



**City of Pleasant Ridge**  
23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069

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**City Commission Meeting  
August 14, 2018  
Agenda**

Honorable Mayor, City Commissioners and Residents: This shall serve as your official notification of the Regular City Commission Meeting to be held Tuesday, August 14, 2018, at 7:30 p.m., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

**REGULAR CITY COMMISSION MEETING – 7:30 P.M.**

1. **Meeting Called to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call.**
4. **Chariot Local Area Transit Program presentation.**
5. **PUBLIC DISCUSSION – items not on the Agenda.**
6. **Governmental Reports.**
7. **City Commission Liaison Reports.**
  - **Commissioner Scott – Historical Commission**
  - **Commissioner Wahl – Recreation Commission**
  - **Commissioner Krzysiak – Ferndale Public Schools**
  - **Commissioner Perry – Planning/DDA**
8. **Consent Agenda.**

*All items listed on the Consent Agenda are considered to be routine by the City Commission, will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of these items unless a City Commissioner or visitor so requests, in which event, the item will be removed from the consent agenda and considered as the last item of business.*

  - a. Minutes of the Public Hearing and Regular City Commission Meeting held Tuesday, July 10, 2018.
  - b. Monthly Disbursement Report.
9. **Community Center Renovation Project bid.**
10. **City Manager's Report.**

11.     **Other Business.**

12.     **Adjournment.**

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.



**City of Pleasant Ridge**  
23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069

**City Commission Meeting**  
**August 14, 2018**  
**Wording and Comments**

Honorable Mayor, City Commissioners and Residents: This shall serve as your official notification of the Regular City Commission Meeting to be held Tuesday, August 14, 2018, at 7:30 p.m., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

**REGULAR CITY COMMISSION MEETING – 7:30 P.M.**

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Chariot Local Area Transit Program presentation.

*Representatives from the Chariot program will attend the meeting and give a presentation regarding the program.*

Notes \_\_\_\_\_

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5. PUBLIC DISCUSSION – items not on the Agenda.

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6. Governmental Reports.

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7. City Commission Liaison Reports.

- Commissioner Scott – Historical Commission

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- Commissioner Wahl – Recreation Commission

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- Commissioner Krzysiak – Ferndale Public Schools

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- Commissioner Perry – Planning/DDA

Notes \_\_\_\_\_

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**8. Consent Agenda.**

*All items listed on the Consent Agenda are considered to be routine by the City Commission, will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of these items unless a City Commissioner or visitor so requests, in which event, the item will be removed from the consent agenda and considered as the last item of business.*

a. Minutes of the Public Hearing and Regular City Commission Meeting held Tuesday, July 10, 2018.

b. Monthly Disbursement Report.

*There are two routine items on the Consent Agenda for your consideration this evening.*

**Commissioner #1:** Your Honor, I move that Consent Agenda, be approved.

**Commissioner #2:** Second.

**Motion by** \_\_\_\_\_ **Second** \_\_\_\_\_

**Notes** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. Community Center Renovation Project bid.**

*The City received three bids for the Big Room project at the Community Center. The low bid amount was \$136,069.00 by Usztan LLC of Auburn Hills. I have included information regarding the bid and project.*

**Commissioner #1:** Mayor, I move the bid for the Pleasant Ridge Community Center “Big Room” renovation project be awarded to the lowest qualified bidder Usztan LLC, of Auburn Hills, Michigan in the total bid amount of \$136,069.00, be approved.

**Commissioner #2:** Second.

**Motion by** \_\_\_\_\_ **Second** \_\_\_\_\_

**Notes** \_\_\_\_\_  
\_\_\_\_\_  
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**10. City Manager’s Report.**

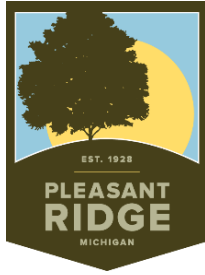
**Notes** \_\_\_\_\_  
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**11. Other Business.**

**Notes** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**12. Adjournment.**





**City of Pleasant Ridge**  
23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069

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**Public Hearing and Regular City Commission Meeting  
July 10, 2018**

Having been duly publicized, Deputy Mayor Perry called the meeting to order at 7:30 p.m.

Present: Commissioners Krzysiak, Perry, Scott, Wahl  
Also Present: City Manager Breuckman, City Attorney Need, City Clerk Drealan  
Absent: Mayor Metzger

**Public Discussion**

Mr. Jake Cunningham, 246 Withington, Ferndale is running for 6th Circuit Court Judge. He is currently Judge Brennan's staff attorney in the Family Division.

**Governmental Reports**

(None)

**City Commission Liaison Reports**

Commissioner Perry reported on the Planning Commission/DDA. The next meeting is July 23rd at 7:00 p.m.

Commissioner Scott reported on the Historical Commission. The next meeting will be in September. There is an event on August 9th at 7:00 p.m. discussing kit houses. Andrew and Wendy Much, the Kit House Hunters, will be the speakers.

Commissioner Wahl reported on the Recreation Commission. She reported that the Camp is going well. Adult Swim is July 18th at the pool. Ice Cream Social on July 25th from 6:00 to 8:00 p.m. On August 15th at 7:00 p.m. is the Synchro Show at the pool. Residents can still sign up to participate.

Commissioner Krzysiak reported on Ferndale Public Schools. The School Board presented the last Eagle of the Month Award for this school year. It was presented to Kaylee Griffin from Ferndale Upper Elementary. The Superintendent delivered a summary of the school year. The District's budget for the upcoming school year was approved, as was the teachers' contract.

## **Consent Agenda**

### **18-3375**

Motion by Commissioner Wahl, second by Commissioner Scott, to approve the consent agenda as presented.

Adopted:                      Yeas: Commissioners Wahl, Scott, Krzysiak, Perry.  
                                     Nays: None

## **Public Hearing Soliciting Comments Regarding Amendment to Chapter 42 of the Penal Code - Disorderly Persons**

City Manager Breuckman noted that the request for this amendment came from the Police Department.

Deputy Mayor Perry opened the public hearing at 7:39 p.m.

With no comments or discussion, Deputy Mayor Perry closed the public hearing at 7:40 p.m.

Commissioner Krzysiak inquired as to what caused the request for these amendments. Breuckman stated that this request was the result of years of keeping track of incidents within the city and the need for better ordinance language to help the police deal with certain situations. There was discussion regarding how the previous ordinance language had been applied and why these amendments were necessary. Previously these situations fell under state law which then requires a county prosecutor to get involved. The ordinance amendments allow these situations to be handled locally. The proposed language is similar to that found in other communities.

### **18-3376**

Motion by Commissioner Scott, second by Commissioner Wahl, to adopt the amendments and additions to Ordinance 433, Chapter 42, Penal Code, as presented.

Adopted:                      Yeas: Commissioners Scott, Wahl, Krzysiak, Perry.  
                                     Nays: None

## **Chariot Local Area Transit Program Sponsorship**

City Manager Breuckman indicated that this weekend service, which is modeled after the K-Line in Grosse Pointe, was previously discussed in the winter of 2017. Previous discussions included too many cities to make it viable. Ferndale is now working with a service called Chariot. The plan is for Pleasant Ridge to partner with Ferndale in this program. The Chariot program is part of Ford Motor Company's Smart Mobility program. The service will be free during the pilot period. There may be a fee applied in the future. The drivers are hired and managed by the Chariot program. There is an app that will show users the route and where the vehicles are located. Users are asked to check in online so that data can be collected regarding usage. A map of the proposed route was presented. The plan is that one vehicle will run from Thursday through Saturday from 4:00 p.m. to 12:00 a.m. An additional vehicle will run from 5:00 p.m. to 10:00 p.m. During those peak hours it is expected that there will be a 15-minute headway. No reservation is currently required but might be during popular events. The seven-month pilot will run from September through the end of March, 2019. Door to door service might be considered in the future. The request is to reaffirm the previous \$10,000 commitment, \$5000 from DDA and \$5000 from the City, for this new program.

Larry Stiffman, 18 Sylvan, supports the transit system but indicates that there is a problem with the stop at Sylvan and Indiana. He has questions regarding where riders would park their cars and where the shuttle stop would be placed. He also expressed concerns regarding whether there would be shelter or a bench for people waiting for the shuttle. He proposed moving the stop to Woodward and Sylvan.

Breuckman indicated that the Indiana and Sylvan stop was chosen because it is convenient for both east and west side residents. He noted that the vehicles seat eight to twelve people. He also noted that, with the app feature, riders can know when to expect the shuttle and so their wait time will likely be short.

Krzysiak acknowledged the concerns regarding some of the stops and expressed support for the SMART bus system as well. He hopes that the local shuttle does not undermine use of the larger bus system. There was discussion regarding whether a local shuttle system helps get more people comfortable with using public transportation overall. Scott noted that local shuttle systems often shift their stops and routes based on crowdsourcing data and actual usage.

#### **18-3377**

Motion by Commissioner Scott, second by Commissioner Wahl, to allocate \$10,000 to the Chariot Local Area Transit Program, \$5000 of which is contingent upon the DDA reconfirming their contribution.

Adopted:                      Yeas: Commissioners Scott, Wahl, Krzysiak, Perry.  
                                     Nays: None.

#### **City Manager's Report**

A construction update has been posted on the website and Facebook page. Ridge Road will be closing July 18. It is scheduled to be reopened on August 1st. A contract to construct the new room at the Community Center will be presented at the August meeting and should be completed by November.

#### **Other Business**

Commissioner Krzysiak noted that the July book is *Mayflower*, by Nathaniel Philbrick.

City Clerk Drealan noted that there is an election August 7th. Applications for absentee ballots and sample ballots are on the website and can be obtained at city hall. Polls will be open from 7:00 a.m. to 8:00 p.m.

With no further business or discussion, Deputy Mayor Perry adjourned the meeting at 8:19 p.m.

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Mayor Kurt Metzger

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Amy M. Drealan, City Clerk  
/dleg

July 2018

ACCOUNTS PAYABLE

PAYROLL LIABILITIES	\$	6,961.19
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ACCOUNTS PAYABLE	\$	578,060.21
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TAX LIABILITIES	\$	964,951.00
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<b>TOTAL</b>	<b>\$</b>	<b>585,021.40</b>
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PAYROLL

July 3, 2018	\$	59,530.84
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July 18, 2018	\$	53,797.34
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<b>TOTAL</b>	<b>\$</b>	<b>113,328.18</b>
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CHECK REGISTER FOR CITY OF PLEASANT RIDGE  
PAYROLL LIABILITIES  
July 2018

PG 1

Check Date	Check	Vendor Name	Description	Amount
7/3/2018	2159	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 417.80
7/3/2018	2160	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 1,409.60
7/3/2018	2161	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 1,016.50
7/3/2018	2162	MIFOP	UNION DUES	\$ 188.00
7/3/2018	2163	MISDU	FOC DEDUCTIONS	\$ 224.60
7/3/2018	2164	ALERUS FINANCIAL	RHSP CONTRIBUTIONS	\$ 338.70
7/18/2018	2146	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 417.80
7/18/2018	2147	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 1,332.86
7/18/2018	2148	ALERUS FINANCIAL	RETIRMENT CONTRIBUTIONS	\$ 1,038.46
7/18/2018	2149	MISDU	FOC DEDUCTIONS	\$ 224.60
7/18/2018	2150	ALERUS FINANCIAL	RHSP CONTRIBUTIONS	\$ 352.27
TOTAL PAYROLL LIABILITIES				\$ 6,961.19

CHECK REGISTER FOR CITY OF PLEASANT RIDGE  
TAX LIABILITIES  
July 2018

PG 2

Check Date	Check	Vendor Name	Description	Amount
7/24/2018	2564	CITY OF PLEASANT RIDGE-DDA	2018 TAX COLLECTIONS	\$ 9,793.96
7/24/2018	2565	CITY OF PLEASANT RIDGE-TAXES	2018 TAX COLLECTIONS	\$ 446,389.70
7/24/2018	2566	FERNDALE SCHOOL DISTRICT	2018 TAX COLLECTIONS	\$ 201,903.31
7/24/2018	2567	OAKLAND COUNTY TREASURER	2018 TAX COLLECTIONS	\$ 306,864.03
TOTAL TAX LIABILITIES				<u>\$ 964,951.00</u>

CITY OF PLEASANT RIDGE CHECK REGISTER  
ACCOUNTS PAYABLE  
July 10, 2018

PG 3

Check Date	Check	Vendor Name	Description	Amount
07/10/2018	22215	BRILAR	DPW SERVICES - MAY 2018	\$ 22,979.97
07/10/2018	22216	21ST CENTURY MEDIA-MICHIGAN	PUBLICATION OF LEGAL NOTICES	\$ 1,120.50
07/10/2018	22217	ADKISON, NEED & ALLEN P.L.L.C.	CITY ATTORNEY SERVICES	\$ 2,425.75
07/10/2018	22218	AQUATIC SOURCE	POOL MAINTENANCE	\$ 11,515.58
07/10/2018	22219	BADGER METER, INC.	WATER METER SUPPLIES	\$ 69.90
07/10/2018	22220	BELSON OUTDOOR	COMMUNITY CENTER BIKE RACKS	\$ 1,992.29
07/10/2018	22221	DAVEY TREE EXPERT COMPANY	TREE MAINTENANCE SERVICES	\$ 380.00
07/10/2018	22222	DETROIT EDISON COMPANY	STREETLIGHTING	\$ 3,030.58
07/10/2018	22223	EUGENE LUMBERG	COURT PROSECUTION SERVICES	\$ 405.00
07/10/2018	22224	GREAT LAKES WATER AUTHORITY	IWC CHARGES-MAY 2018	\$ 352.16
07/10/2018	22225	KENNETH BORYCZ	INSPECTION SERVICES JUNE 2018	\$ 1,395.00
07/10/2018	22226	LAURAN HOWARD	HOME & GARDEN TOUR AFTERGLOW SUPPLIES	\$ 933.83
07/10/2018	22227	MICHIGAN MUNICIPAL LEAGUE	UNEMPLOYMENT CONTRIBUTION Q-2 2018	\$ 18.76
07/10/2018	22228	NELSON BROTHERS PLUMBING	BOND RETURN PERMIT#18-0025 -	\$ 5,000.00
07/10/2018	22229	OAKLAND COUNTY ANIMAL CONTROL	DOG LICENSE SALES TO 6/30/18	\$ 886.50
07/10/2018	22230	OAKLAND COUNTY TREASURER	SEWERAGE TREATMENT JUNE 2018	\$ 47,998.25
07/10/2018	22231	OAKLAND SCHOOLS	TOUR BOOKLET & UTILITY BILL PRINTING	\$ 1,991.61
07/10/2018	22232	PROLINE ASPHALT PAVING CORP	HMA RESURFACING PROJECT	\$ 200,214.05
07/10/2018	22233	RAY KEE	INSPECTION SERVICES JUNE 2018	\$ 1,350.00
07/10/2018	22234	SCHEER'S ACE HARDWARE	BUILDING MAINTENANCE SUPPLIES	\$ 154.72
07/10/2018	22235	SHERMAN NURSERY FARMS	TREE PURCHASES	\$ 15,212.32
07/10/2018	22236	SOCRRA	REFUSE COLLECTION CONTRACT	\$ 8,923.00
07/10/2018	22237	SOCWA	WATER PURCHASES	\$ 21,748.70

Total for 7-10-2018

\$ 350,098.47

CITY OF PLEASANT RIDGE CHECK REGISTER  
ACCOUNTS PAYABLE  
July 17, 2018

PG 4

Check Date	Check	Vendor Name	Description	Amount
07/17/2018	22238	CASEY SIGN COMPANY	PARK SIGNS FABRICATION	\$ 12,965.00
07/17/2018	22239	GREAT AMERICA	TELEPHONE LEASE SERVICES	\$ 433.00
07/17/2018	22240	JANI-KING OF MICHIGAN, INC	BUILDING MAINTENANCE SERVICES	\$ 2,161.00
07/17/2018	22241	LEGAL SHIELD	PREPAID LEGAL BENEFIT	\$ 25.90
07/17/2018	22242	MICHELLE DELACOURT	NEWSLETTER PRODUCTION	\$ 400.00
07/17/2018	22243	O.P. AQUATICS	POOL CHEMICALS	\$ 586.50
07/17/2018	22244	OPTUM BANK	2018 HSA CONTRIBUTION-GUZIK	\$ 237.50
07/17/2018	22245	PATRICK THOMPSON DESIGNS, INC	COMMUNITY CENTER WALL PROJECT	\$ 27,018.55
07/17/2018	22246	UNIFIRST CORPORATION	MAT RENTAL AND JANITORIAL SUPPLIES	\$ 228.03
07/17/2018	22247	NSSL	A FINALS PR SWIM TEAM ENTRIES	\$ 625.00
07/17/2018	22248	SPECIAL OLYMPICS	PR SWIM TEAM CONTRIBUTION	\$ 600.00
07/17/2018	22249	WOODBROOKE HILLS	B FINALS PR SWIM TEAM ENTRIES	\$ 795.00
Total for 7-17-2018				\$ 46,075.48



**CITY OF PLEASANT RIDGE CHECK REGISTER**  
**ACCOUNTS PAYABLE**  
July 24, 2018

PG 5

Check Date	Check	Vendor Name	Description	Amount
07/24/2018	22250	AMANDA HUSBAND	RECREATION PROGRAM REFUND	\$ 60.00
07/24/2018	22251	ANDERSON, ECKSTEIN & WESTRICK	ENGINEERING SERVICES	\$ 41,239.25
07/24/2018	22252	ANNIE DECOSTER	RECREATION PROGRAM REFUND	\$ 60.00
07/24/2018	22253	CITY OF ROYAL OAK	DPW SERVICES JUNE 2018	\$ 2,183.60
07/24/2018	22254	COMMUNITY MEDIA NETWORK	MEETING VIDEO SERVICES	\$ 200.00
07/24/2018	22255	FERNDAL PIZZA CO., INC.	RECREATION PROGRAM SUPPLIES	\$ 47.58
07/24/2018	22256	JENNIFER RIZK	RECREATION PROGRAM REFUND	\$ 60.00
07/24/2018	22257	KATHY JANELLE	RECREATION PROGRAM REFUND	\$ 330.00
07/24/2018	22258	KELLY DOLUNT	REFUND SWIM TEAM REGISTRATION	\$ 315.00
07/24/2018	22259	KIRK SIEFKER	RECREATION PROGRAM REFUND	\$ 60.00
07/24/2018	22260	KIRK, HUTH & LANGE PLC	CITY LABOR ATTORNEY SERVICES	\$ 334.20
07/24/2018	22261	KRISTI CASTER	REFUND FOR SWIM LESSONS	\$ 60.00
07/24/2018	22262	LINDSAY ANDERSON	RECREATION PROGRAM REFUND	\$ 60.00
07/24/2018	22263	LYNDA MUALEM	SWIM TEAM REGISTRATION REFUND	\$ 205.00
07/24/2018	22264	NIKKI ALTON	SWIM TEAM REGISTRATION REFUND	\$ 315.00
07/24/2018	22265	OAKLAND COUNTY TREASURER	PD RADIO REPAIRS	\$ 141.60
07/24/2018	22266	PLANTE MORAN BENEFIT ADVISORS	Q-2 2018 BENEFIT CONSULTING	\$ 1,000.00
07/24/2018	22267	SOCRRA	REFUSE COLLECTION AGREEMENT	\$ 224.46
07/24/2018	22268	WOODWARD AVENUE ACTION ASSOC.	2017-2018 MEMBERSHIP DUES	\$ 1,250.00
07/24/2018	22269	BCBS OF MI	HEALTHCARE BENEFITS	\$ 19,754.39
07/24/2018	22270	CITY OF FERNDAL	FIRE SERVICES AGREEMENT	\$ 21,381.72
07/24/2018	22271	CITY OF FERNDAL	POLICE DISPATCH AGREEMENT	\$ 3,250.00
07/24/2018	22272	DEBORAH GREEN	COMMISSION MEETING TRANSCRIPTION	\$ 50.00
07/24/2018	22273	HISTORICAL SOCIETY OF MICHIGAN	MEMBERSHIP DUES	\$ 39.95
07/24/2018	22274	HUNT SIGN COMPANY, LTD	STREET SIGN SUPPLIES	\$ 246.00
07/24/2018	22275	ICMA RETIREMENT CORPORATION	ANNUAL PLAN FEES	\$ 250.00
07/24/2018	22276	J & J AUTO TRUCK CENTER	PD VEHICLE MAINTENANCE	\$ 641.78
07/24/2018	22277	JAMES BREUCKMAN	EXPENSE REIMBURSEMENT	\$ 192.31
07/24/2018	22278	LIVING LAB	PARKS AND REC MASTER PLAN	\$ 2,420.00
07/24/2018	22279	MI MUNICIPAL RISK MANAGEMENT	LIABILITY INSURANCE PAYMENT	\$ 68,320.00
07/24/2018	22280	O.P. AQUATICS	POOL CHEMICAL SUPPLIES	\$ 604.50
07/24/2018	22281	PATRICK THOMPSON DESIGNS, INC	COMMUNITY CENTER RENOVATION PROJECT	\$ 830.00
07/24/2018	22282	RAY KEE	INSPECTION SERVICES-JULY 2018	\$ 1,350.00
07/24/2018	22283	SOCRRA	REFUSE COLLECTION AGREEMENT	\$ 8,015.00
07/24/2018	22284	TEPEL BROTHER PRINTING	RIDGER PRINTING	\$ 1,982.00
07/24/2018	22285	TRANSPORTATION IMPROVEMENT ASSOC	2018-2019 MEMBERSHIP DUES	\$ 800.00
07/24/2018	22286	UNIFIRST CORPORATION	MAT RENTAL AND JANITORIAL SUPPLIES	\$ 164.05
07/24/2018	22287	UNUM LIFE INSURANCE COMPANY	INSURANCE BENEFITS	\$ 935.28
07/24/2018	22288	WEB MATTERS BY KRISTIE	MONTHLY WEBSITE HOSTING	\$ 24.95
07/24/2018	22289	WEX BANK	FUEL PURCHASES	\$ 1,768.03
07/24/2018	22290	WOLVERINE POWER SYSTEMS	GENERATOR MAINTENANCE AND REPAIRS	\$ 720.61

Total for 7-24-2018

\$ 181,886.26



# City of Pleasant Ridge

James Breuckman, City Manager

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From: Jim Breuckman, City Manager  
To: City Commission  
Date: August 9, 2018  
Re: Community Center "Big Room" Construction Bid Award

## Overview

The City received three bids for the Big Room project at the Community Center. The low bid amount was \$136,069.00 by Usztan LLC of Auburn Hills.

## Background

Usztan is the contractor who constructed the wellness center and the pool facilities in 2003. Usztan has also done the Gainsboro Park shelter building upgrade and has worked on the historical museum over the years. As such, the City has great familiarity with Usztan, and while all of the responsive firms are well known, Usztan is well known to us based on our long working relationship.

## Project Schedule

The project is scheduled to begin on Tuesday, September 4, and to be complete by the end of October. The Big Room will be unusable during most of the construction work, so the most significant scheduling concern is that the Big Room be usable in time for the November 6 general election. In this regard, the last two weeks of construction are dedicated to flooring, window treatments, and punch list items. This means that even if the project takes longer than scheduled, the Big Room will be usable in time for the November general election.

## Project Elements

The project will include reconfiguring the west wall of the Big Room to feature an overhead garage door and two sets of double man-doors. The drop ceiling will be removed, and the exposed roof elements painted. New lighting will be installed. The opening to the kitchen area will be refreshed with a new overhead door and countertops. The HVAC in the room will also be replaced with a distributed vent system, which will lower the volume of the system when it is in operation. A new vinyl plank floor will be installed throughout the room. The existing windows on the north wall will be refreshed, and the entire room will be repainted. Shades and curtains will be installed on the west wall to provide shading from the afternoon sun and for privacy during elections. Finally, new wall art and furniture will be included when the project is completed.

## Requested Action

City Commission action to award the bid for the construction contract to Usztan LLC for the total amount of \$136,069.00.

patrick  
thompson  
design

Pleasant Ridge Community Center – Renovation of the Big Room

Letter of Notification for Construction Services

July 30, 2018

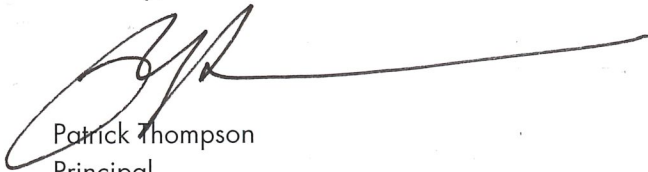
Pleasant Ridge City Commission  
23925 Woodward Avenue  
Pleasant Ridge, MI 48069

Dear Commissioners,

Patrick Thompson Design (PTD) was contracted to coordinate and receive bids for construction services to renovate the Big Room at the Pleasant Ridge Community Center. An invitation to bidders was sent to (5) construction companies on May 23, 2018. We received bid proposals from Damico Contracting, Solomon Consulting Group and Usztan, LLC.

Based on having an established relationship from prior work at the Community Center and submitting the lowest bid of \$136,069.00, PTD takes no exception for the City of Pleasant Ridge to contract with Usztan, LLC of Auburn Hills for construction services based on the Construction Set (dated 3/30/2018) their submitted proposal of June 13, 2018.

Sincerely,



Patrick Thompson  
Principal



PATRICK THOMPSON DESIGN LLC  
2111 WOODWARD AVE., SUITE 1002  
DETROIT, MI 48201

PRCC - The Big Room  
Pricing Comparison

7.2.2018

	DAMICO	SOLOMON	USZTAN	COMMENTS
1 General Requirements				
General Conditions	19,700.00		2,500.00	General Requirements + Fee=
Site Supervisor		10,480.00		\$38,000.00 (Damico)
Labor				\$40,453.00 (Solomon)
Reproduction				\$20,072.50 (Usztan)
Mileage / Travel				
Project Insurance				
Safety		650.00		
Tool Rental				
Final Cleaning		1,000.00		
Trash Container / Removal		3,200.00		
Permit	5,000.00	10,000.00	0.00	Allowances
Bond Fee			1,347.23	
Miscellaneous		400.00		
2 Existing Conditions				
Demolition	8,700.00	11,150.00	4,000.00	
3 Concrete			2,000.00	
4 Masonry				
	15,000.00	17,865.00	32,000.00	
5 Metals		3,650.00	4,500.00	
6 Wood & Plastic				
Rough Carpentry			1,350.00	
Finish Carpentry			750.00	
General Carpentry	6,940.00	7,220.00		
Lumber			450.00	
7 Thermal and Moisture Protection				
EIFS repair	3,200.00		800.00	
Roofing Repairs	3,800.00			
Caulking			750.00	
8 Openings				
Patio Doors			18,850.00	
(2) pairs of doors and (14) IG units	25,300.00	27,640.00		
Overhead doors	Not listed in budget.	6,730.00	7,400.00	
Hardware - (6) doors	10,700.00	2,850.00		
Glass & Glazing			NA	
Labor				
9 Finishes				
Drywall				
Ceramic Tile				
Acoustical Ceilings				
Paint & Wall Finishes	9,150.00	8,000.00	7,000.00	
Floors: Carpet, VCT	14,500.00	9,488.00	11,500.00	
Floors: Polished Concrete				
10 Specialties				
Exterior Sun Control	6,000.00		10,600.00	

12	Furnishings	Countertops			1,500.00	
		Window Treatments	12,000.00	12,050.00	NA	Damico: window treatment + sun control = \$18,000

15	PME	Plumbing				
		Fire Protection				
		Mechanical System		3,200.00	1,400.00	

16	Electrical System		9,800.00	18,200.00	9,800.00	
----	-------------------	--	----------	-----------	----------	--

	<i>Sub-Total</i>	<i>149,790.00</i>	<i>153,773.00</i>	<i>118,497.23</i>
	Contingency		3,075.00	0.00
	Construction Fee	18,300.00	14,116.00	17,572.50
	<b>TOTAL</b>	<b>168,090.00</b>	<b>170,964.00</b>	<b>136,069.73</b>
	<b><i>Equalized (less contingency, permit</i></b>	<b><i>163,090.00</i></b>	<b><i>157,889.00</i></b>	<b><i>136,069.73</i></b>

	Project Area =	1,840 sf		
	<b>Cost per Square Foot \$</b>	<b>88.64</b>	<b>85.81</b>	<b>73.95</b>

Exclusions / N.I.C.

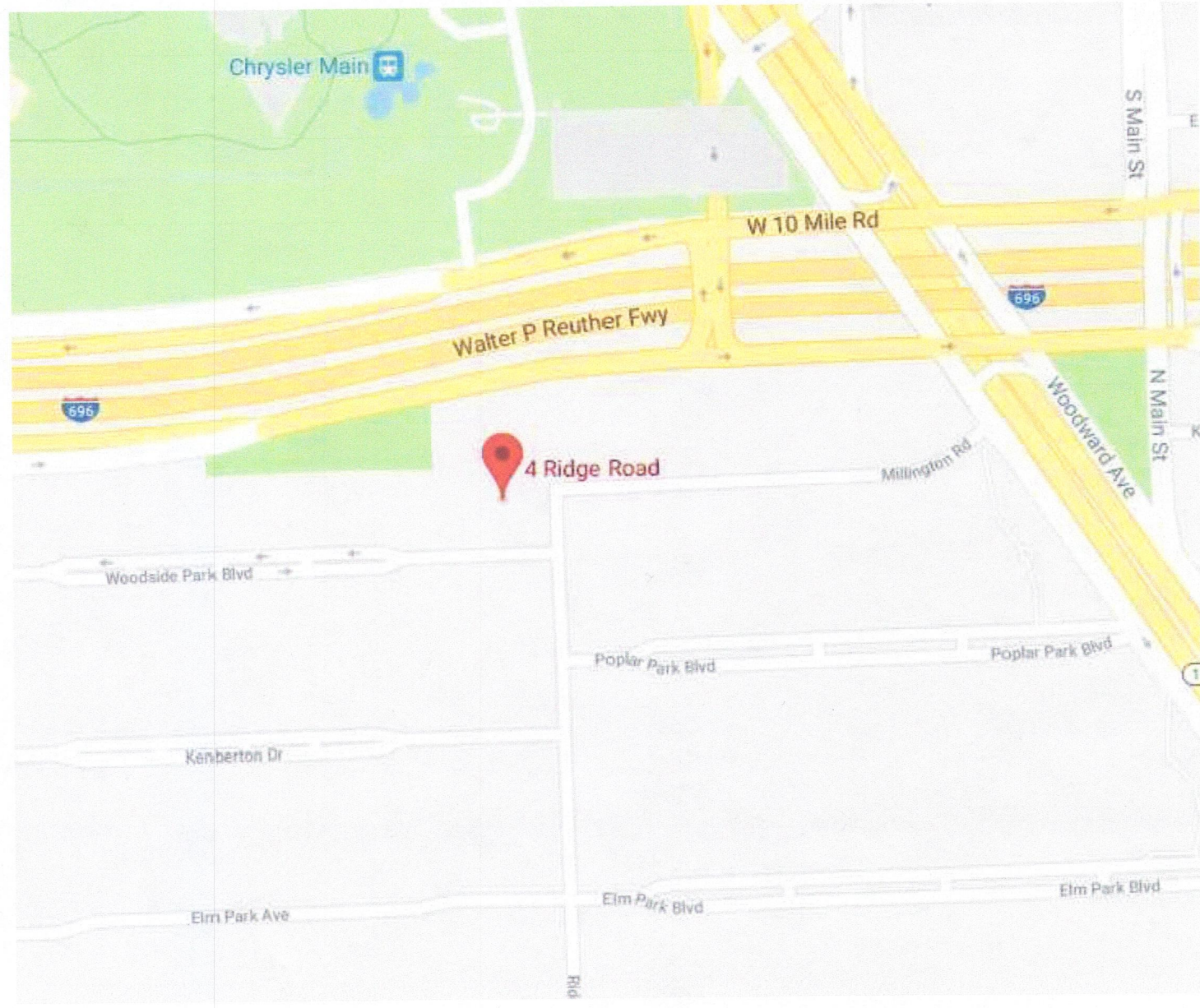
Bond Fee			
Builder's Risk Insurance			
Permit			X
Fire Alarm		X	
Security		X	
Phone / Data		X	
Health Dept Permits		X	
Wall Graphics	X	X	X
Floor Grinding		X	
Add'l equipment in plenum		X	
Removal of hazardous materials		X	
Fire Suppression		X	
Roof Repair		X	
Winter Conditions		X	

10 weeks	6 weeks	Not provided.
Light fixtures 6-8 weeks lead-time.		
Requests add'l hardware spec		



PLEASANT RIDGE COMMUNITY CENTER  
4 RIDGE ROAD  
PLEASANT RIDGE, MI 48069

LOCATION MAP



INTERIOR RENDERINGS



PROJECT TEAM

**CLIENT:**  
JAMES BREUCKMAN  
CITY MANAGER  
E: CITYMANAGER@CITYOFPLEASANTRIDGE.ORG

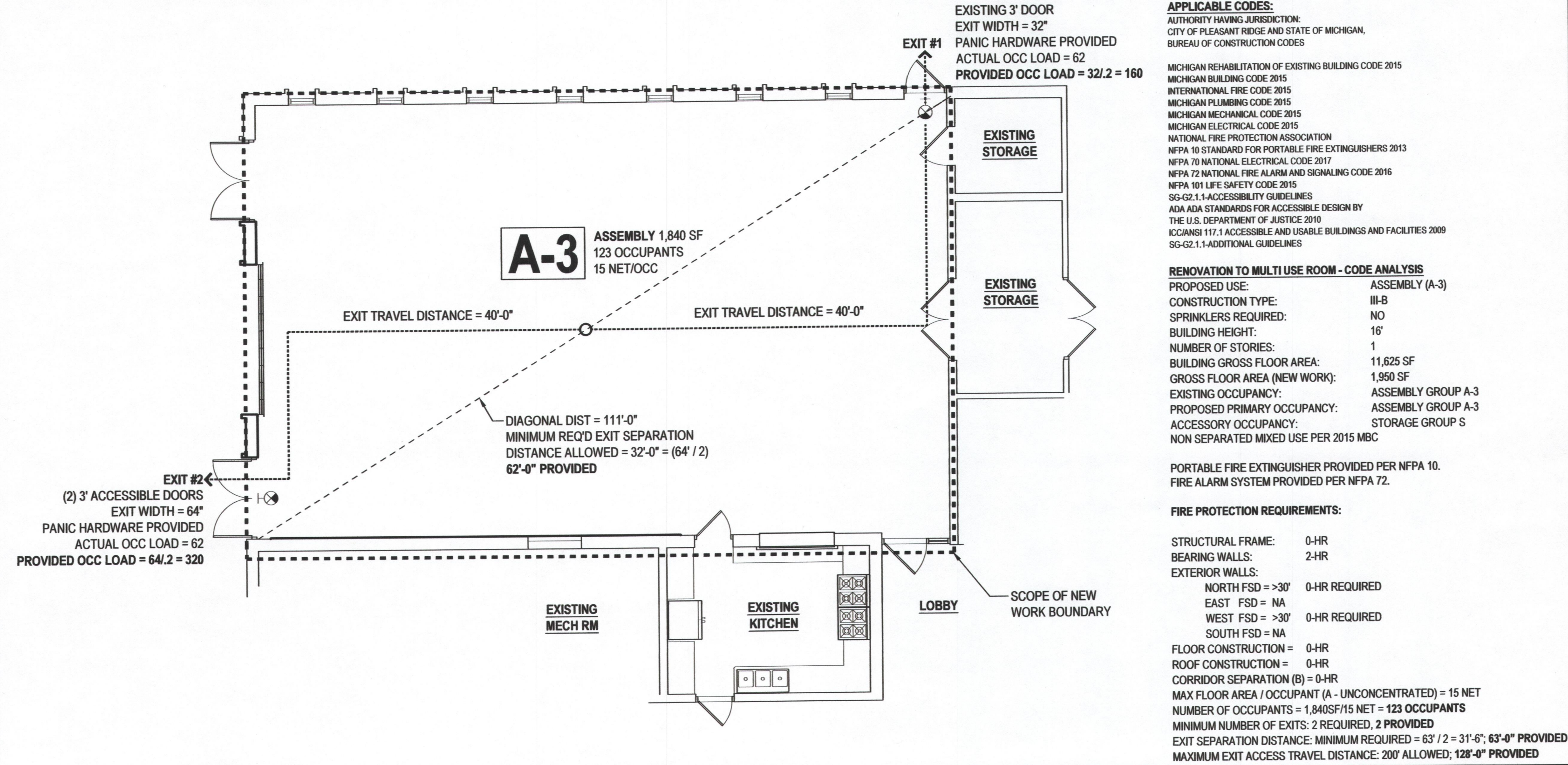
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**STRUCTURAL ENGINEER:**  
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FARMINGTON HILLS, MI 48331  
CONTACT: STEVEN MAGNAN  
T: 248.675.1096

LIFE SAFETY



**APPLICABLE CODES:**  
AUTHORITY HAVING JURISDICTION:  
CITY OF PLEASANT RIDGE AND STATE OF MICHIGAN,  
BUREAU OF CONSTRUCTION CODES

MICHIGAN REHABILITATION OF EXISTING BUILDING CODE 2015  
MICHIGAN BUILDING CODE 2015  
MICHIGAN PLUMBING CODE 2015  
MICHIGAN MECHANICAL CODE 2015  
MICHIGAN ELECTRICAL CODE 2015  
NATIONAL FIRE PROTECTION ASSOCIATION  
NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS 2013  
NFPA 70 NATIONAL ELECTRICAL CODE 2017  
NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE 2016  
NFPA 101 LIFE SAFETY CODE 2015  
SG-G2.1-1-ACCESSIBILITY GUIDELINES  
ADA ADA STANDARDS FOR ACCESSIBLE DESIGN BY  
THE U.S. DEPARTMENT OF JUSTICE 2010  
ICC/ANSI 117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES 2009  
SG-G2.1-1-ADDITIONAL GUIDELINES

**RENOVATION TO MULTI USE ROOM - CODE ANALYSIS**  
PROPOSED USE: ASSEMBLY (A-3)  
CONSTRUCTION TYPE: III-B  
SPRINKLERS REQUIRED: NO  
BUILDING HEIGHT: 16'  
NUMBER OF STORIES: 1  
BUILDING GROSS FLOOR AREA: 11,625 SF  
GROSS FLOOR AREA (NEW WORK): 1,950 SF  
EXISTING OCCUPANCY: ASSEMBLY GROUP A-3  
PROPOSED PRIMARY OCCUPANCY: ASSEMBLY GROUP A-3  
ACCESSORY OCCUPANCY: STORAGE GROUP S  
NON SEPARATED MIXED USE PER 2015 MBC

PORTABLE FIRE EXTINGUISHER PROVIDED PER NFPA 10.  
FIRE ALARM SYSTEM PROVIDED PER NFPA 72.

**FIRE PROTECTION REQUIREMENTS:**  
STRUCTURAL FRAME: 0-HR  
BEARING WALLS: 2-HR  
EXTERIOR WALLS:  
NORTH FSD = >30' 0-HR REQUIRED  
EAST FSD = NA  
WEST FSD = >30' 0-HR REQUIRED  
SOUTH FSD = NA  
FLOOR CONSTRUCTION = 0-HR  
ROOF CONSTRUCTION = 0-HR  
CORRIDOR SEPARATION (B) = 0-HR  
MAX FLOOR AREA / OCCUPANT (A - UNCONCENTRATED) = 15 NET  
NUMBER OF OCCUPANTS = 1,840SF/15 NET = 123 OCCUPANTS  
MINIMUM NUMBER OF EXITS: 2 REQUIRED, 2 PROVIDED  
EXIT SEPARATION DISTANCE: MINIMUM REQUIRED = 63' / 2 = 31'-6"; 63'-0" PROVIDED  
MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 200' ALLOWED; 128'-0" PROVIDED

SCOPE OF WORK

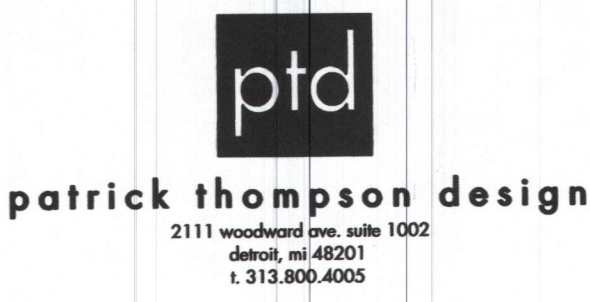
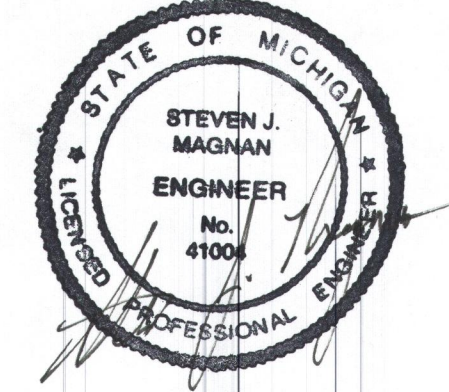
ALTERATION - LEVEL 2 (2015 MRC) RENOVATION OF EXISTING MULTI-PURPOSE ROOM WITHIN AN EXISTING 1-STORY COMMUNITY CENTER. EXTERIOR IMPROVEMENTS INCLUDE NEW EXTERIOR WALL AND DOORS. INTERIOR IMPROVEMENTS INCLUDE NEW WALL FINISHES, FLOORING FINISHES, AND FIXTURES THROUGHOUT.

SHEET INDEX

SHEET NO.	SHEET TITLE	PRICING SET
ID0-0	COVER SHEET	X
ID0-1	DEMO PLAN	X
ID1-1	FLOOR PLAN & EXTERIOR ELEVATION	X
ID1-2	FINISH PLAN	X
ID1-3	REFLECTED CEILING PLAN	X
ID2-1	INTERIOR ELEVATION & DETAILS	X
ID3-1	EXTERIOR DETAILS	X

ABBREVIATIONS

<b>A</b> A/C AIR CONDITIONING ACOUS ACOUSTICAL A.C.T. ACOUSTICAL CEILING TILE A.F.F. ABOVE FINISHED FLOOR ALUM ALUMINUM ALT ALTERNATE ARCH. ARCHITECT (URAL) AVG AVERAGE	<b>C</b> CAB. CABINET CSWK. CASEWORK C/C CENTER TO CENTER CER. CERAMIC CL. CENTER LINE CLG. CEILING CLR. CLEAR(ANCE) CMU CONCRETE MASONRY UNIT COATG. COATING COL. COLUMN CONC. CONCRETE CONC. CONTINUOUS(ATION) CORR. CORRIDOR CPT. CARPET C.T. CERAMIC TILE	<b>D</b> DBL. DOUBLE DF. DRINKING FOUNTAIN DIA. DIAMETER DIFF. DIFFUSER DIM. DIMENSION DISP. DISPENSER DIV. DIVISION DN. DOWN D.O. DOOR OPENING DW. DISHWASHER	<b>E</b> EA. EACH E.F. EXHAUST FAN E.J. EXPANSION JOINT ELEC. ELECTRICAL ELEV. ELEVATOR	<b>EMERG.</b> EMERGENCY ENCL. ENCLOSURE ENTR. ENTRANCE EQ. EQUIPMENT EXIST. EXISTING EXT. EXTERIOR EXP. EXPANSION	<b>F</b> F.D. FLOOR DRAIN FE. FIRE EXTINGUISHER FEC. FIRE EXTINGUISHER AND CABINET FIN. FINISH FIXT. FIXTURE FLR. FLOOR(ING) F.O. FINISHED OPENING	<b>F.S.</b> FLOOR SINK FURN. FURNITURE FWC. FABRIC WALL COVERING FXD. FIXED	<b>G</b> GA. GAUGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GL. GLASS GYP. GYPSUM GYP. BD. GYPSUM BOARD	<b>H</b> HD. HEAD HDWD. HARDWOOD HM. HOLLOW METAL HORIZ. HORIZONTAL	<b>HVAC</b> HEATING, VENTILATING, AND AIR CONDITIONING HYD. HYDRANT	<b>I</b> IN. INCHES INCL. INCLUDED(ING) INSUL. INSULATION INT. INTERIOR	<b>J</b> JST. JOIST JT. JOINT	<b>K</b> KIT KITCHEN	<b>L</b> LAM. LAMINATE	<b>LAV.</b> LAVATORY L.F. LINEAR FOOT LV. LOW VOLTAGE LVR. LOUVER	<b>M</b> MAX. MAXIMUM MECH. MECHANICAL MEMB. MEMBRANE MEZZ. MEZZANINE MFR. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS MLWK. MILLWORK M.O. MASONRY OPENING MTL. METAL	<b>N</b> N NORTH N.A. NOT APPLICABLE N.I.C. NOT IN CONTRACT NOM. NOMINAL N.T.S. NOT TO SCALE	<b>O</b> OA. OVERALL O.C. ON CENTER OFCI OWNER FURNISHED CONTRACTOR INSTALLED OFOI OWNER FURNISHED CONTRACTOR INSTALLED OPNG. OPENING(S) OPP. OPPOSITE OPR. OPERABLE OVFL. OVERFLOW	<b>OVHD</b> OVERHEAD PTD. PAINTED PTN. PARTITION PBD. PARTICLE BOARD PLBG. PLUMBING PLAM. PLASTIC LAMINATE PLAS. PLASTER PLYWD. PLYWOOD PNL. PANEL	<b>R</b> R RISER RAD. RADIUS RCP. REFLECTED CEILING PLAN RECES. RECESSED REFR. REFRIGERATOR	<b>REQD.</b> REQUIRED REINF. REINFORCE(D)(ING)(MENT) RESIL. RESILIENT RFG. ROOFING RM. ROOM R.O. ROUGH OPENING R.O.W. RIGHT OF WAY	<b>S</b> SCHED. SCHEDULE S.F. SQUARE FEET SGL. SINGLE SHTG. SHEATING SIM. SIMILAR SLNT. SEALANT S.O.G. SLAB ON GRADE S.T. STONE TILE S.T.C. SOUND TRANSMISSION CLASS	<b>STD.</b> STANDARD STL. STEEL STOR. STORAGE STRUCT. STRUCTURAL SURF. SURFACE SUSP. SUSPENDED	<b>T</b> T. TREAD T.B.D. TO BE DETERMINED THK. THICK TLT. TOILET T&G TONGUE AND GROOVE TYP. TYPICAL	<b>UNF.</b> UNFINISHED U.N.O. UNLESS NOTED OTHERWISE	<b>V</b> VERT. VERTICAL V.B. VAPOR BARRIER V.R. VAPOR RETARDER V.W.C. VINYL WALL COVERING V.T. VINYL TILE V.C.T. VINYL COMPOSITION TILE V.I.F. VERIFY IN FIELD	<b>W</b> W. WITH W.C. WATER CLOSET WD. WOOD WDW. WINDOW W/O WITHOUT
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PROJECT NAME  
**PLEASANT RIDGE COMMUNITY CENTER**  
4 RIDGE ROAD  
PLEASANT RIDGE MI, 48069

DATE	ISSUED FOR
02.15.2018	SCHEMATIC DESIGN
03.30.2018	CONSTRUCTION SET

DRAWN BY  
MG  
CHECKED BY  
MG  
PROJECT NO.  
1749  
SCALE:  
N/A  
SHEET NAME

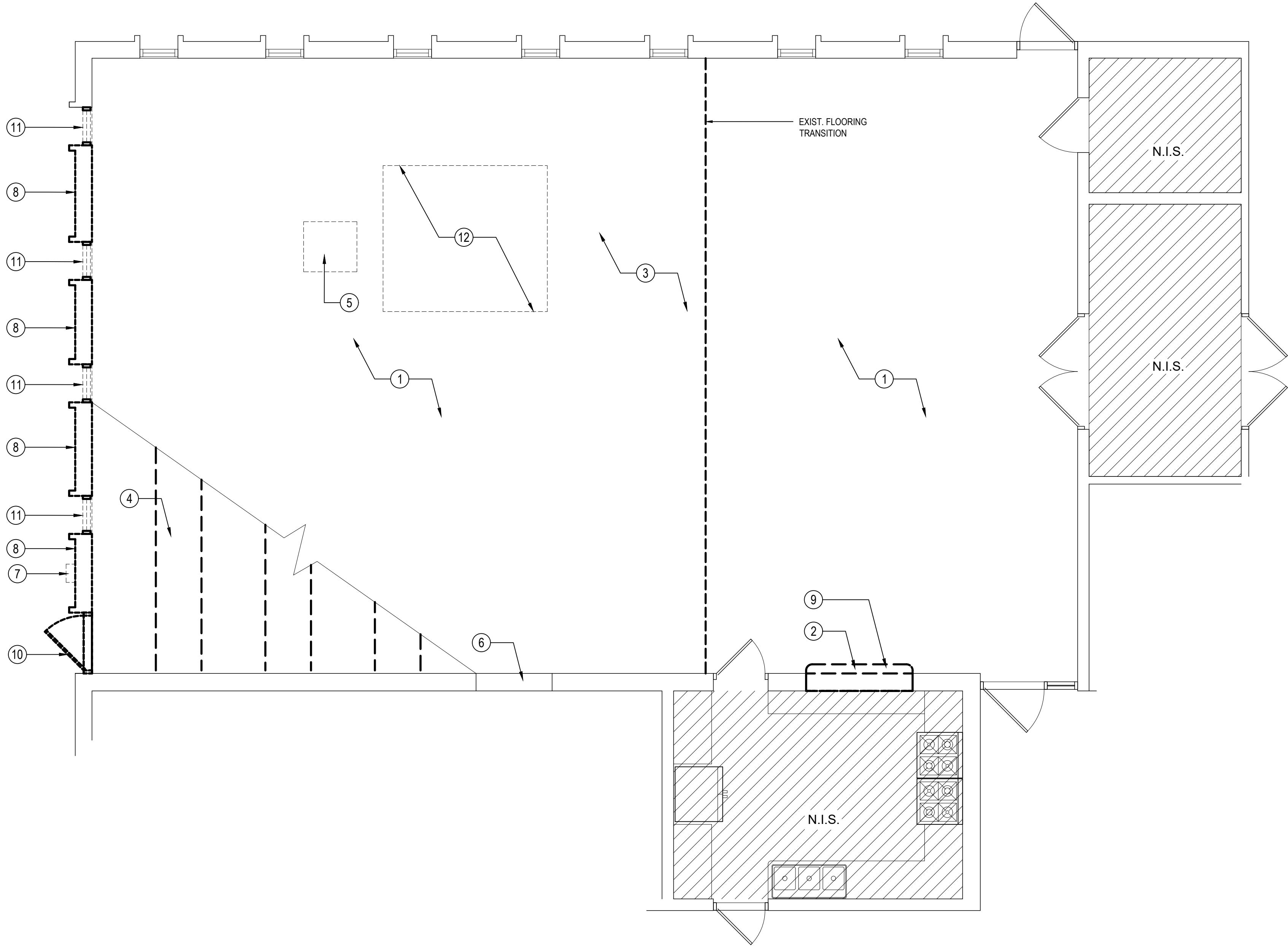


GENERAL NOTES

- A. REMOVE EXISTING MILLWORK AS INDICATED WITH DASHED LINES UNLESS NOTED OTHERWISE. REFER TO FLOOR PLAN AND ELEVATIONS FOR DETAILS/ REFERENCES.
- B. REMOVE EXISTING FLOOR FINISHES DOWN TO SURFACE OF SUBFLOOR U.N.O. PREP TO RECEIVE NEW FLOOR FINISH.
- C. REMOVE EXISTING WALL OR PORTION OF WALL AS INDICATED. REMOVE ALL ELECTRICAL, LOW VOLTAGE, CABLING, MECHANICAL, AND/OR PLUMBING IN THE WALLS, FLOORS, OR CEILING THAT ARE BEING DEMOLISHED. REPAIR AND PATCH REMAINING SURFACES AS NEEDED.
- D. ALL FLOOR FINISHES AND TRIM TO BE REMOVED U.N.O. ALL SURFACES TO BE PATCHED AND PREPPED FOR NEW MATERIAL. SEE FINISH PLANS FOR DETAILS.
- E. ALL EXISTING LIGHTING (NOT SHOWN) TO BE REMOVED AND RETROFITTED/UPDATED WITH NEW FIXTURES. SEE RCP FOR DETAILS.
- F. ALL OUTLETS, COVERPLATES, AND RECEPTACLES TO BE REMOVED AND UPDATED WITH NEW.

DEMO PLAN KEY NOTES

- 1 REMOVE FLOORING. PATCH AND PREP FOR NEW, TYP.
- 2 REMOVE HEADER AND PREP FOR ENLARGED OPENING.
- 3 REMOVE DROP CEILING AND FIXTURES (NOT SHOWN), TYP.
- 4 REMOVE TROUGH AND FIXTURES AT EACH EXIST. JOIST, TYP.
- 5 REMOVE CEILING MOUNTED MECHANICAL UNIT.
- 6 REMOVE MECHANICAL GRILLE.
- 7 REMOVE EXTERIOR LIGHT FIXTURE.
- 8 REMOVE WALL.
- 9 REMOVE COUNTERTOP AND WALL TRIM BELOW.
- 10 REMOVE DOOR AND FRAME, PREP FOR ENLARGED OPENING, SEE ID1-1.
- 11 REMOVE WINDOW.
- 12 REMOVE 2X WOOD FRAMING. G.C. TO CONFIRM EXTENT PRIOR TO WORK AND MAINTAIN SUPPORT OF ROOF INFILL.



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

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



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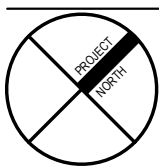
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PROJECT NAME  
**PLEASANT RIDGE COMMUNITY CENTER**  
4 RIDGE ROAD  
PLEASANT RIDGE MI, 48069

DATE ISSUED FOR  
02.15.2018 SCHEMATIC DESIGN  
03.30.2018 CONSTRUCTION SET

DRAWN BY  
MG  
CHECKED BY  
MG  
PROJECT NO.  
1749  
SCALE:  
AS NOTED

SHEET NAME  
**DEMO PLAN**



ID0-1

DOOR AND HARDWARE SCHEDULE											
DOOR NO.	LOCATION	DOOR SIZE			DOOR			FRAME		HARDWARE	COMMENTS
		WIDTH	HEIGHT	THK	TYPE	MATERIAL	FINISH	MATERIAL	FINISH		
101	EXIT	3'-0"	7'-0"	EXIST.	EXIST.	EXIST.	PAINT	EXIST.	PAINT	NOTE C	
102	EXTERIOR PATIO	(2) 3'-0"	7'-0"	1-3/4"	NEW	ALUM & GL STOREFRONT	PREFINISHED	ALUM & GL STOREFRONT	PREFINISHED	NOTE A	TRANSOM W/ SIM DIVIDED LITES - SEE ELES SHEET ID2-1
103	EXTERIOR PATIO	(2) 3'-0"	7'-0"	1-3/4"	NEW	ALUM & GL STOREFRONT	PREFINISHED	ALUM & GL STOREFRONT	PREFINISHED	NOTE B	TRANSOM W/ SIM DIVIDED LITES - SEE ELES SHEET ID2-1
104	LOBBY	3'-0"	6'-8"	EXIST.	EXIST.	EXIST.	PAINT	EXIST.	PAINT	NOTE C	
105	KITCHEN	2'-8"	6'-8"	EXIST.	EXIST.	EXIST.	PAINT	EXIST.	PAINT	NOTE C	
106	STORAGE	(2) 3'-0"	6'-8"	EXIST.	EXIST.	EXIST.	PAINT	EXIST.	PAINT	NOTE C	
107	STORAGE	3'-0"	6'-8"	EXIST.	EXIST.	EXIST.	PAINT	EXIST.	PAINT	NOTE C	
A. PROVIDE AT EACH LEAF: NARROW-STILE CROSSBAR PANIC HARDWARE CORBIN-RUSSWIN ED-7800 WITH 2-POINT LATCH & CONCEALED VERTICAL ROD OR SIM, 18" OFFSET PULL AT EXTERIOR. ADA-COMPLIANT CLOSER. HARDWARE TO BE BLACK OXIDIZED FINISH. PROVIDE FINISH SAMPLE WITH SUBMITTAL FOR APPROVAL. B. PROVIDE SOLID PUSH BAR AT INTERIOR, 18" OFFSET PULL AT EXTERIOR, ADA-COMPLIANT CLOSER. HARDWARE TO BE BLACK OXIDIZED FINISH. PROVIDE FINISH SAMPLE WITH SUBMITTAL FOR APPROVAL. C. REPLACE EXISTING HARDWARE-IN-TYPE WITH NEW. FINISH TO BE BLACK OXIDIZED. PROVIDE FINISH SAMPLE WITH SUBMITTAL FOR APPROVAL.											

GENERAL HARDWARE NOTES

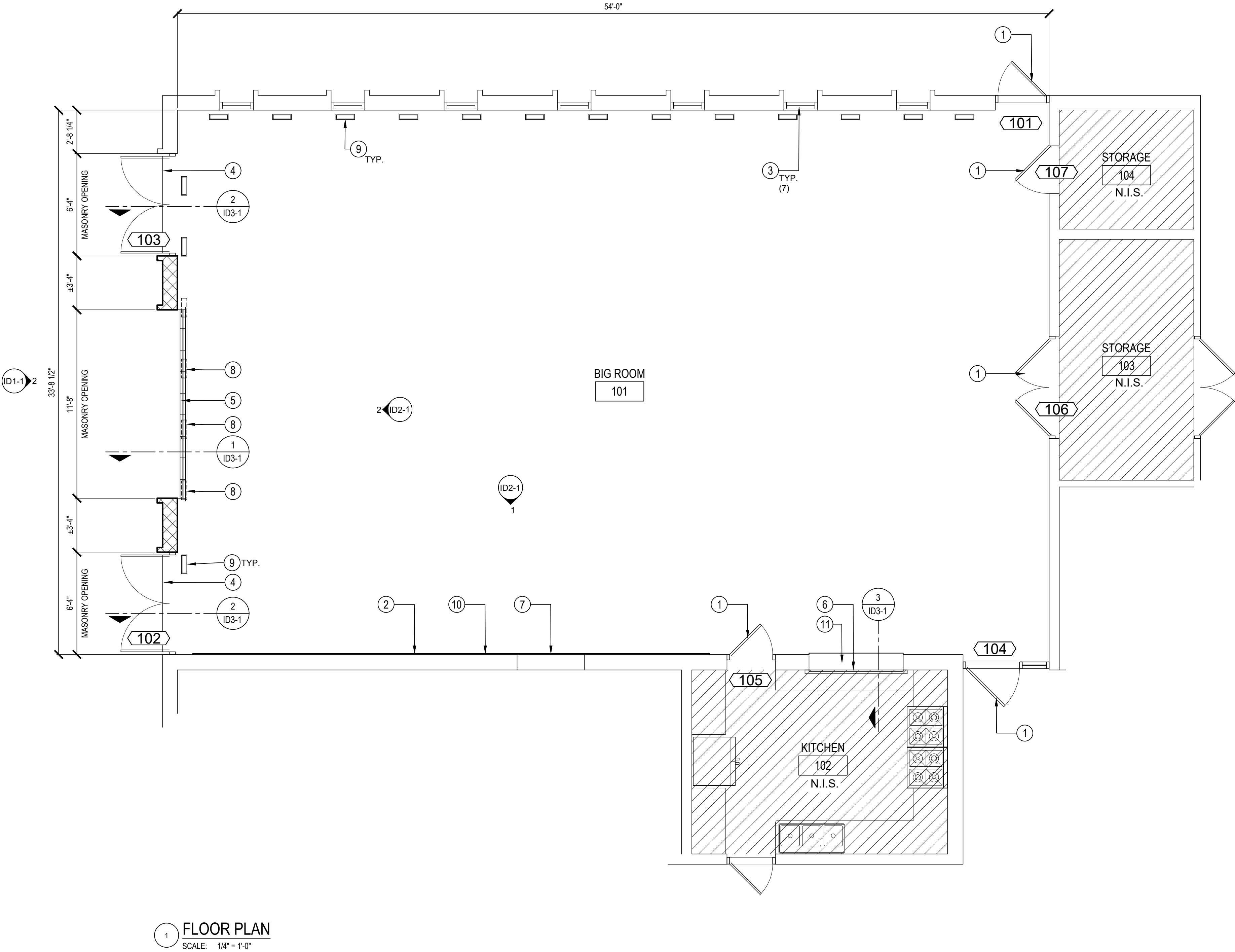
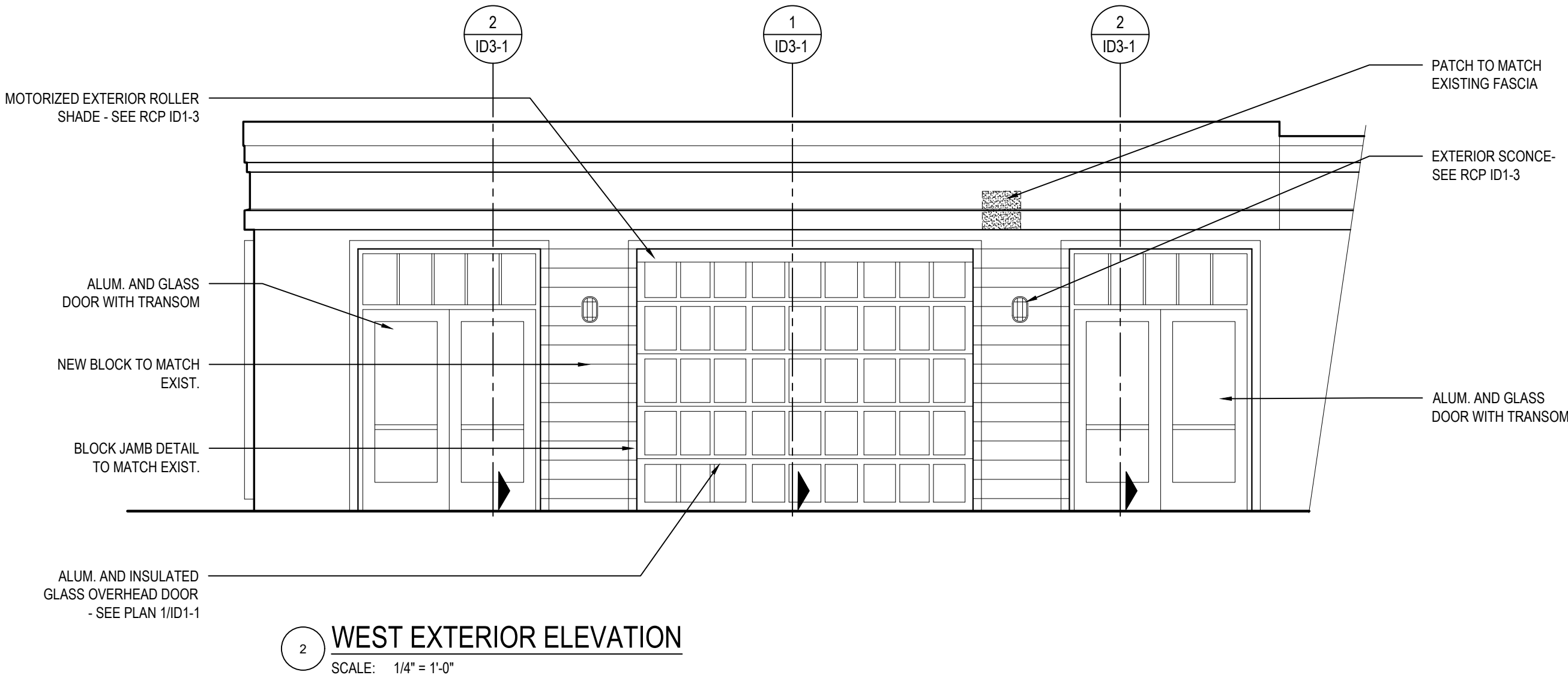
- ALL HARDWARE SHALL BE A.D.A. COMPLIANT.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM ABOVE THE FINISHED FLOOR.
- DOOR HARDWARE SHALL BE CAPABLE OF OPERATION W /THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
- DEADBOLTS SHALL BE INTERCONNECTED WITH DOOR LEVERS AND PANIC HARDWARE SUCH THAT OPERATION OF DOOR LEVER OR PANIC HARDWARE SHALL DISENGAGE DEADBOLT.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 5.0 POUNDS FOR INTERIOR HINGED DOORS.
- LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
- ALL DOOR HARDWARE FINISH COLOR: SATIN BLACK OXIDIZED, U.N.O.
- FIELD VERIFY ALL OPENINGS PRIOR TO DOOR/FRAME FABRICATION

GENERAL PLAN NOTES

- FURNITURE BY TENANT. REFER TO SEPARATE FURNITURE PACKAGE FOR SPECIFICATIONS.
- PRIOR TO FABRICATION AND ORDERING FINISH MATERIALS, CONTRACTOR TO SUBMIT FINISH SAMPLES FOR PTD'S APPROVAL (IF APPLICABLE).
- ALL PLATE COVERS TO MATCH ASSOCIATED WALL COLOR.

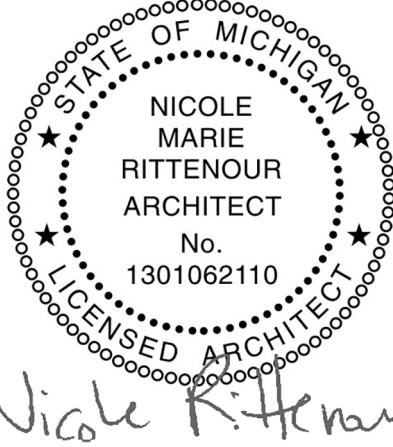
FLOOR PLAN KEY NOTES

- REMOVE DOORS, PREP AND PAINT. HARDWARE TO BE REPLACED WITH NEW. SEE DOOR SCHEDULE.
- 3/4" PLYWOOD TO BE LAMINATED/FASTENED TO EXISTING BLOCK WALL, PREPARE FOR FELT WALL GRAPHIC. PROVIDE PAINTED SOLID WOOD FRAME AT EXPOSED EDGES. SEE 1/ID2-1.
- NEW INSULATED GLASS IN EXIST. FRAMING. SEE 3/ID2-1.
- EXTERIOR DOORS AND TRANSOM. SEE 2/ID2-1.
- ALUM & GLASS INSULATED OVERHEAD DOOR W/ INSUL GLASS UNITS SIM TO OVERHEAD DOOR CO. MODEL NO. 521
- ALUM & FROSTED GLASS OVERHEAD DOOR SIM TO OVERHEAD DOOR CO. MODEL NO. 511
- INFILL MASONRY OPENING TO MATCH EXISTING.
- INFILL EXISTING HVAC FLOOR SUPPLY OPENING AND PREPARE SURFACE FOR NEW FINISH FLOOR
- LINEAR STEEL FLOOR GRILLE SIM TO HART & COOLEY MOD. NO. 265, PREFINISHED COLOR BLACK
- LOUVERED RETURN AIR GRILLE SIM TO PRICE INDUSTRIES 500 SERIES 16"x40", PREFINISHED COLOR BLACK - SEE INTERIOR ELEVS ID2-1 FOR LOCATIONS.
- SOLID SURFACE COUNTER TOP - SEE ID1-2.



PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING DOOR TO REMAIN
- NEW OR RELOCATED DOOR



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PROJECT NAME

PLEASANT RIDGE COMMUNITY CENTER

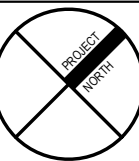
4 RIDGE ROAD  
PLEASANT RIDGE MI, 48069

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02.15.2018	SCHEMATIC DESIGN
03.30.2018	CONSTRUCTION SET

DRAWN BY  
MG  
CHECKED BY  
MG  
PROJECT NO.  
1749  
SCALE:  
1/4" = 1'-0"

SHEET NAME

FLOOR PLAN,  
EXTERIOR ELEVATION,  
& DOOR SCHEDULE



ID1-1



GENERAL PLAN NOTES

- A. PRIOR TO ORDERING FINISH MATERIALS, CONTRACTOR TO SUBMIT FINISH SAMPLES FOR PTD'S APPROVAL.
- B. CONFIRM ANY FLOORING FINISH DIRECTION WITH PTD PRIOR TO INSTALLATION.
- C. NEW WALL AND CEILING PAINT THROUGHOUT, REFER TO FINISH SCHEDULE.
- D. NEW BASE MOLDING THROUGHOUT, REFER TO FINISH SCHEDULE.
- E. ALL DOOR AND WINDOW TRIM TO BE PAINTED, REFER TO FINISH SCHEDULE.

FINISH PLAN KEY NOTES

- 1 LVT FLOORING, REFER TO FINISH SCHEDULE.
- 2 BLACK QUARTZ COUNTER TOP, TBD.
- 3 CURTAIN ASSEMBLY - SEE SHEET ID1-3 REFLECTED CEILING PLAN

FINISH SCHEDULE

**LVT-1**  
LUXURY VINYL TILE  
MANUF: INTERFACE  
STYLE: LEVEL SET  
COLOR: A00201 BLACK WALNUT  
SIZE: 25CM X 1M

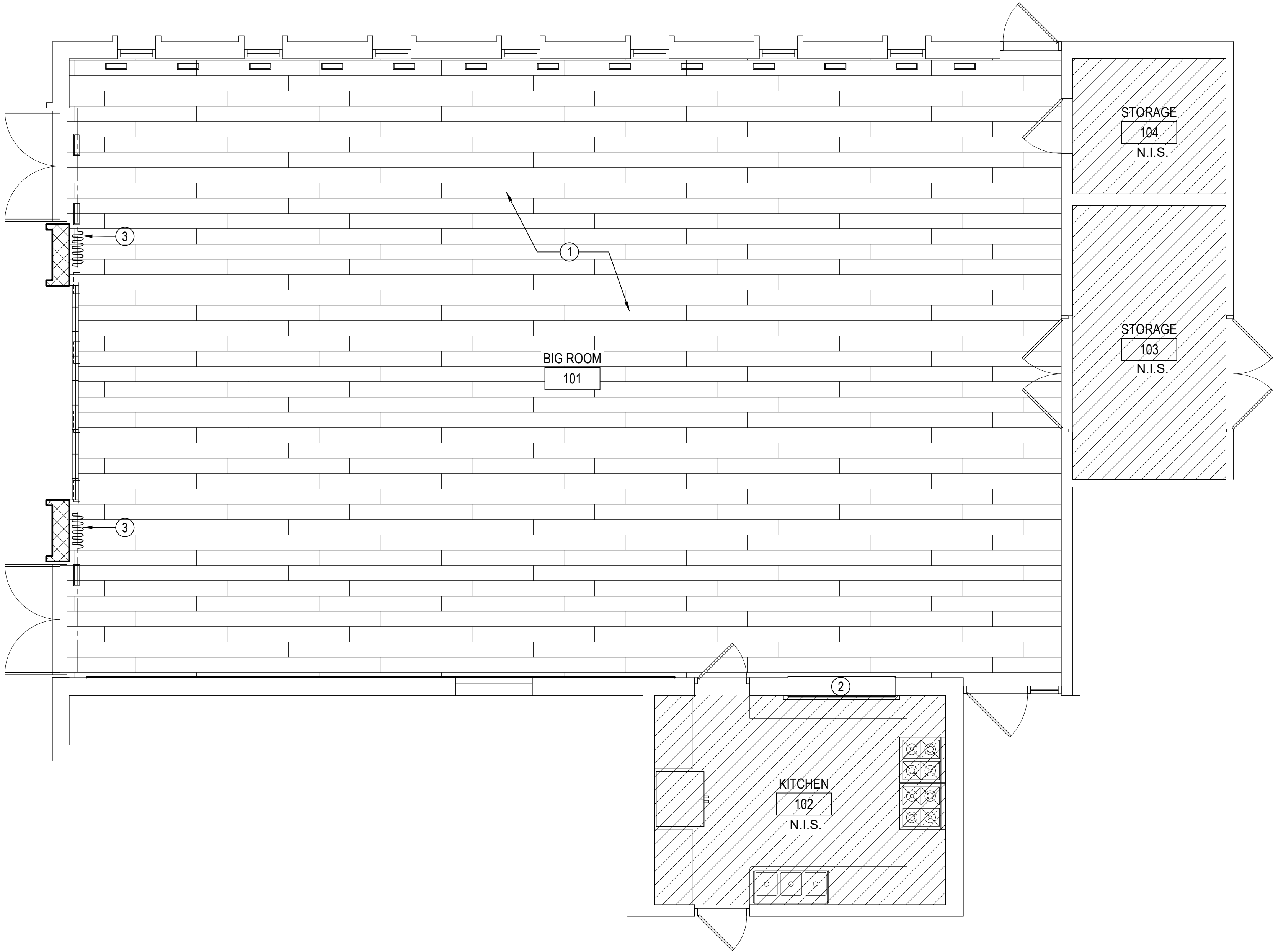
**P-1**  
PAINT  
MANUF: BENJAMIN MOORE  
COLOR: OLD PRAIRIE 2143-50  
FINISH: EGGSHELL  
LOCATION: WALLS

**P-2**  
PAINT  
MANUF: BENJAMIN MOORE  
COLOR: MAID OF THE MIST CC-728  
FINISH: EGGSHELL  
LOCATION: ACCENT BORDER ON WALLS

**P-3**  
PAINT  
MANUF: BENJAMIN MOORE  
COLOR: REGENT GREEN 2136-20  
FINISH: EGGSHELL ON CEILING, SATIN ON DOORS & TRIM  
LOCATION: CEILING, DOORS, AND TRIM

**P-4**  
PAINT  
MANUF: BENJAMIN MOORE  
COLOR: BLAZING ORANGE 2011-20  
FINISH: SEMI-GLOSS  
LOCATION: CEILING JOISTS

**B-1**  
RUBBER WALL BASE  
MANUF: ROPPE  
COLOR: 110 BROWN



1 **FINISH PLAN**  
SCALE: 1/4" = 1'-0"

FLOORING LEGEND

	LVT-1



Nicole R. Rittenour



**patrick thompson design**  
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detroit, mi 48201  
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PROJECT NAME

**PLEASANT RIDGE  
COMMUNITY CENTER**

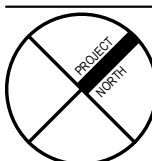
4 RIDGE ROAD  
PLEASANT RIDGE MI, 48069

DATE	ISSUED FOR
02.15.2018	SCHEMATIC DESIGN
03.30.2018	CONSTRUCTION SET

DRAWN BY  
MG  
CHECKED BY  
MG  
PROJECT NO.  
1749  
SCALE:  
1/4" = 1'-0"

SHEET NAME

**FINISH PLAN**



**ID1-2**

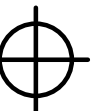
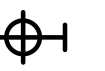

GENERAL RCP NOTES

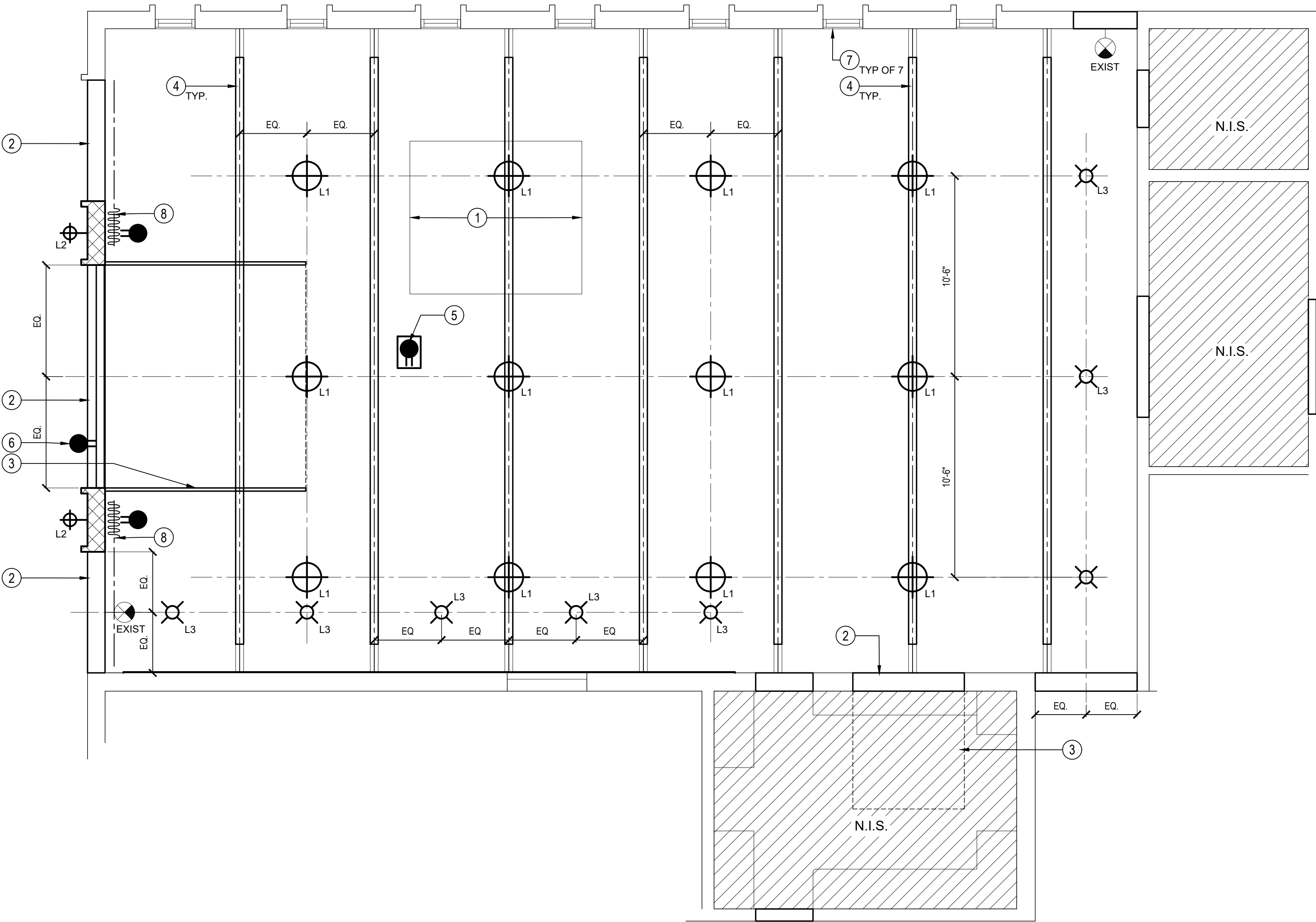
1. INSTALL NEW HVAC RETURNS AND DIFFUSERS THROUGHOUT AS NEEDED. CONTRACTOR TO SUBMIT CUTSHEETS TO PTD FOR APPROVAL.
2. CONTRACTOR TO CONFIRM MOUNTING HEIGHTS OF CUSTOM LIGHT FIXTURES WITH PTD PRIOR TO ORDERING.
3. CONTRACTOR TO PROVIDE LIGHT FIXTURE SUBMITTALS FOR PTD APPROVAL PRIOR TO INSTALLATION.
4. REMOVE ALL EXISTING LIGHT FIXTURES AND PREP FOR NEW. REFER TO PLAN.

RCP KEY NOTES

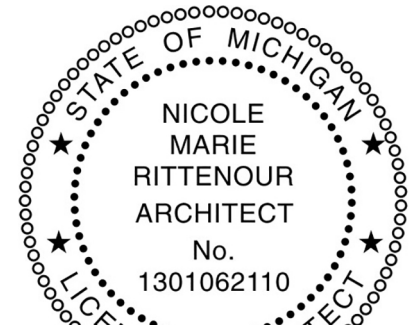
1. PROVIDE STEEL TUBE FRAMING TO ACCOMMODATE EXISTING ROOF PATCH AS NECESSARY.
2. STRUCTURAL HEADER, REFER TO ELEVATIONS.
3. EXTENT OF OVERHEAD DOOR.
4. EXISTING ROOF JOIST, TYP.
5. PROVIDE POWER DUPLEX AT CEILING TO ACCOMMODATE PROJECTOR, LOCATION TBD.
6. EXTERIOR MOTORIZED ROLLER SHADE W/ CABLE GUIDES. PROVIDE 3% OPENNESS FABRIC. COLOR T.B.D. PROVIDE POWER TO ACCOMMODATE MOTOR
7. ROLLER SHADE W/ BLACK ALUM FASCIA. PROVIDE 3% SHADE OPENNESS, COLOR T.B.D.
8. CURTAIN ASSEMBLY:  
TRACK: CEILING MOUNTED HAND-DRAWN STACK PLEAT DUAL TRACK BY GRABER OR DESIGNER-APPROVED EQUAL, BLACK FINISH  
INNER CURTAIN FABRIC: MAHARAM GINGER BY KVADRAT #283580 201  
OUTER CURTAIN FABRIC: HIGHLAND MIST BY CORAL

RCP LEGEND

-  **L1**  
PENDANT  
MANUF: REJUVENATION  
STYLE: LAURELHURST 16" PENDANT WITH PRISMATIC DOME  
FINISH: POLISHED NICKEL  
SIZE: 16" DIA.  
LENGTH: (6) 2'-4", (6) 4'-0"  
NOTES: PROVIDE SEPARATE DIMMABLE CONTROL FOR ALL L1 FIXTURES.
-  **L2**  
EXTERIOR WALL SCONCE  
MANUF: BARN LIGHT ELECTRIC CO  
STYLE: AMIDSHIPS BULKHEAD  
FINISH: BLACK  
SIZE: 10-3/4"H X 6-1/2"W X 3-3/4"D
-  **L3**  
CEILING-MOUNTED LIGHTING  
MANUF: FLOS  
STYLE: UT D86 SPOT CEILING  
FINISH: BLACK  
SIZE: 5.5" X 3.39"OD  
NOTES: PROVIDE SEPARATE DIMMABLE CONTROL FOR ALL L3 FIXTURES.



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



Nicole Rittenour



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PROJECT NAME

PLEASANT RIDGE  
COMMUNITY CENTER

4 RIDGE ROAD  
PLEASANT RIDGE MI, 48069

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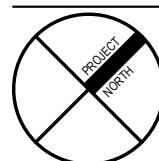
1749

SCALE:

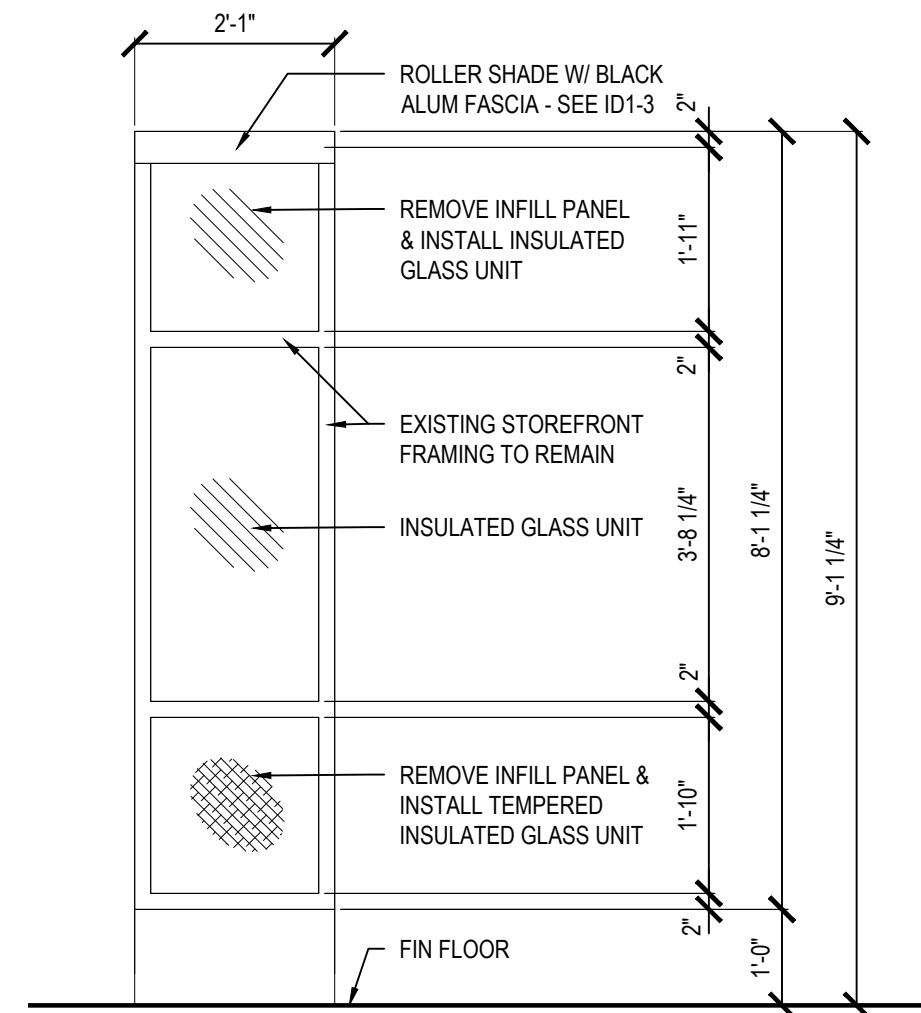
1/4" = 1'-0"

SHEET NAME

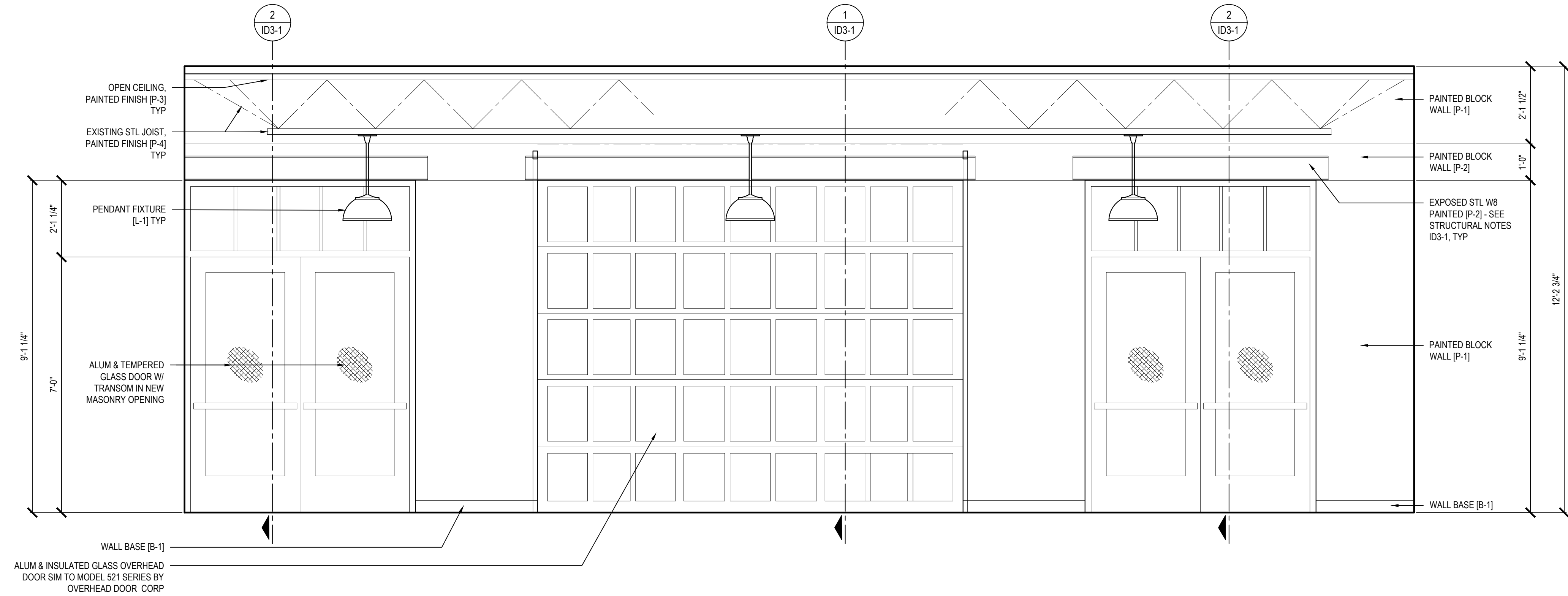
REFLECTED  
CEILING PLAN



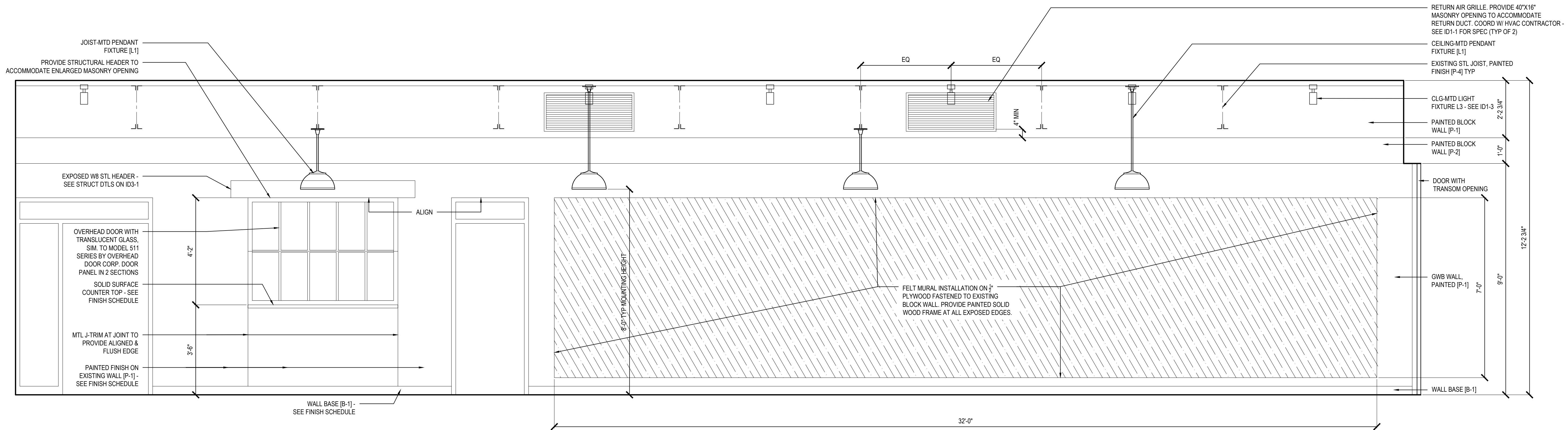
ID1-3



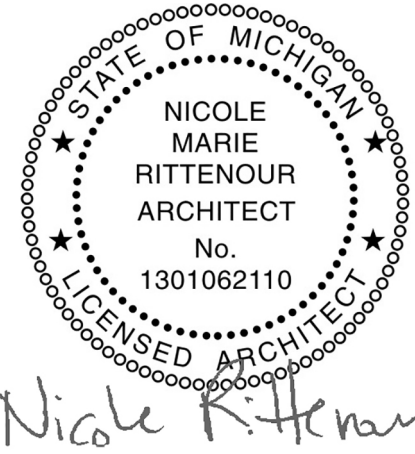
3 TYPICAL WINDOW ELEVATION  
SCALE: 1/2" = 1'-0"



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



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



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**PLEASANT RIDGE COMMUNITY CENTER**  
4 RIDGE ROAD  
PLEASANT RIDGE MI, 48069

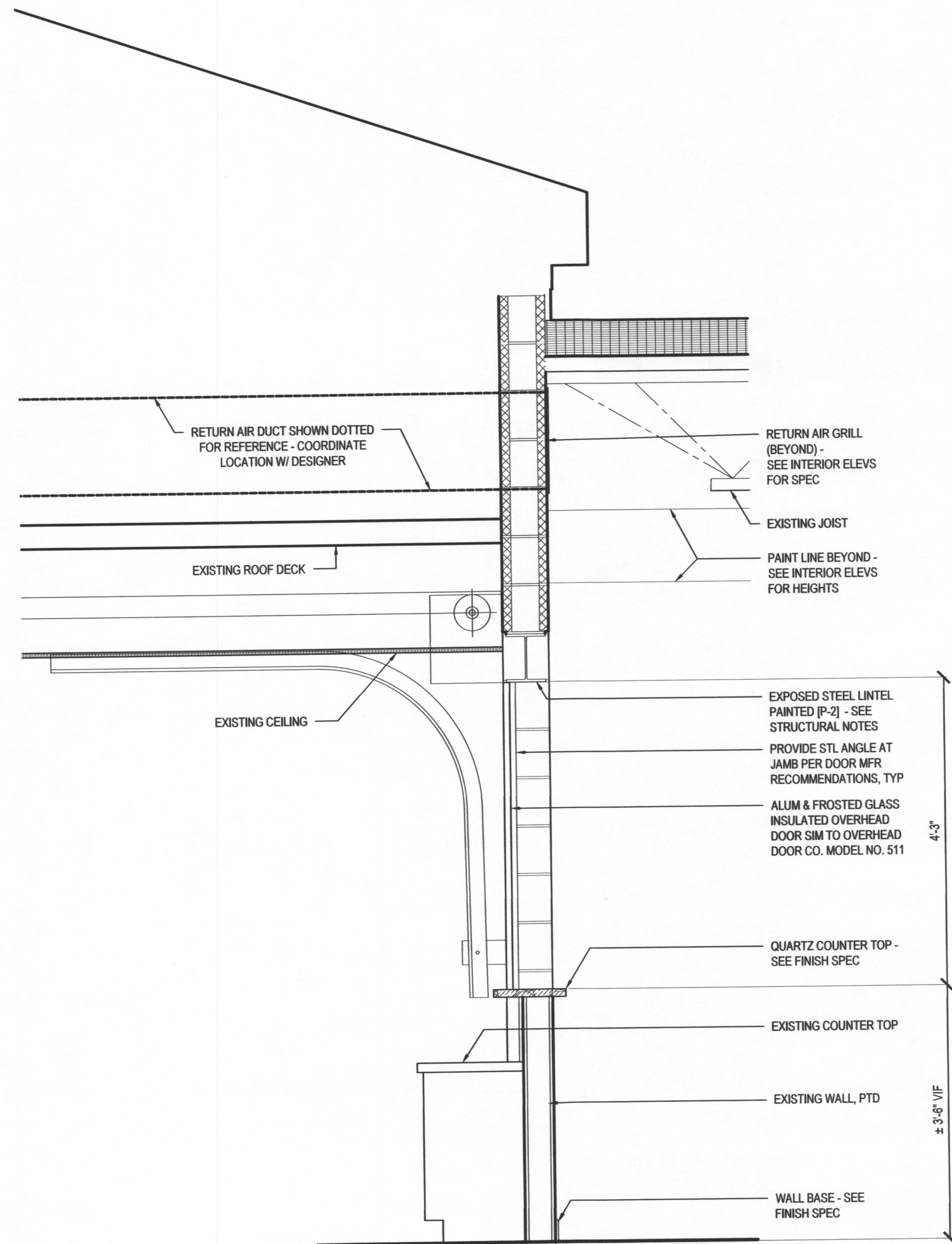
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CHECKED BY  
MG  
PROJECT NO.  
1749  
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SHEET NAME

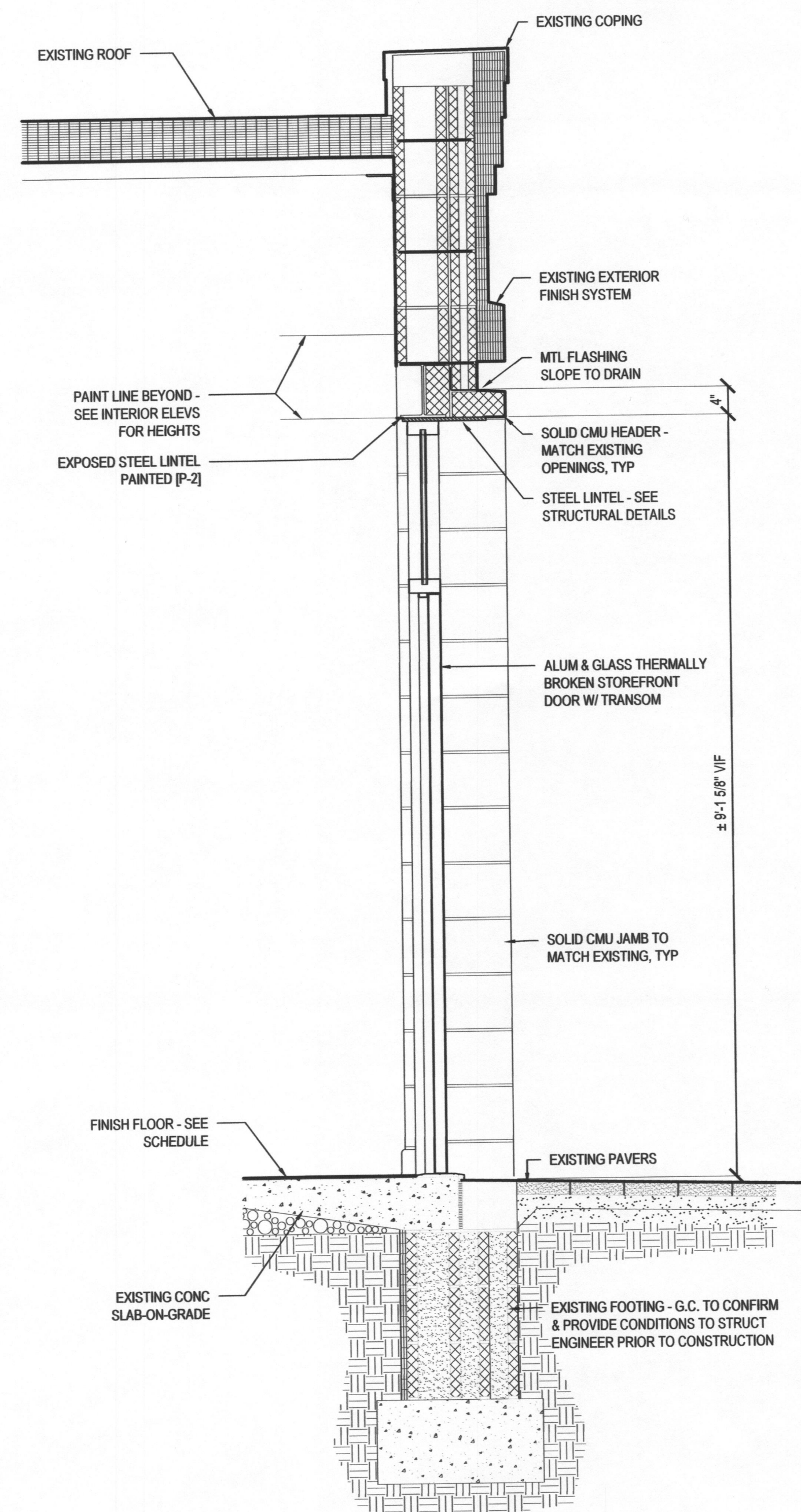
**INTERIOR ELEVATIONS**

**ID2-1**

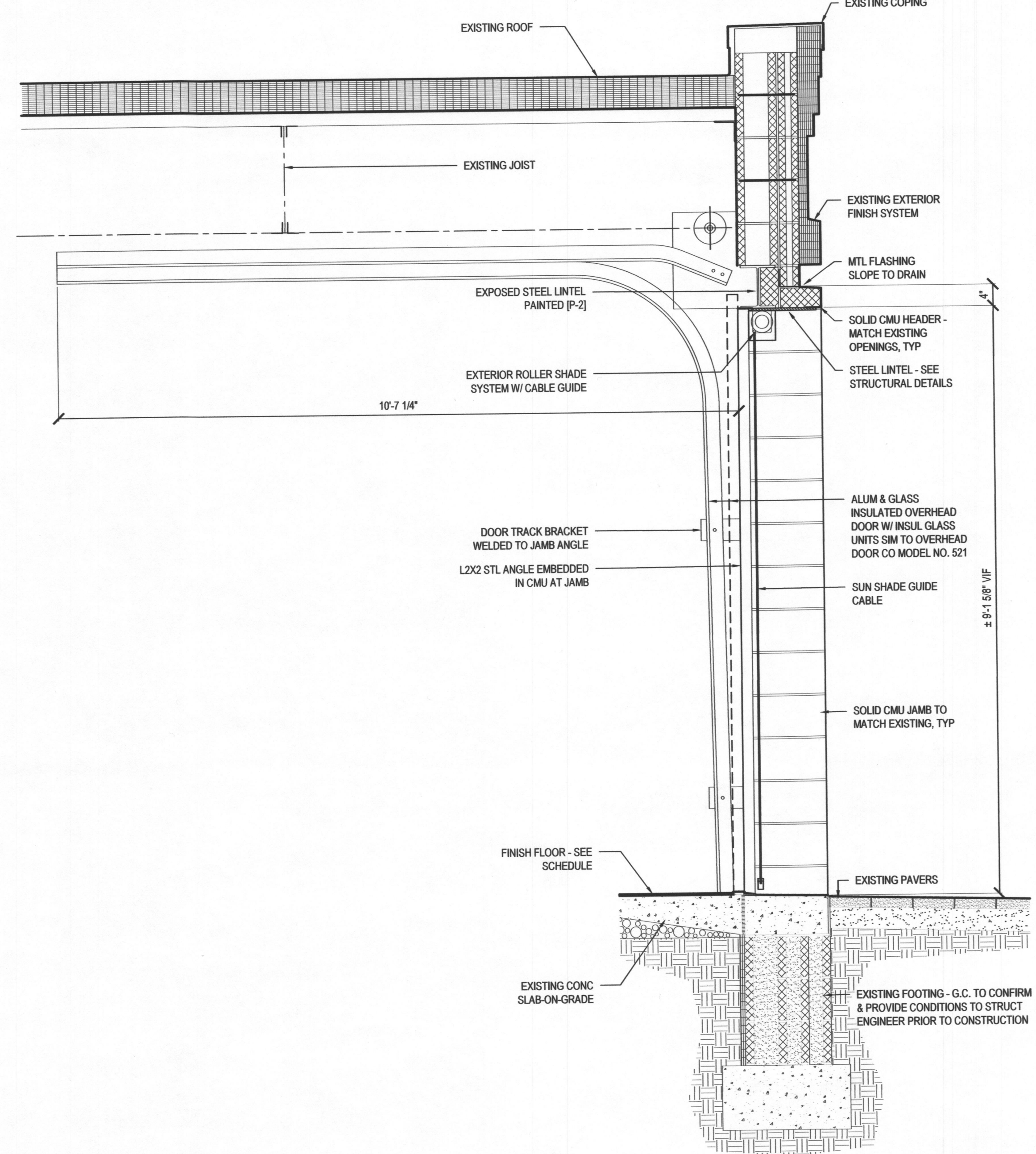




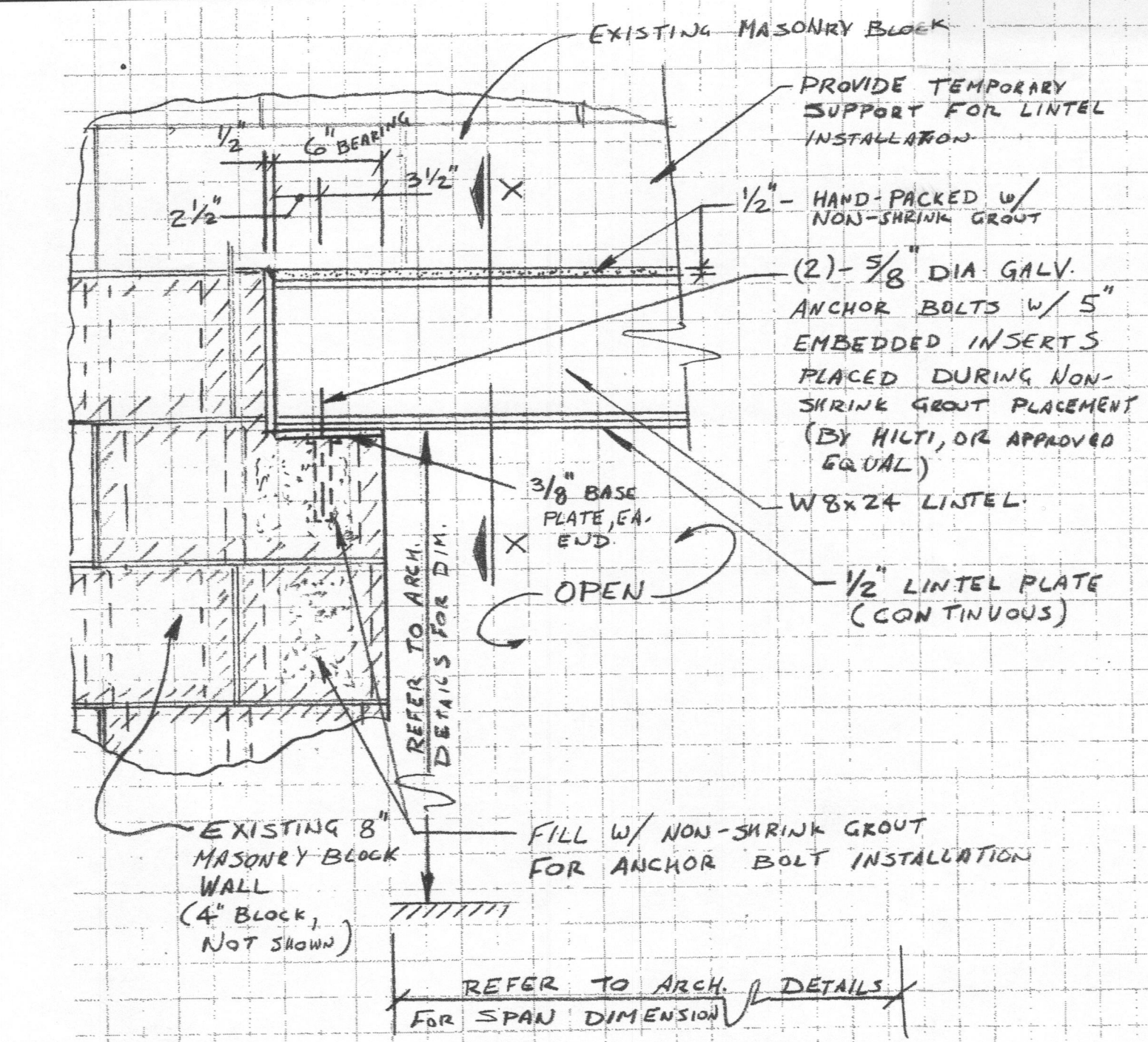
3 WALL SECTION AT KITCHEN WINDOW  
SCALE: 3/4" = 1'-0"



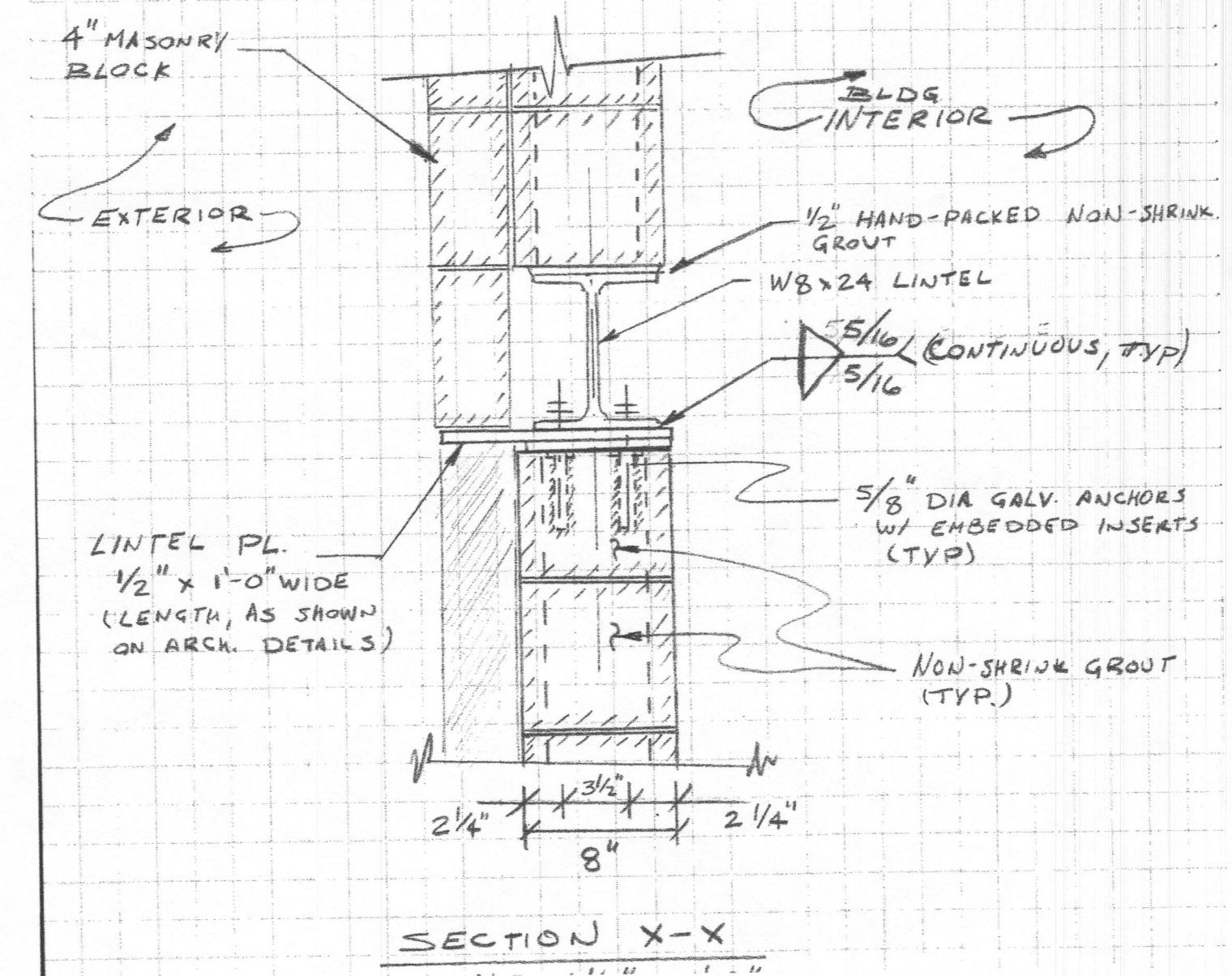
2 WALL SECTION AT NEW DOOR  
SCALE: 3/4" = 1'-0"



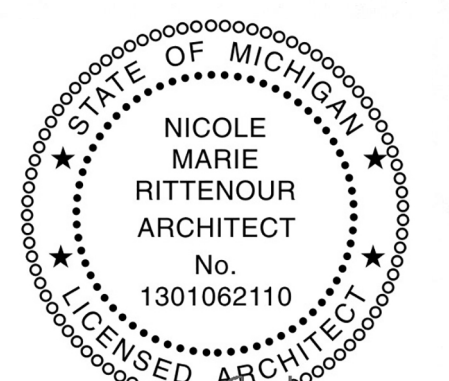
1 WALL SECTION AT OVERHEAD DOOR  
SCALE: 3/4" = 1'-0"



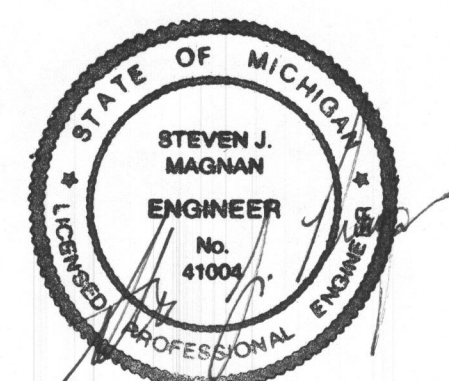
4 STRUCTURAL LINTEL DETAIL ELEVATION  
SCALE: N.T.S.



5 STRUCTURAL LINTEL DETAIL SECTION  
SCALE: N.T.S.



Nicole R. Rittenour



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SHEET NAME  
**EXTERIOR DETAILS**

ID3-1