



McPhillips Architecture

Pre Bid Addendum #2

Architect: Kari L. McPhillips, RA
261 W. Saginaw Rd., Sanford, MI 48657
(989) 859-8816 kari.mcphillipsarchitect@ gmail.com

Project: Mt. Haley Township Hall Addition and Alterations

Date: September 23, 2024

To: All Bidders, Building Department

The following clarifications, modifications and /or revisions to the above project shall be considered a part of the contract documents. It shall be the responsibility of the Contractor to notify their subcontractors and suppliers regarding the information contained herein.

1. Clarify PBA #1, All allowances cover material only.
2. Clarify PBA #1, line 5 – TBD refers to the baseboard and door stain color only.
3. Clarify new rough sawn cedar on new addition to match the existing building cedar type, color and profile.
4. Insulation Sheathing or similar: Insulation to include zip sheathing 1 7/16" on the exterior of the building addition. The zip sheathing includes 1" rigid foam, wall cavity to have fiberglass batt insulation R19-21, attic to have blown-in cellulose R45-48.
5. Sheet A1 & A3 discrepancy in barrier free striping, one is showing 5', it is to be 8'. That is where the new asphalt line with start. The concrete sidewalk is not raised. The asphalt bid is to include striping and securing wheel stops at the 2 cars.
6. Allowance for window blinds honeycomb type, labor and materials = \$2100.
7. Allowance for drop ceiling tiles and grid, materials only = \$6.50/sf 2x2.
8. Alternate to ceramic tile allowance = Karndean 16x16 Da Vinci LST03.

9. Match existing stain color on new addition with existing building cedar stain color. Put a fresh coat of stain on the existing building and its new trim. Verify stain color match options with architect in field.
10. New exterior steel entry doors to match existing door color. Verify color match with architect.
11. Septic tank permit shows a 1000-gallon tank, we are approved for a 500 gal., please price 500-gal tank.
12. Interior doors wood stain color to match red oak baseboard– color TBD.
13. Sheet A2 layer Asphalt=3" Asphalt over 6" of new gravel over compacted sand fill.
14. Sheet A2 Stone driveway layers, 12" 21AA gravel over compacted sand fill.
15. Sheet A3 notes each room name and its ceiling height.
16. Sheet A5 Existing perforated soffit to remain, price new soffit at the addition. The existing new soffit to match existing on the new addition color brown.
17. Sheet A3 Window schedule (2) fixed and (5) sliding.
18. Sheet A5 and S1. Bidders to price only the standard frost footing depth shown in the structural footing schedule as -96'-8". During construction if a change order is needed to accommodate a deeper footing it will be addressed at that time.
19. Sheet A6 Building Sections.
20. Sheet A6 cabinetry elevations. Material allowance stands, include labor cost in bid.
21. Sheet A6 Reception desk elevations, portion to be built by contractor to match cabinetry and countertop. Material only included in allowance.
22. Sheet A6 – Interiors schedule added.
23. Sheet A6 – Sound insulation in office interior walls.
24. Sheet A7 wall section shows a 10' wall plate ht. and drop ceilings height.
25. Sheet A7 5/8" drywall ceiling at the 10' elevation at bottom of rafters per code.
26. Sheet A7 Wall section, insulation and wall construction noted.
27. Sheet A7 note ceiling height and rooms requiring drop ceiling.
28. Sheet E2 Lighting fixture schedule.
29. Sheet E2 Lighting grid (general only) drop ceiling locations.
30. Window brand to be Pella 250, w/screens. Vinyl, color= brown exterior and white interior, windows are on sale at Lowe's 20% off until October 9.
31. Carpet squares Shaw contract Dialogue and color TBD
32. Include cost for soil borings, it will be determined during construction if necessary.

Mt. Haley Township Hall Building Addition

3012 S. Homer Rd.

Merrill, MI 48637

NOTE:
PRE BID ADDENDUM #1
WILL COMPLETE THE
DRAWING SHEET LIST.

GENERAL SCOPE OF WORK

THE GENERAL SCOPE OF WORK INCLUDES A 30'x40' ADDITION TO THE EXISTING TOWNSHIP HALL. THE ADDITION INCLUDES (3) OFFICES, A RECEPTION AREA, A RECEPTION DESK AREA, A FILE ROOM, A BARRIER FREE RESTROOM, AND A MECHANICAL ROOM.

GENERAL NOTES:

SEE BARRIER FREE STRING BELOW FOR ALL ADA ACCESSORIES & ACCESSORY INSTALLATION REQUIRED LOCATIONS AND DIMENSIONS REQUIRED,

FIELD VERIFY ALL DIMENSIONS PRIOR TO PURCHASE AND/OR INSTALLATION OF EQUIPMENT, CASEWORK AND/OR FIXTURES.

CODE INFORMATION

USE GROUP: BUSINESS - OFFICE ADDITION

BUILDING INTERIOR SQUARE FOOTAGE:
EXISTING BUILDING 2560 SF
ADDITION 1200 SF

OCCUPANCY: OFFICES: 188 SF @ 300 GROSS/PERSON (4) PEOPLE

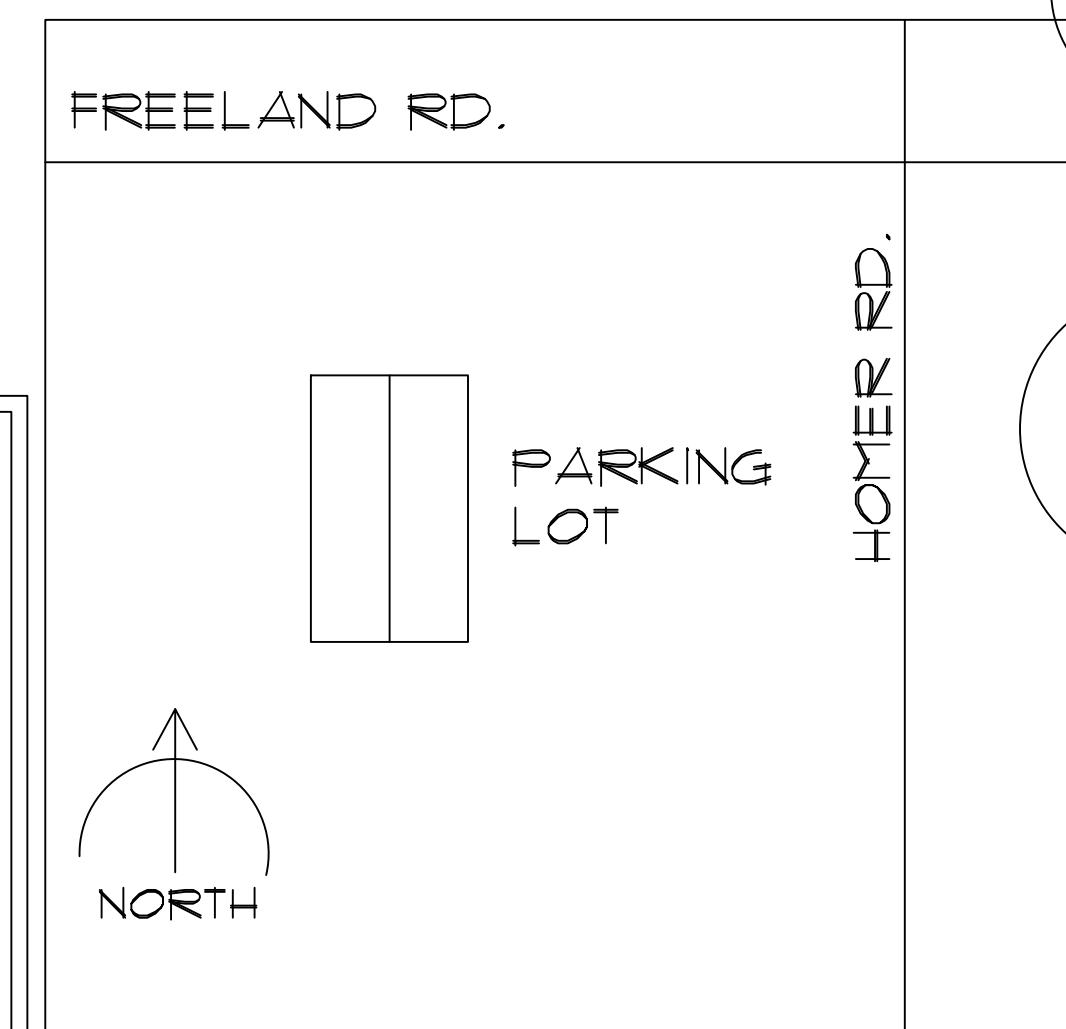
RECEPTION: 190 SF @ 200 GROSS/PERSON (5) PEOPLE

TOTAL OCCUPANCY (9) PEOPLE

NEW PLUMBING FIXTURES: BARRIER FREE LAV (1)
BARRIER FREE W.C. (1)

LOCATION MAP

3012 S. Homer Rd
Midland, MI 48708



DRAWING LIST

- C8 ARCHITECTURAL COVER SHEET
- C1 CIVIL COVER SHEET
- C2 GENERAL NOTES
- C3 TOPOGRAPHIC SURVEY
- C4 DEMOLITION PLAN
- C5 SITE PLAN
- C6 SITE DETAILS
- C7 GRADING PLAN
- N1 SITE SPECIFICATIONS
- N2 SITE SPECIFICATIONS

- A1 SITE PLAN
- A2 ARCHITECTURAL FOUNDATION PLAN
- A3 FLOOR PLAN
- A4 ELEVATIONS NORTH & EAST
- A5 ELEVATIONS SOUTH & WEST
- A6 BUILDING SECTIONS
- A7 SCHEDULES

- E1 ELECTRICAL POWER
- E2 ELECTRICAL LIGHTING
- E3 ELECTRICAL SPECIFICATIONS
- M1 MECHANICAL HVAC PLANS
- M2 MECHANICAL HVAC SPECIFICATIONS
- F1 SANITARY AND VENT PIPING
- F2 DOMESTIC WATER & GAS PIPING

- S1 GENERAL NOTES, TYPICAL DETAILS
- S2 FOUNDATION PLAN, SECTIONS, SCHEDULES
- S3 ROOF FRAMING PLAN, SECTIONS, SCHEDULES

LEGAL DESCRIPTION

SEE DRAWING C1

CONTACTS

MT. HALEY TOWNSHIP

Nic Pelton (989) 835-9243 nic@orvosbuilders.com
Karen Radosa (989) 751-7559 kldosa@msn.com
Township Clerk

Kari McPhillips, Architect (989) 859-8816
kari.mcphillipsarchitecture@gmail.com

STRUCTURAL ENG. SNYDER AND STALEY

CIVIL ENG. LAPHAM ASSOCIATES.

MECHANICAL ENG. MCPHILLIPS ARCHITECTURE

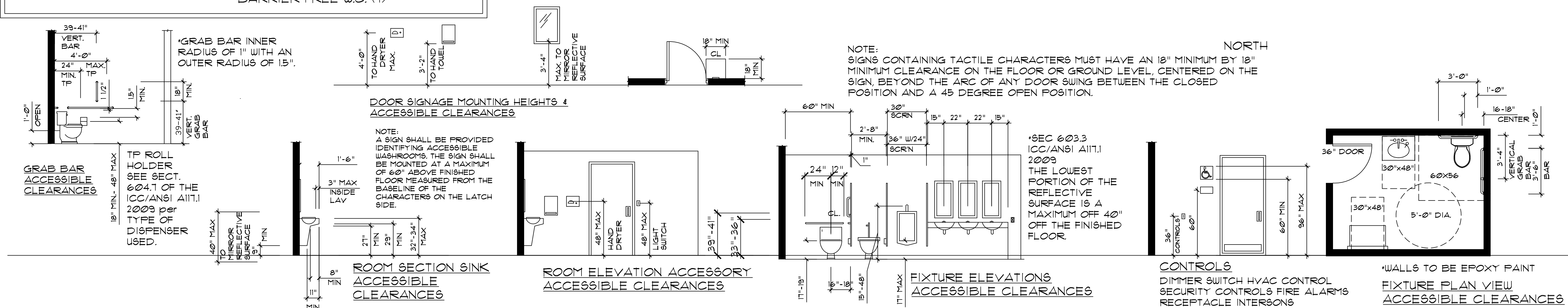
UTILITIES

ELECTRICAL - CONSUMERS ENERGY
(800) 471-5050

WATER - WELL LOCATED IN EAST PARKING LOT

GAS - PROPANE TANK SOUTHWEST OF BLDG.

PHONE/WIFI - SPECTRUM



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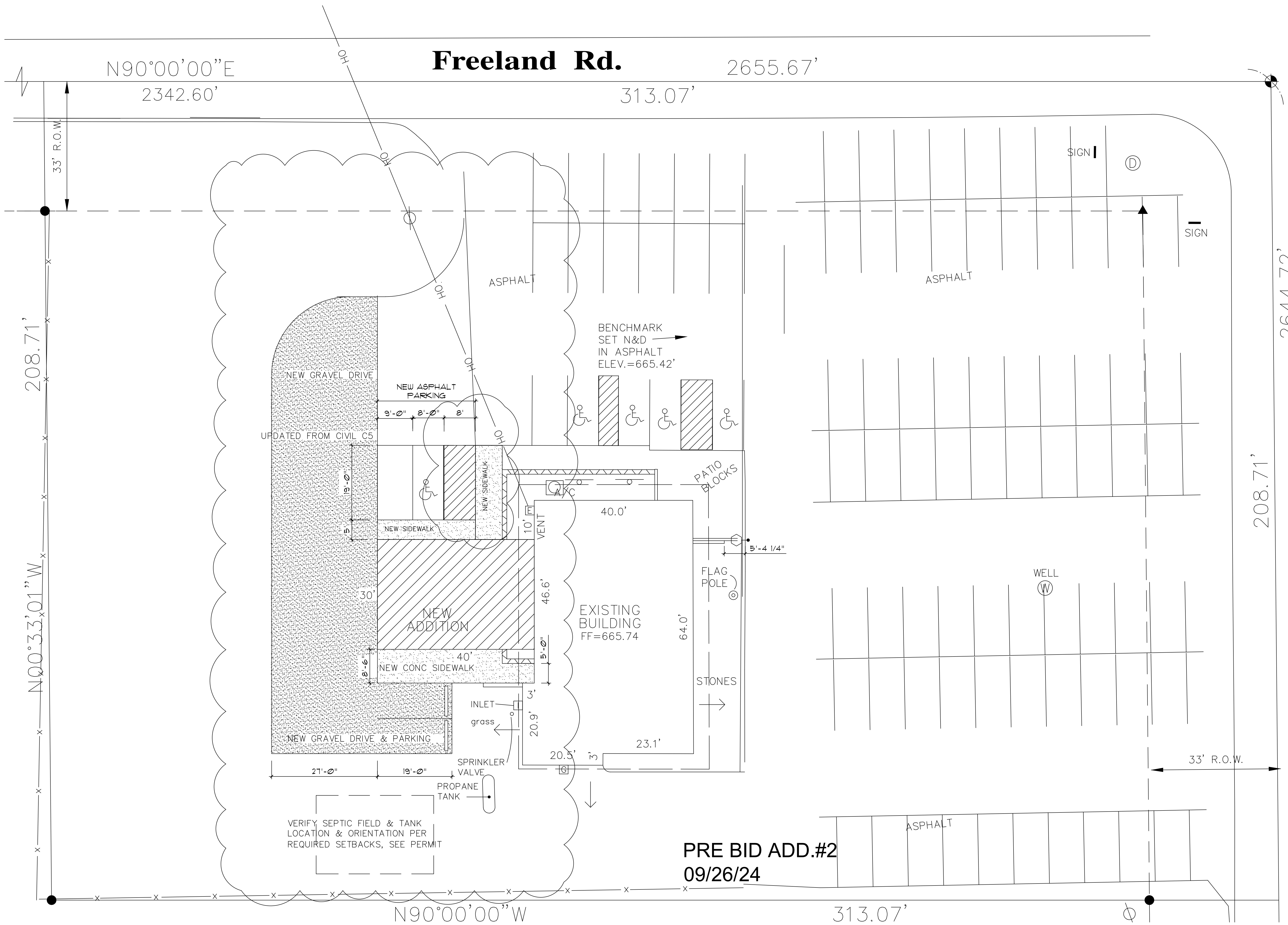


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PRE BID ADD.#22
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S. Homer Rd.

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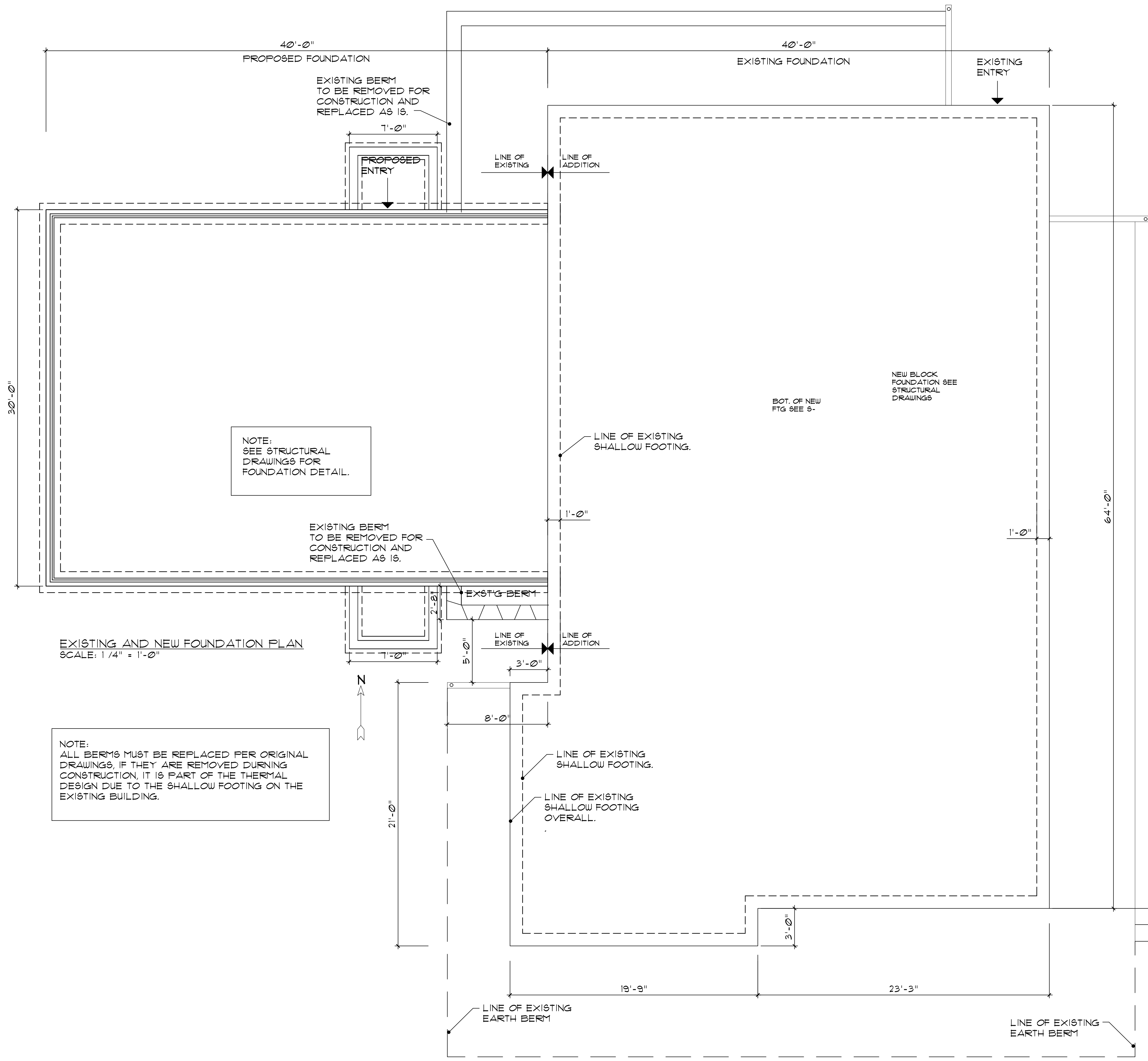
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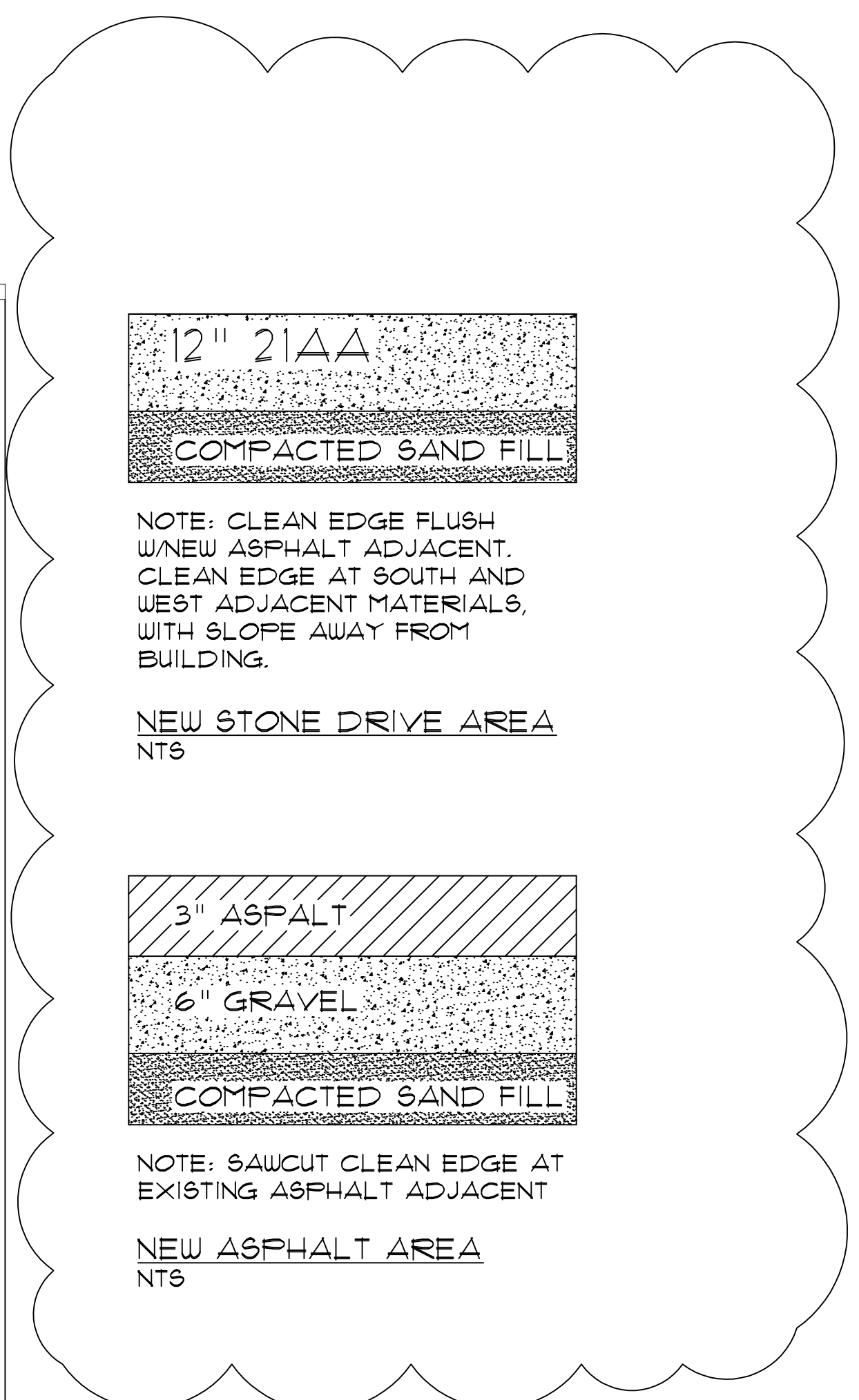
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NOTE:
SEE STRUCTURAL
DRAWINGS FOR
FOUNDATION DETAIL.

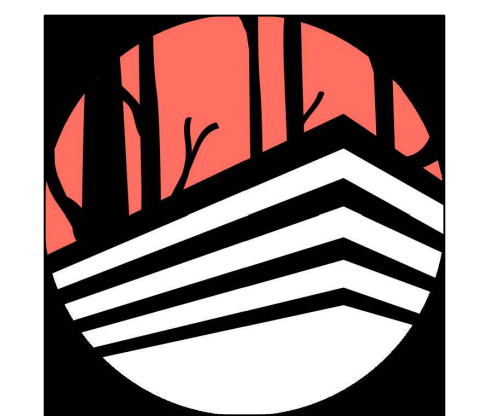
EXISTING AND NEW FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL BERMS MUST BE REPLACED PER ORIGINAL
DRAWINGS, IF THEY ARE REMOVED DURING
CONSTRUCTION, IT IS PART OF THE THERMAL
DESIGN DUE TO THE SHALLOW FOOTING ON THE
EXISTING BUILDING.



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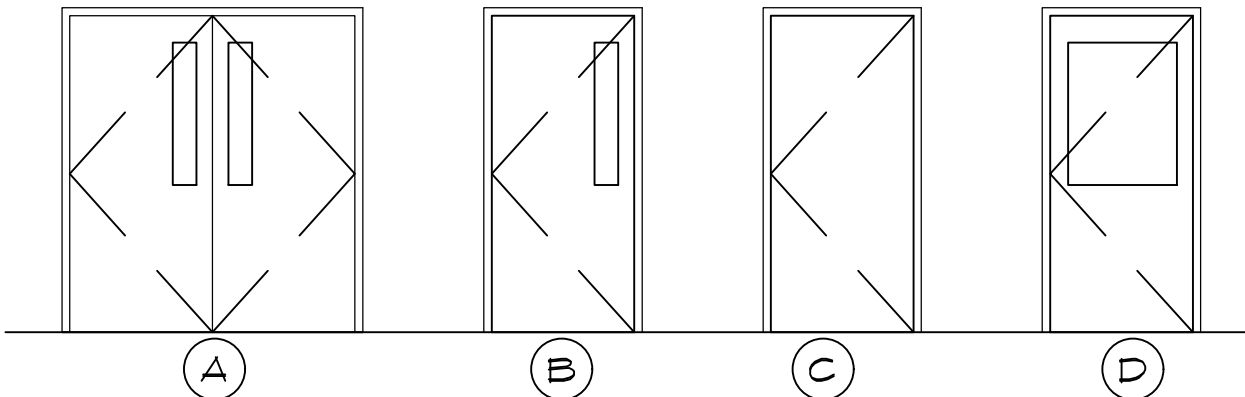


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DOOR SWING PER FLOOR PLAN.

DOOR SCHEDULE - SEE ATTACHED DOOR & HARDWARE SPEC

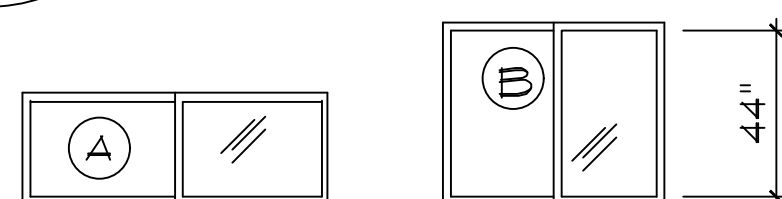
EXTERIOR DOORS

NUMB.	SIZE	TYPE	LOCATION	MATERIAL
①	6'x6'-8"	A	REPLACE EXISTING NORTH ENTRY	HM
②	3'x6'-8"	B	NEW NORTH ENTRY LOCATION	HM
③	3'x6'-8"	C	NEW SOUTH ENTRY LOCATION	HM
④	3'x6'-8"	-	EXISTING DOOR TO REMAIN/ NEW PAINT	HM

INTERIOR DOORS

LEVER TYP HANDLE ON ALL DOORS

NUMB.	SIZE	TYPE	RATING	COMMENTS	MATERIAL
⑤	3'x6'-8"	C	45 MIN.	MECHANICAL ROOM	HM
⑥	3'x6'-8"	D		RECEPTION AREA NORTH ENTRY	WOOD
⑦	3'x6'-8"	C		OFFICE 1	WOOD
⑧	3'x6'-8"	C		OFFICE 2	WOOD
⑨	3'x6'-8"	C		OFFICE 3	WOOD
⑩	3'x6'-8"	C		OFFICE 4	WOOD
⑪	3'x6'-8"	C	90 MIN.	FILE ROOM- 1 HOUR DOOR.	WOOD
⑫	3'x6'-8"	C		HALLWAY (WEST DOOR)	WOOD
⑬	3'x6'-8"	B		HALLWAY (EAST DOOR) THROUGH EXISTING BUILDING WEST WALL.	HM
⑭	3'x6'-8"	C		REST ROOM DOOR	WOOD



LEVEL: LL = LOWER LEVEL ML = MAIN LEVEL UL = UPPER LEVEL

WINDOW SCHEDULE PELLA 250 BROWN OUTSIDE, WHITE INSIDE

NUM.	SIZE	TYPE	QTY.	MAT'L	COMMENTS
A	48"x24"	FIXED	2	VINYL	
B	48"x42"	SLIDER	5	VINYL	

NORTH ELEVATIONS

TYPICAL OFFICE CABINETRY PLAN

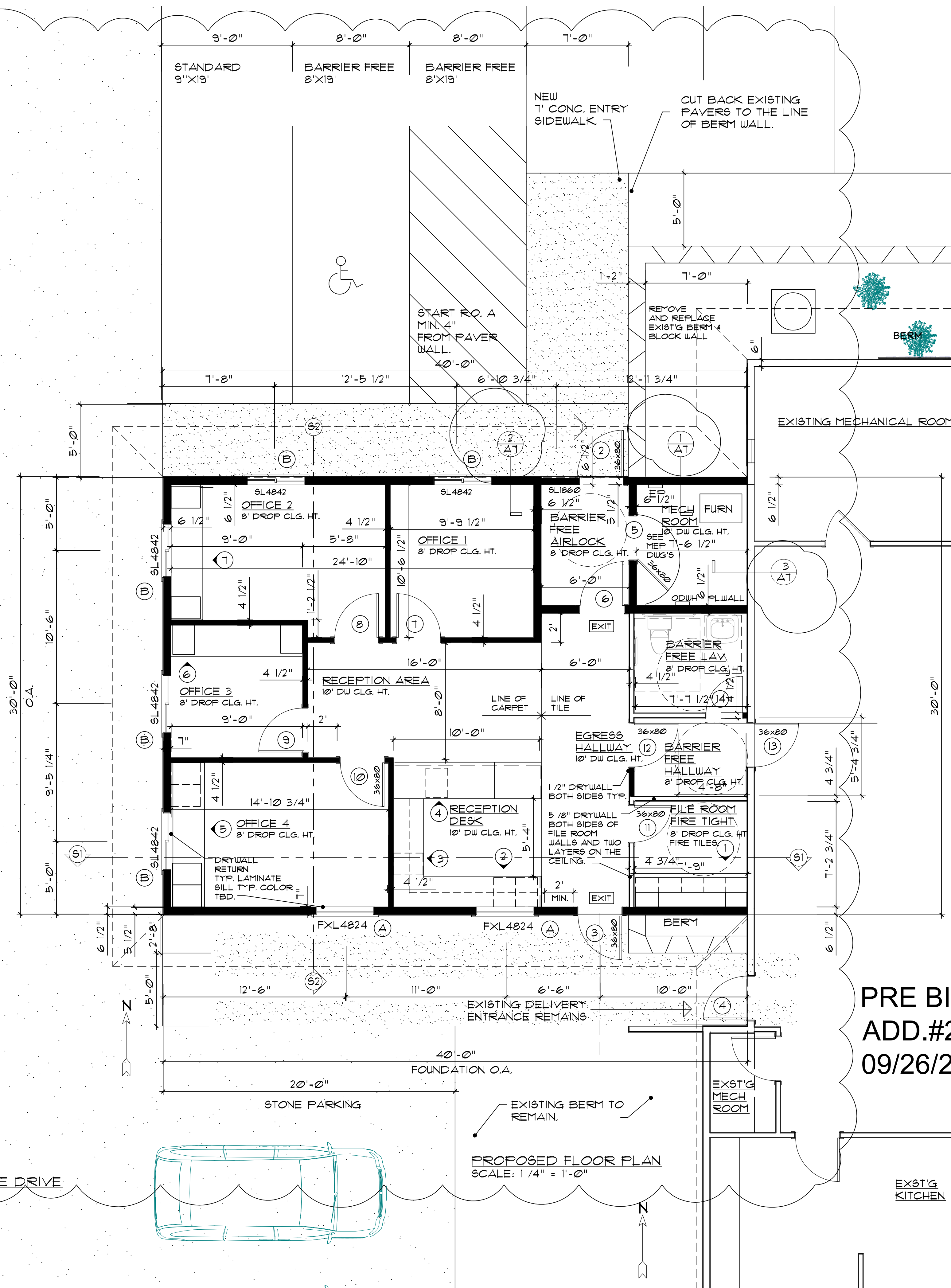
TWO DRAWER METAL FILES, STEELCASE BRAND OR EQUAL, PER PLAN W/LOCKS. 3/4" PLYWOOD TOP WITH FORMICA FINISH COLOR TBD, W/ 1 1/2" OAK FASCIA. 3" PENCIL DRAWER IN KNEE SPACE.

TYPICAL BASEBOARD

4" VINYL COVE BASE OVER HARD SURFACE FLOORS. STRAIGHT R.O. BASE STAINED TO MATCH WOOD OFFICE DOORS 4" BASE OVER CARPETED AREAS.

WINDOW & DOORS

WILL BE LISTED IN THE PRE BID ADD #1.



PRE BID
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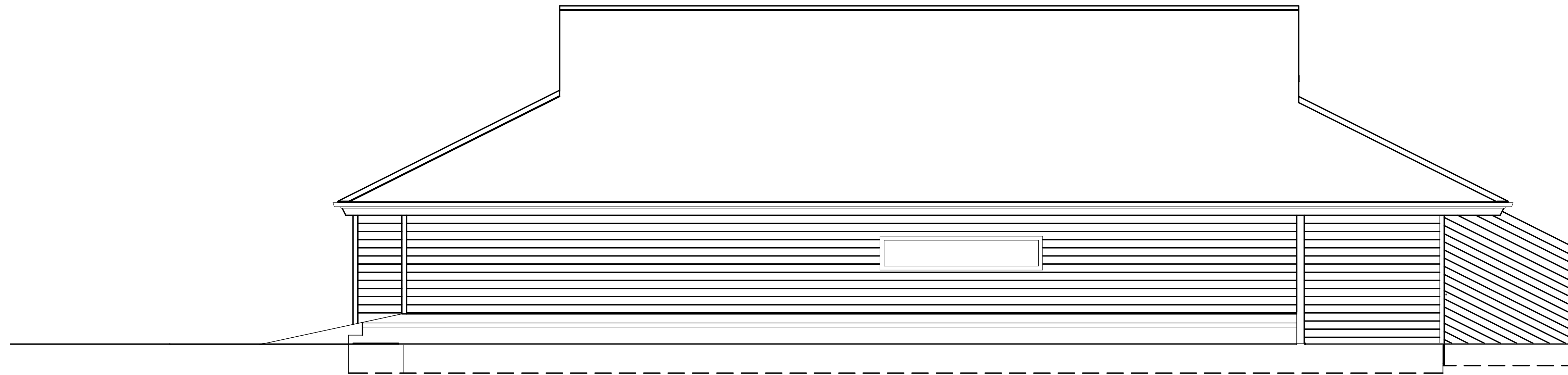
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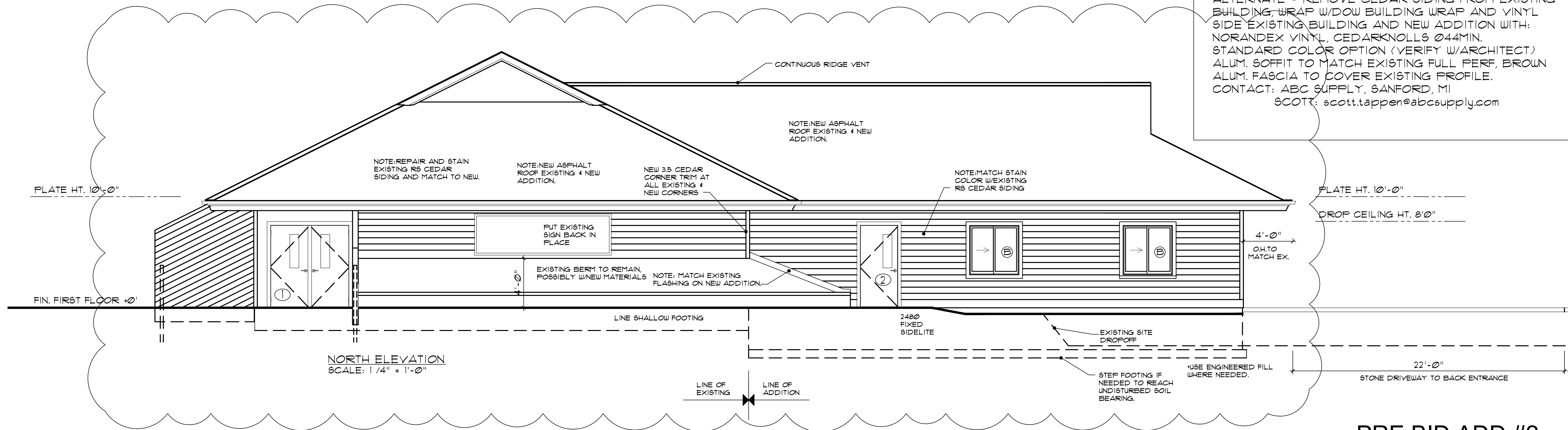
EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:

SIDING SPEC #1 and SIDING ALTERNATE:

#1 - ROUGH SAUN CEDAR ON THE NEW BUILDING TO MATCH EXISTING. PATCH EXISTING AND PUT NEW 1 X4 CORNERS ON EXISTING AND NEW ADDITION. SEE ATTACHED INFORMATION FROM CROSS AND LINCOLN OUT OF HEMLOCK, MI, SAME OR SIMILAR.

ALTERNATE - REMOVE CEDAR SIDING FROM EXISTING BUILDING, WRAP W/DOW BUILDING WRAP AND VINYL SIDE EXISTING BUILDING AND NEW ADDITION WITH: NORANDEX VINYL, CEDARKNOLLS Ø44MIN. STANDARD COLOR OPTION (VERIFY W/ARCHITECT) ALUM. SOFFIT TO MATCH EXISTING FULL PERF, BROWN ALUM. FASCIA TO COVER EXISTING PROFILE. CONTACT: ABC SUPPLY, SANFORD, MI SCOTT: scott.tappen@abcsupply.com



NORTH ELEVATION
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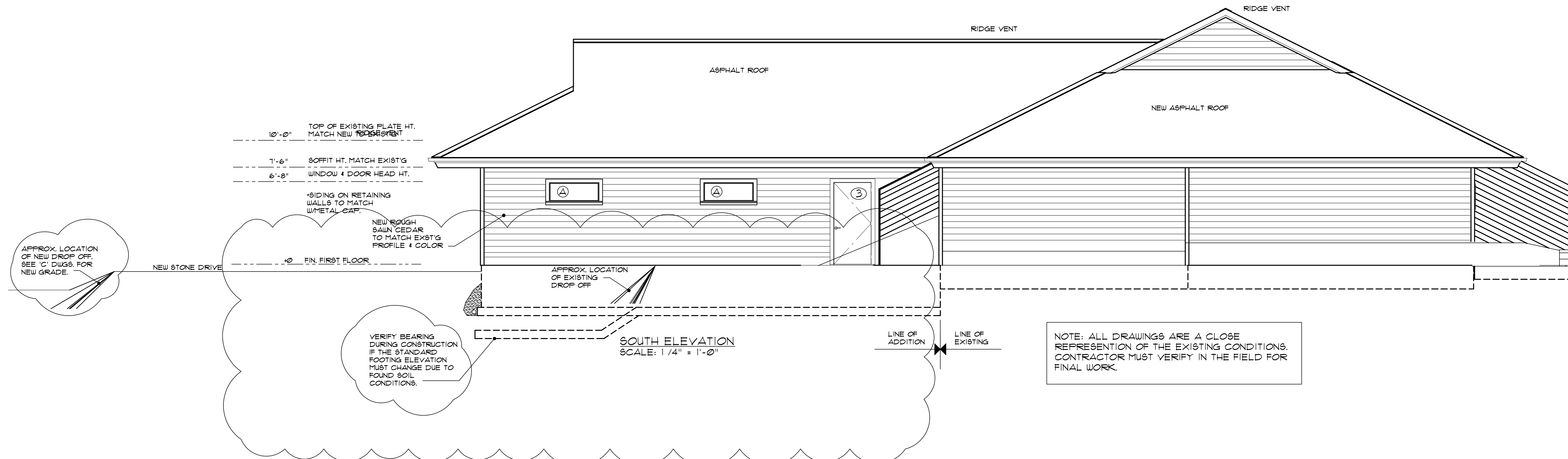
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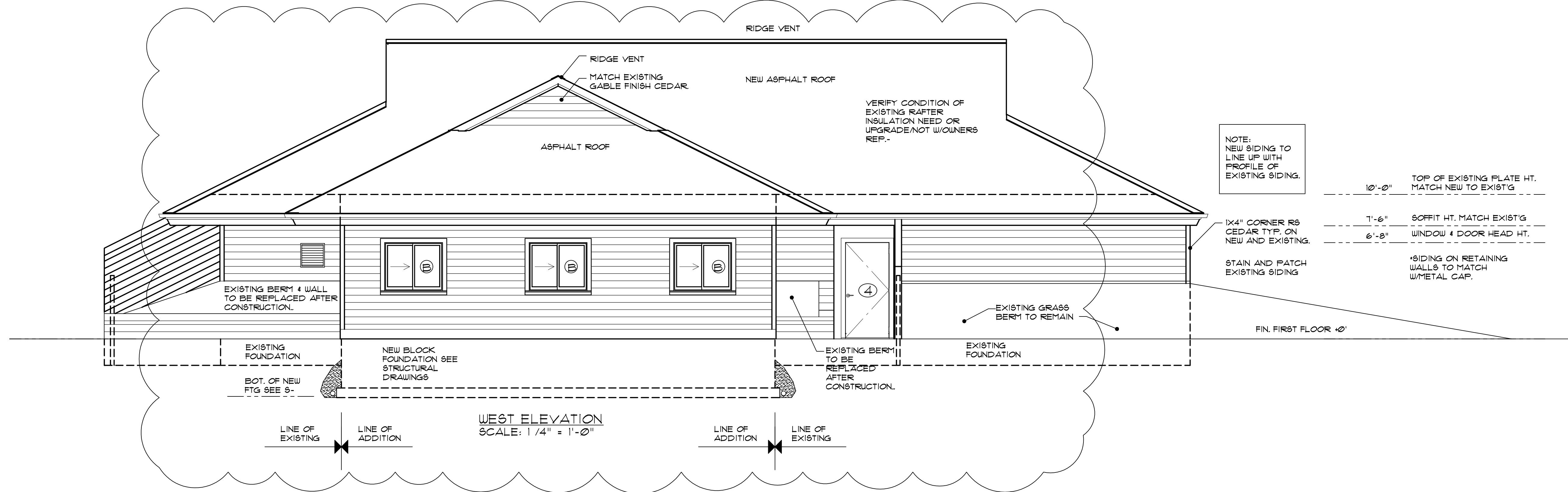
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NOTE: ALL DRAWINGS ARE A CLOSE REPRESENTATION OF THE EXISTING CONDITIONS. CONTRACTOR MUST VERIFY IN THE FIELD FOR FINAL WORK.



NOTE: NEW SIDING TO LINE UP WITH PROFILE OF EXISTING SIDING.

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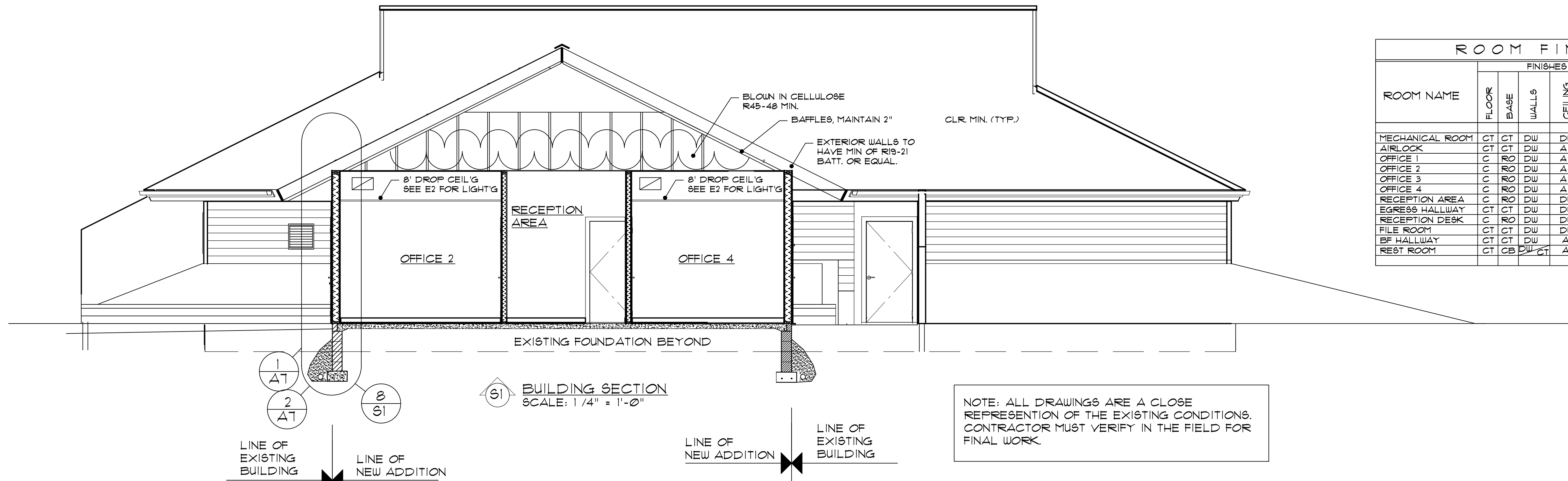


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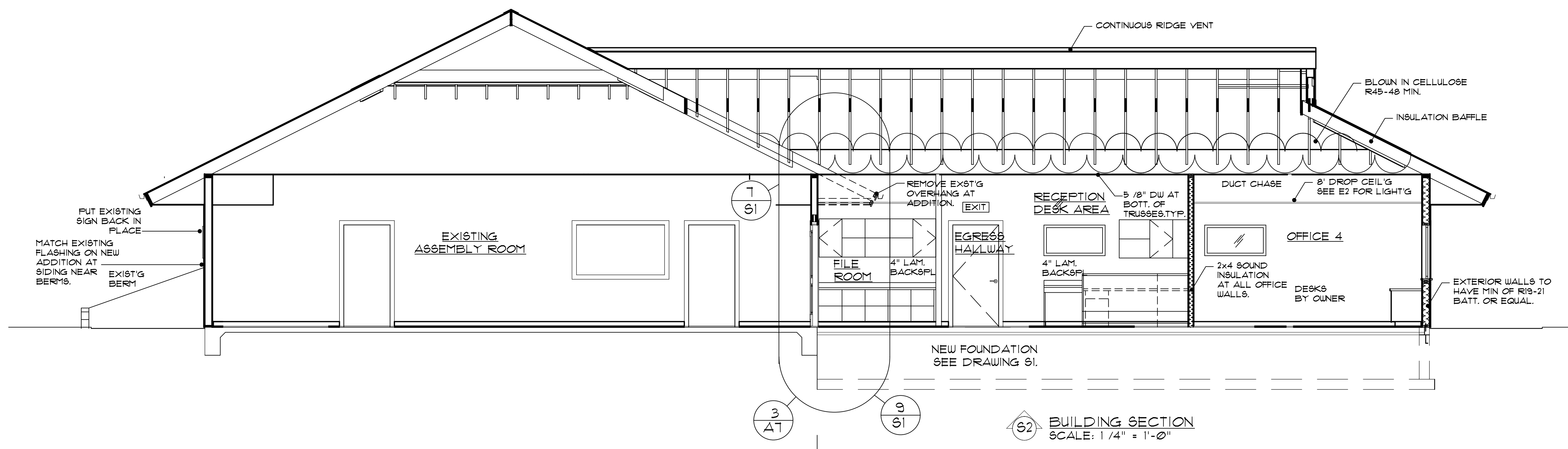
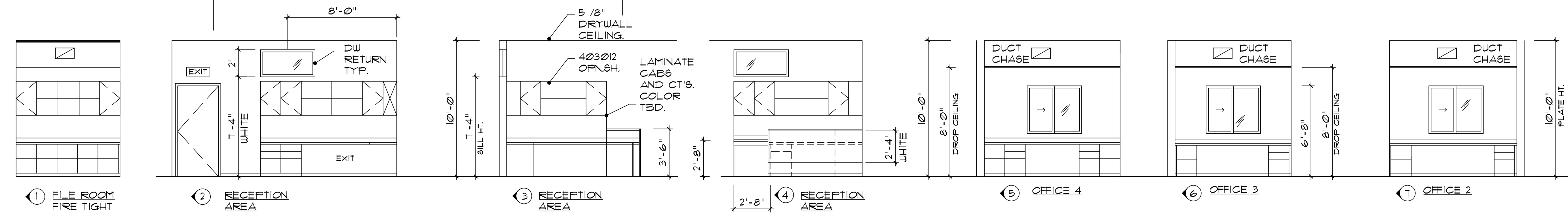
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ROOM NAME	FINISHES						PAINT	CEILING HEIGHT	REMARKS
	FLOOR	BASE	WALLS	CEILING	WINDOW SILL	WALLS			
MECHANICAL ROOM	CT	CT	DW	DW	-	•••••	10'	(2) LAYERS 5/8" ON CEILING	
AIRLOCK	CT	CT	DW	A	-	•••••	8'	ACOUSTIC DROP CLG.	
OFFICE 1	C	RO	DW	A	L	•••••	8'		
OFFICE 2	C	RO	DW	A	L	•••••	8'		
OFFICE 3	C	RO	DW	A	L	•••••	8'		
OFFICE 4	C	RO	DW	A	L	•••••	8'		
RECEPTION AREA	C	RO	DW	A	L	•••••	10'		
EGRESS HALLWAY	CT	CT	DW	DW	-	•••••	10'		
RECEPTION DESK	CT	CT	DW	DW	L	•••••	8'		
FILE ROOM	CT	CT	DW	DW	-	•••••	8'	(2) LAYERS 5/8" ON CEILING	
BF HALLWAY	CT	CT	DW	A	-	•••••	8'		
REST ROOM	CT	CB	DW	A	-	•••••	8'	50 SF OF TILE AROUND FIXTURES, 3' HT.	

- ABBREVIATION KEY
- A ACOUSTICAL LAY-IN TILE 2'x2' USG GLAZIER
 - C CARPET
 - CT CERAMIC TILE
 - CJ CONTROL JOINT
 - CN CONCRETE
 - CB CONCRETE BLOCK
 - DW DRYWALL
 - GL GLASS
 - L LAMINATE
 - MT METAL THRESHOLD
 - OV OVER
 - P PAINT
 - RO RED OAK
 - ST STEEL
 - V VARNISH
 - W WOOD

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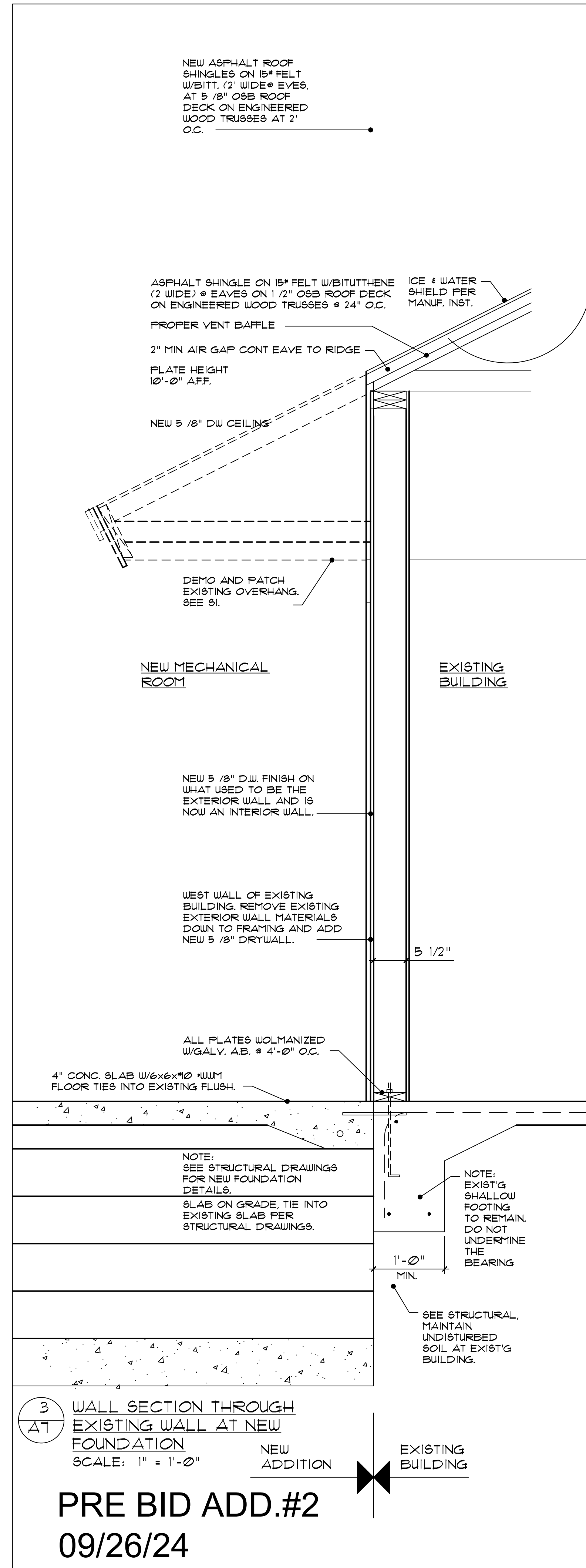
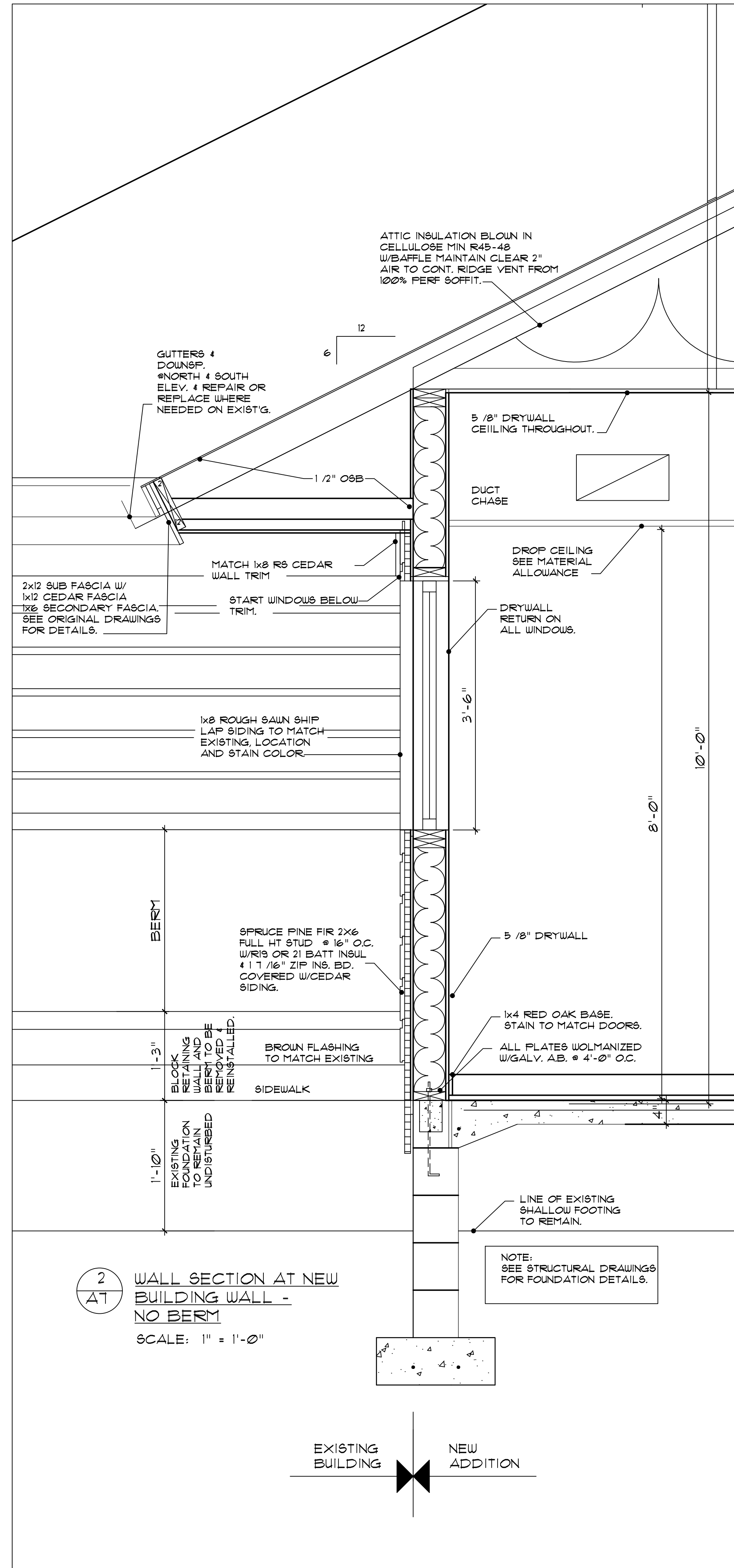
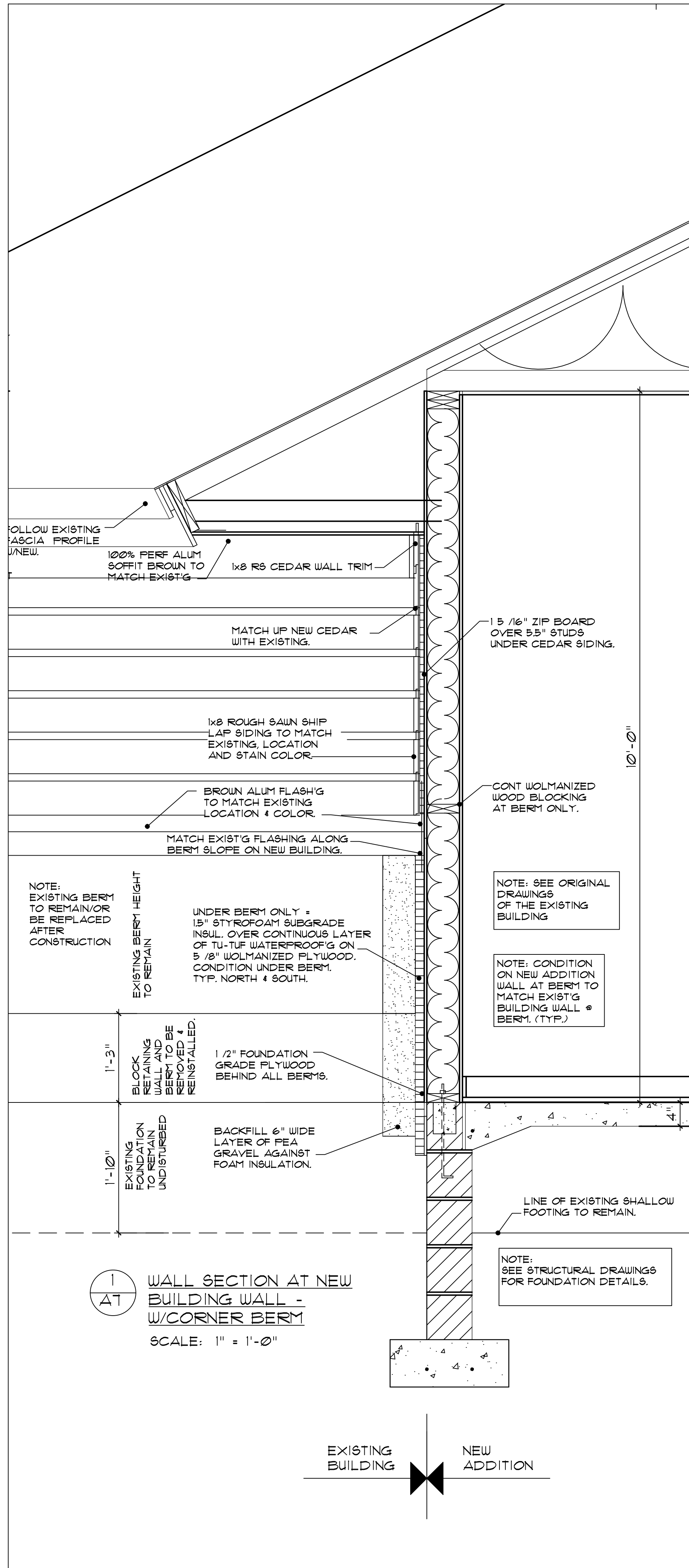
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