# AUBURN HILLS MEETING SCHEDULE

**248-370-9402 | WWW.AUBURNHILLS.ORG**

## NOVEMBER 2026

| DAY | TITLE | TIME | LOCATION |
|---|---|---|---|
| 10/24-11/1 | Early Voting | 8:30 AM – 4:30 PM | Public Safety Building<br>1899 N. Squirrel Road |
| 3 | Election Day | 7:00 AM - 8:00 PM | All Polling Locations |
| 9 | City Council Meeting | 7:00 PM | Council Chamber<br>1827 N. Squirrel Road |
| 9 | Library Board | 7:00 PM | Auburn Hills Public Library<br>3400 Seyburn Drive |
| 10 | Tax Increment Finance Authority Informational Meeting & Business Meeting to follow immediately | 5:30 PM | Administrative Conference Room<br>1827 N. Squirrel Road |
| ~~11~~ | ~~Planning Commission~~ | ~~6:00 PM~~ | **CANCELLED** |
| ~~12~~ | ~~Zoning Board of Appeals~~ | ~~6:30 PM~~ | **CANCELLED** |
| 16 | Downtown Development Authority | 5:30 PM | Administrative Conference Room<br>1827 N. Squirrel Road |
| 17 | Brownfield Redevelopment Authority | 6:00 PM | Administrative Conference Room<br>1827 N. Squirrel Road |
| 23 | City Council Meeting | 7:00 PM | Council Chamber<br>1827 N. Squirrel Road |

**NOTE: Anyone planning to attend the meeting who has need of special assistance under the American's with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be please to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.**

# AUBURN HILLS MEETING SCHEDULE

**248-370-9402 | WWW.AUBURNHILLS.ORG**

## DECEMBER 2026

| DAY | TITLE | TIME | LOCATION |
|---|---|---|---|
| 1 | Economic Development Corporation | 3:00 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 7 | City Council Workshop | 5:30 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 7 | City Council Meeting | 7:00 PM | Council Chamber 1827 N. Squirrel Road |
| 8 | Tax Increment Finance Authority Informational Meeting & Business Meeting to follow immediately | 5:30 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 9 | Board of Review | 11:00 AM | Administrative Conference Room 1827 N. Squirrel Road |
| 9 | Pension Board | 3:00 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 9 | Retiree Health Care | Immediately following the Pension Board meeting | Administrative Conference Room 1827 N. Squirrel Road |
| 9 | Planning Commission/Recreation Department | 6:00 PM (Potluck) 6:30 PM | Public Safety Building 1899 N. Squirrel Road |
| 10 | Zoning Board of Appeals | 6:30 PM | Council Chamber 1827 N. Squirrel Road |
| 14 | Downtown Development Authority Informational Meeting & Business Meeting to follow immediately | 5:30 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 15 | Brownfield Redevelopment Authority | 6:00 PM | Administrative Conference Room 1827 N. Squirrel Road |

**NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.**

# CITY OF AUBURN HILLS
# MONDAY, NOVEMBER 23, 2026
## Regular City Council Meeting ♦ 7:00 PM

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

248-370-9402 ♦ www.auburnhills.org

**1. MEETING CALLED TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL OF COUNCIL**

**4. APPROVAL OF MINUTES**

4a. City Council Regular Meeting Minutes, November 9, 2026

**5. APPOINTMENTS AND PRESENTATIONS**

5a. Administration of oath to Firefighters Ryan Toss and Logan Young

5b. Introduction of K-9 Team and administration of oath.

**6. PUBLIC COMMENT**

**7. CONSENT AGENDA**

**All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.**

7a. Board and Commission Minutes

- 7a1. Tax Increment Finance Authority, September 8, 2026
- 7a2. Tax Increment Finance Authority, October 13, 2026
- 7a3. DDA and TIFA Joint Meeting, October 13, 2026

7b. Motion – To approve the 2027 Fee Schedule.

7c. Motion – To approve the annual renewal of the City's Microsoft Office 365 licensing.

7d. Motion – To approve the Performance Resolution for Governmental Agencies Annual Permit for work on State Highway Right-Of-Way required by MDOT.

7e. Motion – To approve the purchase of two utility body trucks.

7f. Motion – To amend the 2026 General Fund Capital Improvements Department Budget.

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

9a. Public Hearing/Motion – To approve the Community Development Block Grant Funding Allocation for Program Year 2027.

9b. Motion – To adopt an ordinance to amend Chapter 70, Traffic and Vehicles, Section 70-361, Regulations Governing Parking Offenses and Fines of the City of Auburn Hills Code of Ordinances, on first reading and set a public hearing, second reading, and final adoption on December 7, 2026.

9c. Motion – To authorize the installation of paid parking kiosks on City property.

9d. Motion – To award a contract for professional services for architectural, design and construction to Cunningham Limp.

9e. Motion – To approve the OHM Advisors Scope of Design Services and G2 Geotechnical Services for 2027 Asphalt Road Program.

**10. COMMENTS AND MOTIONS FROM COUNCIL**

**11. CITY ATTORNEY REPORT**

**City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 or the City Manager's Office at 248.370.9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.**

**12. CITY MANAGER REPORT**

**13. ADJOURNMENT**

**City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 or the City Manager's Office at 248.370.9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.**

# CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

DRAFT MINUTES

NOVEMBER 9, 2026

**CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Mayor Hawkins at 7:00 PM.

**LOCATION:** Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

**ROLL CALL:** Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Kasak, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Robinson, Department of Public Works Director Baldante, Director of Community Development Cohen, Finance Director/Treasurer Schulz, Assistant to the City Manager Hagge, Engineer Driesenga, Director of Senior Services

7 Guests

**4. APPROVAL OF MINUTES**

4a. City Council Regular Meeting Minutes, October 19, 2026

**Moved by Knight, Seconded by Ferguson**

**RESOLVED: To approve the City Council Regular Meeting Minutes of October 19, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**

**No: None**

**Resolution No. 26.11.156** **Motion Carried (7 - 0)**

**5. APPOINTMENTS AND PRESENTATIONS**

5a. AARP Michigan Age-Friendly Community Plaque, presented by an AARP Representative.

Mr. Ramon Harris of AARP Michigan presented Ms. Monroy-Krieg and former Senior Services Director Adcock a plaque of recognition for being a part of the AARP age friendly communities. Mr. Knight thanked Ms. Adcock for supporting this program from the beginning.

5b. Economic Development Corporation Appointments:

5b1. To confirm the appointment of Thomas A. Tanghe to the Economic Development Corporation for a term ending December 31, 2026.

**Moved by Ferguson, Seconded by Knight**

**RESOLVED: To confirm the appointment of Thomas A. Tanghe to the Economic Development Corporation for a term ending December 31, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**
**No: None**

**Resolution No. 26.11.157** **Motion Carried (7 - 0)**

5b2. To confirm the appointment of Michelle Schulz to the Economic Development Corporation for a term ending December 31, 2026.

**Moved by Ferguson, Seconded by Knight**

**RESOLVED: To confirm the appointment of Michelle Schulz to the Economic Development Corporation for a term ending December 31, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**
**No: None**

**Resolution No. 26.11.158** **Motion Carried (7 - 0)**

5b3. To confirm the appointment of Stephanie Carroll to the Economic Development Corporation for a term ending December 31, 2026.

**Moved by Verbeke, Seconded by Marzolf**

**RESOLVED: To confirm the appointment of Stephanie Carroll to the Economic Development Corporation for a term ending December 31, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**
**No: None**

**Resolution No. 26.11.159** **Motion Carried (7 - 0)**

5b4. To confirm the appointment of Gail Cartwright to the Economic Development Corporation for a term ending December 31, 2026.

**Moved by Verbeke, Seconded by Fletcher**

**RESOLVED: To confirm the appointment of Gail Cartwright to the Economic Development Corporation for a term ending December 31, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**
**No: None**

**Resolution No. 26.11.160** **Motion Carried (7 - 0)**

5b5. To confirm the appointment of Denise Sherwood to the Economic Development Corporation for a term ending December 31. 2026.

**Moved by Fletcher, Seconded by Knight**

**RESOLVED: To confirm the appointment of Denise Sherwood to the Economic Development Corporation for a term ending December 31, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**
**No: None**

**Resolution No. 26.11.161** **Motion Carried (7 - 0)**

5b6. To confirm the appointment of Brian McGinnity to the Economic Development Corporation for a term ending December 31, 2026.

**Moved by Verbeke, Seconded by Ferguson**

**RESOLVED: To confirm the appointment of Brian McGinnity to the Economic Development Corporation for a term ending December 31, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**
**No: None**

**Resolution No. 26.11.162** **Motion Carried (7 - 0)**

5b7. To confirm the appointment of Michael Long to the Economic Development Corporation for a term ending December 31, 2026.

**Moved by Fletcher, Seconded by Moniz**

**RESOLVED: To confirm the appointment of Michael Long to the Economic Development Corporation for a term ending December 31, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**
**No: None**

**Resolution No. 26.11.163** **Motion Carried (7 - 0)**

5b8. To confirm the appointment of Donearl Johnson to the Economic Development Corporation for a term ending December 31, 2026.

**Moved by Marzolf, Seconded by Fletcher**

**RESOLVED: To confirm the appointment of Donearl Johnson to the Economic Development Corporation for a term ending December 31, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**
**No: None**

**Resolution No. 26.11.164** **Motion Carried (7 - 0)**

5b9. To confirm the appointment of Mike Kneffel to the Economic Development Corporation for a term ending December 31, 2026.

**Moved by Fletcher, Seconded by Ferguson**

**RESOLVED: To confirm the appointment of Mike Kneffel to the Economic Development Corporation for a term ending December 31, 2026.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**
**No: None**

**Resolution No. 26.11.165** **Motion Carried (7 - 0)**

## 6. PUBLIC COMMENT

There was no public comment.

## 7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Downtown Development Authority, October 13, 2026

**RESOLVED: To receive and file the Board and Commission Minutes.**

7b. Motion – To approve a three-year renewal of the Microsoft Enterprise Volume Licensing Agreement.

**RESOLVED: To approve the three-year renewal of the Microsoft Volume Licensing Agreement from CDW-G under Sourcewell Contract number 121923-CDW, in an amount not to exceed $89,036.16.**

7c. Motion – To approve delinquent tax transfer to 2026 winter tax bills.

**RESOLVED: To accept the transfer of the delinquent special assessments in the amount of $574,225.54 for collection on the 2026 City of Auburn Hills Winter Tax Bills, in accordance with Ordinance #634 Resolution No. 74-108, 74- 143, and MCL 211.44(3)(4) and (7).**

7d. Motion – To receive and file the Mariner Consulting 3rd Quarter Cash Management Investment Performance Review.

**RESOLVED: To receive and file the Mariner Consulting 3rd quarter Cash Management Investment Performance Review.**

**Moved by Verbeke, Seconded by Fletcher**

**RESOLVED: To approve the Consent Agenda.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**

**No: None**

**Resolution No. 26.11.166** **Motion Carried (7 - 0)**

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

**10. COMMENTS AND MOTIONS FROM COUNCIL**

Mr. Knight shared details for several upcoming events. He also asked for clarification on the developments taking place in the downtown area. Mr. Tanghe provided updates. Mr. Knight also asked for an update on a recent fire that took place on North Squirrel Road. Chief Robinson provided details on the situation and stated that the investigation is ongoing.

Mr. Moniz provided the date of the Tree Lighting event. He thanked Mr. Baldante for the upkeep to Joslyn Road while the new build is taking place. He sought clarification on the status of The Den. Mr. Baldante stated that this project is almost completed and will be ready for the Tree Lighting. Mr. Baldante was asked about the roundabout. He commented that it is being worked on it and it is coming along nicely. Mr. Baldante also provided a brief update on other projects in the city.

Ms. Verbeke also questioned Mr. Baldante about the roundabout and thanked him for the efforts with the Joslyn Road project. She congratulated Bubba's 33 on their Auburn Hills location.

Dr. Fletcher thanked the Clerk's Office for the excellent work on the November 3rd election. She presented several concerns and comments from residents, which included a right turn lane at Shimmons and Squirrel Roads, removal of the medians on Squirrel Road to aid medical vehicles in an emergency, and the possibility of a walking path or sidewalk on Shimmons Road near Oakland Christian Schools. Mr. Baldante remarked on her concerns by sharing OHM had reviewed a right turn lane at Shimmons and Squirrel Roads and it was determined that there was not enough room for one. He commented that the removal of the medians could be explored. Dr. Fletcher also commented on the suggestion of a dog park at Opdyke and Auburn Roads. In closing she sought clarification regarding covered vehicles on personal property and why people are not allowed to do so. Mr. Tanghe stated that the ordinance addresses covered vehicles as storage and that all vehicles are required to be licensed and operable.

Mr. Ferguson thanked the Mayor and Avondale Schools for the opportunity to participate in Career Day.

Mr. Marzolf thanked the Veterans of Auburn Hills for their service. He also mentioned the trees in the War Memorial at the Aaron Webster Cemetery are visually appealing. Mr. Knight noted that the eternal flame at the cemetery was difficult to see. Mr. Hagge commented that new bricks can be purchased for the path around the War Memorial and the Knight Amphitheater.

Mayor Hawkins commented that he and Mr. Ferguson participated in Career Day at the Avondale Middle School. He also thanked Ms. Pierce for her dedication and hard work on the November 3rd election.

Mr. Knight shared his concerns about the construction project taking place at Waukegan and Squirrel Roads. He stated that they have taken out the sidewalk to be able to get heavy equipment on site, but in taking out the sidewalks, it is forcing walkers to walk in the street. He commented that there are two places where this has happened. He believes that for safety reasons, they should be forced to put the sidewalk back. Mr. Tanghe commented that he is unaware of the site plan arrangements, but it will be looked into. Mr. Marzolf shared that the location being discussed is the only sidewalk on that street, leaving no other alternative for pedestrians and causing students to walk in the street.

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

**13. ADJOURNMENT**

**Moved by Verbeke, Seconded by Ferguson**

**RESOLVED: To adjourn the meeting.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke**

**No: None**

**Resolution No. 26.11.167** **Motion Carried (7 - 0)**

The meeting was adjourned at 7:45 PM

"Not Yet Approved"

# CITY OF AUBURN HILLS
# TAX INCREMENT FINANCE AUTHORITY MEETING

## September 8, 2026

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 5:33 PM.

| | | |
|---|---|---|
| **ROLL CALL:** | Present: | Kneffel, Goodhall, Fletcher, Long, Cartwright |
| | Absent: | Ferro |
| | Also Present: | Andrew Hagge, Assistant to the City Manager/TIFA Executive Director; Stephen Baldante, Director of Public Works |
| | Guests: | None |

**LOCATION:** Auburn Hills City Hall, Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

**PERSONS WISHING TO BE HEARD**

None

**APPROVAL OF MINUTES**

**A. TIFA Regular Meeting Minutes – August 20, 2026**

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Board of Directors Regular Meeting Minutes from August 20, 2026, as presented.**
**Seconded by Mr. Long**

**Yes: Kneffel, Goodhall, Fletcher, Long, Cartwright**
**No: none**

**Motion Carried**

**CONSENT AGENDA**

**A. FY 2026 Adopted Budget and YTD Summary – August 31, 2026**

There was no discussion of the Consent Agenda.

**Moved by Mr. Goodhall to approve the Consent Agenda**.
**Seconded by Dr. Fletcher**

**Yes: Kneffel, Goodhall, Fletcher, Long, Cartwright**
**No: None**

**Motion Carried**

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**A. Election of Officer – Vice Chairperson**

Mr. Hagge called for nomination for the 2026 Vice Chairperson of the TIFA Board of Directors. Mr. Long nominated himself for the position. The nomination was supported by Dr. Fletcher. Mr. Hagge called roll, there were no objections or further nominations.

**Yes: Kneffel, Goodhall, Fletcher, Long, Cartwright**
**No: none**

**Motion Carried**

**B. Approval of 2027 Proposed Budget**

Mr. Hagge presented the agenda item regarding the approval and adoption of the 2027 TIFA Budget. Mr. Hagge explained that the budget has gone unchanged since it was originally presented to the TIFA Board of Directors during the August meeting, which took place at Fieldstone Golf Club.

**Moved by Mr. Long to approve the 2027 Proposed Budget as presented. Furthermore, recommend to the City Council the inclusion of these budgets for adoption in the City's overall budget documents.**
**Seconded by Ms. Cartwright**

**Yes: Kneffel, Goodhall, Fletcher, Long, Cartwright**
**No: none**

**Motion Carried**

**C. Executive Hills Road Project – Budget Amendment**

Mr. Hagge presented the agenda item regarding the budget amendment associated with the Executive Hills Road Project. In 2025, the TIFA Board of Directors budgeted $2,570,000 within TIF-B to fund the reconstruction of Executive Hills. Executive Hills is a horseshoe-shaped semi-circle connecting Opdyke and Featherstone roads. However, the Executive Hills Road project was not completed in 2025. Only $1,531,182.78, from the original budget of $2,570,000, was spent in 2025. The unspent, budgeted funds associated with this road project amount to $1,038,817.22. Mr. Hagge explained that the purpose of this budget amendment is to roll over the remaining budget for the Executive Hills project from 2025 to 2026.

**Moved by Dr. Fletcher to authorize a budget amendment, increasing appropriations within the 2026 TIF-B budget.**
**Seconded by Mr. Long**

**Yes: Kneffel, Goodhall, Fletcher, Long, Cartwright**
**No: none**

**Motion Carried**

**D. Primary Street Parking Lot Project – Change Order & Budget Amendments**

Mr. Baldante presented the agenda item regarding the Primary Street Parking Lot Project. Mr. Baldante explained the need to reconstruct the parking lot and briefly described the city's change of plans to address downtown parking without expanding the existing parking structure. Further, Mr. Baldante summarized how Artisan Contracting came to be the chosen vendor. Artisan Contracting, the City's contractor on the Auburn Hills Riverwalk Pathway project, has an open contract, has capacity to complete the work within its 2026 schedule, and has provided a quote of $670,796 to perform the reconstruction as a change order to the Riverwalk contract. Finally, Mr. Baldante explained the requirements within the memo before the Board of Directors – to award the work and make the necessary, corresponding budget amendments.

**Moved by Dr. Fletcher to approve change order and contracts to Artisan Contracting in the amount of $670,796.00 for the reconstruction of the Primary Street Parking Lot; authorize a construction services agreement with OHM Advisors in the amount of $72,800.00 for construction engineering, observation, and contract administration; authorize materials testing services with G2 Consulting Group in the estimated amount of $13,500.00. In addition, move to amend the 2026 TIF-A budget increasing appropriations by $757,096 and move to amend account # 251-735-676.002 increasing 2026 TIF-A revenues by $109,766.**
**Seconded by Mr. Long**

**Yes: Kneffel, Goodhall, Fletcher, Long, Cartwright**
**No: none**

**Motion Carried**

**E. TIF-A Budget Amendment**

Mr. Hagge presented the agenda item regarding the TIF-A budget amendment. In 2025, the TIFA Board of Directors budgeted $3,000,000 to support the project to expand on the downtown parking structure. The city then pivoted to a plan that would better address downtown parking, at a fraction of the cost, via multiple surface lots. That $3,000,000 figure was then put toward the new downtown parking concept. Mr. Hagge explained that much of the parking lot construction work would take place in 2027, so the TIFA Board budgeted $2,500,000 in 2027. This budget amendment requested a decrease in appropriations, because it appeared to be double-counted in the budget.

**Moved by Mr. Long to authorize a budget amendment, decreasing appropriations within the 2026 TIF-A budget.**
**Seconded by Dr. Fletcher**

**Yes: Kneffel, Goodhall, Fletcher, Long, Cartwright**
**No: none**

**Motion Carried**

**EXECUTIVE DIRECTOR REPORT**

Mr. Hagge spoke to the Board about his intentions for the October meeting. The plan is on Tuesday, October 13th at 5:30 PM to hold a joint meeting between the TIFA Board and the DDA Board. There will be multiple meetings, including the required bi-annual Informational Meeting as well as the joint meeting between the DDA and the TIFA. The location of the meeting is to be determined, but the hope is to hold the joint meeting at the newly renovated DEN.

**BOARD MEMBER COMMENTS**

None

**CLOSED SESSION**

**Moved by Dr. Fletcher to meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.**
**Seconded by Mr. Long**

**Yes: Kneffel, Goodhall, Fletcher, Long, Cartwright**
**No: none**

**Motion Carried**

The meeting recessed to closed session at 6:33 PM

The meeting reconvened in open session at 7:06 PM

**Moved by Mr. Goodhall to exit closed session.**
**Seconded by Dr. Fletcher**

**Yes: Kneffel, Goodhall, Ferro, Fletcher, Long**
**No: none**

**Motion Carried**

**ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, October 13, 2026, at 5:30 p.m.

**ADJOURNMENT**

**Moved by Dr. Fletcher to adjourn the TIFA Board meeting.**
**Seconded by Mr. Long**

**Yes: Kneffel, Goodhall, Fletcher, Long, Cartwright**
**No: None**

**Motion carried**

**The TIFA Board of Directors meeting adjourned at 7:06 p.m.**

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager

"Not Yet Approved"

# CITY OF AUBURN HILLS
# TAX INCREMENT FINANCE AUTHORITY INFORMATIONAL MEETING

## October 13, 2026

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 5:54 PM.

| | | |
|---|---|---|
| **ROLL CALL:** | Present: | Kneffel, Goodhall, Eldredge, Cartwright, Ferro, Long |
| | Absent: | None |
| | Also Present: | None |
| | Guests: | Jack Ferguson, Auburn Hills City Council |

**LOCATION:** Auburn Hills Public Safety Building, Community Room, 1899 N. Squirrel Road, Auburn Hills, MI 48326

**PERSONS WISHING TO BE HEARD**

None.

**REVIEW OF PROJECTS COMPLETED OVER THE LAST YEAR**

Mr. Hagge reviewed the list of completed TIFA projects in each TIF District in fiscal year 2026.

**FISCAL YEAR 2027 PLANS**

Mr. Hagge reviewed the project plans for each TIF District in fiscal year 2027.

**ADJOURNMENT**

**Moved by Mr. Goodhall to adjourn the TIFA Informational Meeting.**
**Seconded by Mr. Ferro**

**Yes: Kneffel, Goodhall, Eldredge, Long, Ferro, Cartwright**
**No: none**

**Motion carried**

**The TIFA Informational Meeting adjourned at 6:07 p.m.**

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager

"Not Yet Approved"

# CITY OF AUBURN HILLS
# JOINT MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY AND THE TAX INCREMENT FINANCE AUTHORITY

## October 13, 2026

**LOCATION:** Auburn Hills Public Safety Building, 1899 N. Squirrel Road, Auburn Hills, MI 48326

**DDA:** Chairperson Young, Vice Chairperson Jernigan, Townsend, and Wise
**TIFA:** Chairman Kneffel, Vice Chairperson Long, Goodhall, Fletcher, Ferro, Cartwright
**STAFF:** Stephanie Carroll, Economic Development Manager; Andrew Hagge, Assistant to the City Manager
**GUESTS:** Perry Bender

1. **Call to Order**

Mr. Young and Mr. Kneffel called the meeting to order at 6:22 p.m.

2. **Persons Wishing to be Heard**

None.

3. **Welcome and Introductions**

Mr. Hagge and Ms. Carroll thanked everyone for attending the joint meeting this evening to collaborate and brainstorm on goals and objectives of downtown Auburn Hills.

4. **Updates by Executive Directors Hagge and Carroll**

Ms. Carroll provided the following updates on past and current DDA projects within Downtown.

- The Wayfinding project is almost near the fabrication and installation phase. Guide Studio is finalizing the bid package and it will go out by December.
- We had a new event in the Public Square called Beer and Brats, and it was well attended! Staff plans to have more programming at the Public Square in 2027.
- The Board has partnered with the Chamber of Commerce on a new marketing and awareness campaign. The Promotions Committee continues to meet to discuss project progress and next steps.

Mr. Hagge provided an update to both the TIFA and DDA Boards on multiple topics. First, Mr. Hagge, updated the two boards on the current status and future plans for parking in downtown Auburn Hills. Mr. Hagge detailed the plans for the downtown parking structure, which include installing a barrier arm to make the parking structure exclusive to those with Parking Lease

Agreements. Two developments, Auburn Square and The Webster, will lease additional spots within the structure to completely fill the parking spaces within it. Mr. Hagge also explained the plans for the creation of additional downtown parking lots on the west and east sides of the downtown. Finally, Mr. Hagge explained the staff recommendation to implement paid parking in downtown Auburn Hills. Paid parking spaces would exist within the Primary Street surface lot and the on-street parking along Auburn Road. Mr. Hagge explained some of the particulars of the paid parking plan, such as parking rates, kiosks versus meters, etc. Finally, Mr. Hagge relayed the attorney's opinion the City of Auburn Hills received regarding the sunset of both DDA and TIFA TIF plans.

**5. Board Member Comments**

Ms. Jernigan invited everyone to the Taste of Auburn Hills event on October 28 at the M1 Concourse in Pontiac. She also thanked the TIFA Board for their support for the Driven By Innovation event.

**6. Adjournment**

The meeting adjourned at 7:12 p.m.

Respectfully submitted,
Stephanie Carroll, DDA Executive Director
Andrew Hagge, TIFA Executive Director

# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 9, 2026** **AGENDA ITEM NO 7B**

**CITY CLERK'S OFFICE**

**To:** **Mayor and City Council**
**From:** **Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk**
**Submitted:** **November 13, 2026**
**Subject:** **Motion – To approve the 2027 Fee Schedule.**

## INTRODUCTION AND HISTORY

Every year, the Fee Schedule is reviewed by each department and adjusted to reflect projected costs. The following departments have proposed revisions to the fee schedule. These changes will be effective January 1, 2027.

Assessing

- Replaced copying to "CD" with "flash drive".

Community Development:

- Changes to the Woodlands Consultant fees were added per contract.

Department of Public Works

- The increases in water and sewer rates are due to increases in charges from GLWA for water and WRC for sewer treatment services.
- Both the increased rate to purchase water and for sewer treatment services were larger than the proposed rate increases the city is looking to implement for the 2027 calendar year.
- The increases for water service taps, disconnects and turning water services off/on are due to increases in labor costs.
- All of the meters that saw increases are due to the increase in material costs to purchase meters from our supplier.

Fieldstone Golf Club

- Changes to the dates for 2027.

Fire Department

- Adjusted EMS rates to keep up with Blue Cross Blue Sheild billing rates.
- Updated the Assistant Fire Chief title to match the current title: Deputy Fire Chief.

Police Department

- The proposed parking fee changes are intended to improve compliance, encourage parking turnover, and ensure fines are reasonable and consistent with surrounding communities. A committee was assembled to review the City's downtown parking. Based on that review, the committee recommends increasing certain existing fines and adding new violations to support the implementation of metered parking in the downtown district. These changes will help improve parking availability and support downtown businesses.

Recreation

- The Recreation Department is proposing a revised format for its section of the Fee Schedule. The new format has been streamlined and simplified to improve clarity and readability. For reference, a redlined version of the existing format is included, highlighting the proposed fee changes along with an explanation for each change. All proposed fee changes have been incorporated into the reformatted version.

Senior Services

- Increased the linen price to cover linen and labor costs. Two additional color linens will be offered.
- Clarified fee is "one way" for Senior Transportation, 59 and under.

There are no proposed changes to the Assessing, City Clerk, and Treasurer/Finance fee schedules.

## STAFF RECOMMENDATION

Staff recommends approval of the 2027 Fee Schedule.

## MOTION

**Move to adopt the 2027 City of Auburn Hills Fee Schedule as submitted.**

**I CONCUR:** Thomas A. Tanghe

**THOMAS A. TANGHE, CITY MANAGER**

# 2027 FEE SCHEDULE

AUBURN HILLS



# 2027 FEE SCHEDULE DRAFT

| ASSESSOR'S OFFICE | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **APPLICATION FEES** | | | |
| IFEC – Industrial Facilities Exemption | $ | 800.00 | |
| IFEC – Transfer | | 400.00 | |
| IDD, PRD, or CRD – Development Districts | | 600.00 | |
| PA 328 Tax Exemption | | 800.00 | |
| Tool & Die Recovery Zone | | 800.00 | |
| **GENERAL** | | | |
| Record Cards – each | $ | 1.00 | |
| Flood Plain Maps – each | $ | 1.00 | |
| Tax Maps | | | |
| 11" x 17" | $ | 1.50 | |
| 8.5" x 11" | $ | 1.50 | |
| Property Transfer Affidavits (current or prior year only) | $ | 0.50 | |
| Sales Reports – per page | $ | 1.00 | |
| Valuation Records – each | $ | 1.25 | |
| Database Reports | | | |
| Per-hour rate for compilation | $ | 25.00 | |
| Printing – per page | $ | 0.10 | |
| Copying on ~~CD~~ flashdrive | $ | 1.00 | |
| Minimum charge per report | $ | 25.00 | |
| **LEGAL DESCRIPTION CHANGES** | | | |
| Residential Lot Split or Combination not requiring application | $ | 60.00 | |
| Commercial/Industrial Lot Split or Combination not requiring application | $ | 90.00 | |

# 2027 FEE SCHEDULE DRAFT

| CITY CLERK | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **CEMETERY FEES** | | | |
| Lot – none available | | | |
| **General** | $ | 250.00 | |
| Property Owners & Residents of 5 or more years | $ | 150.00 | |
| **Grave Opening & Closing** | | | |
| Weekdays | $ | 800.00 | |
| Saturday | $ | PLUS 200.00 | |
| **Cremation Opening & Closing** | | | |
| Weekdays | $ | 400.00 | |
| Saturdays | $ | PLUS 200.00 | |
| **Footings** | | | |
| 24” wide (single) | $ | 225.00 | |
| 36” wide (double) | $ | 235.00 | |
| 48” wide | $ | 245.00 | |
| Over 48” wide | $ | 255.00 | |
| **FOIA FEES** | | | |
| Per Page Copy Charge (Plus labor, billed as noted below) | $ | 0.10 | |
| Out-Source Copying (Plus labor, billed as noted below) | | Actual Cost | |
| Flash Drive (Plus labor for reproduction as noted below) | $ | Actual Cost | |
| Labor | Billed at the hourly rate of the lowest paid employee capable of retrieving the information, which wage shall include the cost of fringe benefits paid to the employee by the employer. | | |
| Postage | Actual realized cost of postage/transmittal rate | | |
| Deposit (Required when cost anticipated exceeds $50.00) | One-Half total estimated cost | | |
| It merits note that fees and/or costs of certain public records which have been established by ordinance or resolution of City council and which are the actual and regular fees and/or costs charged for the sale of such public records, shall be billed to the requestor at the established charge. Per PA 442 we cannot charge for any responses that take less than 15 minutes to complete. There is a separate fee schedule for FOIA. | | | |
| **GENERAL** | | | |
| Copies Per Page | $ | 0.10 | |
| Video Tape/City Council | | Duplication Cost | |

# 2027 FEE SCHEDULE DRAFT

| CITY CLERK | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **LICENSES** | | | |
| Adult Use Marihuana Establishments<br>Non-refundable, annual application/administrative fee | $ | 5,000.00 | |
| Adult Use Marihuana Establishment License Transfer Review Fee Non-refundable | $ | 5,000.00 | |
| Concessionaires | $ | 100.00 | |
| Each additional person | $ | 25.00 | |
| Hotel – Fee for 2-year license | $ | 250.00 | |
| Late Fee for Renewals | $ | 100.00 | |
| Smoking Lounge | | | |
| New | $ | 250.00 | |
| Renewal | $ | 100.00 | |
| Late Fee for Renewals | $ | 100.00 | |
| Trash Haulers – Annual Fee | $ | 250.00 | |
| Each additional Truck | $ | 100.00 | |
| Late Fee for Renewals | $ | 100.00 | |
| Used Car Lot – Annual Fee | $ | 250.00 | |
| Late Fee for Renewals | $ | 100.00 | |
| iChat background check – peddlers, vendors, etc.<br>Paid by vendor | | | |
| **MARRIAGE CEREMONY** | | | |
| Performance of marriage ceremony by Mayor | $ | 50.00 | |
| **MASSAGE PARLOR** | | | |
| Application & Inspection Fee – Business | $ | 250.00 | |
| Application & Inspection Fee – Masseuse | $ | 50.00 | |
| Renewal Business Fee | $ | 100.00 | |
| Renewal Masseuse Fee | $ | 25.00 | |
| **NOTARY SERVICES** | | | |
| Documents related to City business | | n/c | |
| | | | |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **ENGINEERING PLAN REVIEW** | | | |
| Single Family New Construction - Plot Plan Review | $ | 750.00 | |
| All Other Plan Reviews | | 2.2% | |
| Minimum Engineering Fee | $ | 1,500.00 | |
| **SITE PLAN REVIEW – BASE FEE FOR ADMINISTRATIVE PROCESSING** | | | |
| Base Fee for Site Plans Requiring Public Review<br>*(includes City costs associated with placing notice in Oakland Press, mailing notice to properties within 1,000 feet, public meetings, and staff review.* | $ | 1,500.00<br>plus 750.00 for each Special Land Use request<br>plus 1,500.00 for combined PUD Step 1 & 2 application | |
| Base Fee for Site Plan Reviewed Administratively By Staff | $ | 600.00 | |
| **SITE PLAN REVIEW – CIVIL ENGINEERING AND WOODLAND CONSULTANT PASS-THROUGH COSTS** *(In addition to Site Plan Review base fee)* | | | |
| Civil Engineering Consultant | | 3,000.00<br>plus 50.00 per acre | |
| Woodlands Consultant | | | |
| Part One – Field Inspection and Woodland Report | | | |
| Field Inspection Fee | | | |
| 0.0 – 3.9 Acres | $ | ~~1,061.00~~ | 1,093.00 |
| 4.0 - 9.9 Acres | | ~~1,432.00~~ | 1,475.00 |
| 10.0 – 14.9 Acres | $ | ~~1,857.00~~ | 1,912.00 |
| 15.0 – 24.9 Acres | $ | ~~2,388.00~~ | 2,459.00 |
| 25.0 + Acres | $ | ~~2,917.00~~ | 3,005.00 |
| Report Fee | | | |
| All Sites | | ~~213.00~~<br>plus 1.00 per regulated tree up to 1,000 trees plus 0.50 per regulated tree above 1,000 trees | 219.00<br>plus 1.00 per regulated tree up to 1,000 trees plus 0.50 per regulated tree above 1,000 trees |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| Woodlands Consultant (cont) | | | |
| Part Two - Inspection of Tree Installation for Conformance with Approved Site Plan | | | |
| Field Inspection Fee | | | |
| 0.0 – 3.9 Acres | $ | ~~1,061.00~~ | 1,093.00 |
| 4.0 - 9.9 Acres | $ | ~~1,432.00~~ | 1,475.00 |
| 10.0 – 14.9 Acres | $ | ~~1,857.00~~ | 1,912.00 |
| 15.0 – 24.9 Acres | $ | ~~2,388.00~~ | 2,459.00 |
| 25.0 + Acres | $ | ~~2,917.00~~ | 3,005.00 |
| Report Fee | | | |
| All Sites | | ~~371.00~~ plus 1.00 per landscape/ replacement tree installed up to 1,000 trees plus 0.50 per landscape/ replacement tree installed above 1,000 trees | 382.00 plus 1.00 per landscape/ replacement tree installed up to 1,000 trees plus 0.50 per landscape/ replacement tree installed above 1,000 trees |
| Woodlands Consultant – per hour | $ | ~~138.00~~ | 142.00 |
| Revised Site Plan Review (Administrative) | $ | Consultant(s) costs plus 25% | |
| **ZONING AND OTHER DEVELOPMENT RELATED FEES** | | | |
| Cell Tower Co-Location Review | $ | 515.00 | |
| Special Land Use Review – Stand-alone request without Site Plan | $ | 1,500.00 | |
| Planned Unit Development (PUD) | | | |
| Step #1 Only | $ | 3,750.00 | |
| Step #2 Only – *See Site Plan Review Fee* *Note: Combined PUD Step #1 and #2 shall pay Site Plan Review Fee* | | | |
| Special Mtg. Fee (if requested) charged in addition to above Review Fees | $ | 725.00 | |
| Site Plan Extension Fee | $ | 500.00 | |
| Traffic Study Impact Review | | Actual cost of City consultant review | |
| | | | |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| City Attorney Review of Legal Documents – per hour | $ | 145.00 | |
| Rezoning Application<br>*(includes City costs associated with placing notice in Oakland Press, mailing notice to properties within 1,000 feet, public meetings, and staff review)* | $ | 1,500.00 | |
| Temporary Event Permit – Administrative (codes 5, 10) | $ | 52.00 | |
| Temporary Event Permit – Public Review<br>*(includes City costs associated with placing notice in Oakland Press, mailing notice to properties within 1,000 feet, public meetings, and staff review)* | $ | 1,500.00 | |
| Temporary Permit – flower/produce stand, holiday sales lots, batch plants | | | |
| Flat Rate (note: non-profit holiday sales lots shall pay flat rate only) | $ | 52.00 | |
| Weekly Rate (charged per week, or fractionally thereof, and in addition to Flat Rate | $ | 21.00 | |
| Land Exchange | $ | 710.00 | |
| Land Division | | | |
| Residential | $ | 875.00 | |
| Commercial | $ | 1,030.00 | |
| Street Tree Program (escrowed deposit/payment into Tree Fund per protected tree | $ | 380.00 | |
| **ZONING BOARD OF APPEALS** | | | |
| One Family Residential | $ | 250.00 | |
| All Other Zoning Districts<br>*(includes City costs associated with placing notice in Oakland Press, mailing notice to properties within 1,000 feet, public meeting, and staff review)* | $ | 1,500.00 | |
| **BUILDING SERVICES** | | | |
| Application Fees – Non-Refundable (not credited to Building Permit Fee) | | | |
| Residential Permit | $ | 31.00 | |
| Non-Residential/Commercial Permit | $ | 310.00 | |
| Sign Permit | $ | 31.00 | |
| All Permit Renewals | $ | 52.00 | |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **Building Permit** – including sign (calculated on $1,000 of Estimated Value Fee for both Residential and Non-Residential)<br>*Shall not be less than values given by 'Building Valuation ***Data*** Report", ICC | | | |
| $0 - $499 | $ | 86.00 | |
| $500 - $49,999 | $ | 86.00 | |
| Plus additional incremental fee for every $1,000 over Valuation of $500 | $ | 9.00 | |
| $50,000 - $199,999 | $ | 425.00 | |
| Plus additional incremental fee for every $1,000 over Valuation of $50,000 | $ | 7.00 | |
| Over $200,000 | $ | 1,115.00 | |
| Plus additional incremental fee for every $1,000 over Valuation of $200,000 | $ | 6.00 | |
| **Building Plan Review** – New construction (both Residential and Non-Residential)<br>*Does not apply to single family residential addition/alteration | | | |
| $499,999 and below | $ | 0.0044 | |
| $500,000 and above | $ | 2,015.00 | |
| Over $500,000 | $ | 0.0019 | |
| Single Family Residential | $ | 118.00 | |
| Commercial Pan Review – minimum fee | $ | 318.00 | |
| Demolition Permit – per structure | $ | 107.00 | |
| Mobile Home Installation Permit | $ | 107.00 | |
| Special Inspection/Tenant Occupancy | $ | 576.00 | |
| Building Plans Microfilming –fee per sheet | $ | 2.10 | |
| Re-Inspection (charged if job is not ready when inspection is ordered) | $ | 59.00 | |
| Builders License Registration | $ | 27.00 | |
| Construction Board of Appeals Meeting | $ | 1,030.00 | |
| After Hours Construction Permit | $ | 81.00 | |
| Zoning Approval/Verification Permit | $ | 26.00 | |
| **PLUMBING PERMITS** | | | |
| Application Fee – Non-Refundable (not credited to Plumbing Permit Fee) | $ | 31.00 | |
| Registration for Plumbing Contractor Fee | $ | 6.00 | |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| Residential New Home Construction | | | |
| 0-4,000 sq. ft. | $ | 0.16 | |
| 4,001 sq. ft. and above each additional 500 sq. ft. | $ | 57.00 | |
| Minimum Permit Fee for New Home Construction | $ | 155.00 | |
| Standard mechanical Inspections | | | |
| Underground Inspection | $ | 34.00 | |
| Rough Inspection | $ | 34.00 | |
| Minimum Permit Fee | $ | 72.00 | |
| The fee for each of the following inspection shall be | $ | 11.00 | |

| | | | | |
|---|---|---|---|---|
| Stack/Air Admittance Valve | Disposal | Shower Trap | Valve | |
| Sump or Interceptor | Bathtub | Humidifier | Ice Maker | |
| Water Closet | Lavatory | Hose Bibs | Tile | |
| Dental Chair | Laundry Wall Box | Water Softener | Roof sumps | |
| Urinal | Laundry Stand Pipe | Auto Washer | Well Pump | |
| Sink | Floor Drain | Laundry Tray Pump | Catch Basin | |
| Water heater | Drinking Fountain | Grease Trap | Manhole | |
| Dishwasher | Soda Bar | Coffee Urn | Garbage Sumps | |
| Domestic Water Treatment | Misc. Fixtures (not in itemized list | | | |

| | | | |
|---|---|---|---|
| Lawn Sprinkler | $ | 29.00 | |
| Crock to Iron | $ | 23.00 | |
| Back Flow Prevention | $ | 29.00 | |
| Special Inspection | $ | 57.00 | |
| Swimming Pool | $ | 34.00 | |
| Tenant Occupancy Inspection | $ | 57.00 | |
| Plumber License Regulation | $ | 2.00 | |
| Steam & Chill Water fixture | $ | 34.00 | |
| Sewer Ejector | $ | 19.00 | |
| Modular Homes | $ | 79.00 | |
| Storage Tanks | $ | 34.00 | |
| Re-Inspection (charge if job is not ready when inspection is ordered) | $ | 52.00 | |
| Medical Gas System | $ | 48.00 | |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| Water Distribution System – Distribution pipe size at meter, 100 ft. or less | | | |
| 3/4” | $ | 19.00 | |
| 1” | $ | 23.00 | |
| 1 1/2" | $ | 29.00 | |
| 2” | $ | 45.00 | |
| 3” | $ | 57.00 | |
| 4” | $ | 67.00 | |
| Over 4” | $ | 80.00 | |
| Plus incremental charge for each additional 100 ft. of pipe | $ | 11.00 | |
| Storm Drains, Sanitary and Process Waste inside buildings, underground and inside conductor drains – first 200 feet | | | |
| 6” or less | $ | 39.00 | |
| 8” maximum | $ | 57.00 | |
| 10” maximum | $ | 67.00 | |
| 12” maximum | $ | 90.00 | |
| 14” maximum | $ | 106.00 | |
| 16” maximum | $ | 125.00 | |
| 18” maximum | $ | 139.00 | |
| 18” or over | $ | 157.00 | |
| Plus incremental charge for each additional 100 ft. or fraction thereof | $ | 9.00 | |
| **MECHANICAL PERMITS** | | | |
| Application Fee – Non-Refundable (not credited to Mechanical Permit Fee) | $ | 31.00 | |
| Registration for Mechanical Contractor Fee | $ | 16.00 | |
| New Residential Homes | | | |
| Up to 2,000 sq. ft. | $ | 0.16 | |
| 2,001 sq. ft. and over per each additional 500 sq. ft. | $ | 57.00 | |
| Minimum Permit Fee – New Construction<br>*50% surcharge added if work commences prior to permit issuance | $ | 155.00 | |
| Minimum Mechanical Permit Fee | $ | 72.00 | |
| Underground/Rough/Final Inspection | $ | 34.00 | |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| Gas Fire Heating Equipment | | | |
| Furnace or Boiler – NEW Installation – Standard System | | | |
| 0 – 400,000 BTU* | $ | 51.00 | |
| Duct or Radiation System | $ | 40.00 | |
| Gas piping 0-100’ | $ | 28.00 | |
| Each additional 50’ or part thereof | $ | 13.00 | |
| Furnace or Boiler REPLACEMENT | | | |
| 0 – 400,000 BTU* | $ | 45.00 | |
| Duct or Radiation Alteration | $ | 34.00 | |
| Furnace or Boiler NEW Installation – Commercial System | | | |
| 0 – 400,000 BTU* Unit Heaters | $ | 51.00 | |
| Duct System | $ | 40.00 | |
| 0 – 150,000 Tubular heaters/Infrared | $ | 33.00 | |
| Blowers and Fans (ventilation or exhaust) | | | |
| Under 10,000 c.f.m. | $ | 28.00 | |
| 10,000 c.f.m. & over | $ | 45.00 | |
| Duct systems | $ | 40.00 | |
| Refrigeration | | | |
| 1 H.P. to 5 H.P. each unit | $ | 40.00 | |
| 5 H.P. and over | $ | 62.00 | |
| Combination Roof Heating and Cooling | | | |
| Self-Contained Units | | | |
| 0 – 60,000 BTU* | $ | 57.00 | |
| 60,001 – 1,500,000 BTU* | $ | 85.00 | |
| Remote Systems (Split Systems) | | | |
| 0 – 120,000 BTU* | $ | 67.00 | |
| 120,000 – 200,000 BTU* | $ | 90.00 | |
| Each additional 200,000 BTU* or fraction thereof | $ | 7.00 | |
| Fuel Tanks (oil or other) Underground | | | |
| 0 – 5,000 gallons | $ | 51.00 | |
| 5,001 – 50,000 gallons | $ | 67.00 | |
| 50,001 – 200,000 gallons and over | $ | 90.00 | |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| Other | | | |
| Fireplace | $ | 45.00 | |
| Fire Damper – 1st damper | $ | 23.00 | |
| Each additional damper | $ | 13.00 | |
| Humidifier | $ | 28.00 | |
| Air Cleaner | $ | 28.00 | |
| Chimney Liner/Pre-Fab Chimney Liner | $ | 34.00 | |
| V.A.V. Box – 1st box | $ | 34.00 | |
| Each additional box | $ | 18.00 | |
| Duct Smoke Detector – 1st detector | $ | 18.00 | |
| Each additional detector | $ | 9.00 | |
| Clothes Dryer – 1st dryer | $ | 28.00 | |
| Each additional dryer | $ | 13.00 | |
| Range Hoods | $ | 28.00 | |
| Bath Fans – 1st fan | $ | 18.00 | |
| Each additional fan | $ | 9.00 | |
| Contractor Registration | $ | 16.00 | |
| Make Up Air | $ | 18.00 | |
| Re-Inspection (charge if job is not ready when inspection is ordered) | $ | 57.00 | |
| Tenant Occupancy Inspection – Special | $ | 57.00 | |
| Water heater | $ | 18.00 | |
| Chiller | $ | 52.00 | |
| Miscellaneous Items (not listed on itemized list) | $ | 23.00 | |
| **ELECTRICAL PERMITS** | | | |
| Application Fees – Non-Refundable (not credited to Electrical Permit Fee) | $ | 31.00 | |
| Registration for Electrical Contractor Fee | $ | 26.00 | |
| New Residential Home | | | |
| Up to 2,000 sq. ft. – per each sq. ft. | $ | 0.15 | |
| Over 2,001 sq. ft. – above fee plus additional for each 500 sq. ft. | $ | 57.00 | |
| Minimum Permit Fee for New Home | $ | 155.00 | |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| Underground/Rough/Final Inspection<br>*50% surcharge added if work commences prior to permit issuance | $ | 34.00 | |
| Minimum Electrical Permit Fee | $ | 72.00 | |
| Standard Electrical Permits | | | |
| 0 – 400 amp Service – 1 PH or 3 PH | $ | 45.00 | |
| Over 400 amp Service (for each 100 amp) | $ | 13.00 | |
| Temporary Service on Pole | $ | 45.00 | |
| Range, Oven, Water Heater, Heating Plant – per each unit | $ | 13.00 | |
| All Motors | $ | 23.00 | |
| Minor Repairs | $ | 18.00 | |
| Change Service Wiring | $ | 18.00 | |
| Relocate Service | $ | 18.00 | |
| Reconnect Gasoline Pump Motor – per each location | $ | 51.00 | |
| Air conditioner | $ | 34.00 | |
| Each Circuit | $ | 11.00 | |
| Electric Heat – per unit | $ | 18.00 | |
| Sub Panels | $ | 13.00 | |
| Under Floor, Panel Feeders, Mains, Bus ducts, Trench, etc. (open) | | | |
| First 100 feet or less | $ | 23.00 | |
| Over 100 feet – above fee plus additional incremental fee for each additional 100 feet | $ | 13.00 | |
| Fixtures (sockets) | | | |
| 1 – 25 fixtures | $ | 13.00 | |
| Each additional 25 fixtures or fraction thereof | $ | 11.00 | |
| Lighting Pole and Base Inspection | $ | 11.00 | |
| Signs | $ | 45.00 | |
| Residential Generator | $ | 85.00 | |
| Commercial Generator | $ | 168.00 | |
| Furnace | $ | 13.00 | |
| Up to 10 Stations and Signals | $ | 80.00 | |
| 11 to 20 Stations and Signals | $ | 157.00 | |
| Over 20 Stations and Signals – each | $ | Add $8.00 per station for each station above 20 to the 11 to 20 station and signal fee | |
| Data Telecommunication Outlets | $ | 11.00 | |

# 2027 FEE SCHEDULE DRAFT

| COMMUNITY DEVELOPMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **ORDINANCE ENFORCEMENT FEES** | | | |
| Re-Inspection Fee (charged if job not ready when inspection ordered) | $ | 57.00 | |
| Vacant Residential Home Registration | $ | 200.00 | |
| Rental Home Registration | | 200.00 | |
| Rental Home – Permit to Occupy | | 50.00 | |
| Rental Home Registration – Additional Late Fee (30 days past due) | | 100.00 | |
| Staff Inspection for Vacant Home or Rental Home Registration | | 155.00 | |
| Tenant Occupancy Inspection/Special | $ | 57.00 | |
| Miscellaneous Not Covered Above | $ | 57.00 | |
| Grass/Weed Cut – Inspection/Processing Fee – per cut | $ | 115.00 | |
| Sidewalk/Pathway Snow Removal Abatement – Inspection/Processing Fee – per plow | | $115.00 | |
| Backyard Chicken Permit | $ | 31.00 | |
| **MISCELLANEOUS ITEMS** | | | |
| City Map with Street Index | $ | 2.00 | |
| Zoning Map | $ | 8.00 | |
| **RESTITUTION FEES** | | | |
| Personnel – per hour | | | |
| Community Development Director | $ | 70.25 | |
| Building Official | $ | 59.33 | |
| Building Inspector | $ | 53.11 | |
| Code Enforcement Officer | $ | 48.15 | |
| Clerical | $ | 40.95 | |

# 2027 FEE SCHEDULE DRAFT

| DEPARTMENT OF PUBLIC WORKS | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **WATER RATES** | | | |
| *Water service shall be charged to all users in the City of Auburn Hills based on the amount of water consumed as measured by the City's meter located at each respective premises and shall be billed per cubic foot at the rates shown below for all water used, plus the existing rate charge for fire lines, and the unit factor shall be zero.* | | | |
| Water Serve Rate Per Cubic Foot | | | |
| ~~4%~~ 2% increase effective January 1, ~~2026~~ 2027 | $ | ~~.05822~~ | .05938 |
| Irrigation–Only Water Service Rate Per Cubic Foot | | | |
| ~~3.5%~~ 2% increase effective January 1, ~~2026~~ 2027 | $ | ~~.06822~~ | .06938 |
| Sewer Service Rate Per Month – For Users Not Connected to City Water System | | | |
| 0% increase effective January 1, ~~2026~~ 2027 | $ | 43.31 | |
| Sewer Service Rate Per Cubic Foot – For Users Connected to City Water System | | | |
| ~~0%~~ 4% increase effective January 1, ~~2026~~ 2027 | $ | ~~.05310~~ | .05522 |
| Water Bill Late Fee | | 3% Compounding | |
| **LATERAL – WATER/SANITARY SEWER** | | | |
| Residential Water | $ | 1,000.00 | |
| Commercial Industrial Water – Per Front Foot | $ | 13.00 | |
| Residential Sewer | $ | 2,000.00 | |
| Commercial Industrial Sewer – Per Front Foot | $ | 25.00 | |
| **CAPTIAL – WATER/SANITARY SEWER** | | | |
| Water – Per Unit | $ | 500.00 | |
| Sewer – Per Unit | $ | 2,500.00 | |
| **WATER SERVICE TAP** | | | |
| 1" | $ | ~~3,000.00~~ | 3,300.00 |
| 1 ½" | $ | ~~3,400.00~~ | 3,600.00 |
| 2" | $ | 3,900.00 | |
| Per linear foot over 60 feet | $ | 30.00 | |
| **INSPECTIONS** | | | |
| Water Service | $ | 100.00 | |
| Sewer Service | $ | 100.00 | |
| Final Residential – New Construction (includes 2 inspections) | $ | 100.00 | |
| Additional inspections (residential) | $ | 50.00 | |
| Final Commercial – New Construction (includes 2 inspections) | $ | 200.00 | |
| Additional Inspections (commercial) | $ | 75.00 | |

# 2027 FEE SCHEDULE DRAFT

| DEPARTMENT OF PUBLIC WORKS | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| Sump Line Inspection | | 100.00 | |
| **WATER METERS – NEW** | | | |
| ¾” | $ | 400.00 | |
| 1” | $ | ~~530.00~~ | 540.00 |
| 1 ½” | $ | 1,300.00 | |
| 2” | $ | ~~1,650.00~~ | 1,675.00 |
| 3” | $ | ~~2,400.00~~ | 2,300.00 |
| 4” | $ | ~~2,900.00~~ | 2,800.00 |
| 6” | $ | 5,800.00 | |
| **WATER METERS – EXISTING** | | | |
| ¾” | $ | 210.00 | |
| 1” | $ | 340.00 | |
| 1 ½” | $ | 1,050.00 | |
| 2” | $ | 1,400.00 | |
| 3” | $ | 2,200.00 | |
| 4” | $ | 2,500.00 | |
| 6” | $ | 5,000.00 | |
| MIU | $ | 140.00 | |
| **SIDEWALK & CURB CUT & DRIVE APPROACH INSPECTION** | | | |
| Inspection Fee | $ | 100.00 | |
| **PARKING LOT INSPECTION FEE** | | | |
| Inspection Fee | | 100.00 | |
| **DITCH ENCLOSURE INSPECTION** | | | |
| Inspection Fee | $ | 100.00 | |
| **PARKING LOT REPAVING PERFORMANCE BOND** | | 1,000.00 | |
| **PARKING LOT STENCIL USAGE FEE** | | 25.00 | |
| **INSPECTION ENGINEERING** | | | |
| Inspection Fees Deposit – based on estimated construction cost | | | |
| Inspection Administrative Fees – based on estimated inspection fees deposit | | 10% | |
| Utility Review Permit Fee | | 550.00 | |
| **HYDRANT PERMIT** | | | |
| Deposit – 3” Meter (Remote) | $ | 1,800.00 | |
| Deposit – 1” Meter (Remote) | | ~~500.00~~ | 600.00 |

# 2027 FEE SCHEDULE DRAFT

| DEPARTMENT OF PUBLIC WORKS | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| Deposit – 3" Meter (DPW) | | $350.00 | |
| Hydrant Meter Wrench | | $35.00 | |
| Hydrant Meter Rental Fee per month | $ | 50.00 | |
| **HYDRANT FLOW TEST** | $ | 200.00 | |
| **FIRELINE FLUSH UTILITY** | $ | 423.00 | |
| **DISCONNECTS** | | | |
| Inspection – Required if not performed by the City | $ | 100.00 | |
| Water (option to be performed by City) | $ | ~~1,500.00~~ | 1,600.00 |
| Sanitary (option to be performed by City) | $ | ~~1,600.00~~ | 1,700.00 |
| **WATER SERVICE TURN OFF/ON (Each Visit)** | | | |
| Regular Hours | $ | 40.00 | |
| After Hours & Saturdays | $ | ~~140.00~~ | 150.00 |
| Sundays & Holidays | $ | ~~175.00~~ | 200.00 |
| **UNAUTHORIZED WATER USE** | | | |
| Per Incident | $ | 500.00 | |
| **WATER METER TEST (RESIDENTIAL)** | | | |
| Accurate | $ | 200.00 | |
| If inaccurate by 2 ½% or more | | No Charge | |
| **IMPOUND STORAGE FEE –** per day | $ | 10.00 | |
| **WATER METER TEST (COMMERCIAL)** | | Fee determined by size of meter | |

# 2027 FEE SCHEDULE DRAFT

| FIELDSTONE GOLF CLUB | CURRENT FEE | | | PROPOSED FEE |
|---|---|---|---|---|
| ***Resident-Res *Regular-Reg** | **Res** | | **Reg** | |
| | | | | |
| **IN SEASON RATES (~~May 1~~ April 30 – September 30)** | | | | |
| *Monday - Thursday* | | | | |
| 9 Holes (Greens Fee, Cart Fee and GPS) | 31.00 | | 41.00 | |
| 18 Holes (Greens Fee, Cart Fee and GPS) | 50.00 | | 70.00 | |
| Outing and Event Rate (Greens Fee, Cart Fee, GPS, Range) | 56.00 | | 81.00 | |
| | | | | |
| *Friday - Sunday & Holidays* | | | | |
| 9 Holes (Greens Fee, Cart Fee and GPS) | 32.00 | | 45.00 | |
| 18 Holes (Greens Fee, Cart Fee and GPS) | 55.00 | | 75.00 | |
| Outing and Event Rate (Greens Fee, Cart Fee, GPS, Range) | 61.00 | | 86.00 | |
| | | | | |
| **Senior, PGA Hope and Junior Rates – Walking (***55 & over, 17 & under)* | | | | |
| *Mon – Fri before 10:00 AM* | | | | |
| 9 Holes Regular | 12.00 | | 23.00 | |
| 18 Holes Regular | 22.00 | | 32.00 | |
| | | | | |
| **Senior, PGA Hope and Junior Rates –** (*55 & over, 17 & under)* | | | | |
| *Mon – Fri before 10:00 am* | | | | |
| 9 Holes (Greens Fee, Cart Fee and GPS) | 19.00 | | 31.00 | |
| 18 Holes (Greens Fee, Cart Fee and GPS) | 33.00 | | 45.00 | |
| | | | | |
| **SPRING RATES (Open – April ~~30~~ 29) & FALL RATES (October 1 – Close)** | | | | |
| *Monday - Thursday* | | | | |
| 9 Holes (Greens Fee, Cart Fee and GPS) | 28.00 | | 37.00 | |
| 18 Holes (Greens Fee, Cart Fee and GPS) | 43.00 | | 55.00 | |
| Outing and Event Rate (Greens Fee, Cart Fee, GPS, Range) | 49.00 | | 66.00 | |
| | | | | |
| *Friday – Sunday & Holidays* | | | | |
| 9 Holes (Greens Fee, Cart Fee and GPS) | 29.00 | | 38.00 | |
| 18 Holes (Greens Fee, Cart Fee and GPS) | 45.00 | | 60.00 | |
| Outing and Event Rate (Greens Fee, Cart Fee, GPS, Range) | 51.00 | | 71.00 | |

# 2027 FEE SCHEDULE DRAFT

| FIELDSTONE GOLF CLUB | CURRENT FEE | | | PROPOSED FEE |
|---|---|---|---|---|
| | | | | |
| **Senior, PGA Hope and Junior Rates – Walking (***55 & over, 17 & under)* | | | | |
| *Mon – Fri before 10:00 AM* | | | | |
| 9 Holes Regular | 12.00 | | 23.00 | |
| 18 Holes Regular | 22.00 | | 32.00 | |
| | | | | |
| **Senior, PGA Hope and Junior Rates – (***55 & over, 17 & under)* | | | | |
| *Mon – Fri before 10:00 AM* | | | | |
| 9 Holes Regular (Greens Fee, Cart Fee and GPS) | 18.00 | | 32.00 | |
| 18 Holes Regular (Greens Fee, Cart Fee and GPS) | 28.00 | | 40.00 | |
| | | | | |
| All Regular Rates are dynamically priced (+40% to -40%) based on forecasted demand<br>30-day booking window<br>Walking permitted at all times at regular rate if after 10:00 AM Monday - Friday<br>Rates subject to change | | | | |

# 2027 FEE SCHEDULE DRAFT

| FIRE DEPARTMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **DETECTION PLAN REVIEW –** per device count | | | |
| 1 to 20 | $ | 255 | |
| 21 to 40 | $ | 520 | |
| 41 to 60 | $ | 845 | |
| 61 to 80 | $ | 1,050 | |
| 81 to 100 | $ | 1,200 | |
| 101 to 120 | $ | 1,350 | |
| 121 to 140 | $ | 1,500 | |
| 141 to 160 | $ | 1,700 | |
| 161 to 180 | $ | 1,800 | |
| Over 180 | $ | $1,800 + $6.65 per device over 180 | |
| **DETECTION PERMIT FEES** – per device count | | | |
| 1 to 10 | $ | 160 | |
| 11 to 25 | $ | 255 | |
| 26 to 50 | $ | 485 | |
| 51 to 75 | $ | 750 | |
| 76 to 100 | $ | 825 | |
| 101 to 125 | $ | 1,120 | |
| Over 125: $1,120 plus $2.50 for each additional over 125 | $ | $1,120 + $2.50 for each additional over 125 | |
| The third, and all subsequent follow up inspections | $ | 100 | |
| **SUPPRESSION SYSTEM REVIEW, AUTOMATIC SPRINKLERS** – per sprinkler count | | | |
| 1 to 20 | $ | 285 | |
| 21 to 50 | $ | 500 | |
| 51 to 100 | $ | 595 | |
| 101 to 150 | $ | 660 | |
| 151 to 200 | $ | 765 | |
| 201 to 300 | $ | 820 | |
| 301 to 400 | $ | 1,090 | |
| 401 to 500 | $ | 1,135 | |
| Over 500 | $ | $1,135 + $1.75 for each sprinkler over 500 | |

# 2027 FEE SCHEDULE DRAFT

| FIRE DEPARTMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| | | | |
| **SUPPRESSION SYSTEM REVIEW, GAS OR DRY CHEMICAL** - Cubic Footage of Protected Area | | | |
| 0 to 5,000 | $ | 635 | |
| 5,001 to 10,000 | $ | 765 | |
| Over 10,000 | $ | $765 + $0.10 for each cubic foot over 10k | |
| | | | |
| **SUPPRESSION SYSTEM REVIEW, RESTAURANT WET CHEMICAL** | | | |
| 1 to 10 nozzles | $ | 390 | |
| 11 to 20 nozzles | $ | 515 | |
| 21 to 30 nozzles | $ | 645 | |
| Over 30 nozzles | $ | $645 + $12.70 per additional nozzle over 30 | |
| | | | |
| **SUPPRESSION SYSTEM REVIEW, Standpipe/Pump Systems** - if separate from sprinkler system | | | |
| Per standpipe | $ | 300 | |
| Per Fire Pump | $ | 265 | |
| | | | |
| **SUPPRESSION SYSTEM PERMIT** – per device count | | | |
| 1 to 20 sprinkler heads/nozzles | $ | 160 | |
| 21 to 50 sprinkler heads/nozzles | $ | 255 | |
| 51 to 100 sprinkler heads/nozzles | $ | 485 | |
| 101-150 sprinkler heads/nozzles | $ | 750 | |
| 151-200 sprinkler heads/nozzles | $ | 775 | |
| 201 to 300 sprinkler heads/nozzles | $ | 825 | |
| 301 to 400 sprinkler heads/nozzles | $ | 975 | |
| 401 to 500 sprinkler heads/nozzles | $ | 1,120 | |
| Over 500: $1,120 plus $1.25 each additional over 500 | $ | $1,120 + 1.25 each additional over 500 | |
| | | | |

# 2027 FEE SCHEDULE DRAFT

| FIRE DEPARTMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **MISC FEES, PREVENTION/SUPPRESSION** | | | |
| 3rd and subsequent reviews, per hour in 1 hour increments | $ | $95 per hour with $160 minimum fee | |
| Seven (7) day reviews, add 100% to base review fee | | | |
| After Hours Inspection, per hour (minimum of 2 hours) | $ | $95 per hour (also for 3rd and subsequent inspections) | |
| **BURN PERMIT** | | | |
| Prescribed Burn Permit | $ | 75.00 | |
| | | | |
| **HAZARDOUS MATERIAL OPERATING PERMIT** | | | |
| Permit Waiver Affidavit (Green level) | | | |
| Permit Application – (Yellow level) | $ | 200.00 | |
| | | | |
| Permit Application – (Red level), Site Specific Plan Required | $ | 500.00 | |
| Overdue Payment on 2nd Invoice - Over 30 Days (Yellow level) | $ | 200.00 | |
| Overdue Payment on 2nd Invoice - Over 30 Days (Red level) | $ | 500.00 | |
| | | | |
| **PYROTECHNIC DISPLAYS / IMPLOSIONS** | | | |
| Indoor Pyrotechnics | $ | 300.00 | |
| Outdoor Pyrotechnics | $ | 2,500.00 | |
| Structural Implosion | $ | 300.00 | |
| All subsequent inspections after two pre-event inspections – per hour | $ | 100.00 | |
| | | | |
| **COMMUNITY EDUCATION PROGRAMS** | | | |
| Cardiopulmonary Resuscitation/Standard First Aid Course | | | |
| Adult CPR – Residents per person | $ | 25.00 | |
| Non-residents per person | $ | 50.00 | |
| Infant/Child CPR – Residents per person | $ | 25.00 | |
| Non-residents per person | $ | 50.00 | |
| Basic Life Support CPR – per person | $ | 50.00 | |
| Standard First Aid – Resident per person | $ | 25.00 | |
| Non-residents per person | $ | 40.00 | |
| | | | |

# 2027 FEE SCHEDULE DRAFT

| FIRE DEPARTMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **EMS FEES** | | | |
| Advanced Life Support II | $ | ~~906.00~~ | 929.00 |
| Advance Life Support Emergency | $ | ~~705.00~~ | 724.00 |
| Advanced Life Support Non-Emergency | $ | ~~491.00~~ | 504.00 |
| Basic Life Support | $ | ~~553.00~~ | 568.00 |
| Basic Life Support Non-Emergency | $ | ~~380.00~~ | 390.00 |
| Treat / No Transport | $ | ~~513.00~~ | 527.00 |
| Mileage | $ | ~~15.00~~ | 17.00 |
| Oxygen | $ | ~~51.00~~ | 53.00 |
| Vehicle Extrication | $ | 500.00 | |
| | | | |
| **APPARATUS** | | | |
| Engines | $ | 483.00 | |
| Trucks | $ | 586.00 | |
| Ambulance | $ | 196.00 | |
| Staff Vehicle | $ | 100.00 | |
| | | | |
| **FIRE ALARM FEE (Per Calendar Year)** | | | |
| First and Second False Alarm | $ | 0.00 | |
| Third through Fifth False Alarm | $ | 250.00 | |
| Greater than Five False Alarms | $ | 350.00 | |
| | | | |
| **RESTITUTION FEES** | | | |
| Personnel – per hour | | | |
| Fire Chief | $ | 71.55 | |
| ~~Assistant~~ Deputy Fire Chief | $ | 66.30 | |
| Administrative Officer | $ | 61.50 | |
| Captain - career | $ | 48.00 | |
| Lieutenant – career | $ | 43.75 | |
| Fire Inspector | $ | 57.95 | |
| Fire Fighter – career | $ | 42.15 | |
| Clerical | $ | 41.70 | |
| Clerical Holiday | $ | 69.30 | |
| Firefighters – paid call | $ | 25.30 | |
| Firefighter – paid call Holiday | $ | 37.90 | |

# 2027 FEE SCHEDULE DRAFT

| FIRE DEPARTMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **Miscellaneous Equipment** – The actual cost of reimbursement for firefighting foams, chemicals, absorbents, storage and containment equipment and other materials as may be required for the control, containment, removal, and/or mitigation of fires or hazardous material spills, leaks or accidents. | | | |
| **Miscellaneous Services** – The actual cost of specialized equipment, materials, or the services of a private contractor, another unit of local government, or a state or federal agency as may be required to respond to incidents which occur in the City of Auburn Hills. | | | |

# 2027 FEE SCHEDULE DRAFT

| POLICE DEPARTMENT | CURRENT FEE | | PROPOSED FEE |
|---|---|---|---|
| **CONTRACTED POLICE SERVICES INVOICING** | | | |
| Per Invoice | $ | 15.00 | |
| **CRASH REPORTS** | | | |
| PPDA Accident Reports, | $ | 15.00 | |
| UD-10, | $ | 15.00 | |
| Fatal Accident Package (+ photo costs below) | | Actual cost to reproduce | |
| **DUPLICATION OF DIGITAL RECORDING (VHS, CD, DVD)** | | | |
| 911 Dispatch Recording | | Actual cost to reproduce | |
| Dispatch Recording | | Actual cost to reproduce | |
| In-Car Video | | Actual cost to reproduce | |
| Interview Recording, audio or video | | Actual cost to reproduce | |
| Surveillance | | Actual cost to reproduce | |
| **EVIDENCE STORAGE** | | | |
| Per day charged 14 days after notification of release | $ | 1.00 | |
| **FINGERPRINTING** | | See below | |
| **IMPOUND TOWING ADMINISTRATION FEE** | $ | 25.00 | |
| **LIQUOR LICENSE** | | | |
| Investigation | $ | 1,500.00 | |
| Other Investigation | $ | 50.00 | |
| Renewal Fee | $ | 250.00 | |
| Late Renewal Fee | $ | 100.00 | |
| Temporary Special Licenses | $ | 50.00 | |
| **PARKING VIOLATIONS** | | | |
| Fire Lane | $ | 30.00 (late fee 40.00) | |
| Tow Away Zone | $ | 30.00 (late fee 40.00) | |
| Parking over 24 Hrs. | $ | 30.00 (late fee 40.00) | |
| Parking within 500 feet of fire apparatus | $ | 30.00 (late fee 40.00) | |
| Blocking crosswalk, sidewalk, alley, drive, or Traffic | $ | 30.00 (late fee 40.00) | |

# 2027 FEE SCHEDULE DRAFT

| POLICE DEPARTMENT | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| Other | $ | 30.00 (late fee 40.00) | |
| Improper Parking | $ | 30.00 (late fee 40.00) | |
| Prohibited Parking | $ | 30.00 (late fee 40.00) | |
| Parking in front of fire hydrant or station | $ | 30.00 (late fee 40.00) | |
| ~~Keys in ignition~~ | ~~$~~ | ~~30.00 (late fee 40.00)~~ | |
| Handicapped Area | $ | 50.00 (late fee 60.00) | |
| Expired meter: first six offenses in calendar | $ | | 20.00 (late fee 40.00) |
| Expired meter: seven offenses or more in calendar year | $ | | 60.00 (late fee 120.00) |
| Over time in non-metered zone | $ | | 10.00 (late fee 20.00) |
| Over time in a time zone: less than 2 hours | $ | | 15.00 (late fee 30.00) |
| Over time in a time zone: 2 hours or longer | $ | | 30.00 (late fee 60.00) |
| Parking over the meter line | $ | | 10.00 (late fee 20.00) |
| Violation of snow emergency parking ordinance | $ | | 40.00 (late fee 80.00) |
| Illegal parking on private property | $ | | 30.00 (late fee 60.00) |
| Illegal parking in permit area | $ | | 30.00 (late fee 60.00) |
| **PHOTOGRAPHS** | | | |
| 35mm/24 Exposure/Photos – per roll of film | | Actual cost to reproduce | |
| Photos on CD – per CD | | Actual cost to reproduce | |
| **PRECIOUS METAL & GEM DEALER** | | 50.00 | |
| **SEX OFFENDER REGISTRATION FEE** | | | |
| Initial registration | $ | 50.00 | |
| Annual registration | $ | 50.00 | |
| **FINGERPRINTING** | | | |
| **EMPLOYMENT** | | | |
| Criminal Justice Employment/Training (MCL 28.214) | | NA | |
| Terminal Operator - CJIS Security Policy | $ | 65.00 | |
| Consumer & Industry SVCS, Insurance Bureau (MCL 500.249a) | $ | 65.00 | |
| Licensed Health Care Professional (MCL 333.16174) | $ | 65.00 | |
| School Volunteer (NCPA/VA - Child Protection Volunteer, PL 103-209) | $ | 60.00 | |

# 2027 FEE SCHEDULE DRAFT

| POLICE DEPARTMENT | CURRENT FEE | PROPOSED FEE |
|---|---|---|
| School Employment (NCPA - Child Protection Employment, PL 103-209) | $ 65.00 | |
| Private Detective (MCL 338.837) – Licensed Employees/Investigators | $ 65.00 | |
| Private Security Guard (MCL 338.1068) – Private Security Police and Alarm Systems | $ 65.00 | |
| Third Party Tester (MCL 257.309(1)) | $ 65.00 | |
| **LICENSE** | | |
| Carry Pistol License NEW (MCL 28.425b) | $ 25.00 | |
| Carry Pistol License RENEWAL (MCL 28.425l) | $ 25.00 | |
| Adult Foster Care Licensing (MCL 400.713) | $ 65.00 | |
| Consumer & Industry SVCS, Debt Mgmt (MCL 451.416) | $ 50.00 | |
| Consumer & Industry SVCS, Liquor License (R 436.1525) | $ 65.00 | |
| Consumer & Industry SVCS, Securities Bureau (MCL 451.602) | $ 50.00 | |
| Child Care Institution (MCL 722.115c) | $ 65.00 | |
| Dept of Agriculture, Racing Commission (MCL 431.316) Horse Racing License | $ 65.00 | |
| Dept of State, Bureau of Auto Reg (MCL 257.248f) – Salvage Dealer License | $ 65.00 | |
| Dept of State, Driver Education Certification (MCL 256.649) | $ 65.00 | |
| Home For the Aged Licensing (MCL 333.21313) | $ 65.00 | |
| Polygraph License (MCL 338.1710) | $ 65.00 | |
| Home Health Agency and Suppliers (ACA, Section 6401 Medicaid) | $ 65.00 | |
| Law Enforcement Academy (MCL 28.609b) | $ 65.00 | |
| Medicaid Providers (ACA, Section 6201) | $ 65.00 | |
| Medical Marijuana Licensing (MCL 333.27402) | $ 65.00 | |
| Private Security & Investigator License (MCL 338.837 & .1068) – Owner License | $ 65.00 | |
| Real ID Act (PL 109-13) | $ 65.00 | |
| Retired Law Enforcement (MCL 28.515) | $ 65.00 | |

# 2027 FEE SCHEDULE DRAFT

| POLICE DEPARTMENT | CURRENT FEE | | PROPOSED FEE |
|---|---|---|---|
| Sex Offender Registration (Adam Walsh) ***SOR Note** | | | |
| State Bar License (MCL 600.949) | $ | 65.00 | |
| **VULNERABLE POPULATION** | | | |
| Federal Child Care Act (PL 101-647) | $ | 50.00 | |
| Serve America Act (PL 111-13) | $ | 65.00 | |
| NCPA - Child Protection employment (PL 103-209) | $ | 65.00 | |
| NCPA/VCA - Child Protection volunteer (PL 105-251) | $ | 60.00 | |
| Vulnerable or Impaired Person (MCL 28.274) | $ | 50.00 | |

# 2027 FEE SCHEDULE

## DRAFT – REDLINED OLD FORMAT

| RECREATION | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| | | *R = RESIDENT*<br>*NR = NON-RESIDENT* | |
| **RECREATION PROGRAMS** | | | |
| Seasonal programs are offered year-round, and residents pay less per program than non-residents. | | | |
| | | | |
| **DAY CAMP - FEES ARE PER WEEK** | | | |
| Full Day Camp - 8am-6pm | $ | ~~R 150 NR 300~~ | R 160 NR 225<br>Camp is due for a price increase. NR price adjusted down to be more consumer friendly. |
| | | | |
| **PROGRAM CANCELLATION FEES** | | | |
| Cancellation Fee | $ | 10.00 | |
| Day Trips | $ | 10.00 | |
| Extended | $ | 15.00 | |
| | | | |
| **COMMUNITY CENTER ROOM RENTALS** | | | |
| All Rates are Hourly | | | |
| Full Seyburn Room – Deposit $250.00 | $ | R 110.00 NR 220.00<br>Deposit $250.00 | |
| Sunday/Holiday – Hourly rate in addition to above | $ | ~~R~~ 40.00 ~~NR 50.00~~ | Only 1 Rate Needed |
| Date Change /Cancellation Administrative Fee | $ | ~~30.00~~ | 20.00 Streamlined and reduced down to match across board. $30.00 fee was viewed as excessive and too much. |
| | | | |
| Half Seyburn Room -Deposit $250.00 | $ | R 55.00 NR 110<br>Deposit 250.00 | |
| Sunday/Holiday – Hourly rate in addition to above | $ | ~~R~~ 40.00 ~~NR 50.00~~ | Only 1 Rate Needed |
| Date Change /Cancellation Administrative Fee | $ | ~~30.00~~ | 20.00 Streamlined and reduced down to match across board. $30.00 fee was viewed as excessive and too much. |
| | | | |
| Gymnasium – All Rates are Hourly | | | |

# 2027 FEE SCHEDULE

## DRAFT – REDLINED OLD FORMAT

| RECREATION | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| | | | |
| Full Gym – Deposit ~~$50.00~~ | $ | ~~R 70.00 NR 140.00~~<br>~~Deposit $50.00~~ | R 80.00 NR 160.00<br>$250.00<br>Due for a price increase. Damage deposit raised to account for actual replacement. Should not be relative to what the rental fee is. |
| Sunday/Holiday – Hourly Rate in addition to above | $ | ~~R~~ 40.00 ~~NR 50.00~~ | Only 1 Rate Needed |
| Date Change /Cancellation Administrative Fee | $ | ~~30.00~~ | 20.00 Streamlined and reduced down to match across board. $30.00 fee was viewed as excessive and too much. |
| Half Gym – Deposit ~~$50.00~~<br>Only rented along with a Banquet Room Rental | $ | ~~R 35.00 NR 70.00~~<br>~~Deposit $50.00~~ | R 40.00 NR 80.00<br>Deposit $250.00<br>Due for a price increase. Damage deposit raised to account for actual replacement. Should not be relative to what the rental fee is. |
| Sunday/Holiday – Hourly Rate in addition to above | $ | ~~R~~ 40.00 ~~NR 50.00~~ | Only 1 Rate Needed |
| Date Change /Cancellation Administrative Fee | $ | ~~30.00~~ | 20.00 Streamlined and reduced down to match across board. $30.00 fee was viewed as excessive and too much. |
| | | | |
| Meeting Room - All rates are hourly. | | | |
| Wesson - Deposit ~~$50.00~~ | $ | R 30.00 NR 60.00<br>~~Deposit $50.00~~ | Deposit $250.00<br>Damage deposit raised to account for actual replacement. Should not be relative to what the rental fee is. |
| Date Change /Cancellation Administrative Fee | $ | 20.00 | |
| Studio Room (Dance/Fitness) | $ | ~~R 25.00 NR 50.00~~ | R 30.00 NR 60.00<br>Due for price increase. Also streamlines rental pricing relative to other rooms its size. |

# 2027 FEE SCHEDULE

## DRAFT – REDLINED OLD FORMAT

| RECREATION | CURRENT FEE | | PROPOSED FEE |
|---|---|---|---|
| Deposit | $ | ~~50.00~~ | 250.00 Damage deposit raised to account for actual replacement. Should not be relative to what the rental fee is. |
| Date Change /Cancellation Administrative Fee | $ | 20.00 | |
| | | | |
| **Fitness Room Pass – Annual** | | | |
| Resident | $ | NC | |
| Non-Resident – Individual | $ | ~~250.00~~ | 100.00 Price reduction to a more consumer friendly price point. Hoping to boost utilization here. |
| Non–Resident – Family | $ | ~~400.00~~ | 250.00 Price reduction to more consumer friendly price point. Hoping to boost utilization here. |
| **MISCELLANEOUS FEES** | | | |
| Alcoholic Beverage Permit | | ~~R~~ 40.00 ~~NR 50.00~~ | Only 1 Rate Needed |
| ~~Oakland County Parks & Huron-Clinton Metro Parks Permit. Set by county – pass through fee~~ | $ | ~~TBD by County~~ | No longer participate/sell/pass discontinued due to millage |
| | | | |
| ~~Linen Rental – Per Table~~ | | | On Sr. Services Sched. |
| ~~Linen Round Table~~ | $ | ~~5.00~~ | On Sr. Services Sched. |
| ~~Linen Banquet Table~~ | $ | ~~8.00~~ | On Sr. Services Sched. |
| | | | |
| **RECREATIONAL FACILITIES** | | | |
| **Rate for all Auburn Hills based non-profits is same as resident rate.** | | | |
| | | | |
| **Park Pavilions - Civic Center, Riverside, Riverwoods** | | | |
| Full day (dawn – dusk) | $ | R 100.00 NR 200.00 | |
| Date Change /Cancellation Administrative Fee | $ | ~~30.00~~ | 20.00 Streamlined and reduced down to match across board. $30.00 fee was viewed as excessive and too much. |
| | | | |
| **Seyburn Pavilion** | | | |

# 2027 FEE SCHEDULE

## DRAFT – REDLINED OLD FORMAT

| RECREATION | CURRENT FEE | | PROPOSED FEE |
|---|---|---|---|
| Full day | $ | R 200.00 NR 300.00 | |
| Date Change /Cancellation Administrative Fee | $ | ~~30.00~~ | 20.00 Streamlined and reduced down to match across board. $30.00 fee was viewed as excessive and too much. |
| | | | |
| **Multi-Sport Athletic Field** | | | |
| Per ~~2~~ Hour ~~Game~~ | $ | ~~R 100.00 NR 200.00~~ | R 50.00 NR 100.00 Fee adjusted down to read per hour streamlining it with the rest of our rental verbiage. Less confusing. |
| Field Lights – per hour | $ | ~~R 25.00 NR 25.00~~ | R 30.00 NR 30.00 Due for a slight price bump. Fee too low. |
| Concession Bldg. – per hour / max $125 per day | $ | ~~R 20.00 NR 20.00~~ | R 25.00 NR 25.00 Due for a slight price bump. Fee too low. 125 Max |
| Date Change /Cancellation Administrative Fee | $ | ~~30.00~~ | 20.00 Streamlined and reduced down to match across board. $30.00 fee was viewed as excessive and too much. |
| Game/Event Rentals | $ | This is an added line | R 100.00 NR 200.00 |
| | | | |
| **Ball Diamond** | | | |
| Per ~~2~~ Hour ~~Game~~ | $ | ~~R 60.00 NR 100.00~~ | R 30.00 NR 50.00 Fee adjusted down to read per hour streamlining it with the rest of our rental verbiage. Less confusing |
| Game Preparations – grade & chalk, 1x per day | $ | ~~R~~ 40.00 ~~NR 75.00~~ | Only 1 Rate Needed. Price is the Price. NR shouldn't get up charged. Already were for rental rate. |
| Date Change /Cancellation Administrative Fee | $ | ~~30.00~~ | 20.00 Streamlined and reduced down to match across board. $30.00 fee was viewed as excessive and too much. |
| | | | |
| **Knight Amphitheater** | | | |

# 2027 FEE SCHEDULE

## DRAFT – REDLINED OLD FORMAT

| RECREATION | CURRENT FEE | | PROPOSED FEE |
|---|---|---|---|
| Daily Rate | $ | R 350 NR 600 | |
| Date Change /Cancellation Administrative Fee | $ | 30.00 | |
| | | | |
| **Hawk Woods Lodge** | | | |
| Hourly Rental Rate (4 hour minimum) | $ | R 100.00 NR 200.00 | |
| Security Deposit | $ | R 250.00 NR 250.00 | |
| Additional 2-hour Set-up Fee | $ | ~~R~~ 50.00 ~~NR 100.00~~ | Only 1 rate needed |
| Date Change /Cancellation Administrative Fee | $ | ~~30.00~~ | 20.00 Streamlined and reduced down to match across board. $30.00 fee was viewed as excessive and too much. |
| | | | |
| **Hawk Woods Campground** | | | |
| Overnight stay – cabins sleep 6 + $100 deposit | $ | R 60.00 NR 90.00<br>Deposit 100.00 | |
| Overnight stay – cabin sleeps 10 + $100 deposit | $ | R 85.00 ~~NR 110.00~~<br>Deposit 100.00 | NR 115.00<br>Align with up charge for 6 person cabin. keep it streamlined 30 bucks for NR across all. |
| Tent – one per cabin allowed | $ | ~~R 5.00~~ ~~NR~~ 10.00 | 10.00 1 tent price. No need for R/NR pricing on this. Already paid the NR premium on cabin rental. |
| | | | |
| **CORPORATE PACKAGE– AUBURN HILLS BUSINESSES ONLY** | $ | 1,000 | |
| Includes: 12 Hours of Lodge Rental on Day 1, All 6 Cabins, 2 hours of Lodge Rental on Day 2 | | | |
| **RESIDENT RETREAT PACKAGE - AUBURN HILLS RESIDENTS ONLY** | $ | 1,430 | |
| Includes: 12 hours of Lodge Rental, All Six Cabins - one night, 2 hours | | | |

# 2027 FEE SCHEDULE

## DRAFT – CLEAN / REFORMATTED

| RECREATION FEES | | | |
|---|---|---|---|
| **R = RESIDENT NR = NON-RESIDENT** | | | |
| ***Auburn Hills Based Non-profits receive resident rate*** | | | |
| ***All rates are per hour*** | | | |
| | | | |
| **RECREATION PROGRAMS** | | | |
| Seasonal programs are offered year-round, and residents pay less per program than non-residents | | | |
| | | | |
| **DAY CAMP FEES (per week)** | $ | R 160.00 NR 225.00 | |
| | | | |
| **PROGRAM CANCELLATION FEES** | | | |
| Customer Initiated Cancellation | $ | 10.00 | |
| Day Trips | $ | 10.00 | |
| Extended Trips | $ | 15.00 | |
| | | | |
| **ADMINISTRATIVE RENTAL FEES** | | | |
| Security Deposit (AHCC & HWL) | $ | 250.00 | |
| Security Deposit (Campground Cabins) | $ | 100.00 | |
| 2 Hour Setup Fee (AHCC & HWL Only) | $ | 50.00 | |
| Cancellation Fee | $ | 20.00 | |
| Date Changes | $ | 20.00 | |
| Sunday/Holiday premium per hour add on rate | $ | 40.00 | |
| | | | |
| **COMMUNITY CENTER RENTALS** | | | |
| *SEYBURN* | | | |
| Full Seyburn | $ | R 110.00 NR 220.00 | |
| Half Seyburn | $ | R 55.00 NR 110.00 | |
| | | | |
| *GYMNASIUM* | | | |
| Full Gym | $ | R 80.00 NR 160.00 | |
| Half Gym | $ | R 40.00 NR 80.00 | |
| | | | |
| *WESSON ROOM* | $ | R 30.00 NR 60.00 | |
| | | | |
| *FITNESS STUDIO* | $ | R 30.00 NR 60.00 | |
| | | | |

# 2027 FEE SCHEDULE

## DRAFT – CLEAN / REFORMATTED

| RECREATION FEES | | | |
|---|---|---|---|
| **FITNESS ROOM ANNUAL PASS** | | | |
| Resident | $ | No Cost | |
| Non-Resident Individual | $ | 100.00 | |
| Non-Resident Family | $ | 250.00 | |
| | | | |
| **ALCOHOLIC BEVERAGE PERMIT FEES** | $ | 40.00 | |
| | | | |
| **PAVILION RENTALS (daily rate)** | | | |
| Civic Center | $ | R 100.00 NR 200.00 | |
| Riverside | $ | R 100.00 NR 200.00 | |
| Riverwoods | $ | R 100.00 NR 200.00 | |
| Seyburn | $ | R 200.00 NR 300.00 | |
| | | | |
| **KNIGHT AMPHITHEATER (daily rate)** | $ | R 350.00 NR 600.00 | |
| | | | |
| **ATHLETIC FIELD RENTALS** | | | |
| Multi-Sport Field | $ | R 50.00 NR 100.00 | |
| Game/Event Rentals | $ | R 100.00 NR 200.00 | |
| Field Lights | $ | 30.00 | |
| Concession Building (max $125.00 per day) | $ | 25.00 | |
| | | | |
| Baseball Field | $ | R 30.00 NR 50.00 | |
| Field Prep (drag & chalk) | $ | 40.00 | |
| | | | |
| **HAWK WOODS RENTALS** | | | |
| *LODGE* | $ | R 100.00 NR 200.00 | |
| | | | |
| *CAMPGROUND CABINS* | | | |
| 6 Person Max - Overnight Stay | $ | R 60.00 NR 90.00 | |
| 10 Person Max – Overnight Stay | $ | R 85.00 NR 115.00 | |
| Tent Rental Fee | $ | 10.00 | |
| | | | |
| *CORPORATE PACKAGE – AUBURN HILLS BUSINESSES ONLY* | $ | 1,000.00 | |
| Includes: 12hr Lodge Rental Day 1, 6 Cabins 1 Night, 2hr Lodge Rental Day 2 | | | |
| | | | |

| RECREATION FEES | | | |
|---|---|---|---|
| *RETREAT PACKAGE - AUBURN HILLS RESIDENTS ONLY* | $ | 1,430.00 | |
| Includes: 12hr Lodge Rental, 6 Cabins 1 Night, 2hr Lodge Rental Day 2 | | | |

# 2027 FEE SCHEDULE
# DRAFT

| SENIOR SERVICES | CURRENT FEE | | PROPOSED FEE |
|---|---|---|---|
| | | *R = RESIDENT*<br>*NR = NON-RESIDENT* | |
| **COMMUNITY HEALTH & WELLNESS EXPO** | $ | 25 Non-Profit<br>75 Business | |
| | | | |
| **SENIOR SERVICES PROGRAMS** | | | |
| Seasonal programs are offered year-round, and residents pay less per program than non-residents. | | | |
| | | | |
| **SENIOR DAILY MEAL PROGRAMS** | | | |
| Grant suggested donation | | | |
| Site Meals - over 60 | $ | 4.00 | |
| Site Meals - under 60 | $ | 5.00 | |
| Home Delivered | $ | 3.50 | |
| | | | |
| **SENIOR SPECIAL MONTHLY THEMED LUNCHEON** | $ | 7.00 | |
| | | | |
| **SENIOR TRANSPORTATION** | | | |
| Age 60 and older – One Way | $ | 2.00 | |
| Age 59 and under – One Way | $ | 2.00 | |
| Caregiver with Rider - No fee | | | |
| | | | |
| **PROGRAM CANCELLATION FEES** | | | |
| Cancellation Fee | $ | 10.00 | |
| Day Trips | $ | 10.00 | |
| Extended | $ | 15.00 | |
| | | | |
| **Linen Rental – Per Table** | | | |
| Linen Round Table | $ | ~~5.00~~ | $6.00 |
| Linen Banquet Table | $ | 8.00 | |
| | | | |
| | | | |

# 2027 FEE SCHEDULE DRAFT

| TREASURER/FINANCE | | CURRENT FEE | PROPOSED FEE |
|---|---|---|---|
| **GENERAL** | | | |
| Tax Bill Copy – Non Resident | $ | 1.25 | |
| Delinquent Tax Transfer Charge | $ | 40.00 | |
| Stop Payment Check Fee | $ | 35.00 | |
| Returned Check – per check | $ | 35.00 | |
| Copies – per page | $ | 0.25 | |

# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 23, 2026** | **AGENDA ITEM NO 7C**

**CITY MANAGER'S OFFICE**

**To:** **Mayor and City Council**
**From:** **Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager**
**Submitted:** **November 11, 2026**
**Subject:** **Motion – To approve the annual renewal of the City's Microsoft Office 365 licensing**

## INTRODUCTION AND HISTORY

The City's contracted IT services provider, Enertron, LLC, manages the City's Microsoft Office 365 subscription on the City's behalf as part of its IT services contract. When the City first contracted with Enertron, staff recommended that Enertron manage the subscription rather than bidding it out separately for three reasons:

- Security: Open bidding could give an unknown low bidder access to the City's IT infrastructure.
- Vendor requirements: All IT vendors working with the City must provider cyber liability insurance, employee dishonesty coverage, and employee background checks, which can all be difficult to verify with offsite vendors.
- Support: A separate licensing vendor would add a step when resolving Microsoft Office 365 issues because City IT staff would have to go through that vendor instead of working directly with Microsoft.

City Attorney Beckerleg reviewed this arrangement and confirmed that the City's purchasing ordinance allows for the service to be placed with Enertron without open bidding because of its unique and sensitive nature.

The annual Microsoft Office 365 subscription includes cloud storage, ongoing maintenance, and software upgrades. The City's licenses are on Microsoft's Government Community Cloud (GCC), the version of Office 365 offered to government agencies. Enertron has provided a quote for this annual renewal with three payment options for the City's licenses:

| Payment Option | Monthly Cost | 12-Month Cost |
|---|---|---|
| Month-to-month, billed monthly | $11,155.20 | $133,862.40 |
| Annual commitment, billed monthly | $9,504.76 | $114,057.12 |
| **Annual commitment, paid upfront** | **---** | **$101,193.00** |

The upfront payment is the recommended payment option as it saves $12,864.12 compared to the annual commitment with month-to-month billing. It is important to note that Microsoft has increased the cost of this subscription by 73% over the previous annual subscription. This is the lowest-cost licensing option available to the City.

To ensure that the City was receiving fair pricing from Enertron, staff solicited a quote from CDW-G, which is part of the cooperative purchasing consortiums MiDeal and Sourcewell, meaning that their products and services have already been competitively bid. The quote provided by CDW-G came to $101,210.07, which is approximately $17 more expensive than Enertron's quote. Staff inquired about a long-term agreement option; however, Microsoft only offers one-year agreements for Office 365 government licenses. After reviewing expenditures expected to hit the 2026 budget, there is approximately $41,061 remaining for this expense. Therefore, a budget amendment to increase appropriations in the amount of $60,132 is required.

## STAFF RECOMMENDATION

Staff recommend approval of the one-year Microsoft 365 GCC licensing renewal from Enertron, LLC under the annual commitment, upfront payment option, in an amount not to exceed $101,193. Staff further recommend increasing appropriations in the 2026 General Fund MIS budget (GL# 101-227-732.000-MICROSOFT) by $60,132 for this licensing renewal.

**MOTION**

**Move to approve the one-year Microsoft 365 GCC licensing renewal from Enertron, LLC, in an amount not to exceed $101,193. Furthermore, approve a budget amendment to increase appropriations in the 2026 General Fund MIS Department Budget by $60,132.**

**I CONCUR:** Thomas A. Tanghe

**THOMAS A. TANGHE, CITY MANAGER**




We have prepared a quote for you

**Microsoft 365 GCC Licensing Renewal**

Quote # 005605
Version 6

Prepared for:

**City of Auburn Hills**

Norman Green
ngreen@auburnhills.org

38251 S. Groesbeck Hwy
Clinton Township, MI 48036
www.enertronllc.com
(586) 757-1200

## Month-to-Month Commitment – Billed Monthly

| Description | Recurring | Qty | Ext. Recurring |
|---|---|---|---|
| **Office 365 GCC G3 License** | $31.20 | 346 | $10,795.20 |
| **Microsoft 365 GCC G5** | $72.00 | 5 | $360.00 |

Recurring Subtotal: **$11,155.20**

38251 S. Groesbeck Hwy
Clinton Township, MI 48036
www.enertronllc.com
(586) 757-1200

# Microsoft 365 GCC Licensing Renewal

## Prepared by:

**Enertron LLC**
Sara Lorenzo
(586) 757-1200
Fax (586) 757-6740
sara@enertronllc.com

## Prepared for:

**City of Auburn Hills**
1827 N. Squirrel Road
Auburn Hills, MI 48326
Norman Green
ngreen@auburnhills.org
(248) 370-9440

## Quote Information:

**Quote #: 005605**
Version: 6
Delivery Date: 11/06/2026
Expiration Date: 12/12/2026

## Recurring Expenses Summary

| Description | Amount |
|---|---|
| Month-to-Month Commitment – Billed Monthly | $11,155.20 |

Recurring Total: **$11,155.20**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Signature

Date




We have prepared a quote for you

**Microsoft 365 GCC Licensing Renewal**

Quote # 005605
Version 7

Prepared for:

**City of Auburn Hills**

Norman Green
ngreen@auburnhills.org

38251 S. Groesbeck Hwy
Clinton Township, MI 48036
www.enertronllc.com
(586) 757-1200

## Annual Commitment – Billed Monthly

| Description | Recurring | Qty | Ext. Recurring |
|---|---|---|---|
| **Office 365 GCC G3 License** | $26.56 | 346 | $9,189.76 |
| **Microsoft 365 GCC G5** | $63.00 | 5 | $315.00 |

Recurring Subtotal: **$9,504.76**

38251 S. Groesbeck Hwy
Clinton Township, MI 48036
www.enertronllc.com
(586) 757-1200

# Microsoft 365 GCC Licensing Renewal

## Prepared by:

**Enertron LLC**
Sara Lorenzo
(586) 757-1200
Fax (586) 757-6740
sara@enertronllc.com

## Prepared for:

**City of Auburn Hills**
1827 N. Squirrel Road
Auburn Hills, MI 48326
Norman Green
ngreen@auburnhills.org
(248) 370-9440

## Quote Information:

**Quote #: 005605**
Version: 7
Delivery Date: 11/06/2026
Expiration Date: 12/12/2026

## Recurring Expenses Summary

| Description | Amount |
|---|---|
| Annual Commitment – Billed Monthly | $9,504.76 |

Recurring Total: **$9,504.76**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Signature

Date




We have prepared a quote for you

**Microsoft 365 GCC Licensing Renewal**

Quote # 005605
Version 8

Prepared for:

**City of Auburn Hills**

Norman Green
ngreen@auburnhills.org

38251 S. Groesbeck Hwy
Clinton Township, MI 48036
www.enertronllc.com
(586) 757-1200

## Annual Commitment – Paid Upfront

| Description | Price | Qty | Ext. Price |
|---|---|---|---|
| **Office 365 GCC G3 License** | $283.00 | 346 | $97,918.00 |
| **Microsoft 365 GCC G5** | $655.00 | 5 | $3,275.00 |

Subtotal: **$101,193.00**

38251 S. Groesbeck Hwy
Clinton Township, MI 48036
www.enertronllc.com
(586) 757-1200

# Microsoft 365 GCC Licensing Renewal

## Prepared by:

**Enertron LLC**
Sara Lorenzo
(586) 757-1200
Fax (586) 757-6740
sara@enertronllc.com

## Prepared for:

**City of Auburn Hills**
1827 N. Squirrel Road
Auburn Hills, MI 48326
Norman Green
ngreen@auburnhills.org
(248) 370-9440

## Quote Information:

**Quote #: 005605**
Version: 8
Delivery Date: 11/09/2026
Expiration Date: 12/12/2026

## Quote Summary

| Description | Amount |
|---|---|
| Annual Commitment – Paid Upfront | $101,193.00 |

Total: **$101,193.00**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Signature _____ Date _____

Thank you for choosing CDW. We have received your quote.

Hardware Software Services IT Solutions Brands Research Hub

# QUOTE CONFIRMATION

**Pricing and Availability Notice**

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

**NORM GREEN,**

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

**Convert Quote to Order**

| QUOTE # | QUOTE DATE | QUOTE REFERENCE | CUSTOMER # | GRAND TOTAL |
|---|---|---|---|---|
| QBBP929 | 11/9/2026 | 22565-IT-NG | 6399385 | $101,210.07 |

**QUOTE DETAILS**

| ITEM | QTY | CDW# | UNIT PRICE | EXT. PRICE |
|---|---|---|---|---|
| O365 G3 GCC Sub Per User<br>Mfg. Part#: AAA-11894-12-SLG<br>Enrollment # 80528870 Term: 11/1/2023 - 10/31/2026<br>Electronic distribution - NO MEDIA<br>Contract: Sourcewell 121923 CDWG-Software GOV ONLY (121923) | 346 | 3753337 | $285.82 | $98,893.72 |
| Microsoft O365 G5 GCC Subscription License Per User<br>Mfg. Part#: T2N-00001-12-SLG<br>Enrollment # 80528870 Term: 11/1/2023 - 10/31/2026<br>Electronic distribution - NO MEDIA<br>Contract: Sourcewell 121923 CDWG-Software GOV ONLY (121923) | 5 | 4613210 | $463.27 | $2,316.35 |

| | |
|---|---|
| SUBTOTAL | $101,210.07 |
| SHIPPING | $0.00 |
| SALES TAX | $0.00 |
| GRAND TOTAL | $101,210.07 |

| PURCHASER BILLING INFO | DELIVER TO |
|---|---|

| Billing Address: | Shipping Address: |
| --- | --- |
| CITY OF AUBURN HILLS<br>ATTN: IT DEPART<br>1827 N SQUIRREL RD<br>AUBURN HILLS, MI 48326-2753<br>**Phone:** (248) 370-9400<br>**Payment Terms:** NET 30-VERBAL | CITY OF AUBURN HILLS<br>ATTN: IT DEPART<br>1827 N SQUIRREL RD<br>AUBURN HILLS, MI 48326-2753<br>**Phone:** (248) 370-9400<br>**Shipping Method:** ELECTRONIC DISTRIBUTION |
| | **Please remit payments to:** |
| | CDW Government<br>75 Remittance Drive<br>Suite 1515<br>Chicago, IL 60675-1515 |



## Sales Contact Info

**Dave Engmark** | 800.808.4239 | davieng@cdwg.com

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For more information, contact a CDW account manager.

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# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 23, 2026** **AGENDA ITEM NO 7D**

**DEPARTMENT OF PUBLIC WORKS**

**To:** **Mayor and City Council**
**From:** **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
**Submitted:** **November 5, 2026**
**Subject:** **Motion – Approve the Performance Resolution for Governmental Agencies Annual Permit for Work on State Highway Right-Of-Way Required by MDOT**

## INTRODUCTION AND HISTORY

Each year, the Performance Resolution for Governmental Agencies, Annual Construction Permit is brought before the City Council for approval and submitted to the Michigan Department of Transportation (MDOT). This is required by MDOT for the purposes of issuing a permit for work within state highway right-of-way (ROW) by a municipality. The work allowed under this annual permit is identified on the face of what is referred to as the Annual Construction Permit for 2026 provided in the packet (Exhibit 2). An updated Annual Construction Permit for 2027 will be issued once the approved resolution is submitted. The resolution also includes the title of the designated persons authorized to sign permits outside of the typical ROW maintenance identified on the Annual Construction Permit. Do note that municipalities are exempt from permit fees when working within their municipal limits.

## STAFF RECOMMENDATION

Staff recommend approval of the 2026 Annual Performance Resolution required by MDOT and designation of the City Manager, Assistant City Manager, Public Works Director, and the Managers of Public Utilities, Fleet and Roads, and Municipal Properties, as persons authorized to sign permits.

## MOTION

**Move to approve the Performance Resolution for Governmental Agencies as required by MDOT for the purposes of receiving the 2027 Annual Construction Permit for miscellaneous operations within the State highway rights-of-way.**

## EXHIBITS

Exhibit 1 – Performance Resolution
Exhibit 2 – 2026 Annual Construction Permit

**I CONCUR:** Thomas A. Tanghe

**THOMAS A. TANGHE, CITY MANAGER**

Clear Form

Michigan Department
of Transportation
2207B (05/21)



# PERFORMANCE RESOLUTION FOR MUNICIPALITIES

*This Performance Resolution (Resolution) is required by the Michigan Department of Transportation for purposes of issuing to a Municipality an "Individual Permit for Use of State Highway Right of Way", and/or an "Annual Application and Permit for Miscellaneous Operations within State Highway Right of Way".*

RESOLVED WHEREAS, the _____
*(County, City, Village, Township, etc.)*

hereinafter referred to as the "MUNICIPALITY," periodically applies to the Michigan Department of Transportation, hereinafter referred to as the "DEPARTMENT," for permits, referred to as "PERMIT," to construct, operate, use and/or maintain utilities or other facilities, or to conduct other activities, on, over, and under State Highway Right of Way at various locations within and adjacent to its corporate limits;

NOW THEREFORE, in consideration of the DEPARTMENT granting such PERMIT, the MUNICIPALITY agrees that:

1. Each party to this *Resolution* shall remain responsible for any claims arising out of their own acts and/or omissions during the performance of this *Resolution*, as provided by law. This *Resolution* is not intended to increase either party's liability for, or immunity from, tort claims, nor shall it be interpreted, as giving either party hereto a right of indemnification, either by Agreement or at law, for claims arising out of the performance of this Agreement.

2. If any of the work performed for the MUNICIPALITY is performed by a contractor, the MUNICIPALITY shall require its contractor to hold harmless, indemnify and defend in litigation, the State of Michigan, the DEPARTMENT and their agents and employee's, against any claims for damages to public or private property and for injuries to person arising out of the performance of the work, except for claims that result from the sole negligence or willful acts of the DEPARTMENT, until the contractor achieves final acceptance of the MUNICIPALITY Failure of the MUNICIPALITY to require its contractor to indemnify the DEPARTMENT, as set forth above, shall be considered a breach of its duties to the DEPARTMENT.

3. Any work performed for the MUNICIPALITY by a contractor or subcontractor will be solely as a contractor for the MUNICIPALITY and not as a contractor or agent of the DEPARTMENT. The DEPARTMENT shall not be subject to any obligations or liabilities by vendors and contractors of the MUNICIPALITY, or their subcontractors or any other person not a party to the PERMIT without the DEPARTMENT'S specific prior written consent and notwithstanding the issuance of the PERMIT. Any claims by any contractor or subcontractor will be the sole responsibility of the MUNICIPALITY.

4. The MUNICIPALITY shall take no unlawful action or conduct, which arises either directly or indirectly out of its obligations, responsibilities, and duties under the PERMIT which results in claims being asserted against or judgment being imposed against the State of Michigan, the Michigan Transportation Commission, the DEPARTMENT, and all officers, agents and employees thereof and those contracting governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract. In the event that the same occurs, for the purposes of the PERMIT, it will be considered as a breach of the PERMIT thereby giving the State of Michigan, the DEPARTMENT, and/or the Michigan Transportation Commission a right to seek and obtain any necessary relief or remedy, including, but not by way of limitation, a judgment for money damages.

5. The MUNICIPALITY will, by its own volition and/or request by the DEPARTMENT, promptly restore and/or correct physical or operating damages to any State Highway Right of Way resulting from the installation construction, operation and/or maintenance of the MUNICIPALITY'S facilities according to a PERMIT issued by the DEPARTMENT.

6. With respect to any activities authorized by a PERMIT, when the MUNICIPALITY requires insurance on its own or its contractor's behalf it shall also require that such policy include as named insured the State of Michigan, the Transportation Commission, the DEPARTMENT, and all officers, agents, and employees thereof and those governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract.

7. The incorporation by the DEPARTMENT of this *Resolution* as part of a PERMIT does not prevent the DEPARTMENT from requiring additional performance security or insurance before issuance of a PERMIT.

8. This *Resolution* shall continue in force from this date until cancelled by the MUNICIPALITY or the DEPARTMENT with no less than thirty (30) days prior written notice provided to the other party. It will not be cancelled or otherwise terminated by the MUNICIPALITY with regard to any PERMIT which has already been issued or activity which has already been undertaken.

BE IT FURTHER RESOLVED that the following position(s) are authorized to apply to the DEPARTMENT for the necessary permit to work within State Highway Right of Way on behalf of the MUNICIPALITY.

Title and/or Name:

_____

_____

_____

_____

I HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by

the _____
*(Name of Board, etc.)*

of the _____ of _____
*(Name of MUNICIPALITY)* *(County)*

at a _____ meeting held on the _____day

of _____ A.D. _____.

_____
*Signed*

_____
*Title*

_____
*Print Signed Name*

MDOT
Michigan Department of Transportation

# ANNUAL CONSTRUCTION PERMIT

## For Operations within State Highway Right-of-Way

**Issued To:**
**CITY OF AUBURN HILLS**
**1827 N SQUIRREL RD**
**AUBURN HILLS MI 48326-2749**

**Contact:**
**Jason Hefner**
**248-364-6931(O) 248-520-1164(Cell)**
**jhefner@auburnhills.org**

**Secondary Contact:**
**Steve Baldante**
**248-391-3777(O)**
**sbaldante@auburnhills.org**

**Permit Number:** 99023-115290-25-120125
**Permit Type:** Annual Application
**Permit Fee:**
**Effective Date:** Dec 01, 2025 to Dec 31, 2026
**Bond Numbers:**

**THIS PERMIT IS VALID ONLY FOR THE FOLLOWING PROPOSED OPERATIONS IN THE TYPE OF RIGHT OF WAY AS NOTED:**

1-TREE TRIMMING AND TREE REMOVAL - See Supplemental Specifications item # 8 in the Terms and Conditions. IN FREE ACCESS STATE TRUNKLINE RIGHT-OF-WAY

2-UNDERGROUND UTILITY OPERATIONS - PRIOR APPROVAL SHALL BE OBTAINED FROM THE UTILITIES/PERMITS ENGINEER FOR ANY MAINTENANCE OR CONSTRUCTION OPERATIONS WHICH REQUIRE CUTTING PAVEMENT OR BORING OPERATIONS. IN FREE ACCESS STATE TRUNKLINE RIGHT-OF-WAY

a. Installation of individual services from an existing facility to either side of the right of way. Services to the far right of way (crossing under the pavement) shall not exceed (3") diameter with this permit.
b. Installation of cathodic protection devices.

c. Installation of additional cable (electric or communication) in existing conduits.

d. Installation of carrier pipes in an existing casing or tunnel.

e. Adjustment/reconstruction of manholes.

f. Routine maintenance of all existing underground facilities. IN LIMITED ACCESS STATE TRUNKLINE RIGHT-OF-WAY

3-AERIAL UTILITY OPERATIONS - These are limited to: IN FREE ACCESS STATE TRUNKLINE RIGHT-OF-WAY

a. Adding / removing poles, conductors, guys and anchors within an existing lead. Installation of additional aerial crossing and service drops that do not require a new pole outside of the existing lead.
b. Construction of new aerial crossing and service drops that do not require a new pole outside of the existing lead.
c.Routine maintenance of all existing aerial facilities.

6-BANNERS - Legends will be specified on the advanced notice form. IN FREE ACCESS STATE TRUNKLINE RIGHT-OF-WAY

7-EMERGENCY OPERATIONS - See General Conditions item # 16 in the Terms and Conditions. IN FREE AND LIMITED ACCESS STATE TRUNKLINE RIGHT-OF-WAY

10-ROUTE CLOSURES - Attach event name, date, time and detour route. IN FREE ACCESS STATE TRUNKLINE RIGHT-OF-WAY

11-SIDE WALK CAFE's (Renewal Only). IN FREE ACCESS STATE TRUNKLINE RIGHT-OF-WAY

**99023-115290-25-120125 Issued To:CITY OF AUBURN HILLS**

**This permit is incomplete without "General Conditions and Supplemental Specifications"**

**I certify that I accept the following:**

1. I am the legal owner of this property or facility, the owner's authorized representative, or have statutory authority to work within state highway Right-of-Way.
2. Commencement of work set forth in the permit application constitutes acceptance of the permit as issued.
3. Failure to object, ***within ten (10) days*** to the permit as issued constitutes acceptance of the permit as issued.
4. If this permit is accepted by either of the above methods, I will comply with the provisions of the permit.
5. I agree that Advance Notice for Permitted Activities for shall be submitted **5 days prior** to the commencement of the proposed work.

   I agree that Advance Notice for Permitted Utility Tree Trimming and Tree Removal Activities shall be submitted **15 days prior** to the commencement of the proposed work for an annual permit.

## CAUTION

**Work shall NOT begin until the Advance Notice has been approved.**

**Failure to submit the advance notice may result in a Stop Work Order.**

| | | |
|---|---|---|
| **CITY OF AUBURN HILLS** | **Hassan Alwan**<br>**MDOT** | Decem ber 01 , 202<br>**Approved Date** |
| **TSC Contact Info** | **Oakland TSC** | **(248) 451-0001** |

**THE STANDARD ATTACHMENTS, ATTACHMENTS AND SPECIAL CONDITIONS MARKED BELOW ARE A PART OF THIS PERMIT.**

**STANDARD ATTACHMENTS:**

1 Special Conditions For Underground Construction (2205C)
2 Special Conditions for Mowing and Brush Cutting (2279)
3 Special Conditions for Sidewalk Cafe Permits (2433)
4 Overview/Introduction of Trenchless Installation within MDOT ROW (3701)
5 Trenchless Installation Application Requirements (3702)
6 Flowable Fill Special Provision for Utility Permits (3717)
7 Special Conditions for Survey Activities (3755)
8 Parade Event Permit Application Updated 6-2023 (UP-67)
9 Utility Cuts, Trenches And Pavement Replacement Permit Attachment (PA-01)
10 ENVIRONMENTAL REQUIREMENTS FORACTIVITIES WITHIN MDOT RIGHT-OF-WAY (2486)
11 Bat Nonfederal External Map 6-13-23 (Bat Advisory)
12 Historical and Archaeological Discoveries During Construction Operations Updated 03/22 (Const. Advisory
13 Special Conditions For Tree Removal, Tree Trimming & Herbicide Application (2240)
14 Regulated Eastern Massasauga Rattlesnake Habitat Advisory 3-2-22 (Eastern Massasauga Rattlesnake Ac
15 General Conditions (General Conditions)
16 MDOT UNDERGROUND INFRASTRUCTURE STAKING REQUEST FORM (1-25) (5300)

**99023-115290-25-120125 Issued To:CITY OF AUBURN HILLS**

**ATTACHMENTS**

1. 25.11.170 MDOT 2026 Annual Construction Permit.pdf
2. Lane Closure Request Form_0561-Latest.pdf
3. CPS Guide for Submitting an Advance Notice.pdf
4. Metro Region Annual Permit Packet 2026.pdf

**SPECIAL CONDITIONS**

1. The Department of Transportation does not, by issuance of this permit, assume any liability claims or maintenance costs resulting from the annual permit activities 2026 facility placed by this permit. The Department reserves the right to require removal of all or any portion of this facility as needed for highway maintenance or construction purposes without replacement or reimbursement of any costs incurred by the permitted or other party. The permitted will defend, indemnify and hold harmless the Department for any claims whatsoever resulting from the construction or the removal of the authorized by this permit.
2. All disturbed areas within the right of way shall be top-soiled, seeded and mulched to match existing areas per current MDOT standards and specifications.
3. See Metro Region Annual Permit Packet 2026 for instructions on how to use your annual permit.
4. Submit an Advance Notice via MDOT Permit Gateway no later than 5 days before your planned start date, but at least 21 days prior to beginning your work. This notice informs MDOT of your readiness to commence work. Once approved, reach out to your inspector a minimum of 72 hours in advance to determine the required inspections and arrange scheduling.

# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 23, 2026** **AGENDA ITEM NO 7E**

**DEPARTMENT OF PUBLIC WORKS**

**To:** **Mayor and City Council**
**From:** **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
**Submitted:** **November 5, 2026**
**Subject:** **Motion – Approve the Purchase of 2 Utility Body Trucks**

## INTRODUCTION AND HISTORY

Budgeted in the 2027 Fleet vehicle budget is $200,000 for the replacement of two RAM 3500 Utility Body Trucks. In late October, one of our seasonal vehicles (D478, which is out of the replacement schedule) began having some serious engine issues. After weighing options and potential costs for repair, staff recommends selling D478 and ordering these two new utility trucks (since they will be built the same) about a month earlier than normal to help speed up the build timeline. This will allow us to pass down one of the two trucks being replaced in place of D478. The chart below shows the vehicle being replaced and the new vehicle being ordered. As is typical, the second utility truck will replace another current seasonal vehicle that is outside of the replacement schedule and has more than 80,000 miles and/or is more than 10 years old, which will subsequently be sold.

| Current Vehicle | | | | | | New Vehicle | | | Price |
|---|---|---|---|---|---|---|---|---|---|
| Asset ID | Year | Make | Model | Mileage | | Year | Make | Model | |
| D1803 | 2018 | RAM | 3500 Utility | 72,984 | | 2027 | RAM | 3500 CAB & CHASSIS | $ 51,230 |
| D1935 | 2019 | RAM | 3500 Utility | 42,343 | | 2027 | RAM | 3500 CAB & CHASSIS | $ 51,230 |
| | | | | | | | | 2-Utility Body Upfits | $ 90,660 |
| | | | | | | | | Total: | $193,120 |

The two RAM 3500 Cab & Chassis will be purchased under the MiDEAL contract #240000001206 (State of Michigan contract) with LaFontaine Chrysler Jeep Dodge RAM of Lansing, MI for the cost of $102,460.00. The purchase of these vehicles will include a 3-year/ 36,000-mile bumper to bumper warranty and a 5-year/60,000-mile powertrain warranty. The upfits will be performed by Truck & Trailer Specialties of Howell, MI for the cost of $90,660.00 under the Rochester Hills Consortium bid. We have used cooperative bids throughout the years to purchase a variety of items that include vehicles, equipment, and road salt. The cooperative bids that are used most often are the State of Michigan MiDEAL, the Oakland County Cooperative, Sourcewell, and the Rochester Hills Consortium. These cooperative bids are based on larger volumes which result in lower prices, a high-quality contract, and meet the requirements of the Purchasing Ordinance.

No budget amendment will be required as these purchases will arrive in the 2027 calendar year where they are budgeted.

## STAFF RECOMMENDATION

Staff recommend the purchase of two RAM 3500 Cab & Chassis from LaFontaine Chrysler Jeep Dodge RAM of Lansing, MI for the cost of $102,460.00 and upfit them with utility bodies by Truck & Trailer Specialties of Howell, MI for the cost of $90,660.00. The total cost for these two vehicles will be $193,120.00.

**MOTION**

**Move to purchase two RAM 3500 Cab & Chassis from LaFontaine Chrysler Jeep Dodge RAM of Lansing, MI for the cost of $102,460.00 and upfit them with utility bodies by Truck & Trailer Specialties of Howell, MI for the cost of $90,660.00.**

**EXHIBITS**

Exhibit 1 – LaFontaine CJDR Quote
Exhibit 2 – Truck & Trailer Specialties Quote

**I CONCUR:** Thomas A. Tanghe

**THOMAS A. TANGHE, CITY MANAGER**

**LaFontaine CDJR-Lansing**
**6131 S. Pennsylvania Ave.**
**Lansing, MI 48911**
**517-325-5103-Direct**
**313-815-9113-cell**
mdeacon@lafontaine.com

# QUOTE

Name: City of Auburn Hills
Address:
City: State: Zip:
Contact: Jason Hefner
Phone: 248.364.6931
Email: jhefner@auburnhills.org

Date: 11/4/2026
Quote 110426

| | | |
|---|---|---|
| State of Michigan Contract 240000001206 | | |
| | | |
| DD8L63 | 2027 Ram 3500 Reg Cab Chassis 4x4 60ca | $47,093.00 |
| 2UA | 6.4L V8 Hemi | |
| TXX8 | Black HD Vinyl 40/20/40 Split Bench Seat | |
| LPE | Cargo and CHMSL Lamp | $88.00 |
| XAW | Rear Backup Alarm | $133.00 |
| XAC | Parkview Rear Back up Camera | $456.00 |
| A7C | Tradesman Level 2 Equipment Group | $2,709.00 |
| MRU | Black Tubular Side Steps | $561.00 |
| | | |
| | | |
| | Total for @ $102460.00 | |
| | | |
| | | |
| | | |
| | | |
| | Per contract delivery is $2.00 a mile one way mileage. | $190.00 |
| | | |
| | | |
| | | |
| | By signing the purchase agreement you agree to purchase of the vehicle or | |
| | vehicles X_____ | |
| | Total Cost: | $51,230.00 |

Signed *Michelle Deacon*

**Please note payment is due within 30 days of delivery. Any invoices paid after 30 days may be subject to a 1.5% late fee**

TRUCK & TRAILER Specialties, Inc.
900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

**November 16, 2026**

City of Auburn Hills
1500 Brown Road, Auburn Hills, MI 48326
Attn: Jason Hefner, ph: (248) 520-1164
HQO006478

## Equipment Quotation

**The following pricing will be based on City of Rochester Hills RFP-RH-25-054 contract awarded April 2026**

**Chassis information:**
2027 Ram 3500 Tradesman Cab-Chassis, Reg Cab, SRW, 4x4, 60" CA, backup alarm & brake controller

**Install** **BrandFX 9' Fiberglass Service Body including the following:**
Model BFXB 60DLS
SS = 37" / 40" / 31"
CS = 37" / 40" / 31"
FBCA = 57"
OL = 108"
Overall width – 82.75"
Pack depth – 15"
Floor width – 48.75"
Pack height – 42"
Mounting height – 25"
Aluminum understructure - alum tread floor
Smooth aluminum bulkhead
Aluminum tailskirt
Standard bright white gelcoat
D-ring 3-point stainless steel latch
Type 304 stainless steel hardware
Type 304 stainless steel door hinge
Vinyl covered s/s cable door stops
Gas prop door retainer kit (40LS/56LS/60LS) verticals
Non-skid compartment tops
Aluminum rock guards (SRW)
Black plastic fuel bezel (1 standard)
Automotive grade bubble gasket
One-piece molded doors with automotive finish both sides
Recessed door jambs
Flow-through ventilation system
Removeable wheel well panels
White compartment interiors
Recessed door seal system
Light adaptor for Dodge chassis
Full LED lighting package
Stop / tail / turn / marker & back-up light
10" aluminum tailgate – automotive-style (SRW)

Streetside Front Compartment (60LS)
- Pullout drawer on heavy-duty slides, minimum of 3” deep
- Dividers for pullout drawer

Streetside Horizontal Compartment (60LS)
- One adjustable shelf

Streetside Rear Compartment (60LS)
- One adjustable shelf
- Additional adjustable shelf
- Divider pack – 2” fiberglass, 4 per pack
- Interior light guard (60LS SS)

Curbside Front Compartment (60LS)
- Pullout drawer on heavy-duty slides, minimum of 3” deep
- Dividers for pullout drawer

Curbside Horizontal Compartment (60LS)
- One adjustable shelf

Curbside Rear Compartment (60LS)
- One adjustable shelf
- Additional adjustable shelf
- Divider pack – 2” fiberglass, 4 per pack
- Interior light guard (60LS SS)

Flexglo compartment lighting, top & sides of door
Aluminum bumper to work with factory receiver
BFXB 60S flip-top compartment (per side)
Pre-punched aluminum cab guard (SRW)
Push/pull rod lock system (60)
Four (4) floor tie-down D-rings recessed mounted, one in each corner of cargo space floor

**Install** **Miscellaneous items including the following:**
Two (2) stainless steel grab handles, one each side at rear of body
Two (2) serrated grating steps, welded one on each side of rear hitch
Drill drain holes in floor of cargo space front corners, one each corner
Mudflaps behind rear drive tires

**Install** **Custom Lighting & Electrical including the following:**
Utilize chassis switches in-cab (if equipped) for warning lights, work lights & cargo lights
Four (4) SoundOff mPower (mo. EMPS2STS4F) LED amber/white flashers flush-mounted:
- Two (2) mounted in chassis grille, recessed left & right of RAM, in C-shaped pockets
- Two (2) at top of rear compartment, one each side

One (1) SoundOff Pinnacle (mo. EPL730001-F) LED amber/white mini lightbar on cab guard bracket
Two (2) Maxxima (mo. MWL-47) LED low-pro work lights mounted on outer top corners of cab guard
LED body clearance lights and reflectors
Betts junction box at rear of body
License plate light mounted on rear of body
Install City-supplied CB radio in center-bottom of console in-cab

**Install** **Power Inverter including the following:**
Xantrex PROwatt (mo. SW 2000)
True sine wave AC power 2000W, 120AC/12Vdc
12-volt continuous 1800-watts with peak surge power at 3000-watts
Includes USB port and GFCI AC outlet
Unit wired to battery, mounted in curbside horizontal compartment, on righthand underside of shelf

**Install** **Western 9’ ProPlus Straight Steel Snow Plow including the following:**
Snow deflector, cast-iron shoes, blade guides, curbguards on each end and loose hand-held controller

Receiver kit & UltraMount2 system

**Install** **Receiver Tube Hitch including the following:**
Two (2) D-rings for safety chains
7-way RV flat pin plug
Electric brake controller (to come with chassis)
Remount backup alarm (to come with chassis)
Remount OEM camera at rear (to come with chassis)

**Paint** **Body painted one-color to match the White cab**

**Above installed equipment and painted pricing: $45,330.00 ea.**

**Payment Terms:** Net 30. Pricing effective for 30 days.
**FOB:** City of Auburn Hills
**Delivery:** 6-7 months ARO, body leadtime is 5 months

**Thank you for the opportunity to quote.**

Respectfully submitted by,
Jon Luea/Brian Bouwman

# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 23, 2026** | **AGENDA ITEM NO 7F**

**CITY MANAGER'S OFFICE**

**To:** Mayor and City Council
**From:** Thomas A. Tanghe, City Manager; Andrew Hagge, Assistant to the City Manager
**Submitted:** November 17, 2026
**Subject:** Motion – To amend the 2026 General Fund Capital Improvements Department Budget

## INTRODUCTION AND HISTORY

On October 9, 2026, the Auburn Hills City Council called a Special City Council Meeting to order at 4:30 PM. The City Council and select city staff entered into Closed Session to discuss a potential property acquisition. When City Council reconvened in Open Session, they moved to approve the purchase of 51 Juniper and authorize the City Manager to execute the purchase agreement.

The cost to purchase 51 Juniper was not originally budgeted within the 2026 General Fund. This memo requests City Council make the necessary budget amendment in support of the purchase of 51 Juniper Street.

## STAFF RECOMMENDATION

To accommodate the cost associated with the city's purchase of 51 Juniper Street, staff recommends an amendment increasing appropriations by $233,938.69 to account number 101-901-972.000-51_JUNIPERST (land and improvements).

## MOTION

**Move to authorize a budget amendment to increase appropriations in the 2026 General Fund Capital Improvements budget in support of the purchase of 51 Juniper Street.**

**I CONCUR:** Thomas A. Tanghe

**THOMAS A. TANGHE, CITY MANAGER**

# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 23, 2026** | **AGENDA ITEM NO 9A**

**SENIOR SERVICES DEPT**

**To:** **Mayor and City Council**
**From:** **Thomas A. Tanghe, City Manager; Jacqueline Monroy Krieg, Director of Senior Services**
**Submitted:** **November 17, 2026**
**Subject:** **Motion – Public Hearing and Approval of Community Development Block Grant Funding Allocation for Program Year 2027**

## INTRODUCTION AND HISTORY

The Community Development Block Grant Program (CDBG) is a U.S. Department of Housing and Urban Development (HUD) program that provides funds annually to counties and communities. CDBG funds housing, public facilities, public services, and community development activities that benefit low-income households. Oakland County receives CDBG funds as the grantee and distributes them based on the participating community's total population and the number of low- and moderate-income residents.

There are several steps in the CDBG application process, including attendance at the annual workshop, holding a Public Hearing, and submitting the completed grant application to Oakland County by January 29, 2027. In 2026, Oakland County changed the application process. Communities submit a proposal to receive CDBG funds for non-public service projects (such as Minor Home Repair or Housing). We will continue to receive funding for Public Services (Yard Services); however, the total Public Services allocation is divided among all communities applying for these funds, with a cap per community. The estimated 2027 allocation for our community is approximately $11,000.

In 2025, we paused funding for Minor Home Repair for grant year 2026 to spend down funding from grant years 2023, 2024, and 2025. This decreased the spending ratio to 1.09, which is below the required 1.50. We currently have $43,906.58 remaining from 2025 funds, with three projects pending approval.

Below is a summary of Minor Home Repair projects completed in 2024, 2025, and to date in 2026. We are currently working on three pending projects, with three additional projects pending approval.

**Completed Projects – 2024 through 2026 (to date): $200,610.00**

- Home- Repaired chimney: **$2,770**
- Mobile Home- Replaced water heater and repaired bathroom: **$6,545.75**
- Home- Replaced air conditioner: **$4,950**
- Home- Replaced porch: **$11,350**
- Home- Repaired porch awning**: $2,940**
- Home- Replaced water heater: **$6,225**
- Home- Replaced air conditioner, furnace, and water heater: **$10,288**
- Transfer to Oakland County Home Loan Program: **$10,000**
- Mobile Home- Replaced water pipes and insulation: **$4,828**
- Mobile Home- Repaired water damage and installed gutters: **$3,675**
- Transfer to Oakland County Home Loan Program: **$10,000**
- Mobile Home – Stabilized home and added stabilizer posts: **$14,900**
- Home – Bathroom upgrade for accessibility: **$12,475**
- Mobile Home – Repair deck: **$8,976**

- Mobile Home – Roof replacement: **$8,960**
- Home – Thermostat replacement: **$150**
- Home – New gutters and fascia: **$3,899**
- Mobile Home – Remove and replace roof: **$9,200**
- Mobile Home – Roof replacement: **$10,861.25**
- Home – Replaced fascia and reinstalled gutters: **$7,349**
- Mobile Home – Roof replacement: **$9,914**
- Home – Roof replacement: **$9,889**
- Home – Installed soffits and replaced rotted fascia: **$13,000**
- Home – Roof replacement: **$7,465**
- Transfer to Oakland County Home Loan Program: **$10,000**

Each community must determine its local needs by hosting a Public Hearing on the use of CDBG funds. This is an opportunity for residents and other interested parties to present their ideas for how CDBG funding should be used. For 2027, we are not proposing to fund individual agencies or companies. Based on previous years' funding and community need, we recommend applying for Minor and Mobile Home Repair and Yard Services.

**The county directs communities to base their planning decisions on the previous year's allocation. Our allocation would be $59,257 for minor home repair and $10,457 for Yard Services in 2027.**

To remain consistent and compliant with the CDBG Public Hearing guidelines, it is recommended that the following format be used:

**CDBG PUBLIC HEARING FORMAT**

- **Before the Public Hearing:** Staff Presentation
- **Public Hearing Opened by the Mayor:** This is the opportunity for the public to make comments and suggestions. No dialogue or discussion should occur at this time between city staff, officials, or the public—this portion is strictly for public comments.
- **Public Hearing Closed by the Mayor**
- **Discussion Period:** City Council and staff may now engage in dialogue, ask questions, and discuss recommendations.
- **Motions:** Formal motions may then be made and voted upon.

At the close of the Public Hearing, further discussion may occur. The City Council may vote on the proposed budget as presented or revise it as appropriate. HUD and Oakland County require that each line item in the proposed budget be voted on separately. If any member of the voting body has a direct relationship with an agency that will receive funding, that member must abstain from the vote on that individual line item.
Once the Public Hearing has concluded, the governing body must:

1. Sign the HUD Conflict of Interest Certification; and
2. Adopt a proposed CDBG budget.

City staff will then complete the application and submit it to Oakland County by the required deadline.

## STAFF RECOMMENDATION

Staff recommends City Council approve the Conflict-of-Interest Certification as part of the CDBG application, to approve the CDBG application budget line item, Yard Services, in the amount of $11,000, and to approve the CDBG application budget line item, Minor Home Repair, in the amount of $59,257. Further, staff recommend City Council authorize the Mayor to sign the Conflict-of-Interest form and staff to submit the application to Oakland County.

## MOTION

**Motion #1: Move to accept the Conflict-of-Interest Certification as part of the CDBG application and to authorize the City Mayor to sign the application and staff to submit documents to Oakland County.**

**Motion #2: Move to accept the Community Development Block Grant (CDBG) application budget line item: Yard Services in the amount of $11,000, as part of the approximate amount of $70,257, and authorize the City Mayor to sign the application and staff to submit the documents to Oakland County.**

**Motion #2: Move to accept the Community Development Block Grant (CDBG) application budget line item: Minor Home Repair in the amount of $59,257 as part of the approximate amount of $70,257 and authorize the City Mayor to sign the application and staff to submit the documents to Oakland County.**

**I CONCUR:** Thomas A. Tanghe

**THOMAS A. TANGHE, CITY MANAGER**

# City of Auburn Hills
# Notice of Public Hearing
# Community Development Block Grant Funds

NOTICE IS HEREBY GIVEN that the City of Auburn Hills will hold a public hearing on the use of Community Development Block Grant Funds.

The Hearing will be held on Monday, November 23, 2026, at 7:00 p.m. to hear public comments on the Community Development Block Grant (CDBG) Program year 2027-2028 application to fund eligible projects.

All interested citizens are requested to attend the hearing in person or may comment in writing, sent to the Clerk's Office at 1827 North Squirrel, Auburn Hills, by Tuesday, November 16, 2026.

If you wish to view the agenda, log on to www.auburnhills.org/councilagendas.

The agenda will be posted by 5:00 PM Thursday before the meeting.

Anyone planning to attend the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 or the City Manager's Office at 248.370.9440 at least 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.

Jackie Monroy Krieg, Director of Senior Services

October 29, 2026

SENIOR SERVICES DEPARTMENT
3350 E. Seyburn Drive
Auburn Hills, Michigan 48326

WWW.AUBURNHILLS.ORG
Phone - 248.370.9353
Fax - 248.370.9357

TITLE 24--HOUSING AND URBAN DEVELOPMENT CHAPTER V--OFFICE OF ASSISTANT SECRETARY FOR COMMUNITY PLANNING AND DEVELOPMENT, DEPARTMENT OF HUD
Part 570 Community Development Block Grants
Subpart K Other Program Requirements

**Sec. 570.611 Conflict of interest**

**(a) Applicability.** (1) In the procurement of supplies, equipment, construction, and services by recipients and by subrecipients, the conflict of interest provisions in 24 CFR 85.36 and 24 CFR 84.42, respectively, shall apply. (2) In all cases not governed by 24 CFR 85.36 and 84.42, the provisions of this section shall apply. Such cases include the acquisition and disposition of real property and the provision of assistance by the recipient or by its subrecipients to individuals, businesses, and other private entities under eligible activities that authorize such assistance (e.g., rehabilitation, preservation, and other improvements of private properties or facilities pursuant to Sec. 570.202; or grants, loans, and other assistance to businesses, individuals, and other private entities pursuant to Sec. 570.203, 570.204, 570.455, or 570.703(i)).

**(b) Conflicts prohibited. The general rule is that no persons described in paragraph (c) of this section who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this part, or who are in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.**

**(c) Persons covered.** The conflict of interest provisions of paragraph (b) of this section apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient, or of any designated public agencies, or of subrecipients that are receiving funds under this part.

**(d) Exceptions.** Upon the written request of the recipient, HUD may grant an exception to the provisions of paragraph (b) of this section on a case-by-case basis when it has satisfactorily met the threshold requirements of (d)(1) of this section, taking into account the cumulative effects of paragraph (d)(2) of this section.

**(1) Threshold requirements.** HUD will consider an exception only after the recipient has provided the following documentation: (i) A disclosure of the nature of the conflict, accompanied by an assurance that there has been public disclosure of the conflict and a description of how the public disclosure was made; and (ii) An opinion of the recipient's attorney that the interest for which the exception is sought would not violate State or local law.

**(2) Factors to be considered for exceptions.** In determining whether to grant a requested exception after the recipient has satisfactorily met the requirements of paragraph (d)(1) of this section, HUD shall conclude that such an exception will serve to further the purposes of the Act and the effective and efficient administration of the recipient's program or project, taking into account the cumulative effect of the following factors, as applicable:(i) Whether the exception would provide a significant cost benefit or an essential degree of expertise to the program or project that would otherwise not be available;(ii) Whether an opportunity was provided for open competitive bidding or negotiation;(iii) Whether the person affected is a member of a group or class of low-income persons intended to be the beneficiaries of the assisted activity, and the exception will permit such person to receive generally the same interests or benefits as are being made available or provided to the group or class;(iv) Whether the affected person has withdrawn from his or her functions or responsibilities, or the decision making process with respect to the specific assisted activity in question;(v) Whether the interest or benefit was present before the affected person was in a position as described in paragraph (b) of this section;(vi) Whether undue hardship will result either to the recipient or the person affected when weighed against the public interest served by avoiding the prohibited conflict; and (vii) Any other relevant considerations. By applying for CDBG funds, the Participating Community certifies that they have read the above:

CITY OF AUBURN HILLS
Eugene Hawkins, III

MAYOR

_____ [SIGNATURE]
[11/23/2026]

# AFFIDAVIT OF COMPLIANCE

The undersigned certifies that the information in this application is true and correct. In applying for CDBG funds, the applicant has read, understands and agrees to comply with all the provisions of all federal regulations issued thereto by the U.S. Department of Housing and Urban Development (HUD), state and local regulations and laws.

CITY OF AUBURN HILLS

Eugene Hawkins, III

MAYOR

_____ [SIGNATURE]
11/23/2026

# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 23, 2026** **AGENDA ITEM NO 9B**

**POLICE DEPARTMENT**

**To:** **Mayor and City Council**

**From:** **Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police; Scott McGraw, Deputy Chief of Police**

**Submitted:** **November 12, 2026**

**Subject:** **Motion – to adopt an ordinance to amend Chapter 70, Traffic and Vehicles, Section 70-361, Regulations Governing Parking Offenses and Fines of the City of Auburn Hills Code of Ordinances, on first reading and set a public hearing, second reading, and final adoption on December 7, 2026.**

## INTRODUCTION AND HISTORY

The Police Department is recommending amendments to Chapter 70, Section 70-361 of the Auburn Hills City Code of Ordinances, which governs parking offenses, restrictions, and enforcement throughout the City. The proposed amendments are intended to modernize the City's parking regulations, improve the management of downtown parking, provide greater flexibility in establishing metered parking, and clarify procedures for addressing parking violations.

Section 70-361 was originally adopted in 1972 and has been amended several times over the years, most recently in 2024. As downtown Auburn Hills continues to develop and parking demands evolve, it is important that the City's regulations keep pace with these changing needs. The proposed revisions build upon the existing ordinance while addressing operational and enforcement considerations related to downtown on-street parking, public parking lots, parking structures, and future metered parking opportunities.

Additionally, the amendments establish a more clearly defined process for motorists to dispute parking violations and provide the Police Department with additional enforcement options for repeat offenders who fail to address outstanding violations. Collectively, these changes will give the City greater flexibility in managing parking availability, encourage compliance with established restrictions, and promote consistent and fair enforcement.

The proposed ordinance amendments, attached to the City Council meeting packet, have been prepared by the City Attorney. Upon Council's approval to move forward, staff recommends scheduling a public hearing, with final consideration and adoption anticipated at the December 7, 2026, City Council meeting.

- Extended Enforcement times
- Establish Metered parking violations
- Establish consequences for repeat offenders with outstanding violations
- Establish administrative review of parking violations

Upon final adoption of the ordinance amendments, the applicable parking fines will be established through the 2027 Fee Schedule, subject to approval by City Council.

## STAFF RECOMMENDATION

Staff recommend amending Chapter 70, Traffic and Vehicles, Section 70-361, Regulations Governing Parking Offenses and Fines of the City of Auburn Hills Code of Ordinances.

## MOTION

**Move to adopt an ordinance to amend Chapter 70, Traffic and Vehicles, Section 70-361, Regulations Governing Parking Offenses and Fines of the City of Auburn Hills Code of Ordinances, on first reading and set a public hearing, second reading, and final adoption on December 7, 2026.**

**I CONCUR:** Thomas A. Tanghe

**THOMAS A. TANGHE, CITY MANAGER**

## Sec. 70-361. Parking offenses; fines.

(a) The following shall be deemed to be parking offenses in violation of this division, and the fine for each violation shall be in accordance with the schedule of fines adopted by the city annually:

(1) Parking in an area in violation of a no parking sign or street marking as authorized by the county road commission concerning county roads, by the state highway department concerning state highways, or by the city concerning public and private roads, drives or parking lots.

(2) Parking within 15 feet of a fire hydrant.

(3) Parking in a marked fire lane.

(4) Parking within 25 feet of a corner.

(5) Parking within five feet of a driveway or alley.

(6) Parking upon or partially upon a sidewalk or crosswalk.

(7) Parking within ten feet of the center of a street.

(8) Parking a vehicle for longer than permitted.

(9) Parking a vehicle more than one foot from a curb or curbline.

(10) Parking a vehicle in violation of any other parking provisions of any ordinance of the city.

(11) Parking a vehicle within 30 feet upon the approach to any flashing beacon, stop sign, or traffic control signal located at the side of a highway, road or street.

(12) The following shall be deemed to be a parking offense in violation of this article and the fine for each violation shall be as follows:

a. Parking in an area in violation of a no standing, stopping, and parking, tow away zone sign or street marking as authorized by the county road commission concerning county roads, by the state highway department concerning state highways, or by the city, concerning public and private roads, drives or parking lots.

b. The fine for each violation shall be in accordance with the schedule of fines adopted by the city annually.

(13) Parking a vehicle within 50 feet of the nearest rail of a railroad crossing.

(14) Parking a vehicle within 20 feet of the driveway entrance to any fire station.

(15) Parking a vehicle alongside or opposite any street excavation or obstruction when such stopping, standing or parking would obstruct traffic.

(16) Parking a vehicle on the highway side of any vehicle stopped or parking at the edge or curb of a street.

(17) Within an intersection.

(18) Within 500 feet of an accident where police officers are in attendance when the scene of the accident lies outside of any city or village; provided, however, that motor buses, for the purpose of taking on or discharging passengers, may be stopped at the places designated in subsections (2), (5) and (7) of this subsection, or on the highway side of a vehicle illegally parked in a legally designated bus zone.

(19) In front of any theatre.

(20) Parking unauthorized vehicle in a handicapped lot of Oakland Community College.

(21) Parking in the handicapped permit area of Oakland Community College without a permit.

(22) Stopped or standing in a marked fire lane.

(23) Parking in a marked handicapped space.

(24) If a vehicle is illegally parked in any permit area of any Auburn Hills parking lot or parking structure without a valid parking permit, the police department may issue a citation to the registered owner of the vehicle. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.

(25) Parking a vehicle in city parks or recreational grounds of the city civic center from 5:00 p.m. or dusk, whichever is later, until 7:00 a.m.: except for the parking of city vehicles or the city authorized parking of vehicles of persons participating in and/or viewing a city sponsored activity and/or function in a city park or the recreational grounds of the city civic center.

(26) No person shall park or permit a vehicle to remain in any parking space within the designated surface parking lot(s) listed below for more than three (3) consecutive hours between the hours of 9:00 a.m. and 9:00 p.m. Moving a vehicle from one parking space to another within the same parking lot shall not interrupt or restart the three-hour period:

a. ~~Primary~~ The city-owned surface parking lot commonly known as the "Primary Street Parking Lot," located ~~at~~ near the northeast intersection of S. Squirrel Road and Primary Street. ~~Street Parking Lot~~

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(2~~7~~6) Except for a parking space regulated as part of a metered parking zone under subsections (29) through (31), parking ~~Parking~~ a vehicle in an on-street parking space shall be prohibited for a period longer than two hours between the hours of 9~~8~~:00 a.m. and 9~~6~~:00 p.m. along the street locations listed below:

a. Auburn Road between Churchill Road and Oakmont Street.

b. North Squirrel Road between Auburn Road and Parkways Boulevard.

To regulate and prohibit the practice of shuffling cars from one on-street parking space to the next (i.e., changing a vehicle's parked position from one time-limited space to another time-limited space), which shall be deemed to be one continuous period as designated by related signs.

(2~~8~~7) Parking a vehicle in an on-street parking space or in a designated surface parking lot(s) shall be prohibited between 3:00 a.m. and 6:00 a.m. along the listed streets and locations ~~listed~~ below:

a. Auburn Road between Churchill Road and Oakmont Street.

b. North Squirrel Road between Auburn Road and Parkways Boulevard.

c. The ~~S~~surface parking lot located near the northeast intersection of S. Squirrel Road and Primary Street commonly known as the "Primary Street Parking Lot".

(2~~9~~8) The City Council may, by resolution, establish metered parking zones and the applicable parking rates, enforcement hours, maximum parking durations, and authorized methods of payment. A metered parking zone may be regulated through an individual parking meter, multi-space meter, kiosk, pay station, mobile-payment system, or other parking-payment technology, together with any applicable signs or pavement markings.

During the posted enforcement hours, a person shall not park or permit a vehicle to remain parked in a metered parking zone unless the required parking fee has been paid through an authorized payment method and the purchased parking time remains valid. A reasonable period shall be allowed after parking to complete payment. A violation of this subsection constitutes the civil infraction entitled "expired meter."~~When a parking meter and or kiosk meter is erected adjacent to a space marked for parking, such space shall be a metered parking zone, and a person shall not stop a vehicle in any such zone for a period of time longer than that designated on the parking meter after depositing a coin of~~

~~United States currency of a denomination designated on the meter on the days and during the time the regulations on the meter are in force. A person who violates this subsection is responsible for the civil infraction entitled "expired meter."~~

(30) Regardless of whether additional payment is made, a person shall not park or permit a vehicle to remain parked in a metered parking zone beyond the maximum parking duration posted for that space or zone. Remaining parked for less than two hours beyond the posted maximum duration constitutes the civil infraction entitled "overtime in a metered zone: less than two hours."~~Subject to the provisions of subsection (28) above, a person shall not stop a vehicle in any metered or kiosk-metered parking zone for a period longer than that allowed by one full cycle of the meter, on the day and during the time that the regulations on the meter are in force. "Full cycle" shall mean that period of time designated on the meter as being the maximum period of time which can be registered on the meter by the deposit of coins of United States currency. A person who stops a vehicle in a metered parking zone for a period less than two hours beyond the period allowed by one full cycle of the meter shall be in violation of this subsection and responsible for the civil infraction entitled "overtime in a time zone: less than two hours."~~

(31) Remaining parked for two hours or more beyond the posted maximum duration constitutes the civil infraction entitled "overtime in a metered zone: two hours or longer."~~Subject to the provisions of subsections (28) and (29) above, a person shall not stop a vehicle in any metered or kiosk-metered parking zone in excess of two hours longer than that period of time allowed by one full cycle of the meter, on the day and during the time that the regulations on the meter are in force. A person who violates this subsection is responsible for the civil infraction entitled "overtime in a time zone: two hours or longer."~~

A vehicle shall not be cited under subsection (29) solely because a meter, kiosk, pay station, or payment system is malfunctioning if no other authorized payment method is reasonably available. Nothing in subsections (29) through (31) shall be construed to limit any parking privilege or exemption provided by state law, including MCL 257.675.

(32) Parking a vehicle in an on-street parking space shall be prohibited, except for loading/unloading only, in the spaces on Parkways Boulevard between North Squirrel Road and Auburn Road.

(33~~29~~) Unless otherwise provided by a more restrictive ordinance or traffic control order, no vehicle may be parked at one location in any downtown city-owned off-street parking lot or parking structure for more than seven continuous days unless the vehicle is parked in a city-approved reserved space assigned to the vehicle's registered owner. The vehicle shall not be junk or inoperable. Inoperable vehicle means any vehicle or motor vehicle that cannot be started or legally or physically operated on city streets or public highways and/or does not bear valid and current license plates and registration. The police department may issue a citation to the vehicle's registered owner if found in violation. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.

(34~~30~~) No vehicle may be parked under a tarp, cloth screen, fitted cover, or similar partial or full vehicle covering material in any downtown city-owned off-street parking lot or parking structure. The police department may issue a citation to the vehicle's registered owner if found in violation. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.

Unless otherwise provided in the schedule of fines, the applicable fine shall be doubled if a person fails, within ten calendar days after issuance of the parking violation notice, to pay the fine, timely request administrative review under subsection (d), or deny responsibility and request that the matter be submitted to the district court. If administrative review is timely requested, the payment deadline shall be suspended

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until a written decision is issued, and the fine shall not be doubled if the person pays the fine or requests submission to the district court within ten calendar days after the decision.

~~The fines of this subsection shall be doubled concerning any violator who fails to appear within ten days of the date of the violation.~~ In cases where the defendant has been found guilty by a court of law, the court may assess, in addition to the fines provided in this subsection, costs and judgement fees as provided by law.

(b) Except as provided in section 70-351, the provisions of this division shall control the parking of vehicles on public highways, streets, roads and parking areas and drives and also on private parking lots, private drives, and private roads which are open to the public and for the use of patrons of any businesses, apartments, stores, offices, and clinics, providing that the owner or owners of the private parking lots, private roads or private drives consent to the enforcement of parking ordinances of the city concerning parking violations occurring within the lot, roads or drives. It shall not be necessary for the owners of non-residentially zoned private properties containing a vacant building and/or vacant buildings to consent to the enforcement of section 70-351 for violations of section 70-351 occurring on any non-residentially zoned private properties containing a vacant building and/or vacant buildings including but not limited to private parking lots located thereon and the city and its officers are authorized to enforce section 70-351 at said locations without the owners' consent. The penalties for violations of section 70-351 shall be as set forth in subsection 70-351(b) and not the penalties set forth in this division.

(c) In any proceeding for a violation of this division, proof that the particular vehicle described in the complaint was parked in violation of any such provision or regulation, together with proof that the defendant named in the complaint was at the time of such offense the registered owner of such vehicle, shall constitute in evidence a presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where and for the time during which such violation occurred.

(d) **Administrative review of parking violation notice.**

(1) A person who receives a parking violation notice, or the registered owner of the cited vehicle, may request administrative review by the chief of police or the chief's designee within ten (10) calendar days after issuance of the notice. The request shall identify the notice, state the grounds for dismissal or correction, and include any supporting documentation, if any.

(2) The chief of police or designee may dismiss or correct the parking violation notice or decline to take either action. The time for payment of the parking violation notice shall be suspended while a timely request is under review. Written notice of the decision shall be provided to the requesting person.

(3) If the parking violation notice is not dismissed, the person may, within ten (10) calendar days after the decision, either pay the applicable fine or deny responsibility and request that the matter be submitted to the district court. Upon a denial of responsibility, the City may issue and file a citation with the district court in accordance with MCL 257.742. Nothing in this subsection requires a person to seek administrative review before denying responsibility and requesting a court hearing.

(e) **Impoundment or immobilization for unanswered parking violations.**

(1) If the registered owner of a vehicle has failed to answer six (6) or more parking violation notices or citations issued under this section or any other parking ordinance of the City, the police department may immobilize the vehicle or cause the vehicle to be immediately towed and impounded when it is found unattended on a public street or other public property within the City. The vehicle may be immobilized or impounded whether it is identified during the commission of an additional parking violation or at any other time.

(2) For purposes of this subsection, "unanswered" means that the parking violation notice or citation has not been paid, dismissed, or timely contested through administrative review or a request for submission to the district court. A parking violation notice or citation shall not be considered unanswered while a timely administrative review or court proceeding remains pending.

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(3) The owner may obtain release of an immobilized or impounded vehicle by:

a. Paying all amounts due on the unanswered parking violation notices or citations, together with any applicable towing, storage, and immobilization charges; or

b. Posting a cash bond in an amount sufficient to cover the outstanding fines and applicable towing, storage, and immobilization charges, not to exceed five hundred dollars ($500.00), and requesting a hearing before the district court to contest the basis for the immobilization or impoundment. Upon posting the required bond, the police department shall authorize the release of the vehicle.

(4) If the district court determines that the requirements for immobilization or impoundment under this subsection were not satisfied, the City shall refund the bond and be responsible for the reasonable towing, storage, and immobilization charges resulting from the enforcement action. If the court determines that the requirements were satisfied, the bond may be applied to the fines, costs, and charges lawfully assessed, and any remaining balance shall be refunded.

(5) The police department shall provide the registered owner with notice of the immobilization or impoundment and the procedures for recovering the vehicle and requesting a hearing. The City and its towing contractor shall comply with all applicable notice, reporting, hearing, storage, and disposition requirements under Michigan law.

(Ord. No. 149, § I, 2-9-72; Ord. No. 725, § 2, 10-6-03; Ord. No. 16-875, 3-9-16; Ord. No. 22-928, § 1, 6-6-22; Ord. No. 24-941, § 1, 8-26-24; Ord. No. 24-942, § 1, 11-11-24)

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# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 23, 2026** | **AGENDA ITEM NO 9C**

**CITY MANAGER'S OFFICE**

**To:** **Mayor and City Council**
**From:** **Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager**
**Submitted:** **November 11, 2026**
**Subject:** **Motion – To authorize the installation of paid parking kiosks on City property**

## INTRODUCTION AND HISTORY

On July 26, 2026, the City issued a Request for Proposals (RFP-007-22-2026-001) to solicit proposals from qualified firms to install, operate, and maintain a paid parking system in downtown Auburn Hills. The RFP sought a pay-by-plate system with payment kiosks and/or meters, mobile payment options, enforcement tools, and citation management, with the goal of improving parking availability and turnover in support of downtown businesses.

Seven firms responded to the City's RFP. Upon review of the submissions, several firms recommended pay-by-plate kiosks instead of individual single-space meters, paired with a mobile app, text-to-pay, and card payments. A subcommittee of the City Council supported this approach, eliminating individual meters and cash payments to reduce streetscape clutter, equipment maintenance, and cash handling.

On November 10, 2026, the TIFA Board of Directors awarded the RFP to Passport Labs, Inc. in partnership with Total Parking Solutions, LLC. The five-year agreement, estimated at $174,515, is to be fully funded by the TIFA. Passport's system includes pay-by-plate kiosks supplied, installed, and maintained by Total Parking Solutions, along with mobile app, mobile web, and text-to-pay options. It also includes card and contactless payment at every kiosk, handheld enforcement devices, full citation management, and an online portal for real-time reporting and revenue reconciliation. Passport serves about 30 Michigan communities, including Lake Orion, Clarkston, and Pontiac.

Under Passport's proposal, seven pay-by-plate kiosks are to be installed in downtown Auburn Hills. One is planned for the TIFA-owned Primary Street parking lot, and the remaining kiosks will be placed along Auburn Road in the City rights-of-way, which requires City Council authorization. The approximate kiosk locations identified during the RFP process are shown in the attached document.

The kiosks are generally paired on the north and south sides of Auburn Road between Churchill Road and Juniper Street. Final locations are to be determined during Passport's onboarding. Passport and TPS will help staff choose the best sites based on visibility, pedestrian access, sidewalk clearance, and proximity to parking spaces. Kiosks will be placed so they do not obstruct sidewalks or accessible routes.

City staff will develop a public outreach campaign to effectively communicate the upcoming changes to downtown parking well in advance of its implementation, anticipated for spring 2027.

## STAFF RECOMMENDATION

Staff recommend that the City Council authorize the installation of downtown parking kiosks in the City rights-of-way along Auburn Road. Final locations will be determined by staff in collaboration with vendor during onboarding, generally consistent with the approximate locations shown in the attached document. It is important to note that no City Council funding action is required as this endeavor is fully funded by the Auburn Hills Tax Increment Finance Authority.

**MOTION**

**Move to authorize the installation of downtown paid parking kiosks within the City's rights-of-way along Auburn Road as part of the downtown paid parking system awarded by the TIFA Board of Directors. Final kiosk locations are to be determined by City staff, generally consistent with the locations shown on the attached map.**

**I CONCUR:** Thomas A. Tanghe

**THOMAS A. TANGHE, CITY MANAGER**

# Approximate Payment Kiosk Locations – Downtown Auburn Hills




**Map Key**

- Approximate Payment Kiosk Location
- Primary Street Parking Lot

# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 23, 2026** **AGENDA ITEM NO 9D**

**CITY MANAGER'S OFFICE**

**To:** **Mayor and City Council**
**From:** **Thomas A. Tanghe, City Manager; Andrew Hagge, Assistant to the City Manager**
**Submitted:** **November 18, 2026**
**Subject:** **Motion – To award a contract for professional services for architectural, design and construction to Cunningham Limp**

## INTRODUCTION AND HISTORY

It has long been a goal for the City of Auburn Hills to enclose the veranda at Fieldstone Golf Club. Enclosing the veranda would allow for Fieldstone Golf Club to host a number of events, whether that is weddings, graduation, birthday, or retirement parties, or anything else that would require an enclosed, private space, including events hosted by the city. The completion of this project will further cement Fieldstone Golf Club as not just an exceptional place to play a round of golf, but an exceptional location to hold meaningful events for Auburn Hills' residents and non-residents alike.

On September 28, 2026, city staff drafted and sent a Request for Qualification (RFQ) to five vendors that city staff deemed could effectively provide the necessary work involved with enclosing the Fieldstone veranda. Those five vendors included Cunningham Limp, Premier Construction, Kirco Manix Construction, Jonna Construction, and Commercial Contracting Corporation. Of those five vendors, two (Cunningham Limp and Premier Construction) submitted bids in response to the city's RFQ. A committee made up of Assistant City Manager Brandon Skopek, Assistant Director of Community Development Devin Lang, Civil Engineer Hannah Driesenga, and Assistant to the City Manager Andrew Hagge reviewed the bid submissions and conducted follow up interviews with the two companies that submitted proposals, Cunningham Limp and Premier Construction.

Ultimately, city staff had confidence that both vendors could satisfactorily complete this veranda enclosure project. However, Cunningham Limp's anticipated project timeline and their robust history working on municipal projects set them apart. Following the decision to select Cunningham Limp, The Kelly Firm and Cunningham Limp worked to draft the Design-Build Agreement between Cunningham Limp and the City of Auburn Hills. Auburn Hills legal representation has reviewed and approved the Design-Build Agreement, which can be found in the City Council packet.

The total Fieldstone Golf Club Veranda Enclosure Project contains several aspects. Aside from enclosing the existing veranda, the full scope of the project will include bar/restaurant renovations, changing the location of the bar, extension of the existing roof, sidewalk connections, bathroom renovations, and fire suppression work to ensure that both the new veranda space and the entirety of the Fieldstone Golf Club Clubhouse is compliant with all necessary codes and regulations. This project has an approved budget of $1,200,000 in fiscal year 2027.

Included in the packet are a few supporting documents;

- Attachment A – Request for Qualifications, Design-Build for Fieldstone Golf Club Veranda Enclosure Project
- Attachment B – Cunningham Limp's Proposal for Design-Build Services
- Attachment C – Design-Build Agreement between Auburn Hills & Cunningham Limp

**CITY MANAGER'S NOTE:** Because FGC is an enterprise fund and generates revenue, FGC will pay the general fund back over a period of years for the expenses related to these improvements.

## STAFF RECOMMENDATION

Staff recommend that the City Council award a contract for design-build services to Cunningham Limp for the proposed project to enclose the veranda at Fieldstone Golf Club.

## MOTION

**Move to award a contract for professional services for design-build to Cunningham Limp in an amount not to exceed $1,200,000. Furthermore, the City Manager is authorized to execute the professional services agreement on behalf of the City.**

**I CONCUR:** Thomas A. Tanghe

**THOMAS A. TANGHE, CITY MANAGER**

REQUEST FOR QUALIFICATIONS
RFQ-CAH-09-28-2026

FOR

# DESIGN-BUILDER FOR
# FIELDSTONE GOLF CLUB VERANDA ENCLOSURE PROJECT

CITY OF AUBURN HILLS
1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326

RELEASE DATE:
September 28, 2026

SUBMISSION DEADLINE:
October 14, 2026
2:00 PM

The City of Auburn Hills (City) is requesting written qualifications from interested and qualified Vendors to provide professional design-builder services for an enclosure to the Fieldstone Golf Club veranda. The successful Vendor will demonstrate proficiency and experience in similar/related projects, adherence to all applicable building codes and local ordinances, local and agency permitting, preparation of construction plans and bid package, and construction administration.

Sealed proposals will be received at the City Clerk's Office, located at 1827 N. Squirrel Road, Auburn Hills, MI 48326 until **2:00 PM, local time, October 14, 2026. ALL PROPOSALS MUST BE LABELED: FIELDSTONE GOLF CLUB VERANDA ENCLOSURE PROJECT.** Three (3) hard copies of proposals must be signed and include a thumb drive when submitted. Digital copies must be in PDF format. The digital copy submitted on the thumb drive/USB must be identical to the hard copy.

Proposals to receive consideration shall be received prior to the specified time. NOT LATE SUBMISSIONS WILL BE ACCEPTED. Proposals are considered officially submitted when received and date stamped by the office of the City Clerk.

**A MANDATORY PRE-SUBMITTAL MEETING WILL BE HELD ON MONDAY, OCTOBER 5, 2026, AT 10:00 AM AT FIELDSTONE GOLF CLUB – 1984 TAYLOR ROAD, AUBURN HILLS, MI 48326.**

All questions should be directed in writing to Andrew Hagge, Assistant to the City Manager via email at ahagge@auburnhills.org by 5:00 PM October 12, 2026. All questions will be answered promptly. If necessary, the City will issue a written addendum to this RFQ to clarify inquiries that substantially or materially change the RFQ.

The City reserves the right to reject any and all proposals, to waive or not to waive any informalities, or irregularities in the proposal received, and to accept respondents which in its judgment best serves the interests of the City.

**BACKGROUND**:

The City of Auburn Hills is a distinguished municipal leader in southeast Michigan. Home to approximately 26,000 residents, with a workday population of approximately 60,000. Auburn Hills is a thriving global business address with over 70 international corporations, including World and North American headquarters for many outstanding businesses. Auburn Hills' residents enjoy the amenities of city and suburban living with parks, a revitalized downtown district, and a welcoming city complex with a library and community center. Additionally, the city has four colleges and universities, and Great Lakes Crossing Outlets (one of the state's largest destination shopping centers).

Fieldstone Golf Club (FGC) is an exceptional 18-hole public golf course located in Auburn Hills, Michigan. Situated in an easily assessable Detroit suburb, Auburn Hills is a distinguished location for automotive and high-tech businesses whose employees frequent FGC. Fieldstone Golf Club has consistently averaged over 32,500 starts for the past 10+ years. The course offers an

exceptional variety of hole designs by the renowned architect, Arthur Hills, that combines diverse landscape and wetlands with gently rolling fairways through majestic hardwoods.

## PROJECT PURPOSE & SCOPE OF WORK:

The City of Auburn Hills is seeking qualification statements for the purpose of hiring a Design-Builder to provide constructor services for the enclosure of the veranda at Fieldstone Golf Club. The successful vendor will be required to enter into a contract with and provide insurance acceptable to the City of Auburn Hills.

The project includes the design and construction of an enclosure for the existing veranda, totaling approximately 3,264 square feet. The area currently consists of a concrete patio, with approximately 3,072 square feet beneath an existing roof. The remaining 192 square feet will require a new roof tied into the existing structure. The contractor shall provide foundations and any structural improvements needed to support the enclosure. The completed addition shall complement the existing building in its architecture, materials, and finishes. Further the addition shall allow for the division of rooms within the veranda, allowing it to be sectioned off for multiple private events.

The veranda is intended to serve as a seasonal patio. Large operable windows shall allow it to function as an open-air dining space in suitable weather while permitting it to be enclosed and conditioned during colder months. The work shall include new HVAC and fire suppression systems, necessary electrical improvements, and finished interior surfaces that are consistent with the adjoining restaurant.

The project also includes renovations to the existing Arrowhead Grille, comprising approximately 2,064 square feet of restaurant and dining space and 1,040 square feet of kitchen and bar space. This work shall include HVAC replacement or upgrades, kitchen equipment improvements, and updates to the dining area. The contractor shall coordinate the improvements across both areas and ensure the completed work complies with all applicable Michigan codes and requirements, including building, energy, mechanical, electrical, plumbing, fire protection, accessibility, and means of egress.

## TIMELINE & CONSTRUCTION SCHEDULE:

As a part of the proposal, the Vendor shall submit an outline of their proposed order of work and indicate dates for completing the major items of work. This schedule, when approved by the City, shall become part of the contract and establish the agreed upon date for time and substantial completion.

## PERMITS:

The successful Vendor will NOT be responsible for associated fees, etc. related to required permits. The City of Auburn Hills will waive in-house permitting fees.

## PROPOSAL CONTENT:

Qualifications documents should be prepared following the format identified below. The Vendor should at a minimum, include the following information regarding their approach to providing requested services. Proposals should be succinct.

**Cover Sheet**
A cover sheet should be submitted listing the name of the organization with names and phone numbers of persons who may be contacted to answer questions. Also, the cover sheet shall state who prepared the proposal and their contact information.

**Table of Contents**
The Vendor shall insert a comprehensive table of contents denoting all sections of the proposal.

**Organization Information**
Name, address, and brief description of organization, history, and capabilities. Organizations shall identify itself as individual, or if doing business under assumed name, indicate assumed name, partnership (naming partners), corporation, foreign or domestic (naming principal officers), or government agency, and indicate official capacity of persons executing documents.

**Qualifications and Experience**
Describe the organization's capacity to service the City of Auburn Hills, including appropriately certified and trained personnel and experience and support for the services. Include qualifications of the specific staff to be assigned to this contract.

**Project Approach & Schedule**
Briefly describe your understanding of the services requested and your organization's approach to providing these services. Indicate any unique qualifications, prior experience or similar projects to bolster your approach and understanding.

**References**
Provide names, business or agency affiliation and telephone numbers of references that have had a similar contract relationship with your organization within the last three (3) years that best characterizes your quality and past performance. Provide any additional information your organization feels appropriate to substantiate qualifications, track record, and commitment to provide these services. References should include the following:

**Subcontractor List**
Provide a list of anticipated subconsultants/subcontractors who will be utilized on the project for necessary trades. Additionally, the City of Auburn Hills would appreciate the ability to be consulted on the architect that is chosen for the project and provide input.

## PROPOSAL SUBMISSION REQUIREMENTS:

Sealed proposals will be received by the City of Auburn Hills at the office of the **City Clerk, 1827 N. Squirrel Road, Auburn Hills, MI 48326 no later than 2:00 PM EST October 14, 2026.**

**ALL PROPOSALS MUST BE LABELED: FIELDSTONE GOLF CLUB VERANDA ENCLOSURE PROJECT.** Three (3) hard copies of proposals must be signed and include a digital thumb drive when submitted. Digital copies must be in PDF format. The digital copy submitted on the thumb drive/USB must be identical to the hard copy.

Proposals to receive consideration shall be received prior to the specified time. NO LATE SUBMISSIONS WILL BE ACCEPTED. Proposals are considered officially submitted when received and date stamped by the office of the City Clerk.

## SELECTION CRITERIA:

The Vendor selection will be based on the submitted qualifications information. After the proposals are received and an initial review is performed, the City may conduct interviews to assist in the selection of a final firm. However, it is not the City's intent to request extensive clarification of the proposals received. Therefore, it is to the benefit of the respondent to provide an explicit, detailed, and complete discussion of the team's experience and capabilities in the proposal. For the interview, each firm's project manager and key personnel must be present.

All submittals made in response to this Request for Qualifications will be evaluated using the following (unranked) criteria:

1. Compliance with the Request for Qualifications
2. Relevant and demonstrated experience/expertise with similar projects
3. Qualifications and experience of key project team members, including Subconsultants, who will be actively involved in the project
4. Project approach and timeline
5. References
6. The quality of related work and knowledge exhibited in both written and graphical form, and if necessary, during the interview

After a Vendor is selected, the City will negotiate with the successful Vendor to draft a final scope of work and fee schedule. During negotiations, the selected Vendor must demonstrate that it has adequate and qualified staff and the necessary resources to perform the work. If the City and the selected firm are unable to agree to terms for a mutually acceptable contract, similar negotiations will occur with the second-ranked firm or the process may be re-advertised.

## PROJECT SCHEDULE:

The anticipated schedule of the selection process and project timeline is as follows:

- September 28, 2026 – Release of RFQ

- October 5, 2026 – Mandatory pre-submittal conference held at 10:00 AM at Fieldstone Golf Club – 1984 Taylor Road, Auburn Hills, MI 48326
- October 12, 2026 – Deadline to submit questions related to the RFQ by 5:00 PM
- October 14, 2026 – Proposals Due by 2:00 PM
- November 9, 2026 – Anticipated Contractor Award at City Council Meeting
- May 1, 2027 – Substantial Project Completion

## COST OF PREPARING PROPOSALS:

All costs associated with responding to this RFP are the sole responsibility of the responding Vendors.

## ADDITIONAL INFORMATION:

Submitted responses to this RFQ become the property of the City of Auburn Hills. The City reserves the right to use any and all ideas included in any response without incurring any obligations to the responding company or committing to procurement of the proposed services.

## INSURANCE REQUIREMENTS:

The Vendor must comply with the City's Insurance Requirements as set forth in the Insurance Requirements portion of this document.

# FIELDSTONE GOLF CLUB

## 1984 TAYLOR ROAD

## AUBURN HILLS, MICHIGAN

3rd REVISED SET

City set

CITY OF AUBURN HILLS BUILDING SERVICES

| | DATE: | INITIAL |
|---|---|---|
| BLDG. | 3-2-04 | JAS |
| PLBG. | None Provided | |
| MECH. | | |
| ELEC. | | |

APPROVED FOR CONSTRUCTION


PROPRIETOR - CITY OF AUBURN HILLS
1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
TELEPHONE: (248) 370-9354

CONTRACTOR - CAMPBELL/MANIX INC.
21520 BRIDGE STREET
SOUTHFIELD, MICHIGAN 48034
TELEPHONE: (248) 354-5100

ARCHITECT - CAMPBELL/MANIX ASSOCIATES
21520 BRIDGE STREET
SOUTHFIELD, MICHIGAN 48034
TELEPHONE: (248) 354-5100

CIVIL/LANDSCAPING ENGINEER - ENVIRONMENTAL ENGINEERS
18620 WEST TEN MILE ROAD
LATHRUP VILLAGE, MICHIGAN 48075
TELEPHONE: (248) 424-9510

STRUCTURAL - PARADIS ASSOCIATES, INC.
313 MAIN STREET, SUITE A
ROCHESTER, MICHIGAN 48307
TELEPHONE: (248) 650-4905

MECHANICAL - GREAT LAKES MECHANICAL
3800 MAPLE
DEARBORN, MICHIGAN 48126
TELEPHONE: (313) 581-1400

ELECTRICAL - MIDWEST POWER AND LIGHT
2185 AVON IDUSTRIAL DRIVE
ROCHESTER HILLS, MICHIGAN 48034
TELEPHONE: (248) 844-9758

PLUMBING - J.M. AND SONS
--
HOWELL, MICHIGAN
TELEPHONE: (517) 548-2054


### BUILDING CODE COMPLIANCE CHART

BUILDING SIZE:

CLUBHOUSE: 9545 S.F.
GOLF CART BUILDING: 5600 S.F.

RESTAURANT SEATING: (244 AS FOLLOWS)
GRILL: 76 SEATS
BAR: 8 SEATS
OUTING TERRACE: 160 SEATS

BUILDING USE GROUP:

| | | |
|---|---|---|
| CLUBHOUSE: | A-2 = | 4248 S.F. |
| | B = | 3129 S.F. |
| | S-1 = | 2168 S.F. |
| TOTAL | | 9545 S.F. |

GOLF CART STORAGE BUILDING
S-2 = 5600 S.F.

THE 2000 MICHIGAN BUILDING CODE ALLOWS THE FOLLOWING FOR TYPE 5B IS NONPROTECTED COMBUSTIBLE CONSTRUCTION. (WOOD FRAME AND STRUCTURE)

| CLUBHOUSE: | ALLOWABLE AREA |
|---|---|
| BASE BUILDING AREA: (TABLE 503) (A-2) | 6,000 S.F. |
| ALLOWABLE FRONTAGE INCREASE: (SECTION 506.2) @ 75% 6,000 S.F. = 4500 S.F. | |
| SPRINKLER SYSTEM INCREASE IS NOT APPLICABLE (LIMITED AREA SUPPRESSION SYSTEM) | |
| TOTAL ALLOWABLE BUILDING AREA | 10,500 S.F. |

| GOLF CART STORAGE: | ALLOWABLE AREA |
|---|---|
| BASE BUILDING AREA: (TABLE 503) (S-2) | 13,500 S.F. |
| ALLOWABLE FRONTAGE INCREASE: (SECTION 506.2) @ 75% 13,500 S.F. = 10,125 S.F. | |
| TOTAL ALLOWABLE BUILDING AREA: | 23,625 S.F. |

### GENERAL NOTES:

1. NO HAZARDOUS MATERIALS STORED IN BUILDINGS
2. ALL ROOF TOP EQUIPMENT TO BE SCREENED PER ZONING ORDINANCE
3. STORAGE ROOMS COMPLY WITH 2000 MBC SECTION 302.1.1
4. FIRE SUPPRESSION PER 2000 MBC. SECTION 903.2.12 - NOT REQUIRED FOR A-2 USE GROUP (UNDER 5,000 S.F.)
5. BUILDING TO BE ADA COMPLIANT
6. EXIT DEVICES FOR EGRESS DOORS NOT REQUIRED PER 2000 MBC - SECTION 1003.3.1.9 (GROUP 'A' OCCUPANCY LESS THAN 100)

### Drawing Index

| Sheet No. | Sheet Title | Issue 04 Drawing Date | Issue 05 Drawing Date | Issue 06 Drawing Date | Issue 07 Drawing Date | Issue 08 Drawing Date | Issue 09 Drawing Date |
|---|---|---|---|---|---|---|---|
| CS-1 | Cover Sheet | Not Issued | 10/14/03 | 10/22/03 | 11/13/03 | 12/03/03 | 02/11/04 |
| C-101 | Architectural Site Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 | Not Issued |
| C-201 | Site Paving/ Grading Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 | Not Issued |
| C-202 | Site Utility Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 | Not Issued |
| C-203 | Site Demolition Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 | Not Issued |
| C-204 | Site Engineering Plan | 10/13/03 | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| TS-001 | Topographical Survey | 10/13/03 | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| W-1 | Auburn Hills Standard Water Main Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| W-1 | Auburn Hills Standard Water Main Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| SW-1 | Auburn Hills Standard Sanitary Sewer Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| SW-2 | Auburn Hills Standard Sanitary Sewer Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| SS-1 | Auburn Hills Standard Storm Sewer Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| SS-2 | Auburn Hills Standard Storm Sewer Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| L-100 | Preliminary Site Landscaping Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 | Not Issued |
| A-1 | Floor Plan | Not Issued | 10/14/03 | Not Issued | 11/13/03 | 12/03/03 | 02/11/04 |
| A-2 | Large Scale Plans and Details | Not Issued | 10/14/03 | Not Issued | 11/13/03 | 12/03/03 | 02/11/04 |
| A-3 | Schedules | Not Issued | 10/14/03 | Not Issued | 11/13/03 | 12/03/03 | 02/11/04 |
| A-4 | Reflected Ceiling Plan | Not Issued | 10/14/03 | Not Issued | 11/13/03 | 12/03/03 | 02/11/04 |
| A-5 | Building Elevations | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| A-6 | Building Sections | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| A-7 | Building Details | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| A-8 | Building Sections | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| A-9 | Roof Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| A-10 | Concrete Placement Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| A-11 | Cart Storage Floor Plan, Sections & Elev. | Not Issued | | Not Issued | Not Issued | | 02/11/04 |
| FS-1 | Food Service Plan and Equipment Schedules | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| FS-2 | Food Service Equipment Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| S-1 | Foundation Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| S-2 | Framing Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| S-3 | Miscellaneous Notes and Details | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| M-1 | HVAC Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| M-1.1 | HVAC Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| M-1.2 | HVAC Plan Golf Cart Storage Barn | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| M-2 | HVAC Sections | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| M-3 | HVAC Schedule | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| P-1 | Plumbing Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | Not Issued |
| PH-1 | Photometrics | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| E-101 | Electrical Site Plan | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 | Not Issued |
| E-1 | Lighting Plan | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| E-2 | Power Plan | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 | 02/11/04 |
| E-3 | Electrical Schedule | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 | Not Issued |
| E-4 | Golf Storage Lighting and Power | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 | Not Issued |
| E-5 | Electrical Roof Plan | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 | Not Issued |

STATE OF MICHIGAN — JAMES A. SPENCER — 27058 — LICENSED ARCHITECT


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21520 Bridge Street, Southfield, Michigan 48034 248 354-5100
ASSOCIATE/CONSULTANT


COVER SHEET

| SHEET TITLE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE |
|---|---|---|---|---|---|---|---|---|
| | 01 | 10/13/03 | 05 | 12/03/03 | | | | |
| | 02 | 10/14/03 | 06 | 02/11/04 | | | | |
| | 03 | 10/22/03 | 07 | | | | | |
| | 04 | 11/13/03 | 08 | | | | | |

RECEIVED
FEB 13 2004
AUBURN HILLS
COMMUNITY DEVELOPMENT DEPT

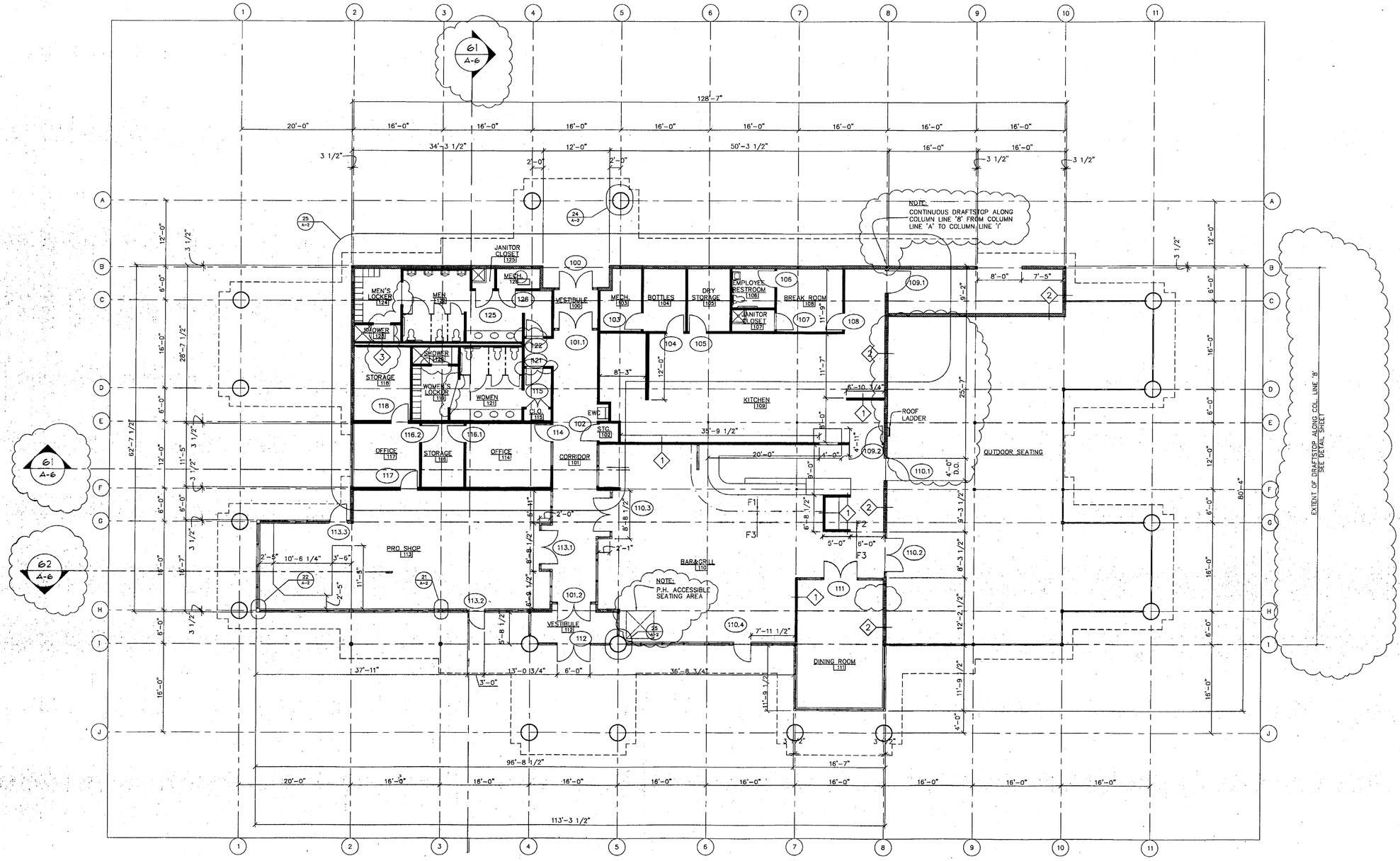
PROJECT
FIELDSTONE CLUB HOUSE
1984 TAYLOR ROAD
AUBURN HILLS, MICHIGAN

| APPROVED | CMI |
|---|---|
| CHECKED | DRAWING DATE 10/28/04 |

PROJECT No. 03042 .00

SHEET No. CS-001


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

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FLOOR PLAN

| SHEET TITLE | IMAGE | DATE | IMAGE | DATE | IMAGE | DATE | IMAGE | DATE |
|---|---|---|---|---|---|---|---|---|
| | Ø5 | 02/14/03 | | | | | | |
| | Ø7 | 11/13/03 | | | | | | |
| | Ø8 | 12/09/03 | | | | | | |
| | Ø9 | 02/10/04 | | | | | | |

PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

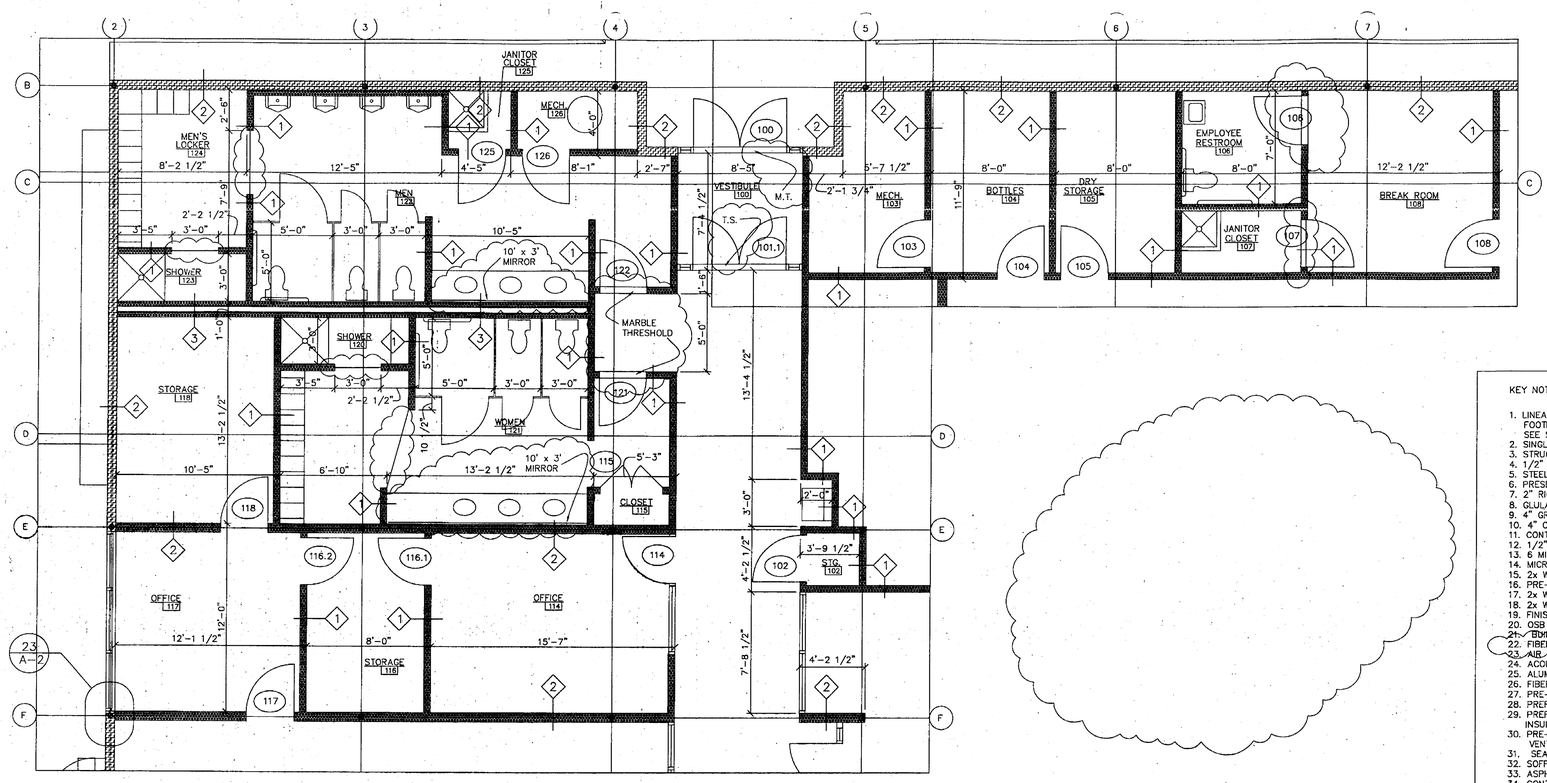
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PROJECT No. 03042 00

SHEET No. A - 1

STATE OF MICHIGAN — REGISTERED — JAMES A. MANIX — No. 27998 — ARCHITECT

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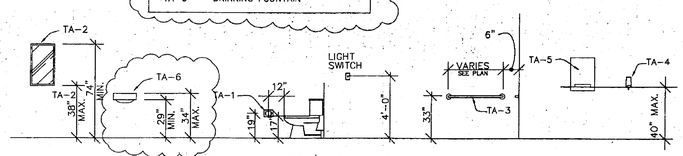

25 A-2 **ENLARGED PLAN**
SCALE: 1/4" = 1'-0"

KEY NOTES:

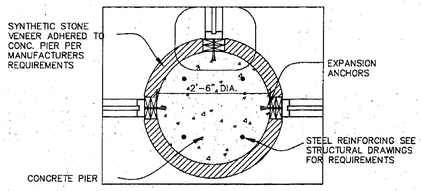
1. LINEAR REINFORCED CONCRETE FOOTING – BOTTOM OF FOOTING 42" MIN. BELOW PROPOSED GRADE – SEE STRUCTURAL DRAWINGS
2. SINGLE PLY EPDM ROOFING SYSTEM
3. STRUCTURAL STEEL – SEE STRUCTURAL DRAWINGS
4. 1/2" DIA. x 16" L. ANCHOR BOLTS – 4'-0" O.C.
5. STEEL REINFORCED CONCRETE FOUNDATION WALL
6. PRESERVATIVE TREATED SILL PLATE
7. 2" RIGID INSULATION
8. GLULAM BEAM – SEE STRUCTURAL
9. 4" GRANULAR FILL
10. 4" CONC. SLAB WITH 6x6-W1.4xW1.4 W.W.F. AT MID-DEPTH
11. CONTINUOUS FOAM SILL SEALER
12. 1/2" PRE-MOLDED JOINT FILLER
13. 6 MIL PLASTIC SHEETING VAPOR BARRIER
14. MICRO LAM BEAM – SEE STRUCTURAL DRAWINGS
15. 2x WOOD STUDS – 16" O.C.
16. PRE-ENGINEERED WOOD TRUSS
17. 2x WOOD PLATE
18. 2x WOOD HEADER
19. FINISHED FLOOR – SEE SCHEDULE
20. OSB SHEATHING
21. BUILDING FELT
22. FIBERGLASS BATT INSULATION – FOIL FACED IN CEILING
23. AIR INFILTRATION BARRIER
24. ACOUSTICAL PANEL CEILING
25. ALUMINUM DRIP EDGE
26. FIBER CEMENT SIDING
27. PRE-FINISHED METAL FLASHING
28. PREFINISHED ALUMINUM TRIM
29. PREFINISHED ALUMINUM GLAZING SYSTEM WITH 1" INSULATED TINTED GLAZING
30. PRE-FINISHED VINYL SOFFIT WITH INTEGRAL VENTING SYSTEM
31. SEALANT
32. SOFFIT BAFFLES
33. ASPHALT SHINGLES
34. CONTINUOUS PRE-FINISHED METAL DRIP
35. ROOF VENTS
36. CONTINUOUS PRE-FINISHED VENTS
37. CONTINUOUS SHINGLE UNDERLAYMENT – EXTEND FROM ROOF EDGE TO 36" MIN. ABOVE HEATED AREA OF ROOF
38. GYPSUM BOARD
39. SEALANT OVER POLYETHYLENE BACKER ROD
40. NATURAL WOOD TRIM
41. NATURAL WOOD FLOOR BASE
42. PRE-FINISHED ALUMINUM RAILING

**TOILET ACCESSORIES**

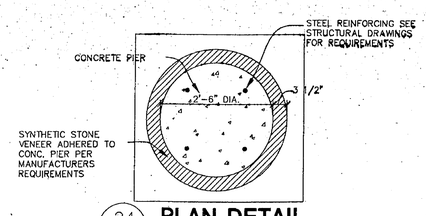
| | |
|---|---|
| TA-1 | TOILET PAPER DISPENSER |
| TA-2 | MIRROR |
| TA-3 | GRAB BAR |
| TA-4 | SOAP DISPENSER |
| TA-5 | PAPER TOWEL DISPENSER |
| TA-6 | DRINKING FOUNTAIN |



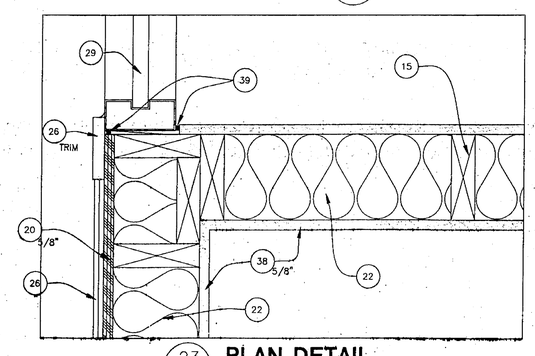

**BARRIER FREE TOILET STANDARDS**
NO SCALE



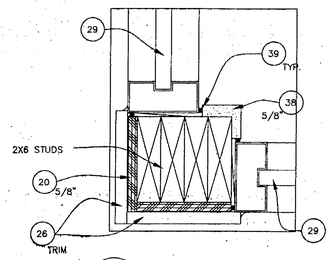

25 A-1 **PLAN DETAIL**
SCALE: 3/4" = 1'-0"



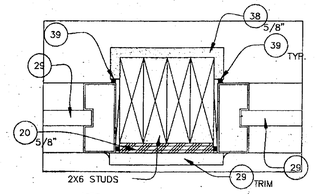

24 A-1 **PLAN DETAIL**
SCALE: 3/4" = 1'-0"




23 A-2 **PLAN DETAIL**
SCALE: 3" = 1'-0"




22 A-1 **PLAN DETAIL**
SCALE: 3" = 1'-0"




21 A-1 **PLAN DETAIL**
SCALE: 3" = 1'-0"

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SHEET TITLE **LARGE SCALE PLAN & DETAILS**

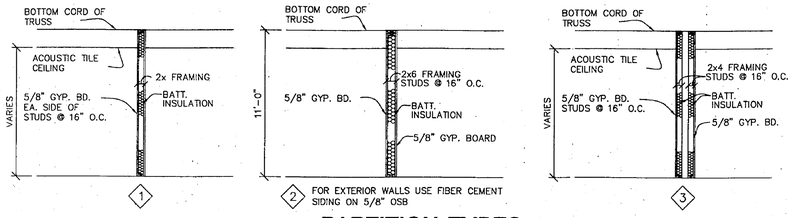
| ISSUE | DATE |
|---|---|
| 25 | 10/14/23 |
| 01 | 11/13/23 |
| 28 | 12/23/23 |
| 29 | 02/16/24 |

PROJECT
**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
CITY OF AUBURN HILLS, MICH. 48326

APPROVED | CM
CHECKED | DRAWING DATE
PROJECT No. 03042 00
SHEET No. A-2

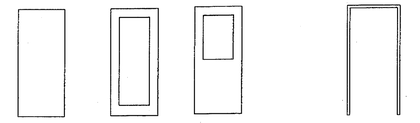
STATE OF MICHIGAN — 47998 — REGISTERED ARCHITECT

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## PARTITION TYPES

NO SCALE



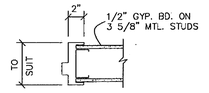

## DOOR TYPES

NO SCALE




## FRAME TYPES

NO SCALE




## JAMB (HEAD SIM.)

SCALE: 1 1/2" = 1'-0"

# SPECIFICATIONS

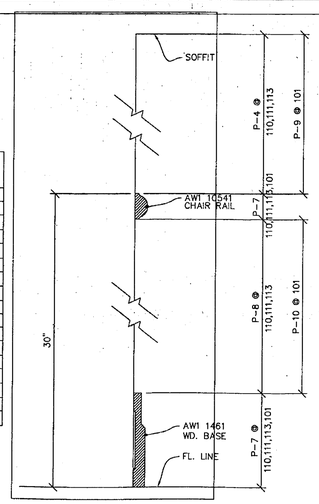
| | NO. | MATERIAL | SPECIFICATIONS |
|---|---|---|---|
| FLOOR | F-1 | 12"X12" CERAMIC TILE | CROSSVILLE VERANDA STONE VS105 NERO |
| | F-2 | 6"X 6" QUARRY TILE | AMERICAN OLEAN # Q16 GRAY FLASH |
| | F-3 | CARPET | BOLYU BEDROCK BDR 34 |
| | F-4 | NOT USED | PITTSBURG AQUAPON WB POLYAMIDE # 98 LIGHT GRAY |
| | F-5 | STAMPED / STAINED CONCRETE | |
| | F-6 | CONCRETE | NO STAIN BROOMED FINISH W/ 48" O.C. CONTROL JOINT GRID (TYP.) |
| | F-7 | VINYL TILE | MANNINGTON INSPIRATIONS #419 TWEED MEDLEY |
| BASE | B-1 | 3"X12" CERAMIC TILE BULLNOSE | CROSSVILLE VERANDA STONE VS105 NERO |
| | B-2 | WOOD (BASE & CHAIRRAIL) | 6" HIGH AW1 1461 PROFILE – PAINTED P7 |
| | B-3 | 4" VINYL COVE | JOHNSONITE #20 CHARCOAL |
| | B-4 | QUARRY TILE COVE BASE | AMERICAN OLEAN # Q3565 GRAY FLASH |
| | B-5 | 4" VINYL COVE | JOHNSONITE #09 CLAY |
| WALLS | P-1 | 859 BENJAMIN MOORE (MENS TOILET) | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-2 | 270 BENJAMIN MOORE (WOMENS TOILET) NORTH / EAST WALLS | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-3 | 1573 BENJAMIN MOORE (WOMENS TOILET) SOUTH / WEST WALLS | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-4 | HC 95 BENJAMIN MOORE GENERAL PAINT | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-5 | 953 BENJAMIN MOORE | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-6 | NOT USED | |
| | P-7 | ARMORY 517-6 PITTSBURG PAINT | BENJAMIN MOORE SATIN IMPERVO (MATCH PITTSBURG COLOR) |
| | P-8 | 235 BENJAMIN MOORE | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-9 | HC28 | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-10 | 978 BENJAMIN MOORE | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-11 | 12" X 12" CERAMIC TILE (4'-0" HIGH WET WALLS) | CROSSVILLE VERANDA STONE VS 105 NERO |
| CEILING | C-1 | USG CLEAN ROOM | CLIMA PLUS 10M – 100M # 56090 |
| | C-2 | USG ECLIPSE CLIMA PLUS 2 X 2 | # 72716 PEDESTALS IV WHITE |
| | C-3 | USG ECLIPSE CLIMA PLUS 2 X 4 | # 78085 ILLUSION 2 |
| | C-4 | GYP. BD. | PAINT P-5 (953 BENJAMIN MOORE) |
| | | | |
| MISC. | M-1 | TOILET PARTITIONS & LOCKERS (MEN) | GENERAL PARTITIONS MIST GREY SA – 401 |
| | M-2 | TOILET PARTITIONS & LOCKERS (WOMEN) | GENERAL PARTITIONS SAND SN – 336 |
| | M-3 | PLASTIC LAMINATE (WOMEN) | PIONITE SAGE CORAL AV781 |
| | M-4 | PLASTIC LAMINATE | PIONITE SHELTON STREET OF SAN FRANCISCO PFA54 |
| | M-5 | PLASTIC LAMINATE (MEN) | NEVAMAR SILVER METAPHOR MP 6001T |
| | M-6 | KEMLITE GLASBORD | FIREX GLASBORD – WHITE TEXTURED |
| | | | |
| | | | |

LEGEND

FRP–FIBER REINFORCED PLASTIC
WC–WALL COVERING
CPT–CARPET
VSF–VINYL SHEET FLOORING
ALUM.– ALUMINUM DOOR / FRAME
H.M. – HOLLOW METAL DOOR / FRAME

# EXTERIOR FINISHES

| MATERIAL | SPECIFICATIONS |
|---|---|
| ROOFING SHINGLES | GAF TIMBERLINE SHINGLE (40 YEAR) PEWTER GRAY BLEND |
| DRIP EDGE | WHITE |
| ICE & WATERSHIELD | ALL VALLEYS & 1ST 3' OF ROOF EDGE |
| FLAT ROOF – 60 MIL. | WITH TAPER |
| WINDOWS | WHITE ALUM. CLAD. 1" INSUL. GRAY TINTED & DRS TO MATCH |
| | |
| INTERIOR DOORS | METAL DOORS (NOT WOOD) |
| | |
| | |
| SIDING | FIBER CEMENT SIDING (PREFINISHED) CERTAINEED PERFECTION |
| | SHINGLE 8 1/4" X 12" LENGTHS LIGHT GRAY |
| STONE PIERS | SUPERIOR SPLIT FACE CVS – 2003 CULTURED STONE |
| | |
| SOFFIT | VINYL (EVERYTHING VENTED) |
| | |
| | |




## WALL PARTITION NOTE : # 1

# DOOR SCHEDULE

| DOOR NO. | ROOM NAME | DOOR OPENING SIZE | DOOR TYPE | DOOR MAT'L | FRAME TYPE | FRAME MAT'L | HARDWARE: LATCHSET | HARDWARE: LOCKSET | HARDWARE: PRIVACY LOCKSET | HARDWARE: STOP | HARDWARE: TRANSITION STRIP | HARDWARE: THRESHOLD | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | VESTIBULE | 3'–0" x 6'–8" PR. | B | ALUM. | 1 | ALUM. | | ● | | ● | | ● | CLOSER BOTH DOORS |
| 101.1 | CORRIDOR | 3'–0" x 6'–8" PR. | B | ALUM. | 1 | ALUM. | | | | ● | ● | | CLOSER BOTH DOORS |
| 101.2 | CORRIDOR | 3'–0" x 6'–8" PR. | B | ALUM. | 1 | ALUM. | | | | ● | ● | | CLOSER BOTH DOORS |
| 102 | CLOSET | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | | ● | | ● | | | |
| 103 | MECHANICAL | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | | ● | | ● | | | |
| 104 | BOTTLES | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | ● | | | ● | ● | | – |
| 105 | DRY STORAGE | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | | ● | | ● | ● | | – |
| 106 | EMPLOYEE LAV. | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | | | ● | ● | | ● | – |
| 107 | JANITOR CLOSET | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | ● | | | ● | ● | | – |
| 108 | BREAK ROOM | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | ● | | | ● | ● | | – |
| 109.1 | KITCHEN | 4'–0" x 6'–8" | A | H.M. | 1 | H.M. | | ● | | ● | | ● | |
| 109.2 | KITCHEN | 3'–0" x 6'–8" PR. | C | H.M. | 1 | H.M. | | | | | | | DBL. ACTION HINGES, PUSH/PULL |
| 110.1 | BAR & GRILL | 4'–0" x 6'–8" | B | ALUM. | 1 | ALUM. | | ● | | ● | | ● | |
| 110.2 | BAR & GRILL | 3'–0" x 6'–8" PR. | B | ALUM. | 1 | ALUM. | | ● | | ● | | ● | CLOSER BOTH DOORS/WEATHERSTRIP |
| 110.3 | BAR & GRILL | 3'–0" x 6'–8" PR. | B | ALUM. | 1 | ALUM. | | ● | | ● | | | CLOSER BOTH DOORS |
| 110.4 | BAR & GRILL | 3'–0" x 6'–8" | B | ALUM. | 1 | ALUM. | | ● | | | | ● | CLOSER/WEATHERSTRIP |
| 111 | DINING ROOM | 3'–0" x 6'–8" PR. | B | ALUM. | 1 | ALUM. | | ● | | ● | | | CLOSER BOTH DOORS |
| 112 | VESTIBULE | 3'–0" x 6'–8" PR. | B | ALUM. | 1 | ALUM. | | ● | | ● | | ● | CLOSER BOTH DOORS |
| 113.1 | PRO SHOP | 3'–0" x 6'–8" PR. | B | ALUM. | 1 | ALUM. | | ● | | ● | | | CLOSER BOTH DOORS |
| 113.2 | PRO SHOP | 3'–0" x 6'–8" | B | ALUM. | 1 | ALUM. | | ● | | ● | | ● | CLOSER/WEATHERSTRIP |
| 113.3 | PRO SHOP | 3'–0" x 6'–8" | B | ALUM. | 1 | ALUM. | | ● | | ● | | ● | CLOSER/WEATHERSTRIP |
| 114 | OFFICE | 3'–0" x 6'–8" | B | ALUM. | 1 | ALUM. | | ● | | ● | | | CLOSER |
| 115 | CLOSET | 2'–0" x 6'–8" PR. | A | H.M. | 1 | H.M. | | | | ● | | | |
| 116.1 | STORAGE | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | | ● | | ● | | | |
| 116.2 | STORAGE | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | | ● | | ● | | | |
| 117 | OFFICE | 3'–0" x 6'–8" | B | ALUM. | 1 | ALUM. | | ● | | ● | | | |
| 118 | STORAGE | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | | ● | | ● | | | |
| 121 | WOMEN'S ROOM | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | ● | | | ● | ● | ● | CLOSER |
| 122 | MEN'S ROOM | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | ● | | | ● | ● | ● | CLOSER |
| 125 | JANITOR CLOSET | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | | ● | | ● | | | |
| 126 | MECHANICAL | 3'–0" x 6'–8" | A | H.M. | 1 | H.M. | | ● | | ● | | | |
| 127.1 | | | | | | | | | | | | | |
| 127.2 | | | | | | | | | | | | | |

# ROOM FINISH SCHEDULE

| NO. | ROOM TITLE | FLOOR MAT'L. | BASE | N.WALL | S.WALL | E.WALL | W.WALL | CEILING MAT'L | CEILING HEIGHT | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|
| 100 | VESTIBULE | F-1 | B-1 | – | – | P-4 | P-4 | C-3 | 8'-0" | 5/8" F.R. CLG |
| 101 | CORRIDOR | F-3 | B-2 | – | SEE NOTE # 1 THIS DWG. | | | C-4 | 10'-0" | 5/8" F.R. CLG–DROP @ 8'-0" / CLG @ 10'-0" |
| 102 | CLOSET | F-3 | B-2 | P-4 | P-4 | P-4 | P-4 | C-4 | 8'-0" | 5/8" F.R. CLG |
| 103 | MECHANICAL | F-7 | B-5 | P-5 | P-5 | P-5 | P-5 | C-1 | 8'-0" | |
| 104 | BOTTLES | F-2 | B-4 | M-6 | M-6 | M-6 | M-6 | C-1 | 8'-0" | |
| 105 | DRY STORAGE | F-2 | B-4 | M-6 | M-6 | M-6 | M-6 | C-1 | 8'-0" | |
| 106 | EMPLOYEE LAV. | F-7 | B-5 | P-4 | P-4 | P-4 | P-4 | C-1 | 8'-0" | |
| 107 | JANITOR CLOSET | F-7 | B-5 | M-6 | M-6 | M-6 | M-6 | C-1 | 8'-0" | |
| 108 | BREAK ROOM | F-7 | B-5 | P-4 | P-4 | P-4 | P-4 | C-1 | 8'-0" | |
| 109 | KITCHEN | F-2 | B-4 | M-6 | M-6 | M-6 | M-6 | C-1 | 9'-0" | |
| 110 | BAR & GRILL | F-1/F-3 | B-2 | SEE NOTE # 1 THIS DWG. | | | | C-2/C-4 | 10'-0" | |
| 111 | DINING ROOM | F-3 | B-2 | SEE NOTE # 1 THIS DWG. | | | | C-2 | 8'-0" | |
| 112 | VESTIBULE | F-1 | B-1 | P-4 | – | P-4 | P-4 | C-4 | 8'-0" | 5/8" F.R. CLG |
| 113 | PRO SHOP | F-3 | B-2 | SEE NOTE # 1 THIS DWG. | | | | C-2/C-4 | 10'-0" | |
| 114 | OFFICE | F-3 | B-2 | P-4 | P-4 | P-4 | P-4 | C-4 | 8'-0" | |
| 115 | CLOSET | F-3 | B-3 | P-4 | P-4 | P-4 | P-4 | C-3 | 8'-0" | |
| 116 | STORAGE | F-3 | B-3 | P-4 | P-4 | P-4 | P-4 | C-3 | 8'-0" | |
| 117 | OFFICE | F-3 | B-2 | P-4 | P-4 | P-4 | P-4 | C-4 | 8'-0" | |
| 118 | STORAGE | F-3 | B-3 | P-4 | P-4 | P-4 | P-4 | C-3 | 8'-0" | |
| 119 | WOMEN'S LOCKERS | F-3 | B-1 | P-2 | P-3 | P-2 | P-3 | C-4 | 8'-0" | |
| 120 | WOMEN'S SHOWER | F-1 | B-1 | P-2 | P-2 | P-2 | P-2 | C-4 | 8'-0" | SHOWER STALL TO BE PREFAB–GRAY |
| 121 | WOMEN'S ROOM | F-1 | B-1 | P-2/P-11 | P-3 | P-2 | P-3 | C-4 | 8'-0" | |
| 122 | MEN'S ROOM | F-1 | B-1 | P-1/P-11 | P-1/P-11 | P-1 | P-1 | C-4 | 8'-0" | F-1 @ URINALS (NORTH/EAST/WEST WALLS |
| 123 | MENS SHOWER | F-1 | B-1 | P-1 | P-1 | P-1 | P-1 | C-4 | 8'-0" | SHOWER STALL TO BE PREFAB–GRAY |
| 124 | MEN'S LOCKER | F-3 | B-1 | P-1 | P-1 | P-1 | P-1 | C-4 | 8'-0" | |
| 125 | JANITOR CLOSET | F-1 | B-3 | M-6 | M-6 | M-6 | M-6 | C-3 | 8'-0" | |
| 126 | MECHANICAL | F-1 | B-3 | P-1 | P-1 | P-1 | P-1 | C-3 | 8'-0" | |
| 127 | | | | | | | | | | |


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| | #5 | 06/14/03 |
| | #7 | 11/13/03 |
| | #8 | 12/03/03 |
| | #9 | 02/11/04 |

PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48328

APPROVED CM

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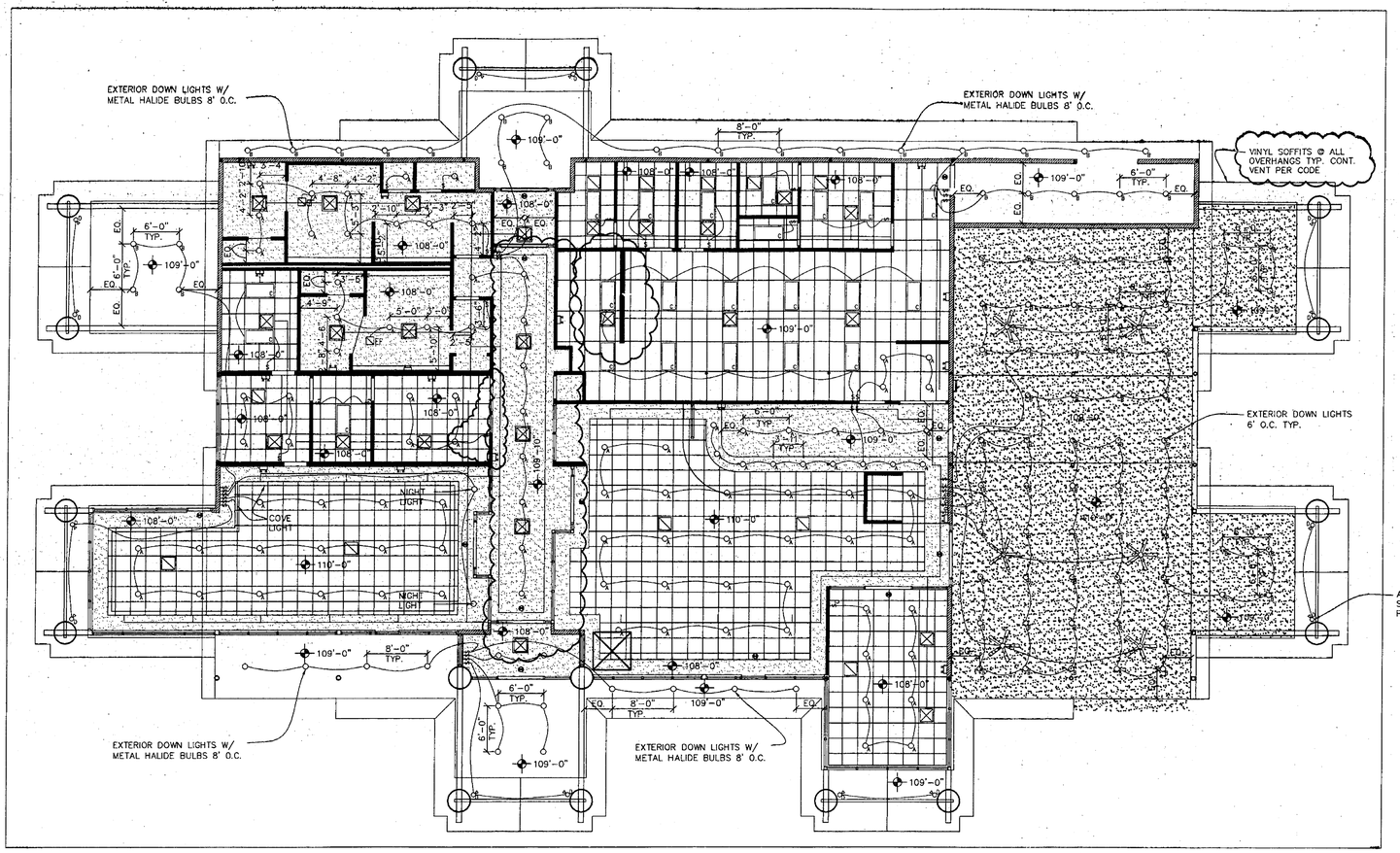
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SHEET No. A-3


STATE OF MICHIGAN
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## PROPOSED REFLECTED CEILING PLAN

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

| LIGHTING SCHEDULE | | | | | |
|---|---|---|---|---|---|
| | TYPE OF LIGHT | MANUFACTURER | MODEL NO. | LAMP | NOTES |
| A | INTERIOR RECESSED DOWN LIGHT | KURT VERSEN | P927 | 42W TRIPLE TUBE | |
| B | EXTERIOR RECESSED DOWN LIGHT | BEGA | 6940/541 | 50W PAR 20 | METAL HALLIDE LAMPS FOR WALL WASH LIGHTS |
| C | INTERIOR 2x4 FLUORESCENT | LUNA | FLU 24B | 2 LAMP T8 | |
| D | ACCENT FLOOD LIGHT | BEGA | 7511 W/ MTG. PLATE | 50W GY6.35 12V | |
| E | INTERIOR COVE LIGHT | LITECONTROL | COVE 30 | 2-T8 | |

REFLECTED CEILING PLAN LEGEND

- NEW 2'x2' CEILING AND GRID
- 2'x4' FLUORESCENT LIGHT FIXTURE
- $O_A$ INTERIOR RECESSED DOWN LIGHT
- $O_B$ EXTERIOR RECESSED DOWN LIGHT
- $O_D$ ACCENT FLOOD LIGHT
- S SWITCH
- $S_3$ SWITCH - 3 WAY
- $S_D$ DIMMER SWITCH
- EF EXHAUST FAN
- EXIT LIGHT
- EMERGENCY LIGHT
- SUPPLY DIFFUSER
- RETURN AIR

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| REFLECTED CEILING PLAN | Ø5 | 12/14/23 | | | | | | |
| | Ø7 | 1/15/24 | | | | | | |
| | Ø8 | 12/03/23 | | | | | | |
| | Ø9 | 02/11/24 | | | | | | |

PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

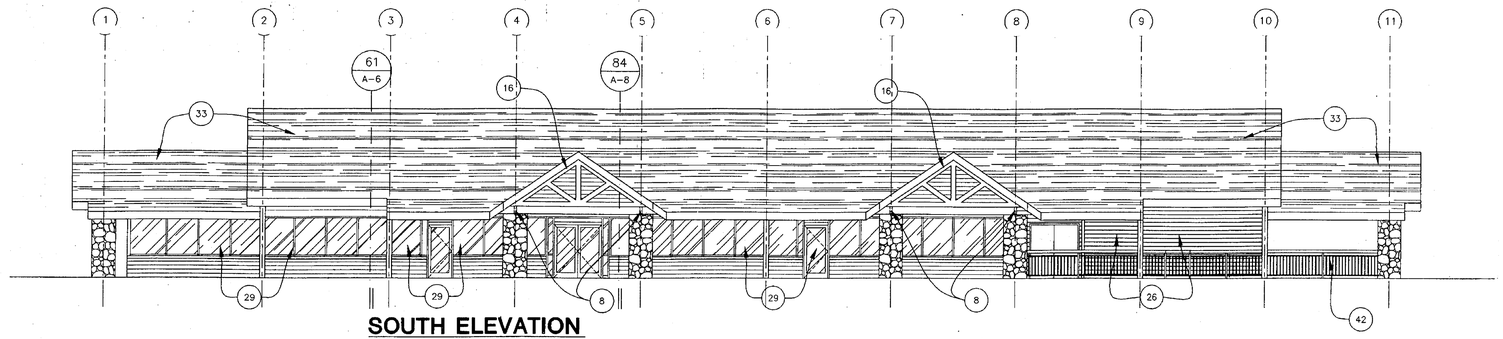
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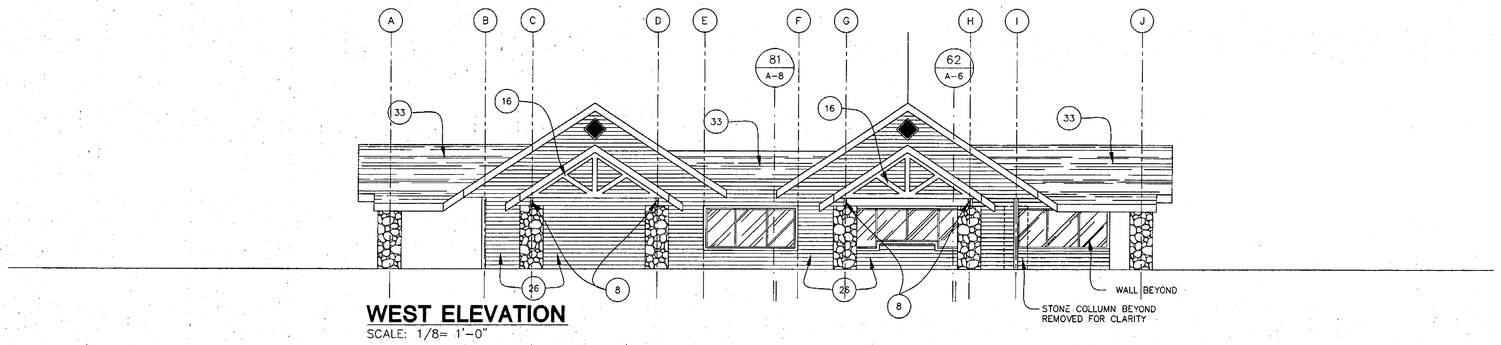
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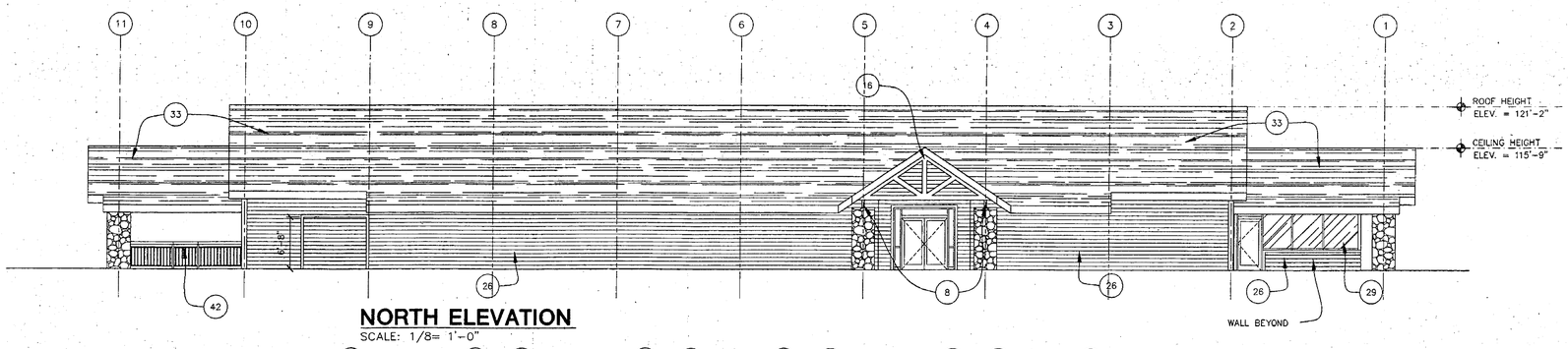
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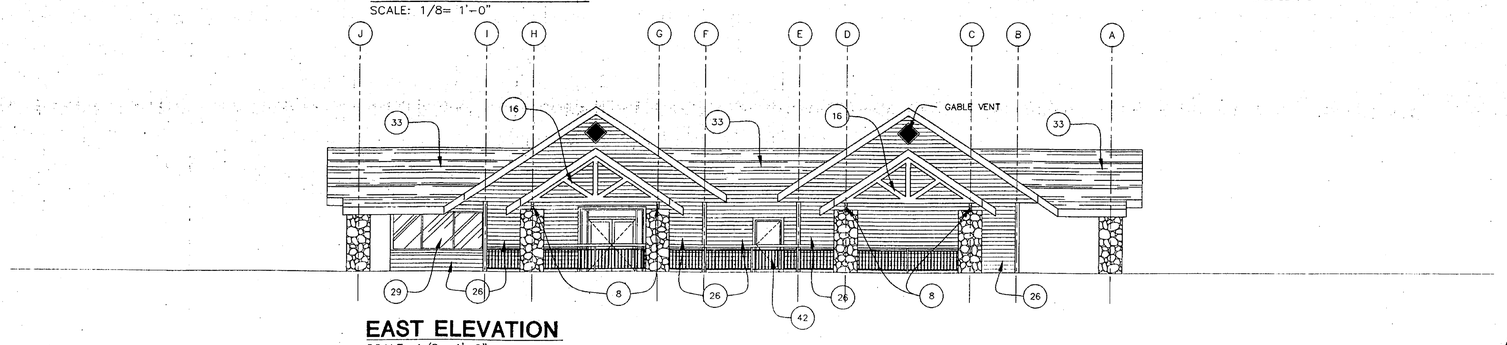

## SOUTH ELEVATION
SCALE: 1/8= 1'-0"




## WEST ELEVATION
SCALE: 1/8= 1'-0"




## NORTH ELEVATION
SCALE: 1/8= 1'-0"




## EAST ELEVATION
SCALE: 1/8= 1'-0"

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| @9 | 02/11/04 |

SHEET TITLE: ELEVATIONS

PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

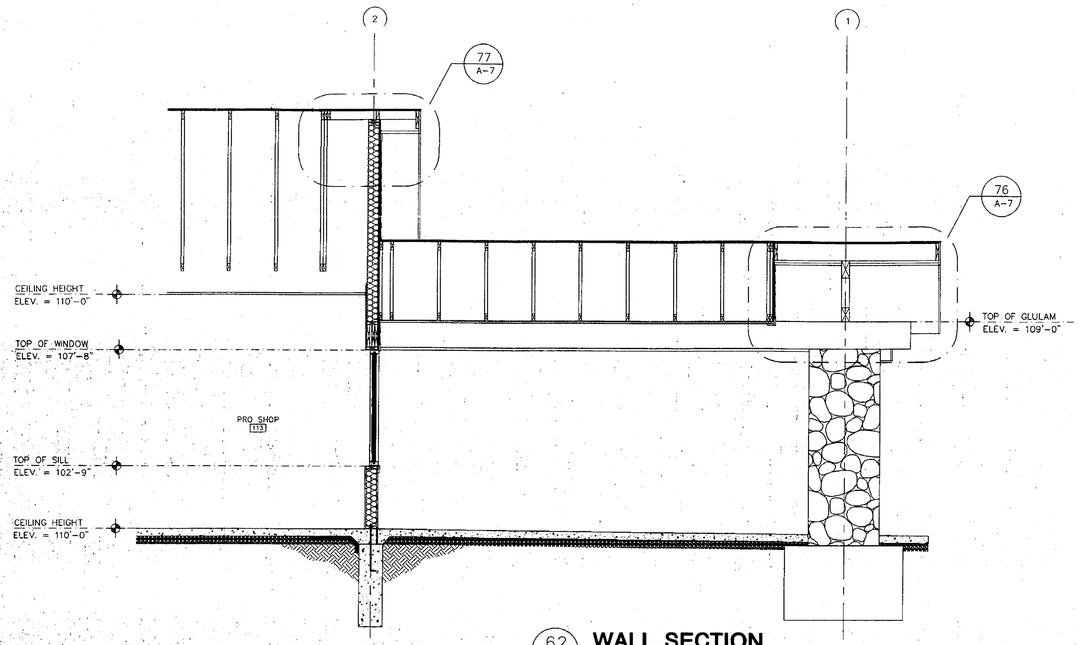
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SHEET No. A-5

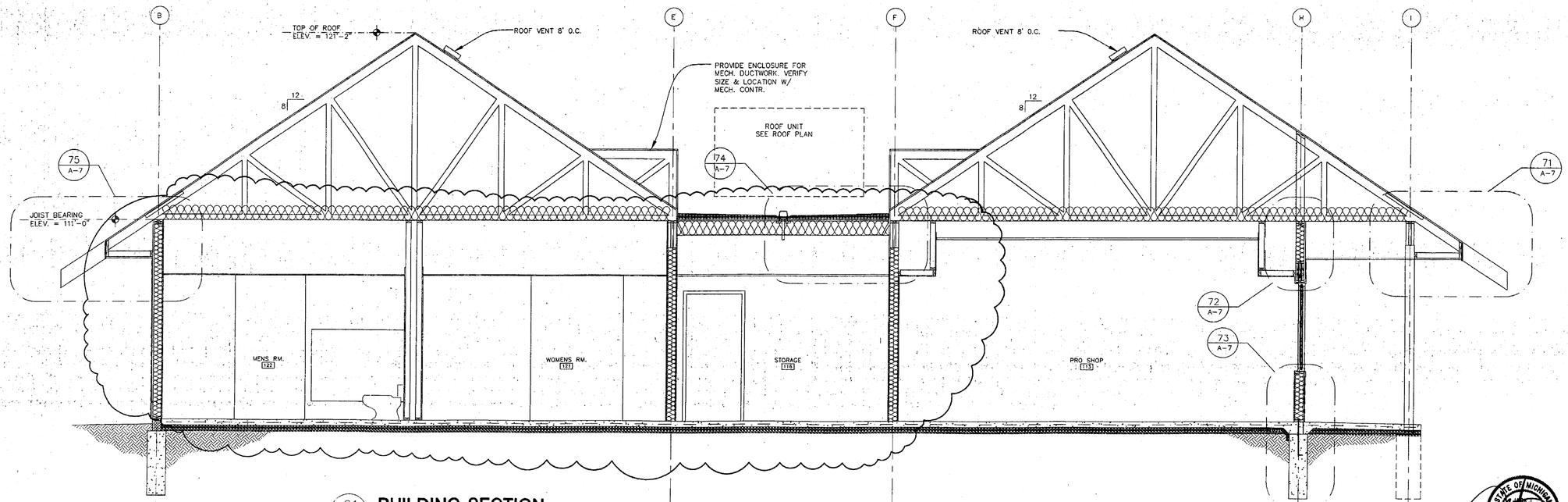
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LICENSED ARCHITECT

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62 A-5 **WALL SECTION**
SCALE: 3/8" = 1'-0"

1. LINEAR REINFORCED CONCRETE FOOTING – BOTTOM OF FOOTING 42" MIN. BELOW PROPOSED GRADE – SEE STRUCTURAL DRAWINGS
2. SINGLE PLY EPDM ROOFING SYSTEM
3. STRUCTURAL STEEL – SEE STRUCTURAL DRAWINGS
4. 1/2" DIA. x 16" L. ANCHOR BOLTS – 4'-0" O.C.
5. STEEL REINFORCED CONCRETE FOUNDATION WALL
6. PRESERVATIVE TREATED SILL PLATE
7. 2" RIGID INSULATION
8. GLULAM BEAM – SEE STRUCTURAL
9. 4" GRANULAR FILL
10. 4" CONC. SLAB WITH 6x6-W1.4xW1.4 W.W.F. AT MID-DEPTH
11. CONTINUOUS FOAM SILL SEALER
12. 1/2" PRE-MOLDED JOINT FILLER
13. 6 MIL PLASTIC SHEETING VAPOR BARRIER
14. MICRO LAM BEAM – SEE STRUCTURAL DRAWINGS
15. 2x WOOD STUDS – 16" O.C.
16. PRE-ENGINEERED WOOD TRUSS
17. 2x WOOD PLATE
18. 2x WOOD HEADER
19. FINISHED FLOOR – SEE SCHEDULE
20. OSB SHEATHING
21. BUILDING FELT
22. FIBERGLASS BATT INSULATION
23. AIR INFILTRATION BARRIER
24. ACOUSTICAL PANEL CEILING
25. ALUMINUM DRIP EDGE
26. FIBER CEMENT SIDING
27. PRE-FINISHED METAL FLASHING
28. PREFINISHED ALUMINUM TRIM
29. PREFINISHED ALUMINUM GLAZING SYSTEM WITH 1" INSULATED TINTED GLAZING
30. PRE-FINISHED VINYL SOFFIT WITH INTEGRAL VENTING SYSTEM
31. SEALANT
32. SOFFIT BAFFLES
33. ASPHALT SHINGLES
34. CONTINUOUS PRE-FINISHED METAL DRIP
35. ROOF VENTS
36. CONTINUOUS PRE-FINISHED VENTS
37. CONTINUOUS SHINGLE UNDERLAYMENT – EXTEND FROM ROOF EDGE TO 36" MIN. ABOVE HEATED AREA OF ROOF
38. GYPSUM BOARD
39. SEALANT OVER POLYETHYLENE BACKER ROD
40. NATURAL WOOD TRIM
41. NATURAL WOOD FLOOR BASE
42. PRE-FINISHED ALUMINUM RAILING




61 A-5 **BUILDING SECTION**
SCALE: 3/8" = 1'-0"


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SHEET TITLE: BUILDING SECTIONS

| ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE |
|---|---|---|---|---|---|---|---|
| @5 | 10/14/03 | | | | | | |
| @8 | 12/03/03 | | | | | | |
| @3 | 02/11/04 | | | | | | |

PROJECT
**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
CITY OF AUBURN HILLS, MICH. 48326

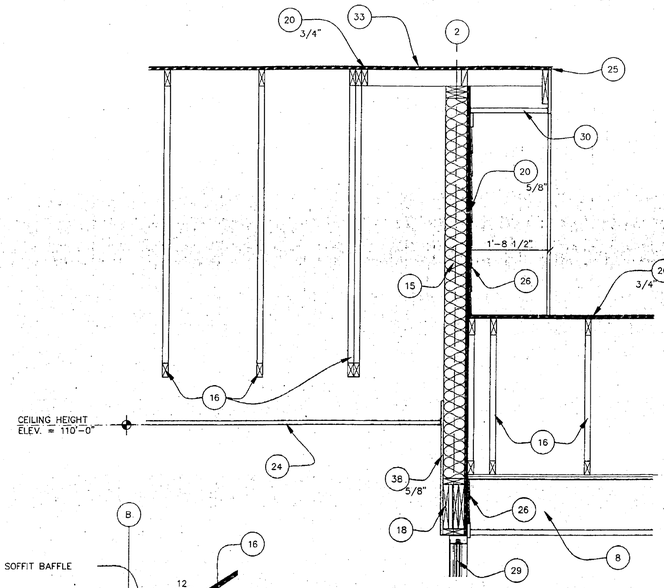
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| CHECKED | DRAWING DATE 09/26/03 |

PROJECT No. 03042 .00

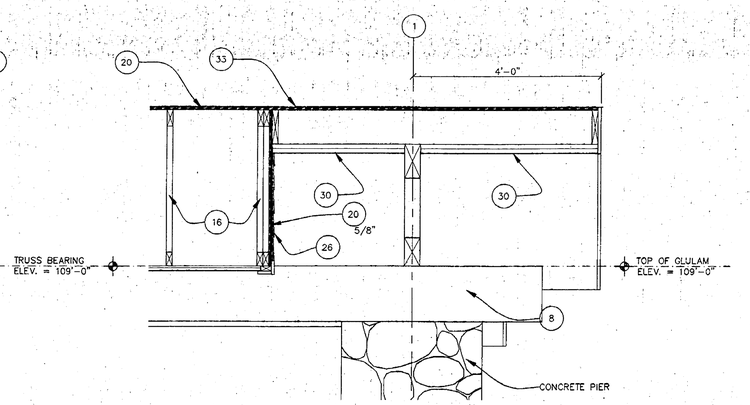
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STATE OF MICHIGAN — REGISTERED ARCHITECT

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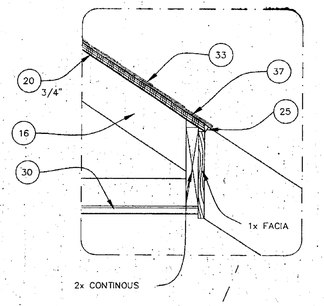

77 **DETAIL**
A-6 SCALE: 3/4" = 1'-0"

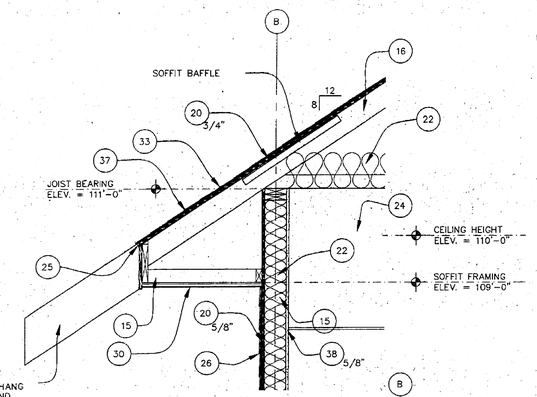



76 **DETAIL**
A-6 SCALE: 3/4" = 1'-0"

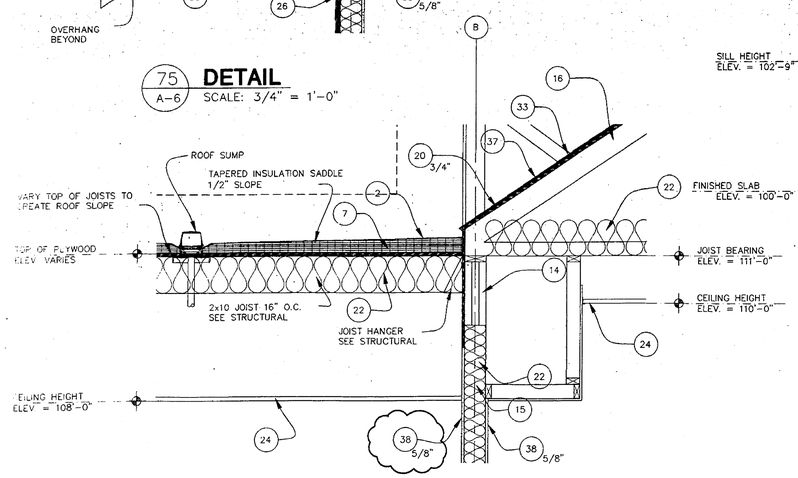
KEY NOTES:

1. LINEAR REINFORCED CONCRETE FOOTING – BOTTOM OF FOOTING 42" MIN. BELOW PROPOSED GRADE – SEE STRUCTURAL DRAWINGS
2. SINGLE PLY EPDM ROOFING SYSTEM
3. STRUCTURAL STEEL – SEE STRUCTURAL DRAWINGS
4. 1/2" DIA. x 16" L. ANCHOR BOLTS – 4'-0" O.C.
5. STEEL REINFORCED CONCRETE FOUNDATION WALL
6. PRESERVATIVE TREATED SILL PLATE
7. 2" RIGID INSULATION
8. GLULAM BEAM – SEE STRUCTURAL
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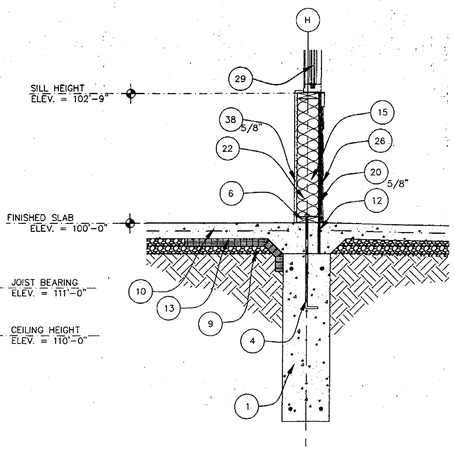


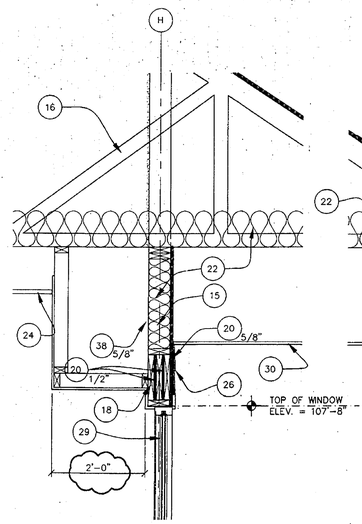

75 **DETAIL**
A-6 SCALE: 3/4" = 1'-0"



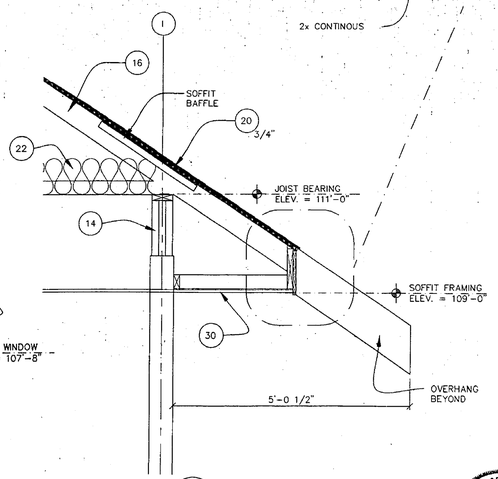

74 **DETAIL**
A-6 SCALE: 3/4" = 1'-0"




73 **DETAIL**
A-6 SCALE: 3/4" = 1'-0"




72 **DETAIL**
A-6 SCALE: 3/4" = 1'-0"




71 **DETAIL**
A-6 SCALE: 3/4" = 1'-0"

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**DETAILS**

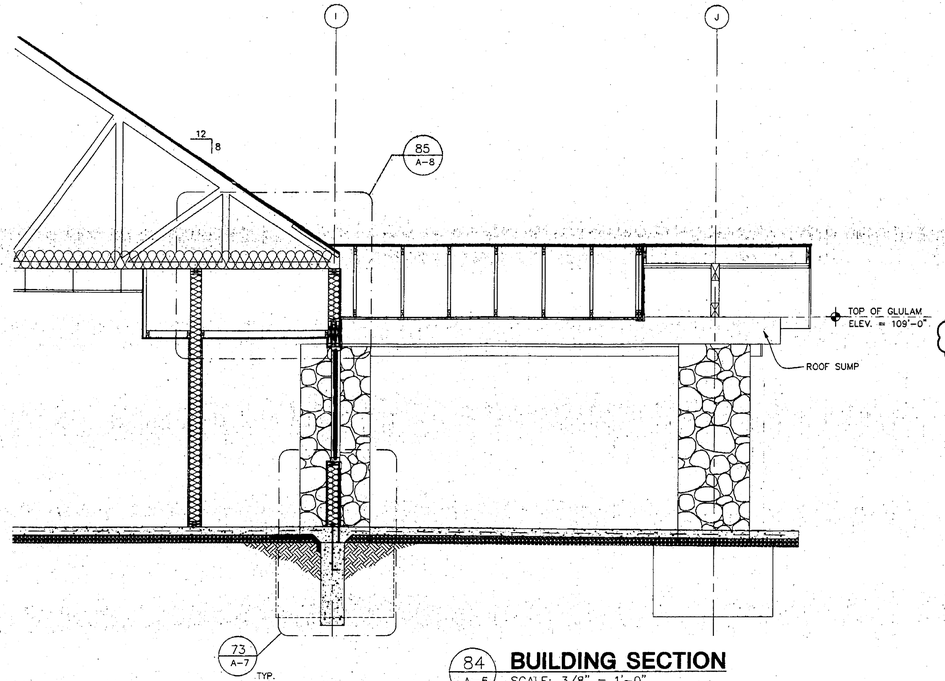
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| | ISSUE | DATE |
| | ISSUE | DATE |
| | ISSUE | DATE |
| | #5 | 10/14/03 |
| | #8 | 12/03/03 |
| | #9 | 02/11/04 |

PROJECT
**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
CITY OF AUBURN HILLS, MICH. 48326

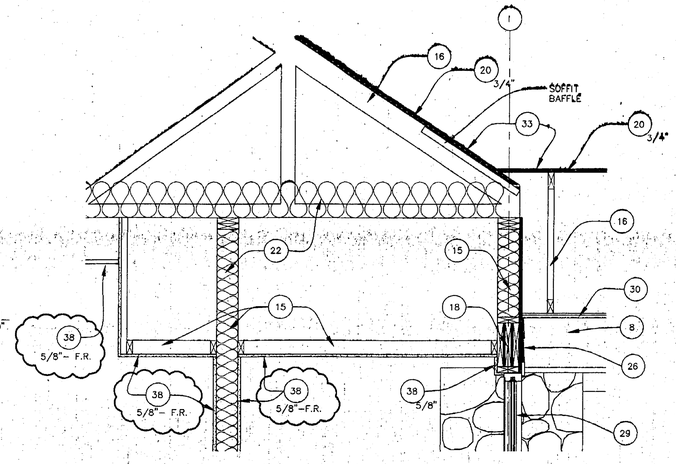
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| PROJECT No. | 03042 .00 |
| SHEET No. | A-7 |




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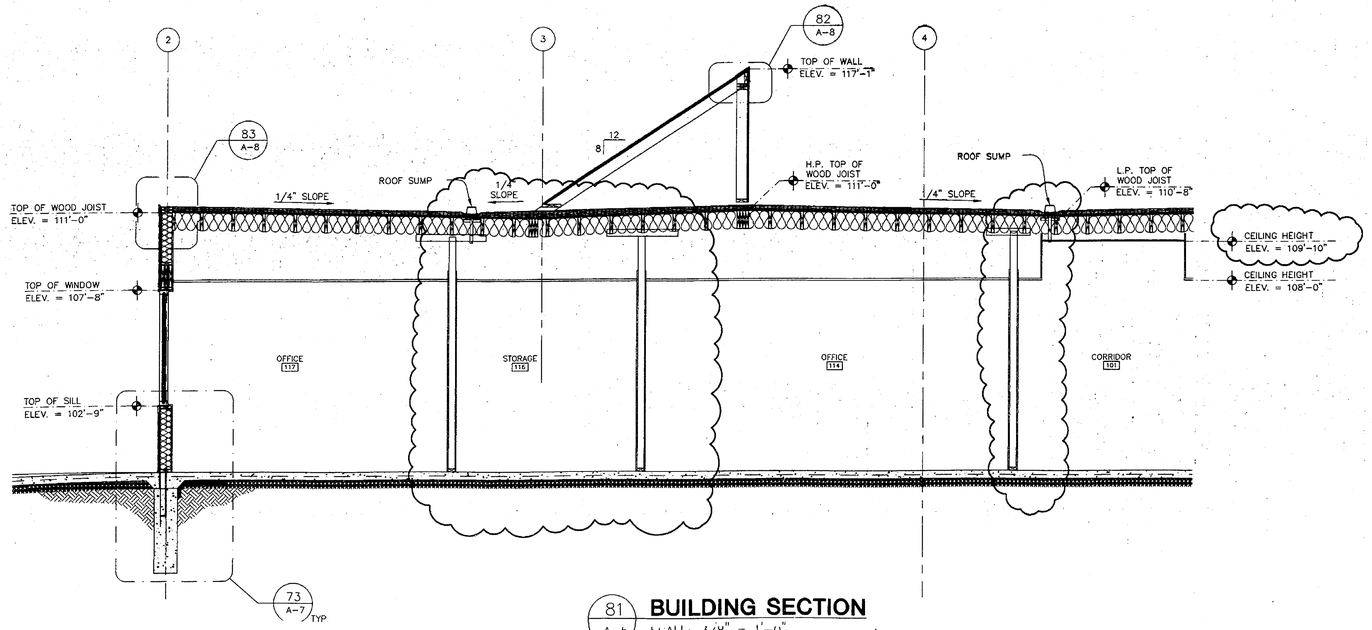



84 **BUILDING SECTION**
A-5 SCALE: 3/8" = 1'-0"

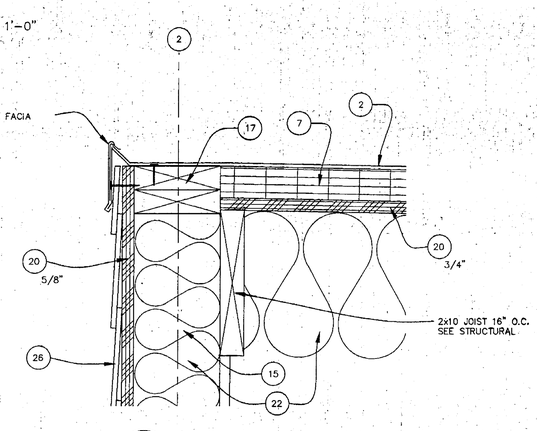



85 **DETAIL**
A-8 SCALE: 3/4" = 1'-0"

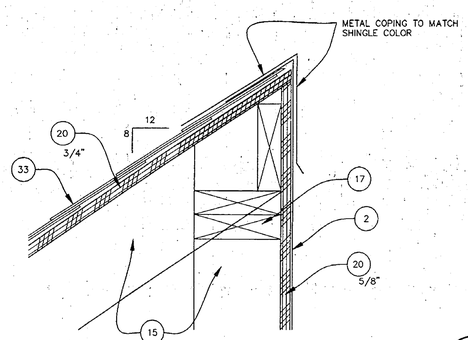
1. LINEAR REINFORCED CONCRETE FOOTING – BOTTOM OF FOOTING 42" MIN. BELOW PROPOSED GRADE – SEE STRUCTURAL DRAWINGS
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42. PRE-FINISHED ALUMINUM RAILING




81 **BUILDING SECTION**
A-5 SCALE: 3/8" = 1'-0"




83 **DETAIL**
A-8 SCALE: 3" = 1'-0"




82 **DETAIL**
A-8 SCALE: 3" = 1'-0"


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| SHEET TITLE | REV'E | DATE | REV'E | DATE | REV'E | DATE | REV'E | DATE |
|---|---|---|---|---|---|---|---|---|
| BUILDING SECTIONS | Ø5 | 10/14/03 | | | | | | |
| | Ø8 | 11/03/03 | | | | | | |
| | Ø9 | Ø3/11/04 | | | | | | |

PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

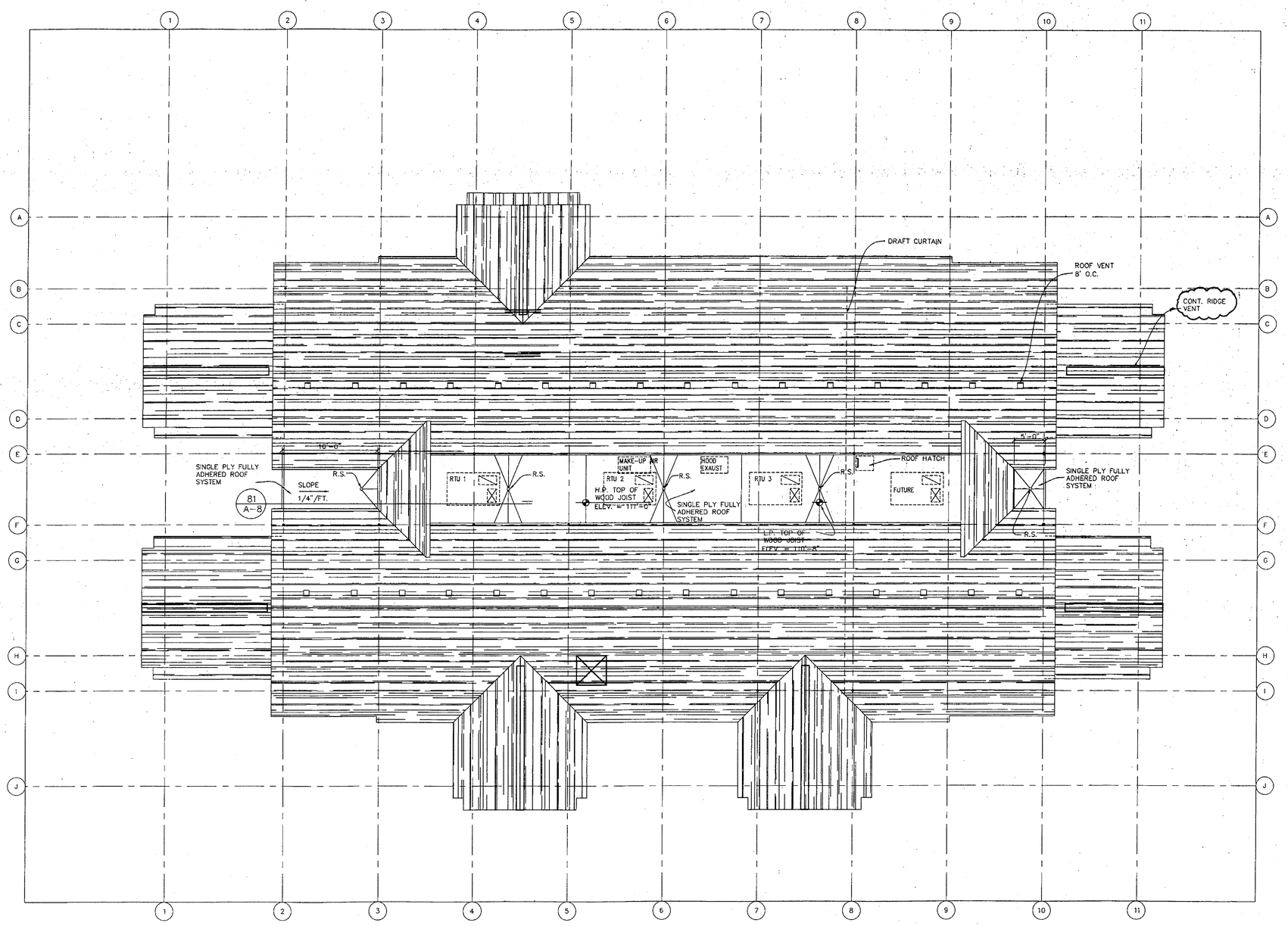
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PROJECT No. 03042 .00

SHEET No. A-8

STATE OF MICHIGAN
LICENSED ARCHITECT

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## ROOF PLAN
SCALE: 1/8" = 1'-0"

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ROOF PLAN

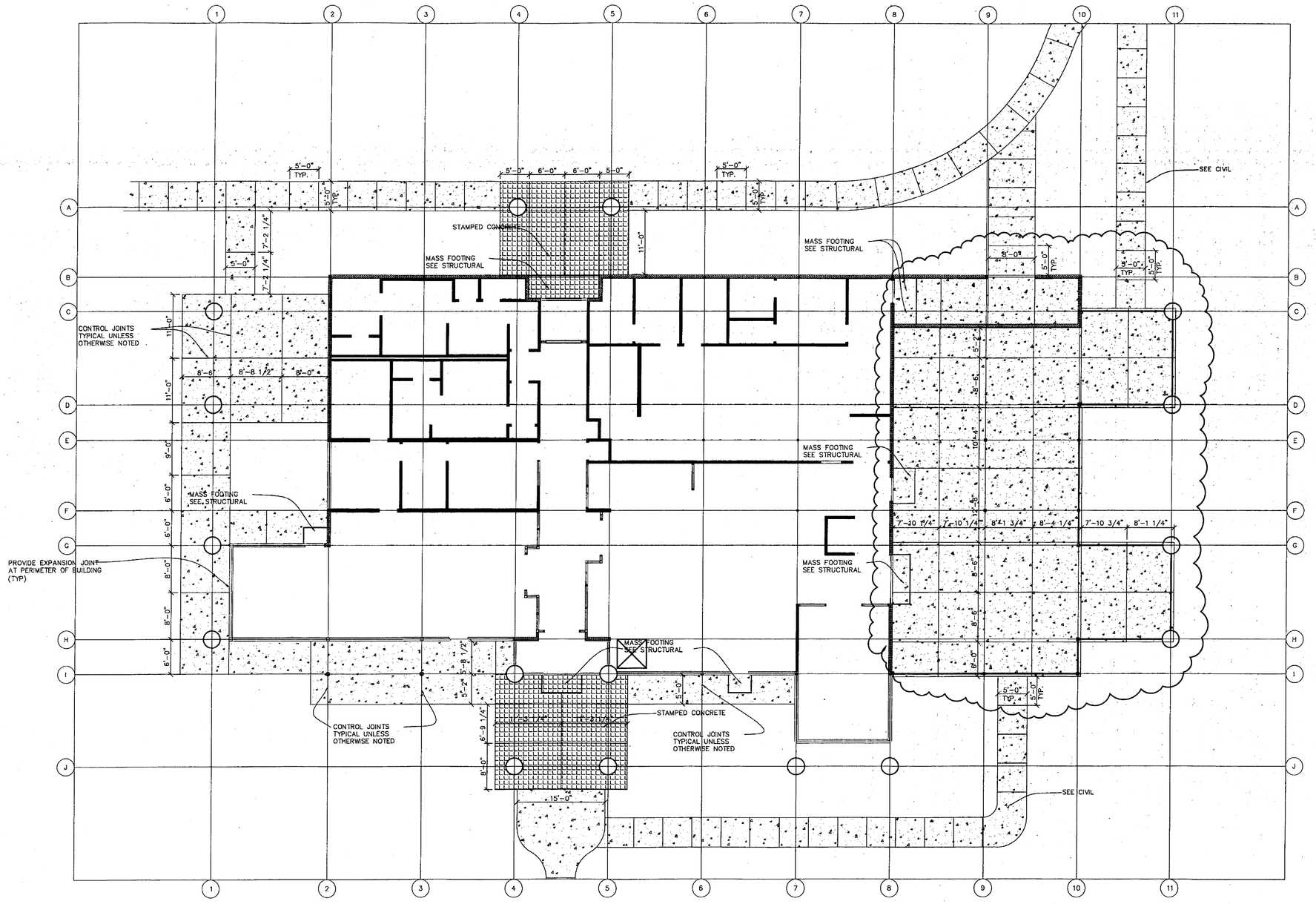
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| Ø8 | 12/23/23 |
| Ø9 | 02/11/24 |

PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48328

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CHECKED | DRAWING DATE
PROJECT No. 03042 .00
SHEET No. A-9

STATE OF MICHIGAN
ANTHONY J. MANIX
LICENSED ARCHITECT
No. 21071066

03042 - Fair Oaks Golf\Architecture\floor plan.dwg, ROOF A-9, 02/11/2004 09:09:33 AM,




## PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"


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SHEET TITLE: CONCRETE PLACEMENT PLAN

| ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE |
|---|---|---|---|---|---|---|---|
| @5 | 10/14/23 | | | | | | |
| @6 | 12/23/23 | | | | | | |
| @3 | 02/11/24 | | | | | | |

PROJECT: FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

APPROVED | CM
CHECKED | DRAWING DATE

PROJECT No. 03042 .00

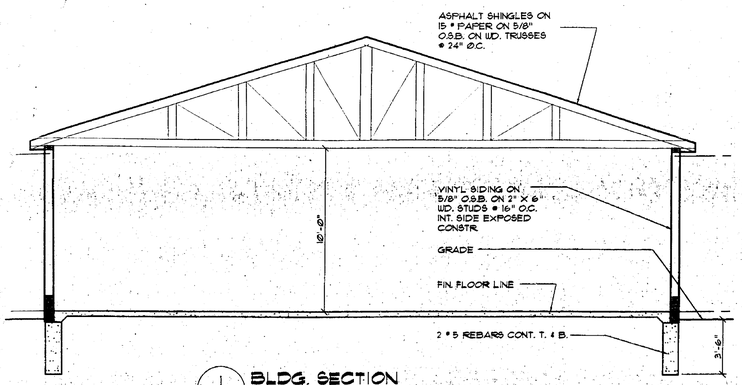
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STATE OF MICHIGAN — REGISTERED ARCHITECT

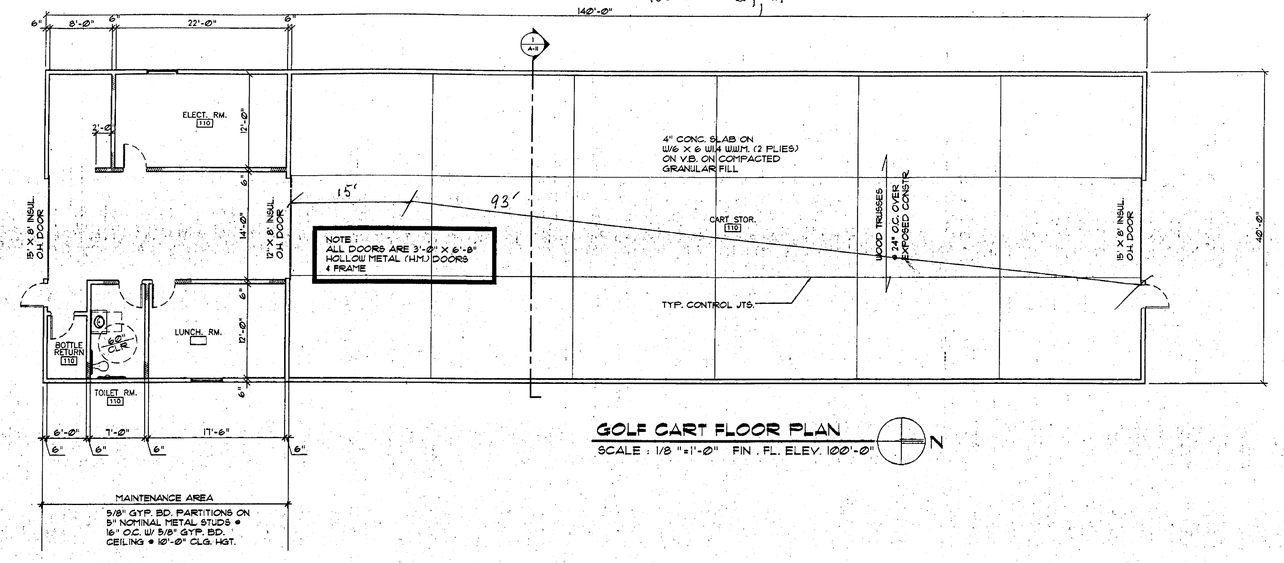

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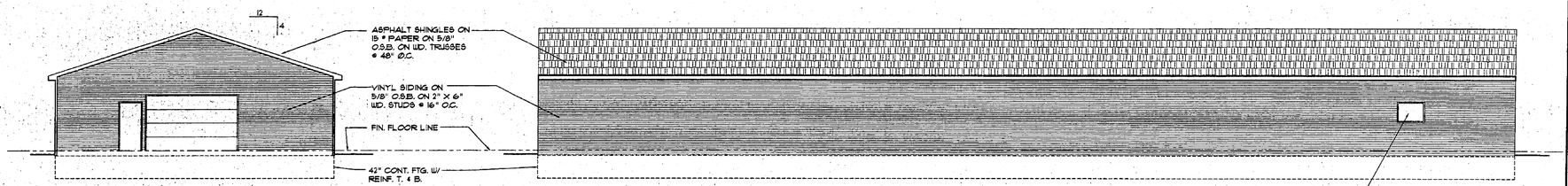
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1 / A-11 **BLDG. SECTION**
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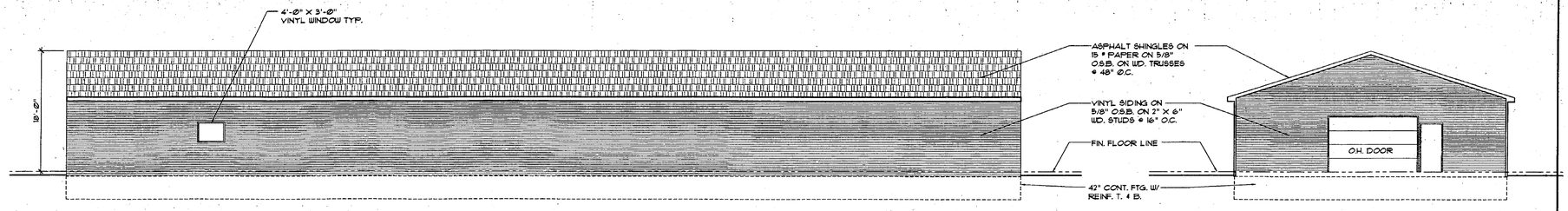



**GOLF CART FLOOR PLAN**
SCALE : 1/8 "=1'-0" FIN . FL. ELEV. 100'-0"




**NORTH ELEVATION**
SCALE 1/8" = 1'-0"

**WEST ELEVATION**
SCALE 1/8" = 1'-0"




**EAST ELEVATION**
SCALE 1/8" = 1'-0"

**SOUTH ELEVATION**
SCALE 1/8" = 1'-0"

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ABBOTT/DOMINIK/TAYT

**GOLF CART GARAGE FLOOR PLAN**

| SHEET TITLE | DRWG. | DATE | REVISIONS | DATE | REVISIONS | DATE | REVISIONS | DATE |
|---|---|---|---|---|---|---|---|---|
| | 05 | 02/11/2004 | | | | | | |

PROJECT
**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | OM |
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| CHECKED | DRAWING DATE |

PROJECT No. 03042 .00

SHEET No. A - 11

STATE OF MICHIGAN
No. 21001998
LICENSED ARCHITECT

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# FIELDSTONE GOLF CLUB

## 1984 TAYLOR ROAD

## AUBURN HILLS, MICHIGAN


PROPRIETOR- CITY OF AUBURN HILLS
1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
TELEPHONE: (248) 370-9354

CONTRACTOR - CAMPBELL/MANIX INC.
21520 BRIDGE STREET
SOUTHFIELD, MICHIGAN 48034
TELEPHONE: (248) 354-5100

ARCHITECT - CAMPBELL/MANIX ASSOCIATES
21520 BRIDGE STREET
SOUTHFIELD, MICHIGAN 48034
TELEPHONE: (248) 354-5100

CIVIL/LANDSCAPING ENGINEER - ENVIRONMENTAL ENGINEERS
18620 WEST TEN MILE ROAD
LATHRUP VILLAGE, MICHIGAN 48075
TELEPHONE: (248) 424-9510

STRUCTURAL - PARADIS ASSOCIATES, INC.
313 MAIN STREET, SUITE A
ROCHESTER, MICHIGAN 48307
TELEPHONE: (248) ~~650-1805~~

MECHANICAL - GREAT LAKES MECHANICAL
3800 MAPLE
DEARBORN, MICHIGAN 48126
TELEPHONE: (313) 581-1400

ELECTRICAL- MIDWEST POWER AND LIGHT
2185 AVON IDUSTRIAL DRIVE
ROCHESTER HILLS, MICHIGAN 48034
TELEPHONE: (248) 844-9758

PLUMBING- J.M. AND SONS
--
HOWELL, MICHIGAN
TELEPHONE: (517) 548-2054


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## BUILDING CODE COMPLIANCE CHART

Limited SPRINKLERED

BUILDING SIZE: 16,000 S.F. FULLY SPRINKLED
RESTAURANT SEATING: 244 SEATS
GRILL: 76 SEATS
BAR: 8 SEATS
OUTING TERRACE: 160 SEATS

DUE TO THE PREDOMINANT AMOUNT OF RESTUARANT AREA DEDICATED TO THE CLUB HOUSE, OUR RECOMMENDATION WOULD BE TO UTILIZE SECTION 302.3.2 NON-SEPERATED USES AND CLASIFY THE ENTIRE BUILDING AS AN A-2 USE (BANQUET HALLS, RESTAURANTS, TAVERNS, AND BARS), WITH THE A-2 USE AS MOST RESTRICTIVE USE WHICH THE ENTIRE BUILDING WILL BE DESIGNED TO MEET.

THE 2000 MICHIGAN BUILDING CODE ALLOWS THE FOLLOWING FOR TYPE 5B IS NONPROTECTED COMBUSTIBLE CONSTRUCTION. (WOOD FRAME AND STRUCTURE)

| | ALLOWABLE AREA |
|---|---|
| BASE BUILDING AREA: (TABLE 503) | 6,000 S.F. |
| ALLOWABLE FRONTAGE INCREASE: (SECTION 506.2) | 0.75 x 6,000 S.F. = 4,500 S.F. |
| SPRINKLER SYSTEM INCREASE: (SECTION 506.3) | 300% x 6,000 = 18,000 S.F. |
| TOTAL ALLOWABLE BUILDING AREA: | 28,000 S.F. |

THIS IS NOT AN NFPA 13 FULL WET SPRINKLER SYSTEM & DOES NOT RECEIVE INCREASES FOR HEIGHT & AREA OR REDUCTION OF REQUIRE FIRE RESISTANCE RATINGS (I.E. CORRIDOR OR OTHER CODE REQUIREMENTS).

RECEIVED
JAN 05 2004
AUBURN HILLS
COMMUNITY DEVELOPMENT DEPT

2nd SET

City SET

may require partitions for Golf Cart Storage Bldg.

CITY OF AUBURN HILLS BUILDING SERVICES

| | DATE | INITIAL |
|---|---|---|
| BLDG. | 1-26-04 | |
| PLBG. | 2-4-04 | |
| MECH. | 2-4-04 | |
| ELEC. | 2-11-04 | |

APPROVED FOR CONSTRUCTION

* FOUNDATION/SHELL ONLY
* SEE PLAN REVIEW REVISIONS

**Drawing Index**

| Sheet No. | Sheet Title | Issue 04 Drawing Date | Issue 05 Drawing Date | Issue 06 Drawing Date | Issue 07 Drawing Date | Issue 08 Drawing Date |
|---|---|---|---|---|---|---|
| CS-1 | Cover Sheet | Not Issued | 10/14/03 | 10/22/03 | 11/13/03 | 12/03/03 |
| C-101 | Architectural Site Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 |
| C-201 | Site Paving/ Grading Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 |
| C-202 | Site Utility Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 |
| C-203 | Site Demolition Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 |
| C-204 | Site Engineering Plan | 10/13/03 | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| TS-001 | Topographical Survey | 10/13/03 | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| W-1 | Auburn Hills Standard Water Main Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| W-1 | Auburn Hills Standard Water Main Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| SW-1 | Auburn Hills Standard Sanitary Sewer Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| SW-2 | Auburn Hills Standard Sanitary Sewer Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| SS-1 | Auburn Hills Standard Storm Sewer Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| SS-2 | Auburn Hills Standard Storm Sewer Details | Not Issued | Not Issued | Not Issued | Not Issued | Not Issued |
| L-100 | Preliminary Site Landscaping Plan | 10/13/03 | 10/14/03 | 10/22/03 | Not Issued | 12/03/03 |
| A-1 | Floor Plan | Not Issued | 10/14/03 | Not Issued | 11/13/03 | 12/03/03 |
| A-2 | Large Scale Plans and Details | Not Issued | 10/14/03 | Not Issued | 11/13/03 | 12/03/03 |
| A-3 | Schedules | Not Issued | 10/14/03 | Not Issued | 11/13/03 | 12/03/03 |
| A-4 | Reflected Ceiling Plan | Not Issued | 10/14/03 | Not Issued | 11/13/03 | 12/03/03 |
| A-5 | Building Elevations | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| A-6 | Building Sections | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| A-7 | Building Details | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| A-8 | Building Sections | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| A-9 | Roof Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| A-10 | Concrete Placement Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| FS-1 | Food Service Plan and Equipment Schedules | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| FS-2 | Food Service Equipment Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| S-1 | Foundation Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| S-2 | Framing Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| S-3 | Miscellaneous Notes and Details | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| M-1 | HVAC Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| M-1.1 | HVAC Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| M-1.2 | HVAC Plan Golf Cart Storage Barn | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| M-2 | HVAC Sections | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| M-3 | HVAC Schedule | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| P-1 | Plumbing Plan | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| PH-1 | Photometrics | Not Issued | 10/14/03 | Not Issued | Not Issued | 12/03/03 |
| E-101 | Electrical Site Plan | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 |
| E-1 | Lighting Plan | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 |
| E-2 | Power Plan | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 |
| E-3 | Electrical Schedule | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 |
| E-4 | Golf Storage Lighting and Power | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 |
| E-5 | Electrical Roof Plan | Not Issued | Not Issued | Not Issued | Not Issued | 12/03/03 |


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ARCHITECT/CONSULTANT


COVER SHEET

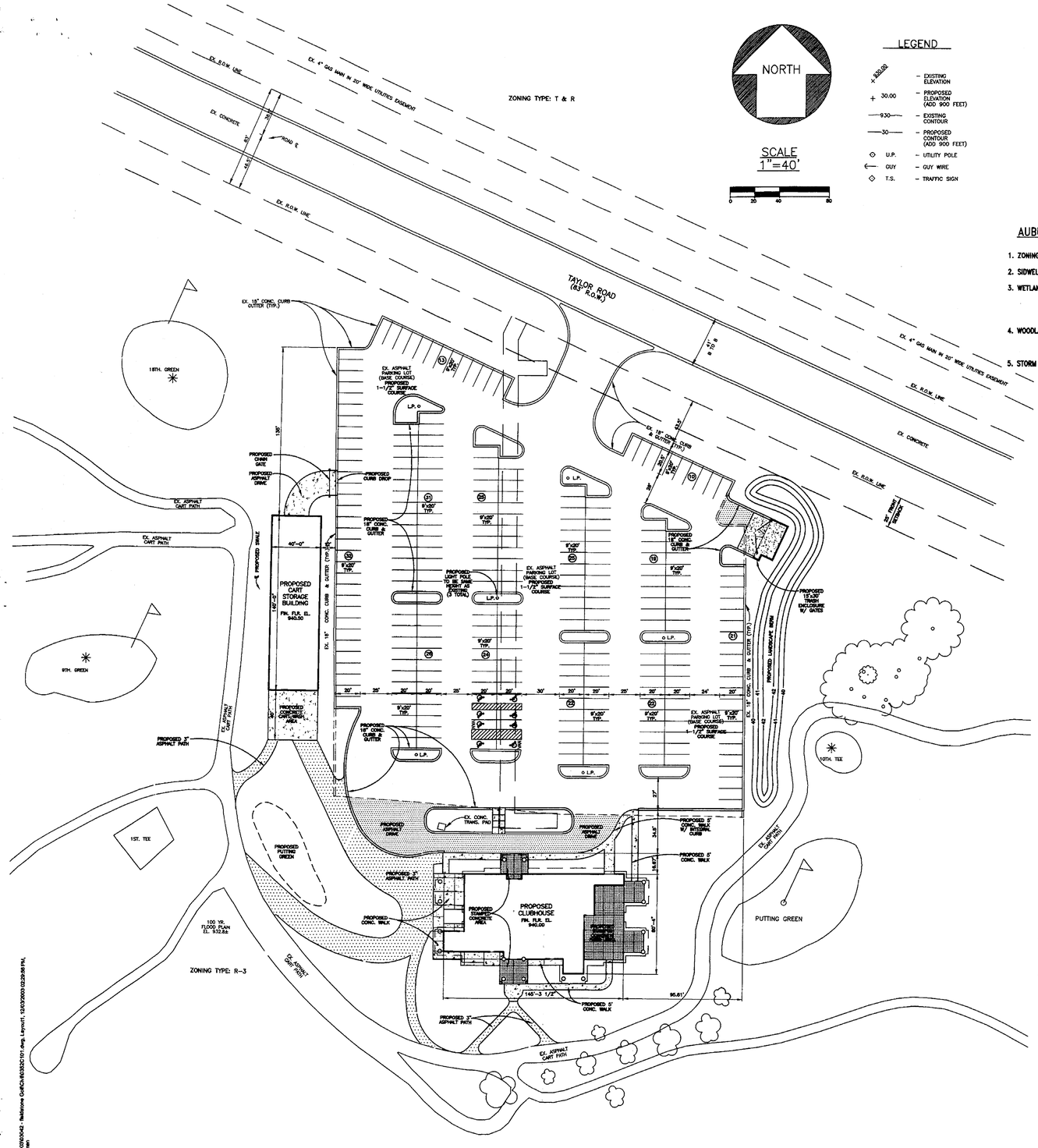
| SHEET TITLE | ISSUE | DATE |
|---|---|---|
| | #01 | 12/23/03 |
| | #02 | 12/30/03 |
| | #03 | 01/15/04 |
| | #05 | 02/11/04 |
| | #06 | 02/27/04 |
| | #07 | 03/03/04 |

PROJECT
FIELDSTONE CLUB HOUSE
1984 TAYLOR ROAD
AUBURN HILLS, MICHIGAN

| APPROVED | CM |
|---|---|
| CH | MB |
| CHECKED | DRAWING DATE |
| CH | 12/23/03 |

PROJECT No.
03042 .00

SHEET No.
CS-001




## SITE DESCRIPTION

APPROXIMATELY 4.3 ACRES LOCATED SOUTH OF TAYLOR ROAD AND BETWEEN GOLF COURSE HOLES #1 AND #18 AS SHOWN ON THE APPROVED SITE PLAN 96-35 BY ARTHUR HILLS.

## AUBURN HILLS GOLF COURSE CLUBHOUSE SITE DATA

1. ZONING: ZONING IS DESIGNATED AS R-3 (ONE FAMILY RESIDENTIAL).
2. SIDWELL NUMBER: 14-10-200-018
3. WETLANDS: WETLANDS ARE LOCATED SOUTH OF THE SITE AS IDENTIFIED BY THE CITY OF AUBURN HILLS ENGINEERING CONSULTANT. THESE WETLANDS WILL NOT BE IMPACTED BY THE PROPOSED DEVELOPMENT.
4. WOODLANDS: WOODLANDS APPROVAL WAS OBTAINED PREVIOUSLY AS PART OF THE OVERALL GOLF COURSE EAST 1/2 MASS GRADING PLAN SUBMITTAL.
5. STORM DETENTION: BASED UPON THE OCDC METHOD FOR DETENTION BASIN SIZING FOR A=4.3 AND C=.8, 25,650 CFT. OF STORAGE IS REQUIRED FOR THIS SITE. EXISTING DETENTION DITCHES LOCATED ON THE SOUTH SIDE OF TAYLOR ROAD ARE ALREADY SIZED TO ACCOMMODATE RUNOFF FROM THE CLUBHOUSE SITE AND THEY WILL BE USED TO PROVIDE STORM DETENTION FOR THE CLUBHOUSE SITE.

## BUILDING DATA

| | |
|---|---|
| PROPOSED CLUBHOUSE AREA: | 6,704 GROSS SQUARE FEET |
| PROPOSED STORAGE BUILDING AREA: | 6,075 GROSS SQUARE FEET |
| CLUBHOUSE MAXIMUM BUILDING HEIGHT: | 20'± FEET (AT PEAK) |
| STORAGE BUILDING MAXIMUM BUILDING HEIGHT: | 20'-6"± FEET |

## PAVEMENT AREA AND PARKING DATA

1. ONSITE PAVEMENT AREA: 115,000 SQUARE FEET (PARKING & DRIVEWAYS)
2. REQUIRED PARKING FOR FUTURE CLUBHOUSE:

| | | |
|---|---|---|
| DINING & BAR: | 1,200 SFT. USABLE<br>1 SPACE/ 50 SFT. USABLE | = 24.0 |
| PRO SHOP: | 1,100 SFT. USABLE<br>1 SPACE/ 100 SFT. USABLE | = 11.0 |
| OFFICES: | 450 SFT. USABLE<br>1 SPACE/ 200 SFT. USABLE | = 2.25 |
| GOLF COURSES: | 6 SPACES/ HOLE | = 108 |
| EMPLOYEES: | | 6 |
| | TOTAL REQUIRED | 152 |

3. EXISTING PARKING SPACES PROVIDED:

| | |
|---|---|
| STANDARD PARKING | 208 |
| DISABLED PARKING | 5* |
| TOTAL PROVIDED | 213 |

4. PROPOSED PARKING SPACES PROVIDED:

| | |
|---|---|
| STANDARD PARKING | 262 |
| DISABLED PARKING | 8* |
| TOTAL PROVIDED | 270 |

*NOTE: TWO OF THE EIGHT DISABLED PARKING SPACES WILL BE VAN ACCESSIBLE

## GENERAL NOTES

1.) ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. THE LIGHTING SHALL BE AT LEAST 1/4 LUMEN PER SQ. FT. OF PARKING PER ZONING ORDINANCE NO. 372.

2.) SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.

3.) NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.

4.) GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.

5.) PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.

## OWNER

CITY OF AUBURN HILLS
1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
(248) 370-9400

## APPLICANT

CITY OF AUBURN HILLS
1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
(248) 370-9400

## BENCH MARKS

JOB B.M. #100 – TOP OF MONUMENT BOX AT THE INTERSECTION OF GIDDINGS & TAYLOR ROADS. ELEVATION 951.85

JOB B.M. #101 – RAILROAD SPIKE IN WEST FACE OF GUY POLE LOCATED ON EAST SIDE OF GIDDINGS ROAD, OPPOSITE TAYLOR ROAD. ELEVATION 952.23

PROJECT SITE B.M. – ARROW ON HYDRANT LOCATED IN FRONT OF PROPOSED CLUBHOUSE. ELEVATION 940.73

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WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

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ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF THE PROJECT SITE.

ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

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3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

NOTE: EXISTING SITE TOPOGRAPHIC INFORMATION MEASURED BY OTHERS & PROVIDED BY CLIENT.

SIDWELL #14-10-200-018

72 HOURS EXCLUDING WEEKENDS & HOLIDAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE


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PHONE: 248/424-9510 FAX: 248/424-2954

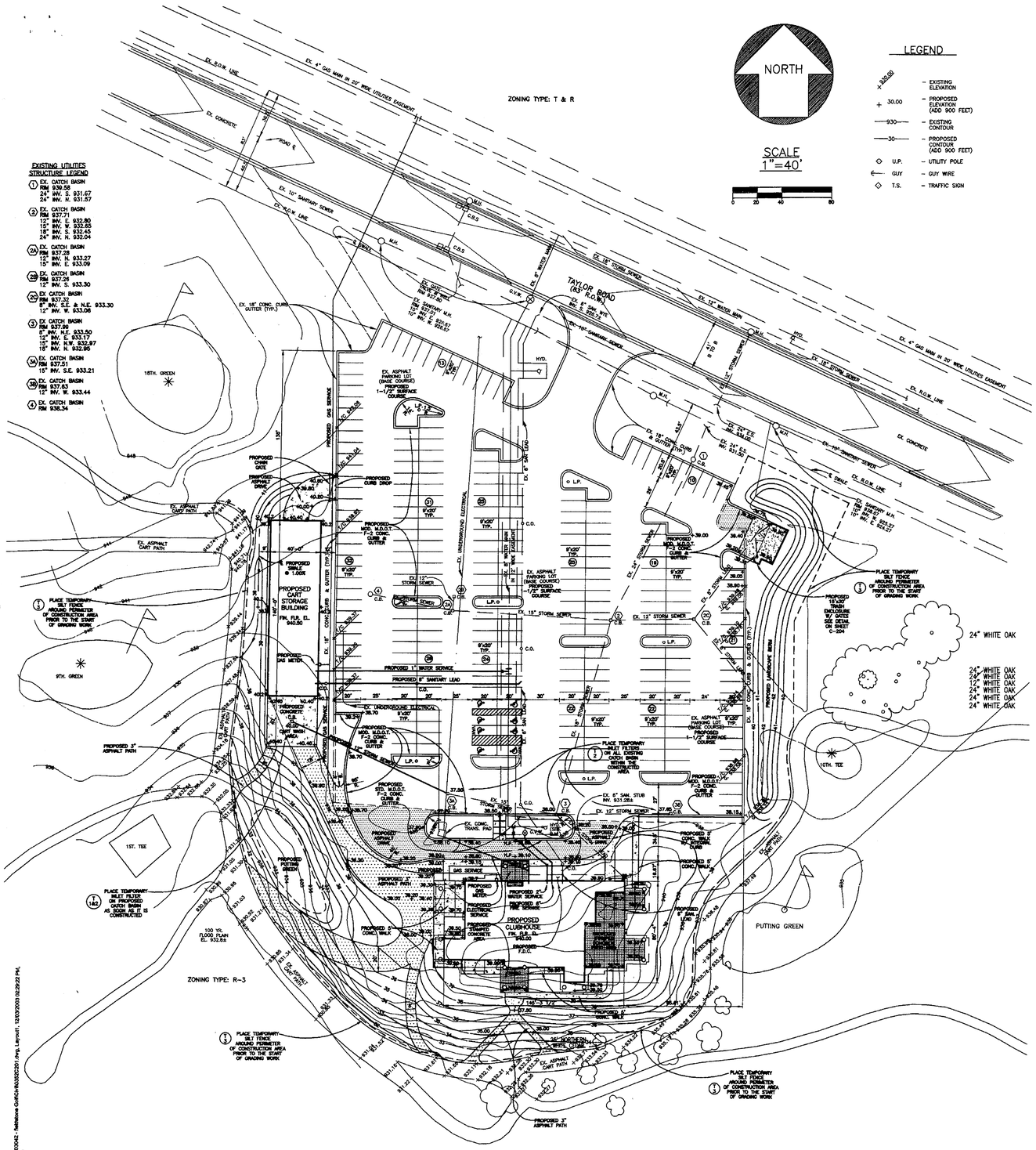

ARCHITECTURAL SITE PLAN

| SHEET | DATE | SHEET | DATE | SHEET | DATE | SHEET | DATE |
|---|---|---|---|---|---|---|---|
| #1 | 9/03/03 | #3 | 9/25/03 | #5 | 10/14/03 | | |
| #2 | 9/16/03 | #4 | 10/13/03 | #6 | 10/22/03 | | |
| #3 | 12/03/03 | | | | | | |

PROJECT: PROPOSED CLUBHOUSE AT FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICHIGAN 48326

| | |
|---|---|
| APPROVED: P.J.L | CM: MB |
| CHECKED: P.J.L | DRAWING DATE: 9/3/03 |
| PROJECT No.: 03042 | EE #0352 .00 |
| SHEET No.: C-101 | |


H:\2003\03042 - Fieldstone Golf\Arch\ASB\C101.dwg, Layout1, 12/03/2003 02:26:56 PM, chairman




## SITE DESCRIPTION

APPROXIMATELY 4.3 ACRES LOCATED SOUTH OF TAYLOR ROAD AND BETWEEN GOLF COURSE HOLES #1 AND #18 AS SHOWN ON THE APPROVED SITE PLAN 96-35 BY ARTHUR HILLS.

## FIRE DEPARTMENT NOTES

1.) THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:
- WHITE ON 4.00 INCH MAINS
- RED ON 6.00 INCH MAINS
- ORANGE ON 8.00 INCH MAINS
- GREEN ON 12.00 INCH MAINS
- BLUE ON 16.00 INCH OR LARGER MAINS

2.) NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.

3.) THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.

4.) GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

5.) ALL DRIVE AREAS MUST BE POSTED AS "FIRE LANES" WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.

6.) DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

7.) A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

## CONSTRUCTION NOTES

1.) ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF AUBURN HILLS (ORDINANCE NO. 225).

2.) A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT IS REQUIRED FROM THE OAKLAND COUNTY DRAIN COMMISSIONER'S OFFICE. THE CONTRACTOR SHALL INSTALL, MONITOR & MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES THROUGHOUT THE LIFE OF THE PROJECT. THE PROPOSED CONSTRUCTION AREA SHALL BE CLEARED WITH ALL TOPSOIL STRIPPED AND STOCKPILED PRIOR TO THE START OF ANY GRADING AND UTILITIES WORK. ANY SITE FILLING DONE DURING MASS GRADING SHALL UTILIZE CLEAN SOIL, FREE OF ANY VEGETATION OR ORGANIC MATERIALS. ALL FILL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DENSITY PER MODIFIED PROCTOR TEST.

3.) ALL STORM SEWER STRUCTURES AND COVERS SHALL BE IN ACCORDANCE WITH THE CITY OF AUBURN HILLS STORM SEWER DETAIL SHEETS. ALL STORM SEWER SHALL HAVE CLASS "A" BEDDING AND M.G.R.J. JOINTS.

4.) ALL WATER MAIN SERVICES AND FIRE LINES SHALL MAINTAIN 5.5 FEET OF COVER AND SHALL BE IN ACCORDANCE WITH THE CITY OF AUBURN HILLS WATER MAIN DETAIL SHEETS.

5.) ALL EXCAVATION UNDER OR WITHIN 6 FEET OF EXISTING OR PROPOSED PAVEMENT AREAS SHALL HAVE COMPACTED CLII (SAND) BACKFILL.

6.) THE PROPOSED GRADES SHOWN WITHIN PAVEMENT OR GRAVEL AREAS ARE FINISHED PAVEMENT OR GRAVEL GRADES. ASPHALT DRIVE TO HAVE STANDARD OR MODIFIED M.D.O.T. F-2 CONCRETE CURB AND GUTTER WHERE SHOWN. PROPOSED ASPHALT DRIVE PAVEMENT SHALL BE AS FOLLOWS:
1-1/2"-M.D.O.T. NO. 1100T BITUMINOUS WEARING COURSE ON
2-1/2"-M.D.O.T. NO. 1100L BITUMINOUS LEVELING COURSE ON
8"-M.D.O.T. NO. 21AA AGGREGATE BASE

7) THREE WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & MCCLIMENT AT (734)466-4539 TO SCHEDULE INSPECTION. ORCHARD, HILTZ & MCCLIMENT SHALL INSPECT THE FOLLOWING: ALL UNDERGROUND WATER, SANITARY, AND STORM, RETAINING WALLS, PAVEMENT IN CITY R.O.W. AND ANY OTHER ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

## SOIL EROSION & SEDIMENTATION CONTROL SEQUENCE

1.) INSTALL TEMPORARY SILT FENCE AROUND PERIMETER OF SITE AS SHOWN ON PLAN. INSTALL TEMPORARY INLET FILTERS ON EXISTING CATCH BASINS. CLEAR CONSTRUCTION AREA AND STRIP AND STOCKPILE TOPSOIL. ROUGH GRADE SITE.

2.) BEGIN BUILDING CONSTRUCTION. REMOVE ANY DIRT WHICH MAY BE TRACKED ONTO ADJACENT ROADWAY ON A DAILY BASIS.

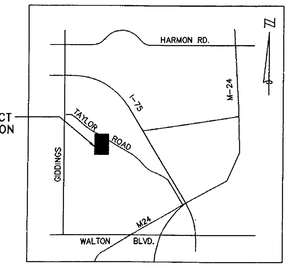
3.) INSTALL SITE UTILITIES. PLACE TEMPORARY INLET FILTERS ON NEW DRAINAGE STRUCTURES AS SOON AS THEY ARE CONSTRUCTED.

4.) FINE GRADE PAVEMENT AREAS AND INSTALL PAVEMENT. REPAIR AND/OR REPLACE INLET FILTERS AS REQUIRED.

5.) FINISH GRADE ALL UNPAVED AREAS AND DISTRIBUTE 4" MINIMUM TOPSOIL. SEED AND MULCH (OR SOD) ALL DISTURBED PORTIONS OF SITE WHICH ARE UNPAVED. ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN 15 DAYS OF FINAL GRADING.

6.) CLEAN SITE, PAVEMENT AND STORM SEWERS REMOVING ANY ACCUMULATED SEDIMENT AND DEBRIS. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN ALL AREAS ARE STABILIZED.

NOTE: THE CONTRACTOR SHALL INSTALL, MONITOR & MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES THROUGHOUT THE LIFE OF THE PROJECT. ALL SOIL EROSION CONTROLS SHALL BE CHECKED WEEKLY & AFTER EVERY STORM EVENT. ANY NECESSARY REPAIRS SHALL BE DONE IMMEDIATELY. THE SITE OWNER SHALL REGULARLY CLEAN & MAINTAIN ALL SITE STORM SEWERS AND THE DETENTION BASIN AFTER THE COMPLETION OF CONSTRUCTION.




LOCATION MAP
NO SCALE

| OWNER | APPLICANT |
|---|---|
| CITY OF AUBURN HILLS<br>1827 N. SQUIRREL ROAD<br>AUBURN HILLS, MI 48326<br>(248) 370-9400 | CITY OF AUBURN HILLS<br>1827 N. SQUIRREL ROAD<br>AUBURN HILLS, MI 48326<br>(248) 370-9400 |

## BENCH MARKS

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PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

NOTE: EXISTING SITE TOPOGRAPHIC INFORMATION MEASURED BY OTHERS & PROVIDED BY CLIENT.

SIDWELL #14-10-200-018

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

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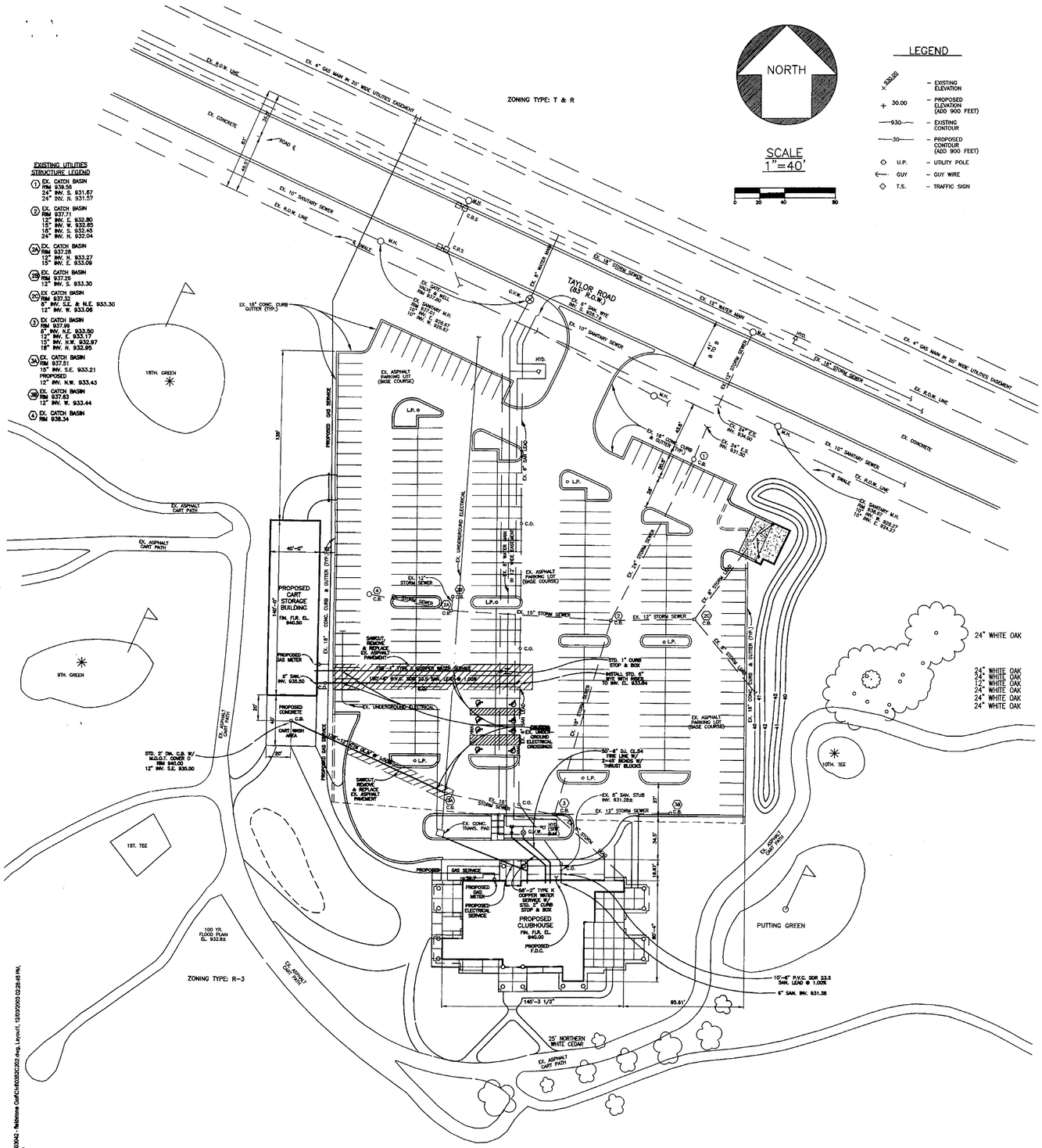
Environmental engineers, Inc.
18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-9510 FAX: 248/424-2954

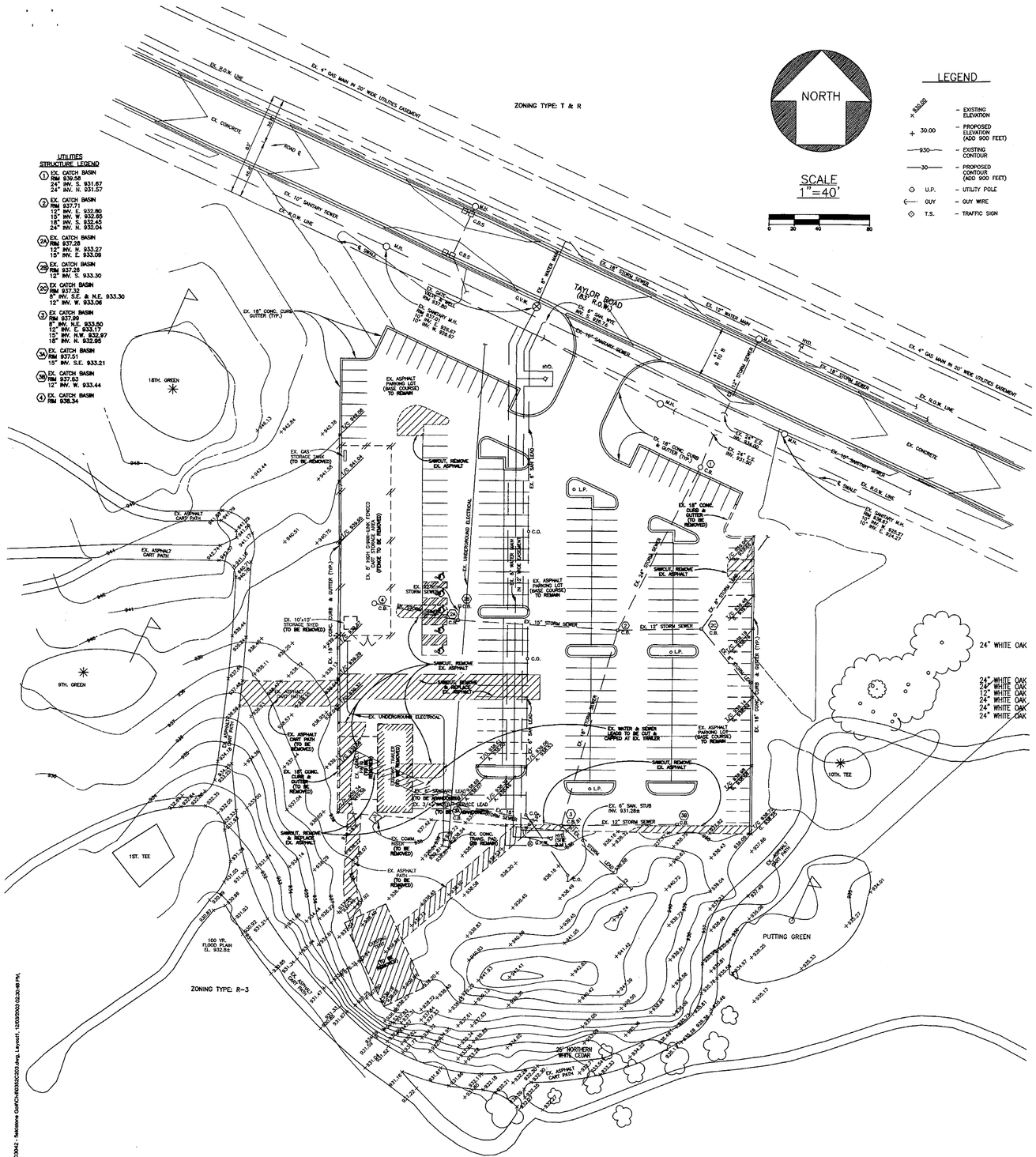
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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE |
| 01 | 9/3/03 | 07 | 11/7/03 | | | | | | | | | | |
| 02 | 9/16/03 | 08 | 12/05/03 | | | | | | | | | | |
| 03 | 9/25/03 | | | | | | | | | | | | |
| 04 | 10/13/03 | | | | | | | | | | | | |
| 05 | 10/14/03 | | | | | | | | | | | | |
| 06 | 10/22/03 | | | | | | | | | | | | |

PROJECT: PROPOSED CLUBHOUSE AT FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICHIGAN 48326

| APPROVED | DWG |
|---|---|
| PJL | MB |
| CHECKED | DRAWING DATE |
| PJL | 9/3/03 |
| PROJECT No. | EE #0352 |
| 03042 .00 | |
| SHEET No. | |
| C - 201 | |

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NORTH
SCALE 1"=40'
0 20 40 80
LEGEND
+ 930.00 – EXISTING ELEVATION
+ 30.00 – PROPOSED ELEVATION (ADD 900 FEET)
930 – EXISTING CONTOUR
30 – PROPOSED CONTOUR (ADD 900 FEET)
U.P. – UTILITY POLE
GUY – GUY WIRE
T.S. – TRAFFIC SIGN
ZONING TYPE: T & R
EXISTING UTILITIES STRUCTURE LEGEND
1 EX. CATCH BASIN RIM 936.50 24" INV. S. 931.67 24" INV. N. 931.57
2 EX. CATCH BASIN RIM 937.71 12" INV. E. 932.80 15" INV. S. 932.65 18" INV. S. 932.45 24" INV. N. 932.04
24 EX. CATCH BASIN RIM 937.28 12" INV. N. 933.27 15" INV. E. 933.09
29 EX. CATCH BASIN RIM 937.26 12" INV. S. 933.30
20 EX. CATCH BASIN RIM 937.32 8" INV. S.E. & N.E. 933.30 12" INV. W. 933.06
3 EX. CATCH BASIN RIM 937.99 8" INV. N.E. 933.80 12" INV. E. 933.17 15" INV. N.W. 932.97 18" INV. N. 932.95
34 EX. CATCH BASIN RIM 937.31 15" INV. S.E. 933.21 PROPOSED 12" INV. N.W. 933.43
38 EX. CATCH BASIN RIM 937.83 12" INV. W. 933.44
4 EX. CATCH BASIN RIM 938.34
EX. R.O.W. LINE
EX. 4" GAS MAIN IN 20' WIDE UTILITIES EASEMENT
EX. CONCRETE
ROAD 'E'
EX. 10" SANITARY SEWER
EX. R.O.W. LINE
8' SHALE
EX. 18" STORM SEWER
EX. 8" WATER MAIN
EX. 12" WATER MAIN
TAYLOR ROAD (83' R.O.W.)
EX. 4" GAS MAIN IN 20' WIDE UTILITIES EASEMENT
EX. 18" STORM SEWER
EX. R.O.W. LINE
EX. CONCRETE
EX. 10" SANITARY SEWER
EX. R.O.W. LINE
EX. 18" CONC. CURB & GUTTER (TYP.)
EX. ASPHALT PARKING LOT (BASE COURSE)
EX. 8" GAS LOG
EX. UNDERGROUND ELECTRICAL
EX. 12" STORM SEWER
EX. 15" STORM SEWER
EX. 12" STORM SEWER
EX. 24" STORM SEWER
EX. 8" STORM SEWER
EX. 4" STORM SEWER
EX. 18" CONC. CURB & GUTTER (TYP.)
EX. ASPHALT CART PATH
EX. ASPHALT CART PATH
PROPOSED CART STORAGE BUILDING
FIN. FLR. EL. 940.50
PROPOSED GAS METER
PROPOSED CONCRETE
CART WASH AREA
PROPOSED GAS SERVICE
PROPOSED CLUBHOUSE
FIN. FLR. EL. 940.00
PROPOSED F.D.C.
PROPOSED ELECTRICAL SERVICE
PROPOSED GAS SERVICE
PROPOSED ENG. METER
6" GAS LOG
6" TYPE 'K' COPPER WATER SERVICE W/ STD. 'F' CURB STOP & BOX
EX. ASPHALT PARKING LOT (BASE COURSE)
EX. CONC. TOWEL PAD
EX. ASPHALT PARKING LOT (BASE COURSE)
EX. ASPHALT CART PATH
EX. ASPHALT CART PATH
EX. UNDERGROUND ELECTRICAL
EX. 12" STORM SEWER
EX. 15" STORM SEWER
EX. 12" STORM SEWER
EX. 15" STORM SEWER
EX. 6" SAN. STUB INV. 931.28±
EX. 12" STORM SEWER
EX. 8" STORM SEWER
EX. 4" STORM SEWER
EX. 18" CONC. CURB & GUTTER (TYP.)
EX. ASPHALT PARKING LOT (BASE COURSE)
EX. ASPHALT CART PATH
EX. ASPHALT CART PATH
EX. ASPHALT CART PATH




## SITE DESCRIPTION

APPROXIMATELY 4.3 ACRES LOCATED SOUTH OF TAYLOR ROAD AND BETWEEN GOLF COURSE HOLES #1 AND #18 AS SHOWN ON THE APPROVED SITE PLAN 96-35 BY ARTHUR HILLS.

## FIRE DEPARTMENT NOTES

1.) THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:
- WHITE ON 4.00 INCH MAINS
- RED ON 6.00 INCH MAINS
- ORANGE ON 8.00 INCH MAINS
- GREEN ON 12.00 INCH MAINS
- BLUE ON 16.00 INCH OR LARGER MAINS

2.) NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.

3.) THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.

4.) GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

5.) ALL DRIVE AREAS MUST BE POSTED AS "FIRE LANES" WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.

6.) DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

7.) A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

## CONSTRUCTION NOTES

1.) ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF AUBURN HILLS (ORDINANCE NO. 225).

2.) A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT IS REQUIRED FROM THE OAKLAND COUNTY DRAIN COMMISSIONER'S OFFICE. THE CONTRACTOR SHALL INSTALL, MONITOR & MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES THROUGHOUT THE LIFE OF THE PROJECT. THE PROPOSED CONSTRUCTION AREA SHALL BE CLEARED WITH ALL TOPSOIL STRIPPED AND STOCKPILED PRIOR TO THE START OF ANY GRADING AND UTILITIES WORK. ANY SITE FILLING DONE DURING MASS GRADING SHALL UTILIZE CLEAN SOIL, FREE OF ANY VEGETATION OR ORGANIC MATERIALS. ALL FILL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DENSITY PER MODIFIED PROCTOR TEST.

3.) ALL STORM SEWER STRUCTURES AND COVERS SHALL BE IN ACCORDANCE WITH THE CITY OF AUBURN HILLS STORM SEWER DETAIL SHEETS. ALL STORM SEWER SHALL HAVE CLASS "A" BEDDING AND M.G.R.J. JOINTS.

4.) ALL WATER MAIN SERVICES AND FIRE LINES SHALL MAINTAIN 5.5 FEET OF COVER AND SHALL BE IN ACCORDANCE WITH THE CITY OF AUBURN HILLS WATER MAIN DETAIL SHEETS.

5.) ALL EXCAVATION UNDER OR WITHIN 6 FEET OF EXISTING OR PROPOSED PAVEMENT AREAS SHALL HAVE COMPACTED CLII (SAND) BACKFILL.

6.) THE PROPOSED GRADES SHOWN WITHIN PAVEMENT OR GRAVEL AREAS ARE FINISHED PAVEMENT OR GRAVEL GRADES. ASPHALT DRIVE TO HAVE STANDARD OR MODIFIED M.D.O.T. F-2 CONCRETE CURB AND GUTTER WHERE SHOWN. PROPOSED ASPHALT DRIVE PAVEMENT SHALL BE AS FOLLOWS:
- 1-1/2"-M.D.O.T. NO. 1100T BITUMINOUS WEARING COURSE ON
- 2-1/2"-M.D.O.T. NO. 1100L BITUMINOUS LEVELING COURSE ON
- 8"-M.D.O.T. NO. 21AA AGGREGATE BASE

7) THREE WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & MCCLIMENT AT (734)466-4539 TO SCHEDULE INSPECTION. ORCHARD, HILTZ & MCCLIMENT SHALL INSPECT THE FOLLOWING: ALL UNDERGROUND WATER, SANITARY, AND STORM, RETAINING WALLS, PAVEMENT IN CITY R.O.W. AND ANY OTHER ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

## SOIL EROSION & SEDIMENTATION CONTROL SEQUENCE

1.) INSTALL TEMPORARY SILT FENCE AROUND PERIMETER OF SITE AS SHOWN ON PLAN. INSTALL TEMPORARY INLET FILTERS ON EXISTING CATCH BASINS. CLEAR CONSTRUCTION AREA AND STRIP AND STOCKPILE TOPSOIL. ROUGH GRADE SITE.

2.) BEGIN BUILDING CONSTRUCTION. REMOVE ANY DIRT WHICH MAY BE TRACKED ONTO ADJACENT ROADWAY ON A DAILY BASIS.

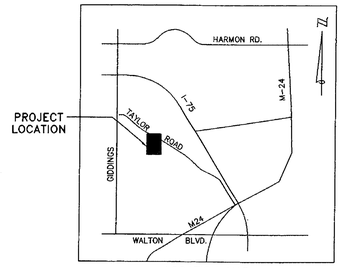
3.) INSTALL SITE UTILITIES. PLACE TEMPORARY INLET FILTERS ON NEW DRAINAGE STRUCTURES AS SOON AS THEY ARE CONSTRUCTED.

4.) FINE GRADE PAVEMENT AREAS AND INSTALL PAVEMENT. REPAIR AND/OR REPLACE INLET FILTERS AS REQUIRED.

5.) FINISH GRADE ALL UNPAVED AREAS AND DISTRIBUTE 4" MINIMUM TOPSOIL. SEED AND MULCH (OR SOD) ALL DISTURBED PORTIONS OF SITE WHICH ARE UNPAVED. ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN 15 DAYS OF FINAL GRADING.

6.) CLEAN SITE PAVEMENT AND STORM SEWERS REMOVING ANY ACCUMULATED SEDIMENT AND DEBRIS. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN ALL AREAS ARE STABILIZED.

NOTE: THE CONTRACTOR SHALL INSTALL, MONITOR & MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES THROUGHOUT THE LIFE OF THE PROJECT. ALL SOIL EROSION CONTROLS SHALL BE CHECKED WEEKLY & AFTER EVERY STORM EVENT. ANY NECESSARY REPAIRS SHALL BE DONE IMMEDIATELY. THE SITE OWNER SHALL REGULARLY CLEAN & MAINTAIN ALL SITE STORM SEWERS AND THE DETENTION BASIN AFTER THE COMPLETION OF CONSTRUCTION.




LOCATION MAP
NO SCALE

| OWNER | APPLICANT |
|---|---|
| CITY OF AUBURN HILLS<br>1827 N. SQUIRREL ROAD<br>AUBURN HILLS, MI 48326<br>(248) 370-9400 | CITY OF AUBURN HILLS<br>1827 N. SQUIRREL ROAD<br>AUBURN HILLS, MI 48326<br>(248) 370-9400 |

## BENCH MARKS

JOB B.M. #100 – TOP OF MONUMENT BOX AT THE INTERSECTION OF GIDDINGS & TAYLOR ROADS. ELEVATION 951.85

JOB B.M. #101 – RAILROAD SPIKE IN WEST FACE OF GUY POLE LOCATED ON EAST SIDE OF GIDDINGS ROAD, OPPOSITE TAYLOR ROAD. ELEVATION 952.23

PROJECT SITE B.M. – ARROW ON HYDRANT LOCATED IN FRONT OF PROPOSED CLUBHOUSE. ELEVATION 940.73

## CITY OF AUBURN HILLS STANDARD NOTES

CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.

ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF THE PROJECT SITE.

ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & MCCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

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NOTE: EXISTING SITE TOPOGRAPHIC INFORMATION MEASURED BY OTHERS & PROVIDED BY CLIENT.

SIDWELL #14-10-200-018

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PHONE: 248/424-9510 FAX: 248/424-2934

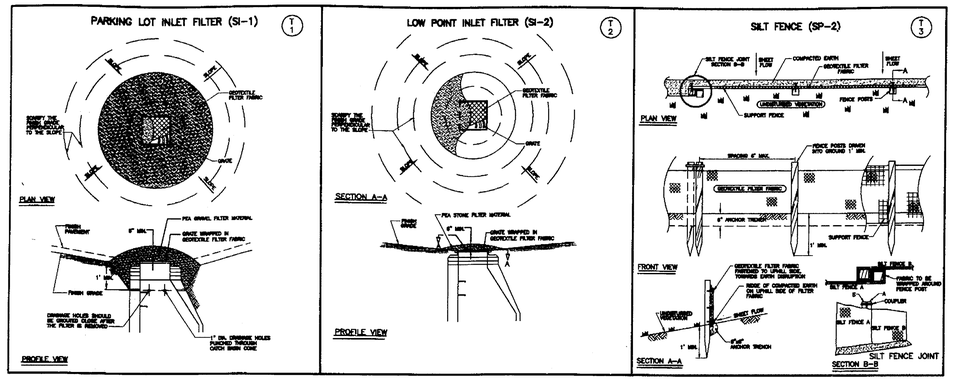

SITE DEMOLITION PLAN

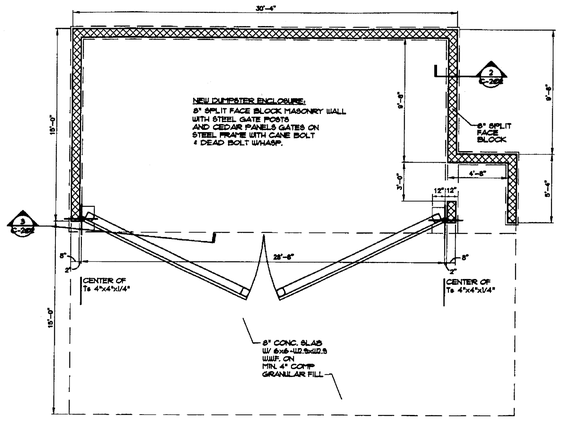
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| | #4 | 10/15/03 |
| | #5 | 10/14/03 |
| | #6 | 10/22/03 |
| | #7 | 11/7/03 |
| | #8 | 12/03/03 |

PROJECT: PROPOSED CLUBHOUSE AT FIELDSTONE GOLF CLUB
1964 TAYLOR ROAD
CITY OF AUBURN HILLS, MICHIGAN 48326

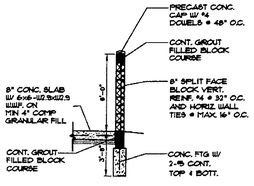
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| CHECKED | DRAWING DATE |
| PJL | 9/25/03 |
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| SHEET No. C - 203 | |

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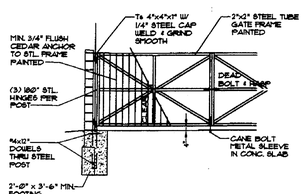



1 C-202 TRASH ENCLOSURE PLAN
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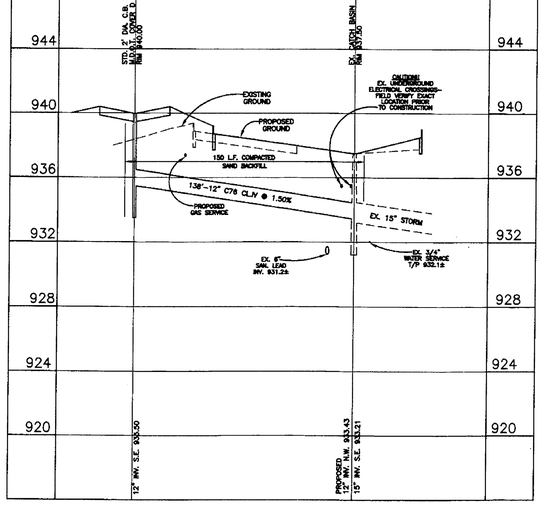



2 C-202 SECTION
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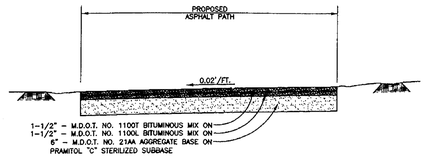



3 C-202 SECTION/ELEVATION
SCALE: 1"=5'

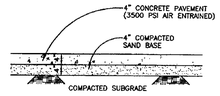
TYPICAL TRASH ENCLOSURE DETAIL



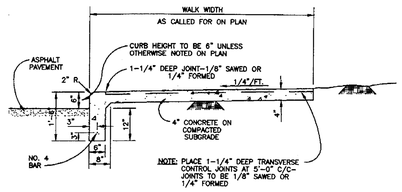

STORM LINE PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



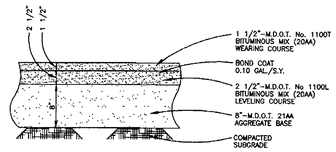

TYPICAL ASPHALT PATH SECTION



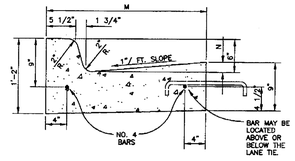

TYPICAL CONCRETE PAVEMENT SECTION




TYPICAL SIDEWALK WITH INTEGRAL CURB DETAIL

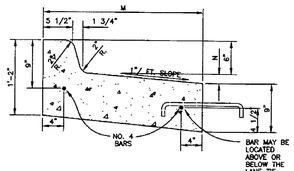



TYPICAL ASPHALT PAVEMENT SECTION




| DETAIL | DIMENSIONS M | DIMENSIONS N | LANE TIES | CONCRETE CU. YD. | CONCRETE LIN. FT. |
|---|---|---|---|---|---|
| F1 | 1'-6" | 7/8" | AS SHOWN | 0.0484 | |
| F2 | 1'-6" | 7/8" | OMITTED | 0.0484 | |
| F3 | 2'-0" | 1 3/8" | AS SHOWN | 0.0610 | |
| F4 | 2'-0" | 1 3/8" | OMITTED | 0.0610 | |
| F5 | 2'-6" | 1 7/8" | AS SHOWN | 0.0737 | |
| F6 | 2'-6" | 1 7/8" | OMITTED | 0.0737 | |

STANDARD F




| DETAIL | DIMENSIONS M | DIMENSIONS N | LANE TIES | CONCRETE CU. YD. | CONCRETE LIN. FT. |
|---|---|---|---|---|---|
| F1 | 1'-6" | 7/8" | AS SHOWN | 0.0484 | |
| F2 | 1'-6" | 7/8" | OMITTED | 0.0484 | |
| F3 | 2'-0" | 1 3/8" | AS SHOWN | 0.0610 | |
| F4 | 2'-0" | 1 3/8" | OMITTED | 0.0610 | |
| F5 | 2'-6" | 1 7/8" | AS SHOWN | 0.0737 | |
| F6 | 2'-6" | 1 7/8" | OMITTED | 0.0737 | |

MODIFIED F

72 HOURS (3 working days) BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

SIDWELL #14-10-200-018

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18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
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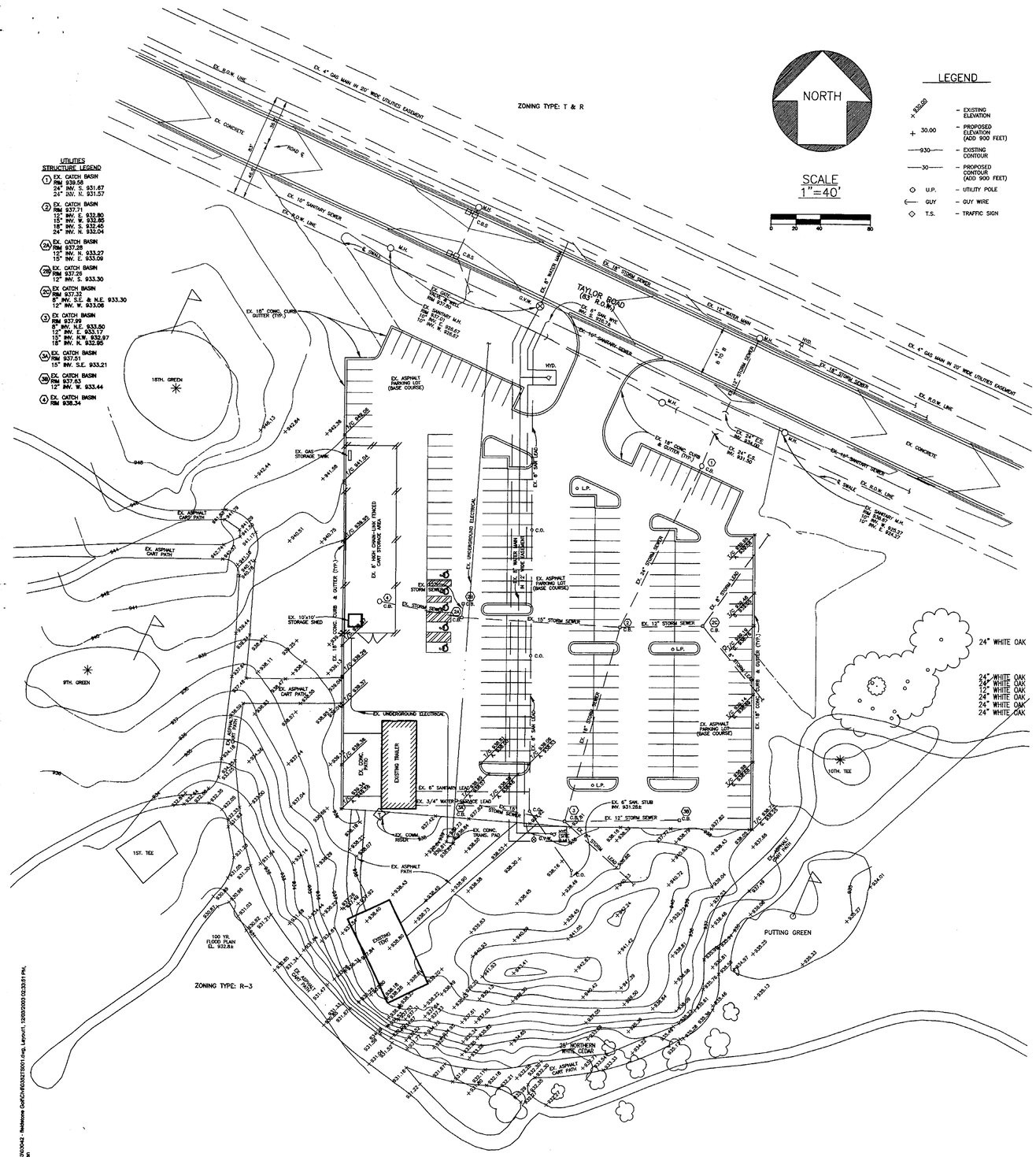
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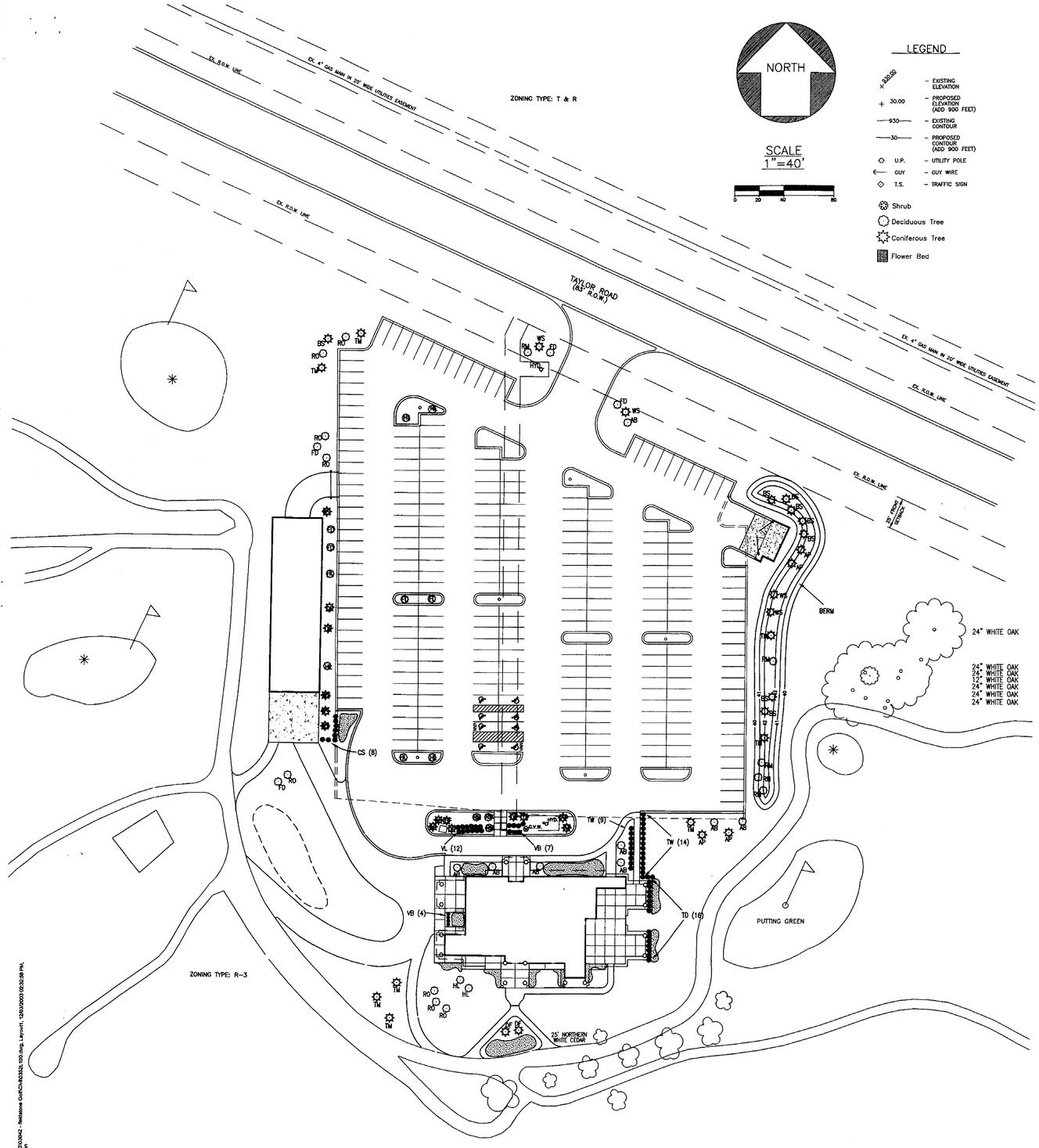
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|---|---|---|
| | 01 | 9/3/03 |
| | 02 | 9/10/03 |
| | 03 | 9/25/03 |
| | 04 | 10/15/03 |
| | 05 | 12/03/03 |

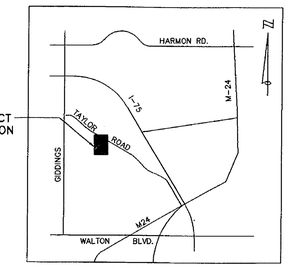
PROJECT
PROPOSED CLUBHOUSE AT FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICHIGAN 48326

| APPROVED | DR |
|---|---|
| PJL | MB |
| CHECKED | DRAWING DATE |
| PJL | 9/3/03 |
| PROJECT No. | EE #0352 |
| 03042 .00 | |
| SHEET No. | |
| C - 204 | |

I:\03042\CAD\C-204.dwg - Fieldstone Golf\C-HVDSDC204.dwg, Layout1, 12/3/2003 02:31:35 PM, (charron)


ZONING TYPE: T & R
NORTH
SCALE 1"=40'
0 20 40 80
LEGEND
× 930.00 – EXISTING ELEVATION
+ 30.00 – PROPOSED ELEVATION (ADD 900 FEET)
930 – EXISTING CONTOUR
30 – PROPOSED CONTOUR (ADD 900 FEET)
U.P. – UTILITY POLE
GUY – GUY WIRE
T.S. – TRAFFIC SIGN
UTILITIES STRUCTURE LEGEND
1 EX. CATCH BASIN RIM 939.58 24" INV. S. 931.67 24" INV. N. 931.57
2 EX. CATCH BASIN RIM 937.71 15" INV. E. 932.80 15" INV. W. 932.95 15" INV. S. 932.45 24" INV. N. 932.04
2A EX. CATCH BASIN RIM 937.28 12" INV. N. 933.27 15" INV. E. 933.09
2B EX. CATCH BASIN RIM 937.26 12" INV. S. 933.30
2C EX. CATCH BASIN RIM 937.32 8" INV. S.E. & N.E. 933.30 12" INV. W. 933.05
3 EX. CATCH BASIN RIM 937.09 8" INV. N.E. 933.50 12" INV. E. 933.17 15" INV. R.W. 932.97 18" INV. N. 932.85
3A EX. CATCH BASIN RIM 937.51 15" INV. S.E. 933.21
3B EX. CATCH BASIN RIM 937.63 12" INV. W. 933.44
4 EX. CATCH BASIN RIM 938.34
EX. R.O.W. LINE
EX. 4" GAS MAIN IN 20' WIDE UTILITIES EASEMENT
EX. CONCRETE
EX. 15" SANITARY SEWER
EX. R.O.W. LINE
TAYLOR ROAD (66' R.O.W.)
EX. 8" WATER MAIN
EX. 18" STORM SEWER
EX. 15" WATER MAIN
EX. 4" GAS MAIN IN 20' WIDE UTILITIES EASEMENT
EX. R.O.W. LINE
EX. CONCRETE
EX. 15" SANITARY SEWER
EX. R.O.W. LINE
EX. 15" CONC. CURB & GUTTER (TYP.)
EX. ASPHALT PARKING LOT (BASE COURSE)
EX. GAS STORAGE TANK
EX. ASPHALT CART PATH
EX. 8' HIGH CHAIN-LINK FENCED CART STORAGE AREA
EX. 10'x10' STORAGE SHED
EX. CONC. PATIO
EXISTING TRAILER
EX. 6" SANITARY LEAD
EX. 3/4" WATER SERVICE LEAD
EX. COMM. RISER
EX. CONC. TRANS. PAD
EX. 6" SAN. STUB INV. 931.28±
EX. 12" STORM SEWER
EX. ASPHALT PATH
EX. ASPHALT CART PATH
EX. UNDERGROUND ELECTRICAL
EX. 6" STORM LEAD
EX. 18" STORM SEWER
EX. 12" STORM SEWER
EX. 24" STORM SEWER
EX. 15" STORM SEWER
EX. 8" STORM LEAD
EX. 18" CONC. CURB & GUTTER (TYP.)
EX. ASPHALT PARKING LOT (BASE COURSE)
EX. 8" WATER MAIN
EX. 12" WATER MAIN
EX. 6" SAN LEAD
EX. 15" SANITARY SEWER
EX. 24" SANITARY SEWER
EX. 10" SANITARY SEWER
EX. 8" SANITARY LEAD
EX. SANITARY M.H. RIM 937.67 12" INV. E. 929.67 10" INV. S. 929.57
EX. SANITARY M.H. RIM 937.69 10" INV. E. 929.59 10" INV. W. 929.57
EX. STORM M.H. RIM 937.28 12" INV. S. 931.98 12" INV. N. 931.88
EX. STORM M.H. RIM 937.74 12" INV. S. 931.50
EX. STORM M.H. RIM 937.74 12" INV. N. 931.64
EX. STORM M.H. RIM 937.74 12" INV. S. 931.64
EX. STORM M.H. RIM 937.74 12" INV. N. 931.50
EX. STORM M.H. RIM 937.74 12" INV. S. 931.50




LOCATION MAP
NO SCALE

Auburn Hills, MI
TREE SUMMARY
FIELDSTONE GOLF COURSE CLUBHOUSE

Total number of Trees to be Added 80

| Quantity | Cal.(in.) | Height (ft.) | Common Name | Scientific Name | % Genus | % Species |
|---|---|---|---|---|---|---|
| 8 | | 8 Min. | Blue Spruce (BS) | Picea pungens | 20.00% | 10.00% |
| 8 | | 8 Min. | White Spruce (WS) | Picea Glauca | | 10.00% |
| 8 | | 8 Min. | Austrian Pine (AP) | Pinus SP | 10.00% | 10.00% |
| 8 | | 8 Min. | Douglas Fir (DF) | Pseudotsuga menziesii | 10.00% | 10.00% |
| 8 | | 8 Min. | Tamarack (TM) | Larix Laricina | 10.00% | 10.00% |
| 8 | 2.5 Min. | | Red Oak (RO) | Quercus rubra | 10.00% | 10.00% |
| 8 | 2.5 Min. | | American Basswood (AB) | Tilia Americana | 10.00% | 10.00% |
| 8 | 2.5 Min. | | Thornless Honey Locust (HL) | Gledistria Tricanthos | 10.00% | 10.00% |
| 8 | 2.5 Min. | | Red Maple (RM) | Acer Rubium | 10.00% | 10.00% |
| 8 | 2.5 Min. | | Flowering Dogwood (FD) | (Cornus Florida) | 10.00% | 10.00% |
| 80 | TOTAL | | | | | |

Total number of Shrubs to be Added 70

| Quantity | Cal.(in.) | Height (ft.) | Common Name | Scientific Name |
|---|---|---|---|---|
| 8 | | 4 | Cardinal Red Twig Dogwood (CS) | Cornus Sericea |
| 23 | | 3 | Dense Yew (TD) | Taxus |
| 16 | | 3 | Words Yew (TW) | Taxus |
| 11 | | 3 | Mohawk Viburnum (VB) | Viburnum |
| 12 | | 3 | Mohican Viburnum (VL) | Viburnum |
| 70 | TOTAL | | | |

SIDWELL #14-10-200-018

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PRELIMINARY SITE LANDSCAPE PLAN

| SHEET TITLE | DATE | MARK | DATE | MARK | DATE | MARK | DATE | MARK | DATE |
|---|---|---|---|---|---|---|---|---|---|
| | 9/10/03 | #2 | | | | | | | |
| | 10/13/03 | #4 | | | | | | | |
| | 10/14/03 | #5 | | | | | | | |
| | 10/22/03 | #6 | | | | | | | |
| | 11/03/03 | #8 | | | | | | | |

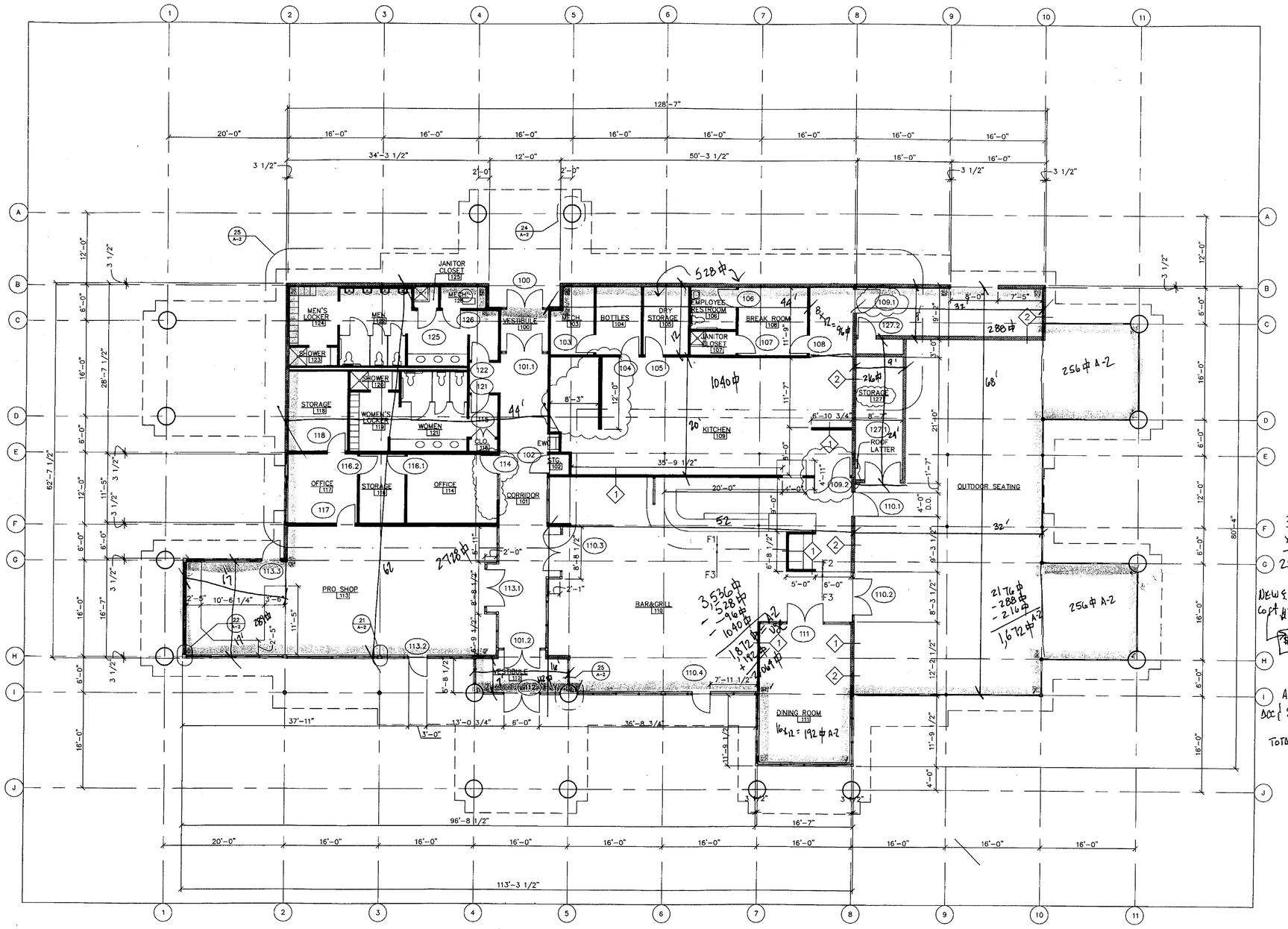
PROJECT
PROPOSED CLUBHOUSE AT FIELDSTONE GOLF CLUB
1684 TAYLOR ROAD
CITY OF AUBURN HILLS, MICHIGAN 48326

| APPROVED | CM |
|---|---|
| CH | MB |
| CHECKED | DRAWING DATE |
| CH | 9/10/03 |

PROJECT No.
03042 .00

SHEET No.
L -100

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

5-B Const.

B = 82.43
A-2 = 88.82
S = 90.28

3,129# x 82.43 = 257,924.

A, ~~248~~ 256# x 88.82 = ~~340,254~~ 377,308

2,168# x 40.28 = 87,328.

NEW ST.
Cost ~~$105,560~~ $122,560

B = 3,129#
A-2 = ~~4,248~~ 4,256#
Acc S = 2,168#
TOTAL 9,~~545~~# plus or minus


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| SHEET TITLE | MARK | DATE | MARK | DATE | MARK | DATE | MARK | DATE |
|---|---|---|---|---|---|---|---|---|
| FLOOR PLAN | Ø5 | 10/14/03 | | | | | | |
| | Ø7 | 11/13/03 | | | | | | |
| | Ø8 | 12/03/03 | | | | | | |

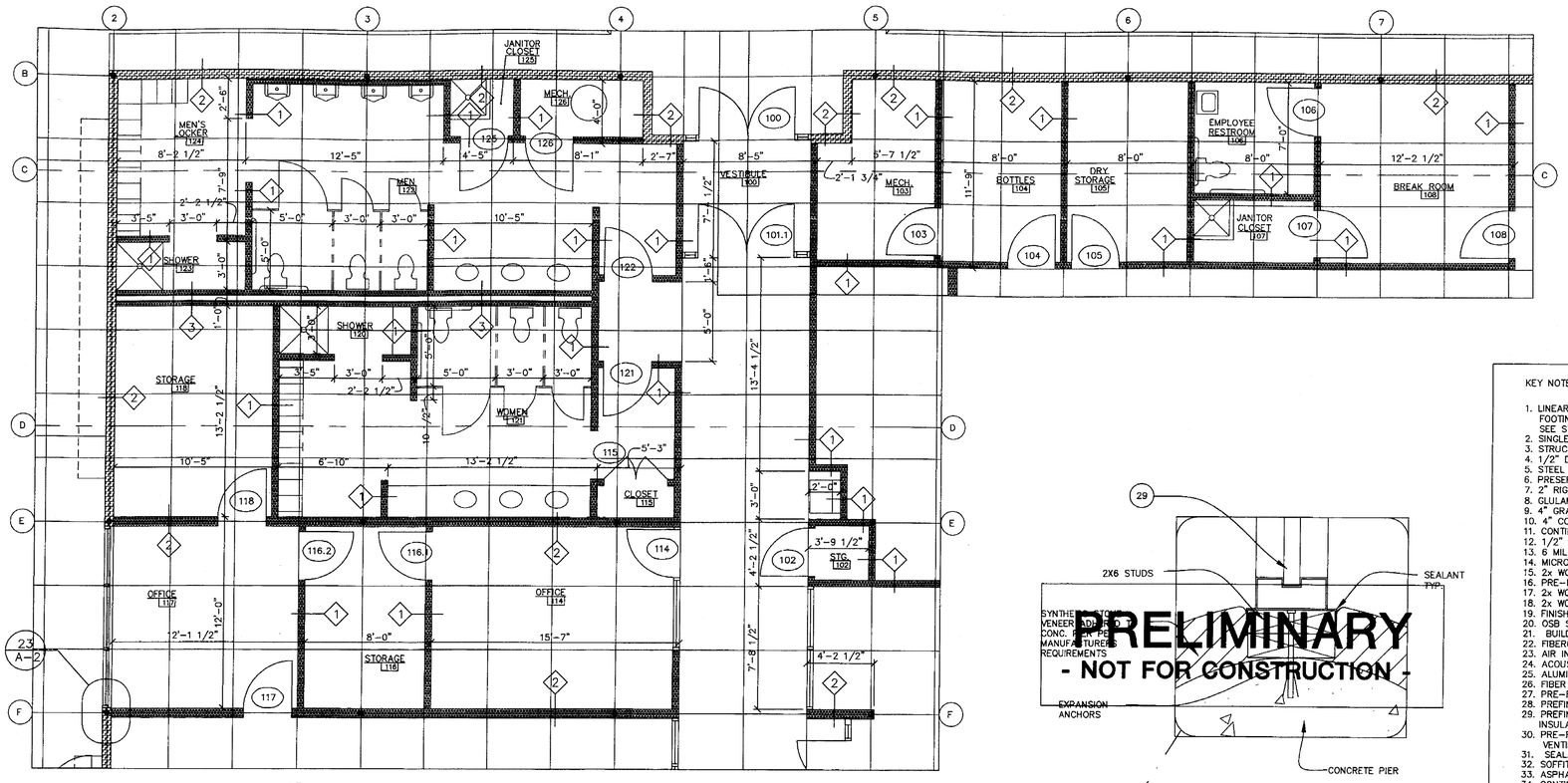
PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
|---|---|
| CH | MB |
| CHECKED | DRAWING DATE |
| CH | |

PROJECT No.
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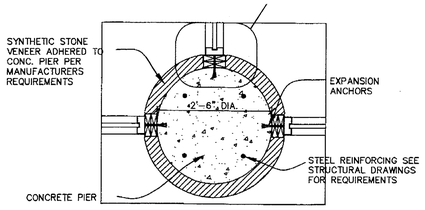
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A - 1

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25 / A-2 **ENLARGED PLAN**
SCALE: 1/4" = 1'-0"

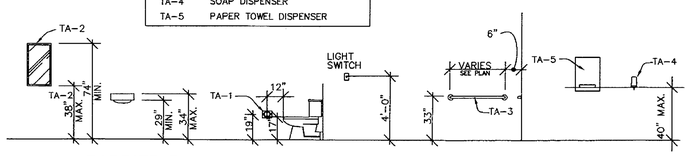


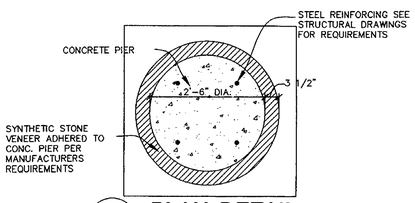

25 / A-1 **PLAN DETAIL**
SCALE: 3/4" = 1'-0"

**TOILET ACCESSORIES**

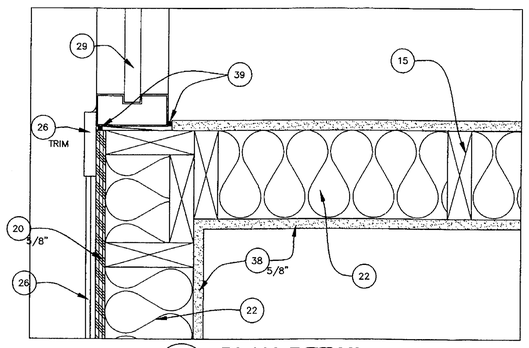
| | |
|---|---|
| TA-1 | TOILET PAPER DISPENSER |
| TA-2 | MIRROR |
| TA-3 | GRAB BAR |
| TA-4 | SOAP DISPENSER |
| TA-5 | PAPER TOWEL DISPENSER |



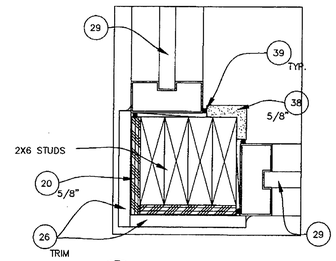

**BARRIER FREE TOILET STANDARDS**
NO SCALE



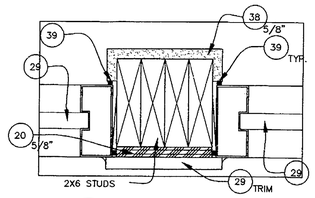

24 / A-1 **PLAN DETAIL**
SCALE: 3/4" = 1'-0"




23 / A-2 **PLAN DETAIL**
SCALE: 3" = 1'-0"




22 / A-1 **PLAN DETAIL**
SCALE: 3" = 1'-0"




21 / A-1 **PLAN DETAIL**
SCALE: 3" = 1'-0"

KEY NOTES:

1. LINEAR REINFORCED CONCRETE FOOTING – BOTTOM OF FOOTING 42" MIN. BELOW PROPOSED GRADE – SEE STRUCTURAL DRAWINGS
2. SINGLE PLY EPDM ROOFING SYSTEM
3. STRUCTURAL STEEL – SEE STRUCTURAL DRAWINGS
4. 1/2" DIA. x 16" L. ANCHOR BOLTS – 4'-0" O.C.
5. STEEL REINFORCED CONCRETE FOUNDATION WALL
6. PRESERVATIVE TREATED SILL PLATE
7. 2" RIGID INSULATION
8. GLULAM BEAM – SEE STRUCTURAL
9. 4" GRANULAR FILL
10. 4" CONC. SLAB WITH 6x6–W1.4xW1.4 W.W.F. AT MID–DEPTH
11. CONTINUOUS FOAM SILL SEALER
12. 1/2" PRE–MOLDED JOINT FILLER
13. 6 MIL PLASTIC SHEETING VAPOR BARRIER
14. MICRO LAM BEAM – SEE STRUCTURAL DRAWINGS
15. 2x WOOD STUDS – 16" O.C.
16. PRE–ENGINEERED WOOD TRUSS
17. 2x WOOD PLATE
18. 2x WOOD HEADER
19. FINISHED FLOOR – SEE SCHEDULE
20. OSB SHEATHING
21. BUILDING FELT
22. FIBERGLASS BATT INSULATION
23. AIR INFILTRATION BARRIER
24. ACOUSTICAL PANEL CEILING
25. ALUMINUM DRIP EDGE
26. FIBER CEMENT SIDING
27. PRE–FINISHED METAL FLASHING
28. PREFINISHED ALUMINUM TRIM
29. PREFINISHED ALUMINUM GLAZING SYSTEM WITH 1" INSULATED TINTED GLAZING
30. PRE–FINISHED VINYL SOFFIT WITH INTEGRAL VENTING SYSTEM
31. SEALANT
32. SOFFIT BAFFLES
33. ASPHALT SHINGLES
34. CONTINUOUS PRE–FINISHED METAL DRIP
35. ROOF VENTS
36. CONTINUOUS PRE–FINISHED VENTS
37. CONTINUOUS SHINGLE UNDERLAYMENT – EXTEND FROM ROOF EDGE TO 36" MIN. ABOVE HEATED AREA OF ROOF
38. GYPSUM BOARD
39. SEALANT OVER POLYETHYLENE BACKER ROD
40. NATURAL WOOD TRIM
41. NATURAL WOOD FLOOR BASE
42. PRE–FINISHED ALUMINUM RAILING

PRELIMINARY
- NOT FOR CONSTRUCTION -

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SHEET TITLE: LARGE SCALE PLAN & DETAILS

| MARK | DATE | MARK | DATE | MARK | DATE | MARK | DATE |
|---|---|---|---|---|---|---|---|
| Ø5 | 10/14/03 | | | | | | |
| Ø1 | 11/13/03 | | | | | | |
| Ø2 | 12/23/03 | | | | | | |

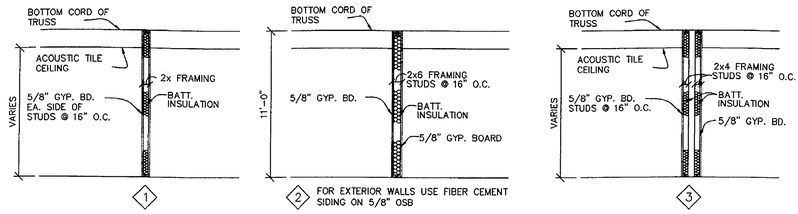
PROJECT: FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
|---|---|
| CH | MB |
| CHECKED | DRAWING DATE |
| CH | |

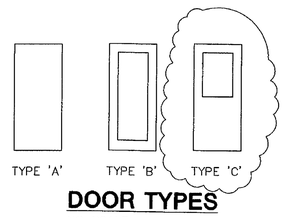
PROJECT No. 03042 .00

SHEET No. A-2

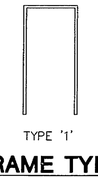
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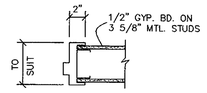

## PARTITION TYPES
NO SCALE




## DOOR TYPES
NO SCALE




## FRAME TYPES
NO SCALE




## JAMB (HEAD SIM.)
SCALE: 1 1/2" = 1'-0"

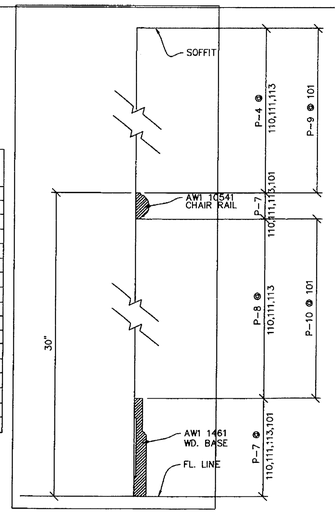
# SPECIFICATIONS

| | NO. | MATERIAL | SPECIFICATIONS |
|---|---|---|---|
| FLOOR | F-1 | 12"X12" CERAMIC TILE | CROSSVILLE VERANDA STONE VS105 NERO |
| | F-2 | 6"X 6" QUARRY TILE | AMERICAN OLEAN # Q16 GRAY FLASH |
| | F-3 | CARPET | BOLYU BEDROCK BDR 34 |
| | F-4 | NOT USED | PITTSBURG AQUAPON WB POLYAMIDE # 98 LIGHT GRAY |
| | F-5 | STAMPED / STAINED CONCRETE | |
| | F-6 | CONCRETE | NO STAIN BROOMED FINISH W/ 48" O.C. CONTROL JOINT GRID (TYP.) |
| | F-7 | VINYL TILE | MANNINGTON INSPIRATIONS #419 TWEED MEDLEY |
| BASE | B-1 | 3"X12" CERAMIC TILE BULLNOSE | CROSSVILLE VERANDA STONE VS105 NERO |
| | B-2 | WOOD (BASE & CHAIRRAIL) | 6" HIGH AW1 1461 PROFILE – PAINTED P7 |
| | B-3 | 4" VINYL COVE | JOHNSONITE #20 CHARCOAL |
| | B-4 | QUARRY TILE COVE BASE | AMERICAN OLEAN # Q3565 GRAY FLASH |
| | B-5 | 4" VINYL COVE | JOHNSONITE #09 CLAY |
| WALLS | P-1 | 859 BENJAMIN MOORE (MENS TOILET) | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-2 | 270 BENJAMIN MOORE (WOMENS TOILET) NORTH / EAST WALLS | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-3 | 1573 BENJAMIN MOORE (WOMENS TOILET) SOUTH / WEST WALLS | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-4 | HC 96 BENJAMIN MOORE GENERAL PAINT | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-5 | 953 BENJAMIN MOORE | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-6 | NOT USED | |
| | P-7 | ARMORY 517-6 PITTSBURG PAINT | BENJAMIN MOORE SATIN IMPERVO (MATCH PITTSBURG COLOR) |
| | P-8 | 235 BENJAMIN MOORE | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-9 | HC28 | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-10 | 978 BENJAMIN MOORE | BENJAMIN MOORE REGAL MATTE # 221 |
| | P-11 | 12" X 12" CERAMIC TILE (4'-0" HIGH WET WALLS) | CROSSVILLE VERANDA STONE VS 105 NERO |
| CEILING | C-1 | USG CLEAN ROOM | CLIMA PLUS 10M – 100M # 56090 |
| | C-2 | USG CLIMA PLUS | # 72716 PEDESTALS IV BEIGE 142 |
| | C-3 | USG ECLIPSE CLIMA PLUS | # 78085 ILLUSION 2 |
| | C-4 | GYP. BD. | PAINT P-5 (953 BENJAMIN MOORE) |
| MISC. | M-1 | TOILET PARTITIONS & LOCKERS (MEN) | GENERAL PARTITIONS MIST GREY SA – 401 |
| | M-2 | TOILET PARTITIONS & LOCKERS (WOMEN) | GENERAL PARTITIONS SAND SN – 336 |
| | M-3 | PLASTIC LAMINATE (WOMEN) | PIONITE SAGE CORAL AV781 |
| | M-4 | PLASTIC LAMINATE | PIONITE SHELTON STREET OF SAN FRANCISCO PFA54 |
| | M-5 | PLASTIC LAMINATE (MEN) | NEVAMAR SILVER METAPHOR MP 6001T |
| | M-6 | KEMLITE GLASBORD | FIREX GLASBORD – WHITE TEXTURED |

LEGEND
FRP-FIBER REINFORCED PLASTIC
WC-WALL COVERING
CPT-CARPET
VSF-VINYL SHEET FLOORING
ALUM.- ALUMINUM DOOR / FRAME
H.M. – HOLLOW METAL DOOR / FRAME

# EXTERIOR FINISHES

| MATERIAL | SPECIFICATIONS |
|---|---|
| ROOFING SHINGLES | GAF TIMBERLINE SHINGLE (40 YEAR) PEWTER GRAY BLEND |
| DRIP EDGE | WHITE |
| ICE & WATERSHIELD | ALL VALLEYS & 1ST 3' OF ROOF EDGE |
| FLAT ROOF – 60 MIL. | WITH TAPER |
| WINDOWS | WHITE ALUM. CLAD. 1" INSUL. GRAY TINTED & DRS TO MATCH |
| | |
| INTERIOR DOORS | METAL DOORS (NOT WOOD) |
| | |
| | |
| SIDING | FIBER CEMENT SIDING (PREFINISHED) CERTAINEED PERFECTION |
| | SHINGLE 8 1/4" X 12" LENGTHS LIGHT GRAY |
| STONE PIERS | SUPERIOR SPLIT FACE CVS – 2003 CULTURED STONE |
| | |
| SOFFIT | VINYL (EVERYTHING VENTED) |
| | |
| | |




## WALL PARTITION NOTE : # 1

# DOOR SCHEDULE

| DOOR NO. | ROOM NAME | DOOR OPENING SIZE | DOOR TYPE | DOOR MAT'L | FRAME TYPE | FRAME MAT'L | HARDWARE: HINGES | LATCHSET | LOCKSET | PRIVACY LOCKSET | STOP | TRANSITION STRIP | THRESHOLD | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | VESTIBULE | 3'-0" x 6'-8" PR. | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | ● | – |
| 101.1 | CORRIDOR | 3'-0" x 6'-8" PR. | B | ALUM. | 1 | ALUM. | ● | ● | | | ● | ● | | |
| 101.2 | CORRIDOR | 3'-0" x 6'-8" PR. | B | ALUM. | 1 | ALUM. | ● | ● | | | ● | ● | | |
| 102 | CLOSET | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | | | |
| 103 | MECHANICAL | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | | | |
| 104 | BOTTLES | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | ● | | – |
| 105 | DRY STORAGE | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | ● | ● | ● | ● | | – |
| 106 | EMPLOYEE LAV. | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | | | ● | ● | | | – |
| 107 | JANITOR CLOSET | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | ● | | – |
| 108 | BREAK ROOM | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | ● | | – |
| 109.1 | KITCHEN | 4'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | | ● | | ● | | ● | |
| 109.2 | KITCHEN | 3'-0" x 6'-8" PR. | C | H.M. | 1 | H.M. | ● | | | | | | | DBL. ACTION HINGES, PUSH/PULL |
| 110.1 | BAR & GRILL | 4'-0" x 6'-8" | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | ● | |
| 110.2 | BAR & GRILL | 3'-0" x 6'-8" PR. | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | ● | |
| 110.3 | BAR & GRILL | 3'-0" x 6'-8" PR. | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | | |
| 110.4 | BAR & GRILL | 3'-0" x 6'-8" | B | ALUM. | 1 | ALUM. | ● | | ● | | | | ● | |
| 111 | DINING ROOM | 3'-0" x 6'-8" PR. | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | | |
| 112 | VESTIBULE | 3'-0" x 6'-8" PR. | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | ● | |
| 113.1 | PRO SHOP | 3'-0" x 6'-8" PR. | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | | |
| 113.2 | PRO SHOP | 3'-0" x 6'-8" | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | ● | |
| 113.3 | PRO SHOP | 3'-0" x 6'-8" | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | ● | |
| 114 | OFFICE | 3'-0" x 6'-8" | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | | |
| 115 | CLOSET | 2'-0" x 6'-8" PR. | A | H.M. | 1 | H.M. | ● | | | | ● | | | |
| 116.1 | STORAGE | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | | | |
| 116.2 | STORAGE | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | | | |
| 117 | OFFICE | 3'-0" x 6'-8" | B | ALUM. | 1 | ALUM. | ● | | ● | | ● | | | |
| 118 | STORAGE | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | | | |
| 121 | WOMEN'S ROOM | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | ● | | – |
| 122 | MEN'S ROOM | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | ● | | | ● | ● | | – |
| 125 | JANITOR CLOSET | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | | ● | | ● | | | |
| 126 | MECHANICAL | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | | ● | | ● | | | |
| 127.1 | STORAGE | 3'-0" x 6'-8" PR. | A | H.M. | 1 | H.M. | ● | | ● | | ● | | | |
| 127.2 | STORAGE | 3'-0" x 6'-8" | A | H.M. | 1 | H.M. | ● | | ● | | ● | | | |

# ROOM FINISH SCHEDULE

| NO. | ROOM TITLE | FLOOR MAT'L | BASE | N.WALL | S.WALL | E.WALL | W.WALL | CEILING MAT'L | CEILING HEIGHT | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|
| 100 | VESTIBULE | F-1 | B-1 | – | – | P-4 | P-4 | C-4 | 8'-0" | |
| 101 | CORRIDOR | F-3 | B-2 | – | SEE NOTE # 1 THIS DWG. | | | C-2/C-4 | 10'-0" | |
| 102 | CLOSET | F-3 | B-2 | P-4 | P-4 | P-4 | P-4 | C-4 | 8'-0" | |
| 103 | MECHANICAL | F-7 | B-5 | P-5 | P-5 | P-5 | P-5 | C-1 | 8'-0" | |
| 104 | BOTTLES | F-2 | B-4 | M-6 | M-6 | M-6 | M-6 | C-1 | 8'-0" | |
| 105 | DRY STORAGE | F-2 | B-4 | M-6 | M-6 | M-6 | M-6 | C-1 | 8'-0" | |
| 106 | EMPLOYEE LAV. | F-7 | B-5 | P-4 | P-4 | P-4 | P-4 | C-1 | 8'-0" | |
| 107 | JANITOR CLOSET | F-7 | B-5 | M-6 | M-6 | M-6 | M-6 | C-1 | 8'-0" | |
| 108 | BREAK ROOM | F-7 | B-5 | P-4 | P-4 | P-4 | P-4 | C-1 | 8'-0" | |
| 109 | KITCHEN | F-2 | B-4 | M-6 | M-6 | M-6 | M-6 | C-1 | 9'-0" | |
| 110 | BAR & GRILL | F-1/F-3 | B-2 | SEE NOTE # 1 THIS DWG. | | | | C-2/C-4 | 10'-0" | |
| 111 | DINING ROOM | F-3 | B-2 | SEE NOTE # 1 THIS DWG. | | | | C-2 | 8'-0" | |
| 112 | VESTIBULE | F-1 | B-1 | P-4 | – | P-4 | P-4 | C-4 | 8'-0" | |
| 113 | PRO SHOP | F-3 | B-2 | SEE NOTE # 1 THIS DWG. | | | | C-2/C-4 | 10'-0" | |
| 114 | OFFICE | F-3 | B-2 | P-4 | P-4 | P-4 | P-4 | C-4 | 8'-0" | |
| 115 | CLOSET | F-3 | B-3 | P-4 | P-4 | P-4 | P-4 | C-3 | 8'-0" | |
| 116 | STORAGE | F-3 | B-3 | P-4 | P-4 | P-4 | P-4 | C-3 | 8'-0" | |
| 117 | OFFICE | F-3 | B-2 | P-4 | P-4 | P-4 | P-4 | C-4 | 8'-0" | |
| 118 | STORAGE | F-3 | B-3 | P-4 | P-4 | P-4 | P-4 | C-3 | 8'-0" | |
| 119 | WOMEN'S LOCKERS | F-3 | B-1 | P-2 | P-3 | P-2 | P-3 | C-4 | 8'-0" | |
| 120 | WOMEN'S SHOWER | F-1 | B-1 | P-2 | P-2 | P-2 | P-2 | C-4 | 8'-0" | SHOWER STALL TO BE PREFAB-GRAY |
| 121 | WOMEN'S ROOM | F-1 | B-1 | P-2/P-11 | P-3 | P-2 | P-3 | C-4 | 8'-0" | |
| 122 | MEN'S ROOM | F-1 | B-1 | P-1/P-11 | P-1/P-11 | P-1 | P-1 | C-4 | 8'-0" | P-1 @ URINALS (NORTH/EAST/WEST WALLS |
| 123 | MENS SHOWER | F-1 | B-1 | P-1 | P-1 | P-1 | P-1 | C-4 | 8'-0" | SHOWER STALL TO BE PREFAB-GRAY |
| 124 | MEN'S LOCKER | F-3 | B-1 | P-1 | P-1 | P-1 | P-1 | C-4 | 8'-0" | |
| 125 | JANITOR CLOSET | F-1 | B-3 | M-6 | M-6 | M-6 | M-6 | C-3 | 8'-0" | |
| 126 | MECHANICAL | F-1 | B-3 | P-1 | P-1 | P-1 | P-1 | C-3 | 8'-0" | |
| 127 | STORAGE | F-5 | B-3 | P-4 | P-4 | P-4 | P-4 | ALUM. | 8'-0" | |


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SCHEDULES

| ISSUE | DATE | ISSUE | DATE | ISSUE | DATE |
|---|---|---|---|---|---|
| #9 | 10/14/03 | | | | |
| #1 | 11/3/03 | | | | |
| #2 | 12/23/03 | | | | |

SHEET TITLE

PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

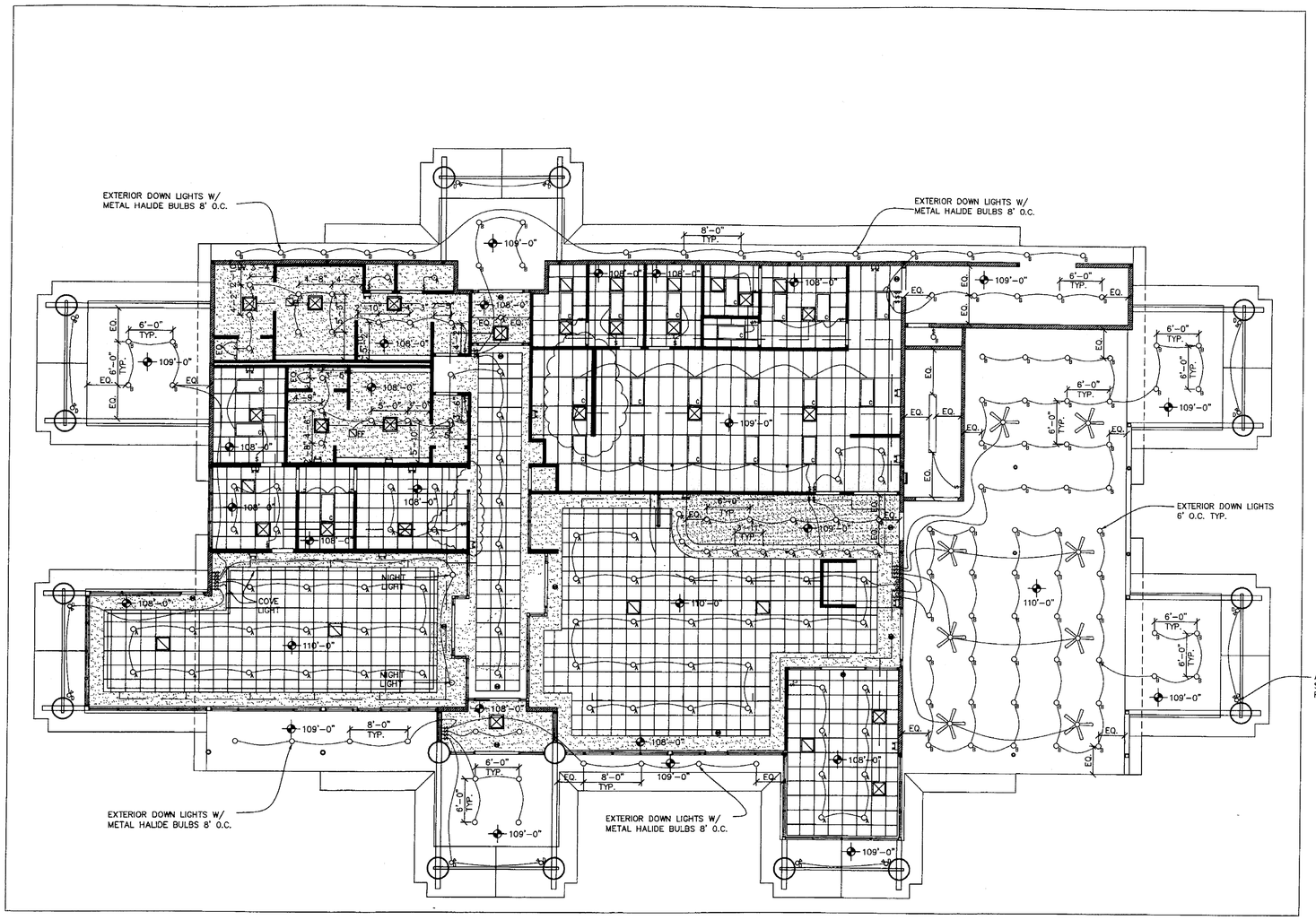
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SHEET No. A-3

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## PROPOSED REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING SCHEDULE

| | TYPE OF LIGHT | MANUFACTURER | MODEL NO. | LAMP | NOTES |
|---|---|---|---|---|---|
| A | INTERIOR RECESSED DOWN LIGHT | KURT VERSEN | P927 | 42W TRIPLE TUBE | |
| B | EXTERIOR RECESSED DOWN LIGHT | BEGA | 6940/541 | 50W PAR 20 | METAL HALLIDE LAMPS FOR WALL WASH LIGHTS |
| C | INTERIOR 2x4 FLUORESCENT | LUNA | FLU 248 | 2 LAMP T8 | |
| D | ACCENT FLOOD LIGHT | BEGA | 7511 W/ MTG. PLATE | 50W GY6.35 12V | |
| E | INTERIOR COVE LIGHT | LITECONTROL | COVE 30 | 2-T8 | |

REFLECTED CEILING PLAN LEGEND

- NEW 2'x2' CEILING AND GRID
- 2'x4' FLUORESCENT LIGHT FIXTURE
- INTERIOR RECESSED DOWN LIGHT
- EXTERIOR RECESSED DOWN LIGHT
- ACCENT FLOOD LIGHT
- SWITCH
- SWITCH - 3 WAY
- DIMMER SWITCH
- EXHAUST FAN
- EXIT LIGHT
- EMERGENCY LIGHT
- SUPPLY DIFFUSER
- RETURN AIR

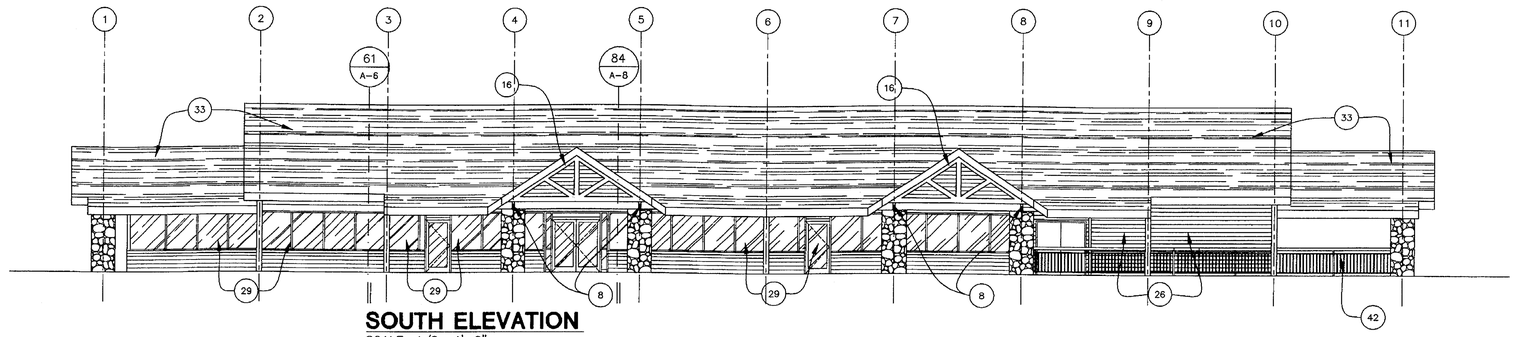

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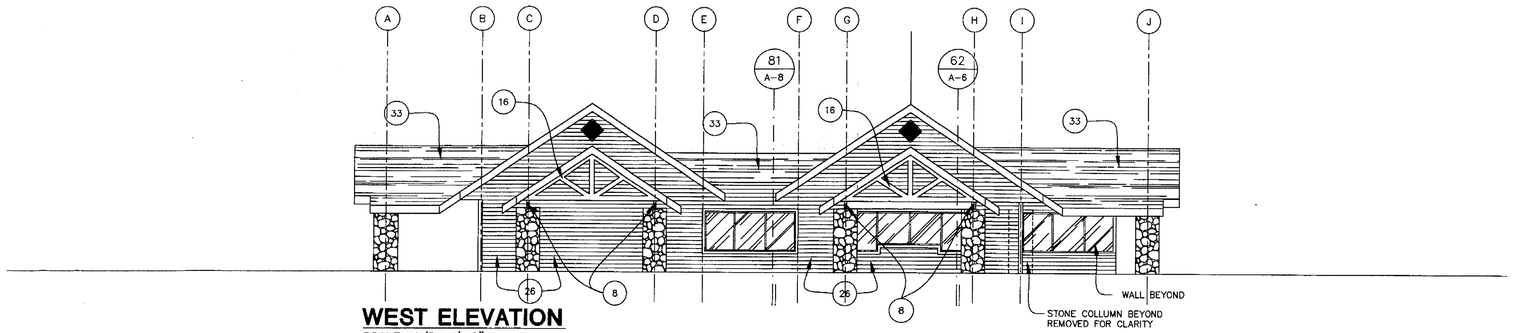
PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48328

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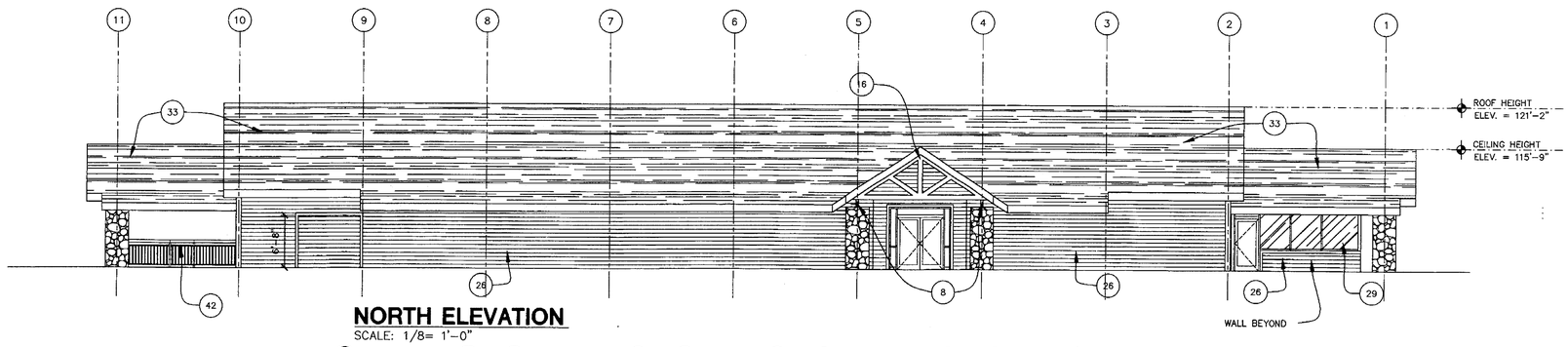
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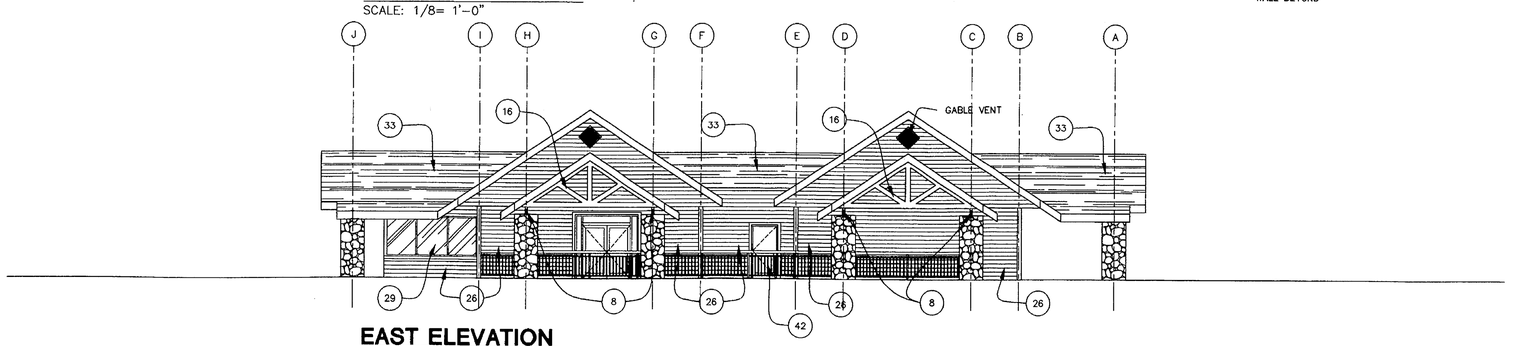

## SOUTH ELEVATION
SCALE: 1/8= 1'-0"




## WEST ELEVATION
SCALE: 1/8= 1'-0"




## NORTH ELEVATION
SCALE: 1/8= 1'-0"




## EAST ELEVATION
SCALE: 1/8= 1'-0"

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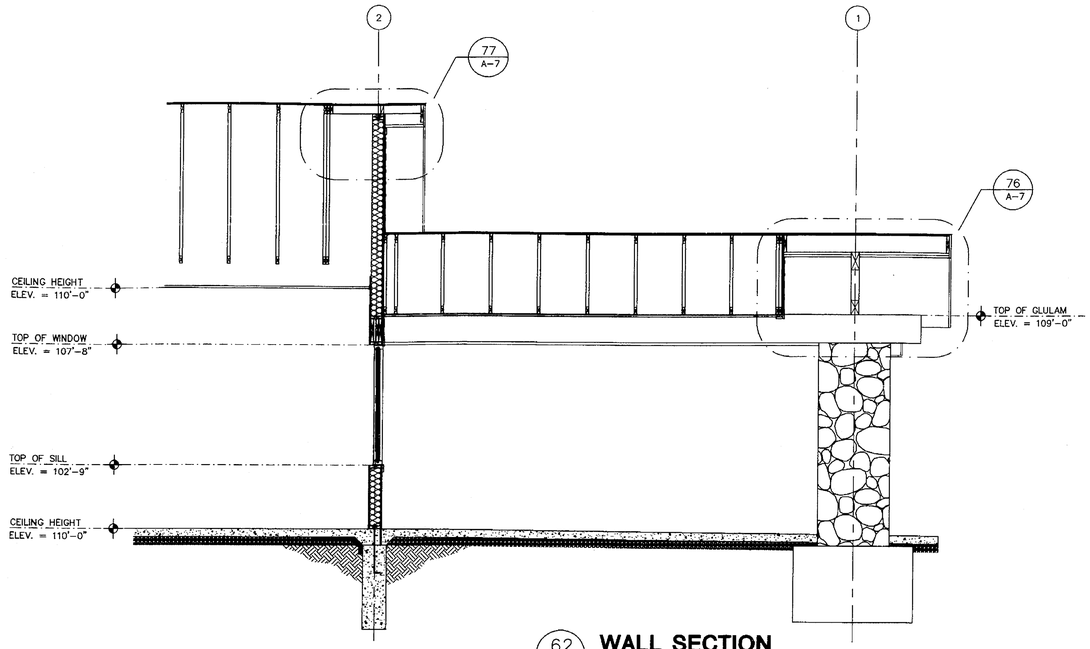
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| | Ø6 | 12/03/03 | | | | | | | | |

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1984 TAYLOR ROAD
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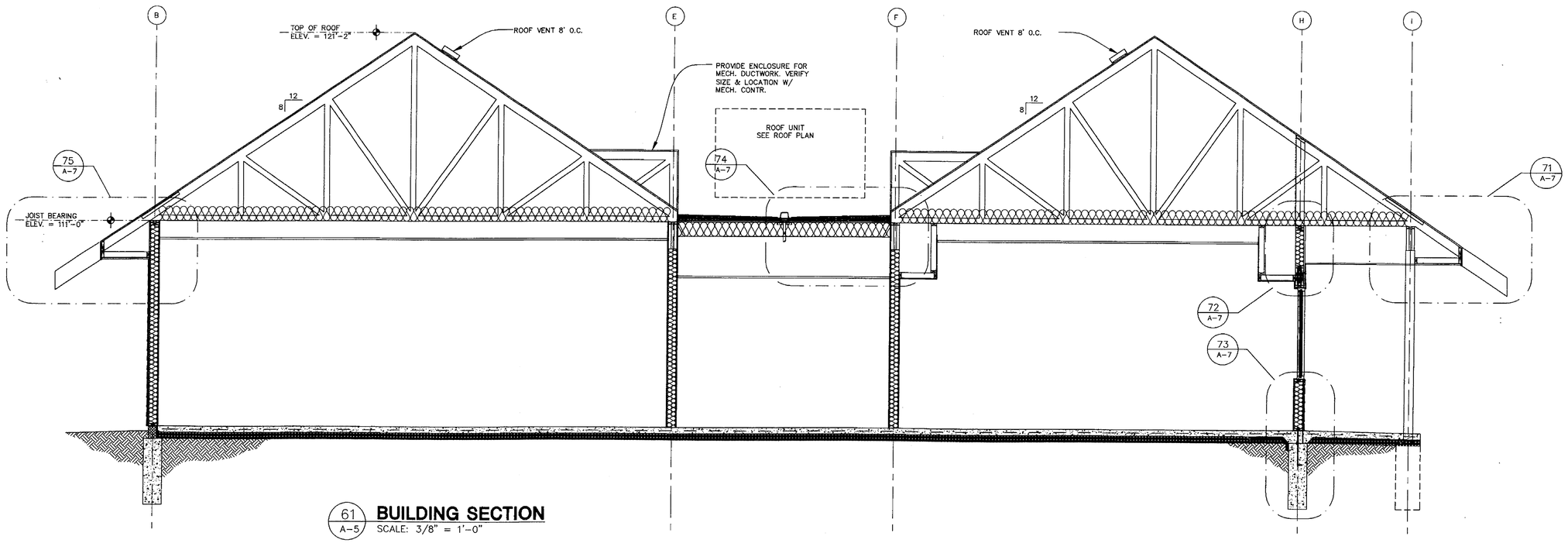
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SHEET No.
A-5




62 / A-5 **WALL SECTION**
SCALE: 3/8" = 1'-0"

1. LINEAR REINFORCED CONCRETE FOOTING – BOTTOM OF FOOTING 42" MIN. BELOW PROPOSED GRADE – SEE STRUCTURAL DRAWINGS
2. SINGLE PLY EPDM ROOFING SYSTEM
3. STRUCTURAL STEEL – SEE STRUCTURAL DRAWINGS
4. 1/2" DIA. x 16" L. ANCHOR BOLTS – 4'-0" O.C.
5. STEEL REINFORCED CONCRETE FOUNDATION WALL
6. PRESERVATIVE TREATED SILL PLATE
7. 2" RIGID INSULATION
8. GLULAM BEAM – SEE STRUCTURAL
9. 4" GRANULAR FILL
10. 4" CONC. SLAB WITH 6x6-W1.4xW1.4 W.W.F. AT MID-DEPTH
11. CONTINUOUS FOAM SILL SEALER
12. 1/2" PRE-MOLDED JOINT FILLER
13. 6 MIL PLASTIC SHEETING VAPOR BARRIER
14. MICRO LAM BEAM – SEE STRUCTURAL DRAWINGS
15. 2x WOOD STUDS – 16" O.C.
16. PRE-ENGINEERED WOOD TRUSS
17. 2x WOOD PLATE
18. 2x WOOD HEADER
19. FINISHED FLOOR – SEE SCHEDULE
20. OSB SHEATHING
21. BUILDING FELT
22. FIBERGLASS BATT INSULATION
23. AIR INFILTRATION BARRIER
24. ACOUSTICAL PANEL CEILING
25. ALUMINUM DRIP EDGE
26. FIBER CEMENT SIDING
27. PRE-FINISHED METAL FLASHING
28. PREFINISHED ALUMINUM TRIM
29. PREFINISHED ALUMINUM GLAZING SYSTEM WITH 1" INSULATED TINTED GLAZING
30. PRE-FINISHED VINYL SOFFIT WITH INTEGRAL VENTING SYSTEM
31. SEALANT
32. SOFFIT BAFFLES
33. ASPHALT SHINGLES
34. CONTINUOUS PRE-FINISHED METAL DRIP
35. ROOF VENTS
36. CONTINUOUS PRE-FINISHED VENTS
37. CONTINUOUS SHINGLE UNDERLAYMENT – EXTEND FROM ROOF EDGE TO 36" MIN. ABOVE HEATED AREA OF ROOF
38. GYPSUM BOARD
39. SEALANT OVER POLYETHYLENE BACKER ROD
40. NATURAL WOOD TRIM
41. NATURAL WOOD FLOOR BASE
42. PRE-FINISHED ALUMINUM RAILING




61 / A-5 **BUILDING SECTION**
SCALE: 3/8" = 1'-0"

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SHEET TITLE **BUILDING SECTIONS**

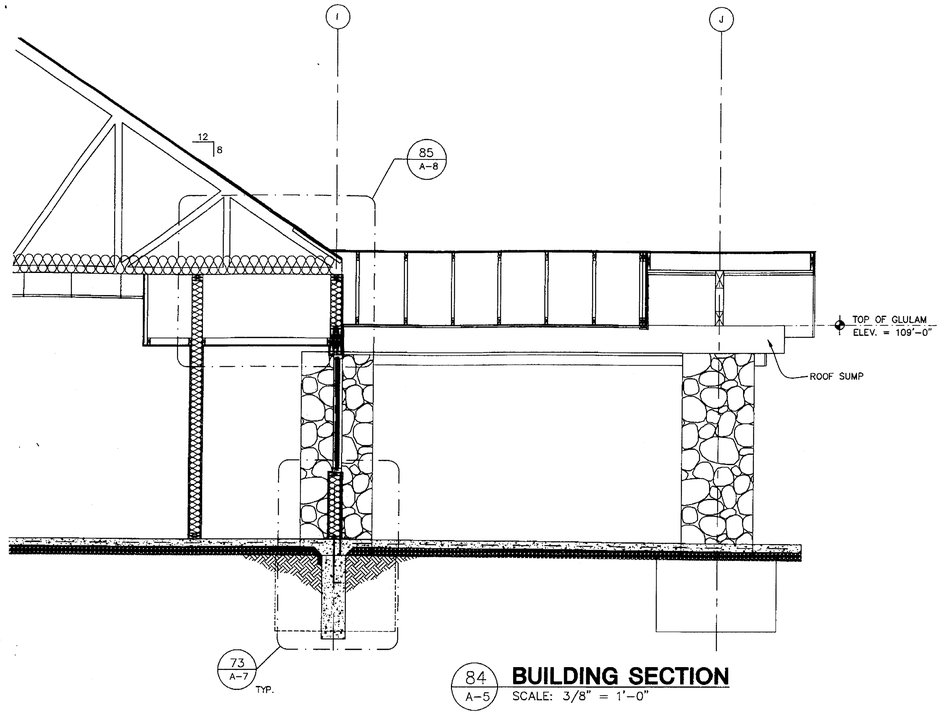
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| Ø5 | 10/14/03 | | | | | | |
| Ø8 | 12/03/03 | | | | | | |

PROJECT
**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
CITY OF AUBURN HILLS, MICH. 48326

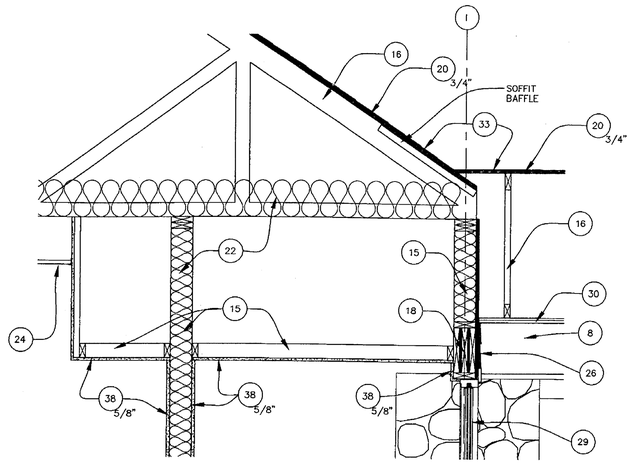
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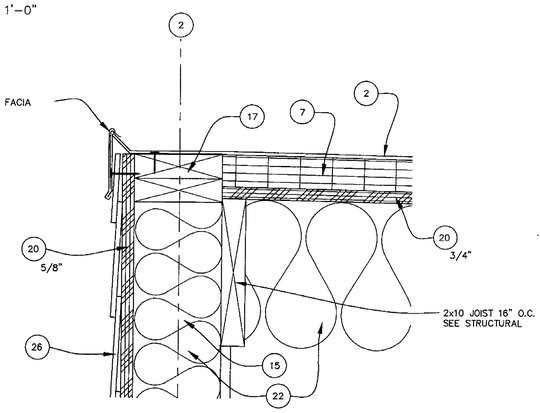



84 A-5 **BUILDING SECTION**
SCALE: 3/8" = 1'-0"

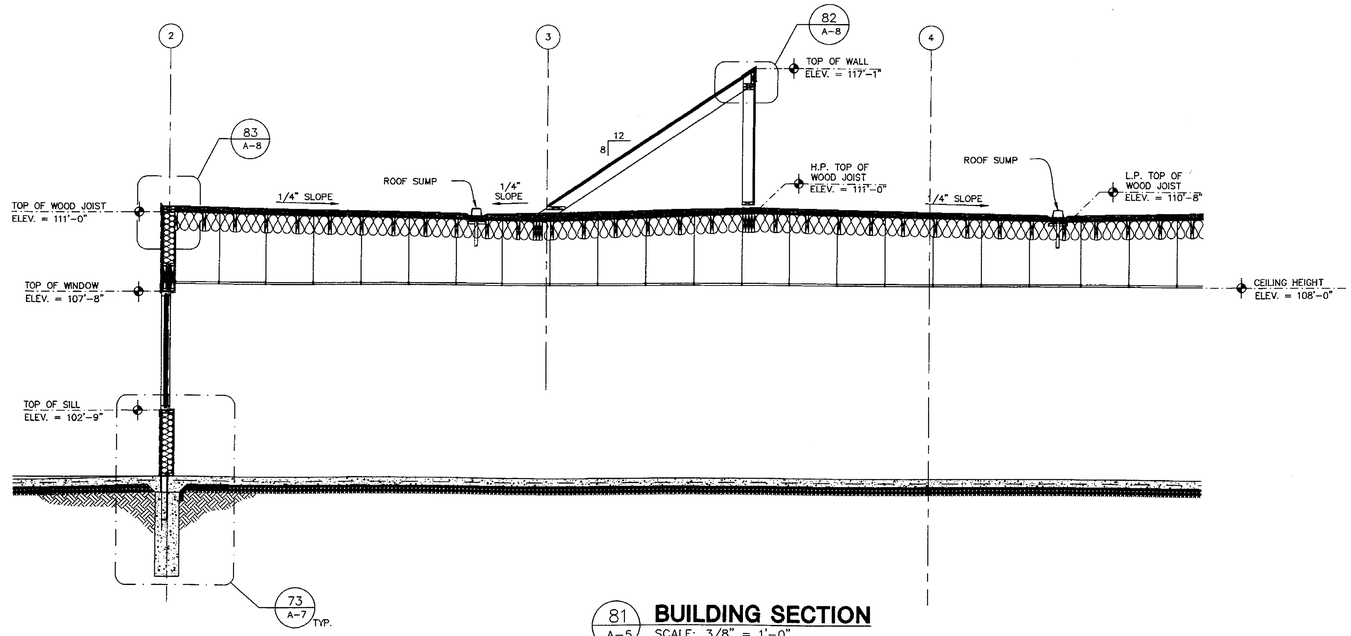



85 A-8 **DETAIL**
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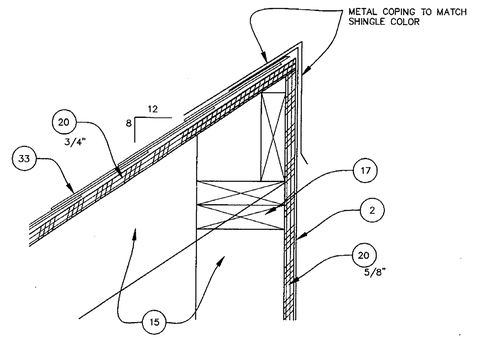
1. LINEAR REINFORCED CONCRETE FOOTING – BOTTOM OF FOOTING 42" MIN. BELOW PROPOSED GRADE – SEE STRUCTURAL DRAWINGS
2. SINGLE PLY EPDM ROOFING SYSTEM
3. STRUCTURAL STEEL – SEE STRUCTURAL DRAWINGS
4. 1/2" DIA. x 16" L. ANCHOR BOLTS – 4'-0" O.C.
5. STEEL REINFORCED CONCRETE FOUNDATION WALL
6. PRESERVATIVE TREATED SILL PLATE
7. 2" RIGID INSULATION
8. GLULAM BEAM – SEE STRUCTURAL
9. 4" GRANULAR FILL
10. 4" CONC. SLAB WITH 6x6-W1.4xW1.4 W.W.F. AT MID-DEPTH
11. CONTINUOUS FOAM SILL SEALER
12. 1/2" PRE-MOLDED JOINT FILLER
13. 6 MIL PLASTIC SHEETING VAPOR BARRIER
14. MICRO LAM BEAM – SEE STRUCTURAL DRAWINGS
15. 2x WOOD STUDS – 16" O.C.
16. PRE-ENGINEERED WOOD TRUSS
17. 2x WOOD PLATE
18. 2x WOOD HEADER
19. FINISHED FLOOR – SEE SCHEDULE
20. OSB SHEATHING
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24. ACOUSTICAL PANEL CEILING
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26. FIBER CEMENT SIDING
27. PRE-FINISHED METAL FLASHING
28. PREFINISHED ALUMINUM TRIM
29. PREFINISHED ALUMINUM GLAZING SYSTEM WITH 1" INSULATED TINTED GLAZING
30. PRE-FINISHED VINYL SOFFIT WITH INTEGRAL VENTING SYSTEM
31. SEALANT
32. SOFFIT BAFFLES
33. ASPHALT SHINGLES
34. CONTINUOUS PRE-FINISHED METAL DRIP
35. ROOF VENTS
36. CONTINUOUS PRE-FINISHED VENTS
37. CONTINUOUS SHINGLE UNDERLAYMENT – EXTEND FROM ROOF EDGE TO 36" MIN. ABOVE HEATED AREA OF ROOF
38. GYPSUM BOARD
39. SEALANT OVER POLYETHYLENE BACKER ROD
40. NATURAL WOOD TRIM
41. NATURAL WOOD FLOOR BASE
42. PRE-FINISHED ALUMINUM RAILING




83 A-8 **DETAIL**
SCALE: 3" = 1'-0"




81 A-5 **BUILDING SECTION**
SCALE: 3/8" = 1'-0"




82 A-8 **DETAIL**
SCALE: 3" = 1'-0"

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**BUILDING SECTIONS**

| SHEET TITLE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE |
|---|---|---|---|---|---|---|---|---|
| | Ø5 | 12/14/Ø3 | | | | | | |
| | Ø6 | 12/23/Ø3 | | | | | | |

PROJECT
**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
|---|---|
| CA | MB |
| CHECKED | DRAWING DATE |
| CA | 09/26/Ø3 |

PROJECT No.
03042 .00

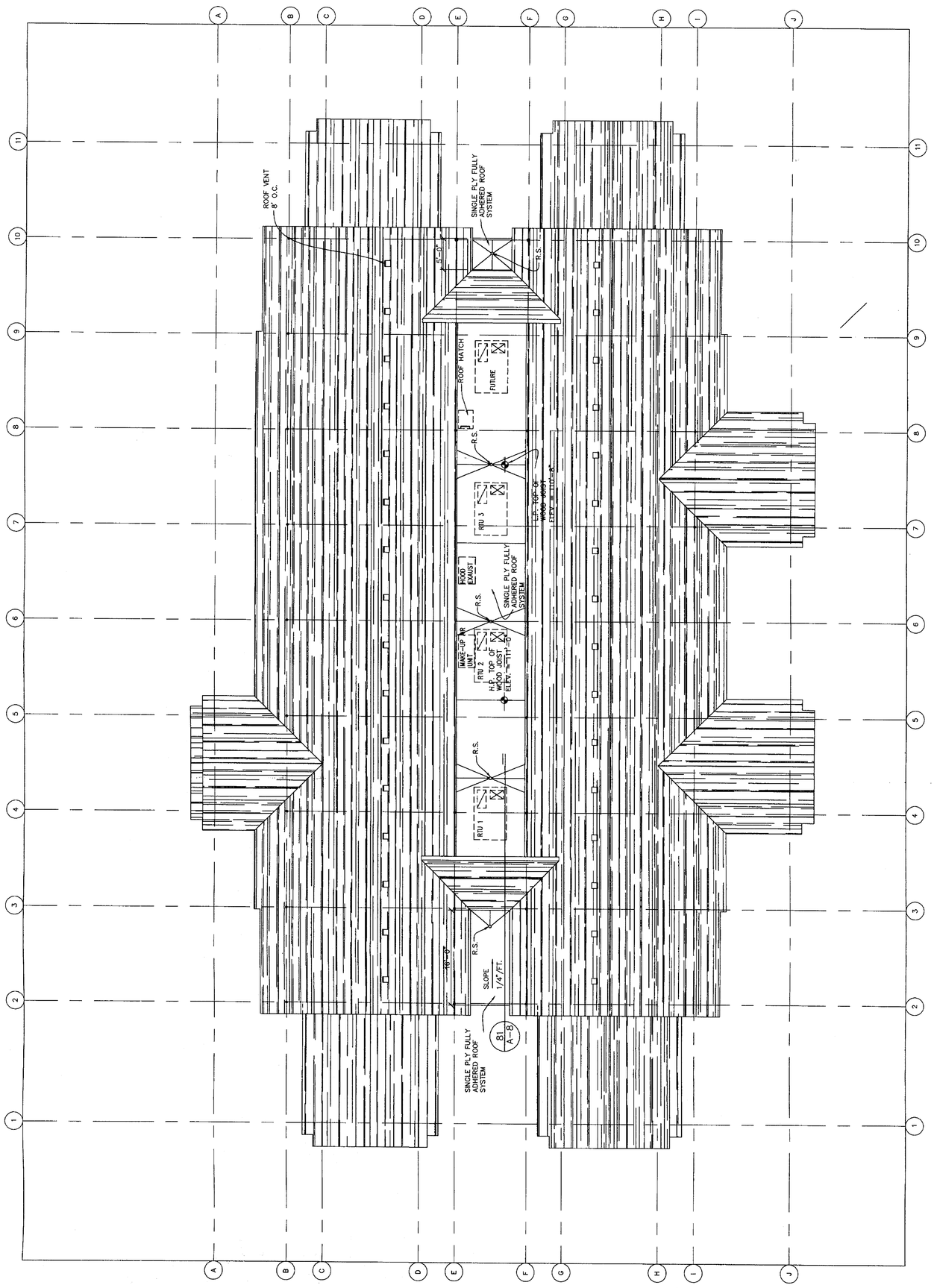
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| FIELDSTONE GOLF CLUB<br>1984 TAYLOR ROAD<br>CITY OF AUBURN HILLS, MICH. 48328 | APPROVED | RD |
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| SHEET TITLE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE |
|---|---|---|---|---|---|---|---|---|---|---|
| ROOF PLAN | 06 | 12/03/03 | | | | | | | | |
| | 05 | 10/14/03 | | | | | | | | |
| | 04 | | | | | | | | | |

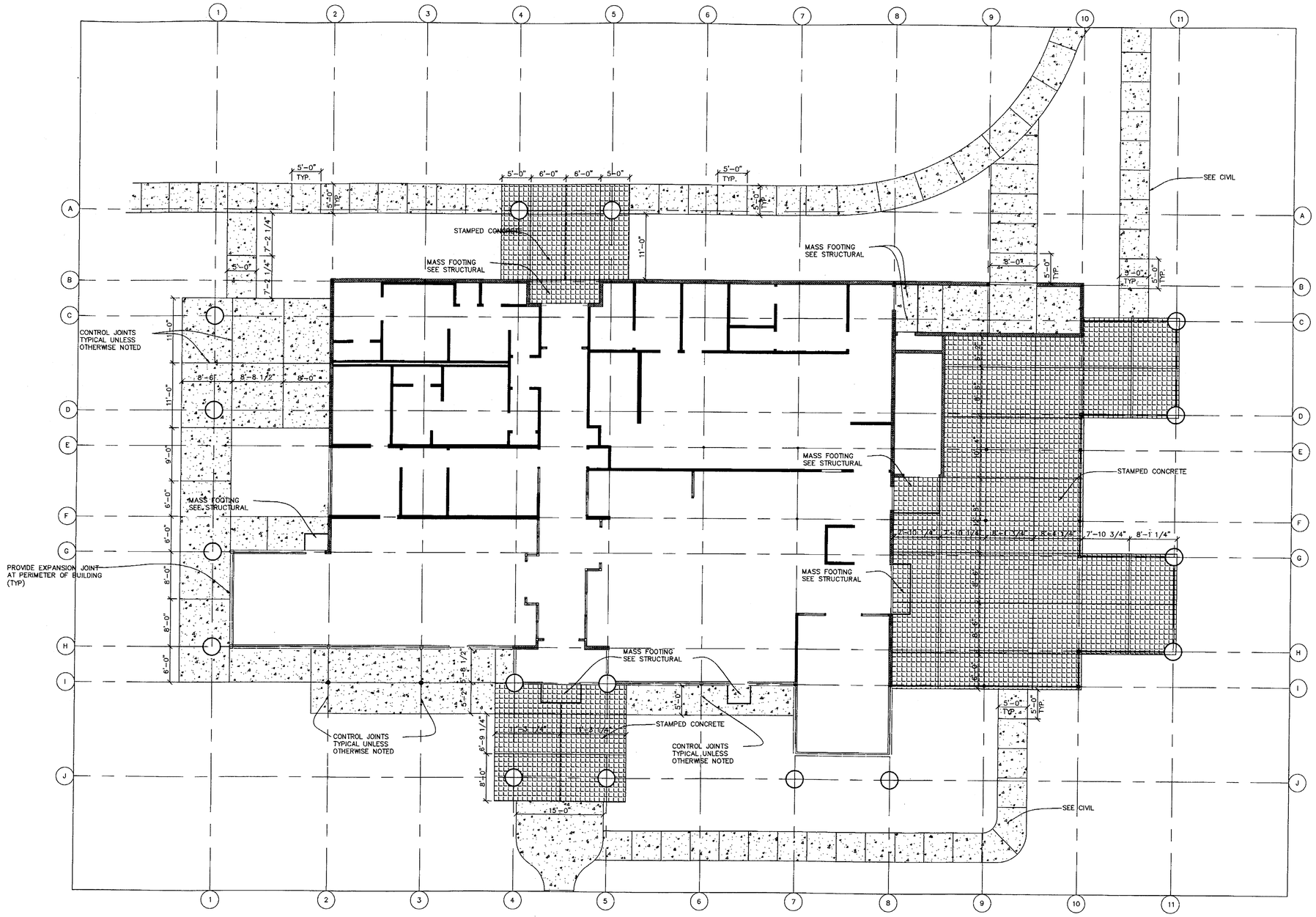

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1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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## PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

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SHEET TITLE: CONCRETE PLACEMENT PLAN

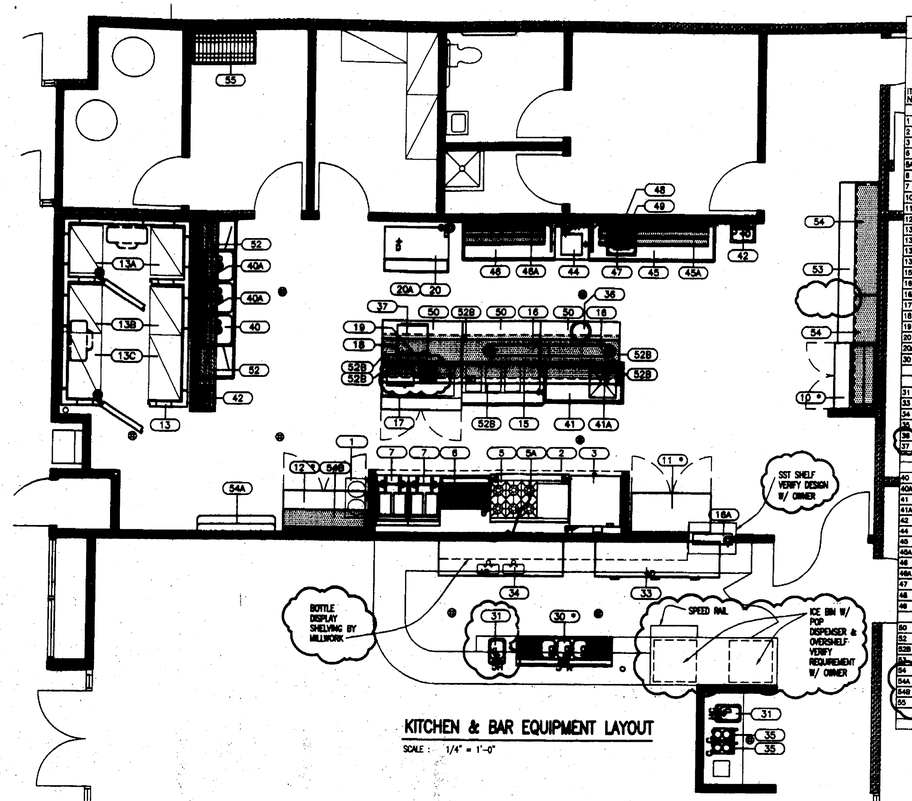
| ISSUE | DATE |
|---|---|
| #25 | 10/14/03 |
| #28 | 12/23/03 |

PROJECT: FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
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| CHECKED | DRAWING DATE |
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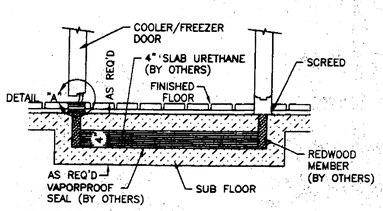
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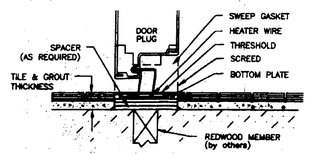



## KITCHEN & BAR EQUIPMENT LAYOUT

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




SLEEPER CROSS SECTION
COOLER/FREEZER




FLOORLESS FREEZER WITH 4" VINYL FOAM SCREED TILE AND GROUT

DETAIL (A)

## WALK-IN COOLER/FREEZER FLOOR DETAIL

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

## EQUIPMENT SCHEDULE

| ITEM NO | QTY | MANUFACTURER | MODEL NUMBER | EQUIPMENT CATEGORY | AMPS | KW | HP | VOLTS | PHASE | CYCLE | DIRECT PLUG | NEMA | ELECTRICAL AFF (IN) | ELECTRICAL AFF (IN) | ELECTRICAL ACH (IN) | ELECTRICAL REMARKS | COLD WATER SIZE (IN) | COLD WATER AFF (IN) | HOT WATER SIZE (IN) | HOT WATER AFF (IN) | HOT WATER GPH | WASTE DRAIN AFF (IN) | WASTE DRAIN DIRECT (IN) | WASTE DRAIN AFF (IN) | WASTE DRAIN SIZE (IN) | INDIR. DRAIN SIZE (IN) | INDIR. DRAIN AFF (IN) | GAS SIZE (IN) | MISTUH SIZE (IN) | GAS AFF (IN) | PLUMBING REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | ANSUL | R-102 | FIRE PROTECTION SYSTEM | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 1 | VENT TECH | VC-66 | EXHAUST HOOD | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 1 | GARLAND | MCO-GS-10-S | OVEN, CONVECTION, GAS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 1 | U.S. RANGE | EB36-24G-B0T | RANGE, HEAVY DUTY, GAS | | | 3/4 | 120V | | | | | | | | | | | | | | | | | | | | | | | |
| 5A | 1 | T & S BRASS | B-0580 | FAUCET, POT FILLER, WALL MOUNT | | | | | | | | | | | | | 0.5 | 48 | 0.5 | | 48 | | | | | | | | 1.25 | | 33.6 | |
| 9 | 1 | GARLAND | GD-36RB | BROILER, UNDER-FIRED/GAS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 2 | GARLAND | M70SS | FRYER, DEEP FAT, GAS | | | | | | | | | | | | | | | | | | | | | | | | | 0.75 | 90 | 27 | |
| 10 * | 1 | TRUE FOOD SERVICE (EXISTING) | TSSU-48-12 | REFRIGERATOR, SANDWICH/SALAD PREP | 8.6 | | 0.33 | 120 | 1 | 60 | X | 5-15P | 12 | | | w/ CORDSET | | | | | | | | | | | | | 1.25 | 125 | 33.74 | |
| 11 * | 1 | TRUE FOOD SERVICE (EXISTING) | TUC-60 | REFRIGERATOR, UNDERCOUNTER, COMPACT | 7.8 | | 0.33 | 120 | 1 | 60 | X | 5-15P | 12 | | | w/ CORDSET | | | | | | | | | | | | | | | | |
| 12 * | 1 | TRUE FOOD SERVICE (EXISTING) | TWT-60 | REFRIGERATOR, UNDERCOUNTER, COMPACT | 7.8 | | 0.33 | 120 | 1 | 60 | X | 5-15P | 12 | | | w/ CORDSET | | | | | | | | | | | | | | | | |
| 13 | 1 | MASTERBILT | 7808120L - 7' 9" X 11' 7" | REFRIGERATOR, WALK-IN UNIT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13A | 1 | ADVANCE TABCO | ECC-2436 | FREEZER SHELF, 24X36 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13B | 1 | ADVANCE TABCO | ECC-2436 | COOLER SHELF, 24X36 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13C | 1 | ADVANCE TABCO | ECC-2448 | COOLER SHELF, 24X48 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | 1 | WANDELL | 3414 | TABLE, HOT FOOD | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | 2 | MERCO/SAVORY | EZFWH-48X | WARMER, FOOD OVERHEAD | | | | | | | | | | | | | | | | | | | | | 1 | 21 | | | 0.5 | 24 | 16 | |
| 18A | 1 | MERCO/SAVORY | EZFWH-30X | WARMER, FOOD OVERHEAD | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | 1 | TRUE FOOD SERVICE | TSSU-60-24M-B | REFRIGERATOR, SANDWICH/SALAD PREP | 7.8 | | 0.33 | 120 | 1 | 60 | X | 5-15P | 12 | | | w/ CORDSET | | | | | | | | | | | | | | | | |
| 16 | 1 | PANASONIC | NE-1021 | OVEN, MICROWAVE | 14.0 | 1.7 | | 120 | 1 | 60 | X | 5-20P | | 3 | | | | | | | | | | | | | | | | | | |
| 14 | 1 | WELLS | BTAC | TOASTER, SLOT-TYPE | 13.3 | | 1.6 | 120 | 1 | 60 | X | 5-15P | | 2 | | 2 @ 5" AFF | | | | | | | | | | | | | | | | |
| 20 | 1 | MANITOWOC ICE | QR-1800A | ICE MAKER W/O BIN | 28.1 | | 3.5 | 208 | 1 | 60 | X | | | 27 | | 2 @ 5" AFF, 1 @ 27" AFF * | 0.375 | | | | | | | | 0.5 | | 1 | | | | |
| 20A | 1 | MANITOWOC ICE | S-970 | BIN, ICE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 30 * | 1 | KROMME METAL (EXISTING) | 22-83C | UNDERBAR SINK | | | | | | | | | | | | | 0.5 | 29 | 0.5 | | 29 | | | | 1 | 6 | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | 1 | 18 | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | 1 | 18 | | | | | |
| 31 | 2 | EAGLE GROUP/METAL MASTERS | CDI-10-14-S-1 | SINK, DROP-IN | | | | | | | | | | | | | | | | | | | | | 1 | 18 | | | | | |
| 33 | 1 | BEVERAGE-AIR | BB94 | BACK BAR EQUIPMENT | 7.2 | | 0.33 | 115 | 1 | 60 | X | 5-15P | 6 | | | w/ CORDSET | 0.5 | 33 | 0.5 | | 33 | | | | 1.5 | 27.5 | | | | | |
| 34 | 1 | BEVERAGE-AIR | DD94 | DISPENSER, BEER | 7.2 | | 0.33 | 115 | 1 | 60 | X | 5-15P | 6 | | | w/ CORDSET | | | | | | | | | | | | | | | | |
| 38 | 2 | BLOOMFIELD | 1010 | COFFEE MAKER, AUTOMATIC | 15.0 | 1.8 | | 120 | 1 | 60 | X | 5-15P | | 3 | | 2@6" W/ PLUG 1@27" | | | | | | | | | | | | | | | | |
| 38 | 1 | SERVER PRODUCTS, INC. | KS-84300 | SOUP WARMER / KETTLE SERVER | 12.5 | 1.5 | | 120 | 1 | 60 | X | 5-15P | | | | w/ CORDSET | 0.25 | | | | | | | | | | | | | | | |
| 37 | 1 | APW WYOTT | BW-31 | WARMER, BUN | 3.3 | 0.4 | | 120 | 1 | 60 | X | 5-15P | | 2 | | 2@6" CORDTABLE 1@27" | | | | | | | | | | | | | | | | |
| 40 | 1 | EAGLE GROUP/METAL MASTERS | 414-22-3-24 | SINK, SCULLERY, 3 COMPARTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 40A | 2 | FISHER | 3810 | FAUCET, SPLASH MOUNT | | | | | | | | | | | | | 0.5 | 38.5 | 0.5 | | 38.5 | | | | 1.5 | 19 | | | | | |
| 41 | 1 | ADVANCE TABCO | K48-11B-30RR + TA-3B | SINK, W/ WORK TABLE & DRAWERS | | | | | | | | | | | | | 0.5 | 40 | 0.5 | | 40 | | | | | | | | | | |
| 42 | 2 | FISHER | 3310 | FAUCET, DECK MOUNT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 44 | 1 | EAGLE GROUP/METAL MASTERS | MSA-10-FLDP | SINK, HAND, WALL MOUNT | | | | | | | | | | | | | 0.5 | | 0.5 | | | | | | | | | | | | |
| 45 | 1 | JACKSON MSC | 200 | WAREWASHER, DOOR TYPE, HIGH TEMP | 15.8 | 6.0 | | 208 | 3 | 60 | X | | | | 62.5 | 208-3PH, 30AMP AMBIENT BOOST | 0.5 | 33 | 0.5 | 5 | 33 | 1.5 | 24.5 | | | | | | | | | | |
| 45 | 1 | ADVANCE TABCO | DTC-S3G-98R | DISHTABLE, STRAIGHT | | | | | | | | | | | | | | | 0.75 | 52.2 | 10.5 | | | | 1.5 | 15 | | | | | |
| 45A | 1 | ADVANCE TABCO | DT-6R-72 | DISHTABLE, ACCESSORY | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 46 | 1 | ADVANCE TABCO | DTC-S3G-72L | DISHTABLE, STRAIGHT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 46A | 1 | ADVANCE TABCO | DT-6R-03 | DISHTABLE, ACCESSORY | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 47 | 1 | ADVANCE TABCO | DTA-82 | DISHTABLE, ACCESSORY | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 48 | 1 | T & S BRASS | B-0113 | PRE-RINSE FAUCET, DECK MOUNT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 48 | 1 | WASTE KING | 750-3 W/ 2218 (12" CORD) | GARBURETOR, GARBAGE | 2.8 | | 0.75 | 208 | 3 | 60 | X | | 14.5 | | | 208-3PH, 30AMP AMBIENT BOOST | 0.25 | 28 | 0.25 | | 28 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 0.75 | 25.5 | | | | 1.5 | 17 | | | | | | | | |
| 50 | 3 | DUKE MANUFACTURING | 314-3060 | TABLE, WORK | | | | | | | | | | | | | 0.5 | 32.5 | | | | | | | | | | | | | |
| 52 | 2 | ADVANCE TABCO | DT-6R-72 | SHELF, WALL MOUNT, DRAINAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 52B | 6 | ADVANCE TABCO | CU-1B-60 | TABLE, OVERSHELF | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 53 | 1 | DUKE MANUFACTURING | 314-30120 | TABLE, WORK | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54 | 2 | ADVANCE TABCO | WS-1B-84 | SHELF, WALL MOUNT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54A | 1 | ADVANCE TABCO | SW-60 | POT RACK, WALL MOUNT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54B | 1 | ADVANCE TABCO | WS-1B-60 | SHELF, WALL MOUNT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55 | 1 | EAGLE GROUP/METAL MASTERS | 2821-48C | RACK, SYRUP TANK & BIB-N-BOX | | | | | | | | | | | | | | | | | | | | | | | | | | | |

### ITEM #1 – FIRE PROTECTION SYSTEM — ONE (1) REQUIRED

"Ansul", Model #R-102, or as approved, sized to meet job requirement in accordance with the manufacturers recommendations, and installed by an authorized factory trained installer. The fire system installing company must carry completed operations liability insurance coverage of a minimum of $1,000,000.00.

Provide the following:
1. Automatic fire suppression for the plenum area of exhaust hood and connecting exhaust ducts.
2. Automatic fire suppression for the cooking surfaces of Item #5, Range; Item #6, Broiler; and Item #7, Fryer.
3. Agent stored in pressure DOT rated steel cylinder and valve assembly, with cylinder valves of tin nickel alloy plated brass with pressure gauges, stainless steel siphon tube, and check stem. Assembly to be pressurized to 175 to 200 psig and capable of storage temperature from 32° F to 120° F. Include sufficient quantity to protect the entire hazard area.
4. Electric micro switch mounted in the control head with manual reset relay for installation into the cooking fuel shut-off system.
5. Wall-mounted installation. (Any relocation of the fire system must be approved by the Architect, prior to such relocation).
6. Installation in accordance with #17A and #96 of NFPA, meeting codes and requirements of the Fire Insurance Rating Bureau, UL300 listing and local and state Fire Marshal. Install at the time of installation of the exhaust hood and before any fire proofing material is applied to the exhaust ducts connected to the hood.
7. Cutting or punching holes in walls, ceilings and floors, for installation of equipment, and be responsible for furnishing trim flanges or patching and painting of all holes required for installation. All hood penetrations will required UL Listed seal devices.
8. Piping and conduit of the system concealed where possible, and all piping and conduit chrome plated or stainless steel, where exposure is necessary.
9. Normally-open, electrically operated gas shut-off valve for installation into main gas line servicing equipment below exhaust hood. Co-ordinate size and location of valve with Mechanical Engineer. Gas valve installation by the Mechanical Contractor.

### ITEM #2 – EXHAUST HOOD — ONE (1) REQUIRED

"Vent Tech", Model #VC-66, wall type all 18 gauge stainless steel.

Provide the following:
1. 15'-7" L. x 4'-0" D., bottom of hood shall be mounted 78 inches above finished floor.
2. Stainless steel removable enclosure panels and stainless steel angle trim from top of hood to finished ceiling. Hung from wall and structure above. Verify finished wall space and ceiling height infield.
3. Construct of 18 gauge stainless steel to conform to applicable standards of National Sanitation Foundation and NFPA Bulletin No. 96. All seams shall be continuously welded,

### ITEM #13 – WALK-IN COOLER & FREEZER — ONE (1) REQUIRED

"Kolpak", or as approved, standard prefabricated construction, 7feet 6 inch high.

Provide the following:
1. Overall dimension 11'-7"x7'-9"
2. Sectional construction, walls and ceilings all insulated with 4 inches of urethane.
3. Freezer & components:
   - Air-cooled operation
   - 1 horsepower compressor, wired for 208 volt, single phase, "Copeland" or as approved.
   - Low temperature -10°F.
   - One (1) evaporator coil, wired for 208 volt, single phase, "Bohn" or as approved.
   - Condensation line to Indirect drain.
4. Cooler & components:
   - Air-cooled operation
   - 1 horsepower compressor, wired for 208 volt, single phase, "Copeland" or as approved.
   - Normal temperature +35°F.
   - One (1) evaporator coil, wired for 120 volt, single phase, "Bohn" or as approved.
   - Condensation line to Indirect drain.

**Hot Water Calculations** (Kitchen & Bar equipment only)

| 70 Degree Rise Fixture or Equipment Type | Plan # | GPH | # proposed | GPH Sub-Total |
|---|---|---|---|---|
| Hand sinks | 42 | 5 | 2 | 10.0 |
| Drop-In Sink | 31 | 5 | 1 | 5.0 |
| | | 70 Degree Total GPH | | 15.0 |
| | | Required BTU's – 70 Degree Rise | | 11,662.0 |

| 100 Degree Rise Fixture or Equipment Type | Plan # | GPH | # proposed | GPH Sub-Total |
|---|---|---|---|---|
| Triple Pot Sink | 40 | 45 | 1 | 45.0 |
| Vegetable Sink | 41 | 15 | 1 | 15.0 |
| Overhead Spray Rinse – Dishes | 48 | 45 | 1 | 45.0 |
| Bar Sink – 3 Compartment | 30 | 20 | 1 | 20.0 |
| Steam Table | 15 | 10 | 1 | 10.0 |
| Mop Sink | at J.C. | 15 | 1 | 15.0 |
| | | 100 Degree Total GPH | | 150.0 |
| | | Required BTU's – 100 Degree Rise | | 166,600.0 |
| | | Required kW's – 100 Degree Rise | | 36.6 |
| | | Total GPH | | 165.0 |
| | | Total BTU's Required | | 178,262.0 |
| | | Gallons Storage Req | | 44.6 |

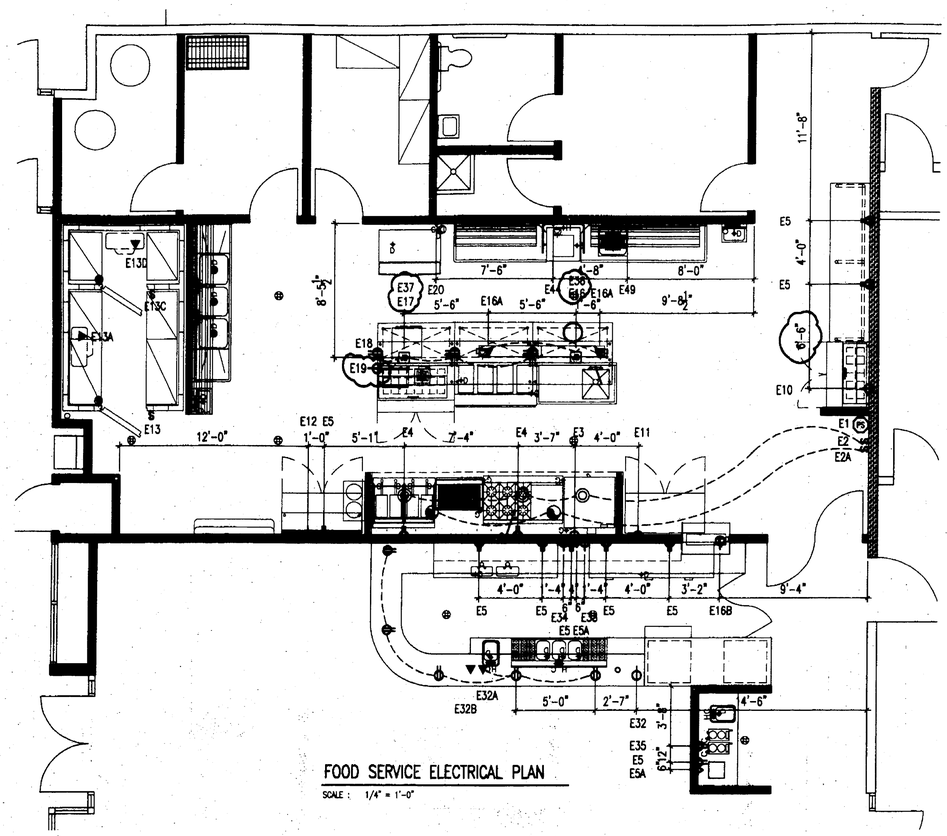
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SHEET TITLE: KITCHEN_EQUIPMENT

| ISSUE | DATE | REMARKS |
|---|---|---|
| PRELIM | 10/9/03 | |
| 05 | 10/14/03 | |
| 06 | 12/23/03 | |

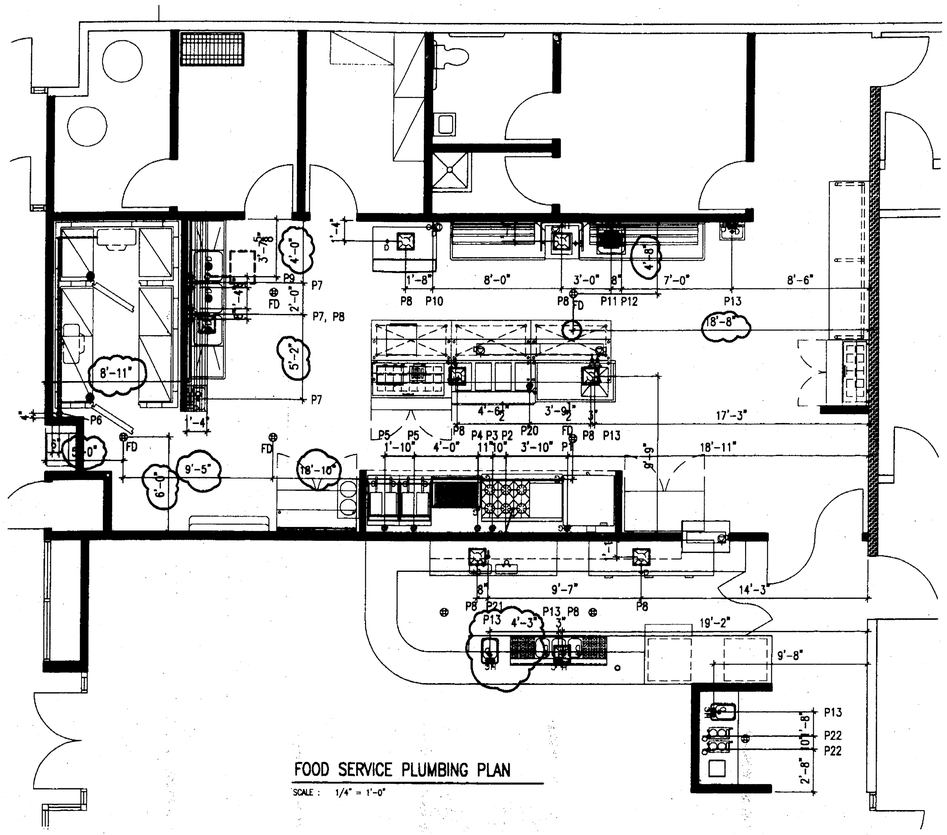
FIELD STONE GOLF CLUB
CLUB HOUSE
AUBURN HILLS, MI

APPROVED: CH — CM: MB
CHECKED: CH — DRAWING DATE:
PROJECT No.: 03042.00
SHEET No.: FS-1




## FOOD SERVICE ELECTRICAL PLAN

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




## FOOD SERVICE PLUMBING PLAN

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

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR TO PROVIDE OCTAGONAL JUNCTION BOX (SCREW HOLES AT 2 & 8 O'CLOCK) WITH EMPTY 1/2" CONDUIT EXTENDED 6" ABOVE FINISHED CEILING FOR FIRE SUPPRESSION SYSTEM REMOTE PULL SWITCH.
- ELECTRICAL CONTRACTOR TO VERIFY REQUIREMENTS FOR INTERLOCKING FIRE SUPPRESSION SYSTEM WITH ELECTRICAL PANEL (FOR POWER SHUTOFF TO COOKING EQUIPMENT), EXHAUST AND MAKE-UP AIR FANS.

ELECTRICAL REQUIREMENT

| | Rough In | | E.C. TO RPOVIDE | | |
|---|---|---|---|---|---|
| No. | Service Load (all at 60Hz) | Description | RECEPT. | DIR CONN | Height |
| E1 | EMPTY CONDUIT IN OCTANGONAL BOX | FROM FIRE SUPPRESSION TO REMOTE PULL | | | 48" |
| E2 | 208V, 3P, (2) REQ'D | BTC @ EXHAUST FANS (INTERLOCK W/ MAU) | SW | ECC | ROOF |
| E2A | 400W, 120V, 1P | EXHAUST HOOD LIGHTING | SW | | DFA |
| E2B | 208V, 3P | MAKE UP AIR UNIT (VERIFY W/ VC) | | ECC | ROOF |
| E3 | 9.4A, 120V, 1P | CONVECTION OVEN | DR | | 25" |
| E4 | 20A, 120V, 1P | GENERAL PURPOSE | DR | | 24" |
| E5 | 20A, 120V, 1P | GENERAL PURPOSE | DR | | 48" |
| E5A | EMPTY CONDUIT | FOR COMPUTER NETWORK LINE | | | 48" |
| E10 | 8.6A, 1/3HP, 120V, 1P | SANDWICH PREP, NEMA 5-15P PLUG | SR | | 18" |
| E11 | 7.8A, 1/3HP, 120V, 1P | REFRIGERATOR, NEMA 5-15P PLUG | SR | | 18" |
| E12 | 7.8A, 1/3HP, 120V, 1P | REFRIGERATOR, NEMA 5-15P PLUG | SR | | 18" |
| E13 | 8A, 120V, 1P | BTC @ COOLER CONTROLS, LIGHTINGS & DOOR HEATER | | ECC | DFA |
| E13A | 4.2A, 120V, 1P | BTC @ COOLER EVAPORATOR COIL | | ECC | DFA |
| E13B | 10A, 1HP, 208/230V, 1P | BTC @ REMOTE COOLER COMPRESSOR | | ECC | ROOF |
| E13C | 8A, 120V, 1P | BTC @ FREEZER CONTROLS, LIGHTINGS & DOOR HEATER | | ECC | DFA |
| E13D | 10A, 208/230V, 1P | BTC @ COOLER EVAPORATOR COIL | | ECC | DFA |
| E13E | 13A, 1HP, 208/230V, 1P | BTC @ REMOTE FREEZER COMPRESSOR | | ECC | ROOF |
| E16 | JUNCTION BOX | BTC @ #16 HEAT LAMPS | | | SU +6" |
| E16A | 2KW, 208V, 1P | BTC @ HEAT LAMPS | | ECC | |
| E17 | JUNCTION BOX | BTC @ GENERAL PURPOSE | | | SU +6" |
| E18 | 20A, 1.7KW, 208V, 1P | RUN THRU CHASE FOR MICROWAVE, NEMA 6-20P PLUG | SR | ECC | |
| E19 | 13.3A, 1.6HP, 120V, 1P | TOASTER, NEMA5-15P PLUG | SR | | 48" |
| E20 | 28.1A, 3.5HP, 208V, 1P | BTC @ ICE MAKER | | ECC | 70" |
| E32 | 20A, 120V, 1P | BTC @ OUTLET FOR FUTURE USE | DR | | 18" |
| E32A | 20A, 120V, 1P | BTC @ UNDERBAR LIGHT & GENERAL PURPOSE OUTLETS | DR | | 39" |
| E32B | 20A, 120V, 1P | BTC @ OUTLET FOR FUTURE USE | QR | | SU +6" |
| E33 | 7.2A, 1/3HP, 120V, 1P | BEER COOLER, NEMA 5-15P PLUG | SR | | 18" |
| E34 | 7.2A, 1/3HP, 120V, 1P | BEER DISPENSER, NEMA 5-15P PLUG | SR | | 18" |
| E35 | 15A, 1.8KW, 120V, 1P | COFFEE MAKER | DR | | 48" |
| E36 | 12.5A, 1.5KW, 120V, 1P | SOUP WARMER/KETTLE SERVER, NEMA 5-15P PLUG | SR | | 48" |
| E37 | 3.3A, 0.4KW, 120, 1P | BUN WARMER | SR | | 48" |
| E44 | 15.8A, 6KW, 208V, 3P | FLEXIBLE CONNECTION TO DISH MACHINE | | ECC | 62.5" |
| E49 | 5.6A, 2HP, 208V, 3P | BTC @ DISPOSER (INTERLOCK W/ SWITCH) | SW | ECC | 18" |

PLUMBING NOTES:

- MECHANICAL CONTRACTOR TO VERIFY REQUIREMENT FOR GREASE TRAP WITH LOCAL CODES AND COORDINATE LOCATION WITH FOOD SERVICE EQUIPMENT CONTRACTOR.
- MECHANICAL CONTRACTOR TO PROVIDE BACK FLOW PREVENTOR AT EQUIPMENT PER CODE REQUIREMENTS.

| ABBREVIATIONS LEGNED | |
|---|---|
| BTC | BRANCH TO CONNECTION |
| DFA | DROP FROM ABOVE |
| ECC | ELECTRICAL CONDUIT CONNECT |
| | |
| QR | QUADPLEX RECEPTACLE |
| SU | STUB UP |

PLUMBING REQUIREMENT

| | Rough In | | |
|---|---|---|---|
| No. | Type and Size | Description | Height |
| P1 | 3/4" NATURAL GAS, 60,000BTU | CONVECTION OVEN | 24" |
| P2 | 1/2" CW | POT FILLER FAUCET | 66" |
| P3 | 1 1/4" NATURAL GAS, 256,000BTU | RANGE AND OVEN BASE | 24" |
| P4 | 3/4" NATURAL GAS, 90,000BTU | CHAR BROILER | 24" |
| P5 | 1 1/4" NATURAL GAS, 125,000BTU | FRYER | 24" |
| P6 | HUB OUTLET | FOR CONDENSATE LINES | 3" |
| P7 | 1/2" CW & 1/2" HW | (2) FAUCETS | 18" |
| | (3) 1 1/2" DRAIN | (2) 1 1/2" IW RUN TO FLOOR SINK | |
| P8 | 12" FLOOR SINK | | |
| P9 | 1 1/2" DRAIN | TO GREASE TRAP | 48" |
| P10 | 3/8" CW | TEE OF BTC @ 1/2" ICE MAKER INLET & 1/2" CONDENSER INLET | 60" |
| P11 | 1/4" CW & 1/4" HW | PRE-RINSE FAUCET | 28" |
| P12 | 3/4" CW & 1 1/2" DRAIN | GARBAGE DISPOSER | 17" |
| P13 | 1/2" CW & 1/2" HW, 1 1/2" DRAIN | HAND SINK | 33", 24.5" |
| P13 | 1/2" CW & 1/2" HW, 1 1/2" DRAIN | HAND SINK | 33", 24.5" |
| P20 | 1/2" NATURAL GAS, 24,000BTU | HOT FOOD TABLE | SU +6" |
| P21 | 1/2" HW | HOS BIB FAUCET (FOR RINSING FLOOR SINK) | SU +8" |
| P22 | 3/8" CW | COFFEE MAKER | 48" |

NOTE: VERIFY WITH VENTILATION CONTRACTOR FOR GAS CONNECTION AT ROOF TOP MAKE-UP AIR UNIT.

| Filters | | | | | |
|---|---|---|---|---|---|
| Filter provided | | 9 | | | |
| size: 20"x25" | | | Total Gross Area= | 32.29 | SF |
| | | | Total Net Area= | 25.83 | SF |
| Air Velocity in Filter | | | | 224.25 | FPM |

| Make-Up-Air Unit | | | | | |
|---|---|---|---|---|---|
| Direct fire natural gas | | | | | |
| 65 °F rise required | | | | 5,793.00 | CFM |
| BTU required | 1.08x65°Fx9152.08x1/92% = | | | 442,031.09 | BTU |
| | | | USE | 442,031 | BTU |

| Kitchen Equip | qty. | BTU/H | | |
|---|---|---|---|---|
| Gas Rukya | 1 | 130,000 | 131,000 | BTU/H |
| Fryer (2) | 2 | 105,000 | 210,000 | BTU/H |
| Wok Range | 5 | 110,000 | 550,000 | BTU/H |
| Steam Table | 1 | 24,000 | 24,000 | BTU/H |
| Rice Cooker | 1 | 35,000 | 35,000 | BTU/H |
| Total | | | 950,000 | BTU/H |

| Ventilation | L (ft) | x cfm | x W (ft) | = | |
|---|---|---|---|---|---|
| #7, Fryer (2) | 4.00 | 150 | 3.5 | 2,100.00 | |
| #6, Broiler | 3.00 | 100 | 3.5 | 1,050.00 | |
| #5, Range | 5.00 | 100 | 3.5 | 1,750.00 | |
| #4, Convection Oven | 3.20 | 75 | 3.5 | 840.00 | |
| space | 0.30 | 50 | 3.5 | 52.50 | |
| Total | 15.5 | | | 5,793 | CFM |

| Exhaust Fan | | | | | |
|---|---|---|---|---|---|
| fan provided | 1 | | | 5,793 | CFM EA. |
| COOKS, VCR 165 V5 B, 1/2 HP MORTOR | | | | | |
| UPBLAST CENTRIFUGAL ROOF VENTILATOR | | | | | |

| Exhaust Ducts | | | | | |
|---|---|---|---|---|---|
| duct provided | 1 | | | | |
| size : 14"x14" | Gross Area= | | | 1.36 | SF |
| Air Velocity in Duct | | | | 4,256 | FPM |

NOTE: VERIFY WITH VENTILATION CONTRACTOR FOR GAS CONNECTION AT ROOF TOP MAKE-UP AIR UNIT.


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| ISSUE | DATE |
|---|---|
| PRELIM | 10/7/03 |
| REVISION | 11/20/03 |
| 05 | 10/19/05 |
| 06 | 12/6/06 |

SHEET TITLE: KITCHEN_EQUIPMENT

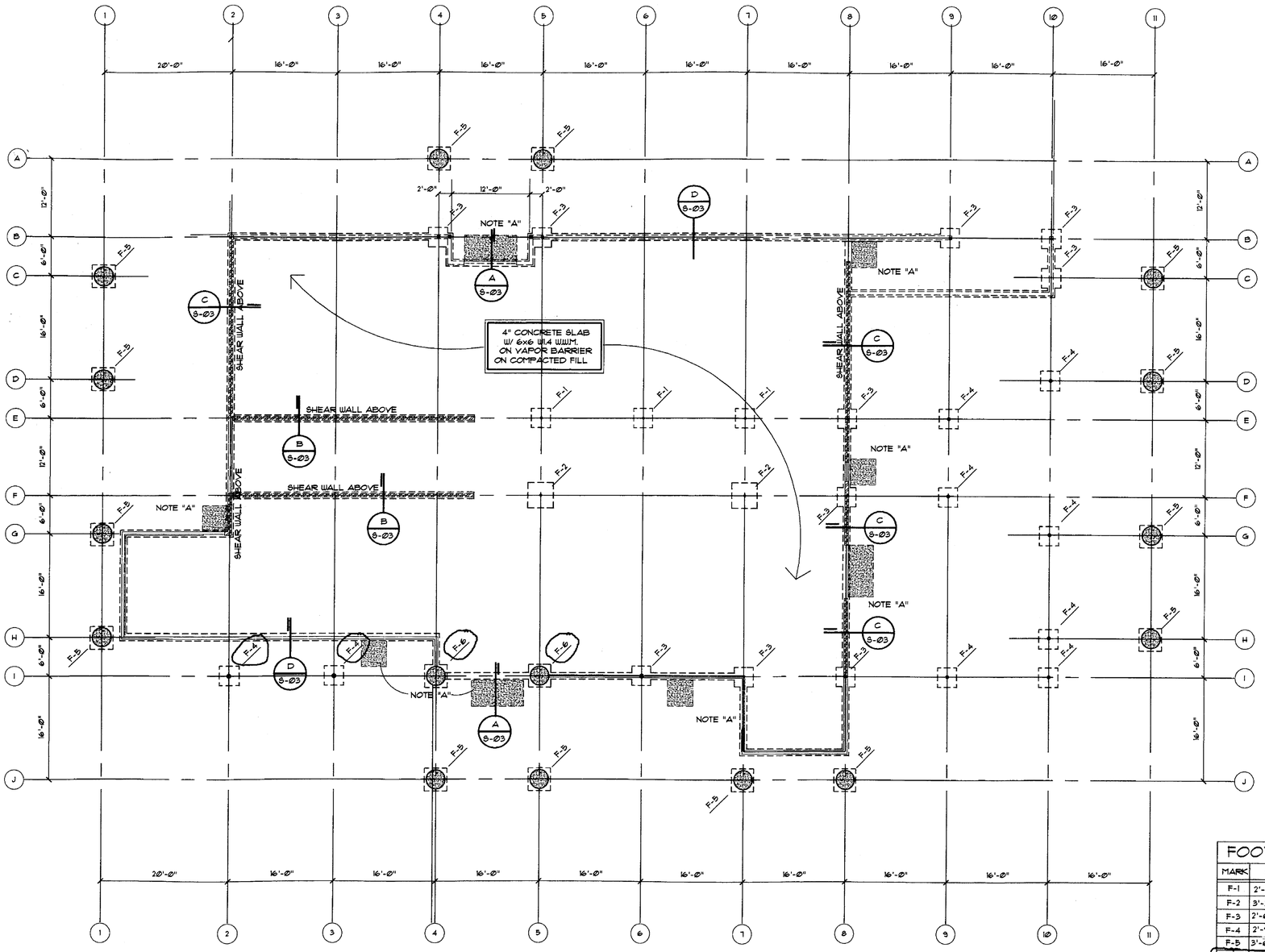
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FIELD STONE GOLF CLUB
CLUB HOUSE
AUBURN HILLS, MI

| APPROVED | CM |
|---|---|
| CH | MD |
| CHECKED | DRAWING DATE |
| CH | |

PROJECT No. 03042.00

SHEET No. FS-2




## FOUNDATION PLAN

SCALE : 1/8" = 1'-0"

NORTH

VERIFY ALL DIMENSIONS WITH ARCH. DRAWINGS

NOTE "A"

MASS FTG. DIMENSIONS TO BE 3'-6" DEEP AND INCLUDE DOOR SWING AND FALL ON SIDEWALK PATTERN

ASSUMED SOIL PRESSURE = 3000 PSF
VERIFY IN FIELD

## FOOTING SCHEDULE

| MARK | SIZE | DEPTH | STEEL EACH WAY | ELEV. TOP FOOTING | REMARKS |
|---|---|---|---|---|---|
| F-1 | 2'-9"x2'-9" | 16" | —— | 99'-4" | |
| F-2 | 3'-3"x3'-3" | 16" | 4 # 5 | 99'-4" | |
| F-3 | 2'-6"x2'-6" | 40" | —— | 99'-4" | |
| F-4 | 2'-9"x2'-9" | 36" | —— | 98'-8" | |
| F-5 | 3'-6"x3'-6" | 36" | —— | 98'-8" | |
| F-6 | 3'-6"x3'-6" | 40" | —— | 99'-4" | |

## GENERAL NOTES

CONCRETE

A. Measuring, mixing and placing of concrete shall be in accordance with ACI 304.
B. Protection and curing of concrete shall be in accordance with ACI 305, 306 and 308.
C. All pertinent sections of ACI 318 shall apply.
D. Reinforcing steel shall be fabricated and placed in accordance with the ACI 315.
E. All reinforcing steel shall be ASTM A615 Grade 60, deformed in accordance with ASTM 305, unless otherwise noted.
F. Step all footings at a ratio of (2) horizontal to (1) vertical.
G. All footings to rest on undisturbed soil.
H. Provide #3 ties @ 12" o.c. in concrete piers. Minimum (1) set per column, or as noted.

| CLASS OF CONCRETE | MIN. 28 DAY STRENGTH (PSI) | MAX. W/C RATIO LBS. H2O/LB. CEMENT | NOM. AGGR. SIZE | MIN. CEMENT CONTENT PER CUBIC YARDS* WEIGHT | | SLUMP | AIR CONT. % |
|---|---|---|---|---|---|---|---|
| STRUCTURAL CLASS B | 4500 | 0.49 | 3/4" 1-1/2" | DETERMINED BY TRIAL MIX | | 4" | 2 1 |
| STRUCTURAL CLASS A | 4500 | 0.54 | 3/4" 1-1/2" | 6-1/4 5-3/4 | 588 541 | 4" | 2 1 |
| STANDARD EXPOSED CONCRETE | 4500 | 0.49 | 3/4" 1-1/2" | 6-1/4 5-3/4 | 611 541 | 3" 4" | 6-1/2 5-1/2 |
| STANDARD FLOOR CONCRETE* | 4000 | 0.58 | 3/4" 1-1/2" | 6 5-1/2 | 564 511 | 3" | 3-1/2 4-1/2 |
| STANDARD FOUNDATION CONCRETE | 3500 | 0.66 | 3/4" 1-1/2" | 6-1/2 5-1/4 | 517 484 | 3" | 2 1 |
| STANDARD CONCRETE TOPPING | 3500 | 0.66 | 3/8" PEA GRAVEL | 6 | 564 | 4" | 1 2 |

* CEMENT CONTENT MAY BE REDUCED BY 1/2 BAG PER CU. YD. FOR UNREINFORCED MASS CONCRETE
** OMIT AIR ENTRAINING AGENT IN HARDENED SLABS

MASONRY NOTES

A. All work shall be in compliance with ACI 530-92/ASCE AND 5-92/TMS 402-92
B. All mortar shall be type "M" or "S".
C. All block masonry units shall conform to ASTM C90 or C145, GRADE "N".
D. All brick units shall conform to ASTM C216, type FBS, GRADE "SW".
E. Provide Dur-O-Wall "Truss" wall reinforcement with 9 gauge side and cross rods in every second course.
F. All masonry below grade shall be solid or have cores grouted solid.
G. All steel shall bear on two courses (16") solid masonry.
H. Unless otherwise noted, over masonry openings furnish (one) angle 4" x 3 1/2" x 1/4" for each 4" of wall thickness for spans up to 5'-0"± (one) angle 5" x 3 1/2" x 5/16" for each 4" of wall thickness for spans up to 7'-0".
I. All masonry shall develop a 28 day minimum prism strength f'm = 1500 psi.
K. All column and wall steel shall be dowelled into footings using same size and number as vertical wall or column steel


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| ISSUE | DATE |
|---|---|
| #1 | 10/16/02 |
| #2 | 12/16/02 |

SHEET TITLE: FOUNDATION PLAN

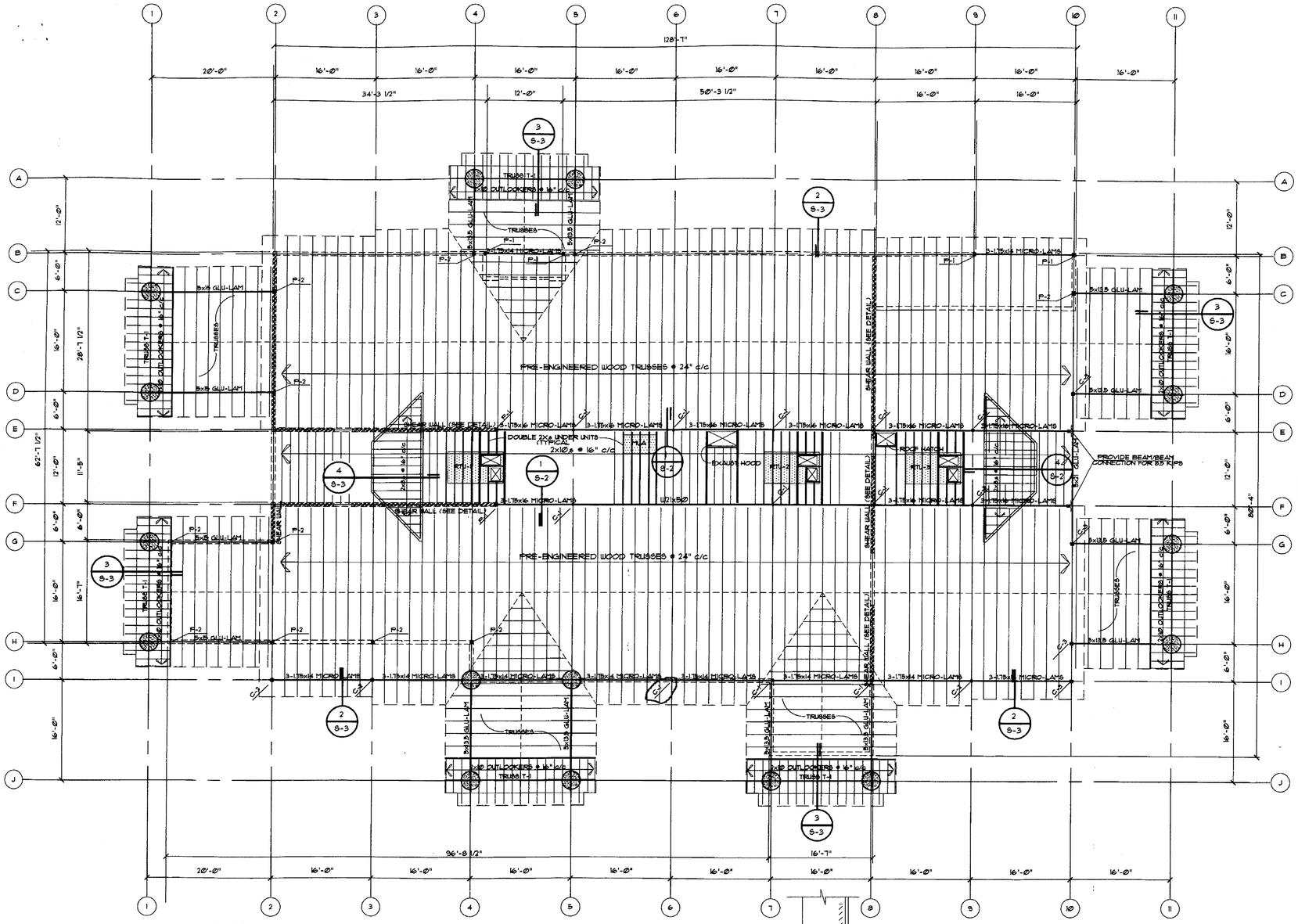
FIELDSTONE GOLF CLUB
CLUB HOUSE
AUBURN HILLS, MI

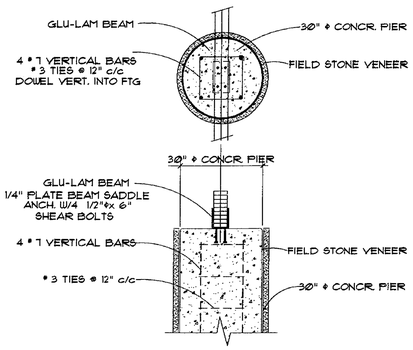
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PROJECT No. 03042 .00

SHEET No. S-1

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## EXTERIOR PIERS

| COLUMN SCHEDULE | | | | |
|---|---|---|---|---|
| MARK | SIZE | BASE PL. | ELEV. BOTT. BASE PLATE | ANCHOR BLTS. |
| C-1 | 4x4x1/4 ϕ | 10x10x3/4 | 99'-5" | 4-3/4"ϕ x 18" HOOKED |
| C-2 | 6"ϕx 18.97 | 12x12x3/4 | 98'-9" | 4-3/4"ϕ x 18" HOOKED |
| C-3 | 6x6x1/4 ϕ | 12x12x3/4 | 98'-9" | 4-3/4"ϕ x 18" HOOKED |
| FP-1 | 3-2x6,s | | | |
| FP-2 | 4-2x6,s | | | |

## DESIGN CRITERIA

2000 MICHIGAN BUILDING CODE
(2000 International Building Code ϕ State Amendments)

ROOF LOAD CRITERIA

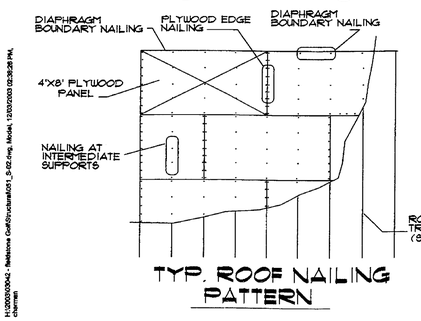
| | |
|---|---|
| GROUND SNOW LOAD | (Pg) = 25.0 PSF |
| SNOW EXPOSURE FACTOR | (Ce) = 1.0 |
| SNOW LOAD IMPORTANCE FACTOR | (Is) = 1.0 |
| THERMAL FACTOR | (Ct) = 1.0 |
| FLAT ROOF SNOW LOAD | (Pf) = 20.0 PSF |
| DESIGN ROOF LIVE LOAD | (Lr) = 25.0 PSF |

WIND LOAD CRITERIA

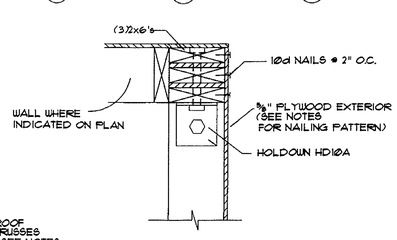
| | |
|---|---|
| BASIC WIND SPEED | (V) = 90 MPH |
| WIND IMPORTANCE FACTOR | (Iw) = 1.0 |
| BUILDING CATEGORY | = I |
| WIND EXPOSURE | = C |
| INTERNAL PRESSURE COEFFICIENT | (GCpi) = ϕ.18 |

SEISMIC DESIGN CRITERIA

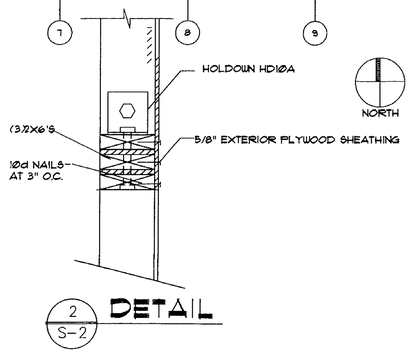
| | |
|---|---|
| SPECTRAL RESPONSE COEFFICIENTS | (Sds) = 0.160g |
| | (Sd1) = 0.080g |
| SEISMIC USE GROUP | = I |
| SITE CLASS | = D |
| BASIC SIESMIC FORCE RESISTING SYSTEM | = ORDINARY STEEL CONCENTRICALLY BRACED FRAME |
| DESIGN BASE SHEAR ANALYSIS PROCEDURE UTILIZED | (V) = = EQUIVALENT LATERAL FORCE PROCEDURE |




TYP. ROOF NAILING PATTERN




1/S-2 DETAIL



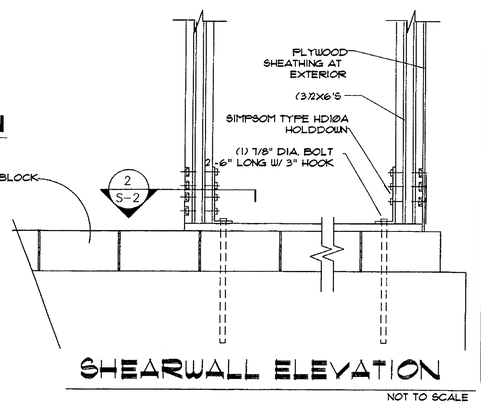

2/S-2 DETAIL

## ROOF FRAMING PLAN

SCALE : 1/8" = 1'-0"

NORTH

VERIFY ALL DIMENSIONS WITH ARCH. DRAWINGS




SHEARWALL ELEVATION

NOT TO SCALE

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SHEET TITLE: ROOF FRAMING PLAN

| MARK | DESCRIPTION | DATE |
|---|---|---|
| BS | BID SET | 10/30/00 |
| BS | BID SET | 12/08/00 |

FIELDSTONE GOLF CLUB
CLUB HOUSE
AUBURN HILLS, MI

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SHEET No. S-2

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# STEEL NOTES

## STEEL JOISTS AND JOIST GIRDERS

A. All steel joists shall be designed, fabricated and erected in accordance with the latest Steel Joist Institute Standard Specifications for "K","CS", "LH" and "DLH" and Joist Girder Series.
B. All provisions of the Recommended Code of Standard Practice of Steel Joists, as adopted by the Steel Joist Institute, shall be adhered to.
C. Extend bottom chord of joists to columns and provide stabilizer plate between bottom chord angles to prevent joist rotation. (typ)
D. Provide 4" x 8" x 3/8" steel bearing plates with 2-3/4" x 5" anchors where "K" series joist bear on masonry. (U.O.N.). Weld joist to bearing plate, see above
E. Provide 6" x 9" x 3/8" steel bearing plates with 2 - 3/4" x 5" anchors where "LH" series joist bear on masonry (U.O.N.). Weld joist to bearing plate, see above referenced specifications.
F. All joist girders shall be designed, fabricated and erected in accordance with The Steel Joist Institute Standard Specifications.
G. Provide 10" x 8" x 1/2" steel bearing plates with 2 -3/4" x 5" anchors where joist girders bear on masonry (U.O.N.). Weld joist to bearing plate, see above referenced specifications.
H. All joist top and bottom chord concentrated loads greater than 15 lbs, not occuring at panel points shall be reinforced with a new L2x2x1/4 web member between the concentrated load on one chord and the nearest panel point on the opposite chord.
I. Unless specified on the structural plans, no joist concentrated load greater than 150 lbs. shall be applied without the express direction of the structural engineer.
J. Joist members shall not be cut or drilled in any way, bottom chord attachments shall be made with clamps only.
K. Joists are to be designed to resist a net uplift of 7 PSF. Joist that run parrallel to an end wall and occur within 14 feet of it are to be designed for a net uplift of 10 PSF.

## STEEL ROOF DECK

A. Basic Design Specifications of the Steel Deck Institute (SDI) shall govern.
B. Furnish deck as long as possible, but to span a minimum of (3) joist spaces, except where not possible.
C. Deck shall be reinforced as required for all openings placed in it.
D. Deck shall be welded to the joists and crimped or screwed to each other at a maximum 24" o.c. so that adjacent panels lend support to one another.
E. Metal closures for uncovered ends and edges: fabricate of not less than 20 gage commercial quality steel sheets, and of configuration required to provide closures at the open ends and sides of the steel deck units.

## STRUCTURAL STEEL

A. All structural steel work shall be in accordance with the latest A.I.S.C. specifications for the design, fabrication and erection of structural steel for buildings.
B. All W-shape structural steel shall conform to ASTM A572 Grade 50.
C. All miscellaneous structural steel such as C-shapes, Angles and those not specifically listed shall conform to ASTM A36 or ASTM A572 Grade 50.
D. P, PX, & PXX shapes shall conform ASTM A53 grade B
E. HSS shapes shall conform to ASTM A500 grade B
F. Temporary guying and bracing of the structure during erection shall be the responsibility of the ERECTOR. The ARCHITECT and ENGINEER assume no responsibility for the absence, presence or adequacy of any temporary bracing.
G. The design of all structural steel connections shall be the responsibility of the STRUCTURAL STEEL FABRICATOR. Approval of the shop drawings by the ENGINEER shall not constitute approval of the adequacy of any structural steel connections.
H. All columns shall have 4-1"x18" long headed anchor bolts with 3" hook U.O.N.
I. Connections for composite beams to be designed for end reactions noted on drawing or 2/3 of total allowable uniform load per A.I.S.C. beam tables if no reaction is given.
J. The structural steel fabricator shall include 5 tons of additional steel, including fabrication & erection to be used at the discretion of the structural engineer.
K. Temporary erection seats shall be furnished as per the recomendations of the A.I.S.C. publication "Engineering for Steel Construction"

## LIGHT GAUGE STEEL

A. Light gauge framing members are to be supplied by a member of the Steel Stud Manufacturers Association (SSMA) and designed and installed accordance with both the manufacturers specifications and the latest requirements of the American Iron and Steel Institute (AISI), including any clips, stiffeners and bracing.

B. Light gauge supplier shall submit drawings and calculations sealed by a professional engineer registered in the state of Michigan. Design shall meet all applicable building code loads and requirements as a minimum unless greater loads and/or requirements are specified. Submittals shall indicate all loads used in the light gauge design. Design shall include all miscellaneous materials required for a complete structure. Vertical slip connections shall be supplied where required by expected deflections and placement tolerances.

## SHORING

A. All shoring, underpinning, and related activities shall be performed by contractors experienced with comonly accepted safe and effective practices in such matters.
B. Before removal of existing structural supports, shores underpin, etc., all questionable areas in order to maintain structural integrity, and maintain untill new structure is in place and all components fully secured.

# WOOD NOTES

## PREFABRICATED WOOD TRUSSES

A. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
B. TOP CHORDS SHALL BE DESIGNED TO RESIST BENDING INDUCED BY THE ROOF DEAD LOAD AND LIVE LOAD. TOP AND BOTTOM CHORDS OF ROOF TRUSSES SHALL BE MIN. SIZE SHOWN ON ELEVATIONS.
C. DEFLECTIONS DUE TO LIVE LOAD SHALL BE LIMITED TO L/360 TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO L/240.
D. BOTTOM CHORDS SHALL NOT BE SPLICED WITHIN THE MIDDLE THIRD OF THE SPAN LENGTH.
E. WHERE NOT NOTED OTHERWISE IN SECTION, CONNECT TRUSSES TO BEARING WALL OR BEAM SUPPORT AT EACH END WITH A TYPE A35 FRAMING ANCHOR AS MANUFACTURED BY SIMPSON COMPANY, OR APPROVED EQUAL.
F. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADING:
NOTE: TRUSS SELF WEIGHT HAS NOT BEEN INCLUDED IN THE FOLLOWING LOADS.

| | |
|---|---|
| TOP CHORD LIVE LOAD: | 25 psf |
| TOP CHORD DEAD LOAD: | 15 psf |
| BOTTOM CHORD DEAD LOAD: | 10 psf |
| ROOF EQUIPMENT AS SHOWN ON PLANS | |

G. TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE ALL HEADERS AND SPECIAL TRUSSES REQUIRED TO SUPPORT ROOF TOP EQUIPMENT AND TO FRAME ROOF OPENINGS. CONNECTIONS BETWEEN HEADERS AND TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER.
H. TRUSS MANUFACTURER SHALL DESIGN AND INDICATE LOCATIONS FOR ALL TEMPORARY AND PERMANENT (IF ANY) BRIDGING. GENERAL CONTRACTOR SHALL INSTALL ALL BRIDGING AS DIRECTED BY TRUSS MANUFACTURER.

## PLYWOOD ROOF DECK NOTES

A. PROVIDE ¾" APA RATED SHEATHING EXPOSURE 1 C-C 48/24 AT ALL AREAS OF ROOF UNLESS NOTED OTHERWISE.
B. DECK IS TO BE INSTALLED WITH PANEL LONG DIMENSION PERPENDICULAR TO TRUSS DIRECTION AND STAGGER PANELS.
C. NAIL PLYWOOD ROOF DECK TO WOOD FRAMING AND BLOCKING WITH 8d COMMON NAILS AT 6" O.C. AT ALL DIAPHRAGM BOUNDARIES AND PANEL EDGES. SPACE NAILS AT 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS, EXCEPT AT 1⅛" SHEATHING, SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. SUBSTITUTE 10d NAILS FOR THE ABOVE REFERENCED 8d NAILS AT ALL CONDITIONS WITH 1⅛" SHEATHING.
D. ALL PANEL EDGES SHALL BE BLOCKED.
E. ALL BLOCKING WILL BE NAILED ON EDGE.

## WOOD

A. ALL LUMBER FRAMING MEMBERS ARE TO HAVE THE FOLLOWING MINIMUM DESIGN.
PROPERTIES BASED ON THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA). (SEE DRAWINGS FOR THE AREAS OF INCREASED DESIGN PROPERTIES.)

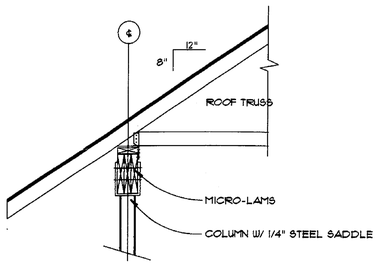
| For Typical Members | For 2 X 10 and larger |
|---|---|
| Fb = 1000 PSI (1150 PSI Repetitive) | Fb = 1250 PSI (1150 PSI Repetitive) |
| Fv = 75 PSI | Fv = 95 PSI |
| E = 1,200,000 | E = 1,500,000 |
| No. 2 or better | No. 2 or better |

B. PROVIDE DOUBLE STUD AT EACH END OF WOOD HEADERS, TYPICAL, UNLESS NOTED OTHERWISE.

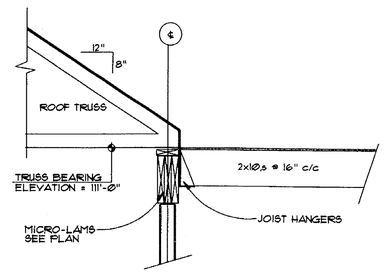
C. ALL STRUCTURAL LAMINATED VENEER LUMBER (BASED ON MICRO LAM) TO HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES BASED ON AITC GRADING STANDARDS:

Fb = 2800 PSI
Fv = 285 PSI
E = 2,000,000

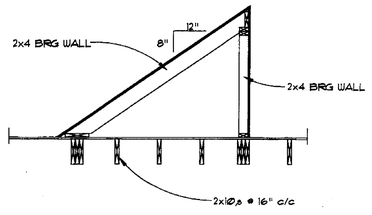
D. UNLESS OTHERWISE NOTED, PROVIDE 2-2x6 HEADER FOR OPENINGS IN STUD WALLS FOR SPANS UP TO 3'-0" MAXIMUM AND 2-2x8 HEADER FOR OPENING UP TO 6'-0" MAXIMUM.



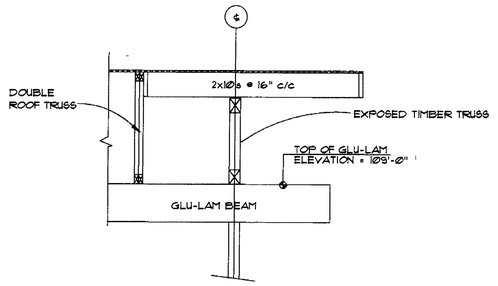

SECTION 2 / S-02



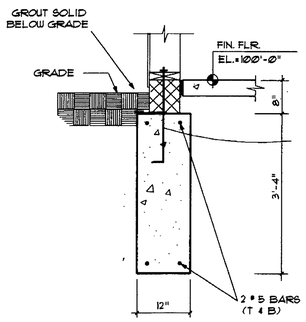

SECTION 1 / S-02



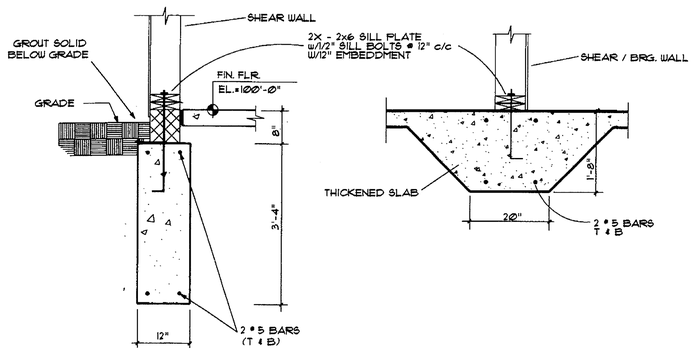

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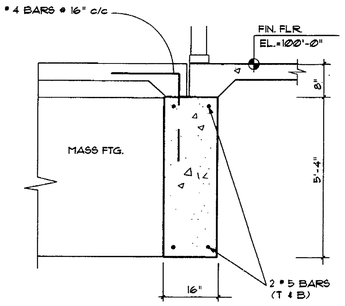

SECTION 3 / S-02




SECTION D / S-01




@ SHEARWALL
SECTION C / S-01




SECTION B / S-01

SECTION A / S-01


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2125 MAIN, SUITE A
ROYAL OAK, MICHIGAN 48067
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FAX: (248) 650-4808



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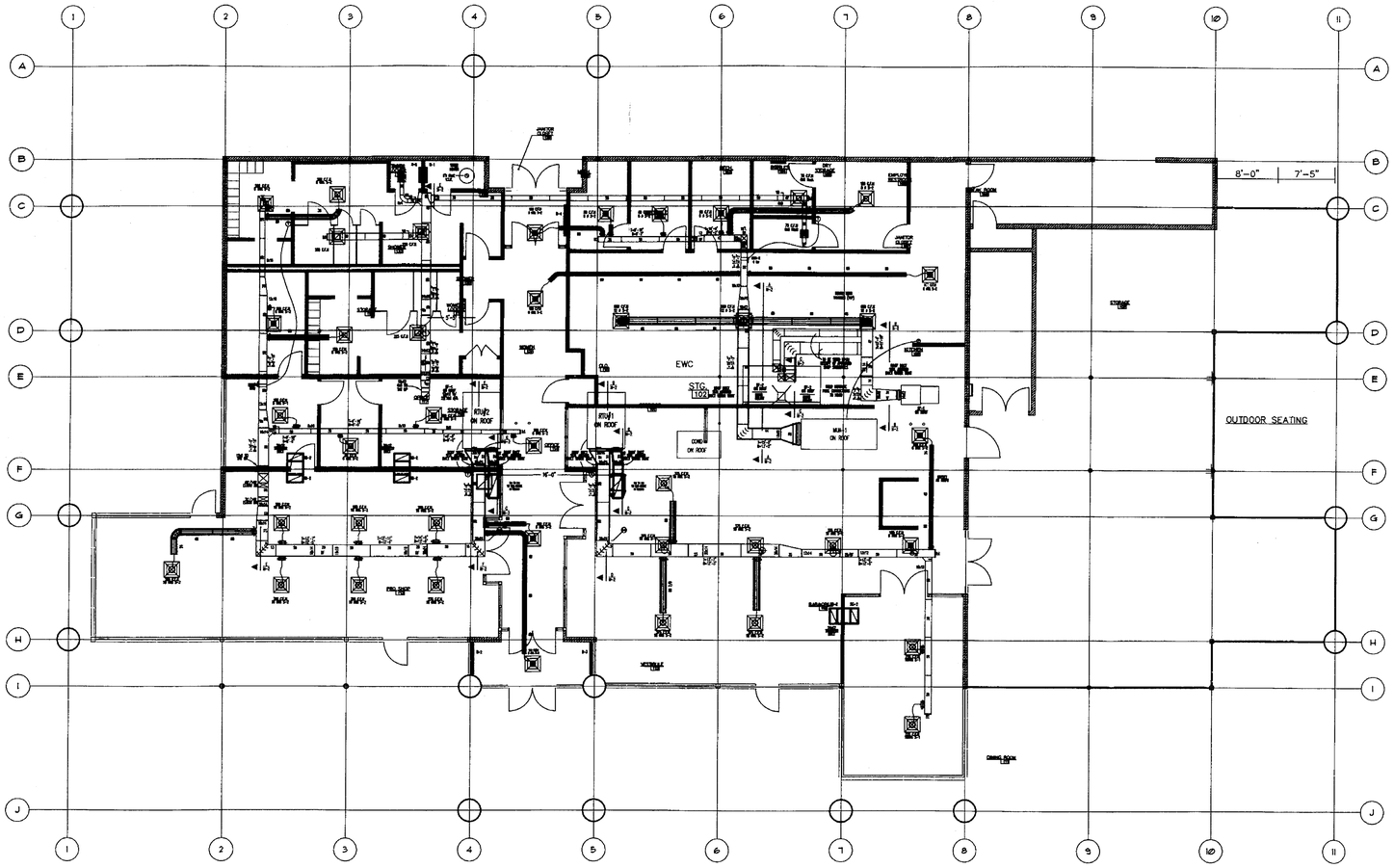

SHEET TITLE: NOTES, SECTIONS & DETAILS

| ISSUE | DATE |
|---|---|
| BID | 10/1/03 |
| ISSUE | DATE |
| ISSUE | DATE |
| ISSUE | DATE |
| ISSUE | DATE |

FIELDSTONE GOLF CLUB
CLUB HOUSE
AUBURN HILLS, MI

APPROVED: CH
CHECKED: CH
CM: MB
DRAWING DATE:
PROJECT No. 03042 .00
SHEET No. S-3

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**H.V.A.C.LAYOUT PLAN**
SCALE: 1/8" = 1'-0"

SEE M-1.1 FOR
ENLARGED PLAN

# GREAT LAKES
## —MECHANICAL—

(313) 581 - 1400
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| ISSUE | DATE |
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**H.V.A.C. PLAN**

| SHEET TITLE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE |
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| | @6 | 12/03/03 | | | | | | |

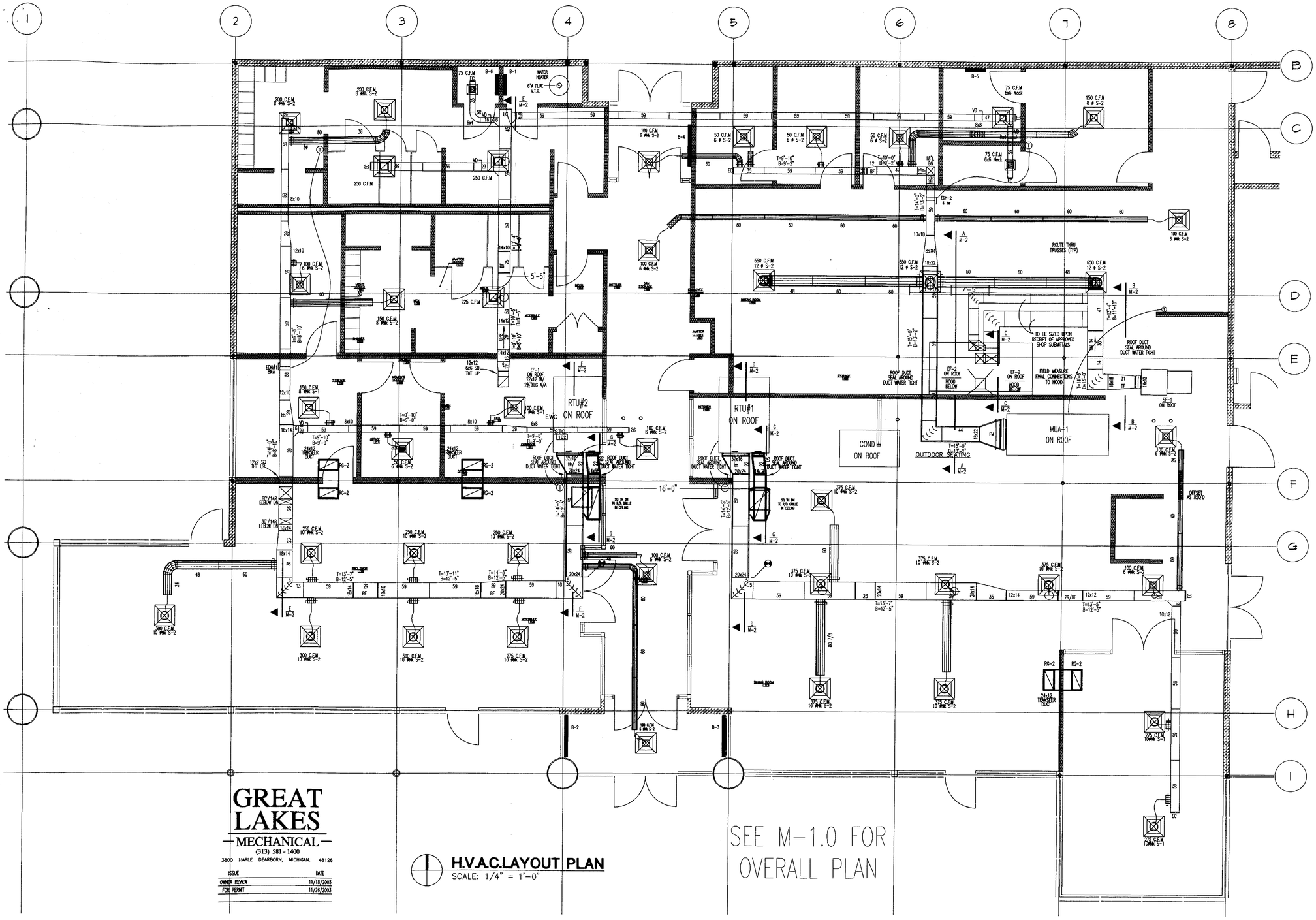
PROJECT
**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
CITY OF AUBURN HILLS, MICH. 48328

| APPROVED | CM |
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| CHECKED | DRAWING DATE |
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PROJECT No.
03042 .00

SHEET No.
M - 1

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**H.V.A.C.LAYOUT PLAN**
SCALE: 1/4" = 1'-0"

GREAT LAKES
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| | #6 | 12/03/03 |

**H.V.A.C. PLAN**

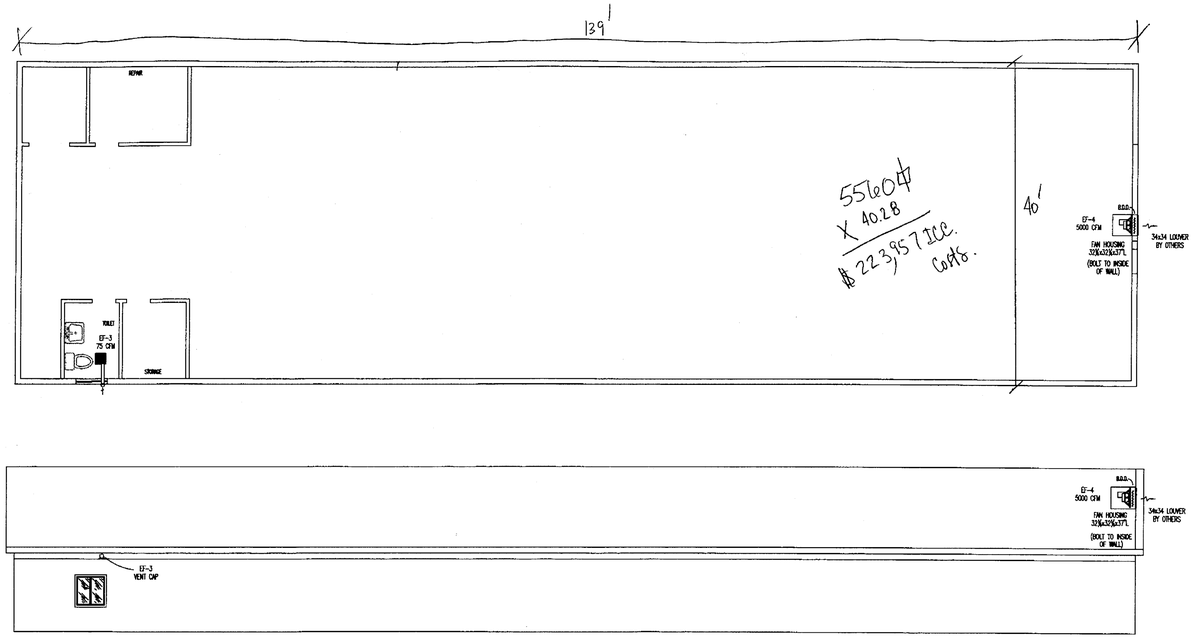
PROJECT
**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
CITY OF AUBURN HILLS, MICH. 48326

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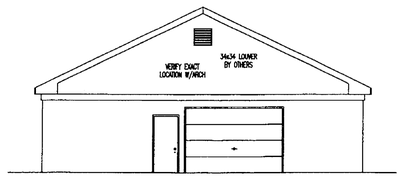
PROJECT No.
03042 .00

SHEET No.
M - 1.1

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$22,395.71 ICC. Code.




## GOLF CART STORAGE BARN H.V.A.C.

SCALE: 1/8" = 1'-0"

OWNER/TENANT APPROVAL

PRINTED NAME

TITLE

REPRESENTING

DATE

PRELIMINARY


GREAT LAKES
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SHEET TITLE: H.V.A.C. PLAN - GOLF CART STORAGE BARN

| ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE | ISSUE | DATE |
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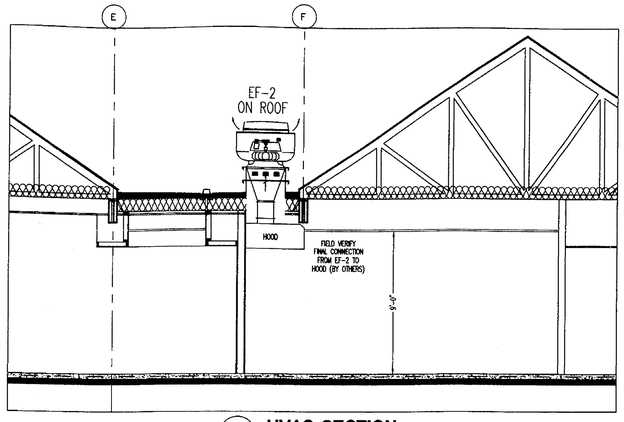
PROJECT: FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
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| CHECKED | DRAWING DATE |
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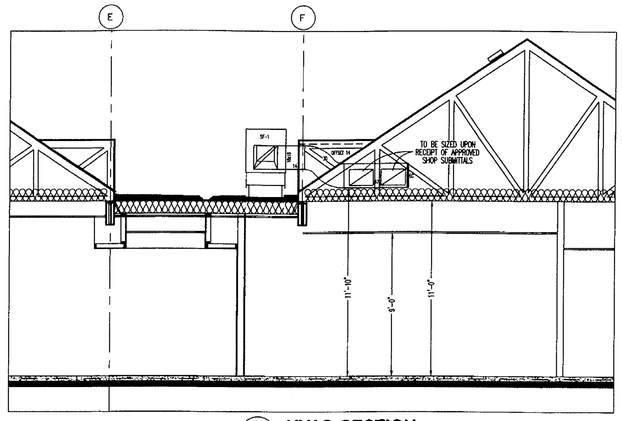
PROJECT No. 03042 .00

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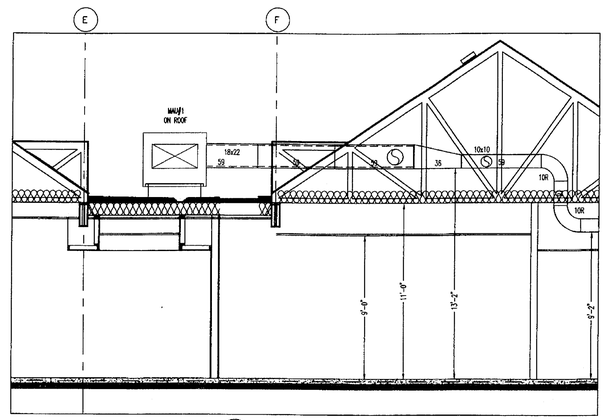
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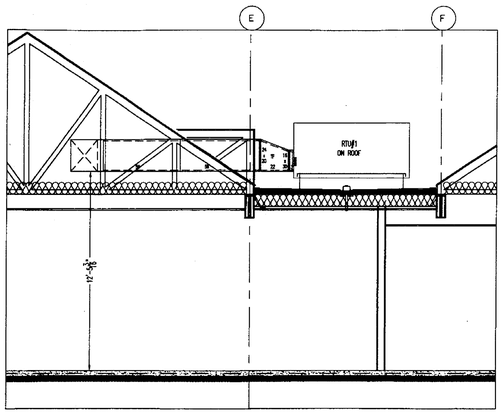

C M-1 **HVAC SECTION**
SCALE: 3/8" = 1'-0"



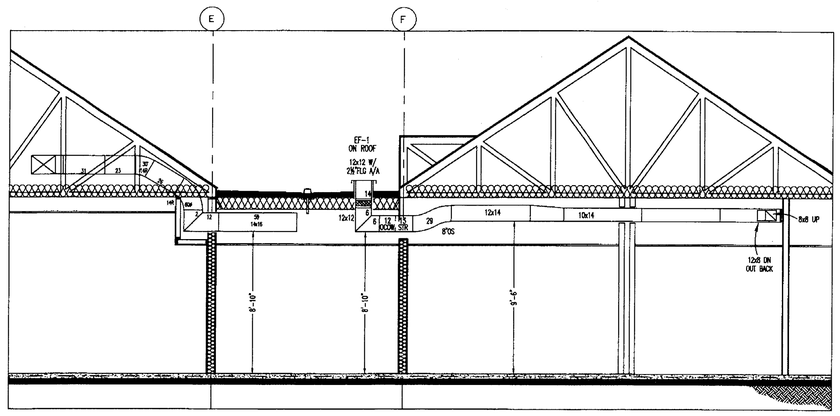

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SCALE: 3/8" = 1'-0"



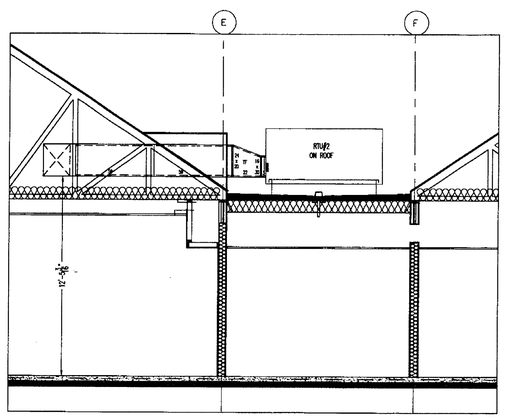

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SCALE: 3/8" = 1'-0"



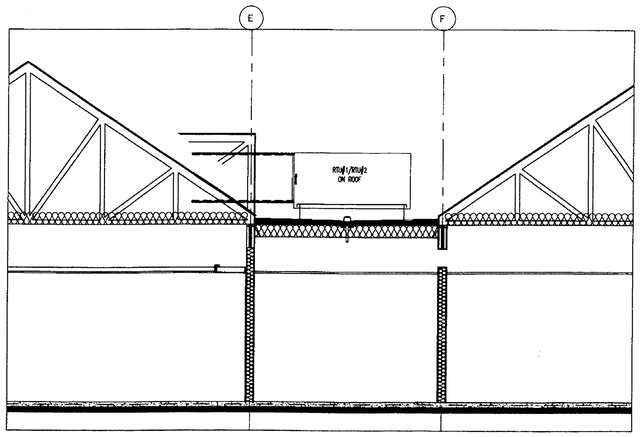

F M-1 **HVAC SECTION**
SCALE: 3/8" = 1'-0"




E M-1 **HVAC SECTION**
SCALE: 3/8" = 1'-0"




D M-1 **HVAC SECTION**
SCALE: 3/8" = 1'-0"




G M-1 **HVAC SECTION**
SCALE: 3/8" = 1'-0"

# GREAT LAKES
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**HVAC SECTIONS**

| SHEET TITLE | BY | DATE | BY | DATE | BY | DATE | BY | DATE |
|---|---|---|---|---|---|---|---|---|
| | GDS | 12/14/03 | | | | | | |
| | GDS | 12/23/03 | | | | | | |

PROJECT
**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
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| CH | MB |
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| CH | 11/26/03 |

PROJECT No.
03042 .00

SHEET No.
M - 2

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## ROOFTOP UNIT SCHEDULE (RTU)

| GENERAL DATA | | | | | FAN | | | AIR SIDE | | | | | HEATING SIDE | | | ELECTRICAL | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MARK | SERVICE | LOCATION | O/A CFM | WEIGHT (LBS) | CFM | EXT S.P. | HP | TOTAL (MBH) | SENS. (MBH) | EAT DB | EAT WB | LAT DB | LAT WB | INPUT (MBH) | OUTPUT (MBH) | GAS PRESS. (IN) | UNIT MCA | POWER | |
| RTU-1 | BAR & GRILL | ROOF | 500 | – | 3000 | 0.6 | 2 | 90 | 65 | 78 | 63 | 56 | 55 | 125/90 | 100/72 | 7-14 | 24.1 | 460/3/60 | – |
| RTU-2 | OFFICE | ROOF | 500 | – | 3200 | 0.6 | 2 | 90 | 75 | 78 | 63 | 56 | 55 | 125/90 | 100/72 | 7-14 | 24.1 | 460/3/60 | – |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |

ACCESSORIES BY VENDOR:
- PROVIDE ECONOMIZER
- PROVIDE PROGRAMMABLE THERMOSTATS
- PROVIDE 14" HIGH CURB
- PROVIDE ONE YEAR PARTS WARRANTY, ONE YEAR COMPRESSOR WARRANTY

## ELEC./HVAC COORDINATION MATRIX

| EQUIPMENT | DISCONNECTS | | STARTER | |
|---|---|---|---|---|
| | ELECTRICAL | HVAC | ELECTRICAL | HVAC |
| RTU | X | – | – | X |
| MAU | X | – | – | X |
| BASEBOARD | – | X | – | X |
| FANS | X | – | X | – |
| | | | | |
| | | | | |

## MAKE-UP AIR UNIT SCHEDULE (MAU)

| GENERAL DATA | | | FAN | | HEATING SECTION | | | HEATING CAPACITY | | MOTOR | | | COOLING SIDE | | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MARK | SERVICE | LOCATION | CFM | EXT S.P. | AIR PD (IN) | EAT DB | LAT DB | INPUT (MBH) | OUTPUT (MBH) | HP | UNIT MCA | POWER | TOTAL (MBH) | SENS. (MBH) | EAT DB | EAT WB | LAT DB | LAT WB | |
| MAU-1 | KITCHEN | ROOF | 2300 | 0.25 | – | 0 | 80 | 280 | 225 | 0.75 | – | 460/3/60 | 120 | 59 | 91 | 76 | 56 | 55 | – |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |

ACCESSORIES BY VENDOR:
- PROVIDE 100% INTAKE HOOD
- PROVIDE STANDARD MOUNTING STAND
- PROVIDE GAS REGULATOR FOR 7-14"
- PROVIDE CONTROL PANEL
- PROVIDE ONE YEAR PARTS WARRANTY

## FAN SCHEDULE

| MARK | SERVICE | LOCATION | CFM | TYPE | S.P. | HP | POWER | REMARKS |
|---|---|---|---|---|---|---|---|---|
| EF-1 | WASHROOMS | ROOF | 725 | CENT. | 0.5 | 1/4 | 115/1/60 | CUBE-098 |
| EF-2 | KIT. HOOD | ROOF | 5800 | CENT. | 0.75 | 2 | 460/3/60 | CUBE-200 |
| SF-1 | KIT. HOOD | ROOF | 2400 | CENT. | 0.75 | 1 | 460/3/60 | – |

ACCESSORIES BY VENDOR:
- PROVIDE BACKDRAFT DAMPERS
- PROVIDE STANDARD CURB
- PROVIDE BIRDSCREEN
- PROVIDE EF-2 UL762 RATING, GREASE TRAP W/DRAIN CONNECTION, VENTED CURB, NON-STICK WHEELS, CLEAN OUT PORT & HEAT BAFFLES
- PROVIDE ONE YEAR PARTS WARRANTY

CONTROLS:
- INTERLOCK EF-1 WITH TIME CLOCK.
- INTERLOCK EF-2 & SF-1 WITH MAU-1.

## EXHAUST FAN SCHEDULE (CART SCHEDULE)

| MARK | SERVICE | LOCATION | CFM | TYPE | S.P. | HP | POWER | REMARKS |
|---|---|---|---|---|---|---|---|---|
| EF-3 | WASHROOM | CEILING | 75 | CENT. | 0.25 | 1/4 | 115/1/60 | SP-B90 |
| EF-4 | CART STOR. | WALL | 5000 | CENT. | 0.5 | | 460/3/60 | |
| | | | | | | | | |

ACCESSORIES BY VENDOR:
- GRAVITY DAMPER
- PROVIDE ONE YEAR PARTS WARRANTY

CONTROLS:
- INTERLOCK EF-3 WITH LIGHT SWITCH BY OTHERS.
- INTERLOCK EF-4 WITH FAN SWITCH BY OTHERS.

## ELECTRIC HEATER SCHEDULE

| MARK | SERVICE | TYPE | KW | POWER | CFM | MODEL # | REMARKS |
|---|---|---|---|---|---|---|---|
| B-1 | MECH.126 | BASE. | 0.375 | 277/1/60 | – | G2903 | – |
| B-2 | VEST.112 | BASE. | 1 | 277/1/60 | – | G2910 | – |
| B-3 | VEST.112 | BASE. | 1 | 277/1/60 | – | G2910 | – |
| B-4 | VEST.110 | BASE. | 1 | 277/1/60 | – | G2910 | – |
| B-5 | WASH.106 | BASE. | 0.375 | 277/1/60 | – | G2903 | – |
| B-6 | JAN. | | 0.375 | 277/1/60 | | G2903 | |
| | | | | | | | |

ACCESSORIES BY VENDOR:
- PROVIDE DISCONNECT SWITCH
- PROVIDE INTEGRAL THERMOSTATS
- PROVIDE ONE YEAR PARTS WARRANTY

ROOFTOP UNIT SEQUENCE:

1. THE RTU SUPPLY FAN SHALL BE AUTOMATICALLY STARTED AND STOPPED THROUGH THE THERMOSTAT. SUPPLY FAN SHALL BE IN "AUTO" MODE DURING OCCUPIED TIMES.
2. DURING UNOCCUPIED MODE, THE RTU SHALL MAINTAIN SPACE TEMPERATURE OF 65°F DURING THE WINTER AND 80°F IN THE SUMMER.
3. DURING OCCUPIED MODE, THE ECONOMIZER SHALL OPERATE TO MAINTAIN 55°F DISCHARGE AIR.
4. ROOM THERMOSTAT SHALL MAINTAIN SPACE TEMPERATURE BETWEEN 68°F-72°F IN THE WINTER AND 74°F-78°F IN THE SUMMER.

KITCHEN MAKE-UP AIR, SUPPLY & EXHAUST FANS SEQUENCE:

1. THE MAKE-UP AIR UNIT SHALL OPERATE TO MAINTAIN THERMOSTAT SET-POINT.
2. KITCHEN EXHAUST & SUPPLY FANS SHALL OPERATE WHEN MAKE-UP AIR UNIT IS SWITCHED ON.


GREAT LAKES
— MECHANICAL —
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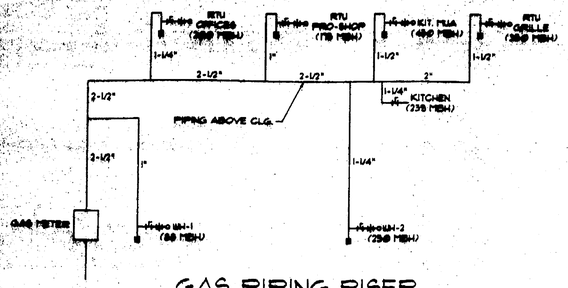

SHEET TITLE: H.V.A.C. SCHEDULE

| MARK | DATE |
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| 06 | 12/03/03 |

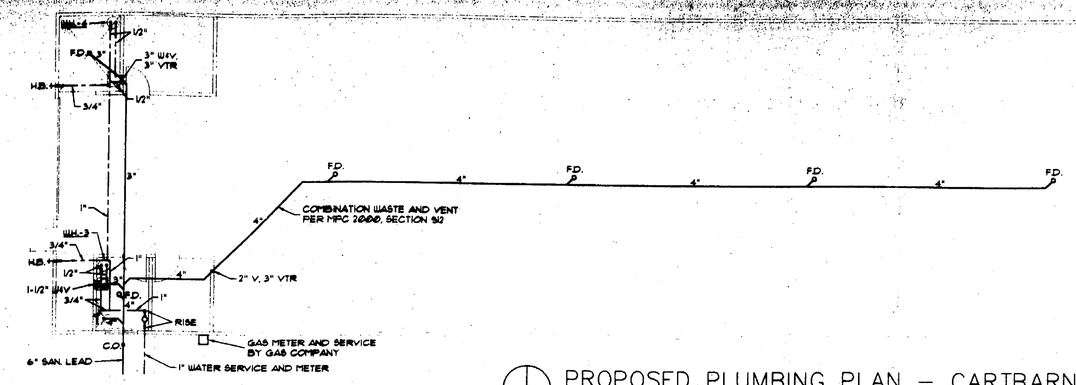
PROJECT: FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

APPROVED: CH | CM: MB
CHECKED: CH | DRAWING DATE:
PROJECT No. 03042 .00
SHEET No. M - 3


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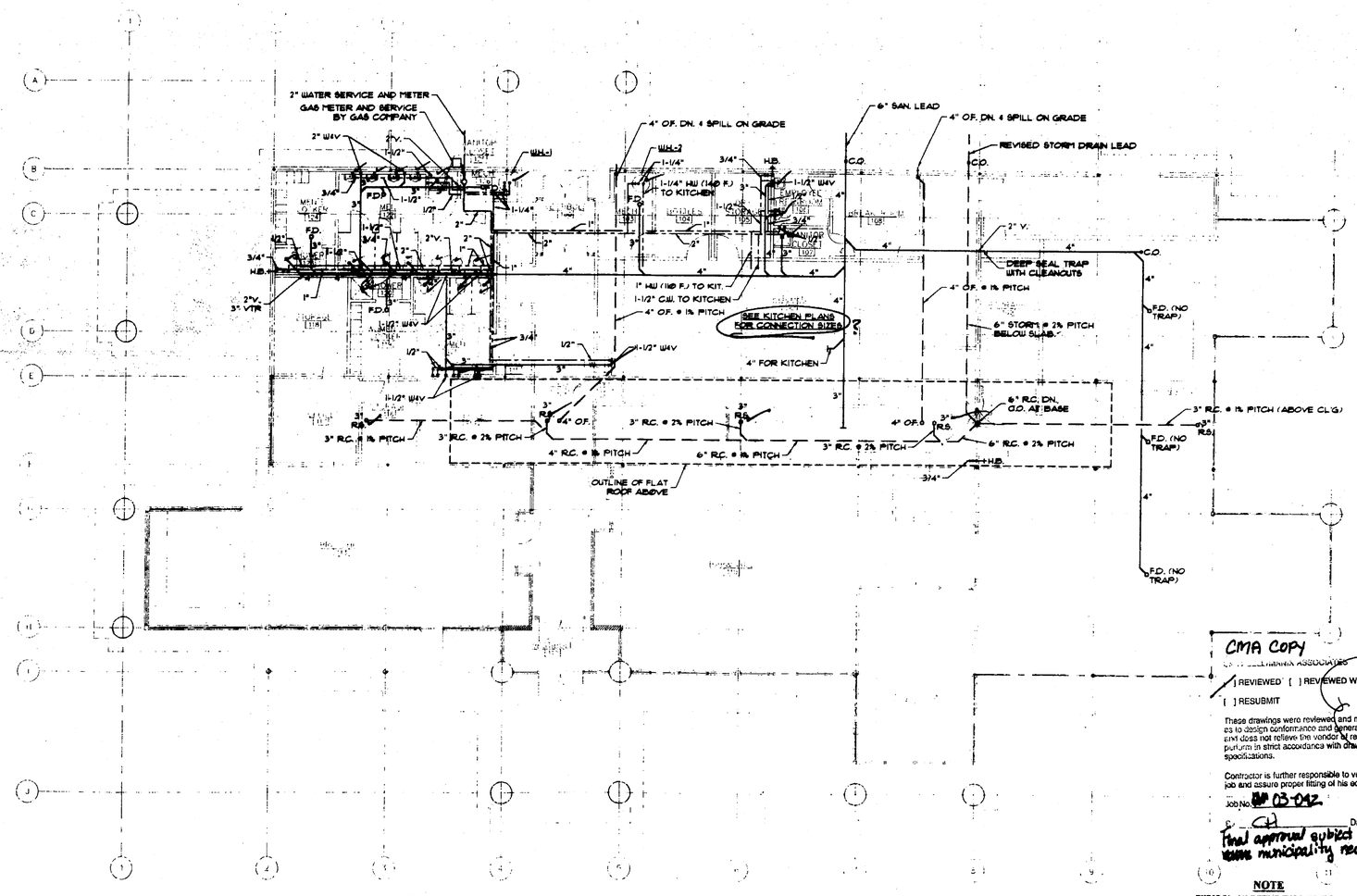

## GAS PIPING RISER
SCALE: NONE




## PROPOSED PLUMBING PLAN – CARTBARN
SCALE: 1/8" = 1'-0"

**PLUMBING REQUIREMENTS**

1. All plumbing shall comply with the State of Michigan Plumbing Code, and all applicable local code requirements.
2. Insulate all hot and cold water lines above grade with 3/4" glass fiber pipe insulation, with factory applied, self-sealing 1-1/2" vapor barrier jacket.
3. Materials shall be as follows:
   Water piping to be type "L" copper.
   Waste piping to be cast iron, galvanized steel or Schedule 40, PVC plastic.
   Vents to be galvanized steel, DWV copper, or Schedule 40, PVC plastic.
   Gas piping to be Schedule 40, black steel pipe.
4. All enclosed wastes exceeding 24" in length shall be trapped.
5. Provide cleanouts as required, and at the base of all stacks.
6. Provide a fixture stop to all water supplies to plumbing fixtures.
7. Provide all fixture fittings and accessories for a complete installation.
8. Plumbing rough-in Support shall be installed in accordance with the State of Michigan Barrier Free requirements.
9. Coordinate all work with Architectural, Electrical and Mechanical trades in-field. Maintain a 10' minimum clearance between vent terminations at roof and all fresh-air intakes at mechanical equipment.
10. Set water heater hot water temperature to 110 deg. F maximum.
11. Plumbing fixture connection sizes to be as follows:
    Water closet, 1/2" cold water, 4" waste.
    Urinal, 3/4" cold water, 2" waste.
    Lavatory, 1/2" hot and cold water, 1-1/2" waste.
    Floor drain, 3" waste.
    WH-1, 100 gallon water heater; 1-1/4" hot and cold water.
    WH-2, 80 gallon water heater; 1-1/4" hot and cold water.
    Shower head, 1/2" hot and cold water, 2" waste.
    Service sink, 1/2" hot and cold water, 3" waste.
12. Provide hose-bibb per owner's as required at connections to exterior requirement.
13. See detail sheet-size drawings FS-1 and FS-2 for kitchen equipment plumbing requirements.




## PROPOSED PLUMBING PLAN – CLUBHOUSE
SCALE: 1/8" = 1'-0"

CMA COPY

[ ] REVIEWED [ ] REVIEWED WITH EXCEPTIONS
[ ] RESUBMIT

Review for fixture locations only. Provide kitchen plumbing plan

These drawings were reviewed and marked according to as to design conformance and general arrangement only and does not relieve the vendor of responsibility to perform in strict accordance with drawings and specifications.

Contractor is further responsible to verify dimensions on job and assure proper fitting of his equipment.

Job No. BP 03-042

By CH Date 11-11-03

final approval subject to town municipality reviews

**NOTE**
THESE PLANS DEFINE THE INTENDED SCOPE OF WORK. THE CONTRACTOR SHALL OBSERVE INSTALLATION DETAILS, VERIFICATION OF MEASUREMENTS AND CODE COMPLIANCE.

DONALD R. WORSLEY ENGINEER No. 12484

Campbell/Manix Associates Inc.
ASSOCIATE CONSULTANT
North Consulting Engineers
16291 W. 14 Mile Rd. #26
Birmingham, Michigan 48025
(248) 646-8598

SHEET TITLE: PLUMBING PLAN

| ISSUE | DATE |
|---|---|
| Permit | 11/03/03 |
| 2 | 12/3/03 |

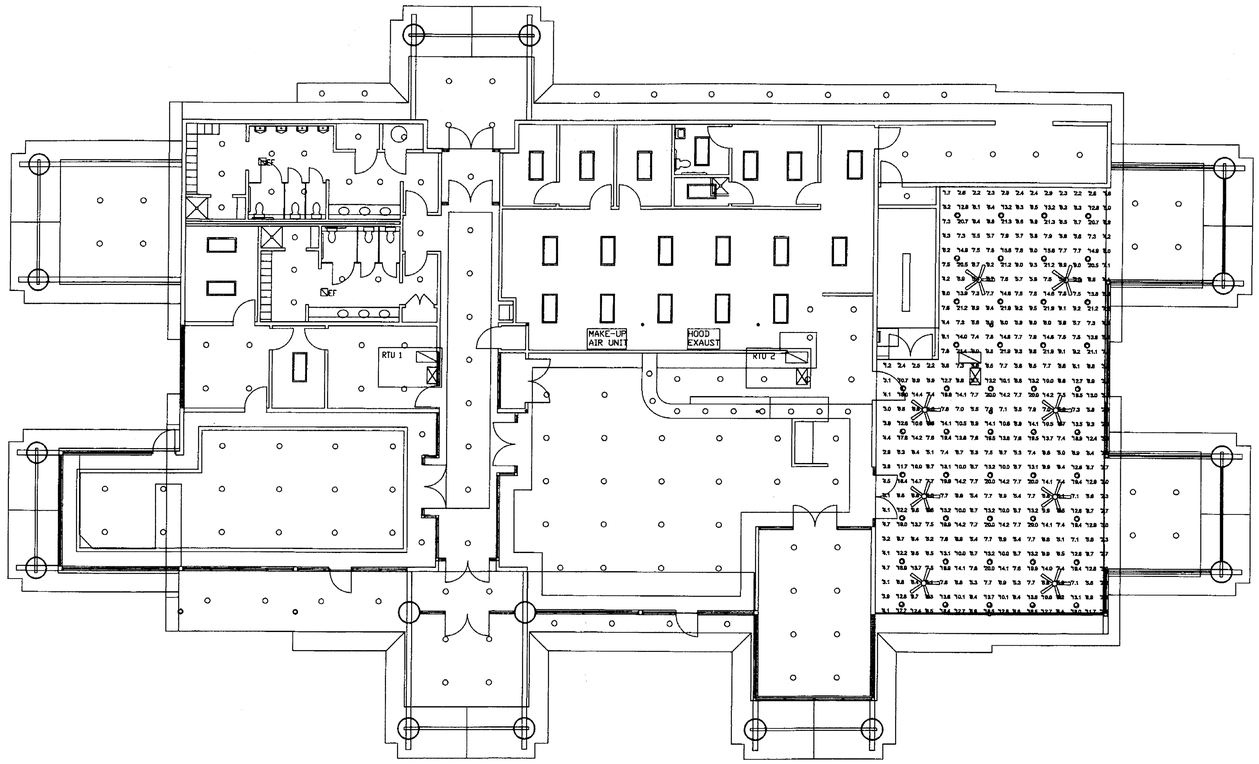
PROJECT: FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
|---|---|
| CH | MB |
| CHECKED | DRAWING DATE |
| CH | 11/03/03 |

PROJECT No. 03042 .00

SHEET No. P-1

FORWARDED FOR ORDINANCE REVIEW
Submittal No. —
Project No. —
By —
DEC - 4 2003




REFLECTED CEILING PHOTOMETRICS
NOT TO SCALE

## LUMINAIRE SCHEDULE

| Symbol | Label | Qty | Catalog Number | Description | Lamp | File | Lumens | LLF | Watts |
|---|---|---|---|---|---|---|---|---|---|
| ◯ | A | 46 | BEGA 8040 | 4.3/4" ROUND RECESSED CEILING LUMINAIRES-STAINLESS STEEL | (1) 50W PAR20 | 8040.IES | 570 | 0.66 | 50 |

## STATISTICS

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Calc Zone #3 | + | 9.2 fc | 21.9 fc | 1.2 fc | 18.3:1 | 7.6:1 |

## LUMINAIRE LOCATIONS

| No. | Label | Location X | Location Y | Location Z | MH | Orientation | Tilt | Aim X | Aim Y | Aim Z |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | A | 133.9 | 94.1 | 9.0 | 9.0 | 0.0 | 0.0 | 133.9 | 94.1 | 0.0 |
| 2 | A | 139.9 | 94.1 | 9.0 | 9.0 | 0.0 | 0.0 | 139.9 | 94.1 | 0.0 |
| 3 | A | 145.9 | 94.1 | 9.0 | 9.0 | 0.0 | 0.0 | 145.9 | 94.1 | 0.0 |
| 4 | A | 151.9 | 94.1 | 9.0 | 9.0 | 0.0 | 0.0 | 151.9 | 94.1 | 0.0 |
| 5 | A | 133.9 | 88.2 | 9.0 | 9.0 | 0.0 | 0.0 | 133.9 | 88.2 | 0.0 |
| 6 | A | 139.9 | 88.2 | 9.0 | 9.0 | 0.0 | 0.0 | 139.9 | 88.2 | 0.0 |
| 7 | A | 145.9 | 88.2 | 9.0 | 9.0 | 0.0 | 0.0 | 145.9 | 88.2 | 0.0 |
| 8 | A | 151.9 | 88.2 | 9.0 | 9.0 | 0.0 | 0.0 | 151.9 | 88.2 | 0.0 |
| 9 | A | 133.9 | 82.1 | 9.0 | 9.0 | 0.0 | 0.0 | 133.9 | 82.1 | 0.0 |
| 10 | A | 139.9 | 82.1 | 9.0 | 9.0 | 0.0 | 0.0 | 139.9 | 82.1 | 0.0 |
| 11 | A | 145.9 | 82.1 | 9.0 | 9.0 | 0.0 | 0.0 | 145.9 | 82.1 | 0.0 |
| 12 | A | 151.9 | 82.1 | 9.0 | 9.0 | 0.0 | 0.0 | 151.9 | 82.1 | 0.0 |
| 13 | A | 133.9 | 76.1 | 9.0 | 9.0 | 0.0 | 0.0 | 133.9 | 76.1 | 0.0 |
| 14 | A | 139.9 | 76.1 | 9.0 | 9.0 | 0.0 | 0.0 | 139.9 | 76.1 | 0.0 |
| 15 | A | 145.9 | 76.1 | 9.0 | 9.0 | 0.0 | 0.0 | 145.9 | 76.1 | 0.0 |
| 16 | A | 151.9 | 76.1 | 9.0 | 9.0 | 0.0 | 0.0 | 151.9 | 76.1 | 0.0 |
| 17 | A | 132.6 | 70.1 | 9.0 | 9.0 | 0.0 | 0.0 | 132.6 | 70.1 | 0.0 |
| 18 | A | 138.6 | 70.1 | 9.0 | 9.0 | 0.0 | 0.0 | 138.6 | 70.1 | 0.0 |
| 19 | A | 144.6 | 70.1 | 9.0 | 9.0 | 0.0 | 0.0 | 144.6 | 70.1 | 0.0 |
| 20 | A | 150.6 | 70.1 | 9.0 | 9.0 | 0.0 | 0.0 | 150.6 | 70.1 | 0.0 |
| 21 | A | 132.6 | 64.2 | 9.0 | 9.0 | 0.0 | 0.0 | 132.6 | 64.2 | 0.0 |
| 22 | A | 138.6 | 64.2 | 9.0 | 9.0 | 0.0 | 0.0 | 138.6 | 64.2 | 0.0 |
| 23 | A | 144.6 | 64.2 | 9.0 | 9.0 | 0.0 | 0.0 | 144.6 | 64.2 | 0.0 |
| 24 | A | 150.6 | 64.2 | 9.0 | 9.0 | 0.0 | 0.0 | 150.6 | 64.2 | 0.0 |
| 25 | A | 132.6 | 58.1 | 9.0 | 9.0 | 0.0 | 0.0 | 132.6 | 58.1 | 0.0 |
| 26 | A | 138.6 | 58.1 | 9.0 | 9.0 | 0.0 | 0.0 | 138.6 | 58.1 | 0.0 |
| 27 | A | 144.6 | 58.1 | 9.0 | 9.0 | 0.0 | 0.0 | 144.6 | 58.1 | 0.0 |
| 28 | A | 150.6 | 58.1 | 9.0 | 9.0 | 0.0 | 0.0 | 150.6 | 58.1 | 0.0 |
| 29 | A | 132.6 | 52.1 | 9.0 | 9.0 | 0.0 | 0.0 | 132.6 | 52.1 | 0.0 |
| 30 | A | 138.6 | 52.1 | 9.0 | 9.0 | 0.0 | 0.0 | 138.6 | 52.1 | 0.0 |
| 31 | A | 144.6 | 52.1 | 9.0 | 9.0 | 0.0 | 0.0 | 144.6 | 52.1 | 0.0 |
| 32 | A | 150.6 | 52.1 | 9.0 | 9.0 | 0.0 | 0.0 | 150.6 | 52.1 | 0.0 |
| 33 | A | 132.6 | 46.1 | 9.0 | 9.0 | 0.0 | 0.0 | 132.6 | 46.1 | 0.0 |
| 34 | A | 138.6 | 46.1 | 9.0 | 9.0 | 0.0 | 0.0 | 138.6 | 46.1 | 0.0 |
| 35 | A | 144.6 | 46.1 | 9.0 | 9.0 | 0.0 | 0.0 | 144.6 | 46.1 | 0.0 |
| 36 | A | 150.6 | 46.1 | 9.0 | 9.0 | 0.0 | 0.0 | 150.6 | 46.1 | 0.0 |
| 37 | A | 132.6 | 40.2 | 9.0 | 9.0 | 0.0 | 0.0 | 132.6 | 40.2 | 0.0 |
| 38 | A | 138.6 | 40.2 | 9.0 | 9.0 | 0.0 | 0.0 | 138.6 | 40.2 | 0.0 |
| 39 | A | 144.6 | 40.2 | 9.0 | 9.0 | 0.0 | 0.0 | 144.6 | 40.2 | 0.0 |
| 40 | A | 150.6 | 40.2 | 9.0 | 9.0 | 0.0 | 0.0 | 150.6 | 40.2 | 0.0 |
| 41 | A | 126.6 | 52.1 | 9.0 | 9.0 | 0.0 | 0.0 | 126.6 | 52.1 | 0.0 |
| 42 | A | 126.6 | 46.1 | 9.0 | 9.0 | 0.0 | 0.0 | 126.6 | 46.1 | 0.0 |
| 43 | A | 126.6 | 40.2 | 9.0 | 9.0 | 0.0 | 0.0 | 126.6 | 40.2 | 0.0 |
| 44 | A | 126.7 | 70.1 | 9.0 | 9.0 | 0.0 | 0.0 | 126.7 | 70.1 | 0.0 |
| 45 | A | 126.7 | 64.2 | 9.0 | 9.0 | 0.0 | 0.0 | 126.7 | 64.2 | 0.0 |
| 46 | A | 126.7 | 58.1 | 9.0 | 9.0 | 0.0 | 0.0 | 126.7 | 58.1 | 0.0 |

## NOTES

1. SEE LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN AT - 2.6'AFF WORK PLANE / SPECIFIED SURFACE - IN FOOTCANDLES.
4. ROOM REFLECTANCES ARE 0
5. CEILING HEIGHT IS 4'AFF.

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

H:\2002\03042 - fieldstone Golf\Architecture\photometrics.DWG, Layout1, 12/03/2003 03:46:28 PM, chairman


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Campbell/Manix Associates Inc.
Architects • Engineers • Planners
2520 Bridge Street, Southfield, Michigan 48034 248 354-5100
ARCHITECT/CONSULTANT


PHOTOMETRICS

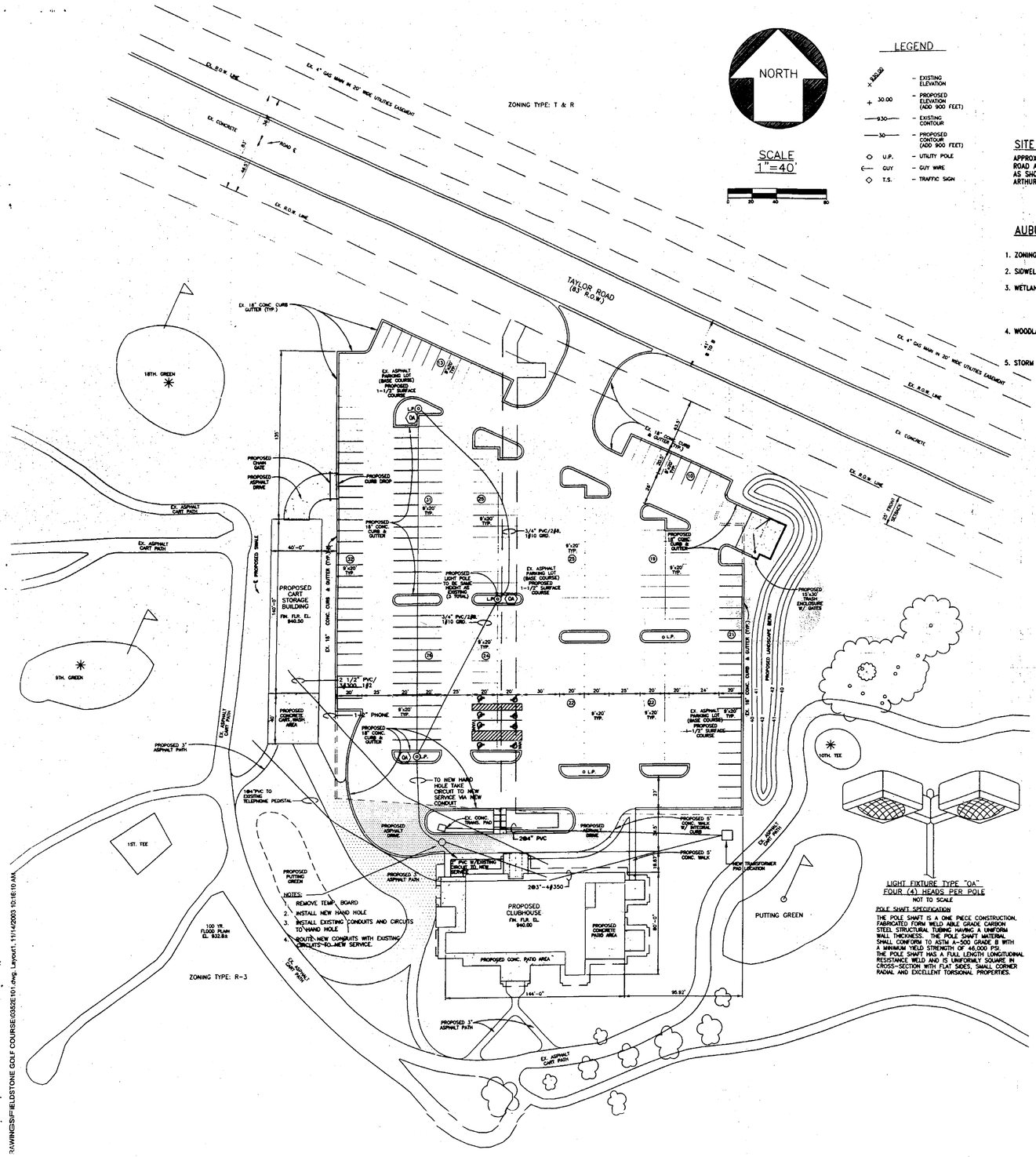
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|---|---|---|
| | Ø5 | 10/14/03 |
| | Ø6 | 12/03/03 |

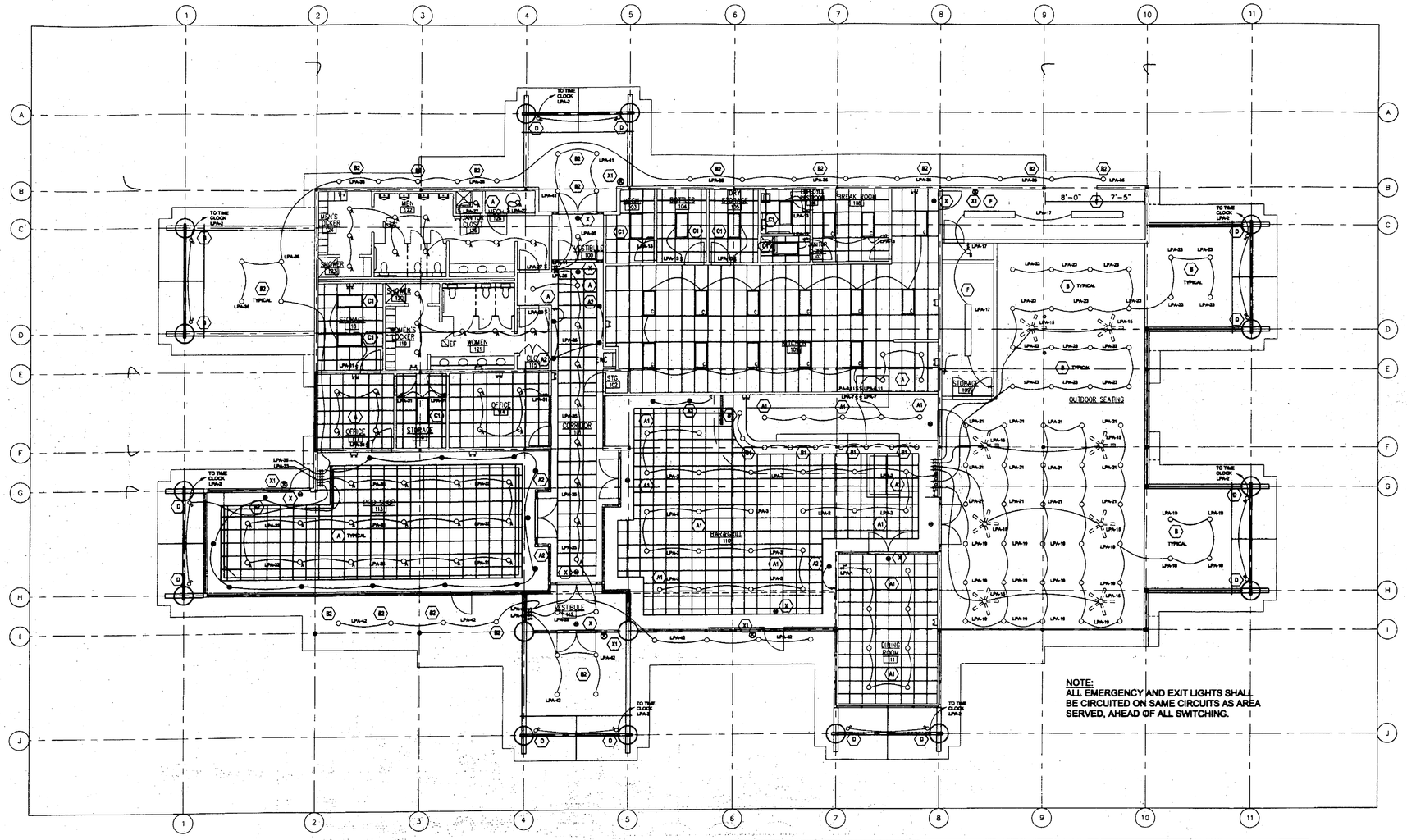
PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
|---|---|
| CH | MB |
| CHECKED | DRAWING DATE |
| CH | 09/26/03 |

PROJECT No.
03042 .00

SHEET No.
PH-1


NORTH
SCALE 1"=40'
0 20 40 80
ZONING TYPE: T & R
EX. 50' R.O.W. LINE
EX. 4" GAS MAIN IN 20' WIDE UTILITIES EASEMENT
EX. CONCRETE
ROAD
EX. R.O.W. LINE
TAYLOR ROAD (83' R.O.W.)
EX. 18" CONC. CURB GUTTER (TYP.)
18TH. GREEN
EX. ASPHALT CART PATH
PROPOSED CURB CUT
PROPOSED ASPHALT DRIVE
PROPOSED CURB DROP
PROPOSED 18' CONC. CURB & GUTTER
EX. ASPHALT PARKING LOT (BASE COURSE) PROPOSED 1-1/2" SURFACE COURSE
PROPOSED LIGHT POLE (25' TO TOP, MOUNT AT GRADE) (5 TOTAL)
3/4" PVC/2#8 1#10 GRD.
PROPOSED CART STORAGE BUILDING FIN. FLR. EL. 940.50
EX. 18" CONC. CURB & GUTTER (TYP.)
2 1/2" PVC/ 3#350 + 1#2
1" PHONE
PROPOSED CONCRETE CART WASH AREA
PROPOSED 3" ASPHALT PATH
9TH. GREEN
1ST. TEE
184' PVC TO EXISTING TELEPHONE PEDESTAL
TO NEW HAND HOLE TAKE CIRCUIT TO NEW SERVICE VIA NEW CONDUIT
EX. CONC. DRIVE PAD
PROPOSED ASPHALT DRIVE
L-284" PVC
EX. PVC W/EXISTING CIRCUIT IN'L WIRE SERVICE
PROPOSED ASPHALT PATH
PROPOSED PUTTING GREEN
NOTES:
1. REMOVE TEMP. BOARD
2. INSTALL NEW HAND HOLE
3. INSTALL EXISTING CONDUITS AND CIRCUITS TO HAND HOLE
4. ROUTE NEW CONDUITS WITH EXISTING CIRCUITS TO NEW SERVICE.
100 YR. FLOOD PLAIN EL. 933.84
ZONING TYPE: R-3
PROPOSED CLUBHOUSE FIN. FLR. EL. 940.00
PROPOSED CONCRETE PATIO AREA
PROPOSED CONC. PATIO AREA
2803'-4#350
184'-0"
95.92'
PROPOSED 5' 67" CONC. WALK
PROPOSED 5' CONC. WALK
NEW TRANSFORMER PAD LOCATION
EX. ASPHALT CART PATH
PROPOSED 15'x30' TRASH ENCLOSURE W/ GATES
EX. 18" CONC. CURB & GUTTER (TYP.)
PROPOSED LANDSCAPE BERM
10TH. TEE
PUTTING GREEN
EX. ASPHALT PARKING LOT TYP. (BASE COURSE) PROPOSED 1-1/2" SURFACE COURSE
EX. ASPHALT 8'x20' TYP.
9'x20' TYP.
EX. ASPHALT CART PATH
PROPOSED 3" ASPHALT PATH
EX. ASPHALT CART PATH
EX. ASPHALT CART PATH
EX. ASPHALT CART PATH
PROPOSED 18' CONC. CURB & GUTTER
PROPOSED 15' CONC. CURB & GUTTER
PROPOSED 40'-0" ASPHALT DRIVE
PROPOSED 135' ASPHALT DRIVE
PROPOSED 160'-0" ASPHALT DRIVE
PROPOSED 30' ASPHALT DRIVE
PROPOSED 25' ASPHALT DRIVE
PROPOSED 24' ASPHALT DRIVE
PROPOSED 20' ASPHALT DRIVE
PROPOSED 22' ASPHALT DRIVE
PROPOSED 41' ASPHALT DRIVE
PROPOSED 42' ASPHALT DRIVE
PROPOSED 40' ASPHALT DRIVE
PROPOSED 80'-0" ASPHALT DRIVE
PROPOSED 30' ASPHALT DRIVE
PROPOSED 25' ASPHALT DRIVE
PROPOSED 20




## LIGHTING FIXTURE SCHEDULE

| FIXTURE TYPE | DESCRIPTION | CATALOG NO. | MANUFACTURER |
|---|---|---|---|
| A | INTERIOR RECESSED INCANDESCENT DOWN LIGHT, GALVANIZED STEEL FRAME EXPANDABLE BAR HANGER | LP8 802AZ | LITHONIA |
| A1 | INTERIOR RECESSED FLUORESCENT DOWN LIGHT, GALVANIZED STEEL FRAME EXPANDABLE BAR HANGER | LP8F 42TRT 120 802AZ | LITHONIA |
| B2 | INTERIOR RECESSED, HIGH PRESSURE SODIUM AND METAL HALIDE DOWN LIGHT, GALVANIZED STEEL FRAME EXPANDABLE BAR HANGER | LP6H 70M 120M 6L4 | LITHONIA |
| C | INTERIOR 2'x4' TROFFER, ELECTRONIC BALLASTS, CODE GAUGE STEEL HOUSING, CLEANROOM APPLICATIONS | 2SRT G 4 32FW A12125V 120 1/4GEB | LITHONIA |
| C1 | INTERIOR 2'x4' TROFFER, ELECTRONIC BALLASTS, CODE GAUGE STEEL HOUSING, GENERAL PURPOSE | 2GTB 4 32 A12 120 1/4GEB | LITHONIA |
| D | EXTERIOR FLOODLIGHTING, METAL HALIDE, HIGH PRESSURE, HIGH FACTOR BALLAST | TFM 100M TA TB LPI | LITHONIA |
| E | INTERIOR, STAGGERED STRIP, RAPID START, THERMALLY PROTECTED, RESETTING CLASS P BALLAST | TSS 2 32 120 1/4GEB | LITHONIA |
| E1 | INTERIOR, STAGGERED STRIP, RAPID START, THERMALLY PROTECTED, RESETTING CLASS P BALLAST | SS 2 32 120 1/4GEB | LITHONIA |
| E1 | INTERIOR, STAGGERED STRIP, RAPID START, THERMALLY PROTECTED, RESETTING CLASS P BALLAST | SS 2 32 120 1/4GEB | LITHONIA |
| F | FLOODLIGHTING, METAL HALIDE, HIGH PRESSURE, HIGH FACTOR BALLAST | TFM 175M RB 120 LPI | LITHONIA |

## LIGHTING FIXTURE SCHEDULE

| FIXTURE TYPE | DESCRIPTION | CATALOG NO. | MANUFACTURER |
|---|---|---|---|
| G | INTERIOR WALL PACKS, METAL HALIDE, BALLAST IS COPPERWOUND AND 100% FACTORY TESTED. | TWP 175M TB LP1 | LITHONIA |
| H | INTERIOR STRIP LIGHT, STANDARD BALLASTS, HEAVY DUTY CHANNEL, GENERAL PURPOSE | TC 2 32 120 1/4GEB | LITHONIA |
| J | INTERIOR LOW-PROFILE WRAPAROUND, NARROW BODY, STANDARD BALLAST, CLASS P | TLB 2 32 120 1/4GEB | LITHONIA |
| | 52" WHITE FINISH CEILING FAN W/ WHITE ABS RESIN BLADES - VERANDAH BREEZE | 78092 | WESTINGHOUSE |
| X1 | EXTERIOR REMOTE FIXTURE, ADJUSTABLE SWIVEL, ALL THERMOPLASTIC CONSTRUCTION | ELF647 | LIGHTALARMS |
| X2 | EXIT LIGHT, THERMOPLASTIC, LED LAMP, EMERGENCY OPERATION, NICKEL-CADMIUM BATTERY | LQM S W 3 R 120/277 EL N | LITHONIA |
| X | EXIT LIGHT, THERMOPLASTIC/UNIT COMBO, LED LAMPS CUSTOM MICROCHIP CHARGER | LHQM S W 3R 120/277 HO | LITHONIA |
| EM | EMERGENCY LIGHT, THERMOPLASTIC, LEAD-CALCIUM BATTERY | ELM 2 | LITHONIA |
| OA | EXTERIOR SOFT SQUARE CUTOFF , METAL HALIDE, HIGH REACTANCE, HIGH POWER FACTOR BALLAST. | (4) KAD 400M R3 277 SPD09 DDB | LITHONIA |

FORWARDED FOR PLANNER REVIEW
Submitta: No. 001-160180
Project No. 03042
By
Date
For CITY


Campbell/Manix Associates Inc.
Architects • Engineers • Planners
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ARCHITECT/CONSULTANT


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SHEET TITLE: LIGHTING PLAN

| ISSUE | DATE |
|---|---|
| #5 | 10/14/03 |
| 08 | 12/08/03 |

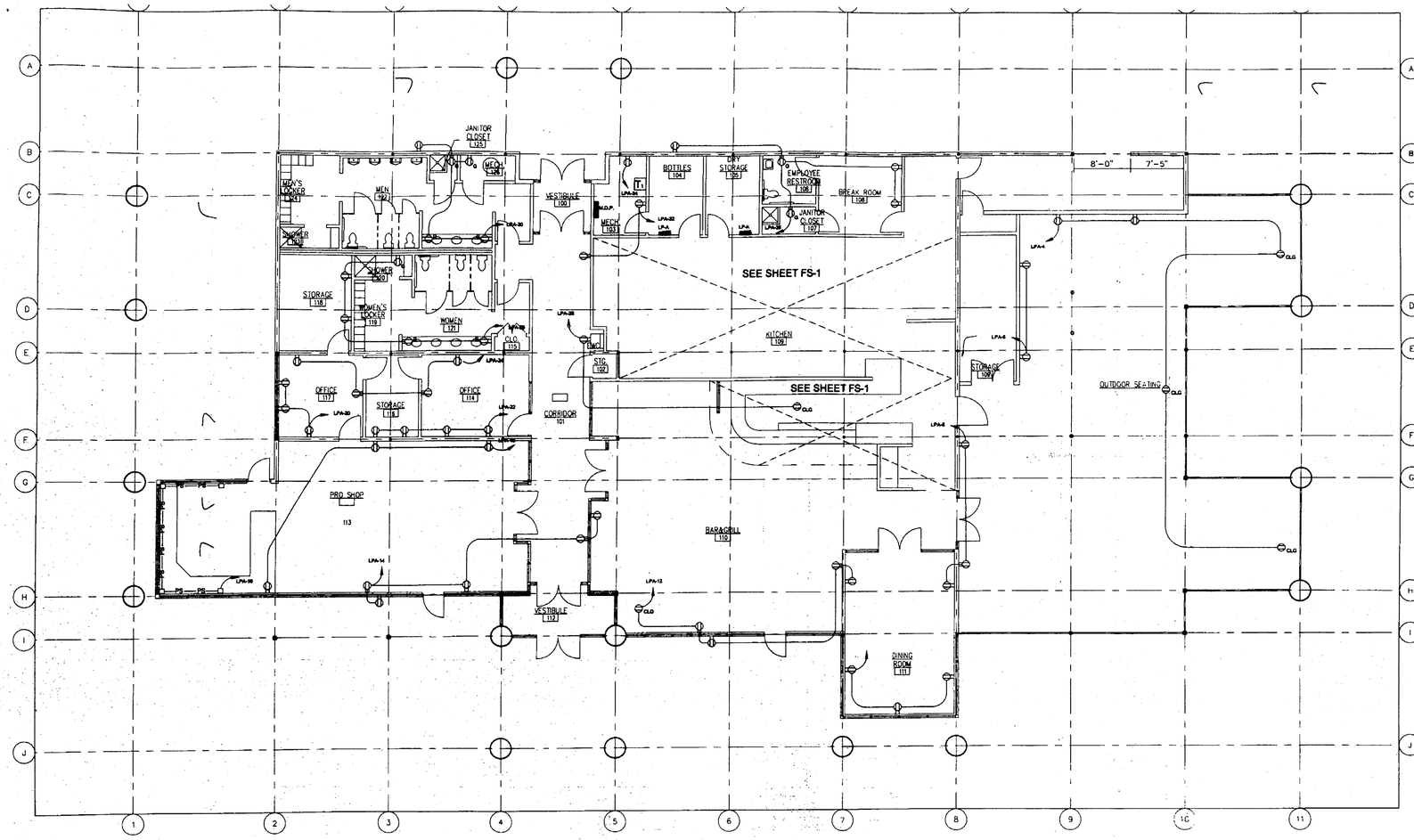
PROJECT: FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | DR |
|---|---|
| CH | MD |
| CHECKED | DRAWING DATE |
| CH | |

PROJECT No. 03042 .00

SHEET No. E - 1

V:\N\CS\FIELDSTONE GOLF COURSE\Electrical pl&n.dwg, LIGHTING E-1, 11/14/2003 10:18:36 AM,




| PANELBOARD: LP-K | MOUNTING: |
|---|---|
| FEED FROM: | AMPS: 225 |
| VOLTAGE: 208 | LOCATION: |

| CIRC. NO. | POLE | BREAKER TRIP | LOAD DESCRIPTION | A | B | C |
|---|---|---|---|---|---|---|
| 1 | 1 | 15A. | FIRE SYSTEM | 3 | | |
| 3 | 2 | 30A. | EXHAUST HOOD NO.1 | | 12 | |
| 5 | | | | | | 12 |
| 7 | 2 | 30A. | EXHAUST HOOD NO.2 | 12 | | |
| 9 | | | | | 12 | |
| 11 | 1 | 15A. | EXHAUST HOOD LIGHTS | | | 12 |
| 13 | 1 | 20A. | SPARE | - | | |
| 15 | 1 | 20A. | OUTLETS - GENERAL PURPOSE | | 8 | |
| 17 | 1 | 20A. | OUTLETS - GENERAL PURPOSE | | | 8 |
| 19 | 1 | 20A. | REFRIGERATOR | 7.8 | | |
| 21 | 1 | 20A. | REFRIGERATOR | | 7.8 | |
| 23 | 1 | 20A. | SANDWICH PREP. | | | 8.6 |
| 25 | 1 | 20A. | COOLER COIL, CONTROL, LIGHT | 8 | | |
| 27 | 2 | 20A. | COOLER COMPRESSOR | | 10 | |
| 29 | | | | | | 10 |
| 31 | 1 | 20A. | FREEZER CONTROLS | 3 | | |
| 33 | 2 | 20A. | COOLER EVAPORATOR | | 3 | |
| 35 | | | COOLER EVAPORATOR | | | 3 |
| 37 | 2 | 20A. | FREEZER COMPRESSOR | 3 | | |
| 39 | | | FREEZER COMPRESSOR | | 3 | |
| 41 | 1 | 20A. | OUTLETS - GENERAL PURPOSE | | | 3 |
| 2 | 2 | 20A. | HEAT LAMPS | 9.6 | | |
| 4 | | | HEAT LAMPS | | 9.6 | |
| 6 | 2 | 15A. | MICROWAVE | | | 8.2 |
| 8 | | | MICROWAVE | 8.2 | | |
| 10 | 1 | 20A. | TOASTER | | 13.3 | |
| 12 | 2 | 35A. | ICE MAKER | | | 28.1 |
| 14 | | | ICE MAKER | 28.1 | | |
| 16 | 1 | 20A. | OUTLETS - GENERAL PURPOSE | | 8 | |
| 18 | 1 | 20A. | BEER COOLER/DISPENSER | | | 14.4 |
| 20 | 1 | 20A. | COFFEE MAKER | 15 | | |
| 22 | 3 | 20A. | DISHWASHER | | 15.8 | |
| 24 | | | DISHWASHER | | | 15.8 |
| 26 | | | DISHWASHER | 15.8 | | |
| 28 | 3 | 15A. | DISPOSAL | | 5.6 | |
| 30 | | | DISPOSAL | | | 5.6 |
| 32 | | | DISPOSAL | 5.6 | | |
| 34 | 1 | 15A. | CONVECTION OVEN | | 9.4 | |
| 36 | 1 | 20A. | | | | |
| 38 | 1 | 20A. | | | | |
| 40 | 1 | 20A. | | | | |
| 42 | 1 | 20A. | | | | |
| | | | TOTAL VA | | | |
| | | | TOTAL KVA (CONNECTED) | | | |
| | | | TOTAL AMPS (CONNECTED) | 138.3 | 134.4 | 134.7 |

SEE SHEET FS-1 FOR KITCHEN LAYOUT

SEE SHEET FS-1 FOR KITCHEN LAYOUT

| NO. | CIRC. NO. | SERVICE LOAD (ALL AT 60Hz) | DESCRIPTION | FEEDER SIZE |
|---|---|---|---|---|
| E1 | 1 | EMPTY CONDUIT IN OCTANGONAL BOX | FROM FIRE SUPPRESSION TO REMOTE PANEL | 1/2" - 2#12 |
| E2 | 3,5,7,9 | 208V (2) REQUIRED 2 POLE | BTC @ EXHAUST FANS (INTERLOCK W/MAU) | 1/2" - 2#10 |
| E2A | 11 | 400W., 120V., 1 POLE | EXHAUST HOOD LIGHTING | 1/2" - 2#12 |
| E2B | MDP | 480V. MDP 3 POLE | MAKE UP AIR UNIT (VERIFY W/VC) | 3/4" - 3#8 |
| E3 | 34 | 9.4A., 120V. 1 POLE | CONVECTION OVEN | 1/2" - 2#12 |
| E4 | 15 | 20A., 120V. 1 POLE | GENERAL PURPOSE | 1/2" - 2#12 |
| E5 | 17 | 20A., 120V. 1 POLE | FOR COMPUTER NETWORK LINE | 1/2" - 2#12 |
| E5A | - | EMPTY CONDUIT | SANDWICH PREP, NEMA5 - 15P PLUG | - |
| E10 | 23 | 8.6A. 1/3HP, 208/230V., 1 POLE | REFRIGERATOR, NEMA 5 - 15P PLUG | 1/2" - 2#12 |
| E11 | 19 | 7.8A., 1/3HP, 120V., 1 POLE | REFRIGERATOR, NEMA 5 - 15P PLUG | 1/2" - 2#12 |
| E12 | 21 | 7.8A., 1/3HP, 120V., 1 POLE | BTC @ COOLER CONTROLS, LIGHTINGS & DOOR HEATER | 1/2" - 2#12 |
| E13 | 25 | 8A., 120V., 1 POLE | BTC @ COOLER EVAPORATOR COIL | 1/2" - 2#12 |
| E13A | 25 | 4.2A., 120V., 1 POLE | BTC @ REMOTE COOLER COMPRESSOR | 1/2" - 2#12 |
| E13B | 27,29 | 10A., 1HP, 208/230V., 1POLE | BTC @ FREEZER CONTROLS, LIGHTS & DOOR HEATER | 1/2" - 2#12 |
| E13C | 31 | 8A., 120V., 1 POLE | BTC @ COOLER EVAPORATOR COIL | 1/2" - 2#12 |
| E13D | 33,35 | 10A., 1HP, 208/230V., 1POLE | BTC @ REMOTE FREEZER COMPRESSOR | 1/2" - 2#12 |
| E13E | 37,39 | 13A., 1HP, 208/230V., 1 POLE | BTC @ #16 HEAT LAMPS | 1/2" - 2#12 |
| E16 | - | JUNCTION BOX | BTC @ HEAT LAMPS | 1/2" - 2#12 |
| E16A | 2,4 | 20A., 1.7KW, 208V. 1POLE | BTC @ GENERAL PURPOSE | 1/2" - 2#12 |
| E17 | - | JUNCTION BOX | RUN THRU CHASE FOR MICROWAVE, NEMA 6 - 20P PLUG | 1/2" - 2#12 |
| E18 | 6,8 | 20A., 1.7KW, 208V. 1POLE | TOASTER, NEMA 5 - 15P PLUG | 1/2" - 2#12 |
| E19 | 10 | 13.3A., 1.6HP, 120V., 1POLE | BTC @ ICE MAKER | 1/2" - 2#12 |
| E20 | 12,14 | 28.1A., 3.5HP, 208V. 1POLE | BTC @ OUTLET FOR FUTURE USE | 3/4" - 2#8 |
| E32 | 41 | 20A., 120V. 1 POLE | BTC @ OUTLET FOR FUTURE USE | 1/2" - 2#12 |
| E32A | 41 | 20A., 120V. 1 POLE | BTC @ UNDERBAR LIGHT & GENERAL PURPOSE OUTLETS | 1/2" - 2#12 |
| E32B | 16 | 20A., 120V. 1 POLE | BTC @ OUTLET FOR FUTURE USE | 1/2" - 2#12 |
| E33 | 18 | 7.2A., 1/3HP, 120V. 1POLE | BEER COOLER, NEMA 5 - 15P PLUG | 1/2" - 2#12 |
| E34 | 18 | 7.2A., 1/3HP, 120V. 1POLE | BEER DISPENSER, NEMA 5 - 15P PLUG | 1/2" - 2#12 |
| E35 | 20 | 15A., 1.8KW, 120V., 1POLE | COFFEE MAKER | 1/2" - 2#12 |
| E41 | 22,24,26 | 15.8A., 6KW, 208V., 3POLE | FLEXIBLE CONNECTION TO DISH MACHINE | 1/2" - 3#12 |
| E49 | 26,28,30 | 5.6A., 2HP, 208V., 3POLE | BTC @ DISPOSER (INTERLOCK W/SWITCH) | 1/2" - 3#12 |

FORWARDED FOR DESIGNER I
Submittal No. 001-66400
Primary No. 03042
By
Date
For Cmpl-BELLMANIX INC.


Campbell/Manix Associates Inc.
Architects • Engineers • Planners
27620 Bridge Street, Southfield, Michigan 48034 248 354-5500

Midwest Power & Light Inc.
Electrical Construction and Engineering
Phone: 248-844-7738 2185 Alma Bellmeade Drive
Fax: 248-844-7761 Rochester Hills, MI 48304


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ARCHITECT/CONSULTANT

SHEET TITLE: POWER PLAN

| MARK | DATE | MARK | DATE | MARK | DATE | MARK | DATE |
|---|---|---|---|---|---|---|---|
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| | | | | | | | |
| DRAWN BY: | DATE: 10/14/03 | | | | | | |
| CHECKED BY: | DATE: 08/12/2003 | | | | | | |

PROJECT: FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | BY |
|---|---|
| CH | MB |
| CHECKED | DRAWING DATE |
| CH | |

PROJECT No. 03042 .00

SHEET No. E - 2

I:\DRAWINGS\FIELDSTONE GOLF COURSE\Electrical plan.dwg, POWER E-2, 11/14/2003 10:18:10 AM,

PANELBOARD: LP-A
FEED FROM:
VOLTAGE:
MOUNTING:
AMPS:
LOCATION:

| CIRC. NO. | BREAKER POLE | BREAKER TRIP | LOAD DESCRIPTION | A | B | C |
|---|---|---|---|---|---|---|
| 1 | 1P. | 20A. | LIGHTING 5A | 7 | | |
| 3 | 1P. | 20A. | DINING ROOM 11A | | 9.13 | |
| 5 | 1P. | 20A. | DINING ROOM 11A | | | 9.13 |
| 7 | 1P. | 20A. | LIGHT BAR 5A, 9B1 | 9 | | |
| 9 | 1P. | 20A. | LIGHTING KIT 10C | | 10 | |
| 11 | 1P. | 20A. | LIGHTING KIT 4C, 2A | | | 6 |
| 13 | 1P. | 20A. | LIGHTING KIT 8C | 6 | | |
| 15 | 1P. | 20A. | CEILING FANS 8 EA. | | 12 | |
| 17 | 1P. | 20A. | STORAGE LIGHTS 7A | | | 7 |
| 19 | 1P. | 20A. | DINING 18B | 8 | | |
| 21 | 1P. | 20A. | DINING 15B | | 8 | |
| 23 | 1P. | 20A. | DINING 20B | | | 10 |
| 25 | 1P. | 20A. | MAIN HALL LIGHTING 12A | 12 | | |
| 27 | 1P. | 20A. | MEN'S BATHROOM 11A | | 11 | |
| 29 | 1P. | 20A. | WOMEN'S BATHROOM 5A | | | 6 |
| 31 | 1P. | 20A. | W. OFFICE 3B, 8A | 11 | | |
| 33 | 1P. | 20A. | PRO-SHOP DOME LIGHT 18A | | 17 | |
| 35 | 1P. | 20A. | PRO-SHOP COVE LIGHTS 15E | | | 14 |
| 37 | 1P. | 20A. | SOFFIT WEST LIGHT PB2 | 8.1 | | |
| 39 | 1P. | 20A. | SOFFIT SOUTH LIGHT 12B2 | | 10.8 | |
| 41 | 1P. | 20A. | SOFFIT NORTH LIGHT 13B2 | | | 11.7 |
| 2 | 1P. | 20A. | SPOT LIGHTS | 15 | | |
| 4 | 1P. | 20A. | RECEPTACLES | | | |
| 6 | 1P. | 20A. | RECEPTACLES | | | |
| 8 | 1P. | 20A. | RECEPTACLES | 4 | | |
| 10 | 1P. | 20A. | RECEPTACLES | | 4 | |
| 12 | 1P. | 20A. | RECEPTACLES | | | 8.75 |
| 14 | 1P. | 20A. | RECEPTACLES | 7.5 | | |
| 16 | 1P. | 20A. | RECEPTACLES | | 12 | |
| 18 | 1P. | 20A. | RECEPTACLES | | | 4.5 |
| 20 | 1P. | 20A. | RECEPTACLES | 4.5 | | |
| 22 | 1P. | 20A. | RECEPTACLES | | 6 | |
| 24 | 1P. | 20A. | RECEPTACLES | | | 6 |
| 26 | 1P. | 20A. | RECEPTACLES | 7.5 | | |
| 28 | 1P. | 20A. | RECEPTACLES | | 8 | |
| 30 | 1P. | 20A. | RECEPTACLES | | | 7.5 |
| 32 | 1P. | 20A. | RECEPTACLES | 4 | | |
| 34 | 1P. | 20A. | RECEPTACLES | | 6 | |
| 36 | 1P. | 20A. | RECEPTACLES | | | 7.5 |
| 38 | 1P. | 20A. | | | | |
| 40 | 1P. | 20A. | | | | |
| 42 | 1P. | 20A. | | | | |
| | | | TOTAL VA | | | |
| | | | TOTAL KVA (CONNECTED) | | | |
| | | | TOTAL AMPS (CONNECTED) | 103.8 | 123.43 | 96.83 |

PANELBOARD: LP-GS
FEED FROM:
VOLTAGE: 120/208
MOUNTING:
AMPS: 125
LOCATION:

| CIRC. NO. | BREAKER POLE | BREAKER TRIP | LOAD DESCRIPTION | A | B | C |
|---|---|---|---|---|---|---|
| 1 | 1P. | 20A. | BATHROOM HEATER | 12.6 | | |
| 3 | 1P. | 20A. | SPARE | | | |
| 5 | 2P. | 15A. | HEATER LOCKER ROOM | | | 7.2 |
| 7 | | | | 7.2 | | |
| 9 | 2P. | 20A. | HEATER CLUB REPAIR | | 14.4 | |
| 11 | | | | | | 14.4 |
| 13 | 2P. | 30A. | HEATER MAIN ROOM | 20.8 | | |
| 15 | | | | | 20.8 | |
| 17 | 1P. | 20A. | HEATER BALL CLEAN ROOM | | | 12.6 |
| 19 | 1P. | 20A. | DOOR OPENER | 12 | | |
| 21 | 1P. | 20A. | GENERAL RECEPTACLES | | 5 | |
| 23 | 1P. | 20A. | GENERAL RECEPTACLES | | | 8 |
| 25 | 1P. | 20A. | DOOR OPENER | 8 | | |
| 27 | 1P. | 20A. | EXHAUST AND INTAKE FANS | | 12 | |
| 29 | 1P. | 20A. | | | | |
| 31 | 1P. | 20A. | | | | |
| 33 | 1P. | 20A. | | | | |
| 35 | 1P. | 20A. | | | | |
| 37 | 1P. | 20A. | | | | |
| 39 | 1P. | 20A. | | | | |
| 41 | 1P. | 20A. | | | | |
| 2 | 1P. | 20A. | GENERAL RECEPTACLES | | | 3 |
| 4 | 1P. | 20A. | SPARE | | | |
| 6 | 1P. | 20A. | GENERAL RECEPTACLES | | 3 | |
| 8 | 1P. | 20A. | LIGHTING | | | 12 |
| 10 | 1P. | 20A. | SPARE | | | |
| 12 | 1P. | 20A. | STRIP LIGHTS | | 15 | |
| 14 | 1P. | 20A. | GENERAL RECEPTACLES | | | 4 |
| 16 | 1P. | 20A. | SPARE | | | |
| 18 | 1P. | 20A. | LIGHTING | | 12 | |
| 20 | 1P. | 20A. | | | | |
| 22 | 1P. | 20A. | | | | |
| 24 | 1P. | 20A. | | | | |
| 26 | 1P. | 20A. | | | | |
| 28 | 1P. | 20A. | | | | |
| 30 | 1P. | 20A. | | | | |
| 32 | 1P. | 20A. | | | | |
| 34 | 1P. | 20A. | | | | |
| 36 | 1P. | 20A. | | | | |
| 38 | 1P. | 20A. | | | | |
| 40 | 1P. | 20A. | | | | |
| 42 | 1P. | 20A. | | | | |
| | | | TOTAL VA | | | |
| | | | TOTAL KVA (CONNECTED) | | | |
| | | | TOTAL AMPS (CONNECTED) | 80.6 | 62.1 | 81.2 |

PANELBOARD: LP-CC
FEED FROM:
VOLTAGE: 120/208
MOUNTING:
AMPS: 400 / M.L.O.
LOCATION:

| CIRC. NO. | BREAKER POLE | BREAKER TRIP | LOAD DESCRIPTION | A | B | C |
|---|---|---|---|---|---|---|
| 1 | 1P. | 15A. | CART CHARGER NO.1 | 9.5 | | |
| 3 | 1P. | 15A. | CART CHARGER NO.2 | | 9.5 | |
| 5 | 1P. | 15A. | CART CHARGER NO.3 | | | 9.5 |
| 7 | 1P. | 15A. | CART CHARGER NO.4 | 9.5 | | |
| 9 | 1P. | 15A. | CART CHARGER NO.5 | | 9.5 | |
| 11 | 1P. | 15A. | CART CHARGER NO.6 | | | 9.5 |
| 13 | 1P. | 15A. | CART CHARGER NO.7 | 9.5 | | |
| 15 | 1P. | 15A. | CART CHARGER NO.8 | | 9.5 | |
| 17 | 1P. | 15A. | CART CHARGER NO.9 | | | 9.5 |
| 19 | 1P. | 15A. | CART CHARGER NO.10 | 9.5 | | |
| 21 | 1P. | 15A. | CART CHARGER NO.11 | | 9.5 | |
| 23 | 1P. | 15A. | CART CHARGER NO.12 | | | 9.5 |
| 25 | 1P. | 15A. | CART CHARGER NO.13 | 9.5 | | |
| 27 | 1P. | 15A. | CART CHARGER NO.14 | | 9.5 | |
| 29 | 1P. | 15A. | CART CHARGER NO.15 | | | 9.5 |
| 31 | 1P. | 15A. | CART CHARGER NO.16 | 9.5 | | |
| 33 | 1P. | 15A. | CART CHARGER NO.17 | | 9.5 | |
| 35 | 1P. | 15A. | CART CHARGER NO.18 | | | 9.5 |
| 37 | 1P. | 15A. | CART CHARGER NO.19 | 9.5 | | |
| 39 | 1P. | 15A. | CART CHARGER NO.20 | | 9.5 | |
| 41 | 1P. | 15A. | CART CHARGER NO.21 | | | 9.5 |
| 2 | 1P. | 15A. | CART CHARGER NO.22 | 9.5 | | |
| 4 | 1P. | 15A. | CART CHARGER NO.23 | | 9.5 | |
| 6 | 1P. | 15A. | CART CHARGER NO.24 | | | 9.5 |
| 8 | 1P. | 15A. | CART CHARGER NO.25 | 9.5 | | |
| 10 | 1P. | 15A. | CART CHARGER NO.26 | | 9.5 | |
| 12 | 1P. | 15A. | CART CHARGER NO.27 | | | 9.5 |
| 14 | 1P. | 15A. | CART CHARGER NO.28 | 9.5 | | |
| 16 | 1P. | 15A. | CART CHARGER NO.29 | | 9.5 | |
| 18 | 1P. | 15A. | CART CHARGER NO.30 | | | 9.5 |
| 20 | 1P. | 15A. | CART CHARGER NO.31 | 9.5 | | |
| 22 | 1P. | 15A. | CART CHARGER NO.32 | | 9.5 | |
| 24 | 1P. | 15A. | CART CHARGER NO.33 | | | 9.5 |
| 26 | 1P. | 15A. | CART CHARGER NO.34 | 9.5 | | |
| 28 | 1P. | 15A. | CART CHARGER NO.35 | | 9.5 | |
| 30 | 1P. | 15A. | CART CHARGER NO.36 | | | 9.5 |
| 32 | 1P. | 15A. | CART CHARGER NO.37 | 9.5 | | |
| 34 | 1P. | 15A. | CART CHARGER NO.38 | | 9.5 | |
| 36 | 1P. | 15A. | CART CHARGER NO.39 | | | 9.5 |
| 38 | 1P. | 15A. | CART CHARGER NO.40 | 9.5 | | |
| 40 | 1P. | 15A. | CART CHARGER NO.41 | | 9.5 | |
| 42 | 1P. | 15A. | CART CHARGER NO.42 | | | 9.5 |
| | | | TOTAL VA | | | |
| | | | TOTAL KVA (CONNECTED) | | | |
| | | | TOTAL AMPS (CONNECTED) | 133 | 133 | 133 |

PANELBOARD:
NO. OF CIRCUIT:
VOLTAGE:

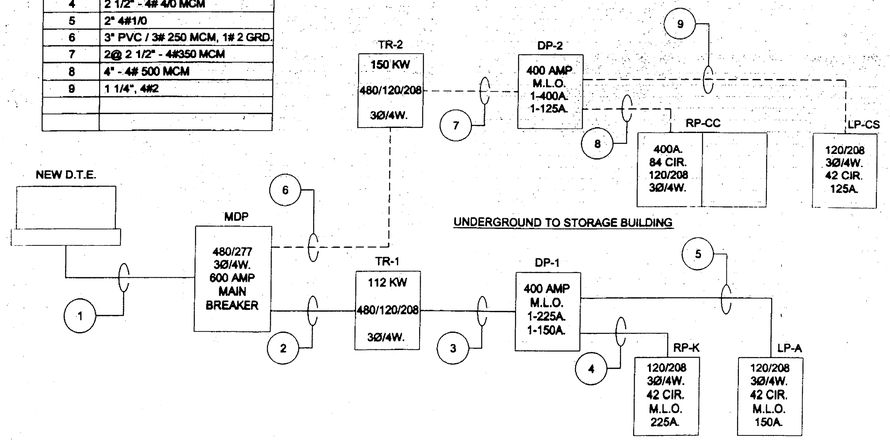
| CIRC. NO. | BREAKER POLE | BREAKER TRIP | LOAD DESCRIPTION | A | B | C |
|---|---|---|---|---|---|---|
| 43 | 1P. | 15A. | CART CHARGER NO.43 | 9.5 | | |
| 45 | 1P. | 15A. | CART CHARGER NO.44 | | 9.5 | |
| 47 | 1P. | 15A. | CART CHARGER NO.45 | | | 9.5 |
| 49 | 1P. | 15A. | CART CHARGER NO.46 | 9.5 | | |
| 51 | 1P. | 15A. | CART CHARGER NO.47 | | 9.5 | |
| 53 | 1P. | 15A. | CART CHARGER NO.48 | | | 9.5 |
| 55 | 1P. | 15A. | CART CHARGER NO.49 | 9.5 | | |
| 57 | 1P. | 15A. | CART CHARGER NO.50 | | 9.5 | |
| 59 | 1P. | 15A. | CART CHARGER NO.51 | | | 9.5 |
| 61 | 1P. | 15A. | CART CHARGER NO.52 | 9.5 | | |
| 63 | 1P. | 15A. | CART CHARGER NO.53 | | 9.5 | |
| 65 | 1P. | 15A. | CART CHARGER NO.54 | | | 9.5 |
| 67 | 1P. | 15A. | CART CHARGER NO.55 | 9.5 | | |
| 69 | 1P. | 15A. | CART CHARGER NO.56 | | 9.5 | |
| 71 | 1P. | 15A. | CART CHARGER NO.57 | | | 9.5 |
| 73 | 1P. | 15A. | CART CHARGER NO.58 | 9.5 | | |
| 75 | 1P. | 15A. | CART CHARGER NO.59 | | 9.5 | |
| 77 | 1P. | 15A. | CART CHARGER NO.60 | | | 9.5 |
| 79 | 1P. | 15A. | CART CHARGER NO.61 | 9.5 | | |
| 81 | 1P. | 15A. | CART CHARGER NO.62 | | 9.5 | |
| 83 | 1P. | 15A. | CART CHARGER NO.63 | | | 9.5 |
| 44 | 1P. | 15A. | CART CHARGER NO.64 | 9.5 | | |
| 46 | 1P. | 15A. | CART CHARGER NO.65 | | 9.5 | |
| 48 | 1P. | 15A. | CART CHARGER NO.66 | | | 9.5 |
| 50 | 1P. | 15A. | CART CHARGER NO.67 | 9.5 | | |
| 52 | 1P. | 15A. | CART CHARGER NO.68 | | 9.5 | |
| 54 | 1P. | 15A. | CART CHARGER NO.69 | | | 9.5 |
| 56 | 1P. | 15A. | CART CHARGER NO.70 | 9.5 | | |
| 58 | 1P. | 15A. | CART CHARGER NO.71 | | 9.5 | |
| 60 | 1P. | 15A. | CART CHARGER NO.72 | | | 9.5 |
| 62 | 1P. | 15A. | CART CHARGER NO.73 | 9.5 | | |
| 64 | 1P. | 15A. | CART CHARGER NO.74 | | 9.5 | |
| 66 | 1P. | 15A. | CART CHARGER NO.75 | | | 9.5 |
| 68 | 1P. | 15A. | CART CHARGER NO.76 | 9.5 | | |
| 70 | 1P. | 15A. | CART CHARGER NO.77 | | 9.5 | |
| 72 | 1P. | 15A. | CART CHARGER NO.78 | | | 9.5 |
| 74 | 1P. | 15A. | CART CHARGER NO.79 | 9.5 | | |
| 76 | 1P. | 15A. | CART CHARGER NO.80 | | 9.5 | |
| 78 | 1P. | 15A. | CART CHARGER NO.81 | | | 9.5 |
| 80 | 1P. | 15A. | CART CHARGER NO.82 | 9.5 | | |
| 82 | 1P. | 15A. | CART CHARGER NO.83 | | 9.5 | |
| 84 | 1P. | 15A. | CART CHARGER NO.84 | | | 9.5 |
| | | | TOTAL VA | | | |
| | | | TOTAL KVA (CONNECTED) | | | |
| | | | TOTAL AMPS (CONNECTED) | 133 | 133 | 133 |

## DISTRIBUTION PANEL SCHEDULE (DP) 600A. MAIN

| | PANEL DESTINATION | ITEM SERVED | BREAKER | POLE | CONNECTED LOAD (KVA) | REMARKS |
|---|---|---|---|---|---|---|
| 1 | STORAGE TRANSFORMER | 150 KW | 200 | 3 | 1502 | |
| 2 | CLUB TRANSFORMER | 112 KW | 150 | 3 | 90 | |
| 3 | H.VA.C. NO.1 | | 25 | 3 | 15.2 | |
| 4 | H.VA.C. NO.2 | | 25 | 3 | 15.2 | |
| 5 | H.VA.C. NO.3 | | 40 | 3 | 27 | |
| 6 | M.A.U. | | 40 | 3 | 27 | |
| 7 | PUMP NO.1 | | 25 | 3 | 15 | |
| 8 | PUMP NO.2 | | 25 | 3 | 15 | |
| 9 | PUMP NO.3 | | 40 | 3 | 21.4 | |
| 10 | PUMP NO.4 | | 40 | 3 | 21.4 | |
| 11 | SITE LIGHTING | | 20 | 3 | 7 KW | |
| 12 | SITE LIGHTING | | 20 | 3 | 7 KW | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | TOTAL: | | | | 413.2 KW = 490A. | |

## FEEDER SCHEDULE

| FEEDER NUMBER | FEEDER |
|---|---|
| 1 | 2@ 3"/4#350 MCM |
| 2 | 2" - 3# 1/0 |
| 3 | 3" - 4# 400 MCM |
| 4 | 2 1/2" - 4# 4/0 MCM |
| 5 | 2" 4#1/0 |
| 6 | 3" PVC / 3# 250 MCM, 1# 2 GRD. |
| 7 | 2@ 2 1/2" - 4#350 MCM |
| 8 | 4" - 4# 500 MCM |
| 9 | 1 1/4", 4#2 |
| | |
| | |




## RISER DIAGRAM

NOT TO SCALE

## MECHANICAL EQUIPMENT SCHEDULE

| EQUIPMEMT | LOCATION | SIZE TON | SIZE KW | PHASE VOLTAGE | PANEL SOURCE | PANEL | DISC/ FUSE | NOTES |
|---|---|---|---|---|---|---|---|---|
| HVAC NO.1 | ROOF | 5 | 13.5 | 3Ø-480 | M.D.P. | 3/4" - 3#10 | 30/FU. 25 | |
| HVAC NO.2 | ROOF | 6 | 15.2 | 3Ø-480 | M.D.P. | 3/4" - 3#10 | 30/FU. 25 | |
| HVAC NO.3 | ROOF | 12.5 | 27 | 3Ø-480 | M.D.P. | 3/4" - 3#8 | 60/FU. 25 | |
| M.A.U. | ROOF | 12.5 | 27 | 3Ø-480 | M.D.P. | 3/4" - 3#8 | 60/FU. 25 | |
| PUMP NO.1 | FIELD | - | 15 | 3Ø-480 | M.D.P. | 3#8 | | 5 HP. EXISTING * |
| PUMP NO.2 | FIELD | - | 15 | 3Ø-480 | M.D.P. | 3#8 | | 5 HP. EXISTING * |
| PUMP NO.3 | FIELD | - | 21.4 | 3Ø-480 | M.D.P. | 3#8 | | 10 HP. EXISTING * |
| PUMP NO.4 | FIELD | - | 21.4 | 3Ø-480 | M.D.P. | 3#8 | | 10 HP. EXISTING * |
| KITCHEN EXHST HOOD | ROOF | - | | 1Ø-208 | LP-K | 1/2" - 2#12 | 30/FU. 20 | |
| DISHWASHER EXHAUST | ROOF | - | | 1Ø-208 | LP-K | 1/2" - 2#12 | 30/FU. 20 | |
| | | | | | | | | |
| VENTILATION FAN | CART STORAGE | - | | 110 | LP-CS | 1/2" - 2#12 | | |
| EXHAUST FAN | CART STORAGE | - | | 110 | LP-CS | 1/2" - 2#12 | | |
| | | | | | | | | |
| HEATER (Cart Storage) | LUNCH ROOM | - | 3.6 | 1Ø-208 | LP-CS | 1/2" - 2#10 | BREAKER | |
| HEATER (Cart Storage) | BATHROOM | - | 3.6 | 1Ø-208 | LP-CS | 1/2" - 2#10 | BREAKER | |
| HEATER (Cart Storage) | CLUB REPAIR | - | 3.6 | 1Ø-208 | LP-CS | 1/2" - 2#10 | BREAKER | |
| HEATER (Cart Storage) | BALL CLEANER | - | 3.6 | 1Ø-208 | LP-CS | 1/2" - 2#10 | BREAKER | |
| HEATER (Cart Storage) | MAIN ROOM | - | 5 | 3Ø-208 | LP-CS | 1/2" - 3#10 | BREAKER | |

FORWARDED FOR OWNER REVIEW
Submittal No: DR-04100
Project No: 03042.00
By:
Date:
For CAMPBELL-MANIX INC.


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SHEET TITLE: ELECTRICAL SCHEDULES and RISER

| SHEET TITLE | ISSUE | DATE |
|---|---|---|
| | 05 | 12/03/03 |
| | ISSUE | DATE |
| | ISSUE | DATE |
| | ISSUE | DATE |
| | ISSUE | DATE |

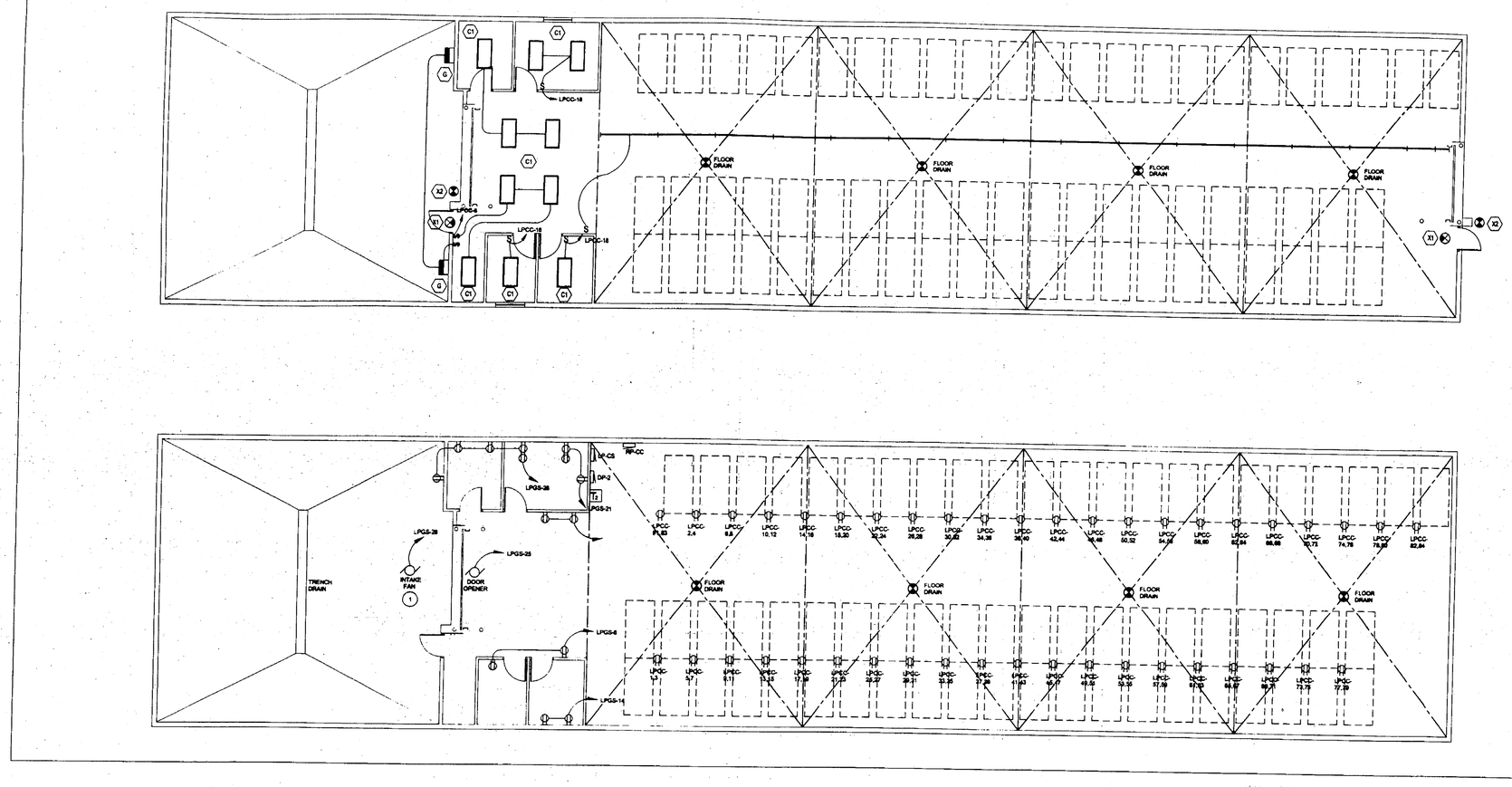
PROJECT: FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
|---|---|
| CH | MB |
| CHECKED | DRAWING DATE |
| CH | |

PROJECT No. 03042 .00

SHEET No. E - 3

p/DRAWINGS/FIELDSTONE GOLF COURSE/Electrical plan.dwg, ELECT. SCHEDULES E-3, 11/14/2003 10:19:22 AM,




| | | | | | |
|---|---|---|---|---|---|
| HEATER NO.1 | BATH ROOM | 3240 - QMARK CRA1512T2 | 120V/12.6AMP | 5120BTU - | 1/2 - 2#12 |
| HEATER NO.2 | LOAD ROOM | 90 BTU 2925 - QMARK CRAF22004 | 208/1Ø/7.6AMP | 6824BTU - | 1/2 - 2#12 |
| HEATER NO.3 | CLUB REPAIR | 4860 - QMARK LFK404 | 208/1ØV/14.4AMP | 10,239 - | 1/2 - 2#12 |
| HEATER NO.4 | BALL REPAIR | 3240 - QMARK CRA1512T2 | 120/12.6/14.4AMP | 5120BTU - | 1/2 - 2#12 |
| HEATER NO.5 | M. ROOM | 17,00BTU - DAYTON 34G74 | 208/1Ø/10.8AMP | 17,100BTU - | 1/2 - 2#10 |

FOR: FORWARDED FOR DESIGNER REVIEW
Submittal No. 01-1LCCD
Project No. 03042.00
By
Date
For CAMPBELL/MANIX INC.


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Campbell/Manix Associates Inc.
Architects • Engineers • Planners
28520 Bridge Street, Southfield, Michigan 48034 248 354-5300
ASSOCIATE/CONSULTANT
Midwest Power & Light, Inc.
Electrical Construction and Engineering
Phone: 248-544-1700 730 Avon Industrial Drive
Fax: 248-544-9750 Rochester Hills, MI 48309


SHEET TITLE: GOLF STORAGE LIGHTING AND POWER

| MARK | DATE | MARK | DATE | MARK | DATE | MARK | DATE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

| MARK | DATE |
|---|---|
| 05 | 10/14/03 |
| 08 | 12/03/03 |

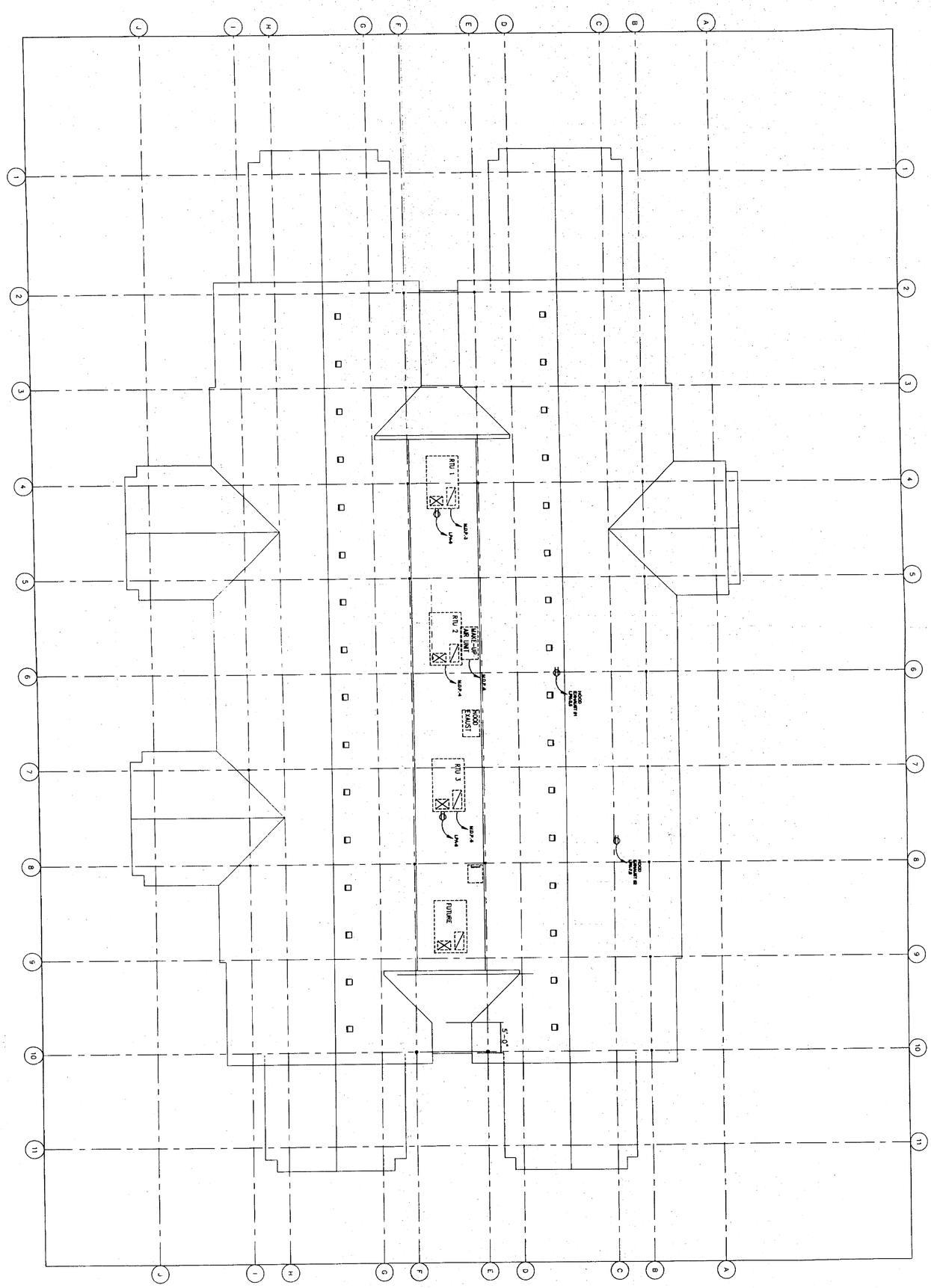
PROJECT
FIELDSTONE GOLF CLUB
1984 TAYLOR ROAD
CITY OF AUBURN HILLS, MICH. 48326

| APPROVED | CM |
|---|---|
| CH | MB |
| CHECKED | DRAWING DATE |
| CH | |

PROJECT No.
03042 .00

SHEET No.
E - 4

J:\RAY- IN\CS\FIELDSTONE GOLF COURSE\Electrical plan.dwg, GOLF STORAGE E-4, 11/14/2003 10:19:50 AM




FOR PERMIT PROFESSIONAL REVIEW
Submitted for Permit: 12/16/03
Permit Issued: 1/8/04
Date:
For Construction: 1/8/04

| | | | |
|---|---|---|---|
| PROJECT NO. | 03042.00 | APPROVED | CH |
| SHEET NO. | E-5 | CHECKED | CH |
| | | DRAWN BY | WVB |

PROJECT

**FIELDSTONE GOLF CLUB**
**1984 TAYLOR ROAD**
**CITY OF AUBURN HILLS, MICH. 48328**

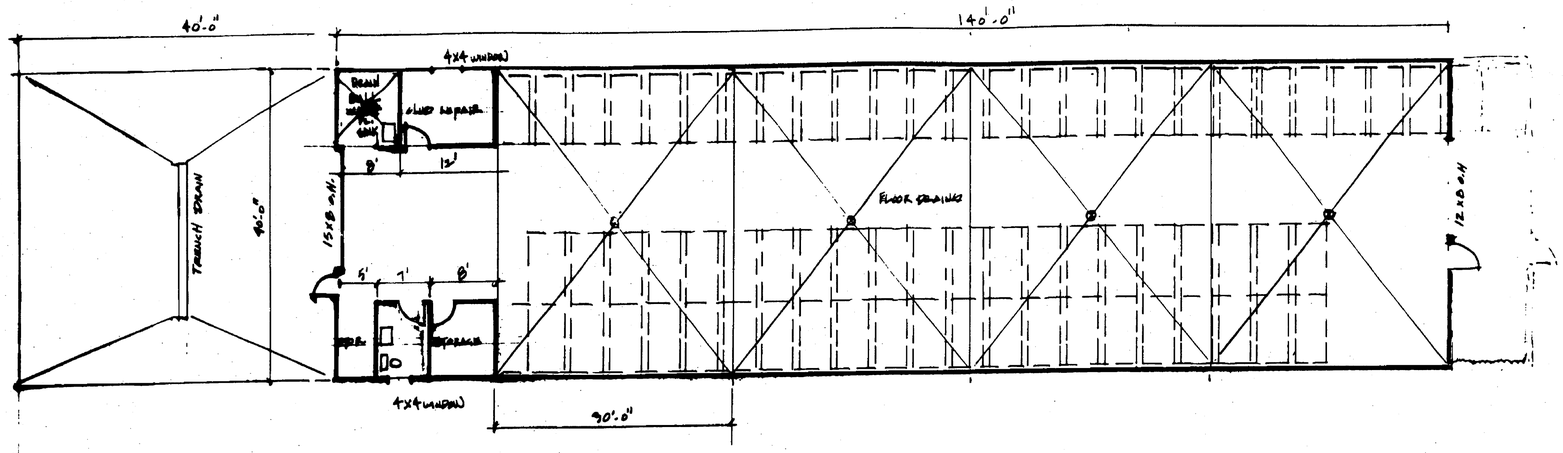
SHEET TITLE

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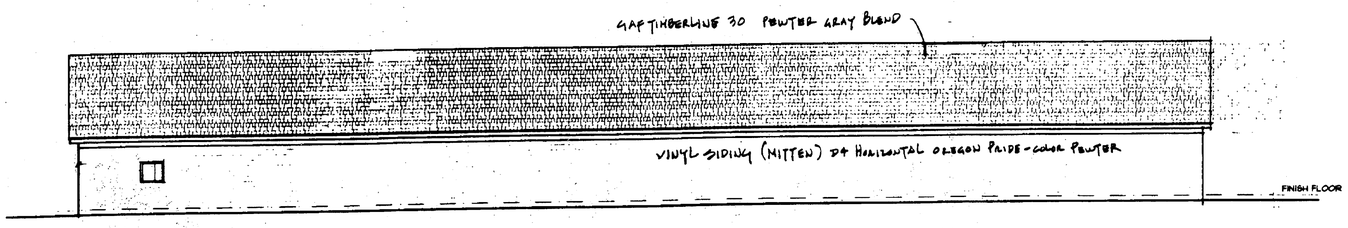
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| 06 | 12/02/03 | | | | | | | | |

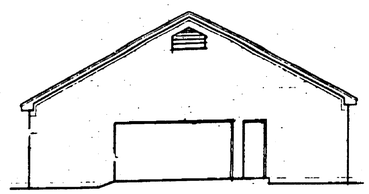
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Campbell/Manix Associates Inc.
Architects • Engineers • Planners
21520 Bridge Street, Southfield, Michigan 48034 248 354-5100

ASSOCIATE/CONSULTANT
Midwest Power & Light Inc.
Electrical Construction and Engineering
Phone: 248-844-9750 Fax: 248-844-9761
2185 Avon Industrial Drive Rochester Hills, MI 48304




SCALE 1/8"=1'-0"



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Campbell/Manix Associates Inc.
Architecture • Engineering • Planning
25630 Bridge Street, Southfield, Michigan 48034 248 354-5300

PROJECT:
GOLF CART STORAGE BARN
FIELDSTONE GOLF CLUB
AUBURN HILLS, MI.

DRAWN
CHECKED
PLOT DATE/TIME
PROJECT No.
SHEET No.

# Insurance Requirements
# City of Auburn Hills, Michigan
# And/Or
# City of Auburn Hills T.I.F.A, B.R.A., D.D.A

1. **Liability Insurance**:

An ACORD certificate of insurance, or its equivalent, shall be furnished to the City of Auburn Hills at 1827 North Squirrel Road, Auburn Hills, Michigan 48326 evidencing insurance in force for the duration of and applicable to this contract and/or temporary events/special event with an insurance company acceptable to the City of Auburn Hills with a minimum A.M. BEST rating of "A-", and the following minimum requirements:

a. General Liability (affording coverage not less than ISO Commercial General Liability coverage form):

I. Check mark indicating occurrence as opposed to claims made form
II. Limits of Liability:
$1,000,000 each occurrence
$2,000,000 general and products-completed operations aggregates
III. Personal Injury
$2,000,000 aggregate

b. Automobile Liability:

I. Check mark indicating coverage as to any automobile
II. Certificate must reflect Michigan "No Fault" PIP and PPI statutory coverages are also afforded
III. Limits of Liability: $1,000,000 combined single limit

c. Commercial Umbrella (Excess) of at least $4,000,000
d. The Contractor shall insure the Contractor's equipment and property and the City and those persons and entities described in section 1(e) herein shall not be liable and/or responsible for any damage to said equipment and/ or property.
e. Description section of ACORD form is to read: It is understood and agreed that the following shall be additional insured: *The City of Auburn Hills, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers. The coverage shall be primary to the additional insured and not contributing with any other insurance or similar protection available to the additional insured. This shall not apply to the contractor's required worker's compensation/employer's liability.*
f. The Description of Operation section of the Certificate shall also name or describe the project and/or event for which coverage is provided.

2. **Workers Compensation**

The Contractor shall procure and maintain during the life of the contract, statutory Michigan Workers Compensation and Employers Liability Insurance for all employees employed at or in the vicinity of the Contractor's property, or any property used in connection with the Contractor's operation or in carrying out any work related to this contract.

Michigan Workers Compensation and Employers Liability Insurance shall be procured and maintained with the following limits of liability:

-$500,000 E.L. each accident
-$500,000 E.L. each disease – each employee
-$500,000 E.L. Disease – Policy Limit

This insurance shall comply with all applicable rules and regulations of the State of Michigan, and shall be from an insurance company acceptable to the City of Auburn Hills.

3. **Hold Harmless/Indemnification Agreement**

   It is further required that all contractors providing services or performing duties for the City of Auburn Hills and/or its Authorities shall enter into a Hold Harmless/Indemnification Agreement with the City and all other entities as set forth in section 1(e) herein, in which Agreement the Contractor and its employees, representatives and agents agrees to release, indemnify, defend, and hold harmless the City of Auburn Hills, including all elected and appointed officials, all employees, representatives, and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers from any injuries, liability, damages, expenses, attorney's fees, causes of action, suits, claims or judgments, costs, incurred and/or arising from the Contractor's performing its work, jobs, duties and/or any other actions and/or omissions of the Contractor and/or its employees, representatives and/or agents pertaining to and/or in connection with the Activity.

4. **Certification of Insurance**

   The Contractor agrees that he/she will file all required Certificates of Insurance satisfactory to the City of Auburn Hills with the City of Auburn Hills simultaneously with or prior to the execution of this contract indicating that the insurance required herein has been issued and is in full force and effect.

   Further, the Contractor will provide updated certificates annually prior to the policies expiration dates, to indicate that the policies and conditions required hereunder are in full force and effect during the life of this contract.

   It is understood and agreed that thirty (30) days advance written notice of cancellation, non- renewal, reduction and/or material change in coverage shall be mailed to:

   i. City Clerk's Office
      City of Auburn Hills
      1827 North Squirrel Road
      Auburn Hills, MI 48326

5. **Sub-Contractors Insurance Requirements**

   If approval is granted by the City of Auburn Hills for a Contractor to subcontract any or all of such contract to others, then prior to commencing the subcontract, the City's contract or agreement with the Contractor shall stipulate that the Contractor will require their subcontractor agreements to carry the same limits as required by the City of the Contractor.

6. **Requirement as Part of Contract**

   These insurance requirements shall be expressly contained in and/or incorporated by reference into the contract executed between the contractor and the City.

**7. OTHER INSURANCE REQUIREMENTS THAT MAY BE APPLICABLE DEPENDING ON SCOPE OR TYPE OF WORK. IF CHECKED, THESE REQUIREMENTS ARE MANDATORY TO THE CONTRACT AND SHALL BE INCLUDED IN CONTRACT AND PROVIDED TO THE CITY AS DIRECTED**.

**a. Owner's and Contractor's Protective Liability (_____)**

The Contractor shall procure and maintain during the life of the contract Owner's and Contractor's Protective Liability Insurance in the name of the City of Auburn Hills, in an amount not less than $2,000,000 per occurrence, and $4,000,000 aggregate for injuries, including death, to persons and property damage including loss of use thereof. This insurance shall be from an insurance company acceptable to the City of Auburn Hills.

**b. Professional Liability (_____)**

If the Contractor is providing professional services/work, then the Contractor shall procure and maintain during the life of the contract Professional Liability insurance in the amount of $1,000,000. Evidence of such coverage must be provided to the City. (Professional services is defined but not limited to architects, builders, engineers, agents, attorney).

**c. Cyber Liability (_____)**

Cyber Liability Insurance with limits of at least $1,000,000 and this policy shall include $1,000,000 of third party liability. Required if the contractor is providing technological services (includes but not limited to programming of any systems/services, anything accessing private City data, or is related to phones/telecommunications/computers/electronic data/banking services).

d. **Employee Dishonesty (w/third party endorsement)** (_____)

Employee Dishonesty coverage with limits of at least $1,000,000 w/ third party of endorsement. Required when contractor is working on site in city owned buildings. May be required when contractor is working on site on city owned property.

**2. Temporary Events and/or Special Events**

With respect to temporary events and special events, the City shall have the discretion to amend some or all of the insurance requirements set forth in this document upon request of the applicant and review by the City. Determination of such amendment will be solely at the discretion of the City and the City's consultants and such determination will consider the type of services being provided and any and all potential risk to City. Applicants granted amended insurance requirements for any event must request such amendment each event and or occurrence of such event that is separately contracted with the City. An applicant or vendor which utilizes fireworks or alcohol may not be considered for waiver and must be evaluated for additional licenses and permits. All applicants, at a minimum, must enter into a Hold Harmless/Indemnification Agreement as described in Section 9 herein.



October 14, 2026

# PROPOSAL FOR DESIGN-BUILD SERVICES

**City of Auburn Hills**
1827 N. Squirrel Road
Auburn Hills, MI 48326
Attn: Andrew Hagge, Assistant to the City Manager

**Fieldstone Golf Club**
Veranda Enclosure Project
1984 Taylor Road
Auburn Hills, MI 48326

**Proposal By:**
Cunningham-Limp
28970 Cabot Drive
Suite 100
Novi, MI 48377

**Primary Contact:**
Samuel J. Ashley, Jr.
President & CEO
(248) 489-2300
sashley@clc.build

Cunningham-Limp
BUILDING BETTER COMMUNITIES

Cunningham-Limp
BUILDING BETTER COMMUNITIES

**Southeast Michigan**
28970 Cabot Drive, Suite 100
Novi, MI 48377

**Northwest Michigan**
818 Red Drive, Suite 30
Traverse City, MI 49684

www.cunninghamlimp.com

October 14, 2026

City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, MI 48326

Attn: Andrew Hagge, Assistant to the City Manager

**RE: Proposal for Design-Build Services for the Fieldstone Golf Club Veranda Enclosure Project – 1984 Taylor Road, Auburn Hills, MI 48326**

Dear Mr. Andrew Hagge & Selection Committee,

Cunningham-Limp ("C-L") is pleased to submit its proposal for the Fieldstone Golf Club Veranda Enclosure Project. With more than 40 years of history in Auburn Hills and a team that has been involved in more than 80 developments throughout the City, C-L is genuinely excited about the opportunity to continue its longstanding partnership with the Auburn Hills community.

## A Longstanding Commitment to Auburn Hills

Auburn Hills is home to C-L's very first project. Since then, the firm's relationship with the City and community has continued to grow:

- 40+ years of history working in Auburn Hills
- 80+ developments completed by members of the C-L team throughout the City
- Extensive municipal and private development experience throughout Auburn Hills
- Partnered with the City to develop the Fieldstone Golf Club and Fieldstone Corporate Center, leveraging a strategic financial structure that used corporate center development to offset the debt associated with creating Fieldstone Golf Club.
- Recognizing the need to update the aging Fieldstone Golf Club maintenance facility, C-L partnered with the City to establish a parking land bank that enabled additional private development and increased tax revenue. In exchange, C-L completed improvements to the maintenance facility at no direct cost to the City.

This history has given C-L a strong understanding of the City, its expectations, and the importance of delivering projects that represent a lasting investment in the community.

## Relevant Golf & Hospitality Experience

C-L's local experience is complemented by work within golf, club, and hospitality environments, including but not limited to:

- Traverse City Golf & Country Club
- Bloomfield Hills Country Club
- Oakland Hills Country Club
- Birmingham Athletic Club
- Traverse City Curling Club
- Northville Pickleball Club
- Sterling Heights Athletic Center
- The Delamar Resort, Traverse City

This experience provides an understanding of how thoughtful improvements can enhance the everyday guest experience while creating more functional spaces for larger events.

For Fieldstone, C-L will work closely with its design team and the City to create a veranda that better serves the municipal golf club and the Auburn Hills community, providing a more functional and inviting space for larger events regardless of weather. Just as importantly, C-L understands the significance of the May 1 opening and is committed to completing the project on time and to the level of quality the City expects.

One immediate opportunity may also exist within the kitchen improvements. C-L is preparing for the demolition of an existing Auburn Hills facility containing high-quality commercial kitchen equipment. Should Fieldstone's final kitchen scope require new equipment, C-L will provide the City and its operator the first opportunity to evaluate available equipment for potential reuse. This is one example of the resourcefulness and local relationships C-L will bring to the project.

Ultimately, C-L's interest in Fieldstone is straightforward. The firm knows Auburn Hills. It knows Fieldstone. It understands the importance of the project and its schedule, and it has the professionalism, expertise, and experience necessary to deliver while maintaining the level of collaboration and accountability the City expects.

After more than 40 years and 80 projects in Auburn Hills, Cunningham-Limp would be genuinely honored to continue that history through another investment in a community that has played an important role in the firm's own story. Thank you for the opportunity to be considered.

Sincerely,

**CUNNINGHAM-LIMP COMPANY**



Samuel J Ashley, Jr., LEED AP
President & CEO
sashley@clc.build

CC: Savanna Pace, Cunningham-Limp, space@clc.build

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Cunningham-Limp
BUILDING BETTER COMMUNITIES



# SECTION I

## Organization Information

> “The professionalism of Cunningham-Limp has been apparent since our first meeting with the team. We appreciate their expertise and their willingness to listen to our needs.”
>
> **Todd Mutchler**
> **Former Northville Township Manager**

★ ★ ★ ★ ★

## Company Name & Address

**Cunningham-Limp**
28970 Cabot Drive
Suite 100
Novi, MI 48377

## Organization Description

At Cunningham-Limp, we design and construct world-class facilities that positively impact people, companies, and communities. As a full-service real-estate and construction firm, we thrive on tackling the unknown. We passionately pursue innovation, exploring new technologies and discovering more effective solutions to help our clients build value and solve their most complex challenges

## Corporation Type & Partners

**Corporation Type:** S Corp
**Owners:** Samuel J. Ashley, Jr. Donald R. Kegley, Jr., and Michael Kojaian

## Description of Capabilities

Cunningham-Limp is a diversified real estate firm that specializes in development, design, and construction. We lead with a team of real estate experts, developers, architects, engineers, and construction professionals. We deliver solutions by integrating an ownership team and actively managing projects from concept through completion, assuming 100% responsibility for all phases of each project.

Please see the enclosed proposal for more information about C-L's experience and capabilities.



# SECTION II

## Qualifications and Experience

> “Dear C-L Team, I am continually humbled by your extraordinary work... I cannot thank you enough for what you are doing for the club.”
>
> **Shaun Schnieder**
> **Traverse City Golf & Country Club**

★ ★ ★ ★ ★

# Why Partner with Cunningham-Limp

### EXPERIENCE MAINTAINING ONGOING OPERATIONS:

- **Over 50% of C-L's projects in the last 5 years have been renovations, and in over 85% of those, the building being renovated remained operational.**
- Recent experience include the Delamar Hotel and the Artisan Restaurant, The Traverse City Golf and Country Club, the Birmingham Athletic Club, Sunnyside Properties in Traverse City, and over 22 projects for Detroit Country Day Schools.
- We coordinate construction with ongoing operations, carefully planning access, work areas, and utility interruptions to minimize disruption and maintain safe conditions for staff and guests.

### GOLF CLUB EXPERIENCE

- **C-L has success and experience going back 27 years with clubs**
- Our approach emphasizes stakeholder coordination, budget alignment, and construction planning that responds to the facility's operational needs.
- We understand the importance of integrating additions with existing architecture, coordinating restaurant and kitchen improvements, and creating flexible spaces that accommodate dining and events.
- Collaboration with the City and golf club staff will guide design decisions, finishes, and construction sequencing.

### LEADER IN LOCAL SUBCONTRACT MARKET:

- **Through our project results, an exemplary safety record, and, most importantly, upholding our core values, C-L has become a preferred CM in the local market.**
- Subcontractor Net Promotor Score of 90%.
- Bid coverage rate has been 130% of the target in the last five years.
- KPI of paying subcontractors within three days of owner funding.
- We are based in SE-MI and utilize local subcontractors. However, we also have deep relationships throughout the Midwest, allowing us to bring the appropriate skills and cost competition to each project as necessary.

### FOR 42 YEARS, PRE-CONSTRUCTION HAS REMAINED OUR CORE PROCESS

- **At C-L, we believe Pre-Construction is the foundation of project success.**
- Our Pre-Construction model goes beyond simple estimating and scheduling. Instead, it involves authentic project leadership and a proactive approach to finding the best possible solutions for our clients.

### THE CONFIDENCE OF TRANSPARENCY:

- **100% open-cost subcontractor bidding process is unclouded by the conflict of interest associated with self-performance.**
- C-L ensures the lowest delivered cost by bidding to independent subcontractors of ALL aspects of design *(with no hidden fees in self-performed work).*

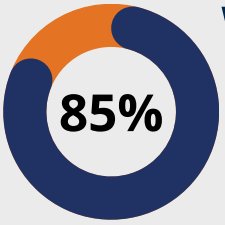
## About Cunningham-Limp

**$2.8B**
Total Revenue

**27M**
SF of construction

**$185M**
Bonding capacity

**$139M**
Value Creation




### Work Volume

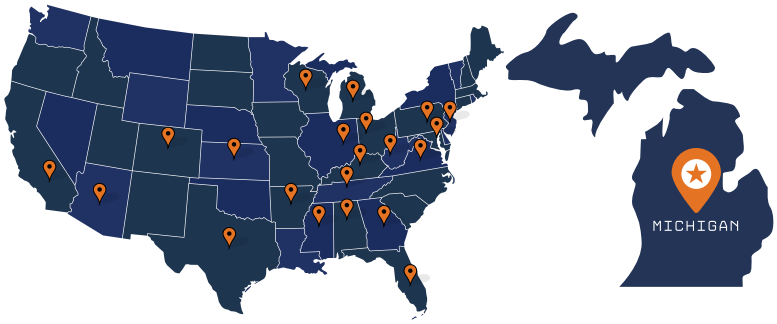
**85% of total work volume comes from past clients & referrals.**




### Safety EMR

**Outperforms the industry average by 30%**

## Projects in 21 states with a Michigan focus.




# est. 1984

42 Years of Building Better Communities

### C-L's Guarantee:

**"The value we create will exceed our fee."**

## Core Values

- TREAT OTHERS WITH RESPECT
- BE HUMBLY CONFIDENT
- BE PART OF SOMETHING SPECIAL
- SERVE THE CLIENT ABOVE ALL ELSE
- ACT WITH INTEGRITY
- MAKE IT BETTER FOR OTHERS

# Similar Experience Overview



**Birmingham Athletic Club**
**Bloomfield Hills, Michigan**
**Phase II - In Progress**



**Traverse City Golf & Country Club**
Traverse City, Michigan



**Bloomfield Hills Country Club**
Bloomfield Hills, Michigan



**The Artisan**
Traverse City, Michigan



**Eagles for Children Founding Partner**
Canton, Michigan

**zero**

Budget overruns, missed deadlines, or safety incidents

**12%**

Average project savings for club projects

**27M SF**

Legacy Projects Constructed

**85%**

Projects lead to repeat work

**100 percent**

Success rate since 1984.

**27 Years**

Golf Club Experience

**50 percent**

of C-L projects are renovations



**Oakland Hills Country Club**
Bloomfield Hills, Michigan



**The Delamar**
Traverse City, Michigan



**Hoover+Greene Clubhouse**
Ann Arbor, Michigan



**Traverse City Curling Club**
Traverse City, Michigan

# Team Experience With Facilities Maintaining Operations



**Traverse City Golf & Country Club**
Traverse City, Michigan

- The club has undergone a complete interior renovation while remaining fully functional, receiving positive feedback from members.
- C-L has prioritized the safety and satisfaction of members by offering regular construction updates and guided project tours.



**Birmingham Athletic Club (BAC)**
Bloomfield Hills, Michigan

- C-L became involved after the former CM failed to set realistic budget expectations.
- C-L's successful execution led to the club's first-ever membership cap despite the ongoing project.
- Currently, Phase 2 of the project is underway, promising further enhancements and developments for the BAC.



**The Delamar**
Traverse City, Michigan

- Transformed the outdated West Bay Holiday Inn to the Delamar, a luxury hotel and event center.
- Complete transformation of guest suites, lobby, dining areas, and more while keeping the hotel fully functional.
- Additional projects within the hotel completed by C-L included the Yen Yoga studio and the Artisan Restaurant, a fine-dining establishment.



**Bloomfield Hills Country Club**
Bloomfield Hills, Michigan

- Renovation of the historic Albert Kahn designed Men’s Locker Room at Bloomfield Hills Country Club
- Focused on preserving the Club’s historic character while introducing elevated finishes and modern functionality.
- Enhancements include upgraded interiors, refined exterior detailing, and improvements that honor the Club’s long-standing legacy.

# Project Experience

To ensure the privacy of our clients, financial information is not disclosed.

## **Birmingham Athletic Club**, Bloomfield Hills, MI



**Project Scope**

C-L engaged following inappropriate budget expectations set by the initial construction partner. 100% open-cost initiative to re-craft optimal scope for the club. Project resulted in first-ever membership cap.

**Reference:**

Mike Parks
Owner's Rep
(248) 514-6535

Specific financial information withheld

**24,500 SF**
Project Size

**(7.5%) Under Budget**
Actual Cost

Phase II Completed 2026

## **Bloomfield Hills Country Club**, Bloomfield Hills MI



**Project Scope**

C-L has been selected to renovate the Bloomfield Hills Country Club throughout various phases to include facade improvement, private dining/wine-tasting room, and golf training room.

**Reference:**

Paul Spencer
pspencer@bloomfieldhillscc.org
(586) 864-0394

Specific financial information withheld

**3,500 SF**
Project Size

**26% Value Created**
Through Pre-Membership Phase

Completed April 2026

## **Midnight Golf Program,** Detroit, MI



**Project Scope**

State-of-the-art facility & historic renovation for MGP. 45k SF Facility includes multi-purpose rooms, lounge & office areas, kitchen, golf simulators and recreational space.

**References:**

Owner:
Reneé Fluker, BAC
(248) 792-9438

**45,000 SF**
Project Size

**(6%) Under Budget**
Actual Cost

Completed April 2025

## **Traverse City Golf & Country Club,** Traverse City, MI



**Project Scope**

Complete interior renovation, including locker rooms, banquet hall, Hagen grille, dining area, & grand patio. The club remained operational throughout construction and finished ahead of schedule and under budget.

**Reference:**

Shaun Schneider
Committee Chair
(231) 620-2456

Specific financial information withheld

**26,000 SF**
Project Size

**(18%) Under Budget**
Actual Cost

Completed 2024

# Project Experience

To ensure the privacy of our clients, financial information is not disclosed.

## **Traverse City Curling Club,** Traverse City, MI



**Project Scope**

Renovated abandoned K-Mart into the TC Curling Club, a 28,000 SF facility with 5 sheets of regulation curling ice. It hosts various events, including regional tournaments, local leagues, corporate gatherings, and USA Curling sanctioned competitions.

**Reference:**

Kevin Byrne
TC Curling
(231) 642-3460

Specific financial information withheld

**28,000 SF**
Project Size

**(9%) Under Budget**
Actual Costs

Completed 2023

## **The Delamar,** Traverse City, MI



**Project Scope**

Transformed the outdated West Bay Holiday Inn to the Delamar, a luxury hotel and event center. Complete transformation of guest suites, lobby, dining areas, and more while keeping the hotel fully functional.

**Reference:**

George Cochran
Cochran & Booth
gchochran@northern
build.com

Specific financial information withheld

**27,820 SF**
Project Size

**(10%) Under Budget**
Actual Costs

Completed 2020

## **Cordia Senior Living,** Traverse City, MI



**Project Scope**

"One of the largest Historic Redevelopment projects in the United States" From 2012-2015, C-L redeveloped 120,000 square feet of the 19th century abandoned hospital into a 110-unit senior living facility - which was the first of many renovations to this historic campus.

**Reference:**

Karen Anderson,
Cordia Senior Living
kanderson@biz.net

Specific financial information withheld

**120,000 SF**
Project Size

**(1%) Under Budget**
Actual Costs

Completed 2013

## **Oakland Hills Country Club,** Bloomfield Hills, MI



**Project Scope**

C-L is a long-time planning and execution resource for OHCC. Work includes planning the new clubhouse, previous clubhouse Hagen Grill, and others.

**Reference:**

Matt Dossey, CCM
OHCC General Manager
(248) 664-2500

Specific financial information withheld

**5,000 SF**
Project Size

**(20%) Under Budget**
Actual Costs

Completed 2012

# Community Recreation Project Highlights



**Flat Rock Community Center**
Flat Rock, Michigan



**Rochester Avon Recreation Authority**
Rochester, Michigan



**Miracle Field**
Orion Township, Michigan



**LifeLab Kids Foundation**
Ferndale, Michigan




**Sterling Heights Athletic Center**
Sterling Heights, Michigan



**ACE Pickleball - Grand Rapids**
Grand Rapids, Michigan



**Northville Pickleball Club**
Northville Township, Michigan



**Midnight Golf Program**
Detroit, Michigan



**Detroit Country Day Lower School**
Bloomfield Hills, Michigan



**Detroit Country Day Cooper Gym**
Bloomfield Hills, Michigan



**Detroit Country Day Fieldhouse**
Bloomfield Hills, Michigan



**Detroit Country Day Fitness Center**
Bloomfield Hills, Michigan



**Traverse City Curling Club**
Traverse City, Michigan



**Yen Yoga**
Traverse City, Michigan



**Michigan Collegiate**
Warren, Michigan



**Crunch Fitness**
Novi, Michigan



**Sports Medicine Institute**
Auburn Hills, Michigan



**Birmingham Athletic Club**
Bloomfield Hills, Michigan



**Traverse City Golf & Country Club**
Traverse City, Michigan



**TC Philharmonic**
Traverse City, Michigan



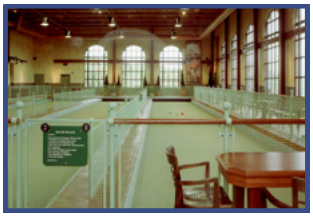
**Sports Club of Novi**
Novi, Michigan



**Sports Club West Bloomfield**
West Bloomfield, Michigan



**Heritage Church**
Sterling Heights, Michigan



**Palazzo di Bocce**
Lake Orion, Michigan

## C-L History in Auburn Hills

**42 Years**
of Partnership
with the City




**7,000,000 SF**
of Construction & Development

### Recent Accolades

- Gardner White Economic Development Award (Pending)
- Ruby Award (2024)
- 40 Years of Partnership Billboard Recognition (2024)

"Cunningham-Limp has a long-standing and proven track record of bringing quality businesses to Auburn Hills and delivering on their promises. We're excited to work with them on their next project in Auburn Hills"

**Kevin McDaniel, Former Mayor | Auburn Hills**

★★★★★







*ABB Robotics**
*ABB Labs*
*ACME Manufacturing**
*Auburn Hills Corporate Center**
*Auburn Hills DPW*
*Auburn Hills Fire Station #1*
*Auburn Hills Fire Station #3*
*Autopolymer Design*
*Bryant Heating & Cooling*
*Cardell**
*Chrysler Corporation*
*Colorim*
*Comau Productivity Systems*
*Commercial Contracting*
*Continental Teves**
*Corning Clinical Laboratories*
*Creative Industries*
*Data Reproductions*
*Elliot Tape*
*Energy Electric Cable*
*FANUC**
*Faurecia*
*Federal Express*
*Fieldstone Corporate Center**
*Five Points Church**
*George P. Johnson**
*GKN Automotive Components*
*GM Auburn Hills Supplier Logistics*
*Green Optics*
*Haden Inc*
*IBC Products*
*Jabil Circuit Company*
*Legacy Inc*
*Louca Mold**
*Merit Stainless Steel*
*North Atlantic*
*OSMIC Inc*
*Plastic Energy & Tech Services*
*Plastics Plus*
*Project Worldwide*
*Quest Diagnostics*
*RGIS*
*Rigaku**
*Robotic Production Technology*
*Ryder Dedicated Logistics*
*Shield Material Handling*
*Simplified Employment Services*
*Sports Medicine Institute*
*Suburban Tool*
*Thyssen Production Systems*
*TI Automotive/TI Fluid Systems**
*Trevarrow Inc*
*Troy Plastics*
*TSM Company**
*TÜV SÜD*
*UL Solutions*
*Visioneering*

**denotes multiple projects.*

# About Eagles for Children




## Eagles for Children

Cunningham-Limp is the founding and title sponsor for Eagles for Children, an organization that has empowered Country Clubs to raise more than $7.5 million for Children's charities since 2012.

**Learn more about Eagles for Children at eaglesforchildren.org**

## Participating Clubs

- Birmingham Country Club
- Bloomfield Hills Country Club
- Dearborn Country Club
- Edgewood Country Club
- Forest Lake Country Club
- Great Oaks Country Club
- Grosse Isle Golf and Country Club
- Meadowbrook Country Club
- Midland Country Club
- Oakland Hills Country Club
- Orchard Lake Country Club
- Pine Lake Country Club
- Plum Hollow Country Club
- Prestwick Village Golf Club
- Red Run Golf Club
- River Run Golf & Country Club
- The Club at Chatham Hills
- The Club at Holiday Farms
- The University Club - Milwaukee
- The Wyndgate
- Traverse City Golf and Country Club
- Walnut Creek Country Club
- Western Golf & Country Club
- Woodland Country Club

# SAMUEL J. ASHLEY, JR.

**PRESIDENT & CEO**
**CUNNINGHAM-LIMP**




+248-489-2300

**Novi**
28970 Cabot Dr. Suite 100,
Novi MI, 48377

**Traverse City**
818 Red Drive, Suite 30,
Traverse City, MI 49684

cunninghamlimp.com


## PHILANTHROPY

- Board Member of Leader For Kids, an Advisory Board of the Children's Hospital of MI Foundation
- Legacy Leader for Auburn Hills Community Foundation
- Volunteer for the Midnight Golf Program
- Member of Heritage Church Special Projects Team

## EDUCATION

### FERRIS STATE UNIVERSITY

B.S. Construction Management

### LEED AP CERTIFIED

Construction Management

## PROFILE

Samuel J. Ashley Jr. is President & CEO of Cunningham-Limp, which he joined in 1997 while attending Ferris State University in pursuit of a Construction Management degree.

In his over 26 years of experience, Sam has overseen $1.8 billion in construction revenue and managed over 500 projects as both a project manager and project executive.

After serving as Vice President of Cunningham-Limp for 10 years, Sam was promoted to President in early 2022. As the overall visionary for C-L, he is responsible for navigating relationships with past & prospective clients, business strategy, culture & community initiatives, as well as overall executive leadership.

Sam resides in North Oakland County with his wife Jessica, and two children.

## EXPERIENCE

### CUNNIGHAM-LIMP

1997 - Present

Cunningham-Limp (C-L) is a diversified real estate & construction firm known for "Building Better Communities". C-L's mission involves collaborating with its clients to design, develop, and construct projects that create a positive impact on people, communities, and companies. C-L delivers solutions by integrating with an ownership team and actively managing projects from concept through completion, assuming 100% responsibility for all phases of each project.

Cunningham-Limp
BUILDING BETTER COMMUNITIES

# MATT SPORTEL

**VICE PRESIDENT OF CONSTRUCTION**
**CUNNINGHAM-LIMP**




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msportel@clc.build

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## STRENGTHS

- Engagement and leadership throughout the project with an emphasis on planning, design, and budgeting
- On-site performance accountability
- Field coordination and supervision
- Quality/safety/security program
- Inspections/commissioning
- Subcontractor and Supplier Relationships

## EDUCATION

**FERRIS STATE UNIVERSITY**

B.S. Construction Management

**LEED AP CERTIFIED**

Construction Management

## PROFILE

As Cunningham-Limp's Vice President of Construction, Matt is responsible for overall project performance, which includes maintaining budgets, schedules, and a high level of quality control. Having joined the Cunningham-Limp team in 2004 as a superintendent, he moved on to become a Project Manager and then on to his current position after demonstrating leadership and accountability.

A graduate of Ferris State University, Matt is an LEED Accredited Professional with experience in educational, manufacturing, medical, and adaptive reuse construction.

## EXPERIENCE

**CUNNIGHAM-LIMP**

2004 - Present

- Vice President of Construction, 2024 - Present
- Director of Construction, 2012 - Present
- Project Manager, 2008 - 2012
- Superintendent 2004 - 2008

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Cunningham-Limp
BUILDING BETTER COMMUNITIES

# LINDON IVEZAJ, P.E.

**CHIEF OPERATING OFFICER**
**CUNNINGHAM-LIMP**




+248-489-2300

livezaj@clc.build

28970 Cabot Dr. Suite 100, Novi MI

cunninghamlimp.com


## STRENGTHS

- Engagement and leadership
- Pre-Construction
- Internal operations
- Subcontractor Relations

## EDUCATION

### NEW YORK UNIVERSITY

B.S.. Civil Engineering

## PROFILE

Engineer, developer, business owner, multi-family specialist, and high-rise construction manager in NYC and Florida. By the time Lindon was hired at 37 to be Cunningham-Limp's COO, he had the experience of a senior executive. Now 39, he's parlayed his deep skillset in all facets of development and construction management toward diversification, increasing the company's municipal projects by 38 percent, core market projects by 26 percent, and community projects by 18 percent.  while contributing to new opportunities with C-L's bustling Traverse City office.

With company-wide profit/loss responsibility, Lindon's concentration on pre-construction processes has led to 39 percent growth and increased C-L's proprietary value engineering number ("value exceeding fees"). Lindon exemplifies C-L's commitment to "building better communities," most recently with his oversight on the C-L team's work with MI-HQ and U-M to redevelop EMU's former business school into a community-driven health and innovation center addressing the social determinants of health impacting Ypsilanti-area residents.

### CUNNIGHAM-LIMP

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Cunningham-Limp
BUILDING BETTER COMMUNITIES

# BOBBY PEPLINSKI

**CHIEF FINANCIAL OFFICER**
**CUNNINGHAM-LIMP**




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cunninghamlimp.com


## STRENGTHS

- Legal Counsel
- Financial Performance and Strategy
- Budget Forecasts
- Philanthropy

## EDUCATION

### WAYNE STATE UNIVERSITY

B.S.. Accounting

### WAYNE STATE UNIVERSITY

Juris Doctor J.D.

## PROFILE

Bobby Peplinski is Cunningham-Limp's Chief Financial Officer. In his role, Bobby is responsible for the financial strategy and oversight of all financial functions of C-L, including forecasting, budgeting, financial performance and reporting, and client relations and assistance on the project billing process. In addition, Peplinski is responsible for the risk management for C-L, including reviewing and negotiating contracts, maintaining corporate and project insurance coverage, and maintaining bonding and banking relationships.

Prior to joining Cunningham-Limp, Peplinski practiced law at a local firm, specializing in contracts, providing insurance coverage decisions, and litigating various matters as an insurance defense attorney.

Peplinski volunteers his time to complete the financial reporting and oversight for the Eagles for Children charity that works with various country clubs to donate to local youth charities. He also volunteers his time to complete the financial reporting and oversight for a company that provides affordable housing in the Traverse City area.

Bobby resides in Traverse City with his wife and three children.

### CUNNIGHAM-LIMP

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Cunningham-Limp
BUILDING BETTER COMMUNITIES

# NICK DEVLIN

**VICE PRESIDENT OF PRE-CONSTRUCTION SERVICES**
**CUNNINGHAM-LIMP**




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Traverse City, MI 48377

cunninghamlimp.com


## STRENGTHS

- Conceptual Estimating & Budget Development
- Competitive Bidding & Procurement
- Design Team & Owner Coordination
- GMP Development

## EDUCATION

### MICHIGAN STATE UNIVERSITY

- B.S. Construction Management

## PROFILE

Nick Devlin is one of Cunningham-Limp's senior estimators. He has over 20 years of industry experience, much of that time focused on hospitality, educational, and industrial project estimating. He has a bachelor's degree from Michigan State University in Construction Management . He plays a vital role in our team, utilizing his skills and abilities to enhance 'projects' capabilities.

- Brings broad preconstruction experience across light industrial, nonprofit, education, multifamily, and hospitality projects, tailoring budgeting and planning to each client's unique needs.

- Supports returning clients in evaluating the feasibility of subsequent projects, helping them understand costs, assess options, and make informed decisions about future development.

## EXPERIENCE

### CUNNIGHAM-LIMP

1997 - Present

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Cunningham-Limp
BUILDING BETTER COMMUNITIES



# SECTION III

## Project Approach & Schedule

> “Your professionalism and commitment to the community certainly stand out and it's clear to me that Cunningham-Limp's success has everything to do with the people it employs.”
>
> **Deirdre Mahoney**
> **Northwest Michigan College**

# Pre-Construction Services Overview

## 1 Continuous Budgeting, Constructibility Reviews, and Procurement Services

- Attend all project meetings and provide accurate cost, schedule, and performance impact for all design considerations.
- Maintain a Budget Tracker to document the status of all owner decisions.
- Proactively introduce alternatives to create cost savings, enhance building performance, or combine both.
- Provide comprehensive budget updates at concept, schematic design, twice during preparation of construction documents, and at other suggested intervals.
- Collaborate with design teams and the owner to assess designs, logistics, and constructibility. Provide comprehensive constructibility reviews while tracking potential procurement challenges.

## 2 Schedule Establishment, Approvals & Permitting

- Communicate and monitor all project deadlines, including critical path dates for the design team, owner consultants, and public agency approvals. Provide cost and schedule impact prior to all approvals.
- Prepare and execute plans for all long-lead items. Refine staging and logistics plan as the design progresses. Align schedules with budget items and coordinate phasing/logistics with Project Team.
- Develop Critical Path Method (CPM) schedule for permitting, bidding, and construction phases.
- Work directly with Project Team to facilitate all approvals and permits.

## 3 Competitive Bidding for All Trades – Establishment of the Guaranteed Maximum Price

- Promote project to the local and regional subcontractor community
- Complete an open-cost competitive bidding process for all project elements. Provide subcontractors bidders list for Owner review. Owner requested trades shall be included in the bidding process.
- Recommend the selection of the most qualified, lowest cost providers to establish the final GMP.

## Tools & Resources

### C.L.A.S.S.

Cunningham-Limp's Assessment of Subcontractors and Suppliers is C-L's exclusive database of more than 4,000 qualified trades.

### i-Budget

Internal pricing resource that is used to estimate conceptual drawings and can be shared as a subcontractor promotion tool.

### Procore

A cloud-based construction management software that streamlines project coordination, communication, and documentation.

# Pre-Construction Summary of Resources and Data

## 1 Conceptual Estimating

Early-Stage cost modeling using takeoff software to apply historical data, benchmarking, and unit pricing to material and labor quantities.

## 2 Detailed Cost Estimating

Pricing submissions are utilized to assess against internal budgets. For non-standard products, additional resources are accessible through our proprietary national cost database subscriptions, where we monitor commoditized goods weekly.

## 3 Competitive Bidding & Market Validation

We focus on engaging prequalified subcontractors to ensure competitive pricing while utilizing procurement strategies to enhance cost efficiency. For more details, refer to the previous page for the bidding strategy implemented in collaboration with our clients on various projects.

## 4 Value Engineering

This process **spans from the initial project conversation to the final discussion.** It involves continuous cost tracking, value engineering, and scenario analysis to ensure alignment with project objectives.

## Tools & Resources

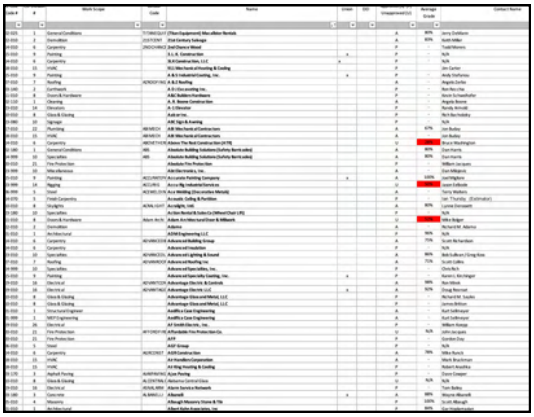
**Industry-Standard Cost Data**
Comprehensive, real-time market data, national/regional cost indices, and construction inflation trends.

**Subcontractor Insights**
Input, feedback, unit pricing, and live bidding outcomes.

**Benchmarking & Analysis**
Industry benchmarks, recent bid outcomes, and lifecycle cost considerations.

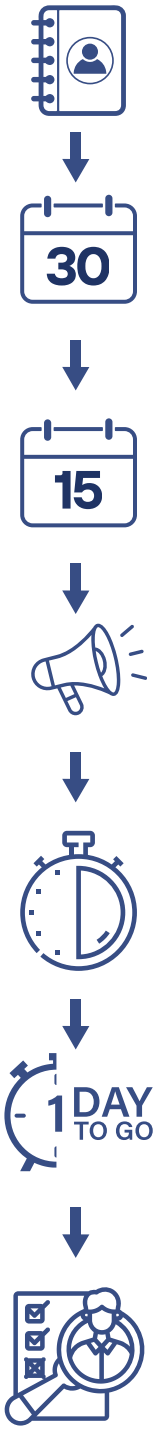
**C.L.A.S.S. Evaluation**
Cunningham-Limp's assessment of subcontractors and suppliers.

**Material & Equipment Pricing**
Alternative material and equipment costs for value-driven decision-making.



C.L.A.S.S. Database Screenshot

# Bidding Strategy




## 1. Build the Right Network

Use **C.L.A.S.S.** to develop a comprehensive contact list of all qualified subcontractors.

## 2. Early Engagement

Call all subcontractors **30 days** before the posting to introduce and promote the project, encouraging strong participation.

## 3. Maintain Interest

Follow up **15 days** prior to reinforce interest and answer preliminary questions.

## 4. Launch & Announce

Call all subcontractors the **day of** the proposal posting to ensure awareness and participation.

## 5. Midway Reminder

Check in **5 days before the deadline** to confirm participation and offer any clarifications.

## 6. Final Follow-Ups

Call all subcontractors the **day prior to** the deadline to ensure awareness and participation.

## 7. Evaluate & Recommend

Document who responded, who didn't. Interview and assess all submissions with the client team, recommending the highest-value subcontractors based on quality, cost, and reliability.

**90%**
NET PROMOTER SCORE FROM SUBCONTRACTORS

> **Cunningham-Limp is the best contractor in town** because of their extensive subcontractor base and stellar reputation.

**138%**
AVERAGE BID RESPONSE RATE

> **I have never had a bad experience with Cunningham-Limp.**

**4,000+**
SUBCONTRACTORS WITHIN C-L'S EXCLUSIVE DATABASE

> One thing I hear often from subcontractors is that **their favorite CM to work with is Cunningham-Limp**.

# Construction & Post-Construction Overview

## 1 Staffing

- Project management and coordination, including ongoing value-engineering throughout the project
- Set agenda and lead weekly project meetings. Publish minutes to memorialize progress and action items, including the status of RFIs.
- Coordinate all utility providers, and 3rd party project elements outside of C-L's contracted scope of work.
- CM software (Procore) is utilized to provide real-time access to all project elements.

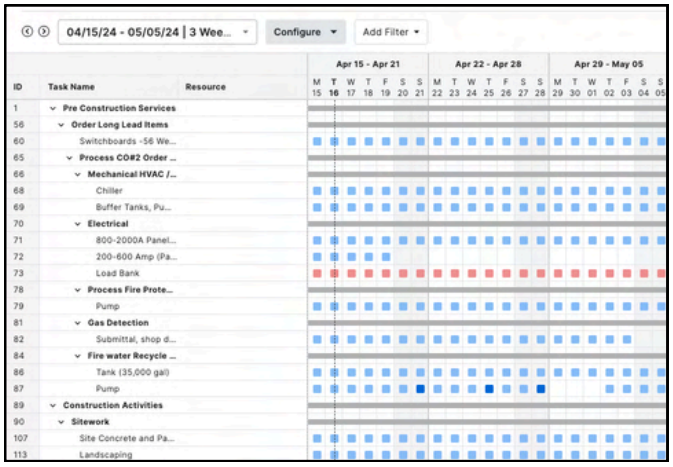
## 2 Full-Time Field Supervision

- Full-time management of the construction site, overseeing accounting, reporting, safety, and security.
- Lead weekly progress meetings to discuss schedules, costs, and vendor coordination.
- Utilizing Procore software for project management and providing owners with 24/7 live video access.
- Preparing minutes and conducting pre-installation meetings with architects and subcontractors.
- Conducting 3rd party testing, quality inspections, and safety audits to ensure compliance with specifications.
- C-L's current safety modification rate is 0.73, which is 27% better than the industry standard. Safety manual can be made available upon request.

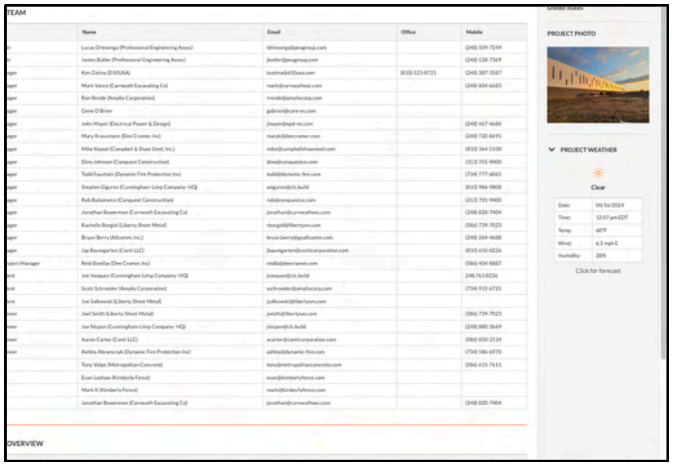
## 3 Safety, Quality Control, Efficiency Performance, and Subcontractor Buy-Out

- Maximize cost savings through subcontractor buy-out and value engineering.
- Accountable for subcontractor performance including budget, schedule, quality, and safety compliance.
- Process AIA pay applications with lien waivers.
- Implement a robust quality control program from procurement to finished goods.
- Conduct daily meetings to evaluate workflow, productivity, and schedule adherence.
- Manage all project close-out activities including compliance with approvals & permits.
- Coordinate installations, staff training, and documentation for building systems.
- Organize final project photography and support PR efforts, including media events.
- Provide a standard industry warranty on all projects.

## Sample of Construction Management Resources and Data



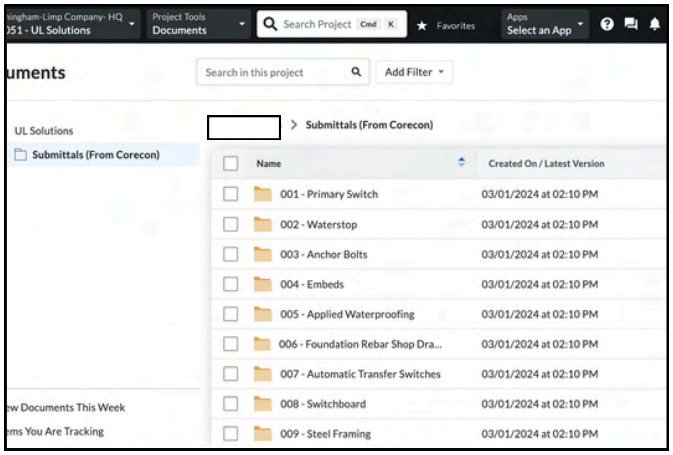

Procore: Three-Week Look Ahead



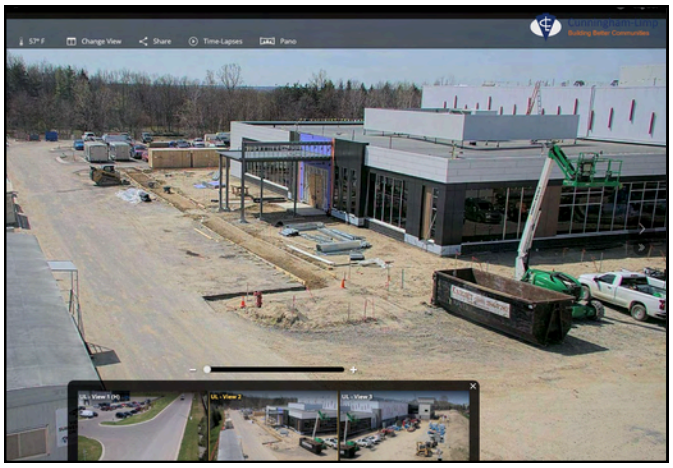

Procore: Project Overview & Directory



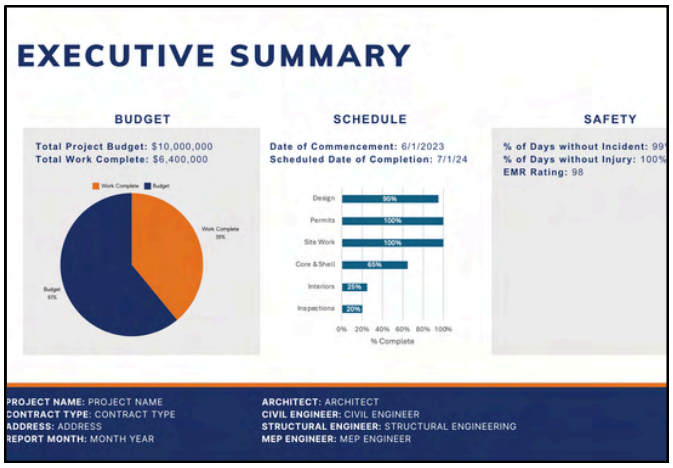

Procore: "Today's" Schedule




Procore: Project Submittals



Live Camera Footage



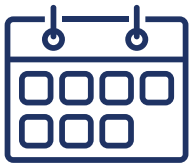

Monthly Reports

# Communication Method & Plan



## Planning & Pre-Construction: Design Meetings

- Frequency: Bi-weekly (more or less frequent depending on the point in process)
- Duration: Immediately through construction commencement
- Primary Purpose: define scope of work and budget that maximizes value.
- C-L Lead: Project Executive & Project Estimator
- Other Attendees: Owner, Design Team, C-L Project Manager, additional consultants as needed



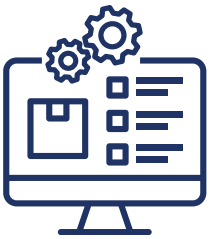
## Construction: Weekly Project Meetings

- Frequency: Weekly (more or less frequent depending on the point in process)
- Duration: Construction commencement through building commissioning
- Primary Purpose: Track construction progress, make final finish/material selections, and document all decisions and project milestones
- C-L Lead: Project Manager
- Other Attendees: Owner, Design Team, C-L Project Superintendent, additional consultants and subcontractors as needed



## Outward Communication: Monthly Executive Reports

- Frequency: Monthly
- Duration: Construction commencement through building commissioning
- Primary Purpose: Report key project performance metrics (budget, schedule, safety, community impact) to Owner directed audience
- C-L Lead: Project Manager
- Other Attendees: Distribution list customized by Owner

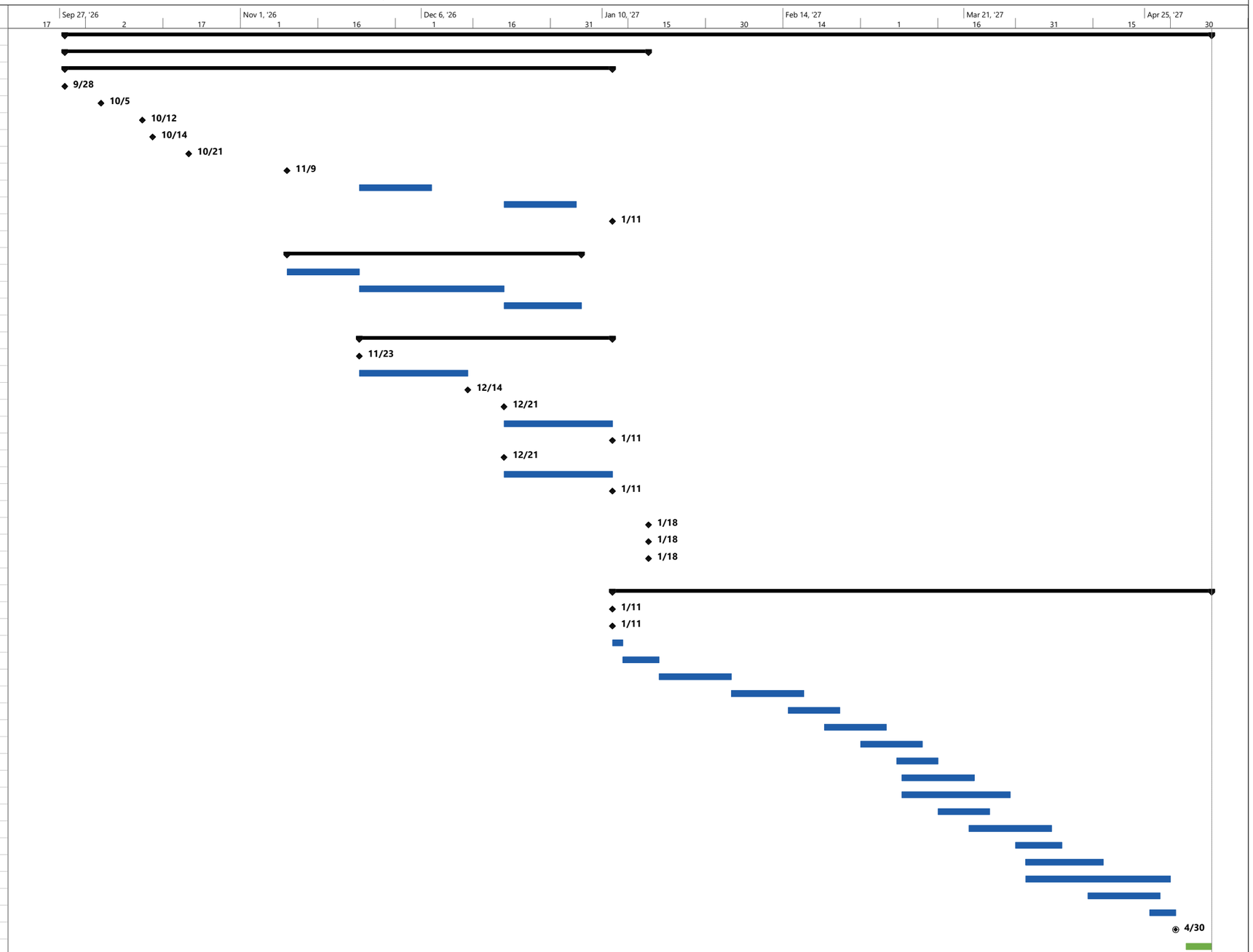


## Procore Project Management Software

- Frequency: Available for reference 24/7
- Duration: Construction commencement through building commissioning
- Primary Purpose: Current project performance (progress photos, budget, daily, weekly, and comprehensive schedule, submittals, project milestones)
- C-L Lead: Project Manager
- Other Attendees: Owner-directed

# Fieldstone Golf Club Veranda Enclosure Project
## Auburn Hills, Michigan
## Preliminary Project Timeline
## October 14, 2026

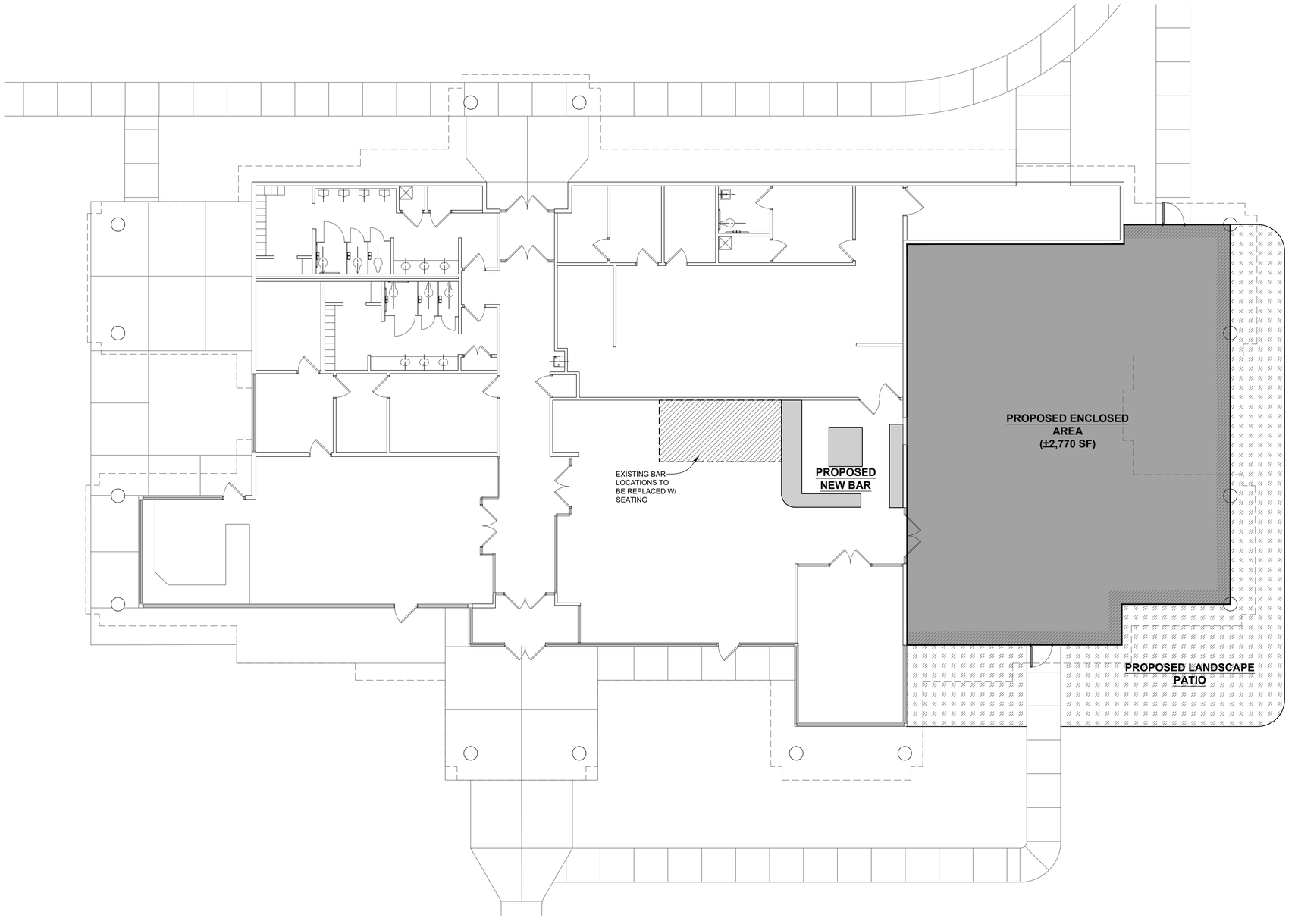
| ID | Task Name | Start | Finish | Duration |
|---|---|---|---|---|
| 1 | **Fieldstone Golf Club Veranda Enclosure Project** | **Mon 9/28/26** | **Fri 5/7/27** | **160 days** |
| 2 | **Pre Construction Services** | **Mon 9/28/26** | **Mon 1/18/27** | **81 days** |
| 3 | **Business Items** | **Mon 9/28/26** | **Mon 1/11/27** | **76 days** |
| 4 | Release of RFQ by Auburn Hills | Mon 9/28/26 | Mon 9/28/26 | 0 days |
| 5 | Pre-Response Meeting / Walkthrough For Construction Manag | Mon 10/5/26 | Mon 10/5/26 | 0 days |
| 6 | Deadline for RFQ Questions & Clarifications | Mon 10/12/26 | Mon 10/12/26 | 0 days |
| 7 | Proposal Due Date & Submission | Wed 10/14/26 | Wed 10/14/26 | 0 days |
| 8 | Construction Manager Interviews | Wed 10/21/26 | Wed 10/21/26 | 0 days |
| 9 | Construction Manager Award (AH City Council Meeting) | Mon 11/9/26 | Mon 11/9/26 | 0 days |
| 10 | Schematic Design (SPA) Budget | Tue 11/24/26 | Mon 12/7/26 | 10 days |
| 11 | CD Bidding & Finalize GMP Completion | Tue 12/22/26 | Mon 1/4/27 | 10 days |
| 12 | Sign GMP Contract Amendment | Mon 1/11/27 | Mon 1/11/27 | 0 days |
| 13 | | | | |
| 14 | **Design & Engineering** | **Tue 11/10/26** | **Tue 1/5/27** | **41 days** |
| 15 | Schematic Design Documents (SPA) | Tue 11/10/26 | Mon 11/23/26 | 10 days |
| 16 | 100% Construction Drawings | Tue 11/24/26 | Mon 12/21/26 | 20 days |
| 17 | Owner Review & Sign-off on Construction Documents | Tue 12/22/26 | Tue 1/5/27 | 11 days |
| 18 | | | | |
| 19 | **Permitting & Entitlements** | **Mon 11/23/26** | **Mon 1/11/27** | **35 days** |
| 20 | Submit for Site Plan Approval (Administrative) | Mon 11/23/26 | Mon 11/23/26 | 0 days |
| 21 | Site Plan Review (Administrative) | Tue 11/24/26 | Mon 12/14/26 | 15 days |
| 22 | Targeted Site Plan Approval (Administrative) | Mon 12/14/26 | Mon 12/14/26 | 0 days |
| 23 | Submit to Engineering | Mon 12/21/26 | Mon 12/21/26 | 0 days |
| 24 | Engineering Review | Tue 12/22/26 | Mon 1/11/27 | 15 days |
| 25 | Targeted Engineering Approval | Mon 1/11/27 | Mon 1/11/27 | 0 days |
| 26 | Submit for Building Permit | Mon 12/21/26 | Mon 12/21/26 | 0 days |
| 27 | Building Permit Reviews | Tue 12/22/26 | Mon 1/11/27 | 15 days |
| 28 | Building Permit Approvals | Mon 1/11/27 | Mon 1/11/27 | 0 days |
| 29 | | | | |
| 30 | **Order Long Lead Items** | **Mon 1/18/27** | **Mon 1/18/27** | **0 days** |
| 31 | Order of Structural Steel, Façade & Finishes | Mon 1/18/27 | Mon 1/18/27 | 0 days |
| 32 | Order of Mechanical & Electrical Equipment | Mon 1/18/27 | Mon 1/18/27 | 0 days |
| 33 | | | | |
| 34 | **Construction Activities** | **Mon 1/11/27** | **Fri 5/7/27** | **84 days** |
| 35 | Mobilize & Set Up | Mon 1/11/27 | Mon 1/11/27 | 0 days |
| 36 | NESHAP Survey | Mon 1/11/27 | Mon 1/11/27 | 0 days |
| 37 | Soil Erosion & Sedimentation Controls | Tue 1/12/27 | Wed 1/13/27 | 2 days |
| 38 | Demolition & Abatement (As Needed) | Thu 1/14/27 | Wed 1/20/27 | 5 days |
| 39 | Site Grading, Balancing & Building Pad | Thu 1/21/27 | Wed 2/3/27 | 10 days |
| 40 | Foundations | Thu 2/4/27 | Wed 2/17/27 | 10 days |
| 41 | Underground MEP | Mon 2/15/27 | Wed 2/24/27 | 8 days |
| 42 | Structural Steel | Mon 2/22/27 | Fri 3/5/27 | 10 days |
| 43 | Roofing | Mon 3/1/27 | Fri 3/12/27 | 10 days |
| 44 | Slab on Grade | Mon 3/8/27 | Mon 3/15/27 | 6 days |
| 45 | Rough Framing | Tue 3/9/27 | Mon 3/22/27 | 10 days |
| 46 | Exterior Façade | Tue 3/9/27 | Mon 3/29/27 | 15 days |
| 47 | MEP Rough | Tue 3/16/27 | Thu 3/25/27 | 8 days |
| 48 | Drywall & Insulation | Mon 3/22/27 | Tue 4/6/27 | 12 days |
| 49 | MEP Finish | Wed 3/31/27 | Thu 4/8/27 | 7 days |
| 50 | Finish Carpentry & Millwork | Fri 4/2/27 | Fri 4/16/27 | 11 days |
| 51 | Site Paving & Landscaping, Restoration | Fri 4/2/27 | Thu 4/29/27 | 20 days |
| 52 | Interior Finishes | Wed 4/14/27 | Tue 4/27/27 | 10 days |
| 53 | Final Approvals & Punch list | Mon 4/26/27 | Fri 4/30/27 | 5 days |
| 54 | Substantial Completion | Fri 4/30/27 | Fri 4/30/27 | 0 days |
| 55 | Move In & Occupancy | Mon 5/3/27 | Fri 5/7/27 | 5 days |




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Building Better Communities

Preliminary Project Timeline is contingent on Permits, Design, Market Conditions, Owner Authorization & Final Scope of Work.

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PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

1

F.A.studio
design to inspire
26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

Cunningham-Limp
Building Better Communities

PROJECT NAME:
FIELDSTONE G.C. CLUBHOUSE RENO
1984 TAYLOR RD
AUBURN HILLS, MI 48326

ISSUED FOR:

DATE:

DRAWING DATE:
10-12-26

PROJECT NUMBER:
26079

SHEET NUMBER:
PFP-1



# SECTION IV

## References

"The C-L team are true professionals. I can't imagine there is a better builder in the state of Michigan. Thank you to the entire team."

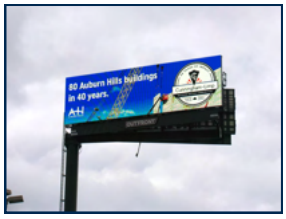
**Paul Spencer**
**Birmingham Athletic Club**

# Client References


Fieldstone Golf Maintenance Facility

## Stephen Baldante

Auburn Hills
DPW Director
(248) 370-9400
sbaldante@auburnhills.org


City of Auburn Hills

## Tom Tanghe

Auburn Hills
City Manager
(248) 370-9440
ttanghe@auburnhills.org


Orion Township Complex

## Chris Barnett

Township Supervisor
(248) 391-0304
cbarnett@oriontownship.org


Auburn Hills Supplier Logistic Center

## Jeff Schostak

Auburn Hills Supplier
Logistic Center
(248) 262-1000
schostakjj@schostak.com


TI Automotive

## Matt Johnston

TI Automotive
(248) 324-1957
matt.johnston@tiauto.com


TC Country Club

## Shaun Schnieder

TC Golf & Country Club
shauni@charter.net
(231) 620-2456


Northville Township ESC

## Supervisor Mark Abbo

Northville Township
Township Supervisor
mabbo@twp.northville.
mi.us | (248) 662-0456


Bloomfield Hills Country Club

## Paul Spencer

Bloomfield Hills Country Club
pspencer@bloomfieldhillscc.org
(586) 864-0394

# Subcontractor Qualifications

## CUNNINGHAM-LIMP ASSESSMENT OF SUBCONTRACTORS AND SUPPLIERS (CLASS)

### WHAT IS CLASS?

- Internal database of subcontractors and suppliers conducting business in the Michigan market (includes regional, national, and international vendors).
- The proactive qualification process to assess
  - Geographic footprint
  - Financial capacity
  - Performance history
  - Core Values
- Ongoing assessment and rating system based on key interactions
  - Bid completeness and competitiveness
  - Field performance to expectations (quality, safety, budget, schedule)
  - Issue resolution / communication
  - Individual foreman / other staffing

### WHY C-L CREATED CLASS

- For a given project, approximately 90% of costs are dictated by the subcontractor and supplier market.
- In the 2008 recession, over 90,000 skilled trades left Michigan permanently.
- While a shortage persists, new entrants, divisions, and the growth of subcontractors happen daily.
- Access to and preferred status with ALL qualified trades for a given job is a key ingredient for project success.

## Proposed Subcontractor List

Finalized list to be determined

Architect-Engineer
**FA Studio**

Foundations
**Poured Brick Walls**

Steel
**Nacy Engineering**

Roofing
**Constantine**

Façade/Siding
**Liberty Sheet Metal**

Windows/Glass/Glazing
**Daniel's Glass**

Carpentry
**Oakwood Commercial Carpentry**

Floor Covering
**Carpet Workroom**

Millwork
**Ianuzzi Millwork Inc.**

Painting
**Pro Image**

Plumbing
**Allor Plumbing, LLC.**

HVAC
**Bumler Mechanical Inc.**

Electrical
**Electrical Power & Design**

Fire Protection
**Dynamic Fire Protection Inc.**

Kitchen Equipment SOW
**Great Lakes Hotel Supply Co.**
**Or Stafford Smith**

*In addition to the subcontractors listed, we welcome recommendations from the City, including firms with which it has established relationships or those currently performing work at the Golf Club.



# SECTION V

## Additional Information

> “As near I can tell, C-L has saved us nearly $10,000,000 in our real estate costs over the last 5 years.”
>
> **Steve Andrews**
> **Kensington Church**

# Bloomfield Hills Country Club

## Bloomfield, Michigan

### Legacy Project Highlight







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BUILDING BETTER COMMUNITIES

# Birmingham Athletic Club Phase II

## Bloomfield Hills, Michigan

### Project Highlight







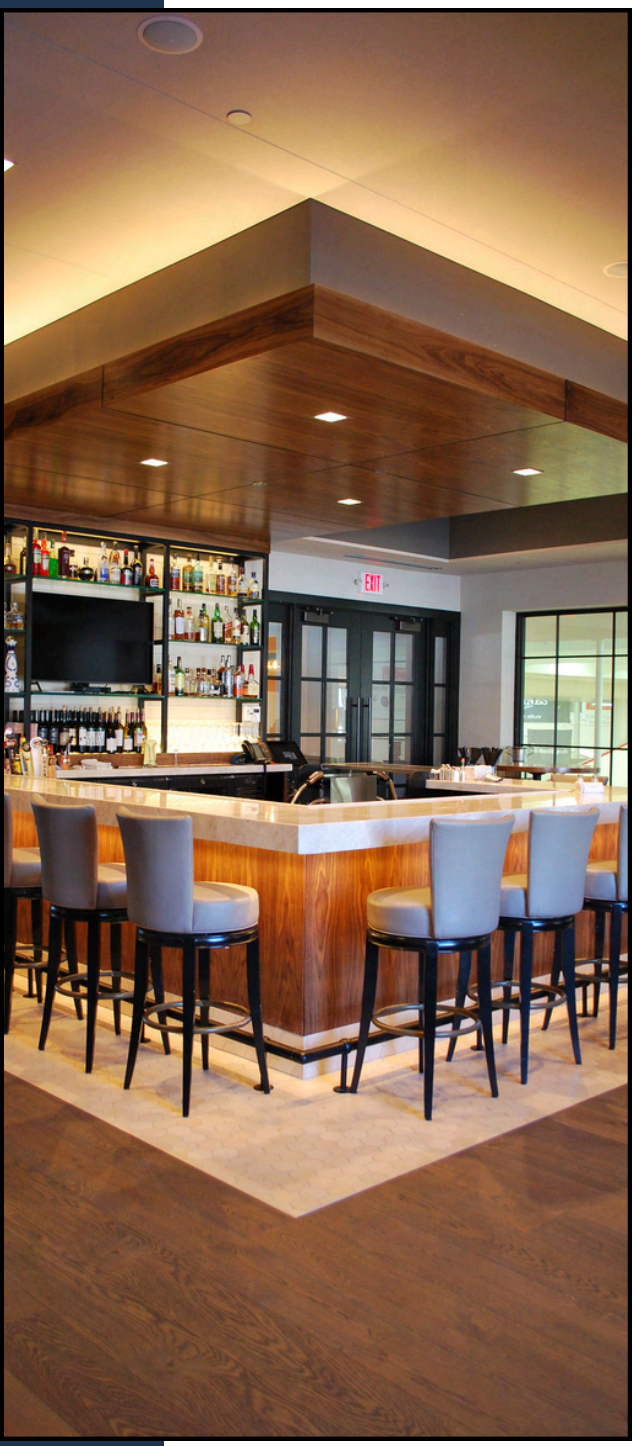


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# Birmingham Athletic Club Phase I

## Bloomfield Hills, Michigan

### Project Highlight







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# Traverse City Country Club

## Traverse City, Michigan

Project Highlight









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# Fieldstone Golf C Maintenance Building

## Auburn Hills, Michigan

### Project Highlight







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# TI Automotive

## Auburn Hills, Michigan

Legacy Project Highlight







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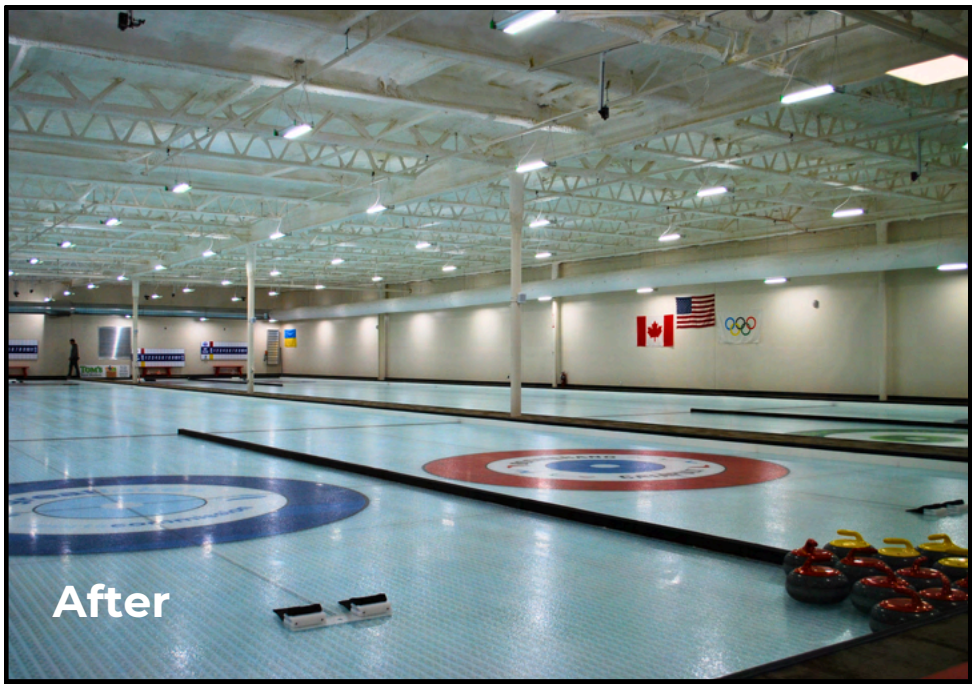
# TC Curling Club

## Traverse City, MI

### Legacy Project Highlight





# Northville Pickleball Club

## Northville, Michigan

### Legacy Project Highlight

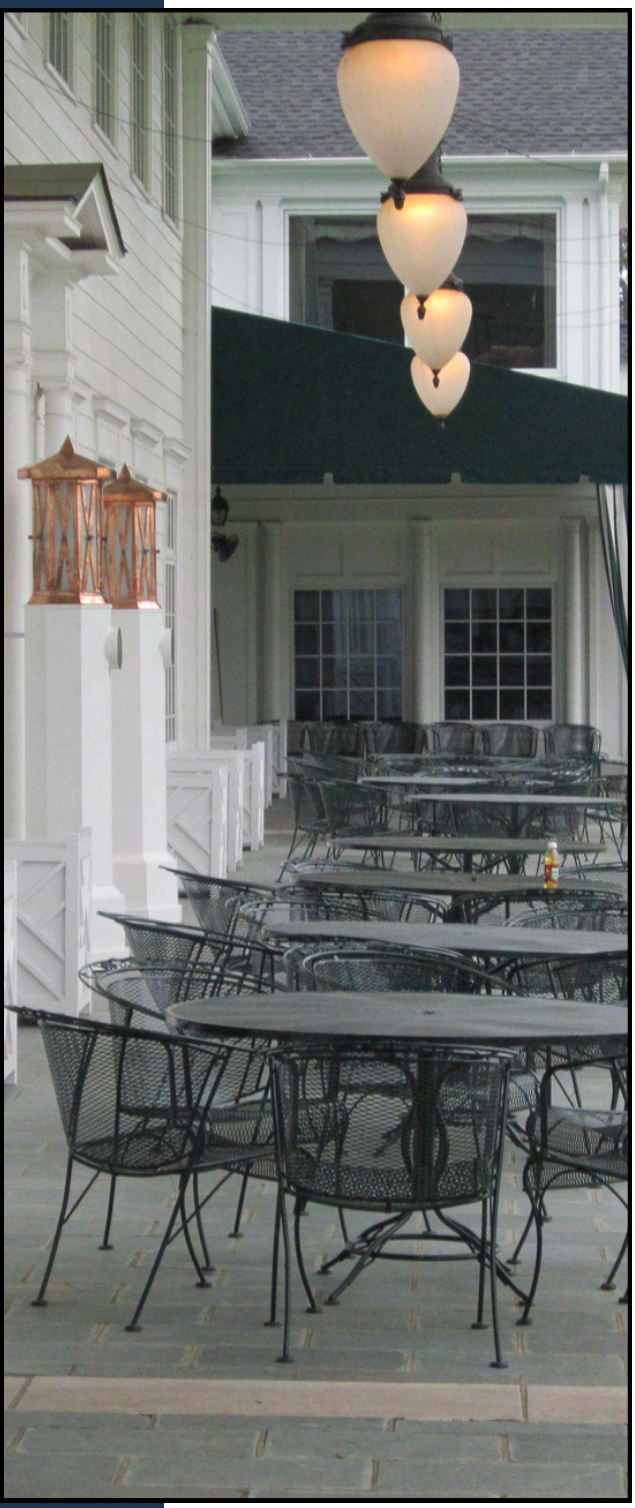




# Oakland Hills Country Club Hagen Grill (Pre Rebuild)

## Bloomfield Hills, Michigan

### Project Highlight









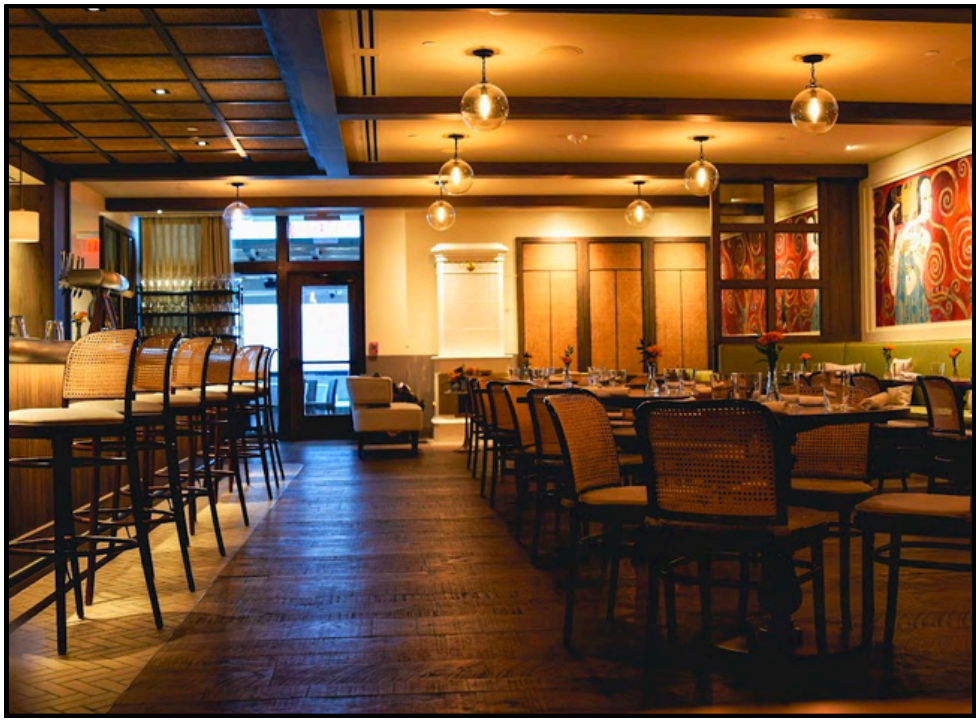
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# The Artisan

## Traverse City, Michigan

### Project Highlight









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# Southfield Aquatic Center

## Southfield, Michigan

### Legacy Project Highlight




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# The Delamar

## Traverse City, MI

Project Highlight











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# Cordia at Grand Traverse Commons

## Traverse City, MI

Legacy Project Highlight











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# Auburn Hills Supplier Logistic Center

## Auburn Hills, MI

### Legacy Project Highlight







Cunningham-Limp
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# AIA® Document A141® – 2024

## *Standard Form of Agreement Between Owner and Design-Builder for a Traditional Design-Build Project*

AGREEMENT made as of the 23rd day of November in the year 2026
*(In words, indicate day, month, and year.)*

BETWEEN the Owner:
*(Name, legal status, address, and other information)*

City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, Michigan 48326

and the Design-Builder:
*(Name, legal status, address, and other information)*

Cunningham-Limp Development Company
28970 Cabot Drive
Suite 100
Novi, Michigan 48377

for the following Project:
*(Name, location, and detailed description)*

Fieldstone Golf Club Clubhouse Renovation
1984 Taylor Road
Auburn Hills, Michigan 48326

The design and renovation construction of the veranda enclosure and select interior improvements to the existing Fieldstone Golf Course Clubhouse building located at 1984 Taylor Road, Auburn Hills, Michigan 48326. All Work shall be done in accordance with the Project Specifications (see Exhibit C) and the Contract Drawings (see Exhibit D).

The Owner and Design-Builder agree as follows.

**ADDITIONS AND DELETIONS:**
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Consultation with an attorney is also encouraged with respect to professional licensing requirements in the jurisdiction where the Project is located.

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2 COMPENSATION AND PROGRESS PAYMENTS

3 GENERAL REQUIREMENTS OF THE WORK OF THE DESIGN-BUILD CONTRACT

4 WORK PRIOR TO EXECUTION OF THE DESIGN-BUILD AMENDMENT

5 WORK FOLLOWING EXECUTION OF THE DESIGN-BUILD AMENDMENT

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8 TIME

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11 INSURANCE AND BONDS

12 UNCOVERING AND CORRECTION OF CONSTRUCTION WORK

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14 TERMINATION OR SUSPENSION

15 CLAIMS AND DISPUTES

16 MISCELLANEOUS PROVISIONS

17 SCOPE OF THIS AGREEMENT


## ARTICLE 1 GENERAL PROVISIONS

### § 1.1 Owner's Criteria

This Agreement is based on the Owner's Criteria set forth in this Section 1.1. The Owner's Criteria is fixed as of the date of this Agreement.

*(For each item in Section 1.1.1 through 1.1.10, insert the information or a statement such as "not applicable" or "unknown at the time of execution.)*

§ 1.1.1 The Owner's program for the Project:


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*(Identify below, or in an attached exhibit, the documentation in which the program is set forth, or state the manner in which the program will be developed.)*

To be developed in Exhibit C - Project Specifications and Exhibit D - Contract Drawings.

§ 1.1.2 The Owner's design requirements for the Project:
*(Identify below, or in an attached exhibit, the documentation that contains the Owner's design requirements, including any performance specifications for the Project.)*

To be developed in Exhibit C - Project Specifications and Exhibit D - Contract Drawings.

§ 1.1.3 The Project's physical characteristics:
*(Identify or describe below, or in an attached exhibit, if appropriate, size, location, dimensions, or other pertinent information, such as geotechnical or environmental reports; site, boundary, topographic, or existing building surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site; Project and site requirements; etc.)*

The design and renovation construction of the veranda enclosure and select interior improvements to the existing Fieldstone Golf Course Clubhouse building located at 1984 Taylor Road, Auburn Hills, Michigan 48326. All Work shall be done in accordance with the Project Specifications (see Exhibit C) and the Contract Drawings (see Exhibit D).

§ 1.1.4 The date of commencement of the Work to be performed prior to the execution of the Design-Build Amendment shall be the date of execution of this Agreement.

§ 1.1.5 If, prior to the commencement of Work, the Owner requires time to file mortgages, documents related to liens and other security interests, the Owner's filings are permitted at any time after property acquisition and prior to the commencement of construction.

§ 1.1.6 The Owner's budget for the Work to be provided by the Design-Builder is set forth below:
*(Provide the Owner's total budget for the Design Services, Construction Work, related services, and reasonable contingencies, required to fulfill the Design-Builder's obligations under the Design-Build Documents following execution of the Design Build Amendment. If known, include a line-item breakdown of costs.)*

To be developed in Exhibit F - Schedule of Values

§ 1.1.7 The Owner's anticipated design and construction milestones are to be developed in Exhibit E – Project Timeline.

§ 1.1.8 In the event the Owner requires the Design-Builder to retain a specific person or entity to perform a portion of the Work, such as an architect, consultant, or subcontractor, those persons or entities shall be identified below:
*(List name, legal status, address and other information.)*

F.A. Studio
26261 Evergreen Road
Suite 123
Southfield, Michigan 48076

§ 1.1.9 Additional Owner's Criteria upon which this Agreement is based:
*(Identify below, or in an attached exhibit, special characteristics or needs of the Project not identified elsewhere.)*

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Not Applicable

§ 1.1.10 The Owner's requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction are set forth below:
*(Identify any requirements for fast-track scheduling, multiple bid packages, or phased construction.)*

Not Applicable

§ 1.2 Project Team
§ 1.2.1 The Owner identifies the following representative in accordance with Section 7.1.1:
*(List name, address, and other information.)*

Andrew Hagge
Assistant to the City Manager
1827 N. Squirrel Road
Auburn Hills, Michigan 48326

§ 1.2.2 The Owner will retain the following consultants and Separate Contractors:
*(List name, address, and other information.)*

.1 Land Surveyor:

Not applicable

.2 Geotechnical Engineer:

Not applicable

.3 Other consultants:
*(List any other consultants, e.g., Cost Consultant, Scheduling Consultant, to be retained by the Owner.)*

TBD

.4 Separate Contractors:
*(List any Separate Contractors to be retained by the Owner.)*

TBD

§ 1.2.3 The Design-Builder identifies the following representative in accordance with Section 3.1.2:
*(List name, address and other information.)*

Samuel J. Ashley, Jr.
President & CEO
Cunningham-Limp Development Company
28970 Cabot Drive
Suite 100
Novi, Michigan 48377

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§ 1.2.4 In addition to those persons or entities identified in Section 1.1.8, the Design-Builder shall retain the Architect, Consultants, Subcontractors, and suppliers, identified below:
*(List name, discipline, address, and other information.)*

TBD

§ 1.2.5 Neither the Owner's nor the Design-Builder's representative shall be changed without ten days' notice to the other party.

§ 1.3 Dispute Resolution

§ 1.3.1 Initial Resolution of Claims. Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Construction Work set forth in Section 12.2.2, or arising under Sections 10.3 and 10.4, shall be:
*(Check the appropriate box.)*

[ X ] Subject to a Meet and Confer obligation in accordance with Section 15.2.1.

[ ] Referred to the following Project Neutral for an initial decision in accordance with Section 15.2.2.
*(Insert name, address, and contact information for Project Neutral.)*

If the Owner and Design-Builder do not select a Project Neutral above, the Parties shall meet and confer as a condition precedent to mediation pursuant to Section 15.3.

§ 1.3.2 Binding Dispute Resolution. For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3, the method of binding dispute resolution shall be the following:
*(Check the appropriate box.)*

[ X ] Arbitration pursuant to Section 15.4

[ ] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

If the Owner and Design-Builder do not select a method of binding dispute resolution above, or do not subsequently agree in writing to a method of binding dispute resolution other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

§ 1.4 Definitions

§ 1.4.1 Architect. The Architect is a person or entity providing Design Services for the Design-Builder for all or a portion of the Work and is lawfully licensed to practice architecture in the applicable jurisdiction. The Architect is referred to throughout the Design-Build Documents as if singular in number.

§ 1.4.2 Confidential Information. Confidential Information is information containing confidential or business proprietary information that is designated as "confidential."

§ 1.4.3 Consultant. A Consultant is a person or entity providing services for the Design-Builder for all or a portion of the Work and is referred to throughout the Design-Build Documents as if singular in number. If the Consultant

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provides professional services, the Consultant shall be lawfully licensed to provide such services, as required by the applicable jurisdiction.

§ 1.4.4 The Contract. The Design-Build Documents form the Contract. The Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Design-Build Documents shall not be construed to create a contractual relationship of any kind between any persons or entities other than the Owner and the Design-Builder.

§ 1.4.5 Contract Sum. The Contract Sum is the amount to be paid to the Design-Builder for performance of the Work after execution of the Design-Build Amendment, as set forth in the Design-Build Amendment.

§ 1.4.6 Contract Time. The Contract Time is the period of time identified in the Design-Build Amendment, measured from the date for commencement of the Construction Work, including authorized adjustments, established as the period for the Design-Builder to achieve Substantial Completion of the Work.

§ 1.4.7 Subcontractor. A Subcontractor is a person or entity performing all or a portion of the construction, required in connection with the Work, for the Design-Builder. Each Subcontractor shall be lawfully licensed, if required in the jurisdiction where the Project is located.

§ 1.4.8 Cost of the Work. The Cost of the Work includes all costs reasonably incurred by the Design-Builder in the proper performance of the Work as described in Article B.6 of the Design-Build Amendment.

§ 1.4.9 Day. The term "day" as used in the Design-Build Documents shall mean calendar day unless otherwise specifically defined.

§ 1.4.10 Design-Build Documents. The Design-Build Documents consist of this Agreement between Owner and Design-Builder (hereinafter, this Agreement), other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. A Modification is (1) a written amendment to the Contract signed by both parties, including the Design-Build Amendment, (2) a Change Order, or (3) a Change Directive. The Design-Build Documents will also include the Drawings, Specifications, and other documents listed in the Design-Build Amendment. If anything in the other Design-Build Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern.

§ 1.4.11 Design-Builder. The Design-Builder is the person or entity identified as such in this Agreement and is referred to throughout the Design-Build Documents as if singular in number. The term "Design-Builder" means the Design-Builder or the Design-Builder's authorized representative.

§ 1.4.12 Work. "Work" means the (a) services required of the Design-Builder prior to the execution of the Design-Build Amendment, (b) Design Services, and (c) Construction Work.

§ 1.4.12.1 Design Services. "Design Services" are the professional services, including those services that are rendered by architects and engineers, which are required to fulfill the Design-Builder's obligations under the Design-Build Documents. Design Services do not include professional or other services necessary to support Construction Work which are provided by Subcontractors engaged by the Design-Builder.

§ 1.4.12.2 Construction Work. "Construction Work" is the construction, and services to support construction, required by the Design-Build Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided, or to be provided, by the Design-Builder to fulfill the Design-Builder's obligations under the Design-Build Documents.

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§ 1.4.13 Early Release Work. "Early Release Work" is a limited, predetermined portion of the Project or scope of the Work that the Owner authorizes the Design-Builder to commence before the parties execute the Design-Build Amendment.

§ 1.4.14 Instruments of Service. Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Design-Builder, Subcontractors, Architect, or Consultants under their respective agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.4.15 Notice

§ 1.4.15.1 Except as otherwise provided in Section 1.4.15.2, where the Design-Build Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission as set forth below:
*(Insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission. If the parties agree upon protocols for electronic transmission of notice, identify and attach that document.)*

Electronic transmissions to the email addresses of the Owner and Design-Builder's designated representatives.

§ 1.4.15.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.4.16 Owner. The Owner is the person or entity identified as such in this Agreement and is referred to throughout the Design-Build Documents as if singular in number. The term "Owner" means the Owner or the Owner's authorized representative.

§ 1.4.17 The Project. The Project is comprised of all design and construction, of which the Work performed under the Design-Build Documents may be the whole or a part, and may include design and construction by the Owner and by Separate Contractors.

§ 1.5 The Owner and Design-Builder may rely on the Owner's Criteria set forth in Article 1. If the Owner's Criteria materially changes after execution of this Agreement, the Owner and the Design-Builder shall execute a Modification to adjust the Project schedule, the Design-Builder's services, and the Design Builder's compensation. The Owner shall adjust the Owner's budget in Section 1.1.6 and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Owner's Criteria.

## ARTICLE 2 COMPENSATION AND PROGRESS PAYMENTS

### § 2.1 Compensation for Work Prior To Execution of Design-Build Amendment

§ 2.1.1 For the Design-Builder's performance of Work prior to the execution of the Design-Build Amendment, the Owner shall compensate the Design-Builder as follows:
*(Insert amount of, or basis for, compensation, or indicate the exhibit in which the information is provided. If there will be a limit on the total amount of compensation for Work performed prior to the execution of the Design-Build Amendment, state the amount of the limit.)*

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This Agreement shall be amended, within thirty (30) days of receipt of the Owner's signed off Construction Drawings to be used for bidding, to incorporate the Guaranteed Maximum Price in the Design-Build Amendment. The Guaranteed Maximum Price shall be valid for twenty (20) days from the point of presentation to the Owner. In the Design-Build Amendment (see attached Exhibit "B"), Design-Builder will outline the Guaranteed Maximum Price, Project Specifications, Contract Drawings, Project Timeline and the Schedule of Values.

In the event Owner and Design-Builder are unable to arrive at a mutually agreeable Guaranteed Maximum Price within twenty (20) days from the point of presentation of the Guaranteed Maximum Price to the Owner, the Guaranteed Maximum Price and Project Timeline will be subject to change accordingly and/or either party may elect to terminate this Agreement. Owner agrees to reimburse Design-Builder for all costs incurred for the performance of Work prior to execution of the Design-Build Amendment. Design-Builder agrees that these costs shall not exceed Thirty-Five Thousand dollars ($35,000.00).

Notwithstanding anything to the contrary in this Agreement, the total compensation payable for all Work performed prior to execution of the Design-Build Amendment, including fees, reimbursable expenses, and termination expenses, shall not exceed Thirty-Five Thousand Dollars ($35,000.00), unless the Owner separately authorizes additional compensation in a written Modification approved in accordance with the Owner's applicable approval requirements. Early Release Work shall require a separate written authorization under Section 5.2.2 specifying its scope and maximum compensation. No cost shall be charged to the Owner more than once.

§ 2.1.2 Compensation for Additional Services. If the Owner authorizes the Design-Builder to perform additional services, the Owner shall compensate the Design-Builder for such additional services as follows:
*(Insert amount of, or basis for, compensation.)*

To be determined by mutually accepted Change Order.

§ 2.1.5 Payments to the Design-Builder Prior To Execution of Design-Build Amendment
§ 2.1.5.1 Unless otherwise agreed, payments for Work prior to execution of the Design-Build Amendment shall be made monthly upon presentation of the Design-Builder's invoice.

§ 2.1.5.1.1 Amounts unpaid thirty ( 30 ) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof, at the legal rate prevailing from time to time at the principal place of business of the Design-Builder.
*(Insert rate of monthly or annual interest agreed upon.)*

Prime Rate of Fifth Third Bank plus 500 basis points per annum.

§ 2.1.5.2 Records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times for a period of two years following execution of the Design-Build Amendment or termination of this Agreement, whichever occurs first.

§ 2.2 Payment for Early Release Work
For the Design-Builder's performance of Early Release Work, the Owner shall pay the Design-Builder in accordance with the authorization for the Early Release Work, unless otherwise agreed to by the parties.

§ 2.3 Compensation for Work Performed After Execution of Design-Build Amendment
§ 2.3.1 For the Design-Builder's performance of Work after execution of the Design-Build Amendment, the Owner shall pay to the Design-Builder the Contract Sum as set forth in Article 9 and the Design-Build Amendment.

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## ARTICLE 3 GENERAL REQUIREMENTS OF THE WORK OF THE DESIGN-BUILD CONTRACT

### § 3.1 General

§ 3.1.1 The Design-Builder shall comply with any applicable licensing requirements in the jurisdiction where the Project is located.

§ 3.1.2 The Design-Builder shall designate in writing a representative who shall have express authority to bind the Design-Builder with respect to all matters under this Agreement.

§ 3.1.3 The Design-Builder shall perform the Work in accordance with the Design-Build Documents. The Design-Builder shall not be relieved of its obligations to perform the Work in accordance with the Design-Build Documents by the activities, tests, inspections, or approvals of the Owner.

§ 3.1.4 If the Design-Builder performs Work contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Design-Builder shall assume responsibility for such Work and shall bear the costs attributable to correction.

§ 3.1.4.1 Neither the Design-Builder nor any Subcontractor, Consultant, or Architect shall be obligated to perform any act which they believe will violate any applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities. If the Design-Builder determines that implementation of any instruction received from the Owner, including those in the Owner's Criteria, would cause a violation of any applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Design-Builder shall notify the Owner in writing. Upon confirmation by the Owner that a change to the Owner's Criteria is required to remedy the violation, the Owner and the Design-Builder shall execute a Modification.

§ 3.1.5 The Design-Builder shall be responsible to the Owner for acts and omissions of the Design-Builder's employees, Architect, Consultants, Subcontractors, and their agents and employees, and any other persons or entities performing portions of the Work for, or on behalf of, the Design-Builder.

§ 3.1.6 The Design-Builder shall schedule and conduct periodic meetings with the Owner to review matters such as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.7 The Design-Builder shall furnish the services of Architects, Consultants, Subcontractors, and suppliers identified in Article 1 or otherwise required to fulfill its obligations under the Design-Build Documents. The Owner understands and agrees that the services of such parties are performed in the sole interest of, and for the exclusive benefit of, the Design-Builder. When applicable law requires that services be performed by licensed professionals, the Design-Builder shall provide those services through qualified and licensed professionals.

§ 3.1.8 The Design-Builder, with the assistance of the Owner, shall prepare and file documents required to obtain necessary approvals of authorities having jurisdiction over the Project.

### § 3.1.9 Progress Reports

§ 3.1.9.1 The Design-Builder shall keep the Owner informed of the progress and quality of the Work. On a monthly basis, or otherwise as agreed to by the Owner and Design-Builder, the Design-Builder shall submit written progress reports to the Owner, showing estimated percentages of completion and other information identified below:

.1 Work completed for the period;
.2 Project schedule status;
.3 Submittal schedule and status report, including a summary of outstanding Submittals;
.4 Requests for information to be provided by the Owner, including those that are outstanding;
.5 Approved Change Orders and Change Directives;
.6 Pending Change Order and Change Directive status reports;
.7 Tests and inspection reports;

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.8 Status report of Work rejected by the Owner;
.9 Status of submissions and approvals required by authorities having jurisdiction over the Project;
.10 Status of Claims previously submitted in accordance with Article 15;
.11 Cumulative total of the Cost of the Work to date including the Design-Builder's compensation and Reimbursable Expenses, if any;
.12 Current Project cash-flow and forecast reports;
.13 A cost summary, comparing actual costs to updated cost estimates, if the Contract Sum is the Cost of the Work with or without a Guaranteed Maximum Price; and
.14 Additional information as agreed to by the Owner and Design-Builder.

§ 3.1.10 Design-Builder's Schedule

§ 3.1.10.1 The Design-Builder, as part of the Design-Builder's evaluation of the Owner's Criteria, shall prepare and submit for the Owner's acceptance a Project schedule, which shall provide for expeditious and practicable execution of the Work. The Project schedule shall (1) include the time required for design and construction, (2) not exceed time limits set forth under the Design-Build Documents, (3) be revised at appropriate intervals as required by the conditions of the Work and the Design-Build Documents, (4) include allowances for periods of time required for the Owner's review, and (5) include allowances for approval of submissions by authorities having jurisdiction over the Project.

§ 3.1.10.2 The Design-Builder shall perform the Work in general accordance with the most recent Project schedule accepted by the Owner.

§ 3.1.11 Standard of Care

The Design-Builder shall perform (a) services required of the Design-Builder prior to the execution of the Design-Build Amendment, and (b) Design Services consistent with the degree of skill and care ordinarily provided by Design-Builders performing the same services in the same or similar locality under the same or similar circumstances.

§ 3.1.12 Warranty

The Design-Builder warrants to the Owner that the Construction Work furnished under the Contract will be of good quality unless the Design-Build Documents require or permit otherwise. If required by the Owner, the Design-Builder shall furnish satisfactory evidence as to the kind and quality of materials and equipment. The Design-Builder further warrants that the Construction Work will conform to the requirements of the Design-Build Documents and will be free from defects, except for those inherent in their quality or otherwise expressly permitted by the Design-Build Documents. Construction Work not conforming to these requirements may be considered defective. The Design-Builder's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Design-Builder, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. Existing work and/or material in place shall not be covered under the Warranty, except to the extent incorporated into or modified as part of the Construction Work. This exclusion does not relieve the Design-Builder of responsibility for damage caused by the Design-Builder or persons or entities for whom Design-Builder is responsible..

§ 3.1.13 Royalties, Patents and Copyrights

§ 3.1.13.1 The Design-Builder shall pay all royalties and license fees for designs, processes, or products, required by the Design-Build Documents.

§ 3.1.13.2 The Design-Builder shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and its Separate Contractors and consultants harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Owner, or where the copyright violations are contained in the Owner's Criteria. However, if an infringement of a copyright or patent is discovered by, or made known to, the Design-Builder, the Design-Builder shall be responsible for the loss unless such information is promptly furnished to the Owner. If the

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Owner receives notice from a patent or copyright owner of an alleged violation of a patent or copyright, attributable to the Design-Builder, the Owner shall give prompt notice to the Design-Builder.

### § 3.1.14 Indemnification

§ 3.1.14.1 To the fullest extent permitted by law, the Design-Builder shall indemnify and hold harmless the Owner, the Owner's consultants, and agents and employees of any of them, from and against third-party claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, but only to the extent caused by the negligent acts or omissions of the Design-Builder, a Subcontractor, Architect, consultant, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.1.14. The Design-Builder's obligation to indemnify and hold the Owner, the Owner's consultants, and agents and employees of any of them, harmless does not include a duty to defend.

§ 3.1.14.2 In claims against any person or entity indemnified under this Section 3.1.14 by an employee of the Design-Builder, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.1.14 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Design-Builder or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

### § 3.1.15 Contingent Assignment of Agreements

§ 3.1.15.1 Each agreement for a portion of the Work is assigned by the Design-Builder to the Owner, provided that

.1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Sections 14.1.4 or 14.2.2 and only for those agreements that the Owner accepts by notifying the Design-Builder and the Architect, Consultants, and Subcontractors whose agreements are accepted for assignment; and

.2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of an agreement, the Owner assumes the Design-Builder's rights and obligations under the agreement.

§ 3.1.15.2 Upon such assignment, if the Work has been suspended for more than 30 days, the compensation under the assigned agreement shall be equitably adjusted for increases in cost resulting from the suspension.

§ 3.1.15.3 Upon assignment to the Owner under this Section 3.1.15, the Owner may further assign the agreement to a successor design-builder or other entity. If the Owner assigns the agreement to a successor design-builder or other entity, the Owner shall nevertheless remain legally responsible for all of the successor design-builder's or other entity's obligations under the agreement.

**§ 3.1.16 Design-Builder's Insurance and Bonds.** The Design-Builder shall purchase and maintain insurance and provide bonds as set forth in Article 11 and AIA Document A141®–2024, Standard Form of Agreement Between Owner and Design-Builder for a Traditional Design-Build Project, Exhibit A, Insurance and Bonds.

## ARTICLE 4 WORK PRIOR TO EXECUTION OF THE DESIGN-BUILD AMENDMENT

### § 4.1 General

§ 4.1.1 Any information submitted by the Design-Builder, and any interim decisions made by the Owner, shall be for the purpose of facilitating the design process and shall not modify the Owner's Criteria unless the Owner and Design-Builder execute a Modification.

§ 4.1.2 The Design-Builder shall advise and make recommendations to the Owner on proposed site use and improvements, selection of materials, building systems, and equipment, and temporary Project facilities. The Design-Builder shall also provide the Owner with recommendations, consistent with the Owner's Criteria, on

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constructability; availability of materials and labor; time requirements for procurement, installation, and construction; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.

§ 4.2 Evaluation of the Owner's Criteria

§ 4.2.1 The Design-Builder shall visit the Project site to become generally familiar with local conditions under which the Work is to be performed.

§ 4.2.2 The Design-Builder shall schedule and conduct meetings with the Owner and other necessary individuals or entities to discuss and review the Owner's Criteria as set forth in Section 1.1.

§ 4.2.3 The Design-Builder shall prepare and submit a written report to the Owner, summarizing the Design-Builder's evaluation of the Owner's Criteria. The report shall also include:

.1 A description of local conditions under which the Work is to be performed, including conditions that may affect performance of the Work;

.2 Illustrations depicting the scale and relationship of the Project components, including possible alternative approaches to design and construction of the Project;

.3 Allocations of program functions, detailing each function and their square foot areas, and, if necessary, recommendations to adjust the Owner's Criteria to conform to the Owner's program functions;

.4 Recommendations, if any, with regard to accelerated or fast-track scheduling, procurement, or phased construction;

.5 A preliminary estimate of the Contract Sum, and, if necessary, recommendations to adjust the Owner's Criteria to conform to the Owner's budget for the Work;

.6 A preliminary estimate of the compensation for Design Services to be performed after execution of the Design Build Amendment;

.7 An evaluation of the compliance of the Owner's Criteria with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, and, if necessary, recommendations to adjust the Owner's Criteria to conform with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities;

.8 A Project schedule, which shall include proposed dates for (i) design milestones; (ii) receiving additional information from, or for work to be completed by, the Owner; (iii) submission of the Design-Builder's Proposal; (iv) the Owner's review and approval of Design Phase submissions; and (v) review and approval of submissions by authorities having jurisdiction;

.9 If necessary, recommendations to adjust the Owner's Criteria to conform to the Owner's schedule; and

.10 The following:

*(List additional information, if any, to be included in the Design-Builder's written report.)*

N/A

§ 4.2.4 The Owner shall review the Design-Builder's written report and, if acceptable, provide the Design-Builder with written consent to proceed to the development of the Preliminary Design as described in Section 4.3.

§ 4.2.5 If the Owner's consent granted pursuant to Section 4.2.4 includes any changes to the Owner's Criteria, then the Owner and the Design-Builder shall execute a Modification pursuant to Article 6.

§ 4.3 Preliminary Design

§ 4.3.1 Upon the Owner's issuance of a written consent to proceed under Section 4.2.4, the Design-Builder shall prepare and submit a Preliminary Design to the Owner. The Preliminary Design shall include a report identifying any deviations from the Owner's Criteria, and shall include the following:

.1 Confirmation of the allocations of program functions;

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.2 Site plan;
.3 Building plans, sections, and elevations;
.4 Structural system;
.5 Selections of major building systems, including but not limited to mechanical, electrical, and plumbing systems; and
.6 Outline specifications or sufficient drawing notes describing construction materials.

The Preliminary Design may include some combination of physical study models, perspective sketches, or digital modeling.

§ 4.3.2 The Owner shall review the Preliminary Design and, if acceptable, provide the Design-Builder with written consent to proceed to development of the Design-Builder's Proposal. The Preliminary Design shall not modify the Owner's Criteria unless the Owner and Design-Builder execute a Modification.

§ 4.4 Design-Builder's Proposal

§ 4.4.1 Upon the Owner's issuance of a written consent to proceed under Section 4.3.2, the Design-Builder shall prepare and submit the Design-Builder's Proposal to the Owner with a written statement of its basis, which shall include the following:

.1 A list of the Drawings and Specifications, including all Addenda thereto;
.2 A list of any known Submittals that will be submitted to the Owner in accordance with Section 5.3.2;
.3 A list of the clarifications and assumptions made by the Design-Builder in the preparation of the Design-Builder's Proposal;
.4 The proposed Contract Sum, including the compensation method and, if based upon the Cost of the Work plus a Fee, a written statement of estimated cost organized by trade categories, allowances, contingencies, Design-Builder's Fee, and other items that comprise the Contract Sum;
.5 The Design-Builder's Project schedule for the Work, showing the anticipated date of Substantial Completion upon which the Design-Builder's Proposal is based;
.6 A list of the Design-Builder's key personnel, Subcontractors, and suppliers; and
.7 A date by which the Owner must accept the Design-Builder's Proposal.

§ 4.4.2 The Design-Builder shall meet with the Owner to review the Design-Builder's Proposal. In the event that the Owner discovers any inconsistencies or inaccuracies in the information presented, the Owner shall promptly notify the Design-Builder, who shall make appropriate adjustments to the Design-Builder's Proposal, its basis, or both.

§ 4.4.3 Submission of the Design-Builder's Proposal shall constitute a representation by the Design-Builder that it has visited the site and become familiar with local conditions under which the Work is to be completed.

§ 4.5 Design-Build Amendment

§ 4.5.1 If the Owner and Design-Builder agree on the Design-Builder's Proposal, the Owner and Design-Builder shall execute the Design-Build Amendment setting forth the Contract Sum with the information and assumptions upon which it is based, the Contract Time, and the terms of their agreement. To properly prepare the Design-Builder's Proposal, the Owner and Design-Builder agree that execution of this Agreement shall constitute acceptance of the completed terms within the attached Exhibits A and B, provided that Exhibit B shall not become effective until separately approved by the Owner and executed by both parties.

§ 4.5.2 The Design-Builder shall not incur any cost to be paid as part of the Contract Sum prior to the execution of the Design-Build Amendment, unless the Owner provides prior written authorization for such costs.

§ 4.5.3 Any agreement to commence Early Release Work shall not waive the Owner's right to reject the Design-Builder's Proposal. If Owner rejects Design-Builder's proposal after the start of authorized Early Release Work,

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then Owner agrees to reimburse the Design-Builder for all costs and fees associated with such Work completed, subject to the compensation limits and other terms of the written authorization.

## ARTICLE 5 WORK FOLLOWING EXECUTION OF THE DESIGN-BUILD AMENDMENT

### § 5.1 Construction Documents

§ 5.1.1 Upon the execution of the Design-Build Amendment, the Design-Builder shall prepare Construction Documents. The Construction Documents shall establish the quality levels of materials and systems required. The Construction Documents shall be consistent with the Design-Build Documents.

§ 5.1.2 The Design-Builder shall provide the Construction Documents to the Owner for the Owner's information. If the Owner discovers any deviations between the Construction Documents and the Design-Build Documents, the Owner shall promptly notify the Design-Builder of such deviations in writing. The Construction Documents shall not modify the Design-Build Documents unless the Owner and Design-Builder execute a Modification. The failure of the Owner to discover any such deviations shall not relieve the Design-Builder of the obligation to perform the Work in accordance with the Design-Build Documents.

### § 5.2 Construction Work

§ 5.2.1 Commencement. Except for any Early Release Work described in Section 5.2.2, the date of commencement of the Construction Work shall be the date identified in the Design-Build Amendment.

### § 5.2.2 Early Release Work

§ 5.2.2.1 The Design-Builder shall prepare, for the Owner's review and acceptance, a procurement proposal for Early Release Work which includes (a) portions of the Design Services or Construction Work that will be issued for procurement and construction in advance of the Design-Build Amendment, and (b) materials or equipment that must be procured prior to execution of the Design-Build Amendment.

§ 5.2.2.2 If the Owner accepts the Design-Builder's procurement proposal for Early Release Work, the Design-Builder shall prepare, for the Owner's review and acceptance, an authorization to proceed with Early Release Work describing the scope, schedule for performance, compensation, payments, retainage, insurance and bonds, and other terms and conditions applicable to procurement and performance of the Early Release Work. The Design-Builder has no obligation to commence procurement and performance of Early Release Work until the Owner and Design-Builder execute such authorization.

§ 5.2.2.3 Following execution of the authorization, the Design-Builder shall expedite and coordinate the procurement and performance of Early Release Work in accordance with this Agreement and such authorization. Following execution of the Design-Build Amendment, compensation for the Early Release Work shall be included in the Contract Sum and the time for performing the Early Release Work shall be included in the Contract Time.

#### § 5.2.2.4 Early Procurement of Materials or Equipment by Owner

§ 5.2.2.4.1 If the Owner agrees to procure any materials or equipment prior to execution of the Design-Build Amendment, the Owner shall procure the materials or equipment on terms and conditions acceptable to the Design-Builder.

§ 5.2.3 Supervision. The Design-Builder shall supervise and direct the Construction Work, using the Design-Builder's best skill and attention. The Design-Builder shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Construction Work under the Contract, unless the Design-Build Documents provide other specific instructions concerning these matters.

### § 5.3 Submittals

§ 5.3.1 Submittals consist of Shop Drawings, Product Data, and Samples.

.1 Shop Drawings. Shop Drawings are drawings, diagrams, schedules, calculations, and other data specially prepared for the Construction Work by the Design-Builder or a Subcontractor, Sub-

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subcontractor, manufacturer, supplier, or distributor, to illustrate some portion of the Construction Work.

.2 Product Data. Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Design-Builder to illustrate materials or equipment for some portion of the Construction Work.

.3 Samples. Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Construction Work will be judged.

§ 5.3.1.4 Submittals are not Design-Build Documents. Their purpose is to demonstrate how the Design-Builder proposes to conform to the information given and the design concept expressed in the Design-Build Documents for those portions of the Construction Work for which the Design-Build Documents require submittals. Review by the Owner is subject to the limitations of Section 5.3.3.1. Informational submittals upon which the Owner is not expected to take responsive action may be so identified in the Design-Build Documents. Submittals that are not required by the Design-Build Documents may be returned by the Owner without action.

§ 5.3.1.5 Submittal Schedule. If the Design-Build Documents require the Design-Builder to submit Submittals to the Owner during performance of the Construction Work, the Design-Builder, prior to submitting any submittals, and thereafter as necessary to maintain a current submittal schedule, shall provide a submittal schedule for the Owner's approval. The Owner's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Design-Builder's construction schedule, and (2) allow the Owner reasonable time to review submittals.

§ 5.3.1.6 Documents and Submittals at the Site

The Design-Builder shall make available, at the Project site, the Design-Build Documents, including Change Orders, Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during performance of the Construction Work, and the approved Submittals. These shall be in electronic form or paper copy, available to the Owner, and delivered to the Owner upon completion of the Work as a record of the Construction Work as constructed.

§ 5.3.2 Design-Builder's Submittal Responsibilities

§ 5.3.2.1 The Design-Builder shall review for compliance with the Design-Build Documents, approve, and submit to the Owner, Submittals required by the Design-Build Documents, in accordance with the submittal schedule approved by the Owner or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Construction Work or in the activities of the Owner or of Separate Contractors.

§ 5.3.2.2 By submitting Submittals, the Design-Builder represents to the Owner that the Design-Builder has (1) reviewed and approved them, (2) determined and verified materials, field measurements, and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Construction Work and of the Design-Build Documents.

§ 5.3.2.3 The Design-Builder shall perform no portion of the Construction Work for which the Design-Build Documents require submittal and review of Submittals, until the respective submittal has been approved by the Owner.

§ 5.3.2.4 The Construction Work shall be in accordance with approved submittals except that the Design-Builder shall not be relieved of responsibility for deviations from the requirements of the Design-Build Documents by the Owner's approval of Submittals, unless the Design-Builder has specifically notified the Owner of such deviation at the time of submittal and (1) the Owner has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Change Directive has been issued authorizing the deviation. The Design-Builder shall not be relieved of responsibility for errors or omissions in Submittals by the Owner's approval thereof.

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§ 5.3.2.5 The Design-Builder shall direct specific attention, in writing or on resubmitted Submittals, to revisions other than those requested by the Owner on previous submittals. In the absence of such notice, the Owner's approval of a resubmission shall not apply to such revisions.

### § 5.3.3 Owner's Submittal Responsibilities

§ 5.3.3.1 The Owner will review, approve, or take other appropriate action upon, the Design-Builder's Submittals, but only for the limited purpose of checking for conformance with the information and design concept expressed in the Design-Build Documents. The Owner's action will be taken in accordance with the submittal schedule approved by the Owner or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Design-Builder as required by the Design-Build Documents. The Owner's review of the Design-Builder's Submittals shall not relieve the Design-Builder of the obligations under Sections 3.1.3, 3.1.11, and 5.3.2. The Owner's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Owner's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 5.3.3.2 Upon review of the submittals required by the Design-Build Documents, the Owner shall notify the Design-Builder of any non-conformance with the Design-Build Documents the Owner discovers.

§ 5.3.3.3 The persons or entities, in addition to the Owner's representative, who are required to review the Design-Builder's Submittals are as follows:
*(List name, address, and other information.)*

Not applicable

### § 5.4 Services Necessary to Support Construction Work

§ 5.4.1 The Design-Builder shall provide the services required to complete the Construction Work including services required to carry out the Design-Builder's responsibilities for construction means, methods, techniques, sequences, and procedures. The Design-Builder shall perform such services in compliance with applicable law.

§ 5.4.2 If the Design-Build Documents require services, certifications, or approvals by a licensed design professional during Construction, the drawings, calculations, specifications, certifications, Shop Drawings, and other Submittals prepared under the Design-Build Documents shall be signed and sealed by such design professional.

§ 5.4.3 The Owner shall be entitled to rely upon the services, certifications, and approvals provided by the design professionals under Section 5.4.2. The Owner shall provide prompt notice to the Design-Builder if the Owner observes or otherwise becomes aware of any errors, omissions, or inconsistencies in such services or information. The Owner is not required to ascertain that the services, certifications, and approvals performed or provided by the Design-Builder or the licensed design professional in connection with the Construction Work are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Owner shall promptly report to the Design-Builder any nonconformity discovered by, or made known to, the Owner.

### § 5.5 Labor and Materials

§ 5.5.1 Unless otherwise provided in the Design-Build Documents, the Design-Builder shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services, necessary for proper execution and completion of the Construction Work, whether temporary or permanent, and whether or not incorporated or to be incorporated in the construction.

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§ 5.5.2 When a material or system is specified in the Design-Build Documents without an "or equal" qualification, the Design-Builder may make substitutions only with the consent of the Owner and in accordance with a Change Order or Change Directive.

§ 5.5.3 The Design-Builder shall enforce strict discipline and good order among the Design-Builder's employees and other persons carrying out the Construction Work. The Design-Builder shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 5.6 Taxes

The Design-Builder shall pay sales, consumer, use and similar taxes, for the Construction Work provided by the Design-Builder, that are legally enacted when the Design-Build Amendment is executed, whether or not yet effective or merely scheduled to go into effect. Any tariffs or services or activities tax promulgated by the State of Michigan or Federal Government and enacted subsequent to, or made retroactive to, the execution of this Agreement are excluded from the Guaranteed Maximum Price. If a tariff or service or activities tax is enacted subsequent to, or made retroactive to, the execution of this Agreement, items impacted will be addressed in a Change Order. If there is an increase or decrease in the Cost of the Work due to any tariffs or taxes, the Contract Sum shall be adjusted pursuant to the Contract Documents.

§ 5.7 Permits, Fees, Notices and Compliance with Laws

§ 5.7.1 Unless otherwise provided in the Design-Build Documents, the Design-Builder shall secure and pay for the building permit as well as any other permits, fees, licenses, and inspections by government agencies, necessary for proper execution of the Construction Work and Substantial Completion of the Project. The Guaranteed Maximum Price shall include an allowance for permits, fees and inspections. Owner shall provide any financial guarantees required by governmental entities.

§ 5.7.2 The Design-Builder shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, applicable to performance of the Construction Work.

§ 5.7.3 Concealed or Unknown Conditions. If the Design-Builder encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Design-Build Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Design-Build Documents, the Design-Builder shall promptly provide notice to the Owner before conditions are disturbed (where feasible) and in no event later than 14 days after the conditions are first observed. The Owner shall promptly investigate such conditions and, if the Owner determines that they differ materially and cause an increase or decrease in the Design-Builder's cost of, or time required for, performance of any part of the Work, the Contract Sum or Contract Time, or both, shall be equitably adjusted. If the Owner determines that the conditions at the site are not materially different from those indicated in the Design-Build Documents and that no change in the terms of the Contract is justified, the Owner shall promptly notify the Design-Builder, stating the reasons. If the Design-Builder disputes the Owner's determination, the Design-Builder may submit a Claim as provided in Article 15.

§ 5.7.4 If, in the course of the Construction Work, the Design-Builder encounters human remains, or recognizes the existence of burial markers, archaeological sites, or wetlands, not indicated in the Design-Build Documents, the Design-Builder shall immediately suspend any operations that would affect them and shall notify the Owner. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Design-Builder shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

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§ 5.8 Allowances

§ 5.8.1 The Design-Builder shall include in the Contract Sum all allowances stated in the Design-Build Documents. Items covered by allowances shall be supplied for such amounts, and by such persons or entities as the Owner may direct, but the Design-Builder shall not be required to employ persons or entities to whom the Design-Builder has reasonable objection.

§ 5.8.2 Unless otherwise provided in the Design-Build Documents,

.1 allowances shall cover the cost to the Design-Builder of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

.2 the Design-Builder's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance items, shall be included in the Contract Sum; and

.3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 5.8.2.1 and (2) changes in Design-Builder's costs under Section 5.8.2.2. Notwithstanding the foregoing, allowance amounts shall be pooled, meaning that allowances shall be treated collectively, and an additive or deductive Change Order shall be prepared at the time reconciliation of allowances is complete.

§ 5.8.3 The Owner shall make selections of materials and equipment with reasonable promptness for allowances requiring Owner selection.

§ 5.9 Subcontracts and Other Agreements

§ 5.9.1 Those portions of the Construction Work that the Design-Builder does not customarily perform with the Design-Builder's own personnel shall be performed under subcontracts or other appropriate agreements with the Design-Builder. The Owner may designate specific persons from whom, or entities from which, the Design-Builder shall obtain bids. The Design-Builder shall obtain bids from subcontractors, and from suppliers of materials or equipment fabricated especially for the Construction Work, who are qualified to perform that portion of the Construction Work in accordance with the requirements of the Design-Build Documents. The Design-Builder shall deliver such bids to the Owner with an indication as to which bids the Design-Builder intends to accept. The Owner then has the right to review the Design-Builder's list of proposed subcontractors and suppliers and, subject to Section 5.9.1.1, to object to any subcontractor or supplier. Any approval or objection by the Owner shall not relieve the Design-Builder of its responsibility to perform the Construction Work in accordance with the Design-Build Documents. The Design-Builder shall not be required to contract with anyone to whom the Design-Builder has reasonable objection.

§ 5.9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Design-Builder; (2) is qualified to perform that portion of the Construction Work; and (3) has submitted a bid that conforms to the requirements of the Design-Build Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Design-Builder may require that a Change Order be issued to adjust the Contract Sum and/or Contract Time by the difference between the bid of the person or entity recommended to the Owner by the Design-Builder and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 5.9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Design-Builder shall provide in the Subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Design-Builder in Article 9.

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§ 5.10 Use of Site

The Design-Builder shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Design-Build Documents, and shall not unreasonably encumber the site with materials or equipment.

§ 5.11 Cutting and Patching

The Design-Builder shall not cut, patch, or otherwise alter fully or partially completed construction by the Owner or a Separate Contractor except with written consent of the Owner and Separate Contractor. Consent shall not be unreasonably withheld. The Design-Builder shall not unreasonably withhold, from the Owner or Separate Contractor, its consent to cutting or otherwise altering the Construction Work.

§ 5.12 Cleaning Up

§ 5.12.1 The Design-Builder shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Construction Work, the Design-Builder shall remove waste materials, rubbish, the Design-Builder's tools, construction equipment, machinery and surplus materials from and about the Project.

§ 5.12.2 If the Design-Builder fails to clean up as provided in the Design-Build Documents, the Owner may do so after prior written notice to the Design-Builder, and the Owner shall be entitled to reimbursement from the Design-Builder.

§ 5.13 Access to Construction Work

The Design-Builder shall provide the Owner and its Separate Contractors and consultants with access to the Construction Work in preparation and progress wherever located upon reasonable notice and during commercially reasonable business hours. The Design-Builder shall notify the Owner regarding Project safety criteria and programs, which the Owner, and its Separate Contractors and consultants, shall comply with while at the site.

§ 5.14 Construction Work by Owner or by Separate Contractors

§ 5.14.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 5.14.1.1 The term "Separate Contractor(s)" shall mean contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under provisions substantially similar to those of this Agreement. The Owner will identify in the Design-Build Amendment the extent of construction or operations related to the Project that will be performed by Separate Contractors, and will notify the Design-Builder promptly after execution of any agreement with a Separate Contractor. If the Design-Builder is delayed or incurs additional cost because of such action by the Owner, the Design-Builder shall be entitled to a Change Order.

§ 5.14.1.2 The Owner shall coordinate the activities of the Owner's own forces, and of each Separate Contractor, with the Construction Work of the Design-Builder, who shall cooperate with them. The Design-Builder shall participate in a joint review of the construction schedules of the Owner and any Separate Contractors and after mutual agreement the Design-Builder shall revise its construction schedule. The construction schedules shall then constitute the schedules to be used by the Design-Builder, Separate Contractors, and the Owner until subsequently revised.

§ 5.14.1.3 Unless otherwise provided in the Design-Build Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Design-Builder has under the Contract. The Design-Builder shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor. The Owner shall be responsible for failures by its Separate Contractors to comply with the obligations in this Agreement.

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§ 5.15 Owner's Right to Clean Up

If a dispute arises among the Design-Builder, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may, after prior written notice to the Design-Builder, clean up and allocate the cost among those responsible.

## ARTICLE 6 CHANGES IN THE WORK

### § 6.1 General

§ 6.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order or Change Directive, subject to the limitations stated in this Article 6 and elsewhere in the Design-Build Documents.

§ 6.1.2 A Change Order shall be based upon agreement between the Owner and Design-Builder. The Owner may issue a Change Directive without agreement by the Design-Builder.

§ 6.1.3 Changes in the Work shall be performed under applicable provisions of the Design-Build Documents. The Design-Builder shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order or Change Directive.

### § 6.2 Change Orders

A Change Order is a written instrument signed by the Owner and Design-Builder stating their agreement upon all of the following:

.1 The change in the Work;

.2 The amount of the adjustment, if any, in the Contract Sum or, if prior to execution of the Design-Build Amendment, the adjustment in the Design-Builder's compensation; and

.3 The extent of the adjustment, if any, in the Contract Time.

### § 6.3 Change Directives

§ 6.3.1 A Change Directive is a written order signed by the Owner directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or, if prior to execution of the Design-Build Amendment, the adjustment in the Design-Builder's compensation, Contract Time, or both. The Owner may by Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions. The Contract Sum or, if prior to execution of the Design-Build Amendment, the Design-Builder's compensation, or Contract Time, or both, shall be adjusted accordingly.

§ 6.3.2 A Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 6.3.3 If the Change Directive provides for an adjustment to the Contract Sum or, if prior to execution of the Design-Build Amendment, an adjustment in the Design-Builder's compensation, the adjustment shall be based on one of the following methods:

.1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;

.2 Unit prices stated in the Design-Build Documents or subsequently agreed upon;

.3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee. The Design-Builder shall keep and present, in such form as the Owner may prescribe, an itemized accounting together with appropriate supporting data; or

.4 As provided in Section 6.3.4.

§ 6.3.4 If the Design-Builder does not respond promptly or disagrees with the method for adjustment in the Contract Sum or, if prior to execution of the Design-Build Amendment, the method for adjustment in the Design-Builder's compensation, the Owner shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase, an amount for overhead and profit as set forth in this Agreement, or if no such amount is set forth in this Agreement, a

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reasonable amount. In such case, the Design-Builder shall keep and present, in such form as the Owner may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Design-Build Documents, costs for the purposes of this Section 6.3.4 shall be limited to the following:

.1 Additional costs of professional services;

.2 Costs of labor, applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Owner;

.3 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;

.4 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Design-Builder or others;

.5 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and

.6 Costs of supervision and field office personnel directly attributable to the change.

§ 6.3.5 Upon receipt of a Change Directive, the Design-Builder shall promptly proceed with the change in the Work involved and advise the Owner of the Design-Builder's agreement or disagreement with the method, if any, provided in the Change Directive for determining the proposed adjustment in the Contract Sum or, if prior to execution of the Design-Build Amendment, the adjustment in the Design-Builder's compensation, or Contract Time.

§ 6.3.6 A Change Directive signed by the Design-Builder prior to execution of the Design-Build Amendment indicates the Design-Builder's agreement therewith, including adjustment in compensation and schedule, or the method for determining them. A Change Directive signed by the Design-Builder after the execution of the Design-Build Amendment indicates the Design-Builder's agreement therewith, including adjustment in Contract Sum and Contract Time, or the method for determining them. Any such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 6.3.7 If the Design-Builder disagrees with the adjustment in Contract Time, the Design-Builder may make a Claim in accordance with the applicable provisions of Article 15.

§ 6.3.8 The amount of credit to be allowed by the Design-Builder to the Owner for a deletion or change that results in a net decrease in the Contract Sum or, if prior to execution of the Design-Build Amendment, in the Design-Builder's compensation, shall be actual net cost. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 6.3.9 Pending final determination of the total cost of a Change Directive to the Owner, the Design-Builder may request payment for Work completed under the Change Directive in Applications for Payment. The Owner will make an interim determination for purposes of certification for payment for those costs deemed to be reasonably justified. The Owner's interim determination of cost shall adjust the Contract Sum or, if prior to execution of the Design-Build Amendment, the Design-Builder's compensation, on the same basis as a Change Order, subject to the right of Design-Builder to disagree and assert a Claim in accordance with Article 15.

§ 6.3.10 When the Owner and Design-Builder agree with a determination concerning the adjustments in the Contract Sum or, if prior to execution of the Design-Build Amendment, the adjustment in the Design-Builder's compensation and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Owner and Design-Builder shall execute a Change Order. Change Orders may be issued for all or any part of a Change Directive.

## ARTICLE 7 OWNER'S RESPONSIBILITIES

### § 7.1 General

§ 7.1.1 The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to administration of the Work within the approved scope and budget, subject to the Owner's Charter,

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ordinances, and applicable approval requirements. The designation shall not independently authorize the representative to increase compensation, authorize Early Release Work, execute the Design-Build Amendment, or waive the Owner's rights without any further approval required by the Owner.

§ 7.1.2 The Owner shall render decisions in a timely manner and in accordance with the Design-Builder's schedule. The Owner shall furnish to the Design-Builder, within 15 days after receipt of a written request, information necessary and relevant for the Design-Builder to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 7.1.3 The Owner shall furnish and coordinate the services of the Owner's consultants and Separate Contractors with those services provided by the Design-Builder. Upon the Design-Builder's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants or Separate Contractors. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 7.1.4 The Owner shall furnish the services of consultants required by a material change in the Owner's Criteria or authorize the Design-Builder to furnish them pursuant to a Change Order or Change Directive.

§ 7.1.5 The Owner is not expected to have a Sustainable Objective.

§ 7.1.6 Except as otherwise provided in the Design-Build Documents or when direct communications have been specially authorized, the Owner shall communicate through the Design-Builder with persons or entities employed or retained by the Design-Builder, including the Architect and Subcontractors.

§ 7.1.7 The Owner shall purchase and maintain insurance as set forth in Article 11 and AIA Document A141–2024 Exhibit A.

§ 7.1.8 Visits to the site by the Owner shall not be construed to create an obligation on the part of the Owner to make on-site inspections to check the quality or quantity of the Work. The Owner shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences, or procedures, or for the safety precautions and programs in connection with the Work.

§ 7.1.9 The Owner shall not be responsible for the Design-Builder's failure to perform the Work in accordance with the requirements of the Design-Build Documents. The Owner shall not have control over or charge of, and will not be responsible for, acts or omissions of the Design-Builder, Architect, Consultants, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 7.1.10 The Owner may reject Work that does not conform to the Design-Build Documents. The Owner may require inspection or testing of the Construction Work in accordance with Section 16.5.2, whether or not the Construction Work is fabricated, installed, or completed. However, neither this authority of the Owner nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Owner to the Design-Builder.

§ 7.1.11 The Owner acknowledges that accelerated or fast-track design and construction, or phased construction, provides a benefit, but also carries with it associated risks. Such risks include the Owner incurring costs for the Design-Builder to coordinate and redesign portions of the Project affected by procuring or installing elements of the Project prior to the completion of all relevant Design-Build Documents, and costs for the Design-Builder to remove and replace previously installed Construction Work. If the Owner approves accelerated or fast-track design and construction, or phased construction, the Owner agrees to include in the budget for the Work sufficient contingencies to cover such costs.

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§ 7.2 Information and Services Required of the Owner

§ 7.2.1 The Owner shall furnish information or services required of the Owner by the Design-Build Documents with reasonable promptness.

§ 7.2.2 The Owner shall provide, to the extent under the Owner's control and if not required by the Design-Build Documents to be provided by the Design-Builder, the results and reports of prior tests, inspections, or investigations conducted for the Project involving structural or mechanical systems; chemical, air and water pollution; hazardous materials; or environmental and subsurface conditions and information regarding the presence of pollutants at the Project site.

§ 7.2.3 The Owner shall promptly obtain easements, zoning variances, and legal authorizations or entitlements regarding site utilization where essential to the execution of the Project.

§ 7.2.4 The Owner shall cooperate with the Design-Builder in securing building and other permits, licenses, and inspections.

§ 7.2.5 The services, information, surveys, and reports required to be provided by the Owner under this Agreement, shall be furnished at the Owner's expense. Except as otherwise specifically provided in this Agreement or elsewhere in the Design-Build Documents or to the extent the Owner advises the Design-Builder to the contrary in writing, the Design-Builder shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services, information, surveys, and reports furnished by the Owner.

§ 7.2.6 If the Owner observes or otherwise becomes aware of a fault or defect in the Work or non-conformity with the Design-Build Documents, the Owner shall give prompt notice thereof to the Design-Builder.

§ 7.2.7 Evidence of the Owner's Financial Arrangements

§ 7.2.7.1 Prior to execution of the Design-Build Amendment, the Owner shall furnish reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract.

§ 7.2.7.2 Following the execution of the Design-Build Amendment and upon written request by the Design-Builder, the Owner shall furnish to the Design-Builder reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Design-Builder as the Design-Build Documents require; (2) the Design-Builder identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Design-Builder's request, the Design-Builder may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Design-Builder may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 7.2.7, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Design-Builder's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Design-Build Documents.

§ 7.2.7.3 After the Owner furnishes evidence of financial arrangements under this Section 7.2.7, the Owner shall not materially vary such financial arrangements without prior notice to the Design-Builder.

§ 7.2.7.4 Where the Owner has designated information furnished under this Section 7.2.7 as "confidential," the Design-Builder shall keep the information confidential as set forth in Article 16.

§ 7.2.8 Unless required by the Design-Build Documents to be provided by the Design-Builder, the Owner shall furnish the services of geotechnical engineers or other consultants when such services are reasonably necessary to properly carry out the Design Services furnished by the Design-Builder. Such services may include, but are not limited to, test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous

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materials, ground corrosion and resistivity tests, and necessary operations for anticipating subsoil conditions. The services of geotechnical engineer(s) or other consultants shall include preparation and submission of all appropriate reports and professional recommendations.

§ 7.2.9 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements, and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning or deed restrictions, and boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 7.2.10 Unless required by the Design-Build Documents to be provided by the Design-Builder, the Owner shall, upon request from the Design-Builder, furnish the services of other consultants when such services are reasonably necessary to properly carry out the Design Services furnished by the Design-Builder. In such event, the Design-Builder shall identify the services required.

§ 7.2.11 The Owner shall furnish all legal, insurance, and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

### § 7.3 Owner's Right to Stop Construction Work

If the Design-Builder fails to correct Construction Work which is not in accordance with the requirements of the Design-Build Documents as required by Section 12.2 or persistently fails to carry out Construction Work in accordance with the Design-Build Documents, the Owner may issue a written order to the Design-Builder to stop the Construction Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Construction Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Design-Builder or any other person or entity, except to the extent required by Section 5.14.1.2.

### § 7.4 Owner's Right to Carry Out the Construction Work

If the Design-Builder defaults or neglects to carry out the Construction Work in accordance with the Design-Build Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. The Owner may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies. If current and future payments are not sufficient to cover such amounts, the Design-Builder shall pay the difference to the Owner. If the Design-Builder disagrees with the actions of the Owner, or the amounts claimed as costs to the Owner, the Design-Builder may file a claim pursuant to Article 15.

## ARTICLE 8 TIME

### § 8.1 Progress and Completion

§ 8.1.1 Time limits stated in the Design-Build Documents are of the essence of the Contract. By executing the Design-Build Amendment, the Design-Builder confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.1.2 The Design-Builder shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

### § 8.2 Delays and Extensions of Time

§ 8.2.1 If the Design-Builder is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or consultant, or of a Separate Contractor; (2) changes ordered in the Work; (3) labor

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disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, delays by public authorities related to permits, licenses, and inspections, force majeure, other Excusable Events of Delay as defined in Section 8.2.4, or other causes beyond or not under the Design-Builder's control; (4) delay authorized by the Owner pending mediation and binding dispute resolution; or (5) other causes that the Owner determines justify delay, then the Contract Time shall be extended only to the extent the Design-Builder demonstrates an actual delay to the critical path of the Work, after reasonable mitigation efforts and excluding a delay attributable to the Design-Builder or persons or entities for whom it is responsible. In addition, the Contract Sum shall be increased by documented, reasonable additional costs actually incurred due to a delay to the critical path of the Work, without duplicate recovery, after reasonable mitigation efforts and excluding costs due to a delay attributable to the Design-Builder or persons or entities for whom it is responsible.

§ 8.2.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.2.3 This Section 8.2 does not preclude recovery of damages for delay by either party under other provisions of the Design-Build Documents.

§ 8.2.4 To the extent that any of the following events results in an actual delay in the progress of the Work, such delay shall, subject to compliance with the provisions of the Agreement, constitute an "Excusable Event of Delay":

.1 Acts (including delays in acting or failure to act) of the State, or the City or of any other governmental or regulatory authority (including, without limitation, the applicable governmental agency's failure to timely issue permits necessary for the commencement of the Work, or designated portions thereof) that are not the result of any fault or negligence of the Design-Builder, Subcontractors or Sub-subcontractors ("Regulatory Delays");

.2 Restraints or injunctions issued by a judicial body requiring that the Work or any portion thereof shall be halted ("Judicial Delays");

.3 Unforeseen changes in Law;

.4 Fires, floods, earthquakes, civil disturbances, wars, insurrections, unavoidable casualties, riots or sabotage;

.5 Strikes, involuntary work stoppages, labor disputes, lockouts not resulting from any fault of the Design-Builder, Subcontractors so Sub-subcontractors, or unusual lead times, unavailability of, or delays to receive materials and/or equipment not resulting from any fault of the Design-Builder, Subcontractors or Sub-subcontractors;

.6 Theft of components and materials or destruction of portions of the Work, despite Contractors commercially reasonable efforts to secure and protect Work; or

.7 Delays caused by or related to pandemics, epidemics, public health emergencies, or COVID-19, including but not limited to, governmental orders, work stoppages, disruptions in supply chain, delays in the receipt of materials and equipment, insufficient labor availability, and infections on the Project site.

## ARTICLE 9 PAYMENT APPLICATIONS AND PROJECT COMPLETION

### § 9.1 Contract Sum

The Contract Sum is stated in the Design-Build Amendment.

§ 9.1.1 If unit prices are stated in the Design-Build Amendment or subsequently agreed upon, and if quantities set forth in the Design-Build Amendment are materially changed in a proposed Change Order or Change Directive, the applicable unit prices shall be equitably adjusted.

### § 9.2 Schedule of Values or Control Estimate

Where the Contract Sum is based on a stipulated sum or Guaranteed Maximum Price, the Design-Builder shall submit a schedule of values to the Owner prior to the first Application for Payment after execution of the Design-Build Amendment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Owner. This schedule, unless reasonably objected to by the Owner, shall be used as a basis for reviewing the Design-Builder's

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Applications for Payment. Any changes to the schedule of values shall be submitted to the Owner and supported by such data to substantiate its accuracy as the Owner may require, and unless reasonably objected to by the Owner, shall be used as a basis for reviewing the Design-Builder's subsequent Applications for Payment.

§ 9.2.1 Where the Contract Sum is the Cost of the Work plus the Design-Builder's Fee without a Guaranteed Maximum Price, the Design-Builder shall prepare and submit to the Owner a Control Estimate. The Control Estimate shall include the estimated Cost of the Work plus the Design-Builder's Fee.

§ 9.2.2 The Control Estimate shall include:

.1 The documents enumerated in Article 17, including all Modifications thereto;

.2 A list of the assumptions made by the Design-Builder in the preparation of the Control Estimate to supplement the information provided by the Owner and contained in the Design-Build Documents;

.3 A statement of the estimated Cost of the Work organized by trade categories or systems and the Design-Builder's Fee;

.4 A project schedule upon which the Control Estimate is based, indicating proposed architects, subcontractors, and consultants, activity sequences and durations, milestone dates for receipt and approval of pertinent information, schedule of shop drawings and samples, procurement and delivery of materials or equipment, the Owner's occupancy requirements, and the date of Substantial Completion; and

.5 A list of any contingency amounts included in the Control Estimate for further development of design and construction.

§ 9.2.3 When the Control Estimate is acceptable to the Owner, the Owner shall acknowledge it in writing. The Owner's acceptance of the Control Estimate does not imply that the Control Estimate constitutes a Guaranteed Maximum Price.

§ 9.2.4 The Design-Builder shall develop and implement a detailed system of cost control that will provide the Owner with timely information as to the anticipated total Cost of the Work. The cost control system shall compare the Control Estimate with the actual cost for activities in progress and estimates for uncompleted tasks and proposed changes. This information shall be reported to the Owner, in writing, no later than the Design-Builder's first Application for Payment and shall be revised and submitted with each Application for Payment.

§ 9.2.5 The Owner shall authorize the Design-Builder to prepare revisions to the Design-Build Documents that incorporate the agreed-upon assumptions contained in the Control Estimate. Based upon the Owner's authorization, the Design-Builder shall revise the Design-Build Documents to incorporate the agreed-upon assumptions contained in the Control Estimate.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Design-Builder shall submit to the Owner an itemized Application for Payment for completed portions of the Work. The Application for Payment shall be notarized, if required, and supported by all data substantiating the Design-Builder's right to payment that the Owner requires, such as copies of requisitions, and releases and waiver of liens from the Architect, Consultants, Subcontractors, and suppliers, and shall reflect retainage if provided for in the Design-Build Documents.

§ 9.3.1.1 As provided in Section 6.3.9, Applications for Payment may include requests for payment on account of changes in the Work that have been properly authorized by Change Directives, or by interim determinations of the Owner, but not yet included in Change Orders. As provided in Section 2.1, compensation for Work prior to execution of the Design-Build Amendment may include payment on account of changes in the Work that have been properly authorized by Change Directives, or by interim determinations of the Owner, but not yet included in Change Orders.

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§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Design-Builder does not intend to pay the Architect, a Consultant, a Subcontractor, or a supplier, unless such Work has been performed by others whom the Design-Builder intends to pay.

§ 9.3.2 Unless otherwise provided in the Design-Build Documents, payments shall be made for services provided as well as materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Design-Builder with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Design-Builder warrants that title to all Work, other than Instruments of Service, covered by an Application for Payment will pass to the Owner no later than the time of payment. The Design-Builder further warrants that, upon submittal of an Application for Payment, all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Design-Builder's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Design-Builder, Architect, Consultants, Subcontractors, suppliers, or any other persons or entities that provided labor, materials, and equipment relating to the Work.

### § 9.4 Certificates for Payment

The Owner shall, within seven days after receipt of the Design-Builder's Application for Payment, either (1) issue to the Design-Builder a Certificate for Payment in the full amount of the Application for Payment; (2) issue to the Design-Builder a Certificate for Payment for such amount the Owner determines is properly due, and notify the Design-Builder of the Owner's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Design-Builder of the Owner's reason for withholding certification in whole as provided in Section 9.5.1.

### § 9.5 Decisions to Withhold Certification

§ 9.5.1 The Owner may withhold a Certificate for Payment in whole or in part to the extent reasonably necessary to protect the Owner due to the Owner's determination that the Work has not progressed to the point indicated in the Design-Builder's Application for Payment, or the quality of the Work is not in accordance with the Design-Build Documents. If the Owner is unable to certify payment in the amount of the Application for Payment, the Owner will notify the Design-Builder as provided in Section 9.4. If the Design-Builder and Owner cannot agree on a revised amount, the Owner will promptly issue a Certificate for Payment for the amount that the Owner deems to be due and owing. The Owner may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued to such extent as may be necessary to protect the Owner from loss for which the Design-Builder is responsible because of

.1 Failure to perform Work in accordance with the Design-Build Documents;
.2 Third-party claims filed, unless security acceptable to the Owner is provided by the Design-Builder;
.3 Failure of the Design-Builder to make payments properly to the Architect, Consultants, Subcontractors, suppliers, or others, for services, labor, materials, or equipment;
.4 Reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
.5 Damage to the Owner or a Separate Contractor; or
.6 Reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual damages (excluding consequential damages waived under Section 14.1.7) for the anticipated delay.

§ 9.5.2 If the Design-Builder disputes the Owner's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, the Design-Builder may submit a Claim in accordance with Article 15.

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§ 9.5.3 When the above reasons for withholding certification are removed, the Owner shall certify amounts previously withheld.

§ 9.5.4 If the Owner withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, after seven (7) days prior notice to the Design-Builder, issue joint checks to the Design-Builder and to any other persons or entities providing Work for the Design-Builder to whom the Design-Builder failed to make payment for Work properly performed or material or equipment suitably delivered.

§ 9.6 Progress Payments

§ 9.6.1 After the Owner has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Design-Build Documents.

§ 9.6.2 In taking action on the Design-Builder's Applications for Payment, the Owner shall be entitled to rely on the accuracy and completeness of the information furnished by the Design-Builder, and such action shall not be deemed to be a representation that (1) the Owner has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 9.3.1 or other supporting data; (2) that the Owner has made exhaustive or continuous on-site inspections; or (3) that the Owner has made examinations to ascertain how or for what purposes the Design-Builder has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 9.6.3 The Design-Builder shall pay each person or entity providing Work for the Design-Builder, no later than seven days after receipt of payment from the Owner. Payment shall be the amount to which the person or entity providing Work for the Design-Builder is entitled, reflecting percentages actually retained from payments to the Design-Builder on account of the portion of the Work performed by the person or entity. The Design-Builder shall, by appropriate agreement with each person or entity providing Work for the Design-Builder, require each person or entity providing Work for the Design-Builder to make payments to subconsultants and subcontractors in a similar manner.

§ 9.6.4 The Owner will, on request and if practicable, furnish to the person or entity providing Work for the Design-Builder, information regarding percentages of completion or amounts applied for by the Design-Builder and action taken thereon by the Owner on account of portions of the Work done by such person or entity providing Work for the Design-Builder.

§ 9.6.5 The Owner has the right to request written evidence from the Design-Builder that the Design-Builder has properly paid any other persons or entities providing Work for the Design-Builder, amounts paid by the Owner to the Design-Builder for the Work. If the Design-Builder fails to furnish such evidence within seven days, the Owner shall have the right to contact the other person or entity providing Work for the Design-Builder to ascertain whether they have been properly paid. The Owner shall have no obligation to pay, or to see to the payment of money to any other person or entity providing services or Work for the Design-Builder, except as may otherwise be required by law.

§ 9.6.6 The Design-Builder's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.3, 9.6.4 and 9.6.5.

§ 9.6.6.1 Except with the Owner's prior written approval, the Design-Builder shall not make advance payments to suppliers for materials or equipment.

§ 9.6.7 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Design-Build Documents.

§ 9.6.8 Unless the Design-Builder provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Design-Builder for Work properly performed by the Architect, Consultants,

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Subcontractors, and other persons or entities providing Work for the Design-Builder, shall be held by the Design-Builder for the Architect and those Consultants, Subcontractors, or other persons or entities. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Design-Builder, create any fiduciary liability or tort liability on the part of the Design-Builder for breach of trust, or entitle any person or entity to an award of punitive damages against the Design-Builder for breach of the requirements of this provision.

§ 9.6.9 Provided the Owner has fulfilled its payment obligations under the Design-Build Documents, the Design-Builder shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Architect, Consultant, Subcontractor, or any other person or entity providing Work for the Design-Builder. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Design-Builder. If approved by the applicable court, when required, the Design-Builder may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 9.6.10 The Owner and Design-Builder shall agree upon (1) a mutually acceptable procedure for review and approval of payments to the Architect, Consultants, and Subcontractors, and (2) the percentage of retainage held on agreements with the Architect, Consultants, and Subcontractors, and the Design-Builder shall execute subcontracts in accordance with those agreements.

§ 9.6.11 Payment via Wire Transfer

If the Owner would like to make payment via wire transfer to the Design-Builder, the following process must be followed prior to the first wire transfer payment:

.1 Owner shall provide a written request to the Design-Builder for wire payment instructions delivered in person, through the USPS, or an equivalent courier company;

.2 Design-Builder shall provide current wire payment instructions that is signed and dated by the Chief Financial Officer of the Design-Builder and delivered in person, through the USPS, or an equivalent courier company; and

.3 After receipt of the wire instructions, Owner shall verbally confirm the wire instructions with the Chief Financial Officer of the Design-Builder.

After the above is completed, the wire instructions cannot be changed for any reason unless the Owner is verbally contacted by the Chief Financial Officer of the Design-Builder and steps .2 and .3 above are again completed.

§ 9.6.12 If Owner delays in remitting payment to Design-Builder as required herein for reasons other than a disputed amount, then the date of Substantial Completion shall be extended by two (2) days for each day past the due date that payment is not made.

§ 9.7 Failure of Payment

If, through no fault of the Design-Builder, the Owner fails to issue a Certificate for Payment or make payment of the certified amount within the time required by the Design-Build Documents, then the Design-Builder may, upon seven additional days' notice to the Owner, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Design-Builder's reasonable costs of shutdown, delay, and start-up, plus interest as provided for in the Design-Build Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Construction Work when the Construction Work or designated portion thereof is sufficiently complete in accordance with the Design-Build Documents so that the Owner can occupy or utilize the Construction Work for its intended use. Receipt of a Temporary Certificate of Occupancy (TCO), or the equivalent, from the public authority having jurisdiction shall be required where applicable, but shall not, by itself, establish Substantial Completion. Substantial Completion shall be determined by the Owner in accordance with Sections 9.8.3 and 9.8.5.

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§ 9.8.2 When the Design-Builder considers that the Construction Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Design-Builder shall prepare and submit to the Owner a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Design-Builder to complete all Work in accordance with the Design-Build Documents.

§ 9.8.3 Upon receipt of the Design-Builder's list, the Owner shall make an inspection to determine whether the Construction Work or designated portion thereof is substantially complete. If the Owner's inspection discloses any item, whether or not included on the Design-Builder's list, which is not sufficiently complete in accordance with the Design-Build Documents so that the Owner can occupy or utilize the Construction Work or designated portion thereof for its intended use, the Design-Builder shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Owner. In such case, the Design-Builder shall then submit a request for another inspection by the Owner to determine Substantial Completion.

§ 9.8.4 Prior to issuance of the Certificate of Substantial Completion under Section 9.8.5, the Owner and Design-Builder shall discuss and then determine the parties' obligations to obtain and maintain property insurance following issuance of the Certificate of Substantial Completion.

§ 9.8.5 When the Construction Work or designated portion thereof is substantially complete, the Design-Builder will prepare for the Owner's signature a Certificate of Substantial Completion that shall, upon the Owner's signature, establish the date of Substantial Completion; establish responsibilities of the Owner and Design-Builder for security, maintenance, heat, utilities, damage to the Construction Work, and insurance; and fix the time within which the Design-Builder shall finish all items on the list accompanying the Certificate. Warranties required by the Design-Build Documents shall commence on the date of Substantial Completion of the Construction Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.6 The Certificate of Substantial Completion shall be submitted by the Design-Builder to the Owner for written acceptance of responsibilities assigned to it in the Certificate. Upon the Owner's acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Payment shall be adjusted for Construction Work that is incomplete or not in accordance with the requirements of the Design-Build Documents.

### § 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Construction Work at any stage when such portion is designated by separate agreement with the Design-Builder, provided such occupancy or use is consented to, by endorsement or otherwise, by the insurer providing property insurance and authorized by authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Design-Builder have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Construction Work, and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Design-Build Documents. When the Design-Builder considers a portion substantially complete, the Design-Builder shall prepare and submit a list to the Owner as provided under Section 9.8.2. Consent of the Design-Builder to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Construction Work shall be determined by written agreement between the Owner and Design-Builder.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner and Design-Builder shall jointly inspect the area to be occupied, or portion of the Construction Work to be used, in order to determine and record the condition of the Construction Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Construction Work shall not constitute acceptance of Construction Work not complying with the requirements of the Design-Build Documents.

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§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon receipt of the Design-Builder's notice that the Construction Work is ready for final inspection and acceptance, and upon receipt of a final Application for Payment, the Owner will promptly make such inspection. When the Owner finds the Construction Work acceptable under the Design-Build Documents and the Contract fully performed, the Owner will, subject to Section 9.10.2 and 9.10.3, promptly issue a final Certificate for Payment.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Design-Builder submits to the Owner (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Construction Work, for which the Owner or the Owner's property might be responsible or encumbered, (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Design-Build Documents to remain in force after final payment is currently in effect, (3) consent of surety, if any, to final payment, (4) an as-constructed record copy of the Construction Documents marked to indicate field changes and selections made during construction, (5) documentation of any special warranties, such as manufacturer's warranties, product data, and maintenance and operations manuals, and (6) waivers of lien as required under the Michigan Construction Lien Act. If an Architect, Consultant, Subcontractor, or any other person or entity providing services, labor, materials, or equipment relating to the Construction Work, refuses to furnish a release or waiver required by the Owner, the Design-Builder may furnish a bond satisfactory to the Owner to indemnify the Owner against such liens, claims, security interests, or encumbrances. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Design-Builder shall refund to the Owner all money that the Owner may be compelled to pay in discharging such liens, claims, security interests, or encumbrances, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Construction Work, final completion thereof is materially delayed through no fault of the Design-Builder or by issuance of Change Orders affecting final completion, the Owner shall, upon application by the Design-Builder, and without terminating the Contract, make payment of the balance due for that portion of the Construction Work fully completed, corrected, and accepted. If the estimated cost to complete or correct the Construction Work is less than retainage stipulated in the Design-Build Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Construction Work fully completed and accepted shall be submitted by the Design-Builder to the Owner prior to issuance of payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

.1 liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
.2 failure of the Work to comply with the requirements of the Design-Build Documents;
.3 terms of special warranties required by the Design-Build Documents; or
.4 audits performed by the Owner, if permitted by the Design-Build Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Design-Builder shall constitute a waiver of claims by the Design-Builder except those previously made in writing and identified by the Design-Builder as unsettled at the time of final Application for Payment.

§ 9.11 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

*(Insert rate of interest agreed upon, if any.)*

Prime Rate of Fifth Third Bank plus 500 basis points per annum.

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## ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

### § 10.1 Safety Precautions and Programs

The Design-Builder shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Construction Work.

### § 10.2 Safety of Persons and Property

§ 10.2.1 The Design-Builder shall be responsible for precautions for the safety of, and reasonable protection to prevent damage, injury, or loss to

.1 employees and persons performing the Construction Work and others who may be affected thereby;

.2 the Construction Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Design-Builder, a Subcontractor, or any other person or entity; and

.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, or structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Design-Builder shall comply with, and give notices required by, applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on the safety of persons or property, or their protection from damage, injury, or loss.

§ 10.2.3 The Design-Builder shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods, are necessary for execution of the Construction Work, the Design-Builder shall exercise utmost care, and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Design-Builder shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Design-Build Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3, caused in whole or in part by the Design-Builder, the Architect, a Consultant, a Subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Design-Builder is responsible under Sections 10.2.1.2 and 10.2.1.3. The Design-Builder may make a Claim for the cost to remedy damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner, or anyone directly or indirectly employed by the Owner, or by anyone for whose acts the Owner may be liable, and not attributable to the fault or negligence of the Design-Builder. The foregoing obligations of the Design-Builder are in addition to the Design-Builder's obligations under Section 3.1.14.

§ 10.2.6 The Design-Builder shall designate a responsible member of the Design-Builder's organization, at the site, whose duty shall be the prevention of accidents. This person shall be the Design-Builder's superintendent unless otherwise designated by the Design-Builder in writing to the Owner.

§ 10.2.7 The Design-Builder shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property. If the Owner or Design-Builder suffers injury or damage to person or property because of an act or omission of the other, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

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### § 10.3 Hazardous Materials

§ 10.3.1 The Design-Builder is responsible for compliance with any requirements included in the Design-Build Documents regarding hazardous materials or substances. If the Design-Builder encounters a hazardous material or substance not addressed in the Design-Build Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Design-Builder, the Design-Builder shall, upon recognizing the condition, immediately stop Construction Work in the affected area and notify the Owner of the condition.

§ 10.3.2 Upon receipt of the Design-Builder's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Design-Builder and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Design-Build Documents, the Owner shall furnish in writing to the Design-Builder the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Design-Builder will promptly reply to the Owner in writing stating whether or not the Design-Builder has reasonable objection to the persons or entities proposed by the Owner. If the Design-Builder has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Design-Builder has no reasonable objection. When the material or substance has been rendered harmless, Construction Work in the affected area shall resume upon written agreement of the Owner and Design-Builder. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Design-Builder's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Design-Builder, the Architect, Consultants, and Subcontractors, and employees of any of them, from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Construction Work in the affected area, if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to, or destruction of, tangible property (other than the Construction Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Design-Builder brings to the site unless such materials or substances are required by the Owner's Criteria. The Owner shall be responsible for hazardous materials or substances required by the Owner's Criteria, except to the extent of the Design-Builder's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Design-Builder shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Design-Builder brings to the site and negligently handles, or (2) where the Design-Builder fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Design-Builder, the Design-Builder is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Construction Work as required by the Design-Build Documents, the Owner shall reimburse the Design-Builder for all cost and expense thereby incurred.

### § 10.4 Emergencies

In an emergency affecting safety of persons or property, the Design-Builder shall act, at the Design-Builder's discretion, to prevent threatened damage, injury, or loss.

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## ARTICLE 11 INSURANCE AND BONDS

### § 11.1 Design-Builder's Insurance and Bonds

§ 11.1.1 The Design-Builder shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in this Agreement or elsewhere in the Design-Build Documents. Prior to commencement of the Work, the Design-Builder shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner shall be named as an additional insured under the Design-Builder's commercial general liability policy or as otherwise described in the Design-Build Documents.

§ 11.1.2 The Design-Builder shall furnish payment and performance bonds, each in the amount of one hundred percent (100%) of the Contract Sum, in accordance with Exhibit A and applicable law. Required bonds shall be furnished before award of the construction contract and shall become binding upon award. Any Early Release Work requiring bonds under applicable law shall be similarly bonded before award of such Work. Bond premiums and associated costs shall be included in the approved Guaranteed Maximum Price or applicable Early Release Work authorization. The Design-Builder shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Design-Build Contract, the Design-Builder shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4 Notice of Cancellation or Expiration of Design-Builder's Required Insurance. Within three (3) business days of the date the Design-Builder becomes aware of an impending or actual cancellation or expiration of any insurance required by the Design-Build Documents, the Design-Builder shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Design-Builder, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Design-Builder. The furnishing of notice by the Design-Builder shall not relieve the Design-Builder of any contractual obligation to provide any required coverage.

### § 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in this Agreement or elsewhere in the Design-Build Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 Failure to Purchase Required Property Insurance. If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in this Agreement or elsewhere in the Design-Build Documents, the Owner shall inform the Design-Builder in writing prior to commencement of the Construction Work. Upon receipt of notice from the Owner, the Design-Builder may delay commencement of the Construction Work and may obtain insurance that will protect the interests of the Design-Builder, Subcontractors, and Sub-Subcontractors in the Construction Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Design-Builder, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Design-Builder is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Design-Builder for all reasonable costs and damages attributable thereto.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Design-Build Documents, the Owner shall provide notice to the Design-Builder of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the

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Design-Builder: (1) the Design-Builder, upon receipt of notice from the Owner, shall have the right to stop the Construction Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Design-Builder; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Design-Builder, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Design-Builder purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Design-Builder waive all rights against (1) each other and any of their consultants, subcontractors, sub-subcontractors, agents, and employees, each of the other; and (2) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by this Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Design-Builder, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Separate Contractors, consultants, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this Section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 If, during construction of the Project, the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Design-Builder for loss of use of the Owner's property, due to fire or other hazards however caused.

§ 11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by this Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Design-Builder its just share of insurance proceeds received by the Owner, and by appropriate agreement the Design-Builder shall make payments to its consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Design-Builder of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Design-Builder shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Design-Builder does not object, the Owner shall settle the loss, and the Design-Builder shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Design-Build Contract for convenience, the Owner and Design-Builder shall execute a Change Order for reconstruction of the damaged or destroyed Construction Work. If the Design-Builder timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Design-Builder arising out of the settlement or allocation of the proceeds shall be

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resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Change Directive for the reconstruction of the damaged or destroyed Construction Work.

## ARTICLE 12 UNCOVERING AND CORRECTION OF CONSTRUCTION WORK

### § 12.1 Uncovering of Construction Work

The Owner may request to examine a portion of the Construction Work that the Design-Builder has covered to determine if the Construction Work has been performed in accordance with the Design-Build Documents. If such Construction Work is in accordance with the Design-Build Documents, the Design-Builder shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Construction Work is not in accordance with the Design-Build Documents, the costs of uncovering the Construction Work, and the cost of correction, shall be at the Design-Builder's expense and shall not result in a change in the Contract Time except as otherwise permitted in this Agreement.

### § 12.2 Correction of Construction Work

§ 12.2.1 Before Substantial Completion. The Design-Builder shall promptly correct Construction Work rejected by the Owner or failing to conform to the requirements of the Design-Build Documents, discovered before Substantial Completion, and whether or not fabricated, installed, or completed. Costs of correcting such rejected Construction Work, including additional testing and inspections and the cost of uncovering and replacement, and compensation for any consultant employed by the Owner whose expenses and compensation were made necessary thereby, shall be at the Design-Builder's expense and shall not result in a change in the Contract Time except as otherwise permitted in this Agreement.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Design-Builder's obligations under Section 3.1.12, if, within one year after the date of Substantial Completion of the Construction Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Design-Build Documents, any of the Construction Work is discovered not to be in accordance with the requirements of the Design-Build Documents, the Design-Builder shall correct it promptly after receipt of notice from the Owner to do so unless the Owner has previously given the Design-Builder a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of the Construction Work, if the Owner fails to notify the Design-Builder of the condition and give the Design-Builder an opportunity to make the correction, the Owner waives the rights to require correction by the Design-Builder and to make a claim for breach of warranty and breach of the standard of care for that condition. If the Design-Builder fails to correct nonconforming or defectively designed Construction Work within a reasonable time during that period after receipt of notice from the Owner, the Owner may correct it in accordance with Section 7.4.

§ 12.2.2.2 The one-year period for correction of Construction Work shall be extended with respect to portions of Construction Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Construction Work.

§ 12.2.2.3 The one-year period for correction of Construction Work shall not be extended by corrective Construction Work performed by the Design-Builder pursuant to this Section 12.2.

§ 12.2.3 The Design-Builder shall remove from the site portions of the Construction Work that are not in accordance with the requirements of the Design-Build Documents and are neither corrected by the Design-Builder nor accepted by the Owner.

§ 12.2.4 The Design-Builder shall be liable for the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Design-Builder's correction or removal of Construction Work that is not in accordance with the requirements of the Design-Build Documents except as otherwise permitted in this Agreement.

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§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Design-Builder has under the Design-Build Documents. Establishment of the one-year period for correction of Construction Work as described in Section 12.2.2 relates only to the specific obligation of the Design-Builder to correct the Construction Work, and has no relationship to the time within which the obligation to comply with the Design-Build Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Design-Builder's liability with respect to the Design-Builder's obligations other than specifically to correct the Construction Work.

### § 12.3 Acceptance of Nonconforming Construction Work

If the Owner prefers to accept Construction Work that is not in accordance with the requirements of the Design-Build Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

## ARTICLE 13 COPYRIGHTS AND LICENSES

§ 13.1 Drawings, specifications, and other documents furnished by the Design-Builder, including those in electronic form, are Instruments of Service. The Design-Builder, and the Architect, Consultants, Subcontractors, and any other person or entity providing Work for any of them, shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements, or for similar purposes in connection with the Project, is not to be construed as publication in derogation of the reserved rights of the Design-Builder and the Architect, Consultants, and Subcontractors, and any other person or entity providing Work for any of them.

§ 13.2 The Design-Builder and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 13.3 The Design-Builder grants to the Owner a nonexclusive license to use the Design-Builder's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering, and adding to the Project. The license granted in this Section 13.3 shall terminate only if (1) the Design-Builder terminates this Agreement in accordance with Sections 14.1.1, 14.1.3, 14.1.4, or 14.2.1 or (2) the Owner terminates this Agreement for convenience as provided in Section 14.1.5 and does not compensate the Design-Builder as required under Sections 14.1.6 and 14.1.7. The license granted under this section permits the Owner to authorize the Owner's consultants to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services for the Project. Notwithstanding anything to the contrary in this Article, rejection of the Design-Builder's Proposal or termination for the Owner's convenience shall not terminate the Owner's license if the Owner pays the amounts properly due under the Agreement, subject to the dispute resolution provisions for disputed amounts. The Owner may authorize replacement design professionals and contractors to use and reproduce the Instruments of Service for this Project.

§ 13.3.1 In the event the Owner uses the Instruments of Service (1) for purposes inconsistent with Section 13.3, (2) after completion of the Project for purposes of altering or adding to the Project without retaining the authors of the Instruments of Service for such purposes, (3) after the Owner terminates this Agreement for convenience, or (4) after the Design-Builder terminates this Agreement in accordance with Sections 14.1.1, 14.1.3, 14.1.4, or 14.2.1, the Owner releases the Design-Builder from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Design-Builder from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 13.3.1. The terms of this Section 13.3.1 shall not apply if the Owner terminates this Agreement for cause under Section 14.1.4 or 14.2.2. The payment of a Termination Fee or Licensing Fee under Section 14.1.7 shall not relieve the Owner of the release or indemnity obligations of this Section 13.3.1.

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§ 13.3.2 The Design-Builder shall obtain non-exclusive licenses from the Architect, Consultants, and Subcontractors, that will allow the Design-Builder to satisfy its obligations to the Owner under this Article 13. The Design-Builder's licenses from the Architect and its Consultants and Subcontractors shall also allow the Owner, in the event this Agreement is terminated for any reason other than the default of the Owner or in the event the Design-Builder's Architect, Consultants, or Subcontractors terminate their agreements with the Design-Builder for cause, to obtain a non-exclusive license solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner (1) agrees to pay to the Architect, Consultant or Subcontractor all amounts due, and (2) provides the Architect, Consultant or Subcontractor with the Owner's written agreement to indemnify and hold harmless the Architect, Consultant, or Subcontractor from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's alteration or use of the Instruments of Service.

§ 13.3.3 Except as otherwise stated in this Section 13.3, the provisions of this Article 13 shall survive the termination of this Agreement.

## ARTICLE 14 TERMINATION OR SUSPENSION

### § 14.1 Termination or Suspension Prior to Execution of the Design-Build Amendment

§ 14.1.1 If the Owner fails to make payments to the Design-Builder for Work prior to execution of the Design-Build Amendment in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination under Section 14.1.4 or, at the Design-Builder's option, cause for suspension of performance of services under this Agreement. If the Design-Builder elects to suspend the Work, the Design-Builder shall give seven days' notice to the Owner before suspending the Work. In the event of a suspension of the Work, the Design-Builder shall have no liability to the Owner for delay or damage caused by the suspension of the Work. Before resuming the Work, the Design-Builder shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Design-Builder's Work. The Design-Builder's compensation for, and time to complete, the remaining Work shall be equitably adjusted.

§ 14.1.2 If the Owner suspends the Project, the Design-Builder shall be compensated for the Work performed prior to notice of such suspension. When the Project is resumed, the Design-Builder shall be compensated for expenses incurred in the interruption and resumption of the Design-Builder's Work. The Design-Builder's compensation for, and time to complete, the remaining Work shall be equitably adjusted.

§ 14.1.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Design-Builder, the Design-Builder may terminate this Agreement by giving not less than seven days' notice.

§ 14.1.4 Either party may terminate this Agreement upon not less than fifteen days' notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination and such other party fails to cure such failure within such fifteen-day notice period.

§ 14.1.5 The Owner may terminate this Agreement upon not less than seven days' notice to the Design-Builder for the Owner's convenience and without cause.

§ 14.1.6 In the event of termination not the fault of the Design-Builder, the Design-Builder shall be compensated for Work performed prior to termination, together with Reimbursable Expenses then due and any other expenses directly attributable to termination for which the Design-Builder is not otherwise compensated. In no event shall the Design-Builder's compensation under this Section 14.1.6 be greater than the compensation set forth in Section 2.1.

§ 14.1.7 In addition to any amounts paid under Section 14.1.6, if the Owner terminates this Agreement for its convenience pursuant to Section 14.1.5, or the Design-Builder terminates this Agreement pursuant to Sections 14.1.3 or 14.1.4, the Owner shall pay to the Design-Builder the following fees:
*(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)*

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.1 Termination Fee:

Not applicable.

.2 Licensing Fee if the Owner intends to continue using the Design-Builder's Instruments of Service:

No additional licensing fee. Upon payment of amounts properly due for services performed and Instruments of Service prepared through termination, the Owner may continue to use those Instruments of Service to complete, use, maintain, alter, and add to this Project, including through another design professional or contractor.

§ 14.2 Termination or Suspension Following Execution of the Design-Build Amendment

§ 14.2.1 Termination by the Design-Builder

§ 14.2.1.1 The Design-Builder may terminate this Agreement if the Work is stopped for a period of 30 consecutive days through no act or fault of the Design-Builder, or any other persons or entities performing portions of the Work, for any of the following reasons:

.1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

.2 An act of government, such as a declaration of national emergency that requires all Work to be stopped;

.3 Because the Owner has not issued a Certificate for Payment and has not notified the Design-Builder of the reason for withholding certification as provided in Section 9.5.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Design-Build Documents; or

.4 The Owner has failed to furnish to the Design-Builder reasonable evidence as required by Section 7.2.7.

§ 14.2.1.2 The Design-Builder may terminate this Agreement if, through no act or fault of the Design-Builder, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.2.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.2.1.3 If one of the reasons described in Section 14.2.1.1 or 14.2.1.2 exists, the Design-Builder may, upon seven days' notice to the Owner, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, or the Design-Builder's Fee on Work not executed if the Contract Sum is based upon the Cost of the Work plus a Fee with or without a Guaranteed Maximum Price, and costs incurred by reason of such termination.

§ 14.2.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Design-Builder, or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Design-Build Documents with respect to matters important to the progress of the Work, the Design-Builder may, upon seven additional days' notice to the Owner, terminate the Contract and recover from the Owner as provided in Section 14.2.1.3.

§ 14.2.2 Termination by the Owner for Cause

§ 14.2.2.1 The Owner may terminate this Agreement if the Design-Builder:

.1 fails to submit the Proposal by the date required by this Agreement, or if no date is indicated, within a reasonable time consistent with the date of Substantial Completion;

.2 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;

.3 repeatedly refuses or fails to supply a qualified architect, consultant, or subcontractor, where required;

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.4 fails to make payment to the Architect, Consultants, Subcontractors, or suppliers in accordance with their respective agreements with the Design-Builder;

.5 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or

.6 is otherwise in breach of a material provision of the Design-Build Documents.

§ 14.2.2.2 When any of the reasons described in Section 14.2.2.1 exist, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Design-Builder and the Design-Builder's surety, if any, thirty (30) days' prior written notice and failure of the Design-Builder to cure such reason within such thirty-days, terminate employment of the Design-Builder and may, subject to any prior rights of the surety:

.1 Exclude the Design-Builder from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Design-Builder;

.2 Accept assignment of the Architect, Consultant, and Subcontractor agreements pursuant to Section 3.1.15; and

.3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Design-Builder, the Owner shall furnish to the Design-Builder a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.2.3 When the Owner terminates this Agreement for one of the reasons stated in Section 14.2.2.1, the Design-Builder shall not be entitled to receive further payment until the Work is finished.

§ 14.2.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Design-Builder. If such costs and damages exceed the unpaid balance, the Design-Builder shall pay the difference to the Owner. The obligation for such payments shall survive termination of this Agreement.

§ 14.2.3 Suspension by the Owner for Convenience

§ 14.2.3.1 The Owner may, without cause, order the Design-Builder in writing to suspend, delay, or interrupt the Work in whole or in part for such period of time as the Owner may determine.

§ 14.2.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.2.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

.1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Design-Builder is responsible; or

.2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.2.4 Termination by the Owner for Convenience

§ 14.2.4.1 The Owner may, at any time, terminate this Agreement for the Owner's convenience and without cause.

§ 14.2.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Design-Builder shall

.1 cease operations as directed by the Owner in the notice;

.2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and,

.3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing Project agreements, including agreements with the Architect, Consultants, Subcontractors, and purchase orders, and enter into no further Project agreements and purchase orders.

§ 14.2.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Design-Builder for: Work properly executed before termination, including the Fee and overhead properly attributable to such Work, and documented, reasonable, and unavoidable costs directly resulting from termination, including termination of

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Subcontracts. The Design-Builder shall take reasonable steps to mitigate such costs. The Owner shall also pay the Design-Builder an amount equal to (a) fifty percent (50%) of the Design-Builder Fee as defined in Exhibit B – Design-Build Amendment and overhead reimbursement as defined in Exhibit B – Design-Build Amendment as computed on the Contract Sum as fixed by contract or Modification at the time of the termination of the Agreement if the Cost of the Work committed as of the date of termination is less than or equal to one half (1/2) of the total estimated Cost of Work at completion; or (b) one hundred percent (100%) of the Design-Builder Fee as defined in Exhibit B – Design-Build Amendment and overhead reimbursement as defined in Exhibit B – Design-Build Amendment as computed on the Contract Sum as fixed by contract or Modification at the time of the termination of the Agreement if the Cost of the Work committed as of the date of termination is greater than one half (1/2) but less than one hundred percent (100%) of the total estimated Cost of Work at completion. All amounts previously paid shall be credited against the compensation due, and no amount shall be recovered more than once.

## ARTICLE 15 CLAIMS AND DISPUTES

### § 15.1 Claims

§ 15.1.1 Definition. A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Design-Builder arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim.

§ 15.1.2 Time Limits on Claims. The Owner and Design-Builder shall commence all claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in Section 1.3, within the time period specified by applicable law, but, in any case, not more than 10 years after the date of Substantial Completion of the Work. The Owner and Design-Builder waive all claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Prior To Final Payment. Prior to final payment, Claims by either the Owner or Design-Builder must be initiated by notice to the other party within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims Arising After Final Payment. After final payment, Claims by either the Owner or Design-Builder that have not otherwise been waived pursuant to Sections 9.10.4 or 9.10.5, must be initiated by prompt notice to the other party. The notice requirement in Section 15.1.3.1 and the provisions for Initial Resolution of Claims in Section 15.2 shall not be required as a condition precedent to mediation in Section 15.3.

§ 15.1.4 Continuing Contract Performance. Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Design-Builder shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Design-Build Documents.

§ 15.1.5 Claims for Additional Cost. If the Design-Builder wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Design-Builder wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Design-Builder's Claim shall include an estimate of cost and of the probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

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§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, or had an adverse effect on the scheduled construction.

### § 15.1.7 Waiver of Claims for Consequential Damages

The Design-Builder and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

.1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business, and reputation, and for loss of management or employee productivity or of the services of such persons; and

.2 damages incurred by the Design-Builder for principal office expenses including the compensation of personnel stationed there, for losses of financing, business, and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Design-Build Documents.

## § 15.2 Initial Resolution of Claims

### § 15.2.1 Meet and Confer

§ 15.2.1.1 If the parties select Meet and Confer as the initial method of dispute resolution, the Owner and Design-Builder shall endeavor to resolve Claims subject to the meet and confer session. The meet and confer session shall be attended by representatives who have the authority to bind the Owner and Design-Builder. The Owner or Design-Builder may request senior representatives from the Architect, Subcontractors, or other interested parties to attend the meet and confer session. The meet and confer session shall take place within thirty (30) days after a request by either party to this Agreement unless the parties mutually agree otherwise.

§ 15.2.1.2 Discussions held during the meet and confer process shall be treated as settlement discussions and, as such, will be confidential.

§ 15.2.1.3 If the Owner and Design-Builder reach a mutually acceptable resolution, appropriate documentation memorializing the resolution shall be prepared. If the resolution results in a change to the Contract Sum or the Contract Time, the parties shall execute a Change Order.

§ 15.2.1.4 If the Owner and Design-Builder cannot reach a mutually acceptable resolution at the meet and confer session, or if the meet and confer session does not take place within the time specified in Section 15.2.1, either party may proceed to mediation in accordance with Section 15.3.

### § 15.2.2 Project Neutral

§ 15.2.2.1 If the parties select a Project Neutral to serve as an initial decision maker of Claims, the Owner and Design-Builder shall share the expense of the Project Neutral.

§ 15.2.2.2 The Project Neutral will review Claims and, within ten days of the receipt of a Claim, take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim in whole or in part, (4) suggest a compromise, or (5) advise the parties that the Project Neutral is unable to resolve the Claim if the Project Neutral lacks sufficient information to evaluate the merits of the Claim or if the Project Neutral concludes that, in the Project Neutral's sole discretion, it would be inappropriate for the Project Neutral to resolve the Claim.

§ 15.2.2.3 In evaluating Claims, the Project Neutral may, but shall not be obligated to, consult with or seek information from persons with special knowledge or expertise who may assist the Project Neutral in rendering a decision. The retention of such persons shall be a shared expense of the Owner and Design-Builder.

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§ 15.2.2.4 If the Project Neutral requests either party to provide a response to a Claim or to furnish additional supporting data, such party shall respond within ten days after receipt of the request and shall either (1) provide a response or the requested supporting data, (2) advise the Project Neutral when the response or supporting data will be furnished or (3) advise the Project Neutral that no response or supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Project Neutral will take one of the actions described in Section 15.2.2.2(2)-(5).

§ 15.2.2.5 Pursuant to Sections 15.2.2.2 through 15.2.2.4 the Project Neutral will render an initial decision approving or rejecting the Claim in whole or in part or indicating that the Project Neutral is unable to resolve the Claim. The initial decision shall (1) be in writing, (2) state the reasons therefore, and (3) identify any change in the Contract Sum or Contract Time or both. The initial decision shall be binding on the parties, but subject to mediation in accordance with the process set forth in Section 15.3 and, if the parties fail to resolve their dispute through mediation, subject to binding dispute resolution in accordance with Section 15.4.

§ 15.2.2.5.1 If an initial decision has not been rendered within 30 days after the Claim has been referred to the Project Neutral, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Project Neutral and all affected parties agree, the Project Neutral will not decide disputes between the Design-Builder and persons or entities other than the Owner.

§ 15.2.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.3.

§ 15.2.2.7 Either party may, within 30 days from the date of a Project Neutral's initial decision, demand in writing that the other party file for mediation within 60 days of the initial decision. If such a demand is made and the party receiving the demand fails to file for mediation within the time required, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.3 In the event of a Claim against the Design-Builder, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Design-Builder's default, the Owner may, but is not obligated to, notify the surety, and request the surety's assistance in resolving the controversy.

§ 15.2.4 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

### § 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, 15.1.7, and 15.2.2.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The Parties shall endeavor to resolve their Claims by mediation which, unless the Parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the Parties or court order. If an arbitration proceeding is stayed pursuant to this Section 15.3.2, the Parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 Either Party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the Party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both Parties waive

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their rights to binding dispute resolution proceedings with respect to the initial decision rendered by the Project Neutral or with respect to Claims that were the subject of the Meet and Confer process.

§ 15.3.4 The Parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in Section 1.3, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations or statute of repose. For statute of limitations or statute of repose purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction.

§ 15.4.3 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either Party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the Party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Design-Builder grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Design-Builder under this Agreement.

§ 15.5 The provisions of this Article 15 shall survive the termination of this Agreement.

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## ARTICLE 16 MISCELLANEOUS PROVISIONS

### § 16.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

### § 16.2 Successors and Assigns

§ 16.2.1 The Owner and Design-Builder, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants, agreements, and obligations contained in the Design-Build Documents. Except as provided in Section 16.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 16.2.2 The Owner may, without consent of the Design-Builder, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Design-Build Documents. The Design-Builder shall execute all consents reasonably required to facilitate the assignment.

§ 16.2.3 Certifications. If the Owner requests the Design-Builder to execute certificates, the proposed language of such certificates shall be submitted to the Design-Builder for review at least 21 days prior to the requested dates of execution. If the Owner requests the Design-Builder to execute consents reasonably required to facilitate assignment to a lender, the Design-Builder shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Design-Builder for review at least 21 days prior to execution. The Design-Builder shall not be required to execute any certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 16.3 The Design-Builder, Architect, Consultants, Subcontractors, or their agents, or any other persons or entities performing portions of the Work, shall have the right to include video, photographic, or artistic representations of the design of the Project among their respective promotional and professional materials. The Design-Builder, Architect, Consultants, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work, shall be given reasonable access to the completed Project to make such representations. However, such material shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Design-Builder in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Design-Builder, Architect, Consultants, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work, in the Owner's promotional materials for the Project. This Section 16.3 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 14.2.2.

### § 16.4 Rights and Remedies

§ 16.4.1 Duties and obligations imposed by the Design-Build Documents, and rights and remedies available thereunder, shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 16.4.2 No action or failure to act by the Owner or Design-Builder shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

### § 16.5 Tests and Inspections

§ 16.5.1 Tests, inspections, and approvals of portions of the Construction Work shall be made as required by the Design-Build Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Design-Builder shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals, unless otherwise provided in the Design-Build Amendment. The Design-Builder shall give the Owner timely notice of

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when and where tests and inspections are to be made so that the Owner may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after execution of the Design-Build Amendment. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 16.5.2 If the Owner determines that portions of the Construction Work require additional testing, inspection, or approval not included under Section 16.5.1, the Owner will instruct the Design-Builder to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Design-Builder shall give timely notice to the Owner of when and where tests and inspections are to be made so that the Owner may be present for such procedures. Such costs, except as provided in Section 16.5.3, shall be at the Owner's expense, unless otherwise provided in the Design-Build Amendment.

§ 16.5.3 If procedures for testing, inspection, or approval under Sections 16.5.1 and 16.5.2 reveal failure of the portions of the Construction Work to comply with requirements established by the Design-Build Documents, all costs made necessary by such failure shall be at the Design-Builder's expense, unless otherwise provided in the Design-Build Amendment.

§ 16.5.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Design-Build Documents, be secured by the Design-Builder and promptly delivered to the Owner.

§ 16.5.5 If the Owner is to observe tests, inspections, or approvals required by the Design-Build Documents, the Owner will do so promptly and, where practicable, at the normal place of testing.

§ 16.5.6 Tests or inspections conducted pursuant to the Design-Build Documents shall be made promptly to avoid unreasonable delay in the Work.

### § 16.6 Confidential Information

§ 16.6.1 If the Design-Builder or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 16.6.2. The obligations in this Section 16.6 shall survive the termination of this Agreement.

§ 16.6.2 The receiving party may disclose "confidential" or "business proprietary" information after seven (7) days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, contractors, or subcontractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants, contractors, and subcontractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 16.6. In the event either party knows or reasonably believes that "confidential" or "business proprietary" information received from the other party has been subject to any circumstance where the security, integrity, or confidentiality of any of the "confidential" or "business proprietary" information has been compromised, damaged, lost, corrupted, destroyed, or the "confidential" or "business proprietary" information has been accessed, acquired, modified, used, disclosed, or rendered inaccessible, by any unauthorized person, by any person in an unauthorized manner, or for an unauthorized purpose, the party experiencing the breach will provide written notice to the other party as soon as reasonably possible after it becomes aware of any breach. Notwithstanding anything to the contrary in the Design-Build Documents, the Owner may disclose records or information as required by the Michigan Freedom of Information Act, Open Meetings Act, court order, or other applicable law. The Owner shall determine its disclosure obligations under applicable law. No confidentiality designation shall require the Owner to withhold a record otherwise subject to disclosure, and the seven (7)-day advance notice requirement shall not apply to such disclosures. The Owner shall provide notice when reasonably practicable without delaying compliance with applicable law.

§ 16.6.3 "Confidential" or "business proprietary" information shall not include information:

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.1 in the public domain, or which later enters the public domain, through no action on the receiving party's part in violation of this Agreement;

.2 already in the receiving party's possession and not marked as "confidential" or "business proprietary" when received;

.3 obtained by the receiving party on a non-confidential basis from a third party not known by the receiving party to be under an obligation of confidentiality; or

.4 that is independently developed by the receiving party without access to, or use of, any "confidential" or "business proprietary" information.

§ 16.7 Capitalization

Terms capitalized in the Contract include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other AIA Contract Documents.

§ 16.8 Interpretation

§ 16.8.1 In the interest of brevity the Design-Build Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 16.8.2 Unless otherwise stated in the Design-Build Documents, words which have well-known technical or construction industry meanings are used in the Design-Build Documents in accordance with such recognized meanings.

§ 16.9 The invalidity of any provision of this Agreement shall not invalidate this Agreement or its remaining provisions. If it is determined that any provision of this Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case this Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing this Agreement.

ARTICLE 17 SCOPE OF THIS AGREEMENT

§ 17.1 This Agreement is comprised of the following documents:

.1 AIA Document A141®–2024, Standard Form of Agreement Between Owner and Design-Builder for a Traditional Design-Build Project

.2 AIA Document A141®–2024, Exhibit A, Insurance and Bonds

.3 AIA Document A141®–2024, Exhibit B, Design-Build Amendment, if executed

.4 Other documents, if any, listed below:

Exhibit C - Project Specifications
Exhibit D - Contract Drawings
Exhibit E - Project Timeline
Exhibit F - Schedule of Values
Exhibit G - Certificate of Insurance

This Agreement entered into as of the day and year first written above.

| | |
|---|---|
| City of Auburn Hills | Cunningham-Limp Development Company |
| OWNER *(Signature)* | DESIGN-BUILDER *(Signature)* |
| BY: Thomas A. Tanghe, City Manager | BY: Samuel J. Ashley, Jr., President & CEO |
| *(Printed name and title)* | *(Printed name and title)* |

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# AIA® Document A141® – 2024 Exhibit A

## *Insurance and Bonds*

This Exhibit dated the 23rd day of November in the year 2026 (the "Exhibit") is incorporated into AIA Document A141®–2024, Standard Form of Agreement Between Owner and Design-Builder for a Traditional Design-Build Project dated the 23rd day of November in the year 2026 (the "Agreement").
*(In words, indicate day, month, and year.)*

for the following PROJECT:
*(Name and location or address)*

Fieldstone Golf Club Clubhouse Renovation
1984 Taylor Road
Auburn Hills, Michigan 48326

THE OWNER:
*(Name, legal status, and address)*

City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, Michigan 48326
Auburn Hills, Michigan 48326

THE DESIGN-BUILDER:
*(Name, legal status, and address)*

Cunningham-Limp Development Company
28970 Cabot Drive
Suite 100
Novi, Michigan 48377

**ADDITIONS AND DELETIONS:**
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A141®-2024, Standard Form of Agreement Between Owner and Design-Builder for a Traditional Design-Build Project. Article 11 of A141-2024 contains additional insurance provisions.

TABLE OF ARTICLES

A.1 GENERAL

A.2 OWNER'S INSURANCE

A.3 DESIGN-BUILDER'S INSURANCE AND BONDS

A.4 SPECIAL TERMS AND CONDITIONS

### ARTICLE A.1 GENERAL

The Owner and Design-Builder shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term Agreement refers to

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ARTICLE A.2 OWNER'S INSURANCE

§ A.2.1 General

The Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2.

§ A.2.2 Liability Insurance

Prior to commencement of the Work, the Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

§ A.2.3 Required Property Insurance

§ A.2.3.1 Prior to commencement of the Construction Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Section A.2.3 and, upon the Design-Builder's request, provide a copy of the property insurance policy or policies. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements. Unless this obligation is placed on the Design-Builder pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials supplied or installed by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Design-Build Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Design-Builder, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:
*(Indicate below the cause of loss and any applicable sub-limit.)*

| Cause of Loss | Sub-Limit |
|---|---|
| N/A | |

§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Design-Builder's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:
*(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)*

| Coverage | Sub-Limit |
|---|---|
| N/A | |

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Construction Work set forth in Section 12.2.2 of the Agreement.

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§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Construction Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Design-Builder shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures

If the Construction Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Construction Work as set forth in Section 12.2.2 of the Agreement, "all-risks" property insurance, on a replacement cost basis, if commercially available, or otherwise on an actual cost value basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1.1, notwithstanding the undertaking of the Construction Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

*(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)*

[ ] § A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

[ ] § A.2.4.2 Ordinance or Law Insurance, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

[ ] § A.2.4.3 Expediting Cost Insurance, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

[ ] § A.2.4.4 Extra Expense Insurance, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

[ ] § A.2.4.5 Civil Authority Insurance, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

[ ] § A.2.4.6 Ingress/Egress Insurance, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

[ X ] § A.2.4.7 Soft Costs Insurance, to reimburse the Owner for costs due to the delay of completion of the Construction Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees,

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including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

*(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)*

[ ] § A.2.5.1 Cyber Security Insurance for first party loss due to data security and privacy breach, including coverage of losses for business interruption, cyber-extortion, breach of privacy, and identity theft. The Cyber Security Insurance coverage shall include costs of notifying affected parties, credit monitoring, recovery of compromised data, and forensic investigation of the potential or actual breach. The Cyber Security Insurance shall be subject to the following limits of coverage and other conditions.

*(State applicable limits of coverage, including aggregate limits and sub-limits, and other conditions.)*

[ ] § A.2.5.2 Other Insurance

*(List below any other insurance coverage to be provided by the Owner and any applicable limits.)*

ARTICLE A.3 DESIGN-BUILDER'S INSURANCE AND BONDS

§ A.3.1 General

§ A.3.1.1 Certificates of Insurance. The Design-Builder shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Design-Builder's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Design-Builder shall disclose to the Owner any deductible or self- insured retentions applicable to any insurance required to be provided by the Design-Builder.

§ A.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Design-Builder shall cause the commercial general liability coverage to include (1) the Owner as an additional insured for claims caused in whole or in part by the Design-Builder's negligent acts or omissions during the Design-Builder's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Design-Builder's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04.

§ A.3.2 Design-Builder's Required Insurance Coverage

§ A.3.2.1 Prior to commencement of the Work, the Design-Builder shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Design-Builder shall maintain the required insurance until the

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expiration of the period for correction of Construction Work as set forth in Section 12.2.2 of the Agreement, unless a different duration is stated below:
*(If the Design-Builder is required to maintain insurance for a duration other than the expiration of the period for correction of the Construction Work, state the duration.)*

N/A

§ A.3.2.2 Commercial General Liability

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of Two Million Dollars ($ 2,000,000.00 ) each occurrence, Four Million Dollars ($ 4,000,000.00 ) general aggregate, and Four Million Dollars ($ 4,000,000.00 ) aggregate for products-completed operations hazard, providing coverage for claims including

.1 damages because of bodily injury, sickness, or disease, including occupational sickness or disease, and death of any person;
.2 personal injury and advertising injury;
.3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
.4 bodily injury or property damage arising out of completed operations; and
.5 the Design-Builder's indemnity obligations under Section 3.1.14 of the Agreement.

§ A.3.2.2.2 The Design-Builder's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

.1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
.2 Claims for property damage to the Design-Builder's Construction Work arising out of the products-completed operations hazard where the damaged Construction Work or the Construction Work out of which the damage arises was performed by a Subcontractor.
.3 Claims for bodily injury other than to employees of the insured.
.4 Claims for indemnity under Section 3.1.14 of the Agreement arising out of injury to employees of the insured.
.5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
.6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
.7 Claims related to residential, multi-family, or other habitational projects, if the Construction Work is to be performed on such a project.
.8 Claims related to roofing, if the Construction Work involves roofing.
.9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco, or similar exterior coatings or surfaces, if the Construction Work involves such coatings or surfaces.
.10 Claims related to earth subsidence or movement.
.11 Claims related to explosion, collapse, and underground hazards, where the Construction Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Design-Builder, with policy limits of One Million Dollars ($ 1,000,000.00 ) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Design-Builder may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

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§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits of One Million Dollars ($ 1,000,000.00 ) each accident, One Million Dollars ($ 1,000,000.00 ) each employee, and One Million Dollars ($ 1,000,000.00 ) policy limit.

§ A.3.2.7 Professional Liability insurance covering performance of professional services, with policy limits of One Million Dollars ($ 1,000,000.00 ) per claim and Two Million Dollars ($ 2,000,000.00 ) in the aggregate. The Professional Liability insurance shall be effective from the earliest date that the design services of the Design-Builder, the Architect, or Consultants commenced for the Project until completion of the period for correction of the Construction Work. The coverage required by this Section is in addition to any professional liability coverage the Design-Builder requires of the Architect, Consultants, or Subcontractors.

§ A.3.2.8 Pollution Liability insurance with policy limits of One Million Dollars ($ 1,000,000.00 ) per claim and Two Million Dollars ($ 2,000,000.00 ) in the aggregate covering the transportation, dissemination, use, or release of pollutants.

§ A.3.2.9 Design-Builder shall provide excess liability insurance of Eight Million dollars ($8,000,000.00).

§ A.3.3 Design-Builder's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Design-Builder shall maintain the required insurance until the expiration of the period for correction of the Construction Work as set forth in Section 12.2.2 of the Agreement, unless a different duration is stated below:
*(If the Design-Builder is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of the Construction Work, state the duration.)*

N/A

§ A.3.3.2 The Design-Builder shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1. In the event the Owner requests the Design-Builder to carry any of the insurance below, the Design-Builder agrees to make best efforts to secure the requested insurance. The premium, costs, and fees associated with the insurance will be considered Cost of the Work and added to the Contract Sum.
*(Select the types of insurance the Design-Builder is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)*

[ ] § A.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this Section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Design-Builder shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Design-Builder shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Design-Builder shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the Agreement unless otherwise set forth below:
*(Where the Design-Builder's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the Agreement, indicate the responsible party below.)*

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[ ] § A.3.3.2.2 Railroad Protective Liability Insurance, with policy limits of ($ ) per claim and ($ ) in the aggregate, for Construction Work within fifty (50) feet of railroad property.

[ ] § A.3.3.2.3 Asbestos Abatement Liability Insurance, with policy limits of ($ ) per claim and ($ ) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

[ ] § A.3.3.2.4 Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

[ ] § A.3.3.2.5 Property insurance on an "all-risks" completed value form, covering property owned by the Design-Builder and used on the Project, including scaffolding and other equipment.

[ ] § A.3.3.2.6 Other Insurance

*(List below any other insurance coverage to be provided by the Design-Builder and any applicable limits.)*

§ A.3.5 Performance Bond and Payment Bond

The Design-Builder shall furnish payment and performance bonds in accordance with Section 11.1.2 of the Agreement, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:

*(Specify type and penal sum of bonds.)*

| Type | Penal Sum ($0.00) |
|---|---|
| Payment Bond | 100% of Contract Sum |
| Performance Bond | 100% of Contract Sum |

Payment and Performance Bonds shall be AIA Document A312®, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312, current as of the date of this Agreement.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS

§ A.4.1 The Owner and Design-Builder waive all rights against (1) each other and any of their consultants, subcontractors, sub-subcontractors, agents, and employees, each of the other; and (2) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for losses to the extent those losses are covered by cyber-insurance required by this Agreement, except such rights as they have to proceeds of such insurance. The Owner or Design-Builder, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Separate Contractors, consultants, subcontractors, and sub-subcontractors.

§ A.4.2 Other special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

N/A

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# AIA® Document A141® – 2024 Exhibit B

## *Design-Build Amendment*

This Amendment dated the day of in the year (the "Amendment") is incorporated into, and amends, AIA Document A141®–2024, Standard Form of Agreement Between Owner and Design-Builder for a Traditional Design-Build Project dated the 23rd day of November in the year 2026 (the "Agreement")
*(In words, indicate day, month, and year.)*

for the following PROJECT:
*(Name and location or address)*

Fieldstone Golf Club Clubhouse Renovation
1984 Taylor Road
Auburn Hills, Michigan 48326

THE OWNER:
*(Name, legal status, and address)*

City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, Michigan 48326
Auburn Hills, Michigan 48326

THE DESIGN-BUILDER:
*(Name, legal status, and address)*

Cunningham-Limp Development Company
28970 Cabot Drive
Suite 100
Novi, Michigan 48377

The Owner and Design-Builder hereby amend the Agreement as follows.

**ADDITIONS AND DELETIONS:**
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Consultation with an attorney is also encouraged with respect to professional licensing requirements in the jurisdiction where the Project is located.

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TABLE OF ARTICLES

B.1 CONTRACT SUM

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B.5 OWNER'S SEPARATE CONTRACTORS

B.6 COST OF THE WORK

ARTICLE B.1 CONTRACT SUM

§ B.1.1 The Owner shall pay the Design-Builder the Contract Sum in current funds for the Design-Builder's performance of the Agreement after the execution of this Amendment. The Contract Sum shall be the amount to be paid to the Design-Builder for performance of the Work after execution of the Design-Build Amendment. The Contract Sum shall include Early Release Work but shall not include any other compensation the Owner paid the Design-Builder for Work performed prior to execution of this Amendment. The Contract Sum shall be one of the following:

*(Check the appropriate box.)*

[ ] Stipulated Sum, in accordance with Section B.1.2 below

[ ] Cost of the Work plus the Design-Builder's Fee, in accordance with Section B.1.3 below

[ X ] Cost of the Work plus the Design-Builder's Fee with a Guaranteed Maximum Price, in accordance with Section B.1.4 below

*(Based on the selection above, complete Section B.1.2, B.1.3 or B.1.4 below.)*

§ B.1.2 Stipulated Sum – Intentionally Deleted

§ B.1.

3 Cost of the Work Plus Design-Builder's Fee – Intentionally Deleted

§ B.1.4 Cost of the Work Plus Design-Builder's Fee With a Guaranteed Maximum Price

§ B.1.4.1 The Cost of the Work is as defined in Article B.6, Cost of the Work.

§ B.1.4.2 The Design-Builder's Fee:

*(State a lump sum, percentage of Cost of the Work or other provision for determining the Design-Builder's Fee and the method for adjustment to the Fee for changes in the Work.)*

Shall be four percent (4%) of the Cost of the Work

§ B.1.4.3 Guaranteed Maximum Price

§ B.1.4.3.1 The sum of the Cost of the Work and the Design-Builder's Fee is guaranteed by the Design-Builder not to exceed _____ ($ _____.00 ), subject to additions and deductions by changes in the Work as provided in the

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Design-Build Documents. This maximum sum is referred to in the Design-Build Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Design-Builder without reimbursement by the Owner.
*(Insert specific provisions if the Design-Builder is to participate in any savings.)*

In the event that the sum of the Cost of the Work plus the Design-Builder's Fee is less than the Guaranteed Maximum Price, as adjusted in accordance with the Design-Build Documents, such saving shall be shared between the Owner and the Design-Builder with One Hundred (100%) percent accruing to the benefit of the Owner and Zero (0%) percent accruing to the benefit of the Design-Builder.

§ B.1.4.3.2 Itemized Statement of the Guaranteed Maximum Price
Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Design-Builder's Fee, and other items that comprise the Guaranteed Maximum Price, including Design Services to be performed after execution of the Design-Build Amendment and Early Release Work.
*(Provide itemized statement below or reference an attachment.)*

See Exhibit F – Schedule of Values

§ B.1.4.3.3 Alternates
§ B.1.4.3.3.1 Alternates, if any, included in the Guaranteed Maximum Price:

| Item | Price |
|---|---|
| N/A | |

§ B.1.4.3.3.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit B. Upon acceptance, the Owner shall issue a Modification to the Agreement.
*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

| Item | Price | Conditions for Acceptance |
|---|---|---|
| N/A | | |

§ B.1.4.3.4 Unit prices, if any:
*(Identify the item and state the unit price and the quantity limitations, if any, to which the unit price will be applicable.)*

| Item | Units and Limitations | Price per Unit ($0.00) |
|---|---|---|
| N/A | | |

§ B.1.4.3.5 Allowances
shall be included in the Guaranteed Maximum Prices where firm estimates of the Cost of the Work cannot be reasonably determined at the time of execution of the Design-Build Amendment provided that Design-Builder shall indicate which items are allowances and the amount allocated in its budget for each such allowance. Design-Builder shall advise the Owner of the final cost of each allowance item prior to Design-Builder entering into any contracts to incur such cost, and the Guaranteed Maximum Price shall be adjusted to the extent the actual cost of an allowance item is more or less than the allowance. See attached Exhibit C - Project Specifications for a Summary of Allowances. Notwithstanding the foregoing, allowance amounts contained in the Project Specifications shall be pooled, meaning that allowances shall be treated collectively, and an additive or deductive Change Order shall be prepared at the time reconciliation of allowances is complete. Before committing to an allowance expenditure that would exceed the amount allocated to that allowance item, the Design-Builder shall obtain the Owner's written approval of the expenditure and its effect, if any, on the Guaranteed Maximum Price. Pooling allowances shall not eliminate this approval requirement.

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§ B.1.4.3.6 Assumptions and clarifications, if any, on which the Guaranteed Maximum Price is based:
*(Identify each assumption and clarification.)*

See Exhibit C - Project Specifications

§ B.1.4.3.7 To the extent that the Design-Build Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Design-Build Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by Change Order.

§ B.1.4.3.8 The Guaranteed Maximum Price includes a contingency to be utilized solely by the Design-Builder for Costs of the Work incurred by the Design-Builder in the performance of the Work, including costs indicated to be borne by the Design-Builder under other provisions of the Design-Build Documents. Use of the contingency over Five Thousand Dollars ($5,000.00) requires the Owner's prior written approval, supported by an itemized explanation of the proposed use, and shall not increase the Guaranteed Maximum Price. The contingency shall not be used to pay costs excluded from reimbursement under Section B.6.3.

§ B.1.4.3.9 The Guaranteed Maximum Price may also include a Bid Contingency. The Bid Contingency shall be used to address inconsistencies in the bidding market from various factors that impact competitiveness of bids and other influences on costs of materials and labor such as oil prices, the economy, taxes and tariffs, supply chain issues, demand, and other potential causes for fluctuations. After the Project has been completely bid and subcontracts awarded, the Bid Contingency shall be reduced to zero with a Change Order, returning any savings to the Owner.

§ B.1.5 Payments

§ B.1.5.1 Progress Payments

§ B.1.5.1.1 Based upon Applications for Payment submitted to the Owner by the Design-Builder, the Owner shall make progress payments on account of the Contract Sum to the Design-Builder as provided below and elsewhere in the Design-Build Documents.

§ B.1.5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

N/A

§ B.1.5.1.3 Provided that an Application for Payment is received not later than the first (1st) day of the month, the Owner shall make payment of the amount certified to the Design-Builder not later than the thirtieth (30th) day of the same month. If an Application for Payment is received by the Owner after the application date fixed above, payment of the amount certified shall be made by the Owner not later than thirty ( 30 ) days after the Owner receives the Application for Payment.
*(Federal, state or local laws may require payment within a certain period of time.)*

§ B.1.5.1.4 With each Application for Payment where the Contract Sum is based upon the Cost of the Work, or the Cost of the Work with a Guaranteed Maximum Price, the Design-Builder shall submit evidence required by the Owner to demonstrate that payments already made by the Design-Builder on account of the Cost of the Work equal or exceed progress payments already received by the Design-Builder plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Design-Builder's Fee.

§ B.1.5.1.5 With each Application for Payment where the Contract Sum is based upon a Stipulated Sum or Cost of the Work with a Guaranteed Maximum Price, the Design-Builder shall submit the most recent schedule of values in accordance with the Design-Build Documents. The schedule of values shall allocate the entire Contract Sum among:

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(1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Design-Builder's Fee.

§ B.1.5.1.6 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. The schedule of values shall be used as a basis for reviewing the Design-Builder's Applications for Payment.

§ B.1.5.1.7 The allocation of the Guaranteed Maximum Price under this Section B.1.5.1 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ B.1.5.1.8 When the Design-Builder allocates costs from a contingency to another line item in the schedule of values, the Design-Builder shall submit supporting documentation to the Owner.

§ B.1.5.1.9 In taking action on the Design-Builder's Applications for Payment, the Owner shall be entitled to rely on the accuracy and completeness of the information furnished by the Design-Builder and shall not be deemed to have made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Sections B.1.5.1.4 or B.1.5.1.5, or other supporting data; to have made exhaustive or continuous on-site inspections; or to have made examinations to ascertain how or for what purposes the Design-Builder has used amounts previously paid. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ B.1.5.1.10 Except with the Owner's prior approval, the Design-Builder shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ B.1.5.2 Progress Payments—Stipulated Sum – Intentionally Deleted

§ B.1.5.3 Progress Payments—Cost of the Work Plus a Fee – Intentionally Deleted

§ B.1.5.4 Progress Payments—Cost of the Work Plus a Fee with a Guaranteed Maximum Price

§ B.1.5.4.1 Applications for Payment where the Contract Sum is based upon the Cost of the Work Plus a Fee with a Guaranteed Maximum Price shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Design-Builder on account of that portion of the Work for which the Design-Builder has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ B.1.5.4.2 In accordance with AIA Document A141–2024, and subject to other provisions of the Design-Build Documents, the amount of each progress payment shall be computed as follows:

§ B.1.5.4.3 The amount of each progress payment shall include:

.1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;

.2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3 That portion of Change Directives that the Owner determines to be reasonably justified; and

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.4 The Design-Builder's Fee, computed upon the Cost of the Work described in Sections B.1.5.4.3.1 and B.1.5.4.3.2 at the rate stated in Section B.1.4.2 or, if the Design-Builder's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections B.1.5.4.3.1 and B.1.5.4.3.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ B.1.5.4.4 The amount of each progress payment shall be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Owner has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A141–2024;

.3 Any amount for which the Design-Builder does not intend to pay a Subcontractor, sub-subcontractor, or material supplier, unless the Work has been performed by others the Design-Builder intends to pay;

.4 Any amount for which the Owner may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A141–2024;

.5 The shortfall, if any, indicated by the Subcontractor in the documentation required by Section B.1.5.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.6 Retainage withheld pursuant to Section B.1.5.4.5.

§ B.1.5.4.5 Retainage

§ B.1.5.4.5.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
*(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)*

Ten percent (10%) on Subcontracts and the Design-Builder's Fee.

§ B.1.5.4.5.2 The following items are not subject to retainage:
*(Insert any items not subject to the withholding of retainage, such as Design Services, general conditions, bonds, insurance, etc.)*

Design-Builder's Staffing, General Conditions, and any Professional Services provided.

§ B.1.5.4.5.3 Reduction or limitation of retainage, if any, shall be as follows:
*(If the retainage established in Section B.1.5.4.5.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section B.1.5.4.5.4, insert provisions for such modification.)*

When the Work is fifty percent (50%) complete, no additional retention will be withheld on Design-Builder's fee, Overhead, or Work performed by the Design-Builder. Further, with Owner's approval, retention may be released to certain Subcontractors that have substantially completed their portion of the Work before Substantial Completion of the entire Project. Notwithstanding the foregoing, withholding and release of retainage shall comply with MCL 125.1563, including its limitations on additional retainage after the Work is fifty percent (50%) in place.

§ B.1.5.4.5.4 Upon Substantial Completion of the Work, the Design-Builder may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment, except as follows:
*(Insert any conditions precedent to the release of all or a portion of the retainage, such correction of the Construction Work, consent of surety, etc.)*

N/A

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§ B.1.5.5 Final Payment

§ B.1.5.5.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Design-Builder not later than 30 days after:

.1 the Design-Builder has fully performed the Agreement, except for the Design-Builder's responsibility to correct Construction Work as provided in Article 12 of AIA Document A141–2024, and to satisfy other requirements, if any, which extend beyond final payment;

.2 the Design-Builder has submitted a final Application for Payment and, if the Contract Sum is based on the Cost of the Work, a final accounting for the Cost of the Work;

.3 a final Certificate for Payment has been issued by the Owner in accordance with Article 9 of AIA Document A141–2024;

.4 other conditions precedent to the Owner's obligations to issue final payment to the Design-Builder: *(Insert any other conditions precedent to final payment.)*

N/A

§ B.1.5.5.2 If the Contract Sum is based on the Cost of the Work, within 20 days of the Owner's receipt of the Design-Builder's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Design-Builder that it will not conduct an audit.

§ B.1.5.5.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Design-Builder.

§ B.1.5.5.2.2 Within seven days after receipt of the written report described in Section B.1.5.5.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section B.1.5.5.1 have been met, the Owner will either issue a final Certificate for Payment to the Design-Builder, or notify the Design-Builder in writing of the Owner's reasons for withholding a certificate. The time periods stated in this Section B.1.5.5.2.2 supersede those stated in Article 9 of AIA Document A141–2024. The Owner is not responsible for verifying the accuracy of the Design-Builder's final accounting.

§ B.1.5.5.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Design-Builder's final accounting, is less than the amount claimed by the Design-Builder, the Design-Builder shall be entitled to request mediation of the disputed amount pursuant to Article 15 of the AIA Document A141–2024, without seeking an initial resolution of the claim pursuant to Article 15 of AIA Document A141–2024. A request for mediation shall be made by the Design-Builder within 30 days after the Design-Builder's receipt of a copy of the Owner's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Design-Builder. Pending a final resolution of the disputed amount, the Owner shall pay the Design-Builder the amount substantiated by the Owner's auditors within 30 days or such shorter period required by law.

§ B.1.5.5.3 If, subsequent to final payment, and at the Owner's request, the Design-Builder incurs costs, described in Sections B.6.2, and not excluded by Section B.6.3, to correct defective or nonconforming Construction Work, the Owner shall reimburse the Design-Builder for such costs, and the Design-Builder's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price, if the Contract Sum is based on the Cost of the Work subject to a Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section B.1.4, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section B.1.5.5.3 in determining the net amount to be paid by the Owner to the Design-Builder.

§ A.1.5.5.4 Prior to the final payment, Owner shall make a payment equal to the entire balance of the Contract Sum less one hundred fifty percent (150%) of the estimated cost to complete the "punch list" items. This payment shall be due within thirty (30) days after the earlier of (1) receipt of a Temporary Conditional Certificate of Occupancy

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for all of the Work required under this Design-Build Contract from the applicable governmental agency, or (2) completion of the Project pursuant to the Drawings and Specifications.

ARTICLE B.2 CONTRACT TIME

§ B.2.1 The date of commencement of the Construction Work shall be:
*(Check one of the following boxes.)*

[ ] The date of execution of this Amendment.

[ X ] Established as follows:
*(Insert a date or a means to determine the date of commencement of the Construction Work.)*

The "Date of Commencement" of the Work shall be the later of (1) the date all governmental permits and approvals necessary for the construction of the project have been received by the Design-Builder; (2) execution of this Design-Build Amendment; or (3) receipt from the Owner of written notice to proceed with construction.

If a date of commencement of the Construction Work is not selected, then the date of commencement of the Construction Work shall be the date of execution of this Amendment.

§ B.2.1.1 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Design-Build Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Construction Work.

§ B.2.2 Substantial Completion

§ B.2.2.1 Subject to adjustments of the Contract Time as provided in the Design-Build Documents, the Design-Builder shall achieve Substantial Completion of the entire Work:
*(Check one of the following boxes and complete the necessary information.)*

[ X ] Not later than _____ ( ___ ) calendar days from the date of commencement of the Work.

[ ] By the following date:

ARTICLE B.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ B.3.1 The Contract Sum and Contract Time set forth in this Amendment are based on the following:

§ B.3.1.1 The following Supplementary and other Conditions of the Agreement:

| Document | Title | Date | Pages |
|---|---|---|---|
| N/A | | | |

§ B.3.1.2 The following Specifications:
*(Either list the Specifications here or refer to an exhibit attached to this Amendment.)*

See Exhibit C - Project Specifications

| Section | Title | Date | Pages |
|---|---|---|---|

§ B.3.1.3 The following Drawings:

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*(Either list the Drawings here or refer to an exhibit attached to this Amendment.)*

See Exhibit D – Contract Drawings

ARTICLE B.4 DESIGN-BUILDER'S KEY PERSONNEL, CONSULTANTS, SUBCONTRACTORS, AND SUPPLIERS

§ B.4.1 The Design-Builder's key personnel are identified below:
*(Identify name, title, and contact information.)*

.1 Superintendent

_____

.2 Project Manager

_____

.3 Others

N/A

§ B.4.2 In addition to the persons or entities identified in the Agreement, the Design-Builder shall retain the following Consultants, Subcontractors, and suppliers, identified below:
*(List name, discipline, address, and other information.)*

N/A

In the event these companies or individuals are not available or not able to meet required performance criteria or budgetary expectations, Owner and Design-Builder will mutually agree on a substitute for the company or individual.

ARTICLE B.5 OWNER'S SEPARATE CONTRACTORS

§ B.5.1 The Owner shall retain the following Separate Contractors to perform construction or operations related to the Project:
*(List name, discipline, address, and other information for each Separate Contractor and identify the construction or operations to be performed by such Separate Contractor.)*

N/A

ARTICLE B.6 COST OF THE WORK

§ B.6.1 The term Cost of the Work shall mean costs necessarily incurred by the Design-Builder in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Section B.6.2.

§ B.6.1.2 Where, pursuant to the Design-Build Documents, any cost is subject to the Owner's prior approval, the Design-Builder shall obtain such approval in writing prior to incurring the cost. The parties shall endeavor to identify and memorialize any such costs prior to executing Guaranteed Maximum Price Amendment.

§ B.6.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

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§ B.6.2 Cost to Be Reimbursed as Part of the Contract

§ B.6.2.1 Labor Costs

§ B.6.2.1.1 Wages or salaries of construction workers directly employed by the Design-Builder to perform the Construction Work at the site or, with the Owner's prior approval, at off-site workshops.

§ B.6.2.1.2 Wages or salaries of the Design-Builder's supervisory and administrative personnel when stationed at the site and performing Construction Work.

§ B.6.2.1.3 Wages or salaries of the Design-Builder's supervisory and administrative personnel when performing Construction Work and stationed at a location other than the site, but only for that portion of time required for the Construction Work, and limited to the personnel and activities listed below:
*(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Construction Work.)*

The following labor categories shall be considered direct project costs and shall be charged to the Project pursuant to Section 6.2.1 based on the following rate schedule:

| | Hourly Rate | Monthly Vehicle Allowance |
|---|---|---|
| Project Executive | $132.00 | $650.00 |
| Project Manager | $109.00 | $650.00 |
| Project Engineer | $68.00 | $550.00 |
| Superintendent | $98.00 | $700.00 |
| Assistant Superintendent | $60.00 | $650.00 |
| Preconstruction Services | $98.00 | $650.00 |
| Laborer | $40.00 | $0.70/per mile |
| Administrative | $40.00 | $0.70/per mile |

§ B.6.2.1.4 Wages and salaries of the Design-Builder's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Construction Work, but only for that portion of their time required for the Construction Work.

§ B.6.2.1.5 Costs paid or incurred by the Design-Builder, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations, and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Section B.6.2.1.

§ B.6.2.1.6 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ B.6.2.1.7 Design-Builder's Overhead costs shall be reimbursed for the indirect Costs of Design-Builder's operations that are not otherwise considered a Cost of the Work in accordance with the amount included in Exhibit F – Schedule of Values. The amount and basis of overhead reimbursement shall be expressly stated in Exhibit F before execution of this Amendment. No cost included in the agreed labor rates, vehicle allowances, Fee, overhead reimbursement, or another reimbursable category shall be charged more than once. Exhibit F shall identify whether the agreed labor rates include the taxes, insurance, benefits, and other burdens described in Section B.6.2.1.5.

§ B.6.2.2 Consultant and Subcontract Costs. Payments made by the Design-Builder to the Architect, Consultants, Subcontractors, and suppliers in accordance with the requirements of their subcontracts or similar agreements.

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§ B.6.2.3 Costs of Materials and Equipment Incorporated in the Completed Construction

§ B.6.2.3.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ B.6.2.3.2 Costs of materials described in the preceding Section B.6.2.3.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Construction Work or, at the Owner's option, shall be sold by the Design-Builder. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ B.6.2.4 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ B.6.2.4.1 Costs of transportation, storage, installation, maintenance, dismantling, and removal of materials, supplies, temporary facilities, machinery, equipment, and costs of hand tools not customarily owned by construction workers that are provided by the Design-Builder at the site and fully consumed in the performance of the Construction Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools that are not fully consumed shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Design-Builder shall mean fair market value.

§ B.6.2.4.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Design-Builder at the site, and costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Design-Builder, or a related party as defined in Section B.6.2.7 shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ B.6.2.4.3 Costs of removal of debris from the site of the Construction Work and its proper and legal disposal.

§ B.6.2.4.4 Costs of the Design-Builder's site office, including general office equipment and supplies.

§ B.6.2.4.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, with the Owner's prior approval.

§ B.6.2.5 Miscellaneous Costs

§ B.6.2.5.1 Premiums for that portion of insurance and bonds required by the Design-Build Documents that can be directly attributed to the Contract shall be reimbursed in accordance with the amount included within Exhibit "F" – Schedule of Values.

§ B.6.2.5.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Design-Build Documents, with the Owner's prior approval.

§ B.6.2.5.1.2 Costs for insurance through a captive insurer owned or controlled by the Design-Builder, with the Owner's prior approval.

§ B.6.2.5.2 Tariffs or sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Design-Builder is liable.

§ B.6.2.5.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Design-Builder is required by the Design-Build Documents or by governing authorities having jurisdiction over the Project to pay.

§ B.6.2.5.4 Fees of laboratories for tests required by the Design-Build Documents; except those related to defective or nonconforming Construction Work for which reimbursement is excluded under Article 12 of the Agreement or by other provisions of the Design-Build Documents, and which do not fall within the scope of Section B.6.2.6.3.

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§ B.6.2.5.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Design-Build Documents.

§ B.6.2.5.5.1 The cost of defending suits or claims for infringement of patent rights arising from Owner-imposed requirements in the Design-Build Documents, payments made in accordance with legal judgments against the Design-Builder resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Design-Builder had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Design-Builder failed to promptly furnish such information to the Owner as required by Article 3 of AIA Document A141–2024. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Design-Builder's Fee or subject to the Guaranteed Maximum Price.

§ B.6.2.5.6 Costs for communications services, electronic equipment, and software, directly related to the Work, with the Owner's prior approval.

§ B.6.2.5.7 Costs of document reproductions and delivery charges.

§ B.6.2.5.8 Deposits lost for causes other than the Design-Builder's negligence or failure to fulfill a specific responsibility in the Design-Build Documents.

§ B.6.2.5.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Design-Builder, reasonably incurred by the Design-Builder after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ B.6.2.5.10 Expenses incurred in accordance with the Design-Builder's standard written personnel policy for relocation and temporary living allowances of the Design-Builder's personnel required for the Work, with the Owner's prior approval.

§ B.6.2.5.11 That portion of the reasonable expenses of the Design-Builder's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ B.6.2.6 Other Costs and Emergencies

§ B.6.2.6.1 Other costs incurred in the performance of the Work, with the Owner's prior approval.

§ B.6.2.6.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A141-2024.

§ B.6.2.6.3 Costs of repairing or correcting damaged or nonconforming Construction Work executed by the Design-Builder, Subcontractors, or suppliers, provided that such damaged or nonconforming Construction Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Design-Builder, and only to the extent that the cost of repair or correction is not recovered by the Design-Builder from insurance, sureties, Subcontractors, suppliers, or others.

§ B.6.2.6.4 Costs of implementation of, and compliance with, protective safeguards that may be required under the Design-Builder's or Owner's builder's risk policy.

§ B.6.2.7 Related Party Transactions

§ B.6.2.7.1 For purposes of this Section B.6.2.7, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Design-Builder; (2) any entity in which any stockholder in, or management employee of, the Design-Builder holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or

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affairs of the Design-Builder; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Design-Builder.

§ B.6.2.7.2 If any of the costs to be reimbursed arise from a transaction between the Design-Builder and a related party, the Design-Builder shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Design-Builder shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Section B.6.5. If the Owner fails to authorize the transaction in writing, the Design-Builder shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Section B.6.5.

§ B.6.3 Costs Not to Be Reimbursed as Part of this Contract

The Cost of the Work shall not include the items listed below:

.1 Salaries and other compensation of the Design-Builder's personnel stationed at the Design-Builder's principal office or offices other than the site office, except as specifically provided in Section B.6.2.1 or as may be provided elsewhere in the Agreement;

.2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Design-Builder or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;

.3 Expenses of the Design-Builder's principal office and offices other than the site office, except as may be included in Article B.6.2;

.4 Overhead and general expenses, except as may be expressly included in Section B.6.2;

.5 The Design-Builder's capital expenses, including interest on the Design-Builder's capital employed for the Work;

.6 Except as provided in Section B.6.2.6.3 of this Amendment, costs due to the negligence of, or failure to fulfill a specific responsibility of the Agreement by, the Design-Builder, Contractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;

.7 Any cost not specifically and expressly described in Section B.6.2; and

.8 Costs, other than costs included in Modifications approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded.

§ B.6.4 Discounts, Rebates, and Refunds

§ B.6.4.1 Cash discounts obtained on payments made by the Design-Builder shall accrue to the Owner if (1) before making the payment, the Design-Builder included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Design-Builder with which to make payments; otherwise, cash discounts shall accrue to the Design-Builder. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Design-Builder shall make provisions so that they can be obtained.

§ B.6.4.2 Amounts that accrue to the Owner in accordance with Section B.6.4.1 shall be credited to the Owner as a deduction from the Cost of the Work.

§ B.6.5 Other Agreements

§ B.6.5.1 Those portions of the Construction Work that the Design-Builder does not customarily perform with the Design-Builder's own personnel shall be performed under subcontracts or other appropriate agreements with the Design-Builder. The Owner may designate specific persons from whom, or entities from which, the Design-Builder shall obtain bids. The Design-Builder shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Construction Work, who are qualified to perform that portion of the Construction Work in accordance with the requirements of the Design-Build Documents. The Design-Builder shall deliver such bids to the Owner with an indication as to which bids the Design-Builder intends to

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accept. The Owner then has the right to review the Design-Builder's list of proposed Subcontractors and suppliers and, subject to Section 5.9.1.1 of the Agreement, to object to any Subcontractor or supplier. Any approval or objection by the Owner shall not relieve the Design-Builder of its responsibility to perform the Construction Work in accordance with the Design-Build Documents. The Design-Builder shall not be required to contract with anyone to whom the Design-Builder has reasonable objection.

§ B.6.5.1.1 When a specific Subcontractor or supplier (1) is recommended to the Owner by the Design-Builder; (2) is qualified to perform that portion of the Construction Work; and (3) has submitted a bid that conforms to the requirements of the Design-Build Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Design-Builder may require that a Change Order be issued to adjust the Guaranteed Maximum Price and Contract Time by the difference between the bid of the person or entity recommended to the Owner by the Design-Builder and the amount and time required of the Subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ B.6.5.2 Subcontracts or other agreements shall conform to the applicable payment provisions of the Design-Build Documents and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Design-Builder shall provide in the Subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Design-Builder in this Amendment.

§ B.6.6 Accounting Records

The Design-Builder shall keep full and detailed records and accounts related to the Cost of the Work and exercise such controls, as may be necessary for proper financial management under the Agreement and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Design-Builder's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor invoices, purchase orders, vouchers, memoranda, and other data relating to this Agreement. The Design-Builder shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

§ B.6.7 Relationship of the Parties

If the basis of payment to the Design-Builder is the Cost of the Work plus a Fee without a Guaranteed Maximum Price or the Cost of the Work plus a Fee with a Guaranteed Maximum Price, the Design-Builder accepts the relationship of trust and confidence established by the Agreement and covenants with the Owner to exercise the Design-Builder's skill and judgment in furthering the interests of the Owner; to furnish efficient business administration and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish and approve, in a timely manner, information required by the Design-Builder and to make payments to the Design-Builder in accordance with the requirements of the Design-Build Documents.

This Amendment to the Agreement entered into as of the day and year first written above.

| | |
|---|---|
| City of Auburn Hills | Cunningham-Limp Development Company |
| OWNER *(Signature)* | DESIGN-BUILDER *(Signature)* |
| BY: Thomas A. Tanghe, City Manager | BY: Samuel J. Ashley, Jr., President & CEO |
| *(Printed name and title)* | *(Printed name and title)* |

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**EXHIBIT "C"**
**TO THE AGREEMENT BETWEEN**
**CITY OF AUBURN HILLS ("OWNER")**
**AND**
**CUNNINGHAM-LIMP DEVELOPMENT COMPANY ("DESIGN-BUILDER")**

**PROJECT SPECIFICATIONS**

*To be attached at the time the Amendment is executed.*

INITIALS

**EXHIBIT "D"**
**TO THE AGREEMENT BETWEEN**
**CITY OF AUBURN HILLS ("OWNER")**
**AND**
**CUNNINGHAM-LIMP DEVELOPMENT COMPANY ("DESIGN-BUILDER")**

**CONTRACT DRAWINGS**

*To be attached at the time the Amendment is executed.*

INITIALS

**EXHIBIT "E"**
**TO THE AGREEMENT BETWEEN**
**CITY OF AUBURN HILLS ("OWNER")**
**AND**
**CUNNINGHAM-LIMP DEVELOPMENT COMPANY ("DESIGN-BUILDER")**

**PROJECT TIMELINE**

*To be attached at the time the Amendment is executed.*

INITIALS

**EXHIBIT "F"**
**TO THE AGREEMENT BETWEEN**
**CITY OF AUBURN HILLS ("OWNER")**
**AND**
**CUNNINGHAM-LIMP DEVELOPMENT COMPANY ("DESIGN-BUILDER")**

## SCHEDULE OF VALUES

*To be attached at the time the Amendment is executed.*

INITIALS

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/27/2026

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

| PRODUCER | CONTACT NAME: Jennifer Humphrey | |
|---|---|---|
| Valenti Trobec Chandler Inc<br>1175 W. Long Lake, Suite 200<br>PO Box 4960<br>Troy MI 48098-4960 | PHONE (A/C, No, Ext): (248)828-3377 | FAX (A/C, No): (248)828-3741 |
| | E-MAIL ADDRESS: jhumphrey@vtcins.com | |

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : American Guarantee and Liability Insurance Company | 26247 |
| INSURER B : Zurich American Ins. Co. | 16535 |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

**INSURED**
Cunningham-Limp Development Co.
28970 Cabot Drive
Suite 100
Novi MI 48377

**COVERAGES** **CERTIFICATE NUMBER:** 26-27 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | ☒ COMMERCIAL GENERAL LIABILITY<br>☐ CLAIMS-MADE ☒ OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>☐ POLICY ☒ PRO-JECT ☐ LOC<br>☐ OTHER: | | | GLO8747147 | 06/01/2026 | 06/01/2027 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG | $ 2,000,000<br>$ 1,000,000<br>$ 15,000<br>$ 2,000,000<br>$ 4,000,000<br>$ 4,000,000 |
| B | AUTOMOBILE LIABILITY<br>☐ ANY AUTO<br>☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS<br>☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY | | | BAP0937388 | 06/01/2026 | 06/01/2027 | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident) | $ 1,000,000<br>$<br>$<br>$ |
| A | ☐ UMBRELLA LIAB ☒ OCCUR<br>☒ EXCESS LIAB ☐ CLAIMS-MADE<br>☐ DED ☒ RETENTION $ 0 | | | SXS7948714 | 06/01/2026 | 06/01/2027 | EACH OCCURRENCE<br>AGGREGATE | $ 8,000,000<br>$ 8,000,000 |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | WC8747146 | 06/01/2026 | 06/01/2027 | ☒ PER STATUTE ☐ OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | $ 1,000,000<br>$ 1,000,000<br>$ 1,000,000 |
| B | Leased/Rented Equipment | | | CPP0937389 | 06/01/2026 | 06/01/2027 | Limit/Deductible<br>Any One Item Limit | $232,000/$1,000<br>$100,000 |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

**CERTIFICATE HOLDER**

For Proof of Insurance Only

**CANCELLATION**

**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.**

**AUTHORIZED REPRESENTATIVE**

Alan P. Chandler

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AGENCY CUSTOMER ID: 00122319

LOC #:

# ADDITIONAL REMARKS SCHEDULE



| AGENCY | NAMED INSURED |
|---|---|
| Valenti Trobec Chandler Inc | Cunningham-Limp Development Co. |
| POLICY NUMBER | |
| CARRIER / NAIC CODE | EFFECTIVE DATE: |

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER:** 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

Where required by written contract, the above referenced is add'l insured for General Liability (GL) as respects ongoing & completed operations on a primary & non-contributory basis & add'l insured with respects to Auto liability on a primary & non-contributory basis. GL, Auto & Workers Comp policies include waiver of subrogation on behalf of the add'l insured as required by written contract & where allowed by law. Umbrella liability coverage follows form over GL, Auto & Employers Liability. (SEE PRIOR PAGE)



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# CITY OF AUBURN HILLS
# CITY COUNCIL AGENDA

**MEETING DATE: NOVEMBER 23, 2026** **AGENDA ITEM NO 9E**

**DEPARTMENT OF PUBLIC WORKS**

**To:** **Mayor and City Council**
**From:** **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
**Submitted:** **November 19, 2026**
**Subject:** **Motion – Approve the OHM Advisors Scope of Design Services and G2 Geotechnical Services for 2027 Asphalt Road Program**

## INTRODUCTION AND HISTORY

Included in the Auburn Hills Capital Improvement Plan is the 2027 Asphalt Road Program for the St Lawrence subdivision (St Lawrence, Delevan, Lackawanna, Rosalie, and St Mary Streets) and Shimmons Road (N Squirrel Road to Grove Lane).

The St Lawrence Subdivision was originally paved in 1989 and had a cape seal applied in 2013. The asphalt is now showing significant alligatoring and four out of the five streets were rated 3 out of 10 on the 2024 PASER report. The current plan for work will include the pulverization of the existing asphalt surface with new asphalt pavement being installed on top of the old, pulverized asphalt and new driveway approaches will be installed due to the raised profile that the pulverization and overlay process creates. Base repairs, subgrade undercutting, underdrain, driveway culverts, and roadside ditches will be repaired as needed. In addition, the St. Mary's alley (which is currently dirt) will be paved for better access and maintenance.

Shimmons Road (from N Squirrel Road to Grove Lane) was last reconstructed in 2010. This section of road has some alligatoring alongside utility manholes and in the tire path portion of the eastbound lane (The latter deterioration was accelerated by the increased truck traffic from the curve realignment project and the Oakland Christian School parking lot upgrades). The current plan for work with this portion of the project will include a 4-inch mill of the current asphalt surface and new asphalt pavement. Base repairs, subgrade undercutting, and underdrain will be repaired as needed.

The OHM Advisors scope of design services is included in exhibit 1 and the breakdown of the proposed design expense can be seen in the table below. The design services will be performed on an hourly basis for the not to exceed amount of $100,000 while the Geotechnical Services are an estimate at $15,000. There is currently $60,000 in 203-453-973.000-STLAWRENCEXX for the St Lawrence Subdivision portion of the project; therefore, a $9,000 amendment will be required for the additional expense. In addition, the Shimmons road portion was originally in the 2028 plan for construction but was moved forward due to the increase in deterioration. Therefore, a budget amendment of $46,000 will be required to 202-452-973.000-SHIMMONSROAD.

| | OHM Advisors Design | G2 Material Services | Total Costs |
|---|---|---|---|
| St Lawrence Subdivision | $60,000 | $9,000 | $69,000 |
| Shimmons Rd (Squirrel to Grove) | $40,000 | $6,000 | $46,000 |
| | $100,000 | $15,000 | $115,000 |

## STAFF RECOMMENDATION

Staff recommend the approval of the OHM Advisors scope of design services in the not to exceed amount of $100,000 and the G2 geotechnical services in the estimated amount of $15,000 for the 2027 Asphalt Road Program

to be paid from GL# 202-452-973.000-SHIMMONSROAD and 203-435-973.000-STLAWRENCEXX. Staff also recommends increasing the 2026 budget for 202-452-973.000-SHIMMONSROAD by +$46,000 and 203-453-973.000-STLAWRENCEXX by +$9,000.

## MOTION

**Move to approve the OHM Advisors scope of design services in the not to exceed amount of $100,000 and the G2 geotechnical services in the estimated amount of $15,000 for the 2027 Asphalt Road Program to be paid from GL# 202-452-973.000-SHIMMONSROAD and 203-435-973.000-STLAWRENCEXX. Also move to approve the 2026 budget amendments as listed in the staff recommendation section of this memo totaling $55,000.**

## EXHIBITS

Exhibit 1 – OHM Advisors Scope of Services

**I CONCUR:**

**BRANDON SKOPEK, ASSISTANT CITY MANAGER**

November 2, 2026

City of Auburn Hills
1500 Brown Road
Auburn Hills, MI 48326

Attention: **Mr. Stephen Baldante**
Director of Public Works

Regarding: **2027 Asphalt Road Program**
Scope of Engineering Services

Dear Mr. Baldante:

Thank you for this opportunity to provide professional engineering services for the above referenced project. We have prepared the following project understanding and scope of services to be provided by OHM Advisors based on our previous discussions.

## PROJECT UNDERSTANDING

The project consists of rehabilitation of various local roads within the City including the St. Lawrence Subdivision (St. Lawrence, Delevan, Lackawanna, St. Mary's) and part of Shimmons Road (Grove Ln to Squirrel Rd). The anticipated construction cost for St. Lawrence Subdivision is $1.24 million and Shimmons Road is $610,000. The total project construction cost is estimated at approximately $1.85 million.

The work within the St. Lawrence subdivision will include pulverization of the existing asphalt pavement and installation of new asphalt pavement. Localized areas of base repair, subgrade undercutting, and underdrain will be completed as required. Since the pulverize/overlay process will result in a higher pavement elevation, it is anticipated that existing drive approaches will be replaced to meet new elevations. In addition, existing driveway culverts and roadside ditches will be evaluated and improved as necessary.

The work on Shimmons Road will include milling approximately 4" of the existing asphalt pavement, spot curb repairs, and drainage structure repairs. Localized areas of asphalt base repair, subgrade undercutting, and underdrain will be completed as required. This work will align with the historical data we have of the roadway and the recent curve construction project.

## SCOPE OF SERVICES

### Task 1 – Project Initiation and Obtain Information

Under this task, we will initiate the project and obtain necessary information to proceed with the design. Specific work efforts include:

- Organize and attend a kickoff meeting with City staff to review project objectives, prepare design criteria, and establish a specific delivery schedule.
- Review existing utility information and record drawings for the project areas.
- Perform a site review to identify elements that are sensitive to project, i.e. driveway locations and other access issues, utility facilities in the area, geometric deficiencies, landscape/aesthetic features, and drainage items.
- Obtain specific topographic survey information for the project.
- Notify known utility agencies of the proposed work and verify locations of existing known utilities, including both public and private, within the project limits for conflicts and coordinate relocations if necessary.

- Coordinate with a Geotechnical Engineer to obtain soil borings and pavement cores along the project route.
- Arrange and attend a meeting with City staff and other stakeholders to review project concepts, alternatives, and constraints.

**Task 2 – Preliminary Plan Development**

Under this task, we will undertake the preparation of plans and specifications for the project and apply for the necessary permits. Specific work efforts include:

- Review field information collected to identify any deficient areas in the existing conditions.
- Prepare typical roadway cross-sections for the project.
- Coordinate with the Geotechnical Engineer and assist in developing pavement cross-sections for the proposed rehabilitation areas.
- Develop road plans in accordance with current AASHTO standards based on comments received from the City on base plans. Plans will be prepared using a scale of 1"=40' (profile scale 1"=4').
- Prepare technical specifications and method of payment entailing materials, equipment, and labor necessary to perform the work.
- Compute preliminary quantities and prepare a preliminary Engineer's Opinion of Probable Construction Cost.
- Prepare a Maintenance of Traffic (MOT) plan.
- Develop pavement marking and signing plans within the affected influence of the project in accordance with MMUTCD requirements.
- Evaluate grading and ROW impacts associated with the proposed work and determine construction limits.
- Prepare proposed preliminary schedule for work including the construction start, substantial completion, and final completion dates.
- Prepare documents to obtain an Oakland County Water Resources Commission (OCWRC) soil erosion permit, Road Commission for Oakland County (RCOC) work in right-of-way permit, and other permits deemed necessary to complete the project as described.
- Arrange and attend a meeting with City staff to review the preliminary plans and specifications, if requested.

**Task 3 – Final Design and Contract Documents**

Based on comments received on the preliminary plans, final construction documents will be created and advertised for bidding. Specific work efforts include:

- Finalize design plans based on comments obtained.
- Complete construction details.
- Prepare a bid sheet entailing all items of work and associated quantities.
- Prepare a final engineer's opinion of probable cost.
- Prepare and place an advertisement for bid. It is anticipated that the job will be advertised for at least three (3) weeks through BidNet and Quest.
- Prepare schedule for proposed work, including construction start, substantial completion, and final completion dates.
- Produce two (2) copies of contract documents for the DPW, if requested.
- Attend and plan one (1) meeting with the City to review contract documents prior to distribution for bid, if requested.
- Attend the bid opening.
- Prepare and evaluate a project bid tab. The bid tab shall include bidding contractors' total project bid and unit price breakdown.
- Check references for the three lowest bidding contractors.
- Provide a recommendation of award.
- OHM will assist in executing the Contract books including the following
    i. Create and mail out a Notice of Award letter to the awarded Contractor.
    ii. Coordinate the execution of six (6) copies of contract book.

iii. Produce two (2) executed copies of contract documents for the City. One copy will be delivered to the City Clerk and one copy will be delivered to the DPW.

- If the City Council does not award the contract, then OHM will communicate that information to the appropriate Contractors.

## SCHEDULE

The project will commence upon authorization to proceed. It is anticipated that the field work for the design would take place in the fall/winter of 2026/2027, with design, permitting and bidding following. We anticipate that the project could be bid for a presentation to City Council in Spring 2027. If the project is approved, construction could commence in Summer 2027. This schedule is based upon an authorization to proceed given by December 7, 2026.

## COMPENSATION

The services outlined above will be performed on an hourly basis for the not-to-exceed amount of one hundred thousand dollars ($100,000.00). This amount is based on the assumptions listed below. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

| | | |
|---|---|---|
| St. Lawrence Subdivision | | $ 60,000 |
| Shimmons Road Rehabilitation | | $ 40,000 |
| | Total | $100,000 |
| | | |
| Geotechnical Services Estimate (G2) | | $ 15,000 |

## FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions.

- The City will be responsible for all permit application fees and permit fees.
- Geotechnical Services will be provided by G2 under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- No permanent right-of-way is anticipated. City will obtain temporary grading easements, if required.
- OHM will be pleased to provide any additional services for this project on an hourly basis. Services not included in this proposal:
    a. Construction phase services such as, but not limited to, construction management, construction engineering, construction administration, construction observation and/or construction layout.
    b. Relocation design services for water main and/or sanitary sewer, if required.
    c. Wetland delineation and survey, mitigation, and permitting.
    d. Environmental assessments or reports, drainage studies, or other environmental evaluations associated with potential contaminated soils.
    e. Traffic signalization design.
    f. Preparation of plans for landscaping and ornamental features.
    g. Location of private utilities, other than requesting as-built information from private utility owners.

Should you find this agreement acceptable, please sign the authorization below and return a copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,
**OHM Advisors**

Timothy J. Juidici, P.E.
Principal-in-Charge

cc: Jason Hefner, Manager of Roads & Fleet
Alex Parent, OHM
File

**City of Auburn Hills**
**2027 Asphalt Road Program**

Accepted By:_____

Printed Name:_____

Title:_____

Date:_____

WEDNESDAY, NOVEMBER 18, 2026

OAKLAND COUNTY

# Employee dead from electrocution in Auburn Hills

Translate

**By Aileen Wingblad**
awingblad@medianewsgroup.com

The Michigan Occupational Safety and Health Administration has reported a 29-year-old employee died on Nov. 9 after being electrocuted at his workplace in Auburn Hills.

According to MIOSHA, the worker was using a 24-foot aluminum pole to broom fresh concrete when he raised the pole and made contact with an overhead power line carrying 7,200 volts.

So far this year, MIOSHA said there've been 51 workplace fatalities reported in the state. The Auburn Hills incident was the 50th. The 51st happened on Nov. 10 when a 72-year-old ironworker fell from the edge of a building in Fremont.

The incident in Auburn Hills was the seventh workplace fatality in Oakland County for 2026. The others, based on information provided to MIOSHA in initial reports:

Jan. 16: A 28-year-old landscaper was killed when he was caught in or between the control arm of a compact wheel loader while repairing a hydraulic line in Southfield.

March 13: A 43-year-old DPW supervisor was killed while cutting limbs that had fallen onto a roadway in Huntington Woods. A limb from a nearby tree fell and struck him.

July 30: The 61-year-old owner of a tree trimming business was killed when he fell approximately 35 feet while trimming trees in Bloomfield Hills.

Aug. 18: A 53-year-old inspector was killed when he fell from a ladder and landed on a walkway while inspecting the roof of a house in Royal Oak.

Sept. 25: A 60-year-old metal fabricator was killed when he fell approximately 12 feet from a ladder in Bloomfield Township.

Oct. 2: A 57-year old driver was killed when he was caught in or between the lift axle of a dump truck. He had reported an issue with the vehicle shifting gears.

MIOSHA said the cases remain under investigation.