

PROBABLE COST STATEMENT

Lindhout Associates architects aia pc

10465 citation drive, brighton, mi 48116

www.lindhout.com

810-227-5668 (fax) 810-227-5855



Livingston County Courthouse and Administration Exterior Stair Renovation Project

COMM. NO. 25007

OVERALL PROJECT PROBABLE COST STATEMENT

5/15/2025

COMPONENT DESCRIPTION	UNITS	UNIT COST	TOTAL
BUILDING CONSTRUCTION COSTS			
John Stewart Associates - Base Bid (includes \$30,000 Contingency Fund)			\$205,000.00
John Stewart Associates - Alternate #1: Limestone material ADD at wall caps.			\$6,100.00
John Stewart Associates - Post Bid Clarification: Railing galvanization ADD.			\$3,500.00
			\$214,600.00
COST OF CONSTRUCTION:			\$214,600.00
ARCHITECTURAL & ENGINEERING FEES			
REMAINING ARCHITECTURAL FEE (Hourly rate Bidding & Construction Administration Services)			\$9,336.00
			\$9,336.00
LIVINGSTON COUNTY HEALTH DEPARTMENT INTERIOR RENOVATION PROJECT TOTAL:			\$223,936.00

**Invitation to Bid
ITB-LC-25-02
The County of Livingston
304 E. Grand River Ave., Suite 204
Howell, MI 48843**

Will receive sealed proposals until 2:00 P.M., E.D.T. on Tuesday, May 06, 2025 for:

**Livingston County Historic Courthouse & Administration Building – Exterior Stair Renovation
Project
at 200 East Grand River & 304 East Grand River, Howell, MI 48843**

Each proposal must be submitted on forms furnished by the Architect and must be completed in full. Forms shall be sealed in an envelope and marked with the name “**Livingston County Historic Courthouse & Administration Building – Exterior Stair Renovation Project – ITB-LC-25-02**” and the name of the bidder, addressed to the Livingston County Purchasing Department, 304 East Grand River, Suite 204 Howell, Michigan 48843. Each sealed envelope shall contain the original proposal and two additional copies and bid bond. Bids will be received at the Purchasing Office up to the time noted above, at which time they will be publicly opened and read aloud.

Electronic copies of plans and specifications will be available from the offices of the Architect on **Monday, April 14, 2025**.

Interested parties must contact the architect prior to receiving documents:

Lindhout Associates Architects aia pc
10465 Citation Drive, Brighton, MI 48116; 810-227-5668
Contact: Michael O’Leary, mjo@lindhout.com

All prime bidders are required to attend a mandatory building walk-thru scheduled to begin at the project site located at 200 East Grand River & 304 East Grand River, Howell, MI 48843, at **10:00 A.M., E.D.T. on Tuesday, April 22, 2025**. One representative from each company will be allowed on site. The walk-thru will focus on the areas of work only. All attending contractors shall sign in at the north entry. Proposals received from prime bidders who did not attend and register at the walk-thru will **not** be opened.

A bid bond executed by an approved security company or certified check in the amount of at least 5% of the sum of the proposal shall be submitted with each proposal.

The successful bidder will be required to furnish one hundred percent (100%) Performance, Labor and Material Bonds, for each phase of work.

The County of Livingston reserves the right to reject any and all proposals, to award the contract to other than the low bidder, to award separate parts of the services required, to negotiate the terms and conditions of all and/or any part of the proposals, to waive irregularities and/or formalities, and, in general, to make the award in the manner as determined to be in the County’s best interest and sole discretion.

Per standard Livingston County public bidding practices, the proposed project shall have no prevailing wage rate requirements.

All bidders will be required to submit a signed copy of the Certificate of Compliance with Public Act 517 of 2012 with all bid forms and copies.

To comply with the Americans with Disabilities Act (ADA): Any citizen requesting accommodation to obtain this notice in alternate formats, please contact Krista Belcher, Procurement Coordinator, Livingston County Fiscal Services at (517) 540-8740, at least five business days prior to **May 6, 2025**.

WORK AREA #2

- STAIR & LANDING RENOVATION
- NEW RAILING

WORK AREA #3

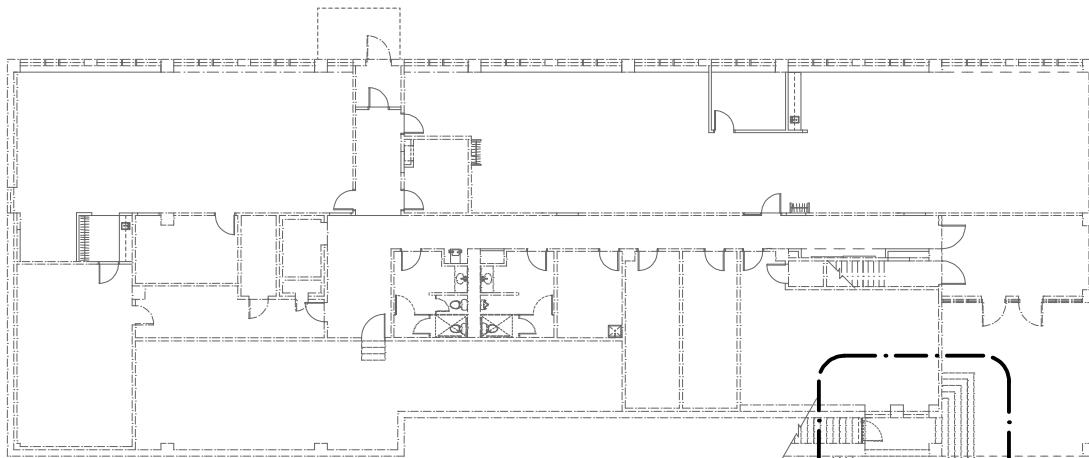
- STAIR & LANDING RENOVATION
- NEW RAILING

WORK AREA #1

- STAIR & LANDING RENOVATION
- NEW RAILING

**WORK SCOPE PLAN: HISTORIC COURTHOUSE**

SCALE: 1" = 20'-0"

**WORK AREA #4**

- STAIR & LANDING RENOVATION
- NEW RAILING
- NEW SEATING
- NEW PLANTER

**WORK SCOPE PLAN: ADMINISTRATION BUILDING**

SCALE: 1" = 30'-0"

25007**Lindhout Associates architects aia pc**

10465 citation drive, brighton, MI 48116-9510
 www.lindhout.com (810)227-5668 fax: (810)227-5855

BOARD REVIEW PACKET
 issued for

05-15-25
 date

dr: BMA
 app'd:

DSI



1
DS2

WORK AREA #1: HISTORIC COURTHOUSE



2
DS2

WORK AREA #2: HISTORIC COURTHOUSE

25007



Lindhout Associates architects aia pc

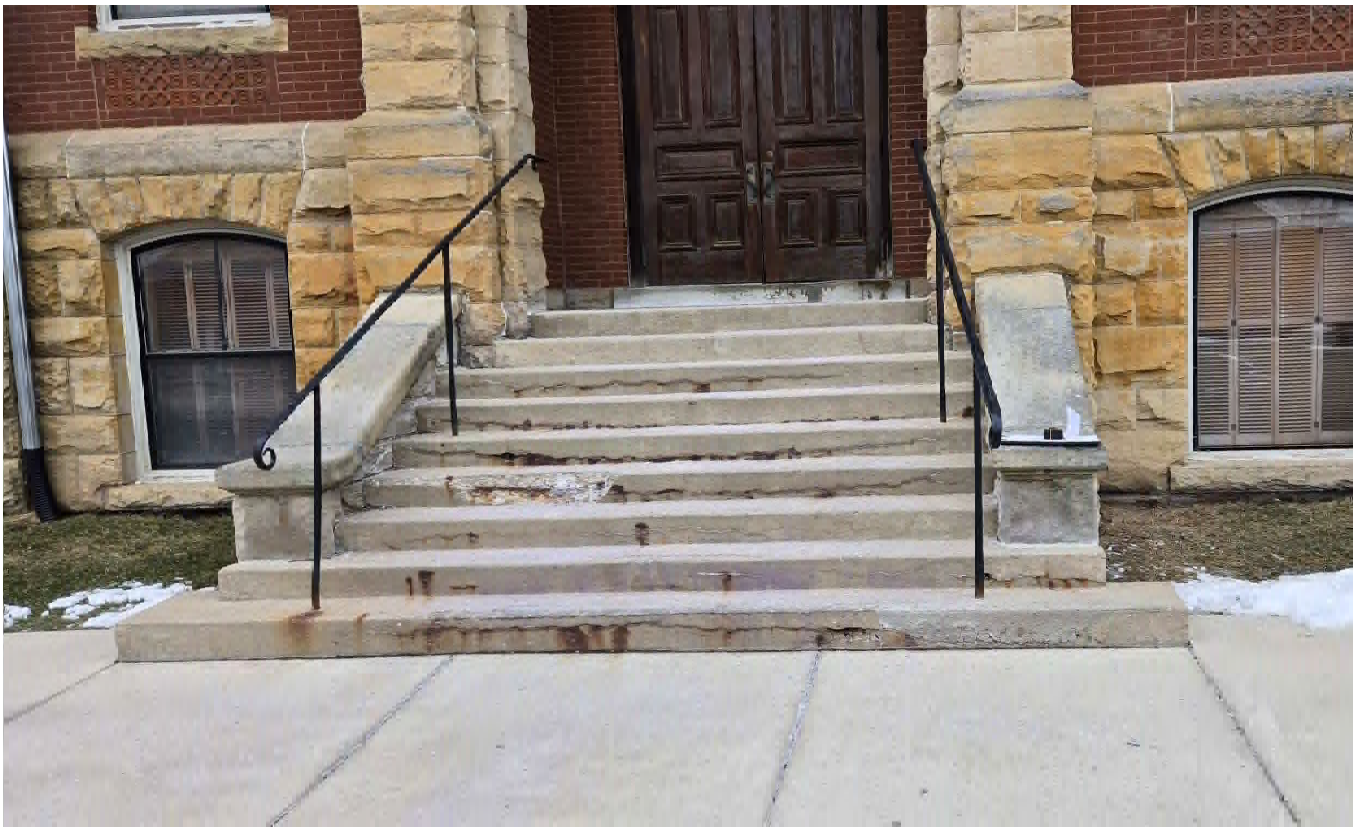
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BOARD REVIEW PACKET
issued for

05-15-25
date

dr: BMA
app'd:

DS2



1
DSB

WORK AREA #3: HISTORIC COURTHOUSE



2
DSB

WORK AREA #4: ADMINISTRATION BUILDING

25007



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BOARD REVIEW PACKET
issued for

05-15-25
date

dr: BMA
app'd:

DSB

BID TABULATION

Lindhout Associates architects aia pc
10465 citation drive, brighton, michigan 48116

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810-227-5668 (fax) 810-227-5855



LIVINGSTON COUNTY HISTORIC COURTHOUSE & ADMINISTRATION BUILDING – EXTERIOR STAIR RENOVATION
PROJECT

COMM. NO. 25007
DATE: MAY 6, 2025 - TIME: 2:00 PM

CONTRACTOR	Attended Walk-Thru	BASE PROPOSAL	BID BOND	ALTERNATE #01	ALTERNATE (N/A)	FEES For additional work	Addendum No. 1	Act 517 Cert. Y/N	BASE BID SUBSTITUTIONS	COMP DAYS
Shaw Construction Group	Yes	\$321,790.00	Y	+ \$2,750.00	-	10%	Y	N	TBD	150
The Summit Company	Yes	\$388,888.00	Y	\$0.00	-	10%	Y	Y	None	60
Midwest Contracting Company	Yes	\$372,900.00	Y	+ \$3,000.00	-	10%	Y	N	None	105
John Stewart Associates	Yes	\$205,000.00	Y	+ \$6,100.00	-	15%	Y	N	None	90
RAM Construction Services	Yes	\$287,500.00	Y	- \$1,000.00	-	-	Y	Y	None	60
Corrigan Construction	Yes	\$254,403.00	Y	+ \$9,619.00	-	4.5%	Y	Y	None	63
Grunwell-Cashero Co. Inc.	Yes	\$349,000.00	Y	\$0.00	-	-	Y	Y	None	-
Pullman	Yes	\$379,495.00	Y	+ \$12,245.00	-	-	Y	N	None	100
National Restoration Inc.	Yes	\$388,200.00	Y	+ \$2,500.00	-	15%	Y	N	None	70

Read by: Krista Belcher, Livingston County

Witnessed by: Brad Alvord, Lindhout Associates

PROPOSAL - ALL TRADES

TO: Livingston County Purchasing Department
304 East Grand River, Suite #204

PROJECT: Exterior Stair Renovation for: Historic Courthouse & Administration Building
200 East Grand River & 304 East Grand River
Howell, MI 48843

ARCHITECT: Lindhout Associates architects aia pc
10465 Citation Drive
Brighton, MI 48116

PROPOSALS

The Undersigned JOHN STEWART ASSOCIATES proposes to furnish all of the material, labor, necessary tools, expendable equipment and all utility and transportation services necessary to complete in a workmanlike manner the construction contract in accordance with the Contract Documents for:

BASE PROPOSAL Architects Comm. No. 25007 for the sum of:

Two Hundred and five thousand DOLLARS (\$ 205,000.00)

as BASE PROPOSAL. Applicable Sales and Use Taxes are included.

***Include Owner's Contingency as described in Article 21S, Section 01B, Special Conditions**

ALTERNATE PROPOSALS

No. ONE (1) ADD or DEDUCT (please circle) for substituting Indiana Limestone in lieu of precast concrete wall caps at the Historic Courthouse.

Six Thousand one hundred DOLLARS (\$ + \$ 6,100.00)

Applicable Sales and Use Taxes are included.

FEES FOR ADDITIONAL WORK

- For additional work performed by the undersigned own forces, upon instructions of the Owner, the charges will be the actual cost of all labor and materials plus a fee of 15 percent, which fee includes all of the charges for overhead and profit, to which will be added the actual cost of the insurance and applicable taxes.

ADDENDA

The undersigned acknowledges the receipt of the following Addenda and has included them in his proposal.

Addendum No. <u>ONE (1)</u>	Dated <u>MAY 1, 2025</u>
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____

BASE BID SUBSTITUTIONS

The Undersigned proposes the following list of materials, products or methods as direct substitutions for the Base Bid items. See "Base Bid Specification", Page IB-2 (Contractor may attach additional sheets if necessary). It being understood that items listed herein will not be considered in determining low bidders.

PRODUCT	MANUFACTURER	COST DIFFERENTIAL

COMPLETION TIME

The Undersigned agrees to complete the total project in 90 consecutive calendar days maximum.

SUBCONTRACTORS

It is agreed by the Undersigned that all other Subcontractors names used in this Proposal, together with a Schedule of Values, will be forwarded to the architect 24 hours upon notice.

BID GUARANTY

Accompanying this proposal is a certified check, or bid bond, payable to The County of Livingston, which sum, it is agreed, shall be forfeited as liquidated damages to The County of Livingston, if the undersigned fails to execute the Contract for the above stated work after due notification of the award of Contract to the undersigned.

ACCEPTANCE

In submitting this proposal, it is understood that the right is reserved by the Owner to reject any and all bids. It is agreed that bid may not be withdrawn for a period of 30 days after opening thereof.

DATE: <u>MAY 6, 2025</u>	FIRM NAME: <u>JOHN STEWART ASSOCIATES LLC</u>
BY: <u>JOHN STEWART</u>	TITLE: <u>OWNER</u>
ADDRESS: <u>1645 NORTH MILFORD ROAD, MILFORD, MI. 48381</u>	

CERTIFICATION OF COMPLIANCE -- IRAN ECONOMIC SANCTIONS ACT
Michigan Public Act No. 517 of 2012

The undersigned, the owner, or authorized officer of the below-named company (the "Company"), pursuant to the compliance certification requirement provided in the Livingston County's Request For Proposal (the "RFP"), hereby certifies, represents, and warrants that the Company (which includes its officers, directors and employees) is not an "Iran Linked Business" within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the "Act"), and that in the event the Company is awarded a contract by the Livingston County as a result of the aforementioned RFP, the Company is not and will not become an "Iran Linked Business" at any time during the course of performing any services under the contract.

The Company further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than \$250,000.00 or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the Livingston County's investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date the it is determined that the person has submitted the false certification.

JOHN STEWART ASSOCIATES L.L.C
Name of Company

JOHN STEWART OWNER
Name and Title of Authorized Representative


Signature

5-6-25
Date

THE CINCINNATI INSURANCE COMPANY

Bid Bond

CONTRACTOR (Name, legal status and address):

John Stewart Associates, LLC
1645 N MILFORD RD
MILFORD, MI 48381

SURETY (Name, legal status and principal place of business):

THE CINCINNATI INSURANCE COMPANY
6200 S. GILMORE ROAD
FAIRFIELD, OHIO 45014-5141

OWNER (Name, legal status and address):

COUNTY OF LIVINGSTON
304 E GRAND RIVER AVE STE 204
HOWELL, MI 48843

BOND AMOUNT:

5% of bid

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

PROJECT (Name, location or address, and Project number, if any):

Livingston County Historic Courthouse & Administration Building - Exterior Stair Renovation Project.

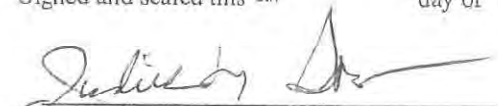
The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond the sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirements shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 8th

day of May, 2025


(Witness)

John Stewart Associates, LLC

(Principal)

(Seal)

(Title)


(Witness)

THE CINCINNATI INSURANCE COMPANY

(Surety)

(Seal)

(Title)

Jane M. Haller, Attorney-in-fact

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Robert F. Moglia, Jr.; Thomas Moglia; Donn Johnson; Jane M. Haller; Lori A. Powell;
Casey D. Lopez; Ashley LaParl; Jennifer Hudson; and/or Tiffany D. Gunn

of Troy, Michigan

their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to
Seventy-five Million and No/100 Dollars (\$75,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO)SS;
COUNTY OF BUTLER)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Venture

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett

Keith Collett, Attorney at Law
Notary Public - State of Ohio

My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 6th day of May, 2025



Ed H

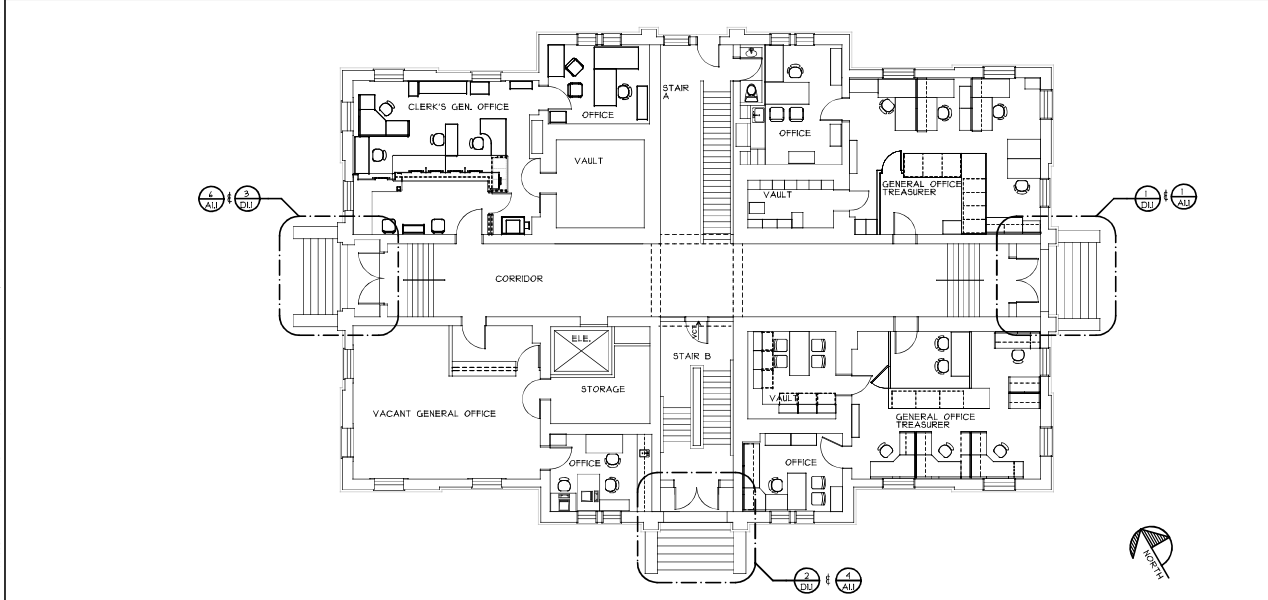
NEW STAIRS AT LIVINGSTON COUNTY COURTHOUSE AND ADMINISTATION BUILDING

John Stewart Associates LLC

REVISED MAY 14, 2025

1	GENERAL CONDITONS	
A	Performance Bond	Last Item
B	Building Permit	3860
C	Barricades and window door protection	1500
D	Insurance	1200
E	Temp. Toilet	350
F	Protective Covering (Plywood and Visqueen)	2000
G	Contingency	30000
H	Erosion Control Permit	500
I	Contruccion Fence	600
J	Testing (soil, compaction,concrete)	1800
K	Dumpster	1200
L	ALTERNATE ONE limestone ADD 6100	
2	SITE WORK	
A	Landcape	2000
B	Concrete Pavers	3000
C	Demolition	16000
D	Excavation	2500
E	Sand & gravel backfill	2400
3	CONCRETE WORK Concrete const bid	39373
	Foundations	
	Resteel	
	Concrete flatwork	
	Underslab fill	
	Power Buggy rental	
	Concrete testing	
	Curing and waterproof	
4	MASONRY	
A	Blockwork & install limestone	6000
B	Limestone smooth buff limestone	
C	Precase Stone - Royal Stone	4100
D	Masonry repair - tuckpoint	3000
5	STEEL	
A	Tube steel	part of rails
B	Guard Rails and handrails	
	Courthouse - steel rails and handrails	25800
	Administrations - Aluminum Railings	3700
	Hot dipped galvanized	

6	PAINTING	
	Painting at Courthouse railings	2000
7	TILE WORK	
A	Stair Landing Cambrian Black Granite	8090
B	Stair Landing Montclair Danby Marble	5000
C	tile labor	8000
	SUBTOTAL	173973
	PROFIT AND OVERHEAD (15%)	26095.95
	SUB TOTAL	200068.95
	BOND	6002.0685
		206071.0185
	BID	205000
8	GALVANIZING STAIR MATERIAL	3500
	CONTRACT TOTAL	208500



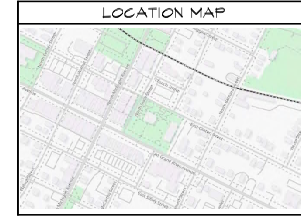
4 DU EXISTING BUILDING PLAN

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

CONTACT INFORMATION

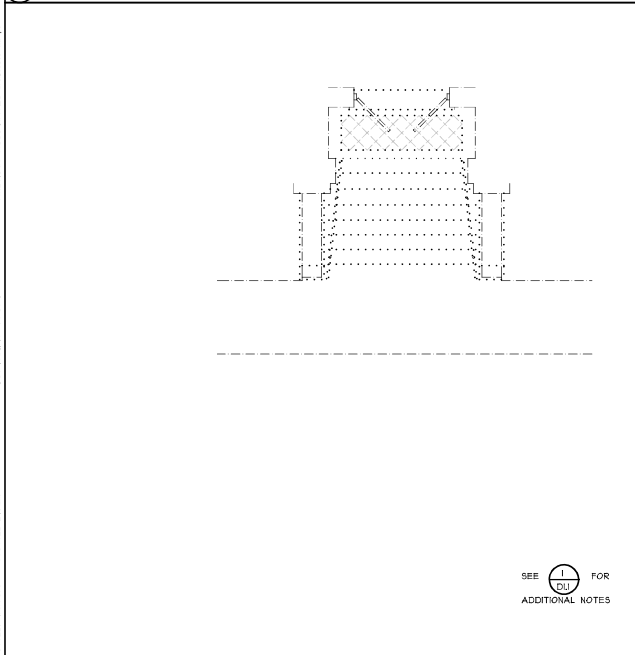
OWNER: LIVINGSTON COUNTY FACILITY SERVICES
CONTACT: KEVIN BOGUSTON
FACILITY SERVICES DIRECTOR
EMAIL: KBoleston@lscgov.com
PHONE: (810) 825-2460

ARCHITECT: LINDHOUT ASSOCIATES ARCHITECTS
CONTACT: MICHAEL O'LEARY
PROJECT ARCHITECT
EMAIL: mjohndout@lscgov.com
PHONE: (810) 227-5668



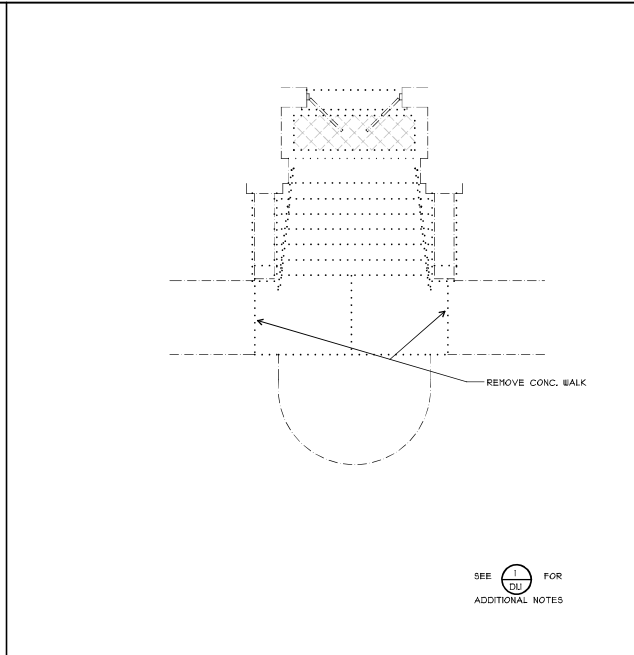
DRAWING INDEX

D1.1 HISTORIC COURTHOUSE - DEMOLITION PLAN
A1.1 HISTORIC COURTHOUSE - STAIR PLANS & RAILING ELEVATIONS
A1.2 ADMINISTRATION BUILDING - PLANS & DETAILS
A3.1 HISTORIC COURTHOUSE - STAIR SECTIONS
A5.1 HISTORIC COURTHOUSE - DETAILS



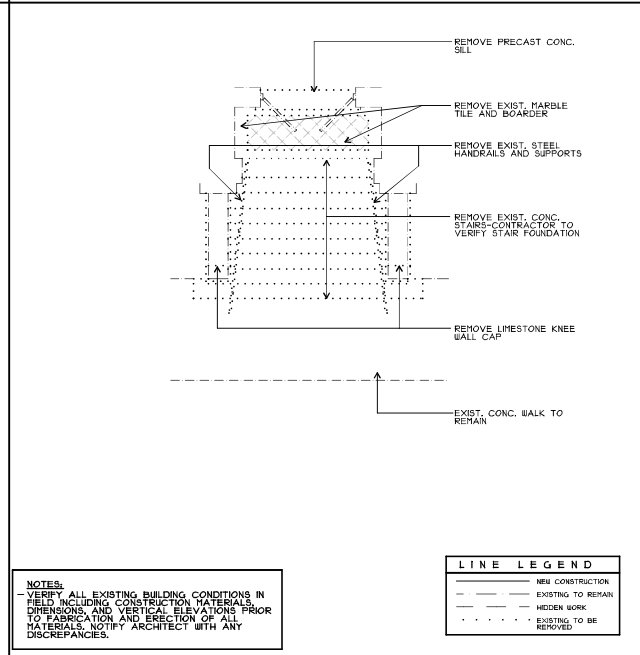
3 DU WEST STAIR DEMOLITION PLAN

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



2 DU SOUTH STAIR DEMOLITION PLAN

SEE 1 DU FOR ADDITIONAL NOTES



1 DU EAST STAIR DEMOLITION PLAN

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

NOTES:
- VERIFY ALL EXISTING BUILDING CONDITIONS IN FIELD INCLUDING CONSTRUCTION MATERIALS, DIMENSIONS, AND VERTICAL ELEVATIONS PRIOR TO FABRICATION AND ERECTION OF ALL MATERIALS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES.

LINE LEGEND	
—	NEW CONSTRUCTION
- - -	EXISTING TO REMAIN
---	HIDDEN WORK
...	EXISTING TO BE REMOVED

- REMOVE PRECAST CONC. SILL
- REMOVE EXIST. MARBLE TILE AND BORDER
- REMOVE EXIST. STEEL HANDRAILS AND SUPPORTS
- REMOVE EXIST. CONC. STAIRS-CONTRACTOR TO VERIFY STAIR FOUNDATION
- REMOVE Limestone KNEE WALL CAP
- EXIST. CONC. BALK TO REMAIN



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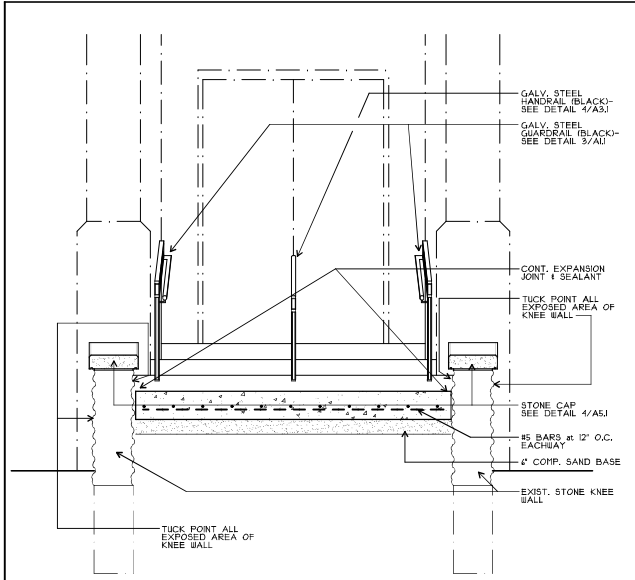
consultant

ISSUED FOR
4-14-25
DATE
BY: JLD
CHKD: JLD
APP'D: JLD

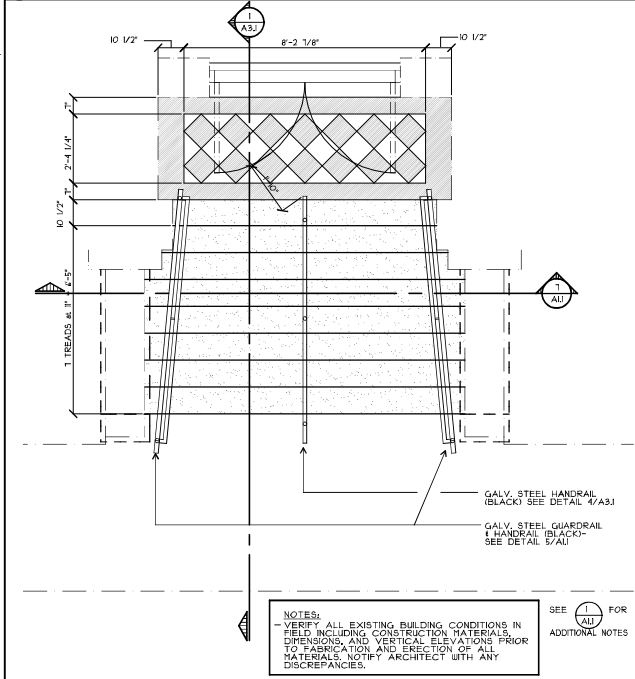
HISTORIC COURTHOUSE STAIR REPLACEMENT FOR
LIVINGSTON COUNTY
HOBELL, MICHIGAN
DEMOLITION PLANS

D1.1
25007

THE LOCATION: IN/2007 - L.C. Courthouse Exterior Stairway/2007 AUJ DATE PLOTTED: 4/1/2008 PLOTTED BY: 444 COPYRIGHT © 2004 LINDHOOT ASSOCIATES architects aia pc



1 AU STAIR SECTION SCALE: 1/2" = 1'-0"



4 AU STAIR PLAN SCALE: 1/2" = 1'-0"

NOTES:
- VERIFY ALL EXISTING BUILDING CONDITIONS IN FIELD INCLUDING CONSTRUCTION MATERIALS, DIMENSIONS, AND VERTICAL ELEVATIONS PRIOR TO FABRICATION AND ERECTION OF ALL MATERIALS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES.

SEE 1 AU FOR ADDITIONAL NOTES

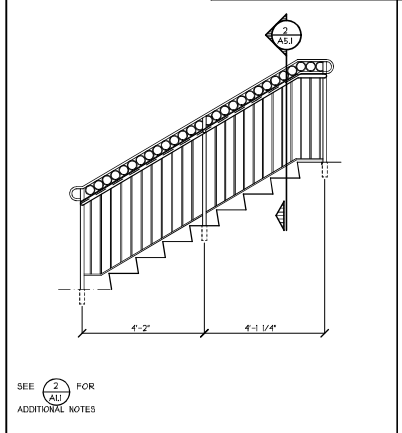
ARCHITECTURALLY EXPOSED STEEL FINISH REQUIREMENTS

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) REQUIREMENTS:

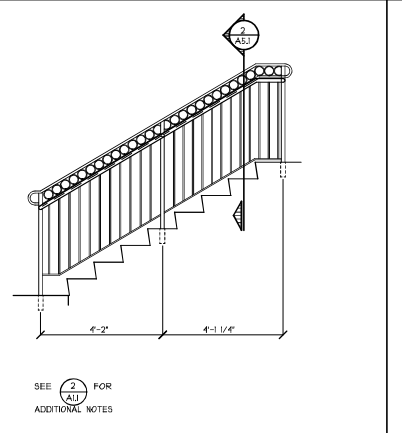
- PROVIDE MATERIALS THAT ARE FREE OF SURFACE BLENISHES SUCH AS PITTING, ROLLER MARKS, ROLLED TRADE NAMES, AND SURFACE ROUGHNESS
- CUT, FIT, AND ASSEMBLE UNITS WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE FROM CUTTING MARKS, SHEAR DISTORTION, BURRS AND NICKS.
- TOLERANCES FOR FABRICATION AND ERECTION ARE ONE-HALF OF STANDARD TOLERANCES.
- WELDS SHALL BE GRIND SMOOTH/CONTOURED, BLENDED AND UNIFORM.

FINISHING:

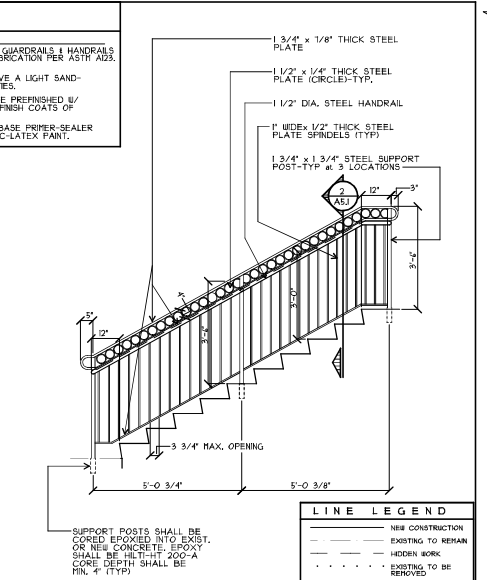
- ALL EXPOSED STEEL, INCLUDING BUT NOT LIMITED TO GUARDRAILS & HANDRAILS SHALL BE HOT DIPPED GALVANIZED AFTER FINAL FABRICATION PER ASTM A123.
- PRIOR TO FINISHING, GALVANIZED STEEL SHALL RECEIVE A LIGHT SAND-BLAST TREATMENT TO REMOVE ALL OILS AND IMPURITIES.
- CLEANED AND PREPPED GALVANIZED STEEL SHALL BE PRIMERED 1/2" ONE COAT OF GALVANIZED LATEX PRIMER AND TWO FINISH COATS OF LATEX-ACRYLIC PAINT. FINISH COLOR: BLACK.
- PRIMER COAT: ZINSSER, 'BILLYE' 1-2-3' WATER-BASE PRIMER-SEALER
- FINISH COATS: SHERWIN-Williams, EXTERIOR ACRYLIC LATEX PAINT.



5 AU GUARDRAIL ELEVATION SCALE: 1/2" = 1'-0"



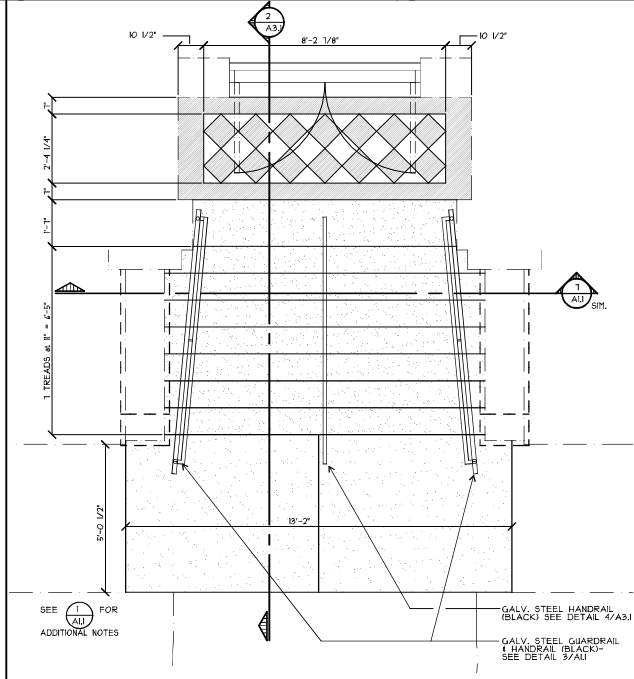
5 AU GUARDRAIL ELEVATION SCALE: 1/2" = 1'-0"



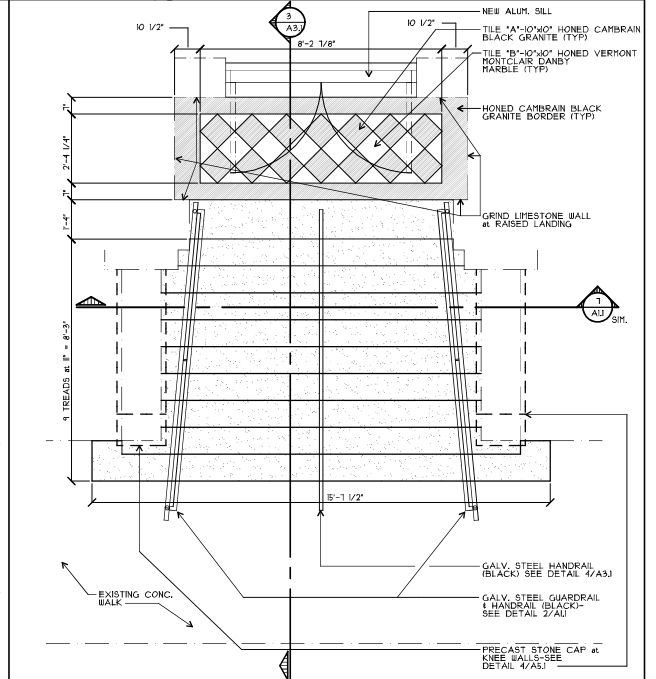
2 AU GUARDRAIL ELEVATION SCALE: 1/2" = 1'-0"

LINE LEGEND

---	NEW CONSTRUCTION
---	EXISTING TO REMAIN
---	HIDDEN WORK
---	EXISTING TO BE REMOVED



4 AU STAIR PLAN SCALE: 1/2" = 1'-0"



1 AU STAIR PLAN SCALE: 1/2" = 1'-0"

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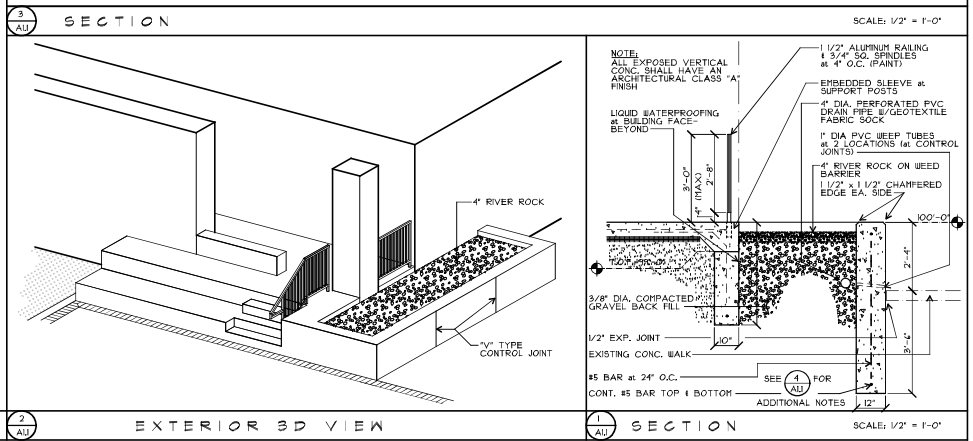
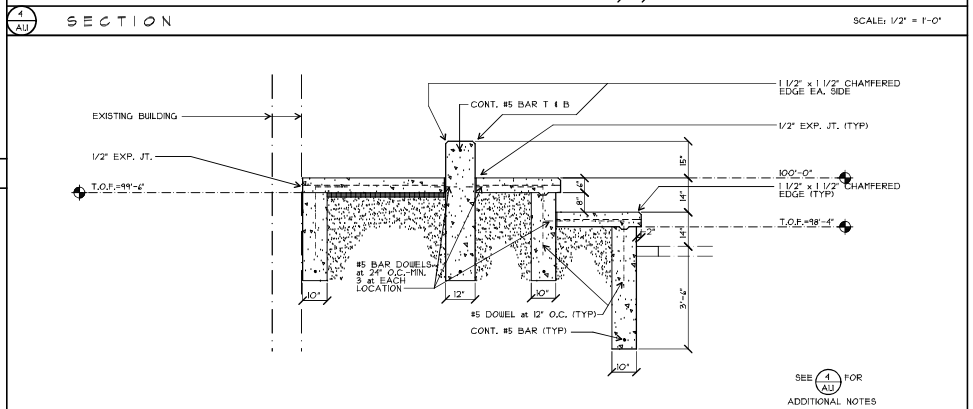
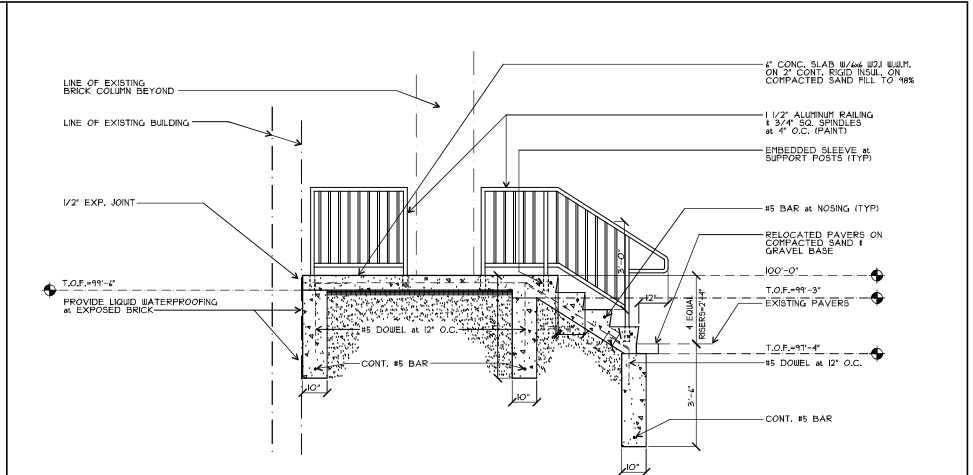
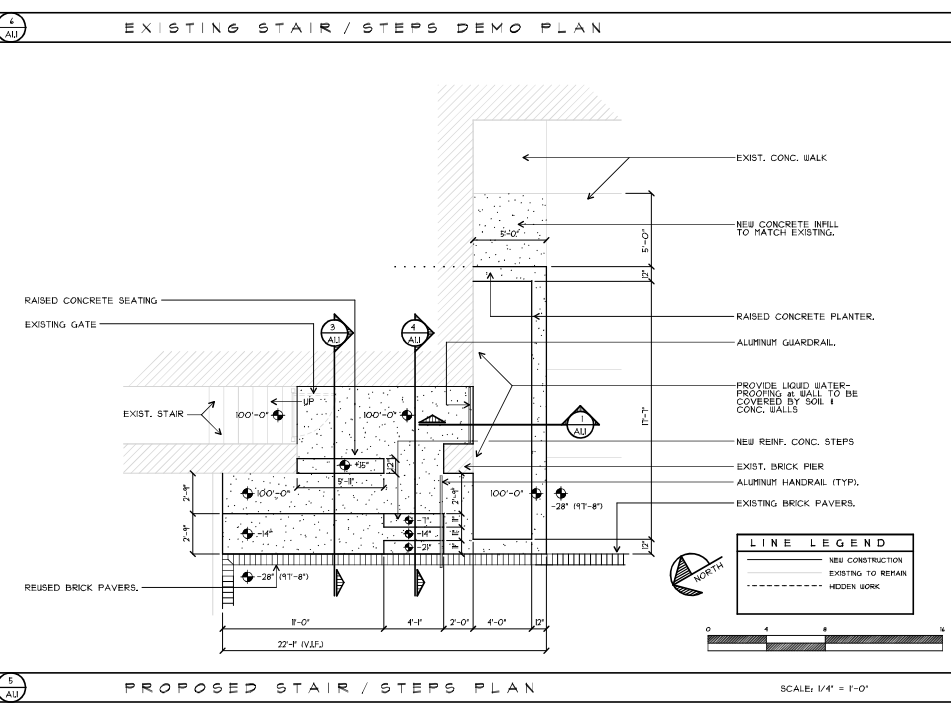
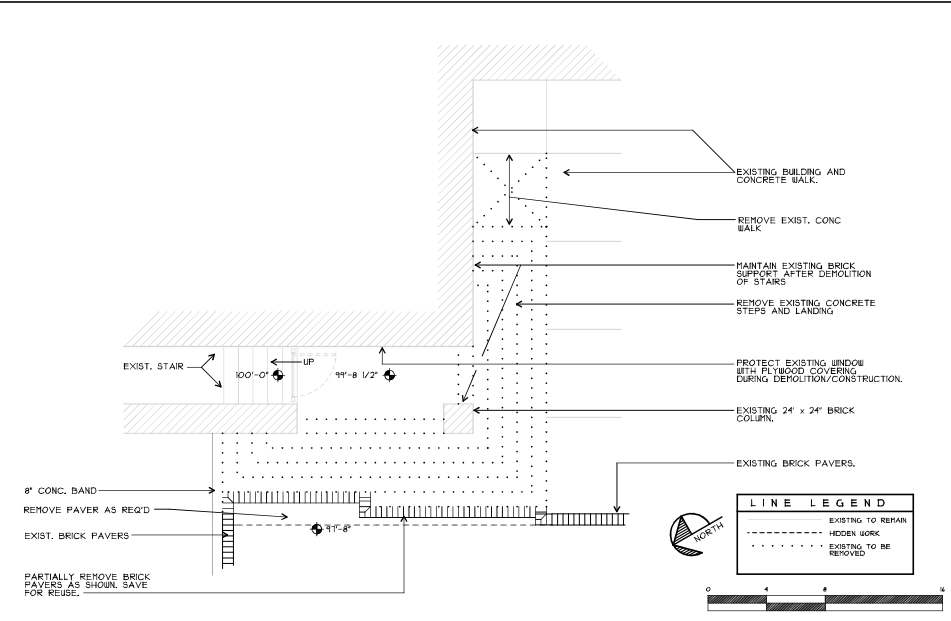
consultant

DESIGNED BY: JAMES W. LINDHOUT
DATE: 4-1-2008
BY: JAMES W. LINDHOUT
CHECKED BY: JAMES W. LINDHOUT
DATE: 4-1-2008
APP'D BY: JAMES W. LINDHOUT
DATE: 4-1-2008

HISTORIC COURTHOUSE STAIR REPLACEMENT for
LIVINGSTON COUNTY
HOBELL, MICHIGAN
PLANS & ELEVATIONS

A.1.1
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DATE PLOTTED: 4/1/2025 PLOTTED BY: aia FILE LOCATION: I:\PROJECTS - LC Condo/Exterior Stairs\AIA\A1.2.dwg LINDHOUT ASSOCIATES architects inc. 10465 oldford drive, Brighton, Michigan 48116-2610 www.lindhout.com (810)227-5688 fax: (810)227-5685



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OWNER APPROVAL
OWNER REVIEW
Issues for

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COUNTDOWN ARCH. BLDG. EXT. STAIR REMOV. (in)

LIVINGSTON COUNTY
304 E. GRAND RIVER AVE. HOELL, MICHIGAN

PLANS and DETAILS

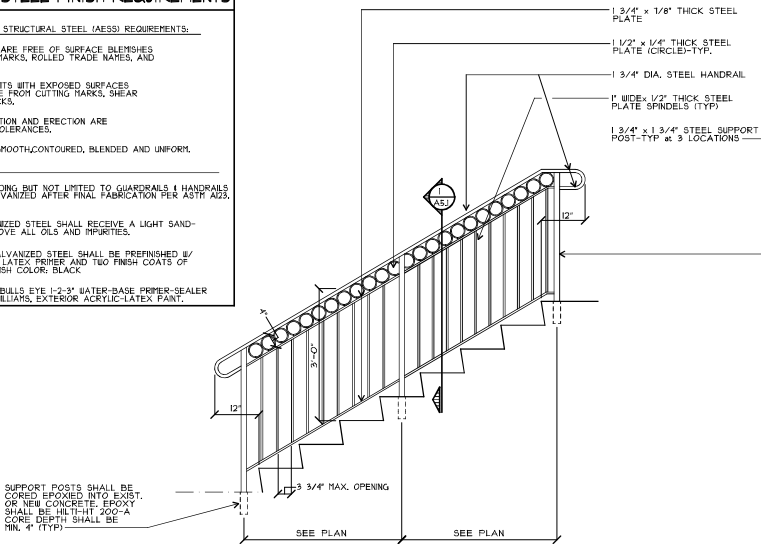
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DATE PLOTTED: 10/26/2024 PLOTTED BY: jax COPYRIGHT © 2024

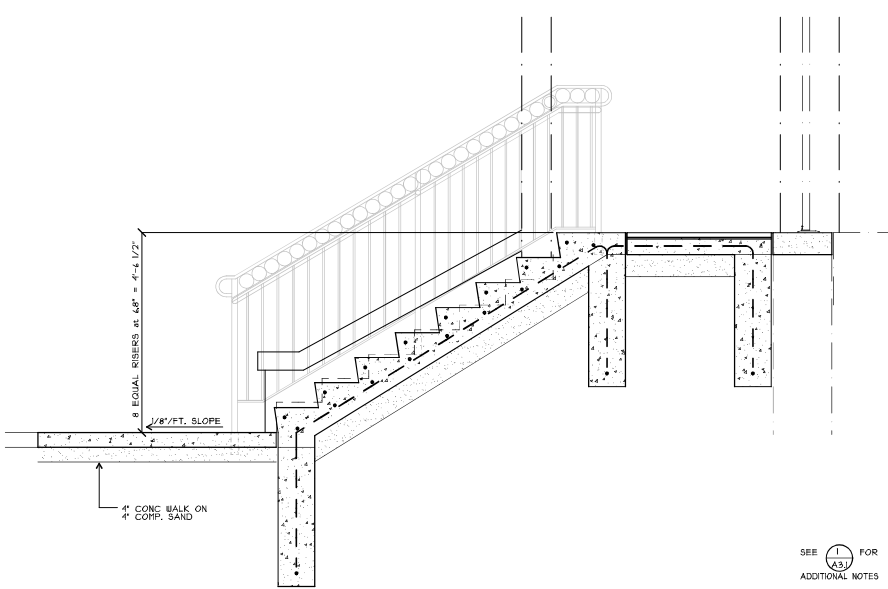
ARCH. EXPOSED STEEL FINISH REQUIREMENTS

- ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) REQUIREMENTS:
- PROVIDE MATERIALS THAT ARE FREE OF SURFACE BLEMISHES SUCH AS FITTING ROLLER MARKS, ROLLED TRADE NAMES AND SURFACE ROUGHNESS.
 - CUT, FIT, AND ASSEMBLE UNITS WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE FROM CUTTING MARKS, SHEAR DISTORTION, BURRS AND NICKS.
 - TOLERANCES FOR FABRICATION AND ERECTION ARE ONE-HALF OF STANDARD TOLERANCES.
 - WELDS SHALL BE GRIND SMOOTH, CONTOURED, BLENDED AND UNIFORM.
- FINISHING:
- ALL EXPOSED STEEL, INCLUDING BUT NOT LIMITED TO GUARDRAILS & HANDRAILS SHALL BE HOT DIPPED GALVANIZED AFTER FINAL FABRICATION PER ASTM A123.
 - PRIOR TO FINISHING, GALVANIZED STEEL SHALL RECEIVE A LIGHT SAND- BLAST TREATMENT TO REMOVE ALL OILS AND IMPURITIES.
 - CLEANED AND PREPPED GALVANIZED STEEL SHALL BE PREFINISHED W/ ONE COAT OF GALVANIZED LATEX PRIMER AND TWO FINISH COATS OF LATEX-ACRYLIC PAINT. FINISH COLOR: BLACK.
- PRIMER COAT: ZINSSER "BULLS EYE 1-2-3" WATER-BASE PRIMER-SEALER
FINISH COATS: SHERWIN-WILLIAMS EXTERIOR ACRYLIC-LATEX PAINT.



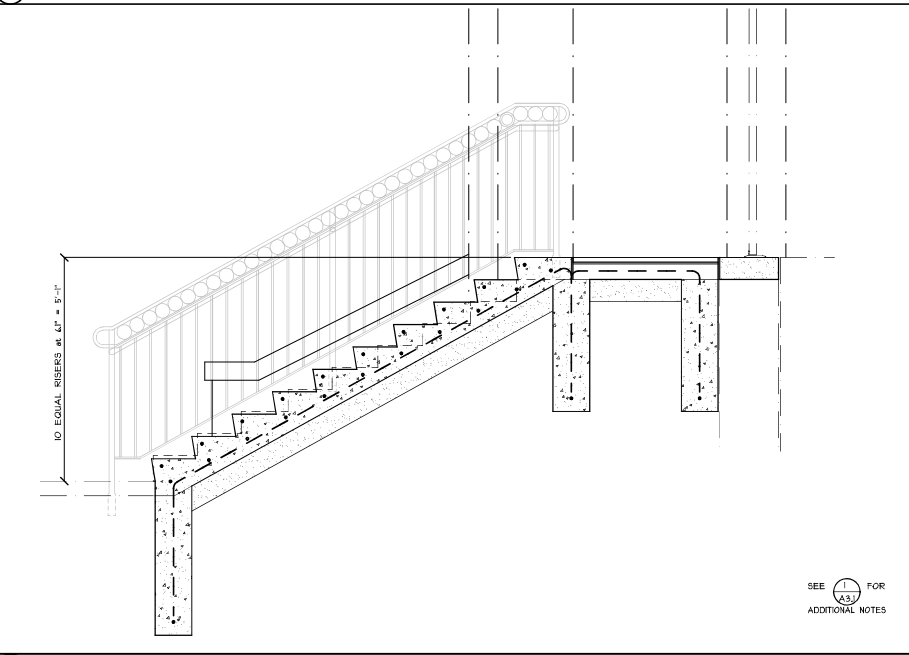
4 AU CENTER HANDRAIL ELEVATION

SCALE: 3/4" = 1'-0"



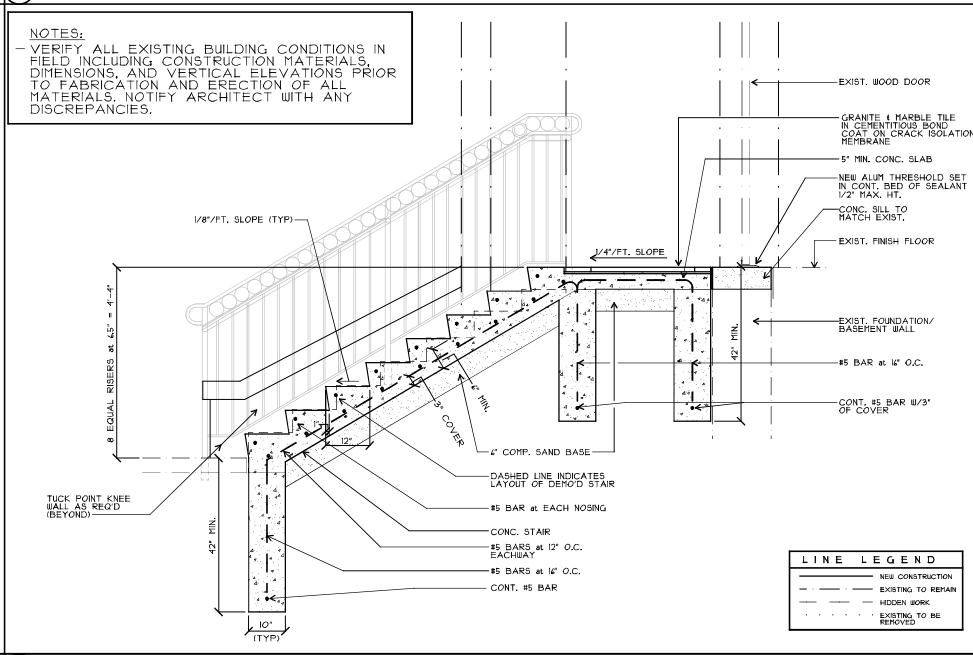
2 AU STAIR SECTION

SCALE: 3/4" = 1'-0"




3 AU STAIR SECTION

SCALE: 3/4" = 1'-0"



1 AU STAIR SECTION

SCALE: 3/4" = 1'-0"



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DESIGNED & PREPARED BY: jax
CHECKED BY: jax
DATE: 10/26/2024

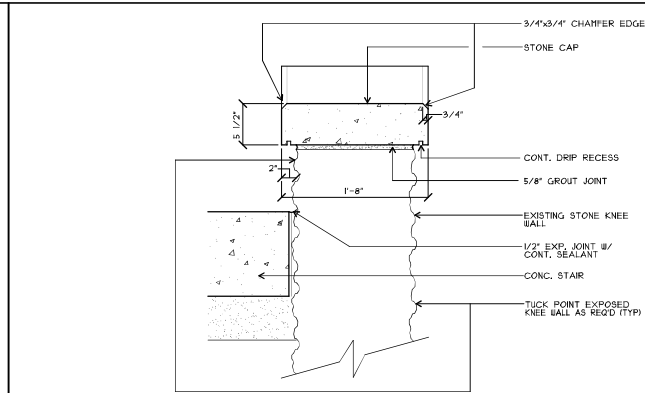
ISSUED FOR:

HISTORIC COURTHOUSE STAIR REPLACEMENT for:
LIVINGSTON COUNTY
HOWELL, MICHIGAN
STAIR SECTIONS

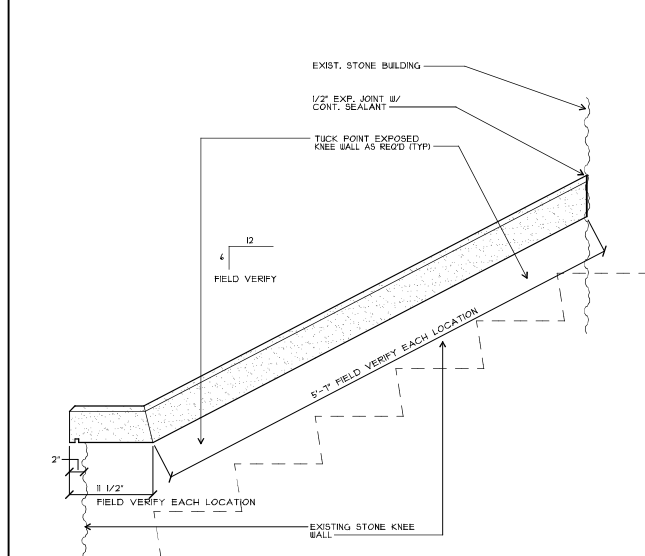
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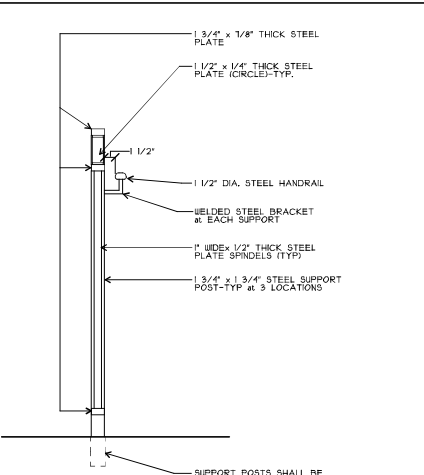
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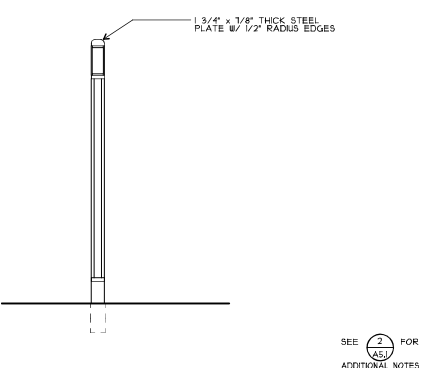
4 WALL CAP DETAIL SCALE: 1 1/2" = 1'-0"



3 WALL CAP ELEVATION SCALE: 1 1/2" = 1'-0"



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



1 CENTER HANDRAIL SECTION SCALE: 1 1/2" = 1'-0"

NOTES:
- VERIFY ALL EXISTING BUILDING CONDITIONS IN FIELD INCLUDING CONSTRUCTION MATERIALS, DIMENSIONS, AND VERTICAL ELEVATIONS PRIOR TO FABRICATION AND ERECTION OF ALL MATERIALS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES.
- ALL NEW GUARDRAIL/RAILING COMPONENTS, ACCESSORIES, AND HARDWARE SHALL BE HOT-DIPPED GALVANIZED 1" PAINT FINISH (COLOR: BLACK)

LINE LEGEND	
—	NEW CONSTRUCTION
- - -	EXISTING TO REMAIN
- - -	HIDDEN WORK
• • • • •	EXISTING TO BE REMOVED

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ARCHITECT'S
DESIGN APPROVAL

4/16/25
4/16/25
date

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HISTORIC COURTHOUSE STAIR REPLACEMENT for
LIVINGSTON COUNTY
HOELL, MICHIGAN
DETAILS

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