



Plymouth Downtown Development Authority Meeting Agenda

August 11, 2025 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar

Plymouth Downtown Development Authority
831 Penniman
Plymouth, Michigan 48170

www.downtownplymouth.org
Phone 734-455-1453
Fax 734-459-5792

Join Zoom Webinar: <https://us02web.zoom.us/j/82047905788>

Passcode: 689724

Webinar ID: 820 4790 5788

1) CALL TO ORDER

*Kerri Pollard, Chairperson
Richard Matsu, Vice Chairperson
Suzi Deal, Mayor
Ellen Elliott
Jennifer Frey
Brian Harris
Dan Johnson
Shannon Perry
Ed Saenz
Paul Salloum*

2) CITIZENS COMMENTS

3) APPROVAL OF AGENDA

4) APPROVAL OF MEETING MINUTES

A. June 9, 2025 Regular Meeting Minutes

5) BOARD COMMENTS

6) OLD BUSINESS

**A. DDA Five-Year Action Plan Status Update
B. Central Parking Deck Construction Update**

7) NEW BUSINESS

8) REPORTS AND CORRESPONDENCE

A. Downtown Day 2025

9) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Board, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida
November 1977



Plymouth Downtown Development Authority

Regular Meeting Minutes

Monday, June 9, 2025 - 7:00 p.m.

Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Kerri Pollard called the meeting to order at 7:00 p.m.

Present: Chair Pollard, Vice Chair Richard Matsu, Mayor Suzi Deal, Members Ellen Elliott, Ed Saenz, Paul Salloum, Brian Harris, Shannon Perry, and Jennifer Frey.

Excused: Member Dan Johnson

Also present: DDA Director Sam Plymale, Economic Director John Buzuvis

2. CITIZENS COMMENTS

Plymale checked for any citizen comments, both in-person and online. There were no comments.

3. APPROVAL OF AGENDA

Harris offered a motion, seconded by Saenz, to approve the agenda for Monday, June 9, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF MEETING MINUTES

a. May 12, 2025 Regular Meeting Minutes

Motion to approve the May 12, 2025 meeting minutes with a correction to add another 't' to Member Elliott's last name was made by Elliott and seconded by Saenz.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. BOARD COMMENTS

Elliott reported on Tonquish Creek flooding. Patrick Collin from Wayne County is open to a community meeting, pending city approval.

Mayor Suzi Deal mentioned ongoing coordination with atmospheric and oceanic groups for a summer informational session.

Economic Development Director John Buzuvis stated that U of M, MSU, and regional cities are using FEMA and NOAA data to assess the situation and plan next steps.

Salloum asked about creek maintenance, and Buzuvis noted that DMS crews regularly clean and monitor it, especially during rain.

6. OLD BUSINESS

A. DDA Five-Year Action Plan Status Update

Plymale provided updates on several projects:

1. The central parking deck 2025 repair project was planned to go out to bid by late July, with the bid award expected at the September DDA meeting. Construction would start after the fall festival, with the upper level of the deck likely to be closed for a couple of weeks.
2. Landscape contractors had recently completed brick repairs in various areas.
3. The Friday concerts had begun, with attendance improving as weather conditions became more favorable.

7. NEW BUSINESS

A. 2025-2026 Budget Adoption

Plymale presented the proposed DDA operating fund and capital improvement fund budgets for the 2025-2026 fiscal year. He explained that the budget had been approved by the city commission on June 2nd, as required by Michigan Public Act 57 of 2018.

Chair Pollard inquired about other public entities' ability to withdraw from the TIF, to which Sam Plymale clarified that only the library was able to opt out due to recent changes in the law and the Saxton's debt coming off the books.

Mayor Deal offered a motion, seconded by Perry, to approve the 2025-2026 Budget Adoption.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

B. 2025 Downtown Streetscape Design Proposal Recommendation

Plymale presented a detailed overview of the streetscape design proposal process. He explained that the DDA had received nine valid proposals in response to their RFP, with three proposals (from Giffels Webster, OHM, and Smith Group) standing out as best suited to the project's needs, after an extensive review by DDA and city staff along with input from several DDA board members.

Plymale recommended awarding the bid to Smith Group, citing their comprehensive proposal, relevant project experience, and robust community engagement process. He noted that Smith Group's proposal included 385 billable hours for community engagement, significantly more than the other top contenders.

RESOLUTION

The following resolution was offered as written by Director Saenz and seconded by Director Perry.

WHEREAS The Plymouth DDA is responsible for the upkeep and improvements to the Downtown Plymouth streetscape, and

WHEREAS The Plymouth DDA Board of Directors approved the Five-Year Strategic plan that included high priority goals of "Prepare a Streetscape Improvement Plan" and "Create Proactive Community Engagement Plan" related to any potential streetscape project, and

WHEREAS The Plymouth DDA received nine proposals in response to a Request for Proposals (RFP) for design and community engagement work for upgrades to the Downtown Plymouth streetscape, and

WHEREAS City of Plymouth and DDA staff have done an extensive review of the nine submitted Downtown Streetscape design proposals, and

WHEREAS DDA staff recommends SmithGroup as DDA staff believes SmithGroup has demonstrated the best project experience and laid out the best community engagement plan of the nine plans that were submitted.

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Downtown Development Authority Board of Directors does hereby award the 2025 Downtown Plymouth Streetscape Design bid to SmithGroup in the amount of \$164,484. The contract is contingent on the approval of the expenditure by the Plymouth City Commission at a future City Commission meeting.

There was a voice vote.

MOTION PASSED 7-2

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Harris offered a motion, seconded by Perry, to adjourn the meeting at 8:26 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Goal	Task	Responsible Party	Timeframe	Status Update (08/08/2025)
Enhance DDA District Aesthetics & Function	<p>**Top Priority** Prepare a Streetscape Improvement Plan With the Following Goals:</p> <ol style="list-style-type: none"> 1. Use DDA Infrastructure Plan as a framework to build on. 2. Enhance aesthetics, function and activating spaces, using industry best practices. 3. Make landscaping consistent across the DDA. 4. Revamp trees, planters, brick pavers. 5. Evaluate patio/outdoor dining opportunities. 6. Review opportunities to maximize and increase sidewalk areas/pedestrian/commerce opportunities to improve pedestrian safety. 7. Develop plan for additional bike racks in the City. 8. Design potential enclosure ideas for The Gathering. <p>(Note: This project will overlap other DDA goals.)</p>	DDA Staff/ DDA Board	Short to Long-term	<p>DDA Staff has started working with SmithGroup on some planning for the community engagement process for the Streetscape project. Community Engagement is expected to begin in September, and dates are expected to be finalized over the next couple of weeks. City arborist has indicated that some DDA street trees are showing signs of disease, and may have to be removed prior to streetscape update. DDA staff updated public on trees in June newsletter.</p> <p>New memorial benches have been installed at Main/Fralick.</p> <p>Patio dining season is April 1st to November 1st.</p> <p>Both watering laborers from last year back for 2025 season.</p> <p>3-year Fleet Street trash contract with WM approved at April DDA meeting.</p>
	<p>**Top Priority** Create Proactive Community Engagement Plan to educate residents and business owners about the Streetscape Improvement Plan project.</p> <ol style="list-style-type: none"> 1. Gather community input. 2. Educate downtown stakeholders of plan. 			

Red Text = DDA Related Items from City Commission 2025 City-Wide One-Year Tasks

Parking	<p>Improve the Condition of Existing Lots by:</p> <ol style="list-style-type: none"> 1. **Top Priority** Resurface the existing lots that are in need. 2. Prepare a plan to reconstruct/replace the Central Parking Structure. 3. Complete Central Parking Deck engineering review for 2026 major renovation 	City Commission/ DDA Board	Short-term	<p>2025 repair project is out to bid and is expected to be awarded at Sept DDA meeting. The remainder of the major renovation to take place in spring of 2026. Upper level of the deck will likely be closed for several weeks in September. Parking Deck Engineer presented Life Cycle Analysis Report at May 2024 DDA Meeting. Report indicates an approximate 20 year additional lifespan with regular maintenance.</p>
---------	---	-------------------------------	------------	--

Goal	Task	Responsible Party	Timeframe	Status Update (08/08/2025)
Improve Parking	Maximize the Number of Parking Spaces by: <ol style="list-style-type: none"> **Top Priority** Re-assess parking desires of parking patrons/users via user input, needs study, or other methods. Work with the Planning Commission and businesses. Work with property owners of private lots to optimize layout, number of spaces, and increase efficiency/capacity. Analyze more efficient parking space design (Pull-in vs. parallel vs. angled, etc.). Work with Planning Commission to review approach to businesses providing parking. Look for more collective approach. 	City Commission/ Planning Commission/ DDA Board/ DDA Staff	Short to Mid-term	A assesment of potential parking changes will be address during Streetscape Design. Valet Parking season begins Nov 1.
	Other <ol style="list-style-type: none"> Incorporate electric vehicle (EV) charging stations. 	DDA Staff/ DDA Board	Short to Long-term	Current EVs at Saxton's lot are getting regular use. Potential to add more during streetscape upgrade.

Red Text = DDA Related Items from City Commission 2025 City-Wide One-Year Tasks

Improve Pedestrian Safety (Coordinate with Streetscape Improvement Plan)	**Top Priority** Create Consistent Approach to Determining Pedestrian Crossing Facilities. <ol style="list-style-type: none"> Complete 2025 Infrastructure Program and reach decision/direction on push button usage in the DDA. 	City Commission/ DDA Board	Short-term	Signals have been altered with automatic pedestrian signal activation at this time. At 1/13/25 meeting, DDA Board recommended that City Commission move forward with the Main/Church intersection project without engineer recommended push button signals. Intersection upgrade will likely become part of the planned Streetscape Upgrade.
	Top Priority Prepare Plan to Address Tree issues, including: <ol style="list-style-type: none"> Develop tree replacement plan. Tree grates or alternative surfacing around trees. 	DDA Staff	Short-term	Tree replacement and subsequent addition of tree grates to be addressed during Streetscape Planning.
	Other <ol style="list-style-type: none"> Ensure consistent sidewalk trim/brick work throughout the DDA. Implement vehicle management features that slow cars, reduce traffic, etc. Address uneven sidewalk pavement. Develop a plan to activate alleys and sidewalks. Eliminate obstacles on sidewalks and pedestrian crossings (such as light poles, planters, etc.). Design, purchase, and install street security bollards at minimum of two downtown locations and Cultural Center main entrance. 	City Commission/ DDA Board/ DDA Staff	Short-to Long-term	Contractor completed brick repairs between the Penn Theatre and The Gathering in late July. City has purchased some movable security barricades for events.

Goal	Task	Responsible Party	Timeframe	Status Update (08/08/2025)
Kellogg Park (Coordinate with Streetscape Improvement Plan)	**Top Priority** Address Turf Issues by: 1. Explore natural/synthetic alternatives to turf grass. 2. Look into better turf management.	DDA Staff/ DDA Board	Short-term	DDA staff to explore hiring an agronomist or turf expert to complete study in 2026.
	Create brick pathways that are consistent with the downtown in Kellogg Park.	DDA Staff/ DDA Board	Short-term	
	Other 1. Update the Kellogg Park landscape plan. 2. Evaluate health of existing trees. 3. Incorporate East Penniman, or use of this street, into Kellogg Park functions. 4. Add security cameras.	City Commission/ DDA Board	Short to Long-term	Kellogg Park holiday tree was replaced in mid April. An additional tree in the park had to be removed due to safety issues. Several street trees are likely to be removed in 2025 due to disease. Kellogg Park security cameras are up and running as of August 2024.

Red Text = DDA Related Items from City Commission 2025 City-Wide One-Year Tasks

Support Businesses	**Top Priority** Evaluate public Wi-Fi in DTP.	City Commission/ DDA Board	Short-term	DDA staff is working with City's IT director on a recommendation for the DDA Board in fall of 2025.
	Support Business Goals Through: 1. Continue community events. 2. Quantify value of proposed CC & DDA improvements to businesses. 3. Encourage business involvement in DDA programs. 4. Use Redevelopment Ready Communities program as a guide to market vacant properties. 5. Implement programming to create connections to other parts of the community. 6. Obtain sponsorships for DDA Music in the Air concert events, DDA banners, bandshell banners, and park/playground.	DDA Staff/ DDA Board	Short to Long-term	DDA Staff has started prep for the September 27 Downtown Day Event. Large crowds at the last few Friday concerts. New AM Rotary Veterans banners program will return in October. AM Rotary looking partner with DDA/City to expand program. Business updates, events, available properties continue to be featured in monthly eNewsletter, print calendar, window slideshow. DDA website "business cards" updated, business directory is being updated. DDA board made recommendation to raise liquor license cap by 1. Commission has approved raising the liquor cap by 2 inside the DDA, and 2 outside the DDA at first public hearing. A second public hearing on the matters is expected in early June.

Goal	Task	Responsible Party	Timeframe	Status Update (08/08/2025)
Other	<p>Implement More Art Projects in the DDA, such as:</p> <p>1. Invisible paint that appears when it rains, with messages such as "Thank you for shopping Downtown Plymouth."</p> <p>2. Add more street art/painted artwork.</p> <p>3. Participate in Phase III of Plymouth Art Walk</p>	DDA Staff/ DDA Board	Short to Long-term	DDA staff will meeting with PCAC and Roko in late August/early Sept to discuss Phase III installation. DDA Board approved funding match of \$25K with PCAC for Phase III of Plymouth Art Walk at February meeting. HDC approved Phase III at March meeting.

Red Text = DDA Related Items from City Commission 2025 City-Wide One-Year Tasks



Information Only

To: DDA Board
From: DDA Staff
CC: S:\DDA\Shared Files\DDA Board\DDA Agendas\DDA Agendas 2025\August
Date: 8/8/2025
Re: Central Parking Deck repairs update

At the March 2025 meeting, the DDA Board contracted with Fishbeck to complete an engineering review of the Central Parking Deck for both for any needed repairs in 2025, and for the anticipated 2026 major renovation project. Earlier this spring, engineer Jeanette Grzeskowiak completed her evaluation for potential needed repairs in 2025. Some structural issues under the ramp were discovered during her evaluation, and the DDA hired RAM Construction to secure the ramp with some temporary shoring to keep the area secure until the project could be bid out. Due to the nature of these structural issues, it was the engineer's recommendation that this work be addressed prior to the next freeze/thaw cycle. Fishbeck and Plymouth DDA staff posted the bid specifications in late July, and the project is currently out to bid. The detailed project specifications are attached for reference.

A pre-bid meeting was held at the Plymouth DDA office on August 7 with five potential contractors in attendance. Sealed bids are due at 10 a.m. on August 26 with a public bid opening scheduled for 10 a.m. that day. DDA staff anticipates having a recommendation to award the bid at next month's September DDA Board meeting.

Although no action is needed at this time, DDA staff wanted to update the board on some of the expected details of the 2025 project. The project is scheduled to begin after Fall Festival and should take approximately 6-8 weeks to complete. The 2025 project will be focused on structural repairs to areas of the drive ramp to the upper level. Because vehicles will not be allowed on the ramp during a significant portion of the repairs, DDA staff anticipates that the upper level of the deck will need to be closed for approximately 3-4 weeks. DDA staff will have a more precise construction timeline once a contractor has been selected for the project.

DDA staff has reached out to the Christian Science Church at Harvey and Ann Arbor Trail about the potential use of their lot during the closure. The church has indicated that there is potential to lease the lot again this year during construction. This is something that the DDA has done in the past to ease parking concerns during work on the Central Parking Deck.

The engineer has also started working on plans for the 2026 major renovation project. Once the 2025 project is completed, the engineer will finalize plans for the 2026 project. DDA staff intends to bid out the 2026 project in late fall/early winter so that we can begin that project as soon as the weather thaws in 2026. Since the 2026 project may take several months to complete, DDA staff wants to minimize the impact on the 2026 special event season by getting the work done as early as possible in 2026.

City of Plymouth

Central Parking Structure Restoration 2025

Plymouth, Michigan

ISSUED FOR BIDDING & CONSTRUCTION 08/26/2025

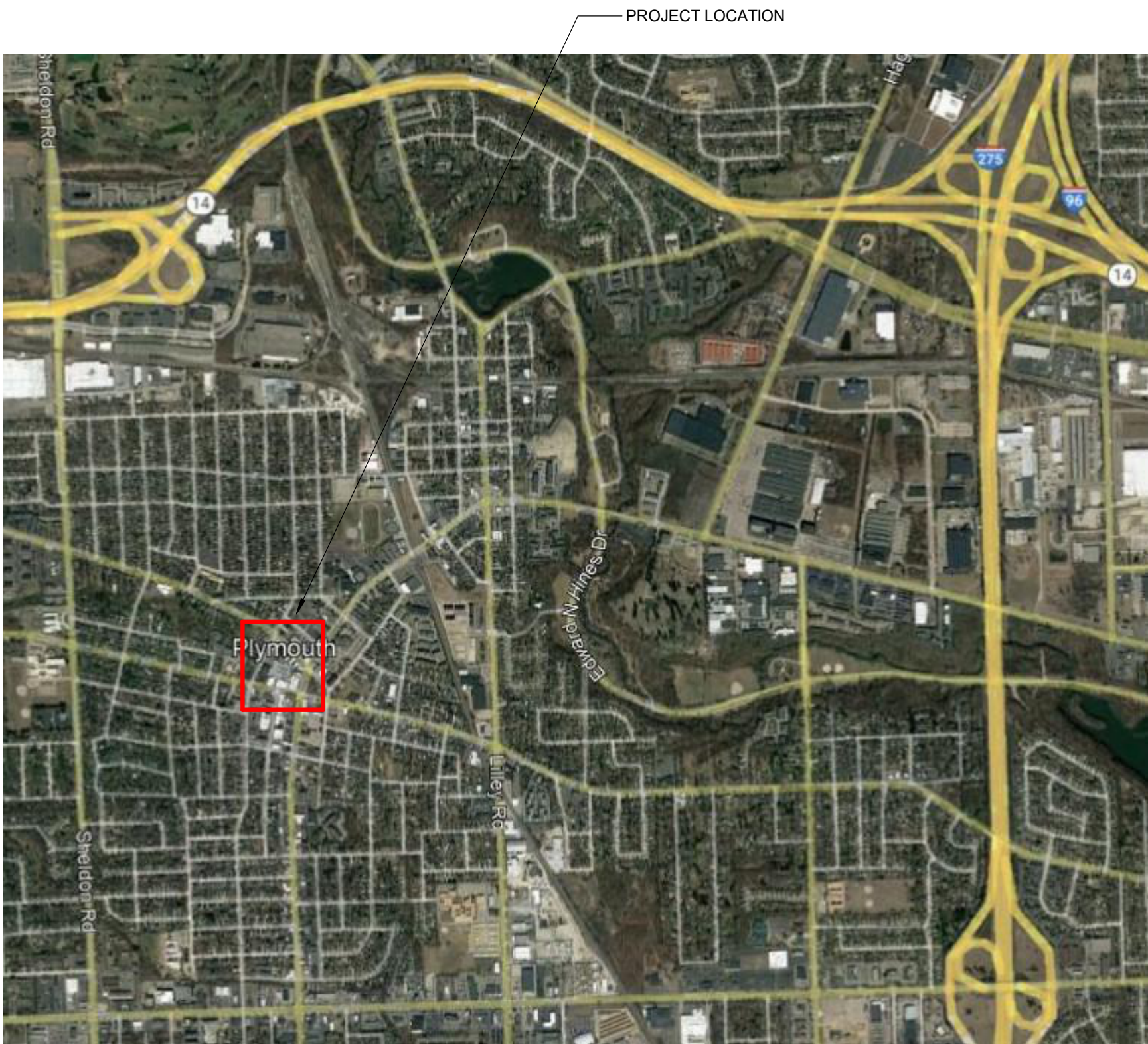
Project Number: 200519



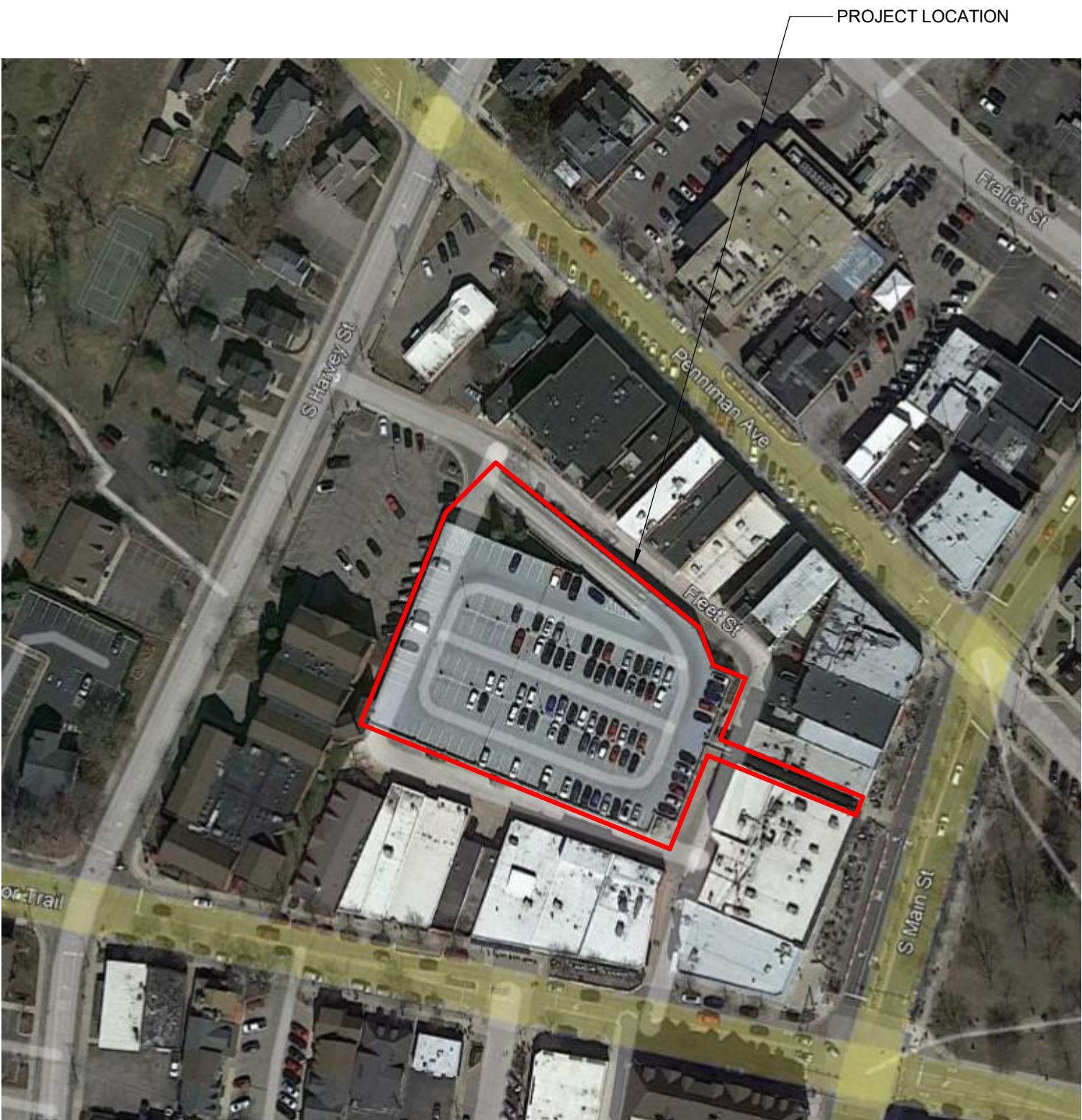
fishbeck.com
800.456.3824

4775 Campus Drive,
Kalamazoo, Michigan

AREA MAP



PROJECT LOCATION



SHEET INDEX	
Sheet Number	Sheet Name
G001	COVER SHEET
G002	GENERAL NOTES
SR101	LEVEL 1 & 2 PLANS (FOR REFERENCE ONLY)
SR102	RAMP PLANS
SR501	RESTORATION DETAILS
SR502	RESTORATION DETAILS

City of Plymouth
Plymouth, Michigan

Central Parking Structure Restoration 2025

REVISIONS

08/26/2025 BIDDING & CONSTRUCTION

Drawn By DBROWN
Designer JGRZESKOWIAK
Reviewer
Manager JGRZESKOWIAK

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
200519

SHEET NO.

G001

©Copyright 2024
All Rights Reserved

C:\Work\Revit\2024_PK_2400519_dan.brown\DPVW.rvt
PLOT INFO: 7/2/2025 3:34:14 PM

GENERAL NOTES

DIVISION 01 - GENERAL REQUIREMENTS

- 1.1

ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES/ORDINANCES AND FIRE CODES, INCLUDING THE FOLLOWING:

A

CITY OF PLYMOUTH, MICHIGAN CODES AND ORDINANCES, ADOPTED 6/20/2022.

B

MICHIGAN BUILDING CODE, 2015 EDITION
- 1.2

SPECIAL INSPECTIONS

A

THE OWNER WILL ENGAGE ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS AND MATERIALS TESTING DURING CONSTRUCTION. ALL SPECIAL INSPECTIONS AND TESTING SHALL CONFORM TO THE REQUIREMENTS OF SPEC 014100 AND THE CODES LISTED IN ITEM 1.1.

B

SPECIAL INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE LOCAL BUILDING OFFICIAL. SPECIAL INSPECTIONS SHALL NOT RELIEVE THE OWNER AND CONTRACTOR FROM REQUESTING THE BUILDING OFFICIAL'S INSPECTIONS REQUIRED BY IBC SECTION 110.

C

SPECIAL INSPECTORS SHALL BE GIVEN PROPER NOTICE AND ACCESS TO THE SITE TO PERFORM TESTING AND INSPECTION AS NECESSARY.

D

REQUIRED CATEGORIES OF SPECIAL INSPECTIONS:

1. CONCRETE CONSTRUCTION (IBC SECTION 1705.3)

E

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

1. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO VERIFY THAT IT CONFORMS TO THE CONTRACT DOCUMENTS.

2. THE SPECIAL INSPECTOR SHALL NOT AUTHORIZE OR APPROVE DEVIATIONS FROM THE CONTRACT DOCUMENTS. ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS MUST BE INITIATED BY THE CONTRACTOR VIA A WRITTEN REQUEST FOR INFORMATION (RFI) AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.

3. THE SPECIAL INSPECTOR SHALL FURNISH WRITTEN INSPECTION REPORTS TO THE ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF CORRECTIONS ARE NOT MADE, THE BUILDING OFFICIAL AND ENGINEER AND/OR ARCHITECT SHALL BE NOTIFIED.

1.3

LOADING AND DESIGN PARAMETERS - ASCE7-10 OR AS SPECIFIED HEREIN

A

LIVE LOADING:

1. SUPPORTED PARKING AND DRIVE AREAS:

i

UNIFORM LOAD

40 PSF

ii

CONCENTRATED LOAD ACTING ON 20 SQ. IN. AREA

2000 LBS

2. SLAB ON GRADE:

i

UNIFORM LOAD

100 PSF

ii

CONCENTRATED LOAD ACTING ON 20 SQ. IN. AREA

2000 LBS

3. STAIRS AND EXITS:

i

UNIFORM LOAD

100 PSF

ii

CONCENTRATED LOAD ACTING ON 4 SQ. IN. AREA

300 LBS

1.4

PERMITS

A

CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS NECESSARY TO COMPLETE THE WORK.

1.5

CORROSION PROTECTION SYSTEM

A

THE CORROSION PROTECTION SYSTEM IS BASED ON CRITERIA PRESENTED IN ACI 362.1R "GUIDE FOR THE DESIGN OF DURABLE PARKING STRUCTURES", ZONE 3, OR AS SPECIFIED HERE IN.

1.6

CONSTRUCTION AND COORDINATION NOTES

A

METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

B

CONSTRUCTION MEANS, METHODS, PROCEDURES, BRACING, AND SAFETY ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR. THE STRUCTURAL DRAWINGS REPRESENT THE COMPLETE STRUCTURAL SYSTEM IN ITS FINISHED STATE.

C

THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. SUPPORTING FORMWORK FOR ELEVATED CONSTRUCTION SHALL NOT BE REMOVED BEFORE THE CONCRETE HAS GAINED SUFFICIENT STRENGTH TO SAFELY SUPPORT THE DEAD AND SUPERIMPOSED LOADS WHICH SUBSEQUENTLY WOULD BE APPLIED.

D

ALL OMISSIONS OR CONFLICTS AMONG VARIOUS ELEMENTS OF DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH ANY WORK.

E

NO STRUCTURAL MEMBERS SHALL BE PENETRATED OR CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITING BY ENGINEER. ALL PENETRATIONS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

F

SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.

G

IF DRAWINGS AND SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT RESTRICTIONS AND REQUIREMENTS SHALL GOVERN.

H

VISITS TO JOB SITE BY ENGINEER TO OBSERVE CONSTRUCTION DO NOT IN ANY WAY MEAN GUARANTEE OF CONTRACTOR'S WORK, NOR RESPONSIBILITY FOR COORDINATION, SUPERVISION, NOR SAFETY AT JOB SITE.

I

PRIOR TO BEGINNING WORK, WORK AREA IS TO BE COMPLETELY ENCLOSED. CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATE VENTILATION, FUME AND DUST CONTROL. REFER TO DIVISION 1 SPECIFICATION "TEMPORARY FACILITIES AND CONTROLS".

J

LOCAL NOISE ORDINANCE WILL GOVERN OPERATIONS.

K

FIRE SUPPRESSION SYSTEM MUST BE MAINTAINED IN THE STRUCTURE AT ALL TIMES EXCEPT IN WORK AREAS.

L

TAKE EXTREME CAUTION NOT TO DAMAGE IN ANY WAY THE EXISTING ELECTRICAL SERVICE, TELECOMMUNICATION LINES, COMPUTER LINES, ETC. LOCATE AND MARK ALL SERVICE LINES.

M

REFER TO DIVISION 1 SPECIFICATION "TRAFFIC CONTROL".

1.7

DUST CONTROL

A

FILTER FABRIC MUST BE INSTALLED OVER ALL STORM DRAIN BASINS WITHIN THE WORK AREA.

B

DUST, SILT, SEDIMENT, ETC SHALL NOT LEAVE THE SITE.

C

ALL SAW CUTTING AND GRINDING OPERATIONS SHALL BE PERFORMED WET TO CONTROL DUST.

1.8

CONCRETE AND SAW CUTTING WORK

A

THE FOLLOWING REQUIREMENTS APPLY TO CONCRETE AND SAW CUTTING WORK (CUTTING, GRINDING, DRILLING, HYDRO-DEMOLITION, ETC):

1. DISCHARGE OF WATER, DUST, OR DEBRIS FROM CONCRETE WORK TO STORM OR SANITARY SYSTEM IS PROHIBITED.

2. STORM DRAINS MUST BE PROTECTED FROM DUST AND DEBRIS.

3. ANY WATER USED DURING CONCRETE WORK (INCLUDING SWEEPING AND SAW CUTTING) MUST BE CONTAINED AND COLLECTED FOR PROPER DISPOSAL. SUGGESTED CONTROLS INCLUDE WET VACUUM OR ABSORBENTS.

4. GOOD HOUSEKEEPING PRACTICES MUST BE EMPLOYED AT THE JOBSITE. MINIMIZE DUST.

1.9

CONCRETE WASHOUT

A

DO NOT DISCHARGE CONCRETE, MORTAR, OR GROUT INTO STORM DRAINS, CATCH BASINS, OR TO THE SANITARY SEWER SYSTEM. PERFORM WASHOUT OF CONCRETE TRUCKS IN DESIGNATED AREAS OR OFFSITE.

1. DESIGNATED AREAS SHOULD BE CLEARLY LABELED. THEY SHOULD BE IN A PIT TO PREVENT RUNOFF OF WASTE WATER. PLACE DESIGNATED AREAS A MINIMUM OF 50 FEET FROM STORM DRAINS, BODIES OF WATER, AND DITCHES. ALL DESIGNATED AREAS SHOULD BE LINED TO PREVENT SEEPAGE AND SHOULD HAVE A BARRIER.

2. IF ONLY A SMALL AMOUNT OF CONCRETE WASHING IS TO OCCUR, AN ALTERNATIVE TO A DESIGNATED AREA IS TO UTILIZED A LINED ROLL-OFF BOX OR DRUM (FOR VERY SMALL QUANTITIES).

B

ONCE CONCRETE WASHOUT HAS HARDENED, BREAK UP AND DISPOSE OF PROPERLY. DISPOSAL OF HARDENED CONCRETE SHOULD OCCUR ON A REGULAR BASIS.

C

WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES PROVIDED, ONCE THE WASHOUT AREA IS 75% FULL.

1.10

WASTE DISPOSAL - WASH WATER, PAINTS, SOLVENTS, AND OTHER CHEMICALS

A

ANY USED CHEMICAL, PRODUCTS OR SOLVENTS INCLUDING CHEMICAL AND SOLVENT MIXTURES, RESIDUES, CONTAMINATED RAGS, AND CONTAINERS SHOULD BE EVALUATED AND DISPOSED OF PROPERLY.

1.11

QUANTITIES

A

CONTRACTOR SHALL NOTIFY ENGINEER IF QUANTITIES SHOWN ON DRAWINGS ARE SUBSTANTIALLY DIFFERENT FROM THE ACTUAL QUANTITIES IN THE FIELD. SUBJECT LOCATIONS SHALL BE REVIEWED WITH THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

1.12

CONSTRUCTION PHASING

A

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION ACTIVITY AND SHALL COOPERATE FULLY WITH OWNER FOR ALL CONSTRUCTION PHASING.

B

CONTRACTOR SHALL BE LIMITED TO THE FOLLOWING WORK AREAS:

1. CONTRACTOR MAY CLOSE ONE HALF OF THE PARKING STRUCTURE AT ONE TIME. FOR EXAMPLE:

- LEVEL 1 MAY BE CLOSED WITH THE ENTIRE AREA OF LEVEL 2 OPEN FOR PARKING.

- LEVEL 2 MAY BE CLOSED WITH THE ENTIRE AREA OF LEVEL 1 OPEN FOR PARKING.

- ONE HALF OF LEVEL 2 MAY BE CLOSED PLUS THE SAME AREA DIRECTLY BELOW AT LEVEL 1.

2. PEDESTRIAN BRIDGE MAY BE CLOSED DURING LEVEL 2 REPAIRS.

C

CONTRACTOR SHALL ONLY CLOSE AREAS WHERE WORK IS CURRENTLY BEING PERFORMED.

D

CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW TO ALL LEVELS OF THE STRUCTURE.

E

AREAS OF PARKING ABOVE AND AROUND SHORING SHALL BE CLOSED TO PARKING, PRIOR TO REPAIRS AND SHORING.

F

STAGING AREA FOR CONTRACTOR TO BE LOCATED ON SITE. CONTRACTOR SHALL COORDINATE WITH OWNER.

G

PROTECT PEDESTRIAN TRAFFIC THROUGHOUT STRUCTURE AND ON SIDEWALKS AROUND PERIMETER OF PARKING STRUCTURE.

H

IT WILL BE NECESSARY TO SCHEDULE CONTRACTOR DELIVERIES AND WASTE HAULING TO MINIMIZE INTERFERENCE WITH EXISTING BUILDING OPERATIONS. CONTRACTOR SHALL COORDINATE WITH OWNER.

I

ONE STAIR TOWER MUST REMAIN OPEN AT ALL TIMES. COORDINATE WITH THE OWNER AND ENGINEER IF EMERGENCY EGRESS CANNOT BE MAINTAINED WHILE WORK IS BEING PERFORMED.

J

CONTRACTOR SHALL SUBMIT PHASING PLANS, COMPLETE WITH TEMPORARY SIGNAGE AND TRAFFIC FLOW DIAGRAMS, FOR REVIEW PRIOR TO START OF CONSTRUCTION.

K

PROVIDE OWNER APPROVED SIGNAGE AT THE BEGINNING OF THE CONSTRUCTION PHASE NECESSARY TO ADEQUATELY DIRECT VEHICLES AND PEDESTRIANS TO ALTERNATE SAFE ROUTES.

L

CONTRACTOR MAY NEED TO RECAPTURE AREAS TO PERFORM WATERPROOFING AND/OR STAINING WORK AFTER THE CONCRETE REPAIRS HAVE OCCURRED.

M

CONTRACTOR SHALL PROVIDE A WEEKLY WORK SCHEDULE PRIOR TO PERFORMING WORK THE UPCOMING WEEK.

1.13

FORMWORK AND SHORING

A

DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR SAFETY OF BUILDING OR EQUIPMENT DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL WORK RELATING TO CONSTRUCTION, ERECTION METHODS, BRACING, SHORING, RIGGING, GUYS, SCAFFOLDING, FORMWORK, AND OTHER WORK AIDS REQUIRED TO SAFELY PERFORM WORK INDICATED.

B

CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE SHORING.

1.14

CONCRETE DELAMINATION REPAIR

A

SOUND ALL AREAS AS INDICATED ON DRAWINGS AND MARK PERIMETER OF AREAS.

B

SAWCUT AND GRIP AT PERIMETER OF DELAMINATED AREAS AS INDICATED IN THE REPAIR DETAILS.

C

REMOVE EXISTING CONCRETE BEYOND DELAMINATION TO SOUND CONCRETE AS INDICATED IN THE REPAIR DETAILS.

D

REMOVE EXISTING CONCRETE BEYOND DELAMINATION EXPOSING EXISTING REINFORCEMENT STEEL PERIMETER AS INDICATED IN THE REPAIR DETAILS.

E

PROVIDE UNIFORM HORIZONTAL SURFACE BETWEEN ADJACENT BARS OR WIRES WHEN CAVITY ENCOMPASSES MORE THAN ONE BAR OR WIRE.

F

CLEAN (AND COAT) ALL EXPOSED REINFORCEMENT STEEL AND OTHER EMBEDDED STEEL.

G

PROVIDE SPRAY OR BRUSH APPLIED BONDING GROUT TO EXCAVATED CAVITY SURFACE.

H

PROVIDE PATCH MATERIAL AS INDICATED IN GENERAL NOTE 3.2.

I

FINISH OF UNFORMED CONCRETE PATCH SURFACES TO MATCH ADJACENT AREAS.

J

WHERE APPLICABLE CHAMFER CORNERS TO MATCH ADJACENT AREAS.

K

CONCRETE PATCH SURFACES TO BE PAINTED TO MATCH ADJACENT AREAS.

L

NOMINAL SIZES OF MEMBERS ARE INDICATED ON DETAILS. ACTUAL SIZES MAY VARY.

M

NOMINAL PATCH DEPTHS ARE INDICATED ON DETAILS. ACTUAL DEPTH MAY VARY.

N

PAY BASIS SHALL BE AS INDICATED ON THE BID FORM.

DIVISION 02 - EXISTING CONDITIONS

2.1

EXISTING STRUCTURES

A

FOR ADDITIONAL INFORMATION ON EXISTING STRUCTURE, REFER TO ORIGINAL DESIGN DRAWINGS BY HOBBS & BLACK ASSOCIATES, INC DATED 2/7/1984 AND PRECAST SHOP DRAWINGS BY SHELBY PRECAST CONCRETE CO DATED 4/29/1984.

B

FIELD VERIFY THE LOCATIONS OF EXISTING UTILITIES, STRUCTURES, ETC AND NOTIFY ENGINEER OF ANY INTERFERENCE.

C

WHERE DIMENSIONS ARE INDICATED FOR EXISTING STRUCTURES OR UTILITIES, THEY ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY IN FIELD (VIF) ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY VARIATIONS BETWEEN EXISTING DIMENSIONS AND/OR ELEVATIONS ON DRAWINGS SHALL BE REPORTED TO ENGINEER.

D

EXISTING SNOW MELT SYSTEM IS EMBEDDED IN VEHICULAR RAMP SLAB.

E

SUPPORTED SLAB AND PEDESTRIAN BRIDGE HAVE AN EXISTING DECK COATING, EXCEPT AT VEHICULAR RAMP.

F

ALL COLUMNS AND WALLS HAVE AN EXISTING ELASTOMERIC COATING AT THE INTERIOR OF LEVEL 2, INCLUDING THE PEDESTRIAN BRIDGE.

G

REMOVE AND RE-INSTALL EXISTING PIGEON CONTROL PANELS AT THE UNDERSIDE OF THE SUPPORTED SLAB TO PERFORM REPAIRS, AS NECESSARY.

H

CONTRACTOR TO VERIFY LOCATIONS OF LEAKING JOINTS AND REVIEW WITH ENGINEER PRIOR TO PERFORMING WATERPROOFING REPAIRS

I

IF EXISTING SHEAR CONNECTORS ARE DAMAGED, NOTIFY ENGINEER.

DIVISION 03 - CAST-IN-PLACE CONCRETE

3.1

ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

A

ACI 318-19

B

ACI 362.1R-12

C

REFER TO DIVISION 3 SPECIFICATION "CAST-IN-PLACE CONCRETE FOR PARKING STRUCTURES" FOR INFORMATION NOT LISTED HEREIN

3.2

CONCRETE MIXES

DESCRIPTION

F'C (PSI)

MAXIMUM CHLORIDE ION

MAX W/C RATIO

AVG AIR ENTRAINED

SLAB TOPPING REPAIR

5000 CNS/F

0.15

0.40

6-1/2%

OR REFER TO NOTE (7)

FLANGE/CEILING REPAIR

REFER TO NOTE (8)

STEM/WALL/COLUMN/BEAM REPAIR

REFER TO NOTE (8)

NOTES:

(1)

STD: DESIGNATES A CONCRETE MIX DESIGN IN ACCORDANCE WITH SPECIFICATION SECTION 033126 WHICH DOES NOT REQUIRE SILICA FUME, GGBS/FLY ASH, OR CALCIUM NITRITE ADMIXTURE.

(2)

CNS: DESIGNATES A CONCRETE MIX DESIGN IN ACCORDANCE WITH SPECIFICATION SECTION 033126 WHICH CONTAINS 2 GALCY OF CALCIUM NITRITE CORROSION-INHIBITOR ADMIXTURE AT 5% SILICA FUME.

(4)

F: DESIGNATES A CONCRETE MIX DESIGN IN ACCORDANCE WITH SPECIFICATION SECTION 033126 WHICH CONTAINS 1-1/2 LBS/CY OF FIBRILLATED FIBER REINFORCEMENT OR 1 LBS/CY MICROFILAMENT REINFORCEMENT.

(5)

AVERAGE AIR-ENTRAINED VALUES ARE FOR IN-PLACE CONCRETE. TOLERANCE ON TOTAL AIR CONTENT IS 1-1/2% PER ACI 318.

(6)

ALL NORMAL WEIGHT CONCRETE SHALL HAVE A DENSITY OF APPROXIMATELY 145 PCF UNLESS NOTED OTHERWISE. THE WEIGHT OF FLY ASH AND GGBS MAY BE INCLUDED WITH THE WEIGHT OF CEMENT.

(7)

CONTRACTOR MAY USE READY MIX CONCRETE OR POLYMER REPAIR MORTAR REPAIR MATERIAL. REFER TO SPECIFICATIONS.

(8)

VERTICAL/OVERHEAD POLYMER MODIFIED REPAIR MORTAR. REFER TO SPECIFICATIONS.

3.3

CEMENT

A

ASTM C 150 TYPE I OR III

B

ASTM C 595 TYPE II

3.4

AGGREGATES

A

ASTM C 33

3.5

MILD REINFORCEMENT (ZONE III/CC-2)

A

MILD REINFORCEMENT, ASTM A 615 GRADE 60

B

EPOXY COATING FOR PLAIN AND DEFORMED MILD REINFORCEMENT, ASTM A 775

C

WELDED PLAIN WIRE FABRIC SHEETS, ASTM A 185, GRADE 65

D

EPOXY COATING FOR PLAIN WELDED WIRE FABRIC, ASTM A 884

E

EPOXY COATING FOR DOWEL BARS SHALL BE THE SAME AS SPECIFIED FOR REINFORCEMENT TO BE SPICED.

F

CONCRETE PROTECTION SHALL BE PER ACI 362.1R, EXCEPT AS NOTED ON DRAWINGS AND SPECIFIED HEREIN. ALL EXPOSED REINFORCEMENT SHALL BE EPOXY COATED.

3.6

CONCRETE ACCESSORIES

A

MISCELLANEOUS STEEL SHAPES, PLATES, AND BARS, ASTM A 36.

B

ANCHOR BOLTS, ASTM F 1554 GRADE 36.

C

POST-INSTALLED ANCHORS SHALL BE STAINLESS STEEL.

D

PERFORM PRECAST DOUBLE TEE FLANGE SHEAR CONNECTION REPAIRS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY ENGINEER.

3.7

GROUT

A

PREMIXED, PACKAGED, NON-SHRINK, CHLORIDE-FREE, NON-STAINING, F'C = 6000 PSI MINIMUM, ASTM C 1107.

3.8

GENERAL CAST-IN-PLACE CONCRETE

A

REINFORCEMENT

1. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS, TWO #5 BARS ON ALL FOUR SIDES OF EACH OPENING. EXTEND TWO FEET BEYOND CORNERS OF OPENING.

2. PROVIDE STANDARD 90 DEGREE BAR HOOKS UNLESS NOTED OTHERWISE ON DRAWINGS.

3. MINIMUM LENGTH OF LAP SPLICES SHALL BE BASED ON ACI 318 CLASS B, UNLESS NOTED OTHERWISE ON DRAWINGS.

4. REINFORCING STEEL SHALL NOT BE BENT OR STRAIGHTENED UNLESS APPROVED BY ENGINEER OR AS INDICATED ON DRAWINGS.

5. FIELD CUTTING OF REINFORCEMENT IS PROHIBITED UNLESS APPROVED BY ENGINEER.

6. WELDING OF REINFORCEMENT IS PROHIBITED UNLESS SPECIFICALLY CALLED FOR ON DRAWINGS OR APPROVED BY ENGINEER. DO NOT WELD EPOXY COATED REINFORCEMENT.

B

ACCESSORIES

1. ALL WELD ASSEMBLIES SHALL USE E70XX LOW HYDROGEN ELECTRODES. MINIMUM WELD SIZE IS 1/4 INCH. STAINLESS STEEL ELECTRODES SHALL BE TYPE 308L OR 347.

2. FOR FIELD WELDING GALVANIZED CONNECTION HARDWARE, REMOVE SLAG, WIRE BRUSH, AND APPLY THREE COATS OF Z.R.C. COLD GALVANIZING.

3. NO ALUMINUM CONDUIT OR PRODUCTS CONTAINING ALUMINUM OR ANY OTHER MATERIAL INJURIOUS TO THE CONCRETE SHALL BE EMBEDDED IN CONCRETE.

C

JOINTS

1. PROVIDE A 3/4 INCH CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS OTHERWISE INDICATED ON DRAWINGS. TOP EDGES OF WALLS MAY BE TOOLED.

2. TOOL SLAB JOINTS AT THE TIME OF FINISHING. SAW CUTTING IS NOT ALLOWED UNLESS SPECIFICALLY CALLED FOR ON DRAWINGS OR APPROVED BY ENGINEER.

3. CONSTRUCTION JOINTS FOR SUPPORTED SLABS SHALL BE AS NOTED ON DRAWINGS OR AS APPROVED BY THE ENGINEER. TOOL CONTROL JOINTS IN CONCRETE PATCHES ABOVE ALL TEE TO TEE JOINTS.

4. CONSTRUCTION JOINTS SHALL BE PREPARED BY ROUGHENING THE CONTACT SURFACE TO A FULL AMPLITUDE OF 1/4" AND LEAVING THE CONTACT SURFACE CLEAN AND FREE OF LAITANCE.

5. TOOL CONTROL JOINTS IN CONCRETE PATCHES ABOVE ALL TEE TO TEE JOINTS.

D

GENERAL

1. THE USE OF CHLORIDES SUCH AS DEICING SALTS ARE PROHIBITED FOR USE OF MELTING ICE PRIOR TO PLACEMENT OF CONCRETE.

3.9

GALVANIC ANODES

A

INSTALL GALVANIC ANODES IN CAVITIES TIED TO REINFORCEMENT AS DIRECTED BY ENGINEER.

DIVISION 05 - METALS

5.1

ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

A

AISC 360-10

B

AISC 341-10

5.2

CHANNELS ANGLES, M-SHAPES, S-SHAPES, ASTM A 36

5.3

PLATES AND BARS, ASTM A 36

5.4

CORROSION-RESISTING STRUCTURAL STEEL, ASTM A 588, GRADE 50

5.5

ALL WELDING SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES AND SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY SPECIFICATIONS. ALL WELDS SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

7.1

JOINT SEALANTS

A

ROUT AND SEAL CRACKS IN AREAS TO RECEIVE NEW TRAFFIC COATING.

B

REMOVE AND REPLACE ROUTED JOINT SEALANT IN AREAS TO RECEIVE NEW TRAFFIC COATING AS INDICATED ON THE DRAWINGS.

C

REMOVE AND REPLACE CONTROL AND COVE JOINT SEALANTS AS INDICATED ON DRAWINGS AND AS DIRECTED BY ENGINEER.

D

REMOVE AND REPLACE WALL JOINT SEALANTS AS INDICATED ON DRAWINGS.

7.2

TRAFFIC COATING

A

INSTALL DECK COATING (FULL AND RECOAT SYSTEMS) AS INDICATED ON DRAWINGS AND AS DIRECTED BY ENGINEER.

B

INSTALL DECK COATING (FULL SYSTEM) AT CONCRETE REPAIRS WHERE THERE IS EXISTING DECK COATING.

C

INSTALL STRIP DECK COATING (FULL SYSTEM) AT REPLACED JOINT SEALANTS WHERE THERE IS EXISTING DECK COATING.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32.1

REPAINT PAVEMENT MARKINGS AT CONCRETE AND WATERPROOFING REPAIRS TO MATCH EXISTING.

ACI 318 REBAR DEVELOPMENT & SPLICE LENGTHS

Class A Lap Splice Lengths (Tension Development Lengths)

Bar Size	f _c 4000 psi		f _c 5000 psi	
	f _y 60 ksi		f _y 60 ksi	
	Epoxy Coated Rebar		Epoxy Coated Rebar	
Lengths		Lengths		
Top		Top	Others	
#3	2'-1"	1'-10"	1'-10"	1'-8"
#4	2'-0"	2'-0"	2'-0"	2'-2"
#5	3'-0"	3'-0"	3'-1"	2'-8"
#6	4'-1"	3'-7"	3'-8"	3'-3"
#7	5'-11"	5'-3"	5'-4"	4'-8"
#8	6'-9"	6'-0"	6'-1"	5'-4"
#9	7'-7"	6'-9"	6'-10"	6'-0"
#10	8'-7"	7'-7"	7'-8"	6'-9"
#11	9'-6"	8'-5"	8'-6"	7'-6"

NOTES:

1. All top bars are defined as horizontal bars with more than 12" of concrete placed below bars.

2. When two different size bars are lapped together, the lap length shall be the larger of the development length of the larger bar or the class B lap length of the smaller bar.

3. The following criteria must be met: Clear spacing of bars being developed or spliced must not be less than db, clear cover not less than db, and stirrups and ties throughout ld not less than the code minimum or clear spacing of bars being developed or spliced not less than 2db and clear cover not less than db. Otherwise multiply values in table by 1.5.

4. For bundled bars multiply the lengths shown in the tables by 1.20 for 3 bar bundles and 1.33 for 4 bar bundles. Do not bundle more than 4 bars.

ABBREVIATIONS

ADDL	=	ADDITIONAL
ALT	=	ALTERNATE
ARCH	=	ARCHITECTURAL
BRG	=	BEARING
CIP	=	CAST-IN-PLACE CONCRETE
CJ	=	CONSTRUCTION JOINT
CLR	=	CLEAR
CMU	=	CONCRETE MASONRY UNIT
COL	=	COLUMN
CONC	=	CONCRETE
CONN	=	CONNECTION
CONT	=	CONTINUOUS
DET	=	DETAIL
DIA	=	DIAMETER
DWL	=	DOWEL
EA	=	EACH
EC	=	EPOXY COATED
EL	=	ELEVATION
ELEC	=	ELECTRICAL
EQ	=	EQUAL
EXIST	=	EXISTING
EXP	=	EXPANSION
FD	=	FLOOR DRAIN
FT	=	FOOT
GA	=	GAUGE
GALV	=	GALVANIZED
GC	=	GENERAL CONTRACTOR
GGBS	=	GROUND GRANULATED BLAST-FURNACE SLAG
HK	=	HOOK
HORIZ	=	HORIZONTAL
JT	=	JOINT
MECH	=	MECHANICAL
MFR	=	MANUFACTURER
MIN	=	MINIMUM
NOM	=	NOMINAL
NSNS	=	NON-SHRINK, NON-STAIN
NTS	=	NOT TO SCALE
OC	=	ON CENTER
PCC	=	PRECAST CONCRETE
PT	=	POST-TENSIONED
REINF	=	REINFORCING
REQD	=	REQUIRED
SECT	=	SECTION
SIM	=	SIMILAR
SOG	=	SLAB ON GRADE
SPEC	=	SPECIFICATION
SS	=	STAINLESS STEEL
STD	=	STANDARD
STL	=	STEEL
TEMP	=	TEMPERATURE
TYP	=	TYPICAL
UNO	=	UNLESS NOTED OTHERWISE
VERT	=	VERTICAL
VIF	=	VERIFY IN FIELD
W/	=	WITH
WWF	=	WELDED WIRE FABRIC
ZRC	=	ZINC RICH COATING

fishbeck

Engineers | Architects | Scientists | Constructors

City of Plymouth

Plymouth, Michigan

Central Parking Structure Restoration 2025

REVISIONS

08/26/2025	BIDDING & CONSTRUCTION
------------	------------------------

Drawn By DBROWN

Designer JGRZESKOWIAK

Reviewer

Manager JGRZESKOWIAK

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

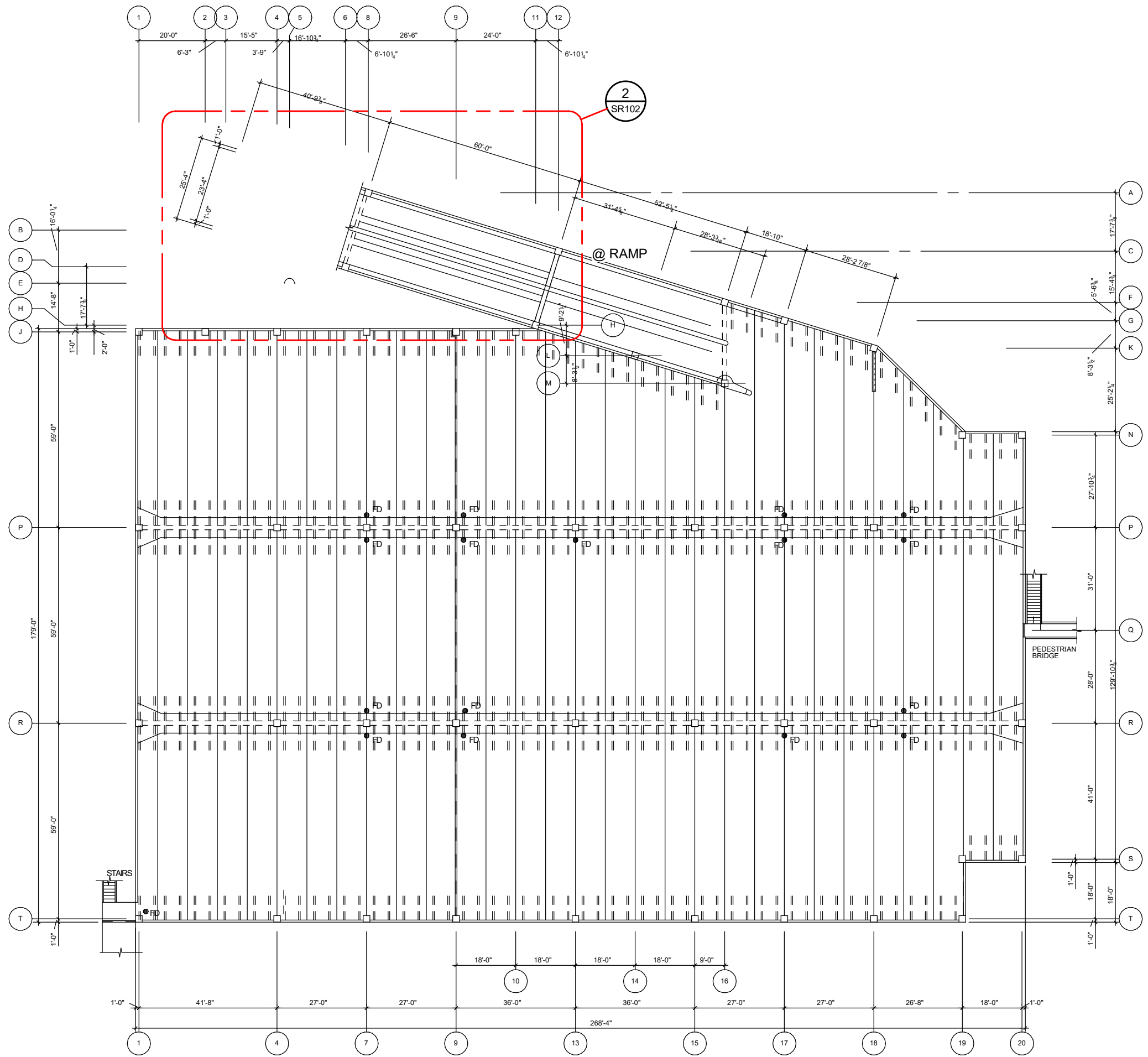
PROJECT NO.

200519

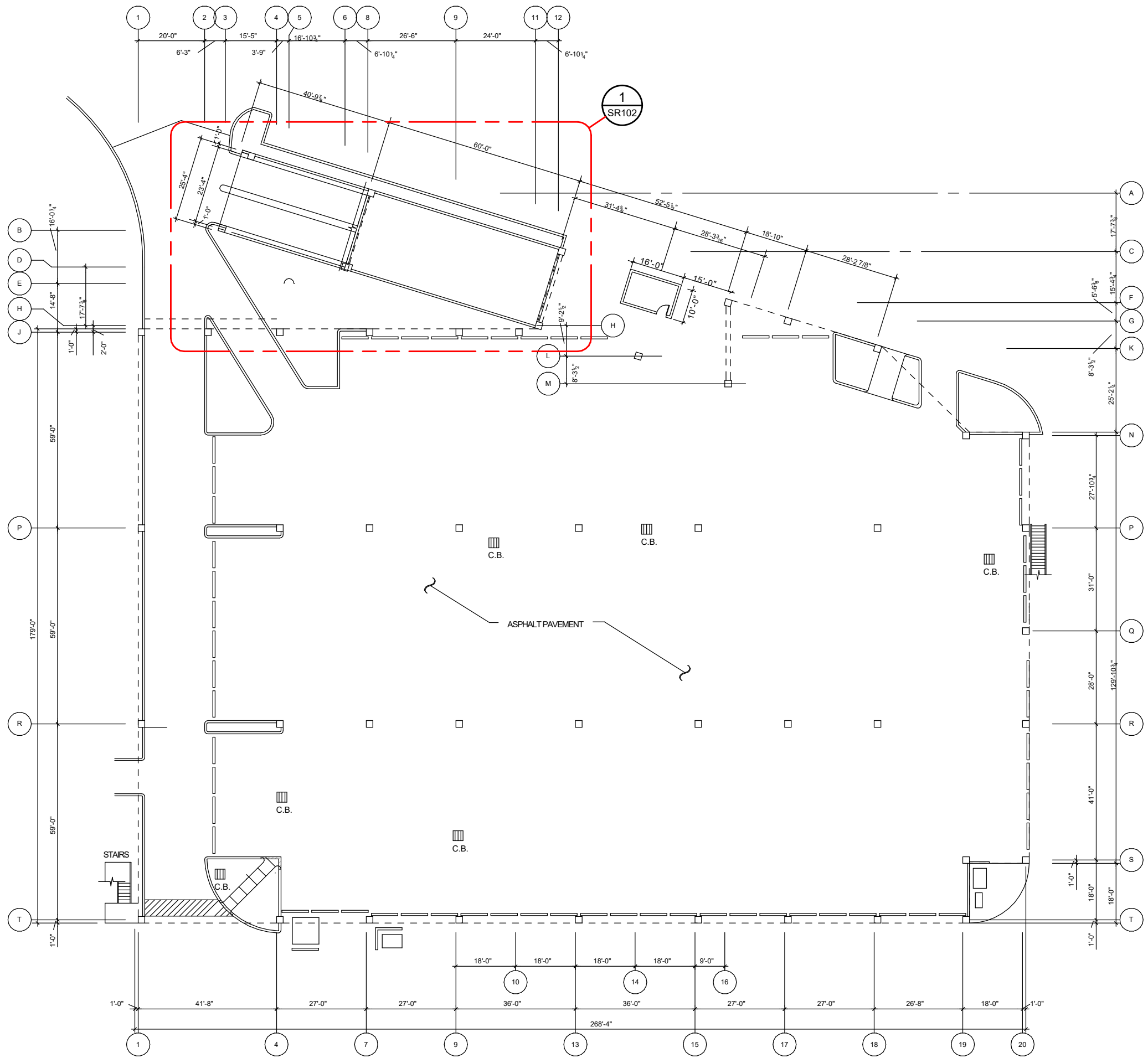
SHEET NO.

G002

©Copyright 2024
All Rights Reserved



2 LEVEL 2 PLAN
SCALE: 1/32" = 1'-0"



1 LEVEL 1 PLAN
SCALE: 1/32" = 1'-0"



PLAN NOTES

1. REFER TO G002 FOR GENERAL NOTES.

REVISIONS

08/26/2025 BIDDING & CONSTRUCTION

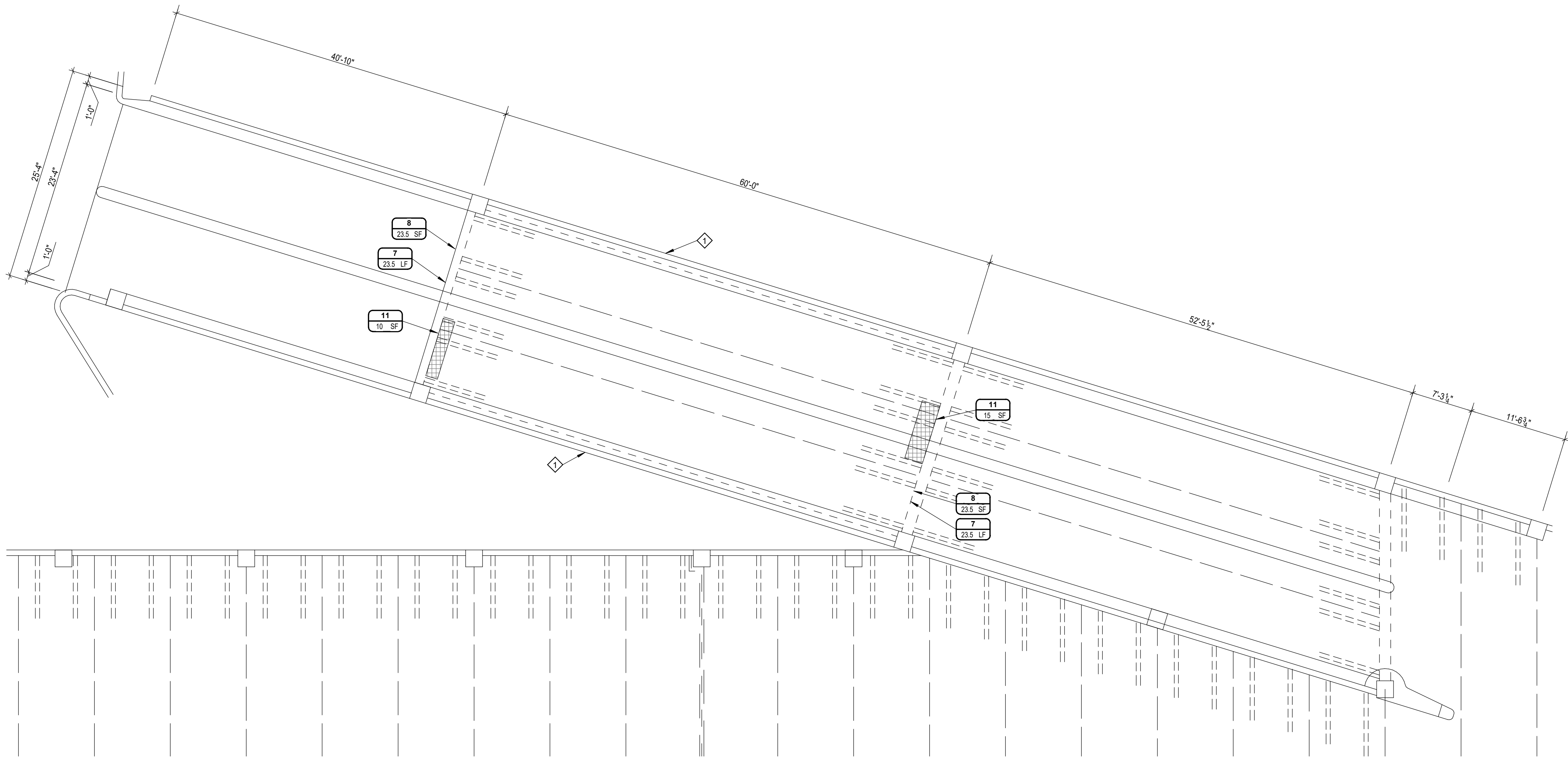
Drawn By DBROWN
Designer JGRZESKOWIAK
Reviewer
Manager JGRZESKOWIAK

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

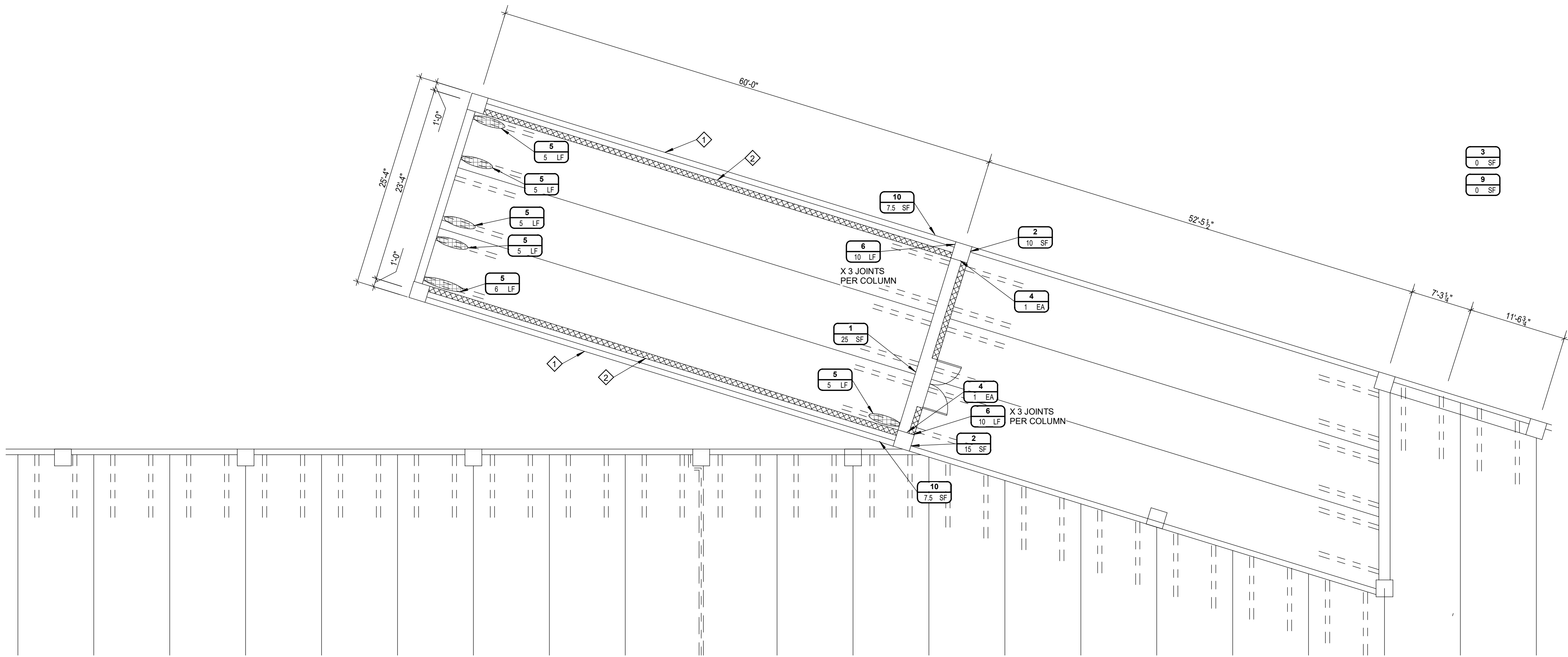
PROJECT NO.
200519
SHEET NO.

SR101

PLOT INFO: 7/2/2025 3:34:14 PM C:\Work\Revit\2024_PK_2400519_dan.brown\DPVWZ.rvt



2 RAMP - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"



1 RAMP - LEVEL 1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

PLAN SYMBOLS

- XXX
X SF
WORK ITEM NUMBER, REFER TO LIST BELOW
QUANTITY UNIT
QUANTITY OF REPAIR
- FLOOR REPAIR HATCH
SOFFIT REPAIR HATCH
NEW DECK COATING HATCH (EPOXY)
NEW OVERLAY HATCH
CRACK SYMBOL

RESTORATION WORK ITEMS

- PC BEAM CONCRETE REPAIR, SQUARE FOOT, SEE DETAILS 1/SR502 & 2/SR502 AND SPECIFICATION SECTION 03 01 33.
- PC COLUMN CONCRETE REPAIR, SQUARE FOOT, SEE DETAIL 4/SR502 AND SPECIFICATION SECTION 03 01 33.
- PC CONCRETE TEE STEM REPAIR, SQUARE FOOT, SEE DETAIL 3/SR501 AND SPECIFICATION SECTION 03 01 33.
- PC CONCRETE HAUNCH REPAIR, EACH, SEE DETAIL 3/SR502 AND SPECIFICATION SECTION 03 01 33.
- PC CONCRETE BEARING STEM REPAIR, LINEAR FOOT, SEE DETAIL 8/SR501 AND SPECIFICATION SECTION 03 01 33.
- REMOVE AND REPLACE WALL SEALANT (SILICONE), LINEAR FOOT, SEE DETAIL 4/SR501 AND SPECIFICATION SECTION 07 92 23.
- REMOVE AND REPLACE HORIZONTAL SEALANT, LINEAR FOOT, SEE DETAIL 5/SR502 & 6/SR503 AND SPECIFICATION SECTION 07 92 23.
- TRAFFIC COATING APPLICATION, SQUARE FOOT, SEE DETAIL 7/SR501 AND SPECIFICATION SECTION 07 18 13.
- REPAINT AT AREAS OF NEW COATING APPLICATION, SQUARE FOOT, SEE SPECIFICATION SECTION 32 17 25.
- ALTERNATE A1, SPANDREL CONCRETE REPAIR, SQUARE FOOT, SEE DETAIL 2/SR502 AND SPECIFICATION SECTION 03 01 33.
- ALTERNATE A2, FULL DEPTH CONCRETE REPAIR, SQUARE FOOT, SEE DETAIL 10/SR501 AND SPECIFICATION SECTION 03 01 33.

PLAN NOTES

- REFER TO G002 FOR GENERAL NOTES.



KEY NOTES

- PCC SPANDREL
- BLOCK WALL UNDER EDGE OF PCC FLANGE

REVISIONS

08/26/2025 BIDDING & CONSTRUCTION

Drawn By DBROWN
Designer JGRZESKOWIAK
Reviewer
Manager JGRZESKOWIAK

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

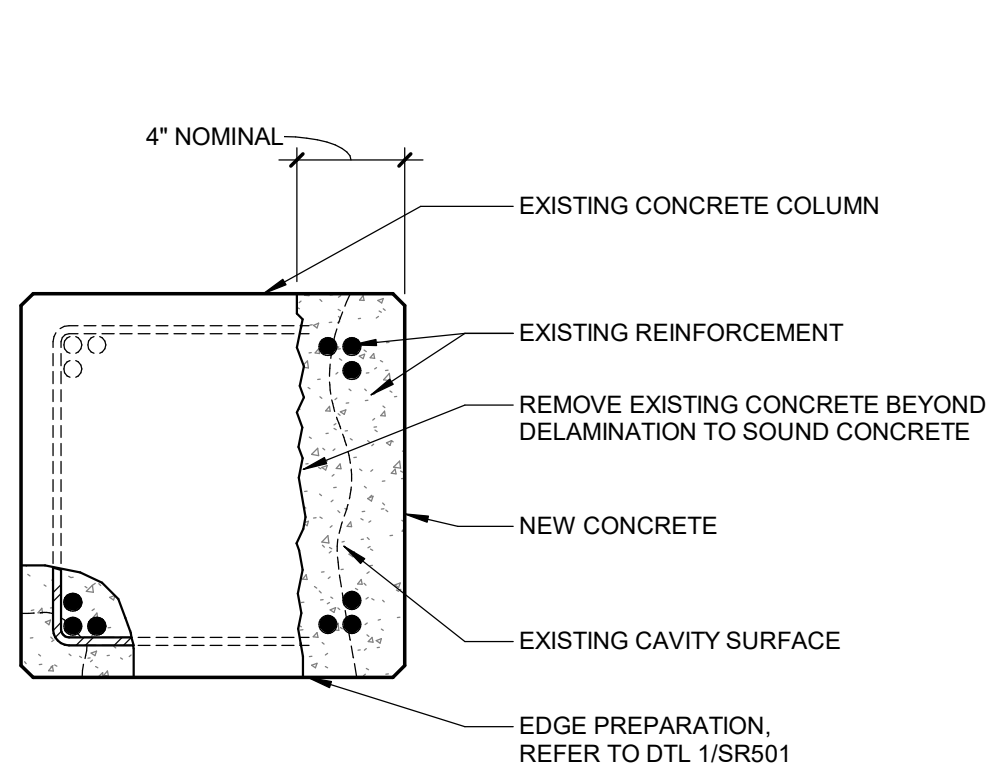
PROJECT NO.
200519

SHEET NO.

SR102

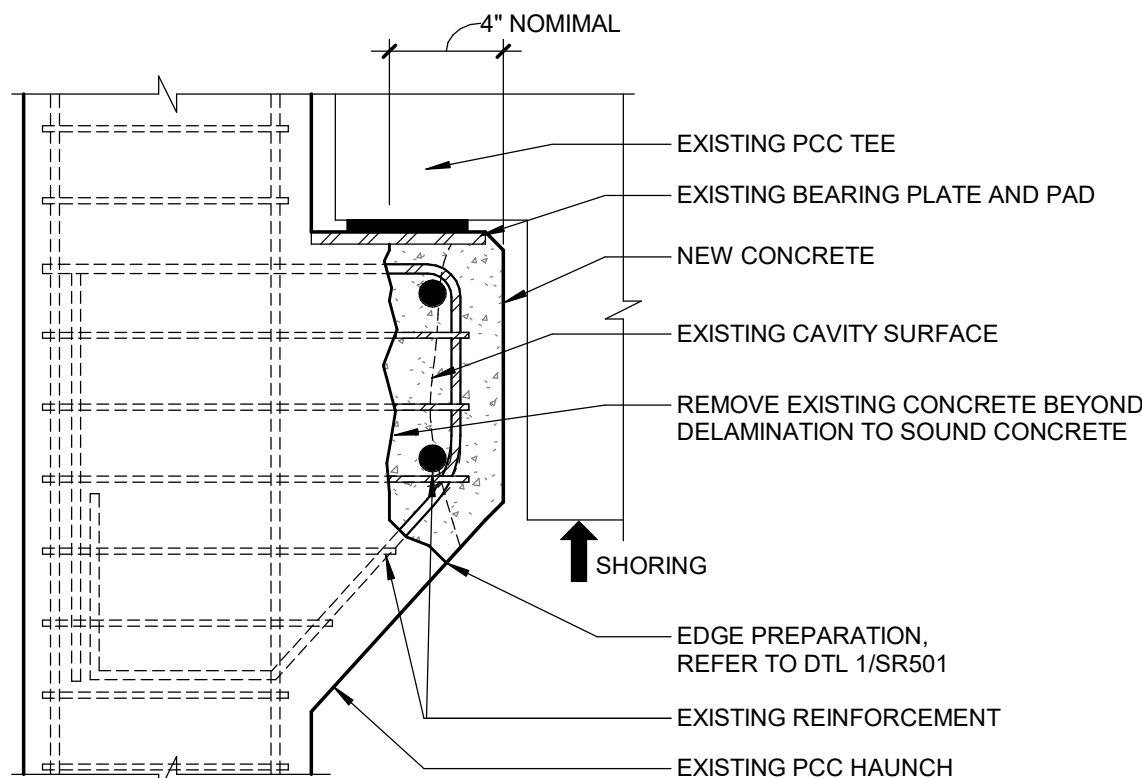
©Copyright 2024
All Rights Reserved





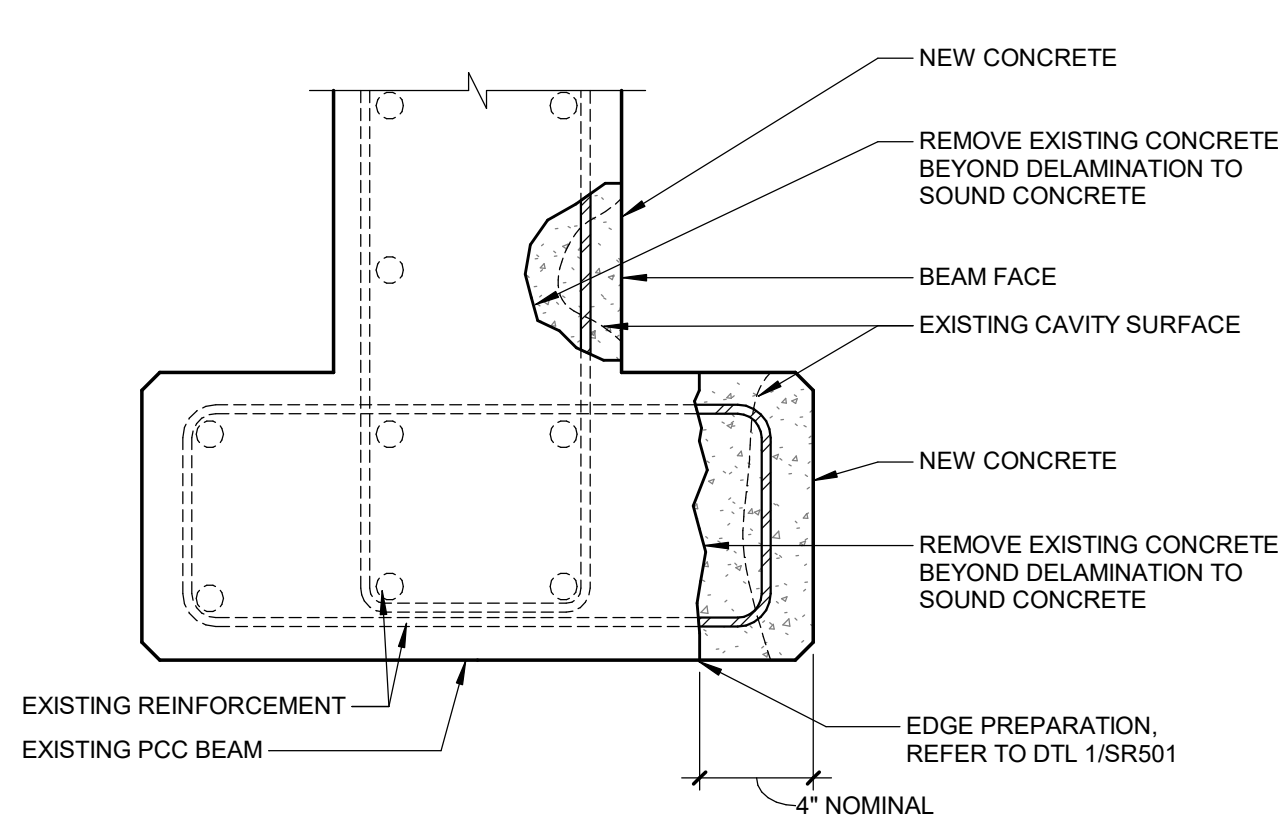
- NOTES:
1. SHORING WILL BE REQUIRED DURING CEILING REPAIRS.
 2. ABRASIVE BLAST AND COAT ALL EXPOSED STEEL.

4 COLUMN DELAMINATION REPAIR
SCALE: 1" = 1'-0"



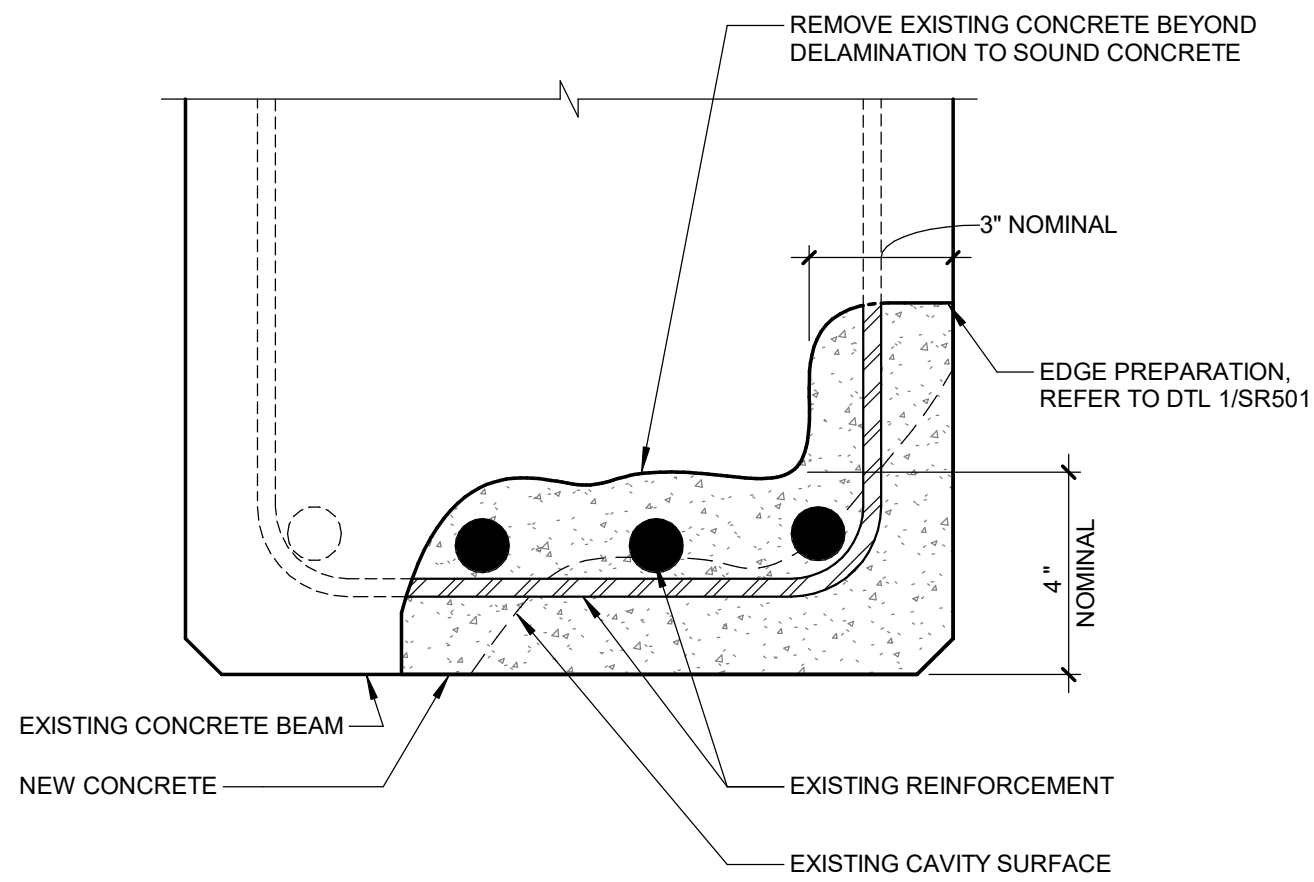
- NOTES:
1. PROVIDE SHORING ALONG PCC BEAM PRIOR TO DEMOLITION.
 2. ABRASIVE BLAST AND COAT ALL EXPOSED STEEL.

3 PCC HAUNCH REPAIR
SCALE: 1 1/2" = 1'-0"



- NOTES:
1. ABRASIVE BLAST AND COAT ALL EXPOSED STEEL.

2 BEAM DELAMINATION REPAIR
SCALE: 1 1/2" = 1'-0"



- NOTES:
1. SHORING WILL BE REQUIRED DURING BEAM REPAIRS.
 2. ABRASIVE BLAST AND COAT ALL EXPOSED STEEL.

1 BEAM DELAMINATION REPAIR
SCALE: 3" = 1'-0"



831 Penniman Ave. Plymouth MI 48170

Ph: 734.455.1453 Fax: 734.459.5792

Information Only

To: DDA Board
From: DDA Staff
CC: S:\DDA\Shared Files\DDA Board\DDA Agendas\DDA Agendas 2025\August2025
Date: 08/11/2025
Re: Downtown Day in Michigan

Downtown Day was introduced in 2020 by the Michigan Downtown Association and the State of Michigan to spur economic activity and encourage consumer spending in Downtowns across the state. Michigan Governor Gretchen Whitmer has made proclamations each year declaring the fourth Saturday in September as Downtown Day in Michigan, when downtowns across the state are celebrated as unique commercial and social cores of their community.

The Plymouth DDA again plans a day filled with activities against the backdrop of Scarecrows in the Park at Kellogg Park on Saturday, September 27th, 2025 (noon – 8 PM):

- Live music
- Family friendly strolling entertainment
- Demos from DTP businesses
- Refreshment from vendors
- Scavenger hunt
- Business sidewalk sales

To celebrate and support local businesses, the DDA will organize a Golden Ticket Scavenger Hunt. Specially designed golden tickets will be hidden in Downtown Plymouth and at participating businesses, which can be redeemed at the DDA tent in Kellogg Park for gift cards to local businesses.

Local businesses have the option to hold sidewalk sales. DDA staff are currently booking artists/musical performers, reaching out to local businesses, and creating marketing materials to promote the event during August. The DDA has secured sponsorships with both Synergy Dance Academy and Radiant Fine Jewelry, and is still welcoming additional sponsorships of \$500 to elevate the event and help cover entertainment costs.

Last year, DDA staff used the event as a good opportunity to promote and share DDA projects and initiatives with downtown visitors. DDA staff has had discussions with SmithGroup about a potential pop-up table as part of the community engagement process for the Downtown Plymouth Streetscape upgrade project. Those initial community engagement dates are expected to be determined over the next couple of weeks.

The City Commission approved this year's DDA run Downtown Day event at its June 16, 2025 regular meeting.