

ADDENDUM NO. 1
The Jefferson Project Sculpture Park and Garden

To all prospective bidders and others concerned:

YOU ARE HEREBY ADVISED THAT the Contract Documents for the above referenced Project are revised in the following particulars:

Page	Description of Change
Bid Documents Advertisement for Bids	Regarding the non-mandatory pre-bid conference, the sentence has been changed to say, "It is not a requirement for any prospective Contractor bidding to attend this non-mandatory meeting."
Bid Documents Advertisement for Bids	Bid date extended to Tuesday, March 10th
Bid Documents Alternate 4	Wording has been changed to match the Layout Plan.
Bid Documents Alternate 6	Alternate 6 has been changed from "Lighting, Luminii Kurba Large w/Mounting Hardware" to "Lighting, Luminii Kurba Large, Static White, w/ Mounting Hardware and 23 Power Supply Units".
Bid Documents Alternate 7	Alternate 7 has been changed from "Lighting, Luminii Kurba Large, Power Supply" to "Lighting, Luminii Kurba Large, Dynamic Color, w/ Mounting Hardware and 23 Power Supply Units".
Plan Sheet C-3.1	Title and scale added to jointing plan enlargement
Plan Sheet L-1.0	Mulch type and area added to landscape schedule
Plan Sheet L-2.0	Permaloc Cleanline Commerical Grade Landscape Edging detail added as approved equal for Corten Steel Edging
Plan Sheet E-3.0	Added separate conduit for future 3 phase connection to existing building
Plan Sheet E-3.0	Added wiring to light shown on plan
Plan Sheet C-8.0	Updated 4" Concrete Sidewalk with Crushed Limestone Edge to read "Luminii Kurba Large, Static White" and shown on both sides of sidewalk.
Plan Sheet C-8.0	Callout on 4" Concrete Sidewalk with Crushed Limestone Edge detail updated to "1" x 4" PVC, attached mechanically to concrete @ 30" O.C. max
Plan Sheet C-8.0	Paver colors added to Typical Paver Labyrinth Installation Cross Section detail. Typically 4"-6" Compacted changed to 6" Compacted.
Plan Sheet C-8.0	Crushed Limestone size (1/2")
Plan Sheet C-8.1	Added Brick Paver Inlay detail
Plan Sheet C-8.5	Paver clarification added to Amphitheater Seat wall Detail

General/Clarifications:

1. **Q -Who are the main or general contractors?**
A - We do not have a plan holder list of general contractors, however, the attendance from the pre bid meeting is included in Addendum 1.

2. **Q - Labyrinth color options, for the pathway and the lines.**
A - See description of change in table above

3. **Q - What type of pavers will the reclaimed pavers be?**
A - See description of change in table above

4. **Q - What type of base will be needed or provided under the reclaimed paver area?**
A - See description of change in table above

5. **Q - Core ten edging manufacturer, height, and usage areas around the project.**
A - All gravel walkways have 5.5"-6" edging. The three raised planters have a corten retaining wall. See approved equal for edging in table above.
6. **Q - Mulch areas, depth, type used.**
A - See description of change in table above
7. **Q - Natural area mulching, lower grade mulch?**
A - For bidding, all mulch with be double shredded hardwood.
8. **Q - Retention pond edging between the turf, and wildflower/natural seeding.**
A - Float stone will transition to lawn, no edging required.
9. **Q - Retention pond float stone use.**
A - See answer #8 above.
10. **Q - Walkway gravel specs for the base.**
A - Concrete walkway granular material base called out as MDOT Class II Sand.
11. **Q - Walkway gravel spec for top grade walking surface.**
A - See description of change in table above

This Addendum is hereby incorporated into the original Contract Documents for the bidding referred to above and is considered as binding as though originally appearing therein. The Bidder will be required to acknowledge the receipt of this Addendum in order to submit a valid Bid. Any Bids that were submitted prior to issuance of this Addendum will not be valid until receipt of this Addendum is acknowledged.

Meeting Topic: The Jefferson Project – Sculpture Park & Garden, Bay City, Michigan

Date: Thursday, February 26, 2026

Time: 11:00 AM

Location: Microsoft TEAMS

Attendance List:

1. Austin Robishaw, Serenus Johnson Construction
2. Brandon Dietrich, Garpiel Group
3. Chris Chesney, The Jefferson Project
4. Marty Ethridge, The Jefferson Project
5. Bill King, The Jefferson Project
6. Chris Thompson, Wade Trim
7. Megan Brown, Wade Trim

Welcome:

1. Please sign-in via the meeting chat function.
2. Minutes from this meeting (and a copy of the sign-in) will be distributed as part of Addendum No. 1

Introduction:

1. Owner: The Jefferson Project, Bay City, Michigan
Avram Golden, Executive Director

2. Engineer/Landscape Architect: Wade Trim, Inc.
Christopher Thompson, PLA, Project Manager
Scot Lautzenheiser, PLA, Landscape Architect

Project Summary:

1. This project includes the construction of an art-themed public space featuring sweeping concrete sidewalks and an amphitheater space with landscape planters and a variety of sculpture areas and related furnishings and equipment.
2. This project will be partially funded by the Michigan Economic Development Corporation (the “MEDC”) as part of their Revitalization and Placemaking 2.0 Program “RAP 2.0 Program” Grant, which requires compliance with Program procurement standards. As such, the successful Bidder will be required to comply with the Elliott Larsen Civil Rights Act, Persons with Disabilities Civil Rights Act, and the Equal Opportunity Requirements.
3. Sealed Bids will be received at The Jefferson Project offices, 409 1st Street, Bay City, MI 48708 via mail or hand delivery until 3:00 PM, Local Time, Friday, March 6, 2026.

Bidding Process:

1. Contract Documents may be examined at the following locations:
 - a. The Jefferson Project office, 409 1st Street, Bay City, MI 48708
 - b. Wade Trim Associates, 1403 S Valley Center Dr, Bay City, MI 48706
2. Contract Documents are also available for viewing online at:
 - a. www.wadetrim.com/resources/bid-tab/
 - b. Builders Exchange of Central Michigan, 1240 East Saginaw, Lansing, MI 49504

Contract Requirements:

1. Bidder's Qualifications (Section 002113, Article 1.02): Indicates information regarding bidder's qualifications to perform the work must be submitted after Owner request.
2. Examination of Site (Section 002113, Article 1.02): Bidders should familiarize themselves with the site and the laws and regulations that may affect cost, progress, performance, or furnishing of the Work.
3. Bid Security (Section 002113, Article 1.06): 5% of the Bidder's maximum price in the form of a Bid Bond or Cashier's Check. If the Successful Bidder fails to execute and deliver the Contract Documents and to furnish the required Contract security within fifteen (15) days after the Notice of Award, Owner may annul and cancel the Notice of Award, and the Bid security of that Bidder shall be forfeited and retained by The Jefferson Project.
4. Substitutions (Section 002113, Article 1.08):
 - a. The Contract, if awarded, will be on the basis of materials and equipment described in the Plans or specified in the Specifications without consideration of possible substitute or "or-equal" items.
 - b. B. Whenever it is indicated in the Plans or specified in the Specifications that a substitute or an "or-equal" item of material or equipment may be furnished or used by the Contractor if acceptable to the Landscape Architect, application for such acceptance will not be considered by the Landscape Architect until after the effective date of the Agreement.
 - c. In addition, in no case will the Landscape Architect's denial of the Contractor's application give rise to any claim for additional cost, it being understood by the Contractor that acceptance of substitute or an "or equal" item of material is at the sole discretion of the Landscape Architect.
5. Basis of Bid (Section 005200, Article 13):
 - a. The Bid price shall include such amounts as Bidder deems proper for overhead and profit on account of cash allowances, if any, named in the Contract Documents. Refer also to Article 11.07.C for calculation of overhead and profit allowed by the General Conditions.
 - b. Bidder shall satisfy himself of the accuracy of the estimated quantities in the Bid by examination of the Site and a review of the Drawings and Specifications, including the Addenda.
 - c. Unit Prices bid, shall include such amounts as the Bidder deems proper for overhead, profit, taxes, General Conditions and such other incidentals as noted in the Contact Documents.

- d. The Jefferson Project may increase or decrease the contract quantities in the amount of not more than twenty-five percent (25%) of each item on a Unit Price Work contract without an increase in unit price.
6. Submittal of Bid (Section 005200, Article 14):
 - a. This project will be partially funded by the Michigan Economic Development Corporation (the “MEDC”) as part of their Revitalization and Placemaking 2.0 Program “RAP 2.0 Program” Grant, which requires compliance with Program procurement standards. As such, the successful Bidder will be required to comply with the following:
 - i. 1976 PA 453 (Elliott Larsen Civil Rights Act)
 - ii. 1976 PA 220 (Persons with Disabilities Civil Rights Act)
 - iii. Executive Directive 2019-09 (Equal Opportunity Requirements), as amended
 7. Contract Time (Section 005200, Article 1.03): Work will be substantially completed within 220 days of execution of the Agreement. Final completion will occur within 240 days.
 8. Liquidated Damages (Section 005200, Article 5): Liquidated damages are \$750.00 for each day that expires after Substantial Completion until the Work is Substantially Complete and \$750.00 per day that expires after Final Completion and readiness for final payment. Liquidated damages will be deducted from the Contractor’s final payment.
 9. Insurance Requirements (as specified in General Conditions Article 5): Sample Certificate for Liability Insurance, including minimum insurance limits.
 10. Contractor’s Application for Payment (Section 01 3300 Article 1.05): Contractor shall submit a completed Payment Schedule with an executed Contractor’s Application for Payment and Contractor’s Declaration to Engineer not more often than once per month. Engineer will certify payments with the use of Engineer’s Certificate for Payment.
 - a. Payment Procedures (Section 00 5200 Article 1.05): The first progress payment under this contract may be requested after the equipment has been ordered by the Contractor. At this time, 50% of the total contract price can be requested for payment. The remaining balance of payment can be requested by the Contractor upon materials delivery.

Alternates, Allowances & Unit Prices:

1. This project includes the base bid. Additionally, there are additive alternatives 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 as shown on the same sheet.
2. There is one allowance in this bid. It is an allowance of \$10,000 for Permit Fees and is detailed on page 119 of the Project Manual.
3. Unit Prices can be found in Section 01 22 00 (page 120 Project Manual)

Significant Project Issues:

1. Bid Opening: Sealed Bids will be received by The Jefferson Project office via mail or hand delivery until 3:00 PM, Local Time, Friday, March 6, 2026. In the days following the bid closing time a bid tabulation will be prepared and posted online.
2. Project Schedule:
 - a. Optional Pre-Bid Meeting February 26, 11:00 AM
 - b. Bids Due: March 6, 3:00 PM
 - c. Anticipated Contract Award: March 2026
 - d. Anticipated Notice to Proceed: March 2026

- e. Substantial Completion: Within 220 days of Agreement execution, approximately November 2026
 - f. Final Completion: Within 240 days of Agreement execution, approximately December 2026
3. Permits:
- a. Work performed in the Bay City right-of-way will require an additional permit. If any issues that arise that could delay the project, work in the ROW will be removed by Change order.
4. Addenda:
- a. Addendum No. 1 will be issued and will include pre-bid meeting minutes, revised specifications, reissued Contract Drawings, and any other contract documents necessary for clarification.
5. Communication:
- a. Communications concerning bids shall be addressed to Christopher Thompson, PLA and must be submitted in writing (CThompson@wadetrim.com).

Questions from the Attendees:

No Questions

Meeting Adjourned

SECTION 00 11 13
ADVERTISEMENT FOR BIDS

Sculpture Park and Garden

Sealed Bids will be received by The Jefferson Project at their main offices, 409 1st Street, Bay City, MI 48708, until 3:00 PM, Local Time, 03-10-2026, at which time and place said Bids will be opened and publicly read aloud.

After the bid closing time, Bids will be reviewed and publicly read aloud at the The Jefferson Project, main office, 409 1st Street, Bay City, MI 48708.

Bids will be received for the following Work:

Art-themed public space featuring sweeping concrete sidewalks and an amphitheater space with landscape planters and a variety of sculpture areas and related furnishings and equipment.

Contract Documents may be examined at the following locations:

The Jefferson Project, 409 1st Street, Bay City, MI 48708

Builders Exchange of Lansing and Central Michigan, 1240 E. Saginaw Street, Lansing, MI 48906

Wade Trim, 1403 S Valley Center Dr, Bay City, MI 48706

Plans and specifications are also available for viewing (not to be used for bidding purposes) at no cost online at: www.wadetrim.com/resources/bid-tab/

- A. Documents downloaded from our website will bear a watermark on various signature pages and will be considered unofficial copies for bidding purposes; copies obtained from anywhere other than Wade Trim will be considered unofficial copies and will not be considered a responsible bid.

Each Bid will be accompanied by a bid bond, in the amount of at least **five (5)** percent of the amount bid, drawn payable to The Jefferson Project as security for the proper execution of the Agreement.

A non-mandatory pre-bid conference will be held on 02-26-2026 at 11:00 AM, Local Time. It is not a requirement for any prospective Contractor bidding to attend this non-mandatory meeting. Representatives of the The Jefferson Project and the Project Manager will be present to discuss the project. Attendance is not required for Bidders to be considered responsive.

The pre-bid conference will be held remotely on Microsoft Teams.

Join: <https://teams.microsoft.com/meet/29579301563512?p=NjXdIRdSYRcNzD6IIR>

Meeting ID: 295 793 015 635 12

Passcode: 5cq38wc7

The Jefferson Project reserves the right to accept or reject any or all bids and to waive any informality in any bids should it consider same to be in its best interest.

Bids may not be withdrawn for the period of 60 days after date of receiving bids.

Inquiries will be directed to Christopher Thompson, Project Manager at Phone: (813) 921-9926 or email: cthompson@wadetrim.com.

**SECTION 00 42 43
PROPOSAL**

Owner: The Jefferson Project
 Project: Sculpture Park and Garden
 Project Location: 1113 N Jefferson St.

BIDDER INFORMATION

Bidder Name: _____
 By (Printed Name): _____
 Signature: _____
 Address: _____
 Phone No: _____
 Email: _____

Bidder proposes and agrees, if their Bid is accepted, to enter into an Agreement with the The Jefferson Project in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in the Agreement, and in accordance with the Contract Documents.

In submitting their Bid, Bidder represents, as more fully set forth in the Agreement, that:

Bidder has examined copies of Contract Documents, (consisting of Plans dated February 20, 2026 and Project Manual dated February 2026) which Bidder understands and accepts as sufficient for the purpose, including any and all Addenda officially issued, the receipt of which has been acknowledged.

- A. Addendum _____ Acknowledged by: _____ Date: _____
- B. Addendum _____ Acknowledged by: _____ Date: _____
- C. Addendum _____ Acknowledged by: _____ Date: _____

Bidder has examined the surface and subsurface conditions where the Work is to be performed, the legal requirements and local conditions affecting cost, progress, furnishing or performance of the Work, and has made such independent investigations as Bidder deems necessary.

Bidder, by submitting a Bid, agrees that their Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any Agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or a corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over the The Jefferson Project.

Bidder agrees to complete the Work, in accordance with the Contract Documents, for the following Contract Price:

Base Bid:

Item	Description	Quantity	Unit	Unit Price	Amount
1	Mobilization (5% Max)	1	LS	\$ _____	\$ _____
2	Project Signage	1	LS	\$ _____	\$ _____
3	Construction Staking	1	LS	\$ _____	\$ _____
4	Rough Grading	15000	SFT	\$ _____	\$ _____

5	Finish Grading	60000	SFT	\$	\$
6	Additional Fill	450	CYD	\$	\$
7	SESC	1	LS	\$	\$
8	Clearing and Grubbing	1	LS	\$	\$
9	Allowance, Permit Fee	1	Allow.	\$ 10,000	\$ 10,000
10	Concrete Pavement Removal	110	SFT	\$	\$
11	Tree Protection Fencing	1	LS	\$	\$
12	Relocation of Overhead Electrical Utility to Underground	255	LF	\$	\$
13	Utility Pole Remove	1	EA	\$	\$
14	Parking Lot, Sealing and Striping	1	LS	\$	\$
15	Parking Lot, Barrier Free Sign	1	EA	\$	\$
16	Sidewalk Main, 4" Concrete	3250	SFT	\$	\$
17	Sidewalk Market, 4" Concrete	1375	SFT	\$	\$
18	Plaza, The Labyrinth Company Round Classical Paver Kit	1	EA	\$	\$
19	Decorative Gravel Walk, Crushed Limestone	3410	SFT	\$	\$
20	Corten Wall, 24" Height	362	LF	\$	\$
21	Corten Edging, 6" Height	776	LF	\$	\$
22	Removable Bollard	4	EA	\$	\$
23	Site Electrical Service	1	LS	\$	\$
24	Lightmart Windsor Pole Kit w/ Lantern	7	EA	\$	\$
25	Moon Gate Arbor	5	EA	\$	\$
26	Remove and Relocate Bench along Woodside Ave	1	LS	\$	\$
27	Install 6' Bench (provided by Owner)	11	EA	\$	\$
28	Trash Receptacles	5	EA	\$	\$
29	Trench Drain	12	LF	\$	\$
30	6" Perforated Underdrain	60	LF	\$	\$
31	Control Structure	1	EA	\$	\$
32	Connection to CB-7000	1	EA	\$	\$
33	12" HDPE Storm Sewer	27	LF	\$	\$
34	12" PVC Storm Sewer	72	LF	\$	\$
35	Stormwater Outlet End	1	EA	\$	\$
36	Electric, Plumbing, and Low Voltage Sleeves	420	LF	\$	\$
37	Deciduous Tree, Acer saccharum, 2" Cal.	4	EA	\$	\$

38	Deciduous Tree, Amelanchier canadensis, 1.5" Cal.	3	EA	\$	\$
39	Deciduous Tree, Betula nigra, 2" Cal.	5	EA	\$	\$
40	Deciduous Tree, Liriodendron tulipifera, 2" Cal.	2	EA	\$	\$
41	Deciduous Tree, Prunus pendula, 2" Cal.	2	EA	\$	\$
42	Evergreen Tree, Thuja occidentalis 'Techny', 7' Ht.	5	EA	\$	\$
43	Shrub, Cornus sericea, 5 Gal.	4	EA	\$	\$
44	Shrub, Ilex verticillata 'Red Sprite', 5 Gal.	9	EA	\$	\$
45	Shrub, Juniperus horizontalis 'Blue Chip', 3 Gal.	21	EA	\$	\$
46	Shrub, Lonicera sempervirens, 3 Gal.	20	EA	\$	\$
47	Shrub, Syringa x 'SMSJBP7', 5 Gal.	5	EA	\$	\$
48	Shrub, Taxus x Media 'Hicksii', 5 gal.	37	EA	\$	\$
49	Herbaceous perennial, Achillea millefolium, Plug	201	EA	\$	\$
50	Herbaceous perennial, Allium cernuum, Plug	25	EA	\$	\$
51	Herbaceous perennial, Amsonia hubrichtii, 1 Gal.	70	EA	\$	\$
52	Herbaceous perennial, Aster novae-angliae 'Purple Dome', 1 Gal.	6	EA	\$	\$
53	Herbaceous perennial, Baptisia australis, 3 Gal.	15	EA	\$	\$
54	Herbaceous perennial, Eragrostis spectabilis, Plug	166	EA	\$	\$
55	Herbaceous perennial, Geum triflorum, Plug	97	EA	\$	\$
56	Herbaceous perennial, Panicum virgatum 'Cloud Nine', 3 Gal.	24	EA	\$	\$
57	Herbaceous perennial, Penstemon digitalis, Plug	88	EA	\$	\$
58	Herbaceous perennial, Phlox subulata, 1 Gal.	86	EA	\$	\$
59	Herbaceous perennial, Rudbeckia fulgida, Plug	124	EA	\$	\$
60	Herbaceous perennial, Schizachyrium scoparium, 1 Gal.	60	EA	\$	\$

61	Herbaceous perennial, Sisyinchium angustifolium, 1 Gal.	54	EA	\$	\$
62	Herbaceous perennial, Sporobolus heterolepis, Plug	85	EA	\$	\$
63	Annual Bulb, Dahlia x, 1 Gal.	18	EA	\$	\$
64	Corten Planters, 30" Diameter	3	EA	\$	\$
65	Irrigation	1	LS	\$	\$
66	Lawn Restoration, Poa pratensis	13,260	SFT	\$	\$
67	Bioretention Area, Complete	1	LS	\$	\$
68	Concrete Stage	205	SFT	\$	\$
69	Stage Retaining Wall	65	LF	\$	\$
70	Concrete Stairs	57	SF	\$	\$
71	Stair Railing	6	LF	\$	\$
72	Concrete Retaining Wall	47	LF	\$	\$
73	Concrete Seat Wall	85	LF	\$	\$
74	Recycled Brick Paver Inlay	200	SFT	\$	\$

Total Contract Price for Base Bid (Items 1 through 74) \$ _____

Alternate 1:

Item	Description	Quantity	Unit	Unit Price	Amount
A1	Site Sound System and Wiring	1	LS	\$	\$

Total Contract Price for Alternate 1 (Item A1) \$ _____

Alternate 2:

Item	Description	Quantity	Unit	Unit Price	Amount
A2	Projector Pole and Enclosure and Wiring	1	EA	\$	\$

Total Contract Price for Alternate 2 (Item A2) \$ _____

Alternate 3:

Item	Description	Quantity	Unit	Unit Price	Amount
A3	Projector and Enclosure, Mounted to Building	1	EA	\$	\$

Total Contract Price for Alternate 3 (Item A3) \$ _____

Alternate 4:

Item	Description	Quantity	Unit	Unit Price	Amount
A4	10' to 4' Corten Wall Stage Backdrop	80	LF	\$ _____	\$ _____

Total Contract Price for Alternate 4 (Item A4) \$ _____

Alternate 5:

Item	Description	Quantity	Unit	Unit Price	Amount
A5	Decorative Wall, Board on Board Fence with Stone Veneer	900	SFT	\$ _____	\$ _____

Total Contract Price for Alternate 5 (Item A5) \$ _____

Alternate 6:

Item	Description	Quantity	Unit	Unit Price	Amount
A6	Lighting, Luminii Kurba Large, Static White, w/ Mounting Hardware and 23 Power Supply Units	460	LF	\$ _____	\$ _____

Total Contract Price for Alternate 6 (Item A6) \$ _____

Alternate 7:

Item	Description	Quantity	Unit	Unit Price	Amount
A7	Lighting, Luminii Kurba Large, Dynamic Color, w/ Mounting Hardware and 23 Power Supply Units	460	LF	\$ _____	\$ _____

Total Contract Price for Alternate 7 (Item A7) \$ _____

Alternate 8:

Item	Description	Quantity	Unit	Unit Price	Amount
A8	Lighting, WAC Adjustable Spotlight w/ Power Stake	75	EA	\$ _____	\$ _____

Total Contract Price for Alternate 8 (Item A8) \$ _____

Alternate 9:

Item	Description	Quantity	Unit	Unit Price	Amount
A9	Lighting, Ligman Bollards	10	EA	\$ _____	\$ _____

Total Contract Price for Alternate 9 (Item A9) \$ _____

Alternate 10:

Item	Description	Quantity	Unit	Unit Price	Amount
A10	Lighting, Ecosense Trov-4' w/ Stakes, Louvers, and 1 Dimmer	20	EA	\$ _____	\$ _____

Total Contract Price for Alternate 10 (Item A10) \$ _____

Bidder, by submitting a Bid, thereby certifies that Bidder or a qualified designated person in Bidder's employ has examined the Contract Documents provided by the The Jefferson Project for bidding purposes. Further, they certify that Bidder or Bidder's qualified employee has reviewed the Bidder's proposed construction methods and finds them compatible with the conditions which Bidder anticipates from the information provided for Bidding.

Bidder, by submitting a Bid, agrees to complete the Work under any job circumstances or field conditions present and/or ascertainable prior to bidding. In addition, Bidder agrees to complete the Work under whatever conditions Bidder may create by Bidder's own sequence of construction, construction methods, or other conditions he may create, at no additional cost to the The Jefferson Project.

Bidder, by submitting a Bid, declares that Bidder has familiarized them self with the location of the proposed Work and the conditions under which it must be constructed. Also, Bidder has carefully examined the Plans, the Specifications, and the Contract Documents, which Bidder understands and accepts as sufficient for the purpose, and agrees that Bidder will Contract with the The Jefferson Project to furnish all labor, material, tools, and equipment necessary to do all Work specified and prescribed for the completion of the Project.

Bidder will provide a bid bond, in the amount of at least **five (5)** percent of the amount Bid, drawn payable to The Jefferson Project as security for the proper execution of the Agreement.

Bidder, by submitting a Bid, agrees that if awarded Contract, to sign the Agreement and submit satisfactory bonds and certificates of insurance coverage and other evidence of insurance required by the Contract Documents within 15 days after the date of The Jefferson Project's Notice of Award.

Bidder, by submitting a Bid, agrees that time is of the essence and, if awarded Contract, that the Work will be Completed on or before the dates/days as specified in the Agreement.

Liquidated damages, as specified in the General Conditions, Supplementary Conditions and Agreement, will also apply to the Substantial Completion date.

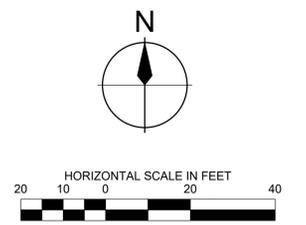
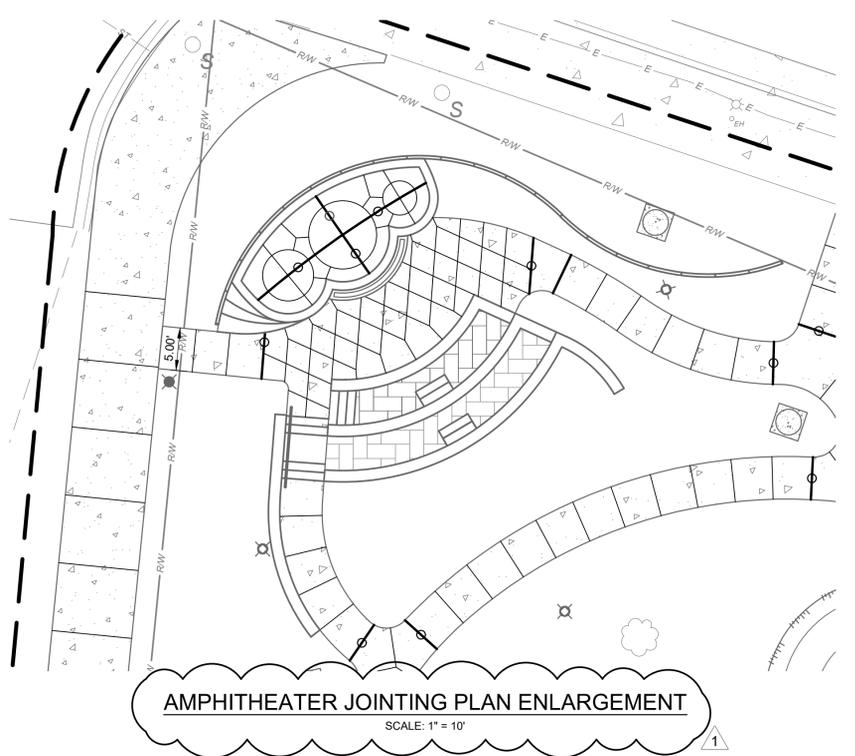
Engineering and inspection costs incurred after the final completion date will be paid by the Contractor to the The Jefferson Project as specified in the Conditions of the Contract and Agreement.

Proposals may not be withdrawn for a period of 60 days after bid opening.

The following documents are made a condition of this Proposal:

- A. Required Bid Security
- B. Legal Status of Bidder
- C. Non-Collusion Affidavit

PROJECT NAME: 1113 N MADISON AVE. DATE: 02/20/2026
 DRAWN BY: T. TRIM
 CHECKED BY: T. TRIM
 DATE: 02/20/2026
 SCALE: 1" = 10'



REV#	DATE	DESCRIPTION	SAL	BY
1	02/27/26	ADDENDUM 1		



THE JEFFERSON PROJECT
 1113 N JEFFERSON
 BAY CITY, MI 48708

ISSUED FOR:	DATE:	BY:
BID	02/20/2026	SAL
JOB NO.	TJP2001.02M	
SHEET	C-3.1	

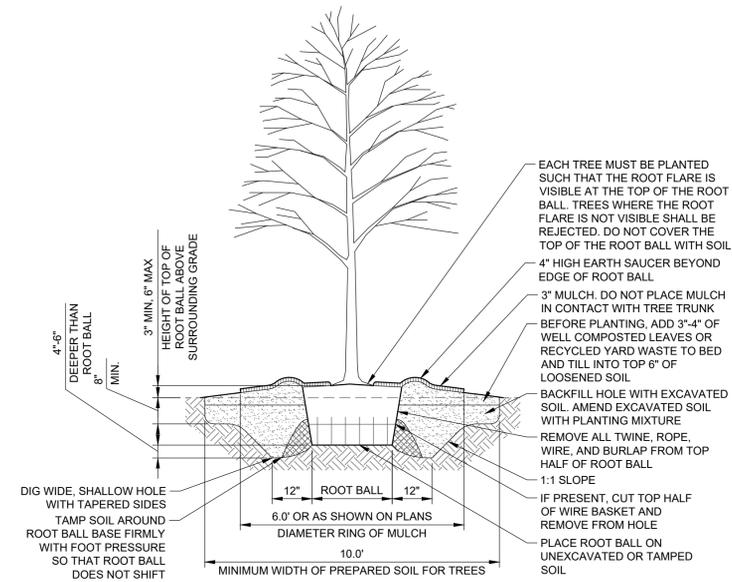
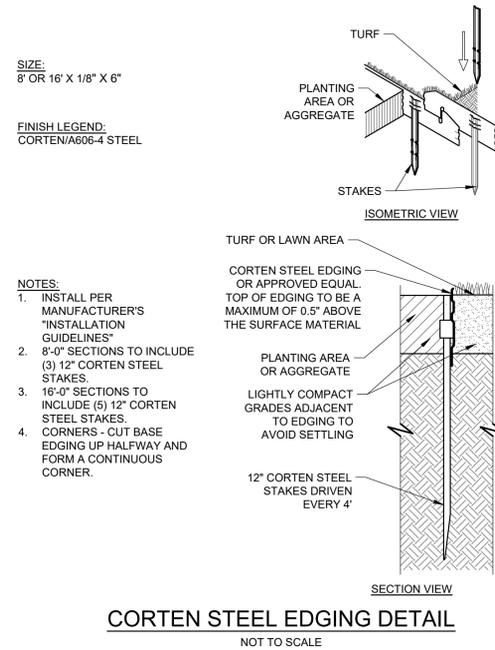
© Wade Trim Group, Inc.

LANDSCAPE NOTES

- ALL PLANTS TO BE INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- CONTRACTOR SHALL PROVIDE A PLANTING MIXTURE MEETING THE FOLLOWING REQUIREMENTS. IF THE ENGINEER HAS ANY CONCERNS WITH THE QUALITY OF THE PLANTING MIXTURE, THE ENGINEER SHALL BE ALLOWED TWO WEEKS TO OBTAIN SOIL TEST TO DETERMINE SPECIFICATION COMPLIANCE. NO PLANT MATERIAL SHALL BE PLANTED PRIOR TO ENGINEER APPROVAL OF PLANTING MIXTURE. ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IN A VIGOROUS GROWING CONDITION DURING THIS TIME AT NO ADDITIONAL COST.
- SPACING OF PLANT MATERIALS SHALL BE AS SHOWN ON DRAWING OR ON PLANT LIST. THE ENGINEER SHALL REVIEW THE PLACEMENT OF PLANT MATERIAL PRIOR TO AND AFTER INSTALLATION, AND RESERVES THE RIGHT TO ADJUST LAYOUT TO ACCOMMODATE SITE CONDITIONS AND DESIGN INTENT.
- ALL PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "A.A.N. STANDARDS FOR NURSERY STOCK."
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND REVIEWED BY THE ENGINEER.
- FINAL PLANT LOCATIONS SHALL BE MARKED BY CONTRACTOR THREE WORKING DAYS PRIOR TO PLANTING FOR ENGINEER REVIEW.
- ALL PLANTED PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
- IF FOR ANY REASON ANY BALLED AND BURLAPED PLANT MATERIALS NEED TO BE STORED ON SITE LONGER THAN A 24-HOUR PERIOD, THEIR ROOT BALLS SHALL BE PROTECTED. ALL PLANTS SHALL BE THOROUGHLY WATERED EACH DAY THEY ARE STORED ON SITE. PLANTS MAY BE STORED ON SITE FOR A MAXIMUM OF TWO (2) WEEKS, OR 14 DAYS. ANY PLANTS ALLOWED TO DRY OUT AS DETERMINED BY THE ENGINEER WILL BE REJECTED.
- NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIALS MADE OF SYNTHETIC OR PLASTICS SHALL BE COMPLETELY REMOVED AT TIME OF PLANTING.
- THE CONTRACTOR SHALL FILL PLANT PIT WITH PREPARED PLANT MIX TO 1/2 DEPTH OF ROOT BALL OR ROOT MASS, PACK FIRMLY, PUDDLE WITH WATER, THEN FOR BALLED AND BURLAPED MATERIAL, THE BURLAP AND ALL LACING (INCLUDING WIRE BASKET IF NECESSARY) SHALL BE REMOVED FROM THE UPPER 1/3 OF ROOTBALL, THEN FINISH BACKFILLING ADDING SOLID FERTILIZER TO THE PLANT MIX, PACK FIRMLY AND WATER. A SAUCER SHALL BE PLACED AROUND EVERY PLANT AND SHALL BE APPROVED PRIOR TO PLACEMENT OF ANY MULCH.
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH 4-INCHES OF TOPSOIL, SPREAD, FINE GRADED, AND SEEDED/SODDED AS SPECIFIED. PRIOR TO INSTALLATION OF TOPSOIL, LOOSEN SUBGRADE TO A DEPTH OF 2 INCHES. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
- TOPSOIL SHALL CONSIST OF FRIABLE, SHREDDED, AND SCREENED SOIL REASONABLY FREE OF GRASS, ROOTS, WEEDS, STICKS, STONES OR OTHER FOREIGN MATERIALS. THE TOPSOIL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. SOIL COMPOSITION SHOULD CONTAIN AN ORGANIC CONTENT OF 2 TO 6 PERCENT AND BE CLASSIFIED AS A LOAM OR SANDY LOAM AS SPECIFIED IN THE "GUIDE FOR U.S.D.A. SOIL TEXTURAL CLASSIFICATION".
- ALL TREES AND SHRUBS ARE TO BE FERTILIZED ONCE ROOTS SYSTEM IS ESTABLISHED WITH AGRIFORM 21-GRAM FERTILIZER TABLETS AT RATES RECOMMENDED BY MANUFACTURER.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- AT PLANTING TIME, ALL DEAD AND BROKEN BRANCHES SHALL BE PRUNED ON ALL DECIDUOUS TREES.
- CONTRACTOR SHALL APPLY ENGINEER APPROVED PRE-EMERGENT HERBICIDE, "PREEN" OR EQUAL, TO SHRUB AND GROUND COVER PLANTING AREAS AT THE TIME OF PLANTING (IF SPRING PLANTED) OR THE FOLLOWING SPRING. CONTRACTOR SHALL ENSURE THE PLANT MATERIALS ARE RESISTANT TO THE HERBICIDES PROPERTIES. HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
- ALL TREES, SHRUBS AND PERENNIAL GROUND COVER SHALL RECEIVE A MINIMUM DEPTH OF THREE INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH, WHERE PLANT BEDS MEET PAVEMENTS, LAWN, OR STEEL EDGING CUT THE GRADE TO ALLOW FOR MULCH AND THREE-INCH DROP FROM ADJOINING FINISH GRADE.
- ALL PLANT BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8-INCHES AND BACKFILLED WITH SPECIFIED PLANT MIX AS PER PLANTING BED DETAILS. BEDS SHALL BE EDGED WITH METAL EDGING AROUND PERIMETER. ALL EDGING SHALL BE 4" WIDE - 12 GAUGE STEEL, COLOR BLACK. CONTRACTOR SHALL LAYOUT EDGING FOR APPROVAL AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) FULL YEAR FOLLOWING PLANTING. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHOWN ON THE SITE PLAN SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON.
- APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHOROUS.

PLANTING MIXTURE NOTES

- MIXTURE SHALL BE A MIXTURE OF 6 PARTS TOPSOIL, 4 PARTS MEDIUM-COARSE SAND, AND 1 PART COMPOST. ADD FERTILIZER AT THE QUANTITY AS RECOMMENDED BY THE MANUFACTURER. PLANTING MIXTURE SHALL BE FREE FROM, STICK, STONES, SOD CLODS, OR OTHER MATERIAL WHICH MIGHT LEAVE POCKETS AROUND THE ROOTS.
- TOPSOIL**
 - TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY CLAY LOAM WITHOUT ADMIXTURE OF SUBSOIL. TOPSOIL IS TO BE FREE OF GLASS, STONES GREATER THAN ONE (1) INCH IN ANY DIMENSION, WEEDS, UNDESIRABLE GRASSES AND OTHER EXTRANEOUS MATERIALS. TOPSOIL SHALL HAVE THE FOLLOWING RANGE OF VALUES:
 - pH 5.0 TO 7.5
 - SOLUBLE SALTS 500 PPM MAX
 - ORGANIC CONTENT 5% TO 30%
 - SILT CONTENT 35% TO 50%
 - CLAY CONTENT 5% TO 10%
 - DELETERIOUS MAT'L 5% MAX
 - "ROCK, GRAVEL, STONE, STICKS, ROOTS, SOD, ETC.
 - TOPSOIL IS TO BE FINAL SCREENED THRU A 5/8" MAXIMUM MESH SCREEN PRIOR TO DELIVERY TO THE PROJECT SITE. ENGINEER SHALL REVIEW SOURCE AND FINAL SCREEN RESULTS PRIOR TO RELEASE OF TOPSOIL. CONTRACTOR SHALL SUBMIT A CERTIFIED ANALYSIS OF THE TOPSOIL FROM EACH SOURCE TO THE ENGINEER. TOPSOIL SHALL BE PLACED IN 4-INCH MINIMUM THICKNESS THROUGHOUT.
- SAND FOR PLANTING MIXTURE SHALL BE CLEAN, MEDIUM-COARSE, UNGRADED SAND CONFORMING TO ASTM C3 FOR FINE AGGREGATES.
- COMPOST SHALL BE COMPOSTED PINE BARK FINES OR OTHER HIGH-LIGNIN BARK FROM SPRUCE, FIR, OR OTHER CONIFERS.



TREE PLANTING DETAIL

NOT TO SCALE

PERMALOC CORPORATION
13505 BARRY ST
HOLLAND, MI 49424
TOLL FREE: 1-800-356-9660
PHONE: (616) 399-9600
FAX: (616) 399-9770
www.permaloc.com

SELECT DESIRED SIZE (IN 8' (2.44 M) LENGTHS WITH 21" (533 MM) THICK EXPOSED TOP LIP):

SIZE:
8' OR 16' X 3/16" X 5.5"

FINISH LEGEND:
MF - MILL FINISH-NATURAL ALUMINUM
BL - BLACK DURAFLEX-MEETS AAMA 2603
GR - GREEN DURAFLEX-MEETS AAMA 2603
BR - BRONZE DURAFLEX-MEETS AAMA 2603
BLANO - BLACK ANODIZED-CLASS II
AA-M10C21A33

PERMALOC CLEANLINE ALUMINUM EDGING
TOP OF EDGING TO BE MAXIMUM OF 1/2" (12.7 MM) ABOVE SURFACE MATERIAL
BED MEDIA OR AGGREGATE

ISOMETRIC VIEW
SIDE VIEW

STAKES
ISOMETRIC VIEW
SIDE VIEW

COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
12" (305 MM) ALUMINUM STAKES TO LOCK INTO PERFORMED LOOPS ON THE EDGING

NOTES:

- 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
- 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
- CORNERS - CUT BASE EDGING UP HALFWAY AND FOR A CONTINUOUS CORNER.
- PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION.

NOTES:

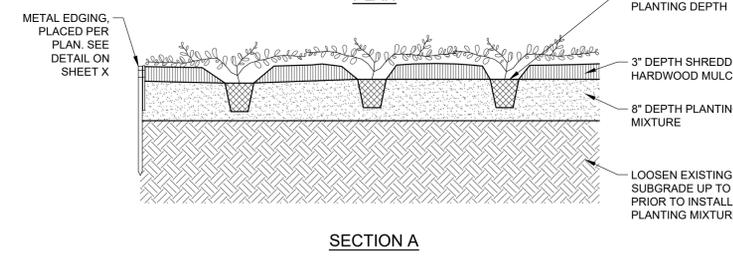
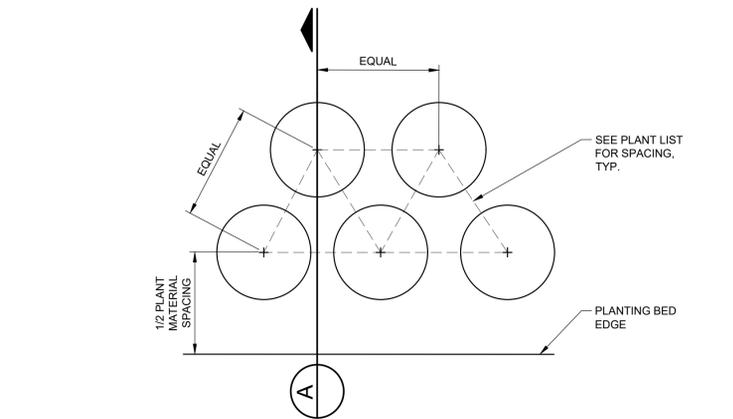
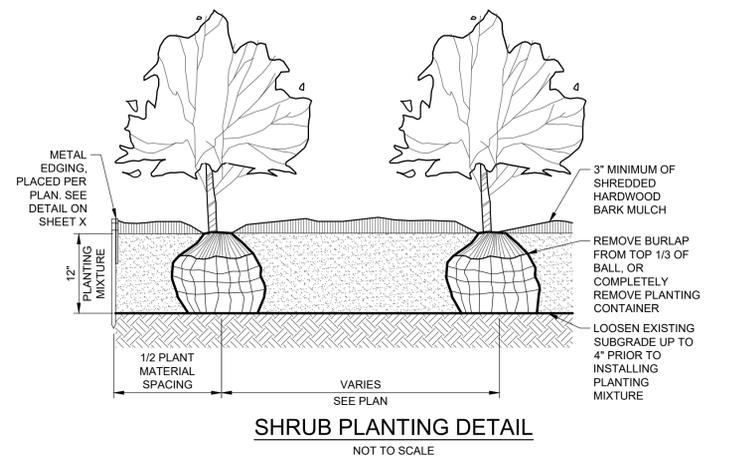
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 006-017

CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING
PLANTING BED EDGING DETAIL - STONE AND TURF

006-017
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CADdetails.com

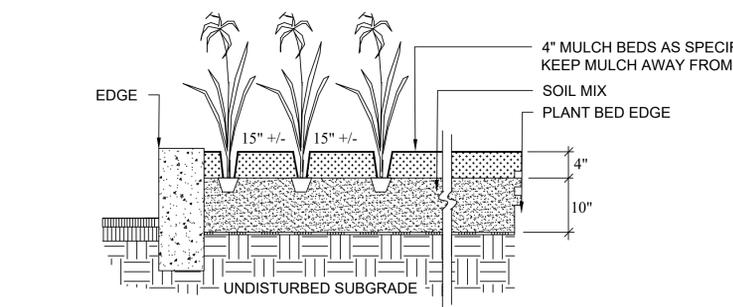
ALUMINUM STEEL EDGING DETAIL

NOT TO SCALE



GROUND COVER PLANTING DETAIL

NOT TO SCALE



REV#	DATE	ADDENDUM 1	DESCRIPTION	SAL	BY
1	02/27/26				

THE JEFFERSON PROJECT
1113 N JEFFERSON
BAY CITY, MI 48708

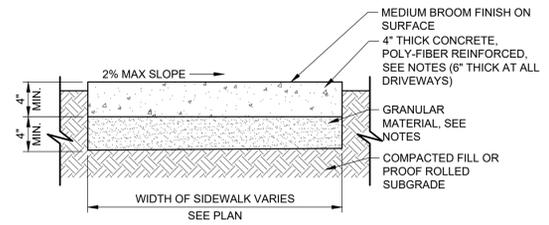
LANDSCAPE DETAILS

ISSUED FOR: BID DATE: 02/20/2026 SAL: BY:

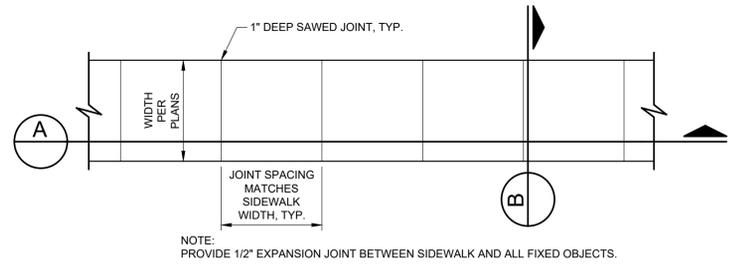
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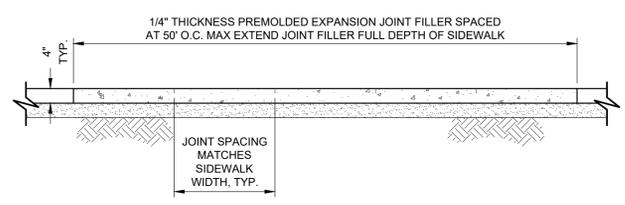
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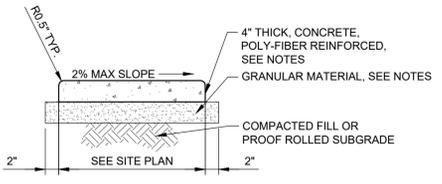
4" CONCRETE SIDEWALK DETAIL
NOT TO SCALE



PLAN VIEW
NOT TO SCALE



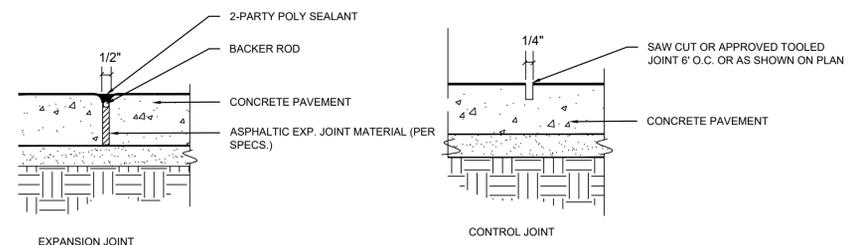
SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE

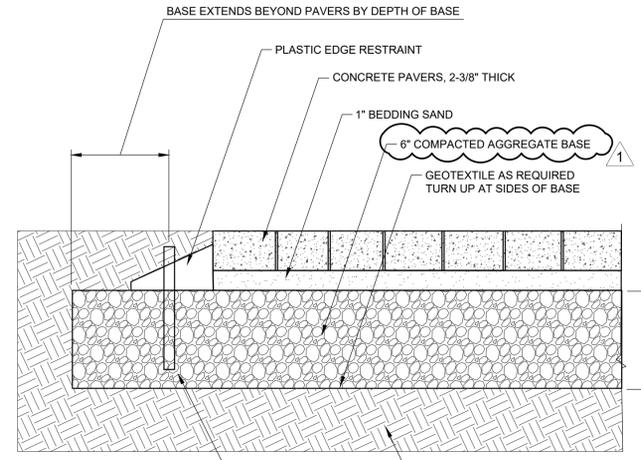
CONCRETE SIDEWALK

NOT TO SCALE



CONCRETE JOINTS

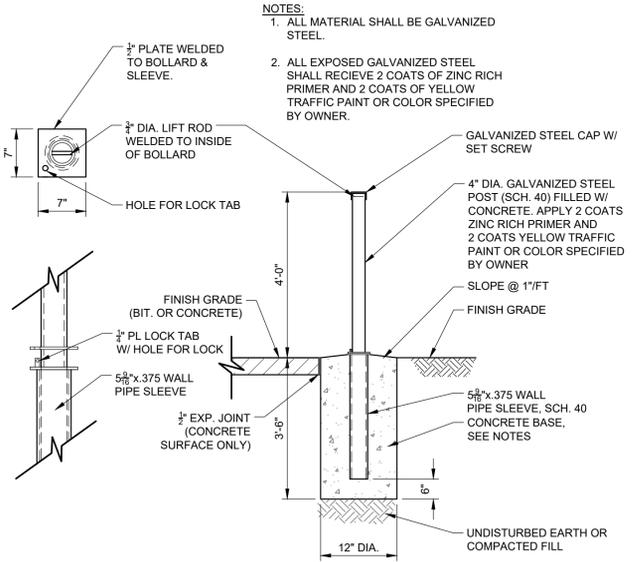
NOT TO SCALE



TYPICAL PAVER LABYRINTH INSTALLATION CROSS-SECTION

NO SCALE

NOTE:
1. WWW.LABYRINTHCOMPANY.COM
2. COLOR TO BE GRANITE GRAY FIELD WITH CHARCOAL LINES



REMOVABLE BOLLARD DETAIL

NOT TO SCALE

SEAL COAT TREATMENT

- PROVIDE A SEAL COAT TREATMENT TO THE EXISTING REMAINING PARKING LOT AS FOLLOWS:
 - SEALER SHALL BE RUBBERIZED COLD TAR PITCH SEALER. THE RUBBERIZATION SHALL TAKE PLACE PRIOR TO THE EMULSIFICATION OF THE FINISHED PRODUCT. THE OIL RESISTANT RUBBER SHALL BE BLENDED WITH THE HOT REFINED COAL-TAR BASE.
 - THE RUBBERIZED COAL-TAR SEALER SHALL BE PREPARED FROM A REFINED TAR, HIGH TEMPERATURE, COAL-TAR PITCH (RT-12 OR HARDER) MEETING OR EXCEEDING THE REQUIREMENTS OF FEDERAL SPECIFICATIONS RT-143. OIL AND WATER GAS TARS SHALL BE EXCLUDED. UNDER NO CIRCUMSTANCES WILL THERE BE ALLOWED THE ADDITION OF CARBON BLACK OR LAMP BLACK TO ENHANCE THE COLOR OF THE MATERIAL.
 - THE CONTRACTOR SHALL BE PREPARED TO SHOW THAT THE PRODUCT MEETS THE REQUIREMENTS OF FEDERAL SPECIFICATION RP-355E.
 - MINERAL AGGREGATE SHALL BE ADDED AT A RATE OF 3 TO 6 POUNDS / GALLON RATIOED TO THE UNDILUTED EMULSION. THE MINERAL AGGREGATE SHALL BE CLEAN, DRY, HARD, DURABLE, EVENLY GRADED SILICA SAND. THIS SAND WILL HAVE A SIEVE GRADATION RATING OF 50 TO 80. SAND GRADATIONS MAY VARY ACCORDING TO LOCAL AVAILABILITY AND FIELD CONDITIONS.
 - WATER USED FOR BLENDING THE SLURRY MIX SHALL BE POTABLE AND CAREFULLY MEASURED TO OBTAIN JOB SPECIFIC SLURRY MIXES. TOTAL AMOUNT OF WATER USED MAY VARY FROM 15 TO 25 GALLONS PER 100 GALLONS OF EMULSION DEPENDING ON JOB-SITE REQUIREMENTS.
 - THE SURFACE TO BE COATED MUST BE FREE OF OIL, GREASE, VEGETATION AND OTHER DELETERIOUS MATERIALS.
 - ALL VEGETATION SHALL BE REMOVED FROM SURFACES TO BE COATED.
 - OVERBAND CRACK FILL PER MDOT SPECIFICATIONS PRIOR TO COATING.
 - PATCHING SHALL BE COMPLETED AT LEAST 15 DAYS PRIOR TO ACTUAL APPLICATION OF SEALCOAT SO THAT THE PATCHED AREAS WILL HAVE TIME TO CURE.
 - PETROLEUM STAINS OR OIL SPOTS SHALL BE CLEANED BY SCRAPING OR WIRE BRUSHING THE AREA AND ORIGHTLY BURNING OFF THE AREA WITH A PROPANE TORCH TO REMOVE VOLATILES. THE AREA THUS PREPARED SHALL BE COATED WITH MULTI-PRIMER IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. APPLY BY BRUSH OR SPRAY, ALLOW TO DRY THOROUGHLY BEFORE APPLYING COAL-TAR SEALER.
 - WHEN THE PREPARED SURFACE AND THE RUBBERIZED COAL-TAR PITCH EMULSION SLURRY SAND HAVE BEEN INSPECTED AND APPROVED, APPLY TWO COATS OF THE SEALER SAND SLURRY.
 - THE SEALER SAND SLURRY SHALL BE APPLIED AT A MINIMUM COVERAGE RATE OF 0.10 GALLON PER SQUARE YARD, PER COAT.
 - THE SEALER SAND SLURRY SHALL BE APPLIED ONLY UNDER GOOD DRYING CONDITIONS (AMBIENT AIR AND PAVEMENT TEMPERATURES OF 50°F AND RISING MUST BE PRESENT), A RELATIVE HUMIDITY OF 50% ACCOMPANIED BY A BREEZE AND 75°F TEMPERATURES WITH NO RAIN EMINENT COMPRISE IDEAL COATING CONDITIONS. THE APPLICATION OF THE SEALER SAND SLURRY UNDER CONDITIONS OTHER THAN THE ABOVE WILL BE DONE AT THE CONTRACTOR'S DISCRETION, AND IT IS THEIR RESPONSIBILITY TO INSURE THE SEALER SAND SLURRY HAS DRIED TO A RAIN-RESISTANT CONDITION BEFORE THE AMBIENT TEMPERATURE IS BELOW 50°F OR THE OCCURRENCE OF ANY PRECIPITATION.
 - THE FIRST COAT OF THE SEALER SAND SLURRY SHALL BE THOROUGHLY DRY AND TACK-FREE PRIOR TO THE APPLICATION OF THE SECOND COAT. THE SECOND COAT SHALL BE APPLIED IMMEDIATELY AFTER THE FIRST WITH NO TRAFFIC OR CONTAMINATION OF THE FIRST COAT BEING ALLOWED. THE SECOND COAT SHALL BE ALLOWED TO DRY AND CURE FOR A MINIMUM OF 24 HOURS UNDER GOOD DRYING CONDITIONS BEFORE BEING RETURNED TO TRAFFIC.
 - THE MIXING/APPLICATOR MACHINE SHALL BE A SELF-PROPELLED PNEUMATIC TIRE VEHICLE CAPABLE OF APPLYING SEALER SAND SLURRY AS REQUIRED BY THIS SPECIFICATION. THE AGITATION SYSTEM SHALL BE SUCH THAT THE COMBINED SLURRY MIXTURE SHALL REMAIN IN CONSTANT AGITATION WITHOUT THE POSSIBILITY OF FOAMING OR ENTRAINING ANY AIR. THE SPRAY APPLICATION DEVICE SHALL BE CAPABLE OF PROVIDING A SMOOTH, ADHERENT, UNIFORMLY COATED SURFACE. UNDER NO CIRCUMSTANCE SHALL A BROOM APPLICATION BE ALLOWED. THERE SHALL BE EASY ACCESS TO THE MIXING VESSEL AT ALL TIMES TO ALLOW FOR ACCURATE MEASUREMENT OF EMULSION, AGGREGATE, AND WATER, IF NECESSARY, INTO THE VESSEL.
 - WHERE PAVEMENT MARKING IS REQUIRED, THE SEALCOAT SHOULD BE THOROUGHLY CURED.

NOTES

- CONCRETE NOTES**
- ALL CONCRETE SHALL BE 4500 PSI CONCRETE MIX UNLESS OTHERWISE NOTED.
 - ALL POLY FIBER REINFORCED CONCRETE SHALL HAVE A MIX RATIO OF 1.5 LBS OF POLY FIBER PER 1.0 CYD OF CONCRETE.
- CONCRETE JOINTS**
- THE CONTRACTOR MUST PREPARE A JOINTING PLAN AND SUBMIT TO ENGINEER AS A SHOP DRAWING FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE.
 - BEGIN SAW CUTS AFTER THE CONCRETE HAS HARDENED ENOUGH TO PERMIT SAWING WITH OUT RAVELING OR DISPLACING AGGREGATES.
 - IF CRACKS DEVELOP AHEAD OF THE SAWCUT, STOP SAWING THAT JOINT. ONCE THE CONCRETE HAS SUITABLY CURED USE CRACK SAWS TO FORM JOINT SEALANT RESERVOIRS ALONG THE CRACK LINE.
 - JOINT SPACING:
 - MAXIMUM SLAB SIZE = 2 X SLAB THICKNESS (INCHES TO FEET), I.E.: 2 X 6 INCHES = 12 FEET - 15 FEET IS ABSOLUTE MAX.
 - RECOMMENDED MAXIMUM JOINT SPACING (SMALLER IS BETTER)
 - 4" SLAB: 6 FEET
 - 6" SLAB: 10 FEET
 - 8" SLAB: 14 FEET
 - 9" SLAB: 15 FEET

SITE PLAN NOTES

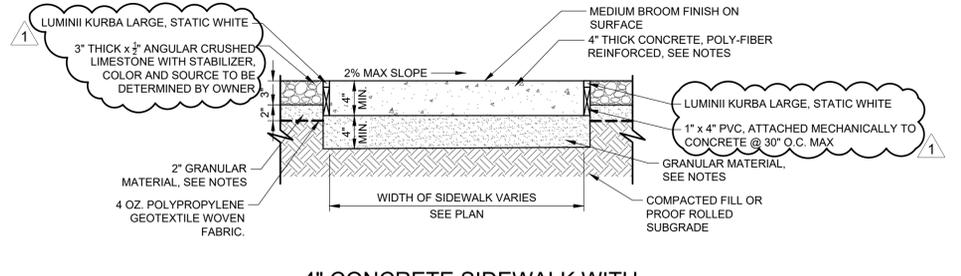
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL AGENCIES HAVE JURISDICTIONAL AUTHORITY'S REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB OR FACE OF THICKENED EDGE SIDEWALK UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND DISPOSAL OF DEMOLISHED ITEMS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, CURBING, PAVEMENT, CONCRETE, STORM DRAINAGE STRUCTURES AND PIPING, LIGHT POLES AND BASES, VEGETATION AND TREES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY'S REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- PROVIDE ISOLATION JOINTS WHERE CONCRETE ABUTS EXISTING CONCRETE.
- ALL PARKING LOT STRIPING SHALL BE IN ACCORDANCE WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". ALL STRIPING SHALL BE WATERBORNE PER MDOT SPECIFICATIONS AND ALL STRIPING SHALL BE 4" TRAFFIC YELLOW UNLESS OTHERWISE NOTED. ALL DIAGONAL STRIPING SHALL BE WHITE OR BLUE AT 2 FT ON CENTER, ON A 45° ANGLE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL APPLY 2 COATS OF PAVEMENT MARKINGS, 1 MONTH APART.
- ALL BARRIER FREE PARKING, SIGNAGE & STRIPING SHALL BE IN ACCORDANCE WITH MICHIGAN BARRIER FREE STANDARDS. DETECTABLE WARNING SURFACE SHALL BE INSTALLED AS REQ'D BY MICHIGAN BARRIER FREE STANDARDS AT ALL RAMP AND OTHER LOCATIONS AS PROVIDED IN MICHIGAN BARRIER FREE STANDARDS. STRIPING SHALL BE WATERBORNE PAVEMENT MARKING PER MDOT SPECIFICATIONS, COLOR BLUE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL INSTALL ADA DETECTABLE WARNING SURFACES IN ACCORDANCE WITH ADA STANDARDS AT LOCATIONS SHOWN ON THE SITE PLAN. THE TYPE, MATERIAL AND COLOR SHALL BE APPROVED BY THE OWNER AND/OR ARCHITECT OR AHJ PRIOR TO INSTALLATION.
- PLACEMENT OF SLEEVES FOR ANY ELECTRIC SYSTEM SHALL BE COORDINATED WITH OWNER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROPER TRAFFIC CONTROL DURING CONSTRUCTION IN ACCORDANCE WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- SITE CONTRACTOR SHALL REFER TO LIGHTING PLANS FOR LIGHTING LOCATIONS AND FOUNDATIONS. SITE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL SITE LIGHTING AND CIRCUITRY PRIOR TO PLACING UTILITIES AND INSTALLING PAVEMENTS.
- ALL WORK WITHIN THE MDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH MDOT DETAILS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- THERE WILL BE NO HAZARDOUS CHEMICALS BROUGHT ON OR STORED ON-SITE.
- THERE WILL BE NO SMOKING ON THE PROPERTY AT ANYTIME.

CONCRETE CURBING

- WHERE THE DRAINAGE FLOWS AWAY FROM THE CURB AND GUTTER THE CONTRACTOR MODIFY THE CURB AND GUTTER DETAIL TO SLOPE AWAY FROM THE CURB FACE @ 1" PER FOOT.
- THE CONTRACTOR SHALL NOT GRADE SITE SO THAT STORM WATER FLOWS TOWARDS OR AGAINST STRAIGHT CURB OR THICKENED EDGE SIDEWALK.
- ALL REBAR FOR CONCRETE CURB AND GUTTER SHALL BE # 4 EPOXY COATED.
- PLACE 1" FIBER JOINT FILLER AT 400' MAXIMUM INTERVALS.
- PLACE 1" FIBER JOINT FILLER AT SPRING POINTS OF CURB RETURNS (AND INTERSECTION STREETS).
- PLACE 1" FIBER JOINT FILLER IN ADJACENT CONTRACTION JOINTS EACH SIDE OF CATCH BASINS.
- PLACE CONTRACTION JOINTS AT 40' MAXIMUM INTERVALS (NO SAW CUT JOINTS ALLOWED).

MATERIALS

- GRANULAR MATERIAL - MDOT CLASS II SAND
- OPEN GRADED AGGREGATE - MDOT 6A OR AASHTO #57
- DENSE GRADED AGGREGATE - MDOT 21AA CRUSHED LIMESTONE
 - CONTRACTOR CAN USE CRUSHED CONCRETE/ASPHALT MEETING MDOT 21AA SPECIFICATIONS AS AGGREGATE BASE MATERIAL. CONTRACTOR SHALL INCREASE BASE THICKNESS BY 25%.



4" CONCRETE SIDEWALK WITH CRUSHED LIMESTONE EDGE

NOT TO SCALE

PROJECT MANAGER: GUY WORKINGWAGE, TRIM, INC. WORKINGWAGE, TRIM, INC. 1500 W. PLOTTED 222/2026 1500 W. BROWN, MICHIGAN

NO.	REV#	DATE	DESCRIPTION
1	02/27/26		ADDENDUM 1



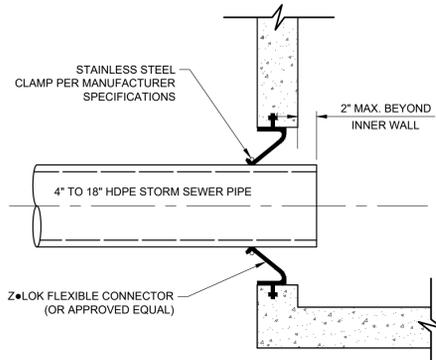
THE JEFFERSON PROJECT
1113 N JEFFERSON
BAY CITY, MI 48708

ISSUED FOR:	DATE:
BID	02/20/2026

JOB NO.	BY:
TJP2001.02M	

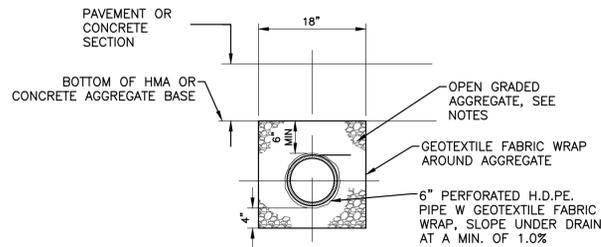
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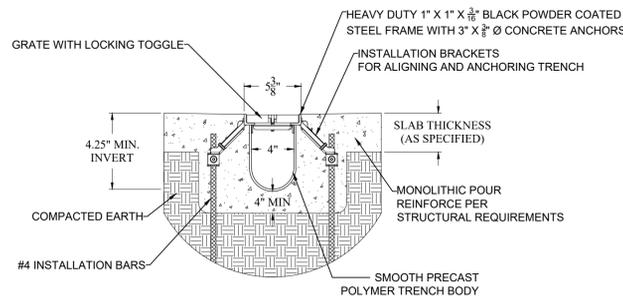


NOTE: THIS DETAIL APPLIES FOR 4\"/>

HDPE PIPE TO MANHOLE CONNECTOR DETAIL
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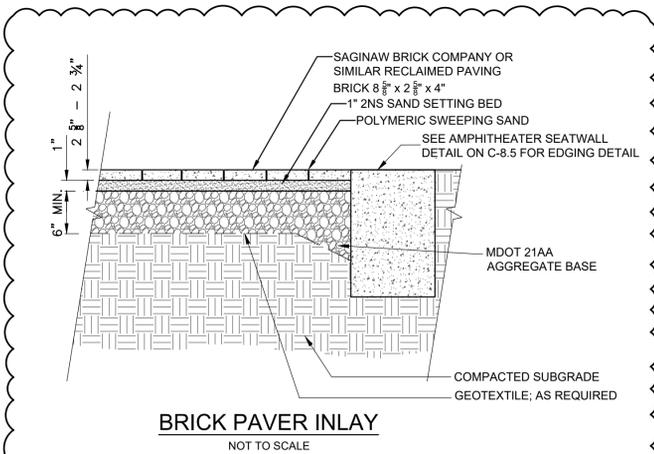


UNDERDRAIN DETAIL
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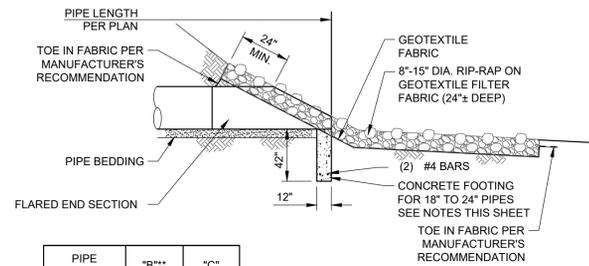


NOTES:
1. STANDARD SLOPE IS 0.5% UNLESS OTHERWISE SPECIFIED
2. REINFORCE ACCORDING TO STRUCTURAL REQUIREMENTS
3. TRENCH DRAIN MUST BE 1/8\"/>

TYPICAL DTRPF4-HDBPR08TSA (RADIUS) TRENCH SECTION



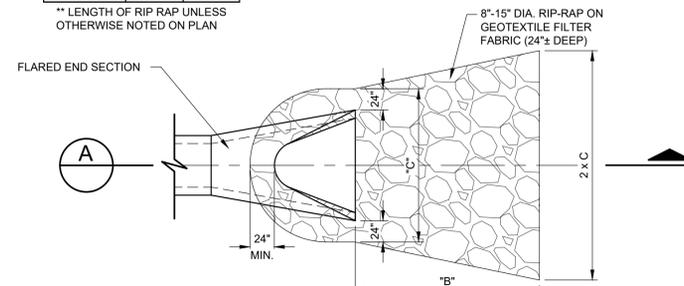
BRICK PAVER INLAY
NOT TO SCALE



PIPE DIAMETER	"B"	"C"
12"	5'-0"	6'-6"
15"	5'-6"	7'-0"
18"	6'-0"	7'-6"
21"	6'-6"	8'-0"
24"	8'-0"	8'-6"

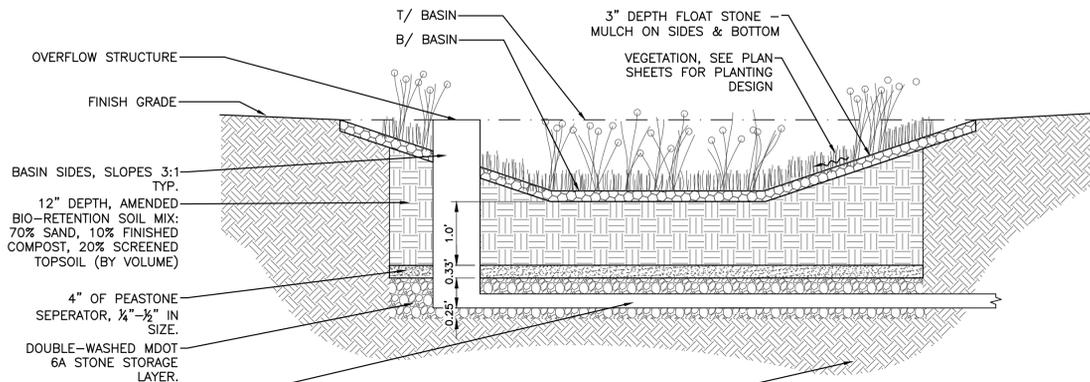
** LENGTH OF RIP RAP UNLESS OTHERWISE NOTED ON PLAN

SECTION A

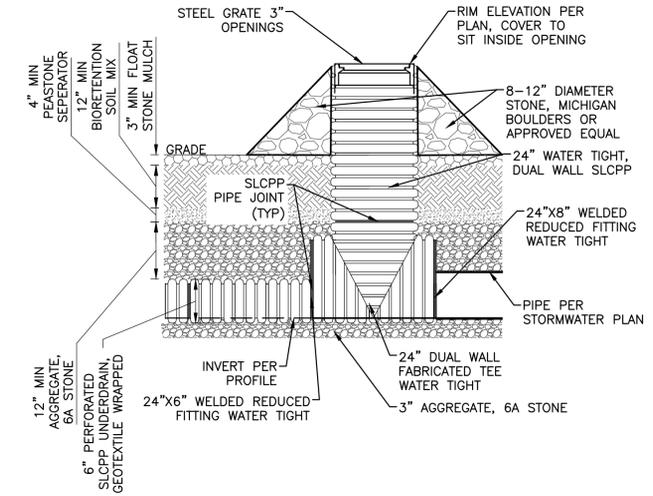


PLAN

END SECTION & RIPRAP DETAIL
NOT TO SCALE



BIORETENTION BASIN DETAIL
NOT TO SCALE



24\"/>

STORM SEWER NOTES

- ALL STORM SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATION OF THE AGENCY OR AGENCIES HAVING JURISDICTION OF THE STORM SEWER AND CONSTRUCTION AREA.
- DETAILS ARE FOR STRUCTURES WITH NO MORE THAN TWO PIPES, 180' APART. LARGER DIAMETER STRUCTURES MAY BE REQUIRED FOR DIFFERENT CONFIGURATIONS.
- ALL STRUCTURES REQUIRE A MINIMUM OF 8-INCHES OF WALL BETWEEN PIPE OPENINGS. LARGER DIAMETER STRUCTURES MAY BE REQUIRED WHERE PIPE ENTERING THE STRUCTURE ARE LESS THAN 90° APART IN ANY DIRECTION.
- ALL CASTING RIMS SHALL BE SET TO GRADE OR AS SHOWN ON THE PLANS.
- MANHOLE STEPS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE DETAILS AND SHALL BE:
 - CAST IRON CONFORMING TO ASTM A48, CLASS 30 GRAY IRON WITH A MIN. CROSS SECTION DIMENSION OF 1-INCH IN ANY DIRECTION.
 - STEEL REINFORCED POLYPROPYLENE ASTM 4101, PP0344B3534202 WITH 1/2-INCH MIN. DIAMETER DEFORMED REINFORCING BAR CONFORMING TO ASTM A615, GRADE 60.
- MANHOLE AND CATCH BASINS FRAME AND COVER/GRATE SHALL BE CONFORM TO ASTM A48, CLASS 30, GRAY IRON AND BE AS FOLLOWS (**):
 - MANHOLES: EJ #1040 WITH A SOLID COVER (OR APPROVED EQUAL).
 - CATCH BASINS:
 - LAWN AREA: EJ #1060 WITH TYPE 01 4" TALL BEHVE GRATE (OR APPROVED EQUAL).
 - PAVEMENT (ROUND): EJ #1040 WITH A TYPE M1 GRATE "DUMP NO WASTE" (OR APPROVED EQUAL).
 - PAVEMENT (SQUARE): EJ #5724 FRAME AND GRATE (OR APPROVED EQUAL).
- CURB:
 - 18" STANDARD CURB: EJ #7045Z W/ 7040 M1 GRATE & EJ #7050 T-1 BACK OR APPROVED EQUAL
 - 24" STANDARD CURB: EJ #7045Z W/ 7045 M1 GRATE EJ #7050 T-1 BACK OR APPROVED EQUAL
- ROLL CURB: EJ #7085 W/ M1 GRATE OR APPROVED EQUAL
- MOUNTABLE CURB: EJ #7250 OR APPROVED EQUAL
- WEDGE CURB & GUTTER: EJ #7300 W/ M GRATE OR APPROVED EQUAL
- DRIVEWAY GUTTER: EJ #7065 W/ 7045 M1 GRATE OR APPROVED EQUAL
- VALLEY GUTTER: EJ #4410 OR APPROVED EQUAL

**LOCAL APPROVING AGENCIES CASTINGS SHALL SUPERSEDE THE LIST PROVIDED HERE.

 - ALL MANHOLE/CATCH BASIN CONNECTIONS SHALL BE PER THE DETAILS INCLUDED IN THIS SET.
 - ALL MANHOLES WITH 36" DIAMETER PIPE CONNECTIONS SHALL HAVE CONCRETE FLOW CHANNEL.
 - DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED SIX FEET.
 - PLACE GRANULAR MATERIAL BACKFILL WITHIN THREE FEET OF ALL STRUCTURES. ALL BACK FILL SHALL BE COMPACTED IN MAX. 12" LIFTS COMPACTED TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY MODIFIED PROCTOR TEST.
 - ALL STORM SEWER PIPE SHALL HAVE BEDDING PER THE DETAIL ON THIS SHEET UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL PRECAST PRODUCTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.
 - ALL JOINTS FOR PRECAST CONCRETE MANHOLE SECTIONS SHALL BE THE SAME AS RCP PIPE.
 - ALL DRAINAGE PIPE SHALL BE AS NOTED ON PLANS.
 - ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO ASTM C76 CLASS IV, CIRCULAR REINFORCED.
 - ALL HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE MEETING AASHTO M252, TYPE S FOR SIZES 4" TO 10" DIAMETER AND AASHTO M294, TYPE S FOR 12" TO 48" DIAMETER.
 - ALL CORRUGATED PLASTIC EDGE DRAINS / UNDERDRAINS (CPP) SHALL MEET THE REQUIREMENTS OF AASHTO M252 FOR POLYETHYLENE TUBING. ALL UNDERDRAINS SHALL BE WRAPPED IN A GEOTEXTILE WRAP. ALL CORRUGATED METAL PIPE (CMP) SHALL CONFORM TO AASHTO M36.
 - ALL POLYVINYL CHLORIDE SOLID WALL PIPE (PVC) SHALL IN SIZES SHALL BE SDR 35.
 - ALL PIPE JOINTS SHALL BE:
 - RCP: ALL JOINTS SHALL BE PREMIUM JOINTS. PREMIUM JOINTS FOR CIRCULAR PIPE SHALL CONFORM TO ASTM C443 LIMITED AS FOLLOWS: SECTION 5.1 OF C443, "PHYSICAL REQUIREMENTS FOR GASKETS"; SHALL BE REPLACED WITH SECTION 6.9 OF C361, "RUBBER GASKETS". ALSO, SECTION 5 OF C443 SHALL BE LIMITED TO A MODIFIED GROOVED TONGUE TO RECEIVE A RUBBER GASKET.
 - HDPE: JOINTS SHALL BE BELL & SPIGOT TYPE WITH RUBBER GASKETS ON BOTH SIDES OF THE JOINT CONFORMING TO AND ASTM F477. SPLIT COLLAR COUPLERS ARE NOT ALLOWED. JOINTS SHALL BE WATERTIGHT MEETING THE PERFORMANCE REQUIREMENTS OF ASTM D3212.
 - CMP: JOINTS FOR CORRUGATED METAL PIPE SHALL BE MADE BY USE OF COUPLING BANDS. COUPLING BANDS SHALL BE OF THE SAME MATERIAL AS SPECIFIED FOR THE PIPE AND SHALL PREVENT INFILTRATION OF THE SIDE FILL MATERIAL. COUPLING BANDS SHALL BE CORRUGATED TO MATCH THE CORRUGATIONS OF THE PIPE TO BE JOINED, AND SHALL INCLUDE TWO (2) "O" RING NEOPRENE GASKETS FOR EACH JOINT. DIMPLE BANDS SHALL NOT BE USED. JOINTS SHALL BE WRAPPED WITH A 3 FOOT (1 M) WIDE GEOTEXTILE FILTER FABRIC CENTERED ON THE JOINT.
 - PVC: JOINTS SHALL BE ASTM D3212, PUSH-ON TYPE. A JOINT IN WHICH AN ELASTOMERIC RING GASKET IS COMPRESSED IN THE ANNULAR SPACE BETWEEN A BELL END OR SOCKET AND A SPIGOT END OF PIPE.
 - THE CONTRACTOR SHALL EXPOSE THE EXISTING STORM SEWER AND STRUCTURES TO WHICH THE NEW WORK IS TO BE CONNECTED AND VERIFY THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF THE EXISTING SYSTEM. HE SHALL INFORM ENGINEER AS TO THE NECESSARY ADJUSTMENTS REQUIRED TO ALIGN THE NEW STORM SEWER WORK WITH THE EXISTING SYSTEM IF REQUIRED.
 - ALL CATCH BASIN STRUCTURES, SEE DETAIL THIS SHEET.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO CONNECT ALL BUILDING FOOTING DRAINS TO THE NEAREST DRAINAGE STRUCTURE, COORDINATE WITH ARCHITECTURAL PLANS.
 - TRENCH BACKFILL:
 - ALL PIPE THAT RUNS UNDER PAVEMENT, GRAVEL OR CONCRETE SURFACE AND WITHIN A 1 ON 1 INFLUENCE OF THE PAVEMENT, GRAVEL OR CONCRETE SURFACE TO RECEIVE 100% GRANULAR MATERIAL (SEE NOTE) COMPACTED TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY MODIFIED PROCTOR TEST.
 - ALL PIPE THAT RUNS OUTSIDE THE PAVED, GRAVEL OR CONCRETE SURFACE SHALL BE BACKFILLED IN MAX. 12" LIFTS WITH SUITABLE NATIVE MATERIAL COMPACTED TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY MODIFIED PROCTOR TEST.
 - MATERIALS:
 - GRANULAR MATERIAL - MDOT CLASS II SAND
 - OPEN GRADED AGGREGATE - MDOT 6A OR AASHTO #57
 - DENSE GRADED AGGREGATE - MDOT 22AA CRUSHED LIMESTONE

REV#	DATE	DESCRIPTION
1	02/27/26	ADDENDUM 1



THE JEFFERSON PROJECT
1113 N JEFFERSON
BAY CITY, MI 48708

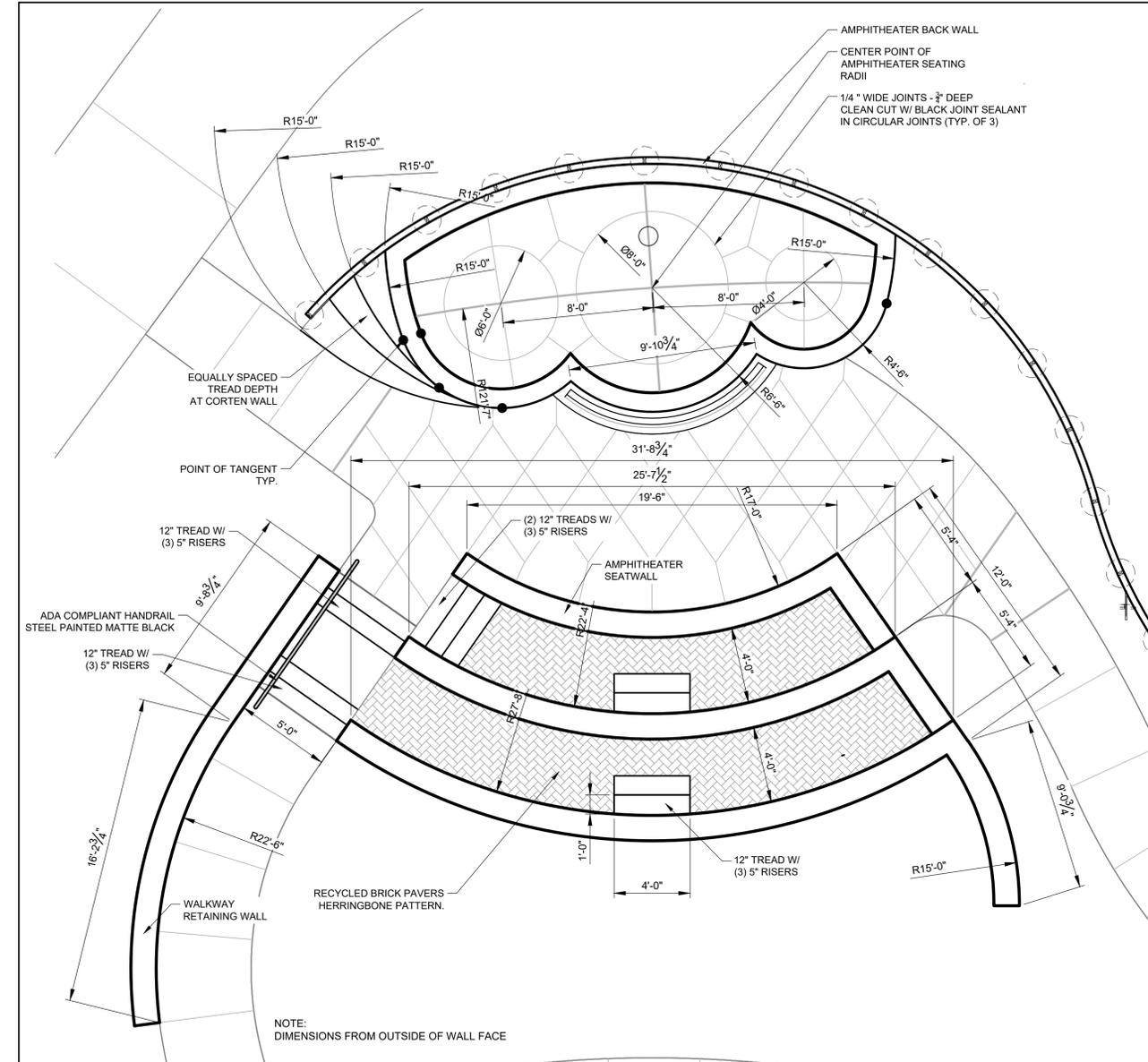
SITE DETAILS

ISSUED FOR: DATE: BY:
BID: 02/20/2026 SAL

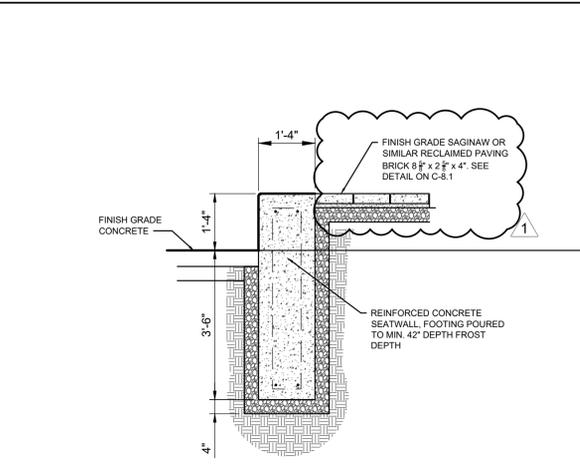
JOB NO.
TJP2001.02M

SHEET
C-8.1

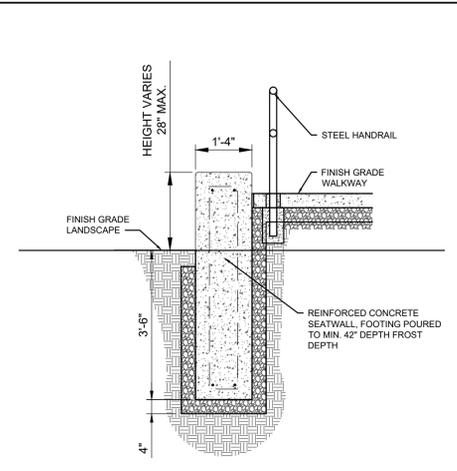
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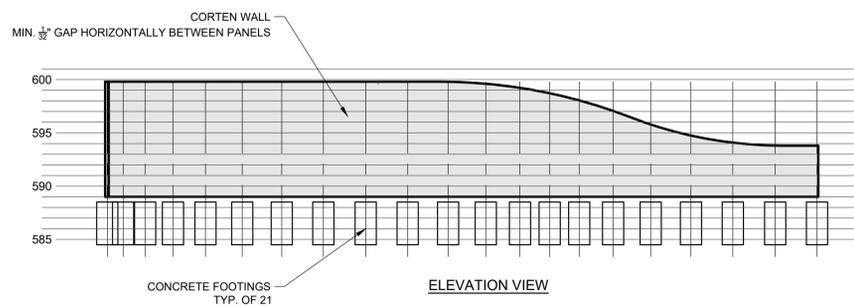
AMPHITHEATER STAGE AND SEATING ENLARGED PLAN
SCALE: 1/4" = 1'-0"



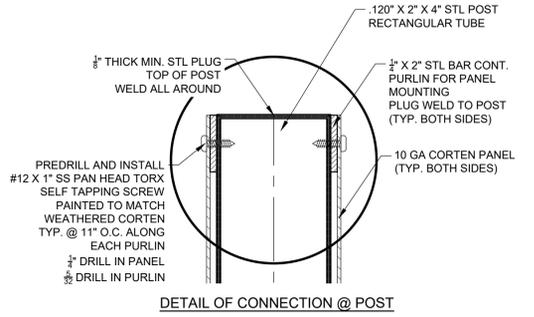
AMPHITHEATER SEATWALL
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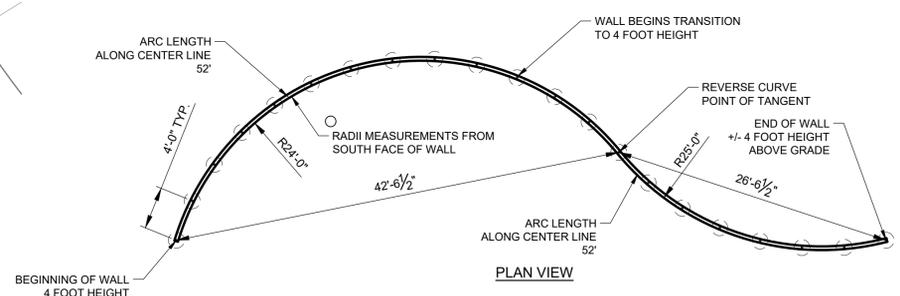
WALKWAY RETAINING WALL



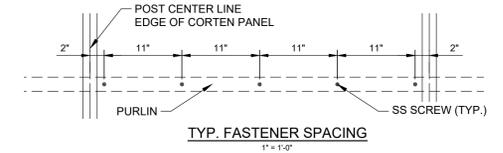
ELEVATION VIEW



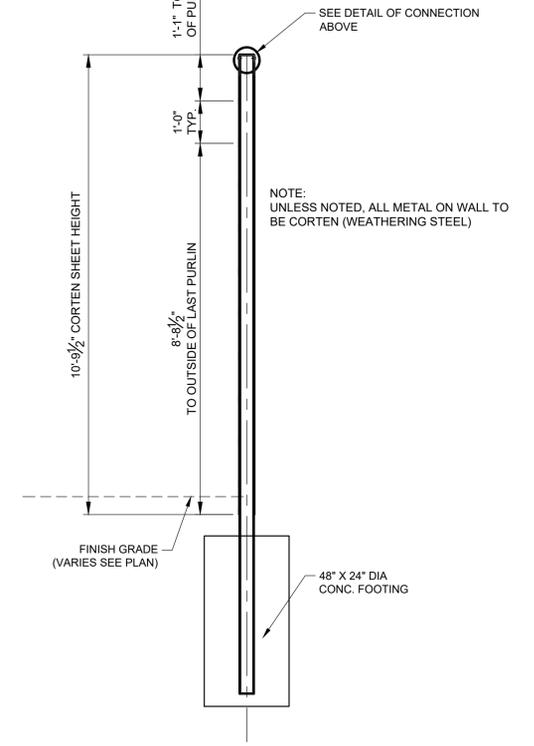
DETAIL OF CONNECTION @ POST



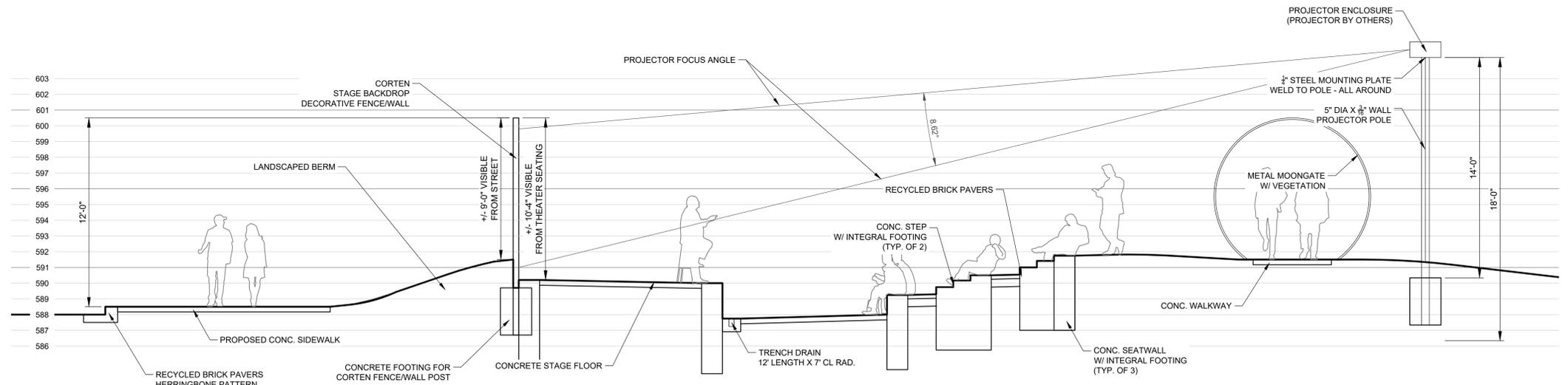
AMPHITHEATER STAGE BACK WALL
SCALE: 3/4" = 1'-0"



TYP. FASTENER SPACING
1" = 1'-0"



AMPHITHEATER STAGE BACK WALL DETAIL
SCALE: 3/4" = 1'-0"



AMPHITHEATER CENTERLINE SCHEMATIC SECTION
SCALE: 1/4" = 1'-0"

REV#	DATE	DESCRIPTION	SAL	BY
1	02/27/26	ADDENDUM 1		



THE JEFFERSON PROJECT
1113 N JEFFERSON
BAY CITY, MI 48708

ISSUED FOR:	DATE:	SAL	BY:
BID	02/20/2026		

JOB NO.
TJP2001.02M
SHEET
C-8.5

PROJECT MANAGER: GWY WORKSPACE, TRIM, INNOVATION, PARK DRIVE, FLOTTED 2222208, 610 PARKWAY, BROWNS MEADOW

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