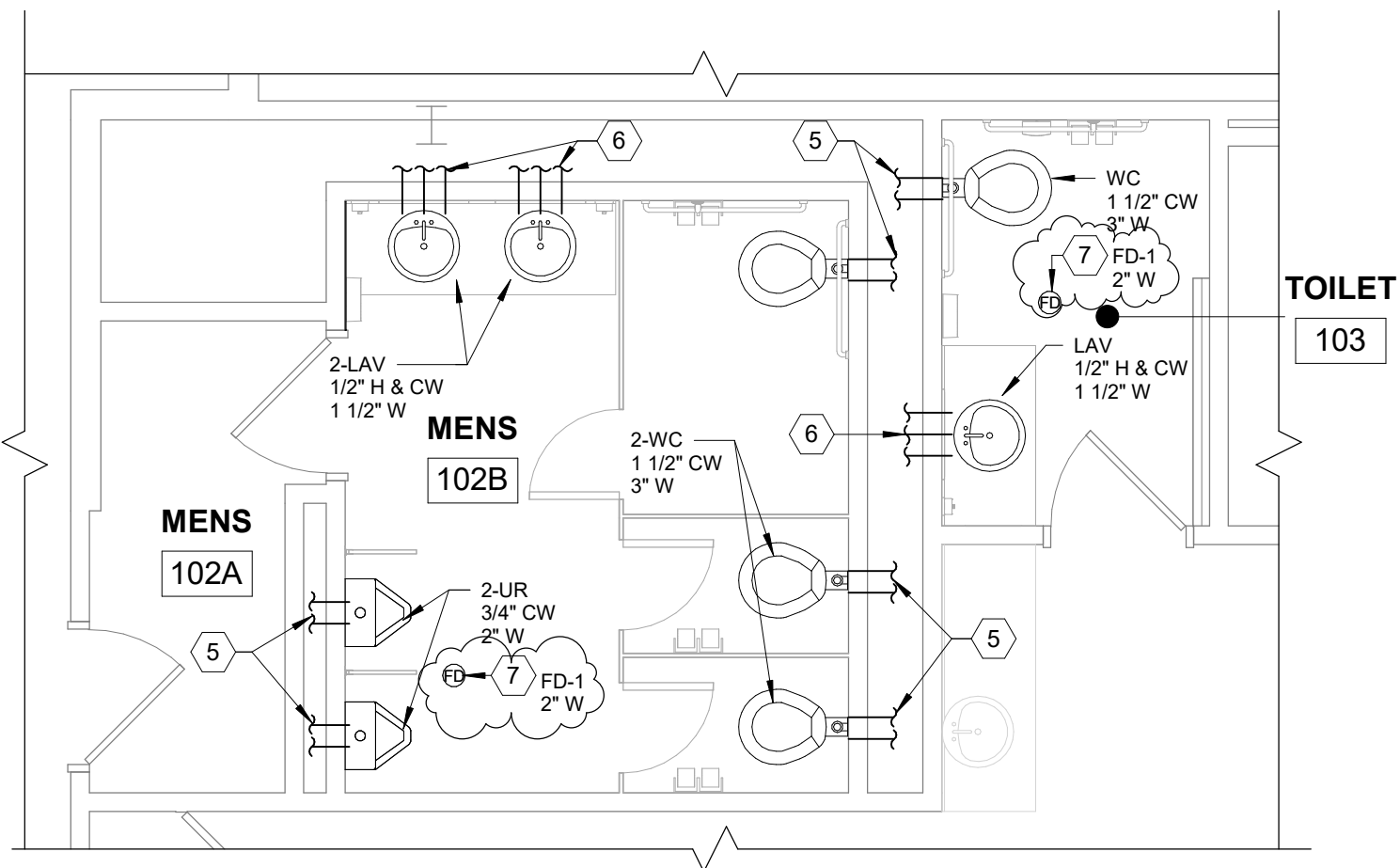
- 1 CONNECT TO EXISTING SANITARY BELOW IN BASEMENT. VERIFY EXTENT OF WORK IN FIELD.
- 2 CONNECT VENT TO EXISTING VENT ABOVE THE CEILING. VERIFY EXTENT OF WORK IN FIELD.
- 3 CONNECT TO EXISTING CW BELOW IN BASEMENT. VERIFY EXTENT OF WORK IN FIELD.
- 4 CONNECT TO EXISTING HW & CW BELOW IN BASEMENT. VERIFY EXTENT OF WORK IN FIELD.
- 5 CONNECT TO EXISTING WASTE & CW IN CHASE. VERIFY EXTENT OF WORK IN FIELD.
- 6 CONNECT TO EXISTING WASTE, HW & CW IN CHASE. VERIFY EXTENT OF WORK IN FIELD.
- 7 CONNECT FD-1 TO 2" W BELOW IN BASEMENT. VERIFY EXTENT OF WORK IN FIELD.

NOTE: INSTALL A MAIN SHUT-OFF VALVE FOR BOTH HOT AND COLD WATER SERVING EACH BATHROOM GROUP. THE SHUT-OFF VALVE SHOULD BE LOCATED IN THE BASEMENT BENEATH THE CORRESPONDING BATHROOM GROUP. ENSURE EACH VALVE IS CLEARLY TAGGED TO INDICATE THE BATHROOM GROUP IT SERVICES. VERIFY THE EXTENT OF WORK IN THE FIELD.



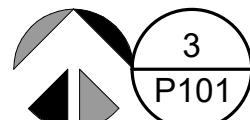
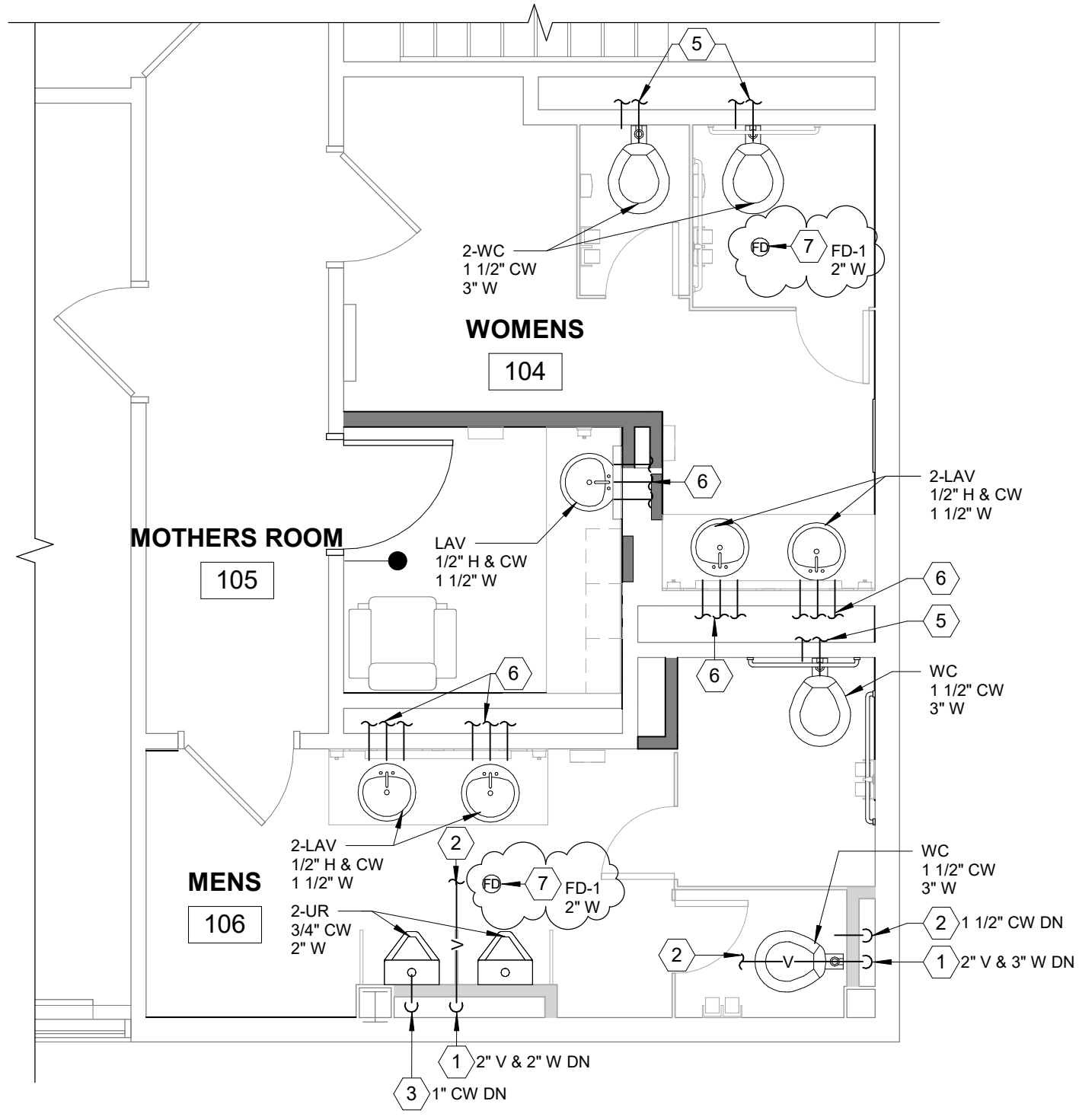
WOMENS 101 PLUMBING PLAN

1/4" = 1'-0"



MENS 102 & TOILET 103
PLUMBING PLAN

1/4" = 1'-0"



WOMNES 104, MOTHERS 105,
MENS 106 PLUMBING PLAN

1/4" = 1'-0"



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS – SURVEYORS – ARCHITECTS

51301 Schoenherr Road, Shelby Township, MI 48315
586.726.1234 | aewinc.com

Pre-Bid Sign-In Sheet

Project Name: City Hall Restroom Renovation

AEW Project No.: 0100-0569

Location: Roseville City Hall

Date: 5/1/2025

Time: 10 AM

Name	Company	Address	Phone No.	Email
Phil Sator	BERNO	20816 E 11 mile Rd ^{Sec 12} 48081	313 407 8774	PSHATOR@BERNOINC.COM
TOM GEISER	SQUARE ONE CONTRACTING	25676 HOFFMEYER ST 48066	810-712-3302	Tom@SQ1CO.COM
Bozan ghrab	Decima LLC	16870 Schaefer Hwy Detroit	313 266 2405	Bozan.ghrab@Decimadi.com
ALEX LOK KHAS	L.G.K BUILDING INC	1851 LOUE PIKE RD BLOOM-H.	248-757-3155	LOKBUILDING@GMAIL.COM
Dakota Carie	Brenca Contractors Inc	26079 Schoenherr Rd Warren MI 48099	586-758-6000	dcarie@brenca.net
JEFF ELAPOLLOS	QUADRATE Construction	23 MILE RD	248-866-7699	jeff@QUADRATECO.COM
Mohammad Smidi	DMC Group	13500 Foley st. Detroit	313 759 0780	mohammad.s@dmgroupusa.com
Marty Lancaster	Contrast Mech		586 786 1200	mlancaster@contrastmechanical.com
TODD KOBEL	Contrast Mech.	24546 21 mile Rd Macomb, MI	586 786 1200	tkobel@ContrastMechanical.com
Dwayne L. Hall	Sterling Construction	13311 Stark Rd. Livonia	248-930-4796	Dwayne@sterlingconst.com
Brian Tuft	sterling Construction	13311 Stark Rd. Livonia	248-276-3232	Brian@sterlingconst.com
Karlan Jackson	Vaughn's Plumbing	120 Atkinson Detroit MI	248-680-2516	Karlanj23@gmail.com
MATT WHITHAM	ALLIED BUILDING SERVICES	1801 HOWARD ST DETROIT MI	313 500 0381	MWHITHAM@TEAMALLIED.COM
TIM OMEL	BT Construction		586 718 0071	BTS@AMERITECH.NET



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Name	Company	Address	Phone No.	Email
Wade Williams	Wade's Electric	60880 Van Dyke	586-6343709	wadeselectric@aol.com
Scott Harrison	TEMPORARY WIRE SYSTEMS	208 S. Helen Ave Rochester	248 840-3758	SCOTT.HARRISON@TMPWIRESYSTEMS.COM
ED Quinn	Ben Washington & Sons PLOG	7116 TILMAN, DETROIT, MI 48204	586-291-5119	ED@BWSMECH.COM
Vinay Shing	WINSTAR Contracting	12245 Noonan Utica ⁴⁸³¹⁵	(313) 247-4319	Vinay@winstarcontracting.com
Mike Pete DiVito	Meridian Contracting	6149 trailside dr. Washington ⁴⁸⁰⁹⁴	586-292-6132	Pete@Meridiangroup1.com
STEVE HEIKE	WING CONSTRUCTION	8149 MILLIS-UTICA, MI	586-739-5995	STEVE@WINGCONSTRUCTION.COM
Luke Crews	Crews Const.	14445 BARBER, WARREN.	231-888-8885	luke@Crewsco.com