

City of Detroit

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of the Detroit-Wayne Joint Building Authority for PC (Public Center) Special District Review of proposed exterior alterations to 2 Woodward Avenue – Coleman A. Young Municipal Center (**RECOMMEND APPROVAL**)

DATE: May 20, 2022

REQUEST

The City Planning Commission (CPC) has received a request from the Detroit-Wayne Joint Building Authority for PC (Public Center) Special District Review of proposed exterior alterations to 2 Woodward Avenue – Coleman A. Young Municipal Center (CAYMC). This request is being made consistent with the provisions of Section 50-3-222 of the Detroit Zoning Ordinance.

BACKGROUND & PROPOSAL

The Detroit-Wayne Joint Building Authority (DWJBA) is continually making improvements to the CAYMC. The current project under consideration is the installation of a hardscape plaza around the flagpole. The location is near the southwest corner of the building, close to the intersection of Jefferson and Woodward Avenues.



The motivation for this project is the flag-raising ceremonies that the DWJBA conducts several times each year to honor active-duty and veteran military members. As the ceremonies take place in the morning, the grass is usually wet and the participants and observers walk through the wet grass, getting their shoes wet. By installing a hardscape plaza in this area, the ceremonies will be more pleasant and a seating area can also be set up near the flagpole.



Flag raising ceremony on Veterans Day 2021 performed by the East English Village Preparatory Academy JROTC

Another feature of the proposed plaza is a concrete band around the base of the flagpole flush with the ground which will display the bronze seals for each branch of the military. Lighting for the flag will also be installed as part of this project. Possible options for the light fixture and location are still being researched to minimize light pollution while adequately lighting the flag.

The benches that are located on the sidewalk facing East Jefferson Avenue will not be affected by this project.

REVIEW & ANALYSIS

PC District Review Criteria

There are eighteen PC District Review Criteria listed in Section 50-11-67 of the Zoning Ordinance. A few of the most applicable are:

(3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties.

The proposed plaza is a minor change and will not adversely affect adjacent properties. The plaza has been designed to complement the building in size, color, and shape while

also efficiently serving its intended purpose. The style and color of the pavers is complementary to the Civic Center.

(13) Barrier-free access and public safety features should be carefully planned.

Although there is a curb where the new plaza meets the sidewalk along East Jefferson, the entrance near the building is flush with the walkway and will be ADA-accessible.

(16) Special attention should be given to amenity and comfort considerations such as provision for outdoor seating, restrooms for public use, bicycle storage, convenience of access points and protection from harsh weather through such features as enclosed walkways and arcaded pedestrian areas.

This project will alleviate the discomfort currently experienced by the participants and observers at flag raising ceremonies. By hard-surfacing the area around the flagpole, flag raising ceremonies will be more pleasant and orderly.

Design

The Planning & Development Department has reviewed the proposed changes and recommends approval. Their full recommendation is attached.

RECOMMENDATION

CPC staff recommends approval of the proposed exterior modifications to 2 Woodward Avenue as detailed in the attached drawings prepared by Living Lab and dated 3/7/2022 with the following conditions:

1. That the Detroit-Wayne Joint Building Authority continue to work with city agencies as may be appropriate to further refine the design and to ensure minimal disruption to the business conducted at the Municipal Center, and
2. That final site plans, elevations, landscape, lighting, and signage plans be submitted for City Planning Commission staff approval prior to making application for applicable permits.

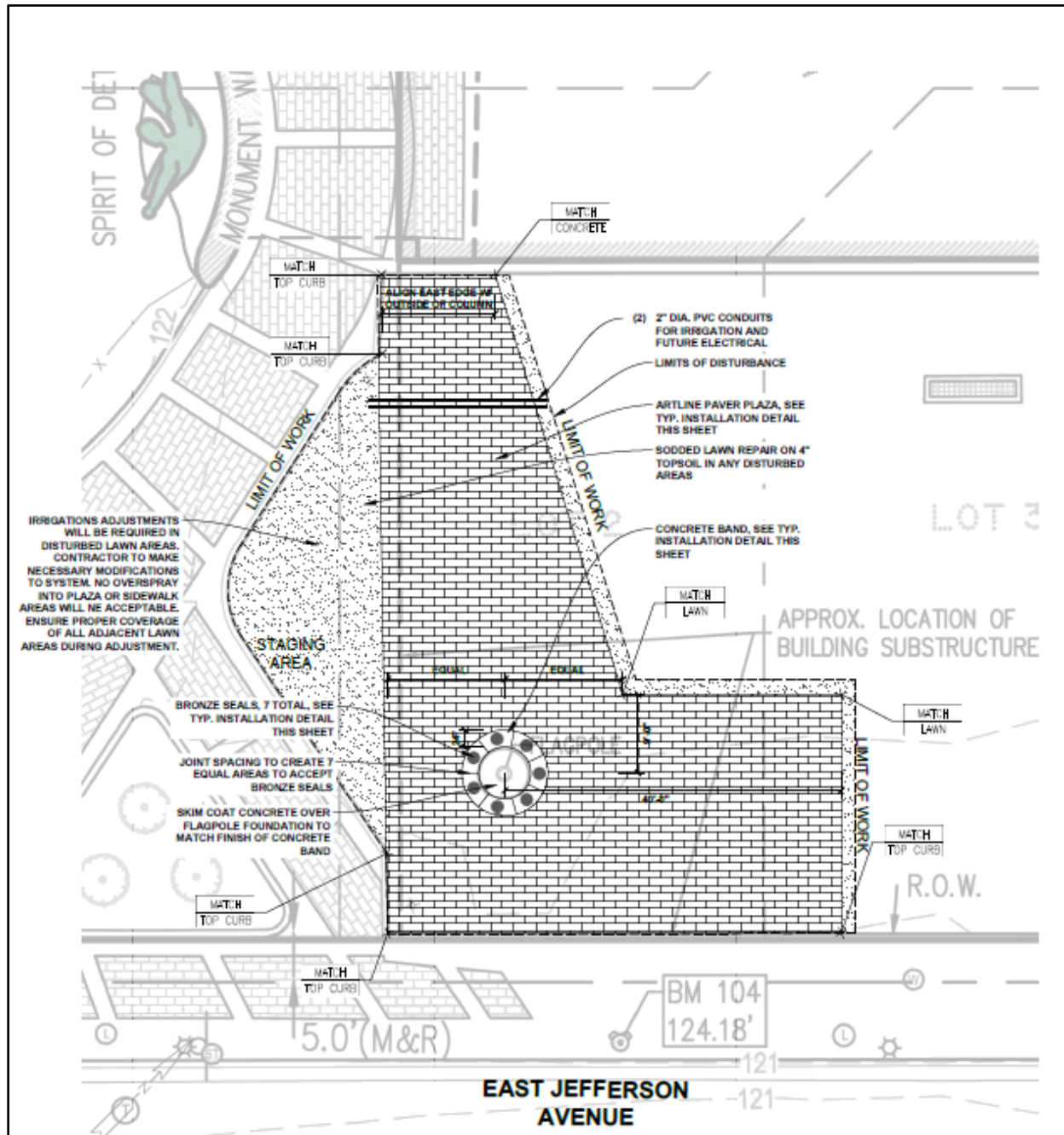
Respectfully submitted,



Marcell R. Todd, Jr., Director
Jamie J. Murphy, City Planner

Attachment: PDD Recommendation
Construction Drawings
Resolution

cc: Antoine Bryant, Director, PDD
David Bell, Director, BSEED
Conrad Mallett, Corp. Counsel, Law
Daniel Arking
Mike Kennedy, Hines



Detail of Construction Drawing for Proposed Plaza

WINTER MARVEL



color and pattern of proposed pavers

**A RESOLUTION AUTHORIZING ALTERATIONS IN A PC ZONING DISTRICT
AT THE COLEMAN A. YOUNG MUNICIPAL CENTER, 2 WOODWARD AVE.**

BY COUNCIL MEMBER _____:

WHEREAS, the Detroit-Wayne Joint Building Authority proposes a new plaza at 2 Woodward Avenue; and

WHEREAS, Coleman A. Young Municipal Center (CAYMC) at 2 Woodward Avenue is located within an established PC (Public Center) zoning district; and

WHEREAS, work to be performed within a PC zoning district requires Special District Review and the purpose of the PC zoning district classification is provided for in Section 50-11-51 of the Zoning Ordinance as follows:

The PC Public Center District includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires that the Planning and Development Department and the City Planning Commission review and make recommendation to City Council, as provided for in Article III, Division 6, of this chapter so as to ensure a completely harmonious, pleasing, and functional public center; and

WHEREAS, the City Council has received the CPC staff recommendation and concurrent support of the Planning and Development Department in the CPC report dated May 20, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Detroit City Council hereby approves the proposed plaza depicted in drawings prepared by Living Lab and dated 3/7/2022, referenced in the staff report, with the following conditions:

1. That the Detroit-Wayne Joint Building Authority continue to work with city agencies as may be appropriate to further refine the design and to ensure minimal disruption to the business conducted at the Municipal Center, and
2. That final site plans, elevations, landscape, lighting, and signage plans be submitted for City Planning Commission staff approval prior to making application for applicable permits.



Detroit City Planning Commission
208 CAYMC
Detroit, MI 482266

May 19, 2022

RE: Public Center (PC) Review of exterior changes at 2 Woodward Ave (**RECOMMEND APPROVAL**)

The following is the Planning and Development Department's (PDD) review of the proposed exterior changes to the Coleman A. Young Municipal Center, located at 2 Woodward Avenue. These changes are to install pavers around the flagpole on Jefferson Avenue. This review is carried out per Sec. 61-11-76 for the review of developments located in the Public Center (PC) zoning district.

Following is our response to the applicable criteria from Sec. 61-11-77, with our response in italics.

(2) Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development *The size and location of the plaza is appropriate for the location.*

(3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties; *The installation of the hard-scaped plaza is appropriate for the Civic Center.*

(15) Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas; *The style and color of the pavers is complimentary to the Civic Center.*

Because of the conformance to the above standards for development in the PC district, the PDD is pleased to support the proposed changes to the Coleman A. Young Municipal Center.

Respectfully Submitted,

Gregory F. Moots, Lead Planner
Office of Zoning Innovation

CC: Karen Gage
Antoine Bryant, Director

SECTION 02050 - SITE DEMOLITION

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

A. Attention is directed to Bidding and Contract Requirements, General and Supplemental Requirements, which are hereby made a part of this Section.

1.02 WORK INCLUDED:

A. Provide all labor, materials, necessary equipment and services to complete the site demolition work, as indicated on the drawings, as specified herein or both, except as for items specifically indicated as "NO ITEMS".

B. Related work specified elsewhere:

- Section 02270: Soil Erosion and Sedimentation Control

1.03 QUALITY ASSURANCE:

A. Contractor Qualifications: Minimum of five years experience in demolition of comparable nature.

B. Requirements of All Applicable Regulatory Agencies:

- All applicable Building Codes and other Public Agencies having jurisdiction upon the work.

1.04 SUBMITTALS:

A. Permits and notices authorizing building demolition.

B. Certificates of severance of utility services.

C. Permit of transport and disposal of debris.

D. Demolition procedures and operational sequence for review and acceptance by Landscape Architect.

1.05 JOB CONDITIONS:

A. Protection:

1. Erect barriers, fences, guard rails, enclosures and shoring to protect personnel, structures and utilities remaining intact.

2. Protect designated trees and plants from damages.

3. Use all means necessary to protect existing objects and vegetation designated to remain, and, in the event of damage, immediately make all repairs, replacements and dressing to damaged plants necessary to the approval of the Architect at no additional cost to the Owner.

B. Maintaining Traffic:

1. Ensure minimum interference with roads, streets, driveways, sidewalks and adjacent facilities.

2. Do not close or obstruct streets and sidewalks, and keep in operation the south end of the concrete sidewalk and concession as called for in Phase Two.

3. If required by governing authorities, provide alternate routes around closed or obstructed traffic ways.

C. Dust Control:

1. Use all means necessary for preventing dust from demolition operations from being nuisance to adjacent property owners. Methods used for dust control are subject to approval by the Architect prior to use.

D. Burning:

1. On-site burning will not be permitted.

PART 2 - PRODUCTS "NOT APPLICABLE"

PART 3 - EXECUTION

3.01 INSPECTION:

A. Verify that structures to be demolished are discontinued in use and ready for removal.

B. Do not commence work until all conditions and requirements of all applicable public agencies are complied with.

3.02 PREPARATION:

A. Arrange for and verify termination of utility services to include removing meters and capping lines.

B. Notification:

- Notify the Owner at least three full working days prior to commencing the work of this Section.

3.03 CLARIFICATION:

A. The drawings do not purport to show all objects existing on the site.

B. Before commencing the work of the Section, verify with the Owner all objects to be removed and all objects to be preserved.

3.04 SCHEDULING:

A. Schedule all work in a careful manner with all necessary consideration for the Store Owners, public and the Owner.

B. Avoid interference with the use of, and passage to and from, adjacent facilities.

3.05 DISCONNECTION OF UTILITIES:

A. Before starting site operations, disconnect or arrange for the disconnection of all utility services designated to be removed, performing all such work in accordance with the requirements of the utility company or agency involved.

3.06 PROTECTION OF UTILITIES:

A. Preserve in operating condition all active utilities adjacent to or traversing the site and/or designated to remain.

3.07 DEMOLITION OF SITE STRUCTURES:

A. Demolish all site structure items designated to be removed or which are required to be removed to perform the work.

3.08 OTHER DEMOLITION (IF APPLICABLE):

A. Pull out any existing utility lines designated for abandonment, irrigation, electrical lines, pull boxes and splice boxes, man holes and catch basins to be removed and all other objects designated to be removed or interfering with the work. Contact the utility company or agency involved for their requirements for performing this work. All removed equipment and materials shall be removed from the work area the same day as removed.

B. Removal of Debris: Remove all debris from the site and leave the site in a neat, orderly condition to the full acceptance of the Landscape Architect, or the Owner. No debris shall be left on the site overnight.

END OF SECTION 02050

SECTION 02934: SODDING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

A. Attention is directed to Bidding and Contract Requirements, and to General and Supplemental Conditions, hereby made a part of this Section.

1.02 DESCRIPTION OF WORK:

A. Extent of sodded lawns is shown on drawings and by provisions of this Section.

B. Types of work required include the following:

- Soil preparation
- Sodding lawns

C. Related work specified elsewhere:

1. Section 02921: Topsoil

1.03 QUALITY ASSURANCE:

A. Sod: Comply with American Sod Producers Association (ASPA) classes of sod materials.

1.04 SUBMITTALS:

A. Submit sod growers certification of grass species including special shade grown species. Identify source location.

B. Manufacturer's certification of fertilizer.

1.05 DELIVERY, STORAGE AND HANDLING:

A. Cut, deliver and install sod within 24 hour period.

B. Do not harvest or transport sod when moisture content may adversely affect sod survival.

C. Protect sod from sun, wind and dehydration prior to installation. Do not tear, stretch or drop sod during handling and installation.

1.06 PROJECT CONDITIONS:

A. Work notifications: Notify Landscape Architect at least 7 working days prior to start of sodding operation.

B. Protect existing utilities, paving and other facilities from damage caused by sodding operations.

C. Perform sodding work only after planting and other work affecting ground surface has been completed.

D. Restrict traffic from lawn areas until grass is established. Erect signs and barriers as required.

E. Provide hose and lawn watering equipment as required.

F. An irrigation system will be installed prior to sodding. Locate, protect and maintain the irrigation system during sodding operations. Repair irrigation system components damaged during sodding operations at this Contractor's expense.

1.07 WARRANTY:

A. Refer to Section 02970

PART 2 - PRODUCTS

2.01 MATERIALS:

A. Sod: An "approved" nursery grown blend of improved Kentucky Blue-grass varieties.

1. Soil containing Common Bermudagrass, Quackgrass, Johnsongrass, Poison Ivy, Nuttallseed, Nimbalewill, Canada Thistle, Timothy, Bentgrass, Wild Garlic, Ground Ivy, Perennial Sorrel or Bramegrass weeds will not be acceptable.

B. Provide well-rooted, healthy sod, free of diseases, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density and free of weeds, undesirable grasses, stones, roots, thatch and extraneous material, viable and capable of growth and development when planted.

C. Furnish sod machine stripped in square pads or strips not more than 3'-0" long; uniformly 1" to 1-1/2" thick with clean cut edges. Mow sod before stripping.

D. Fertilizer: Granular, non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.

1. Type A: Starter fertilizer containing 20% nitrogen, 12% phosphoric acid and 8% polish by weight or similar approved composition.

E. Ground limestone: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20 mesh sieve. Use if determined by soil tests to be necessary.

F. Stakes: Softwood, 3/4" x 8" long.

G. Water: Free of substance harmful to sod growth. Hoses or other methods of transportation furnished by Contractor.

H. Topsoil: Refer to Section 02921

PART 3 - EXECUTION

3.01 EXAMINATION:

A. Examine finish surfaces, grades, topsoil quality and depth. Do not start sodding work until unsatisfactory conditions are corrected.

3.02 PREPARATION:

A. Limit preparation to areas which will be immediately sodded. Spread topsoil, fine grade.

B. Treat lawn areas with "Round Up", by Monsanto, per label directions as required to kill existing vegetation prior to sodding.

C. Loosen topsoil of lawn areas to minimum depth of 3". Remove stones over 1" in any dimension and sticks, roots, rubbish and extraneous matter.

D. Grade lawn areas to smooth, free draining and even surface with a loose, uniformly fine texture. Roll and rake; remove ridges and fill depressions as required to drain.

E. Apply type A fertilizer at the rate equal to 1.0 lb. of actual nitrogen per 1,000 sq. ft. (43 lbs./acre). Apply fertilizer by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with the soil to depth of 1" by discing or other approved methods. Fertilize areas inaccessible to power equipment with hand tools and incorporated it into soil.

F. Dampen dry soil prior to sodding.

G. Restore prepared area to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to sodding.

3.03 INSTALLATION:

A. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent course. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains and seeded areas.

B. Do not lay dormant sod or install sod on saturated or frozen soil.

C. Install initial row of sod in a straight line, beginning at bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and tightly against previously installed row.

D. Peg sod on slopes greater than 3 to 1 to prevent slippage at a rate of 2 stakes per yd. of sod.

E. Water sod thoroughly with a fine spray immediately after laying.

F. Roll with light lawn roller to ensure contact with sub-grade.

G. Sod indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.

3.05 ACCEPTANCE:

A. Landscape Architect will review during punch list walkthrough with contractor.

3.06 CLEANING:

A. Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, debris and equipment. Repair damage resulting from sodding operations.

END OF SECTION 02934

SECTION 02921 - TOPSOIL

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

A. Attention is directed to Bidding and Contract Requirements, General and Supplemental Requirements, which are hereby made a part of this Section.

1.02 DESCRIPTION OF WORK:

A. Extent of Topsoil Work is shown on drawings and by provisions of this section.

B. Topsoil for lawn work shall be as stripped from site or provided by contractor from off-site sources free of herbicides and conforming to the specifications herein.

C. Related Work Specified Elsewhere:

1. Section 02934: Sodding

1.03 QUALITY ASSURANCE:

A. Testing of supplied and/or stockpiled topsoil shall be performed by a qualified independent testing laboratory normally engaged in agronomic soil testing. Each soil sample tested shall be a composite of five to seven subsamples taken the full depth of proposed source. Discard upper 6 inches of stockpiled topsoil before collecting samples. All costs for collecting and testing of topsoil shall be borne by the Contractor.

1. Recommended testing laboratory:

A & L Great Lakes Laboratories, Inc.
3505 Conestoga Drive
Fort Wayne, IN 46808
(260) 483-4759
agrlabtests.com

B. Required Topsoil Tests:

1. Chemical analysis indicating:

a. fertility: pH, nitrate nitrogen, ammonia nitrogen, phosphate phosphorous, potassium, calcium, magnesium.

b. suitability: total salinity, boron, sodium, potassium, calcium, magnesium, chloride, sulfate.

2. Physical properties including:

a. organic content

b. particle size distribution

1.04 SUBMITTALS:

A. Submit two certified copies of soil tests for approval prior to initiating work.

1.05 PROJECT CONDITIONS:

A. Known underground and surface utility lines are indicated on the civil drawings.

B. Protect existing trees, plants, lawns and other features designated to remain as part of the landscaping work.

C. Promptly repair damage to adjacent facilities caused by topsoil operations. Cost of repair at Contractor's expense.

D. Promptly notify the Landscape Architect of unexpected sub-surface conditions.

PART 2 - PRODUCTS

2.01 MATERIALS:

A. Provide topsoil as required to complete job. Topsoil must meet testing criteria results specified. All processing, cleaning and preparation of this topsoil to render it acceptable for use is the responsibility of this contractor.

B. Supplied and/or stockpiled topsoil, shall be fertile, friable sandy, sandy loam soil without admixture of subsoil and free of stones, stumps, rot, trash, debris, and other materials deleterious to plant growth. Topsoil shall not freeze or muddy. PH of existing or supplied soil to range between 6.3 and not more than 7.0. Topsoil that does not meet this pH range shall be amended with approved pH adjusters. Topsoil shall contain not less than 3% and not greater than 10% organic matter determined by loss through ignition.

C. Gradation of Topsoil:

Sieve Designation	Percent Passing
1 inch screen	100
1/2 inch screen	97-100
No. 10 U.S.S. mesh sieve	95-100
No. 10 U.S.S.	15-30
No. 4 (4.76mm)	100
No. 10 (2.00mm)	95-100
No. 18 (1.00mm)	90-100
No. 30 (500 micron)	65-100
No. 60 (250 micron)	0-50
No. 100 (150 micron)	0-20
No. 270 (53 micron)	0-10

Percentages shall be based on dry weight of the sample.

PART 3 - EXECUTION

3.01 EXAMINATION:

A. Examine rough grades and installation conditions. Do not start topsoil work until unsatisfactory conditions are corrected.

3.02 FINISH GRADING:

A. Perform topsoiling within contract limits, including adjacent transition areas, to new elevations, levels, profiles, and contours indicated. Provide uniform levels and slopes between new elevations and existing grades.

B. Grade surfaces to assure areas drain away from building structures and to prevent ponding and pockets of surface drainage.

C. Lawn Areas: Supply and spread topsoil to a minimum uniform depth of 4" or as noted. Remove clumps larger than 1" in diameter.

D. Grade lawn areas to a smooth, free draining even surface with a loose, moderately coarse texture ready to accept seed or sod.

E. Provide earth crowning where indicated on drawings.

F. Crowning/rounding to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that toe of slope is not readily visible. Landscape Architect to verify final contouring before planting.

G. Regardless of finish grading elevations indicated, it is intended that grading be such that proper drainage of surface water will occur and that no low areas are created to allow ponding. Contractor to consult with Owner or Landscape Architect regarding minor variations in grade elevations before rough grading is completed.

3.03 CLEANING:

A. Upon completion of topsoiling operations, clean areas within contract limits, remove tools and equipment. Site shall be clean, clear, free of debris and suitable for site work operations.

END OF SECTION 02921

SECTION 02810 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

A. Attention is directed to Bidding and Contract Requirements and General and Supplemental Requirements, which are hereby made a part of this Section.

1.02 DESCRIPTION OF WORK:

A. Extent of irrigation system work includes modifications of sprinklers, valves, piping, fittings, and wiring, etc. of existing irrigation system.

B. The sprinkler system shall be constructed using sprinklers, valves, piping, fittings, controllers, wiring, etc. of the manufacturer of the existing system. The system shall be constructed to grades and conform to areas and locations as shown on the drawings.

C. Unless otherwise specified or indicated on the drawings, the construction of the sprinkler system shall include the furnishing, installing and testing of all mains, laterals, risers and fittings, sprinkler heads, quick coupling valves, control valves, and other necessary specialties and the removal and/or restoration of existing improvements, excavating and backfill, and all other work in accordance with plans and specifications as required for a complete system.

D. Related work specified elsewhere:

1. Section 02934: Sodding

1.03 QUALITY ASSURANCE:

A. The Contractor shall maintain continuously a competent superintendent, satisfactory to the Owner, with authority to act for him in all matters pertaining to the work.

B. The Contractor shall coordinate his work with the other trades.

C. The Contractor shall confine his operations to the area to be improved and to the areas allotted him by the Owner's representative for material and equipment storage.

D. The Contractor shall have a minimum of 5 years experience installing irrigation systems of comparable size and complexity.

1.04 SUBMITTALS:

A. Submit specific product information including make and model number to the irrigation consultant or landscape architect on backflow devices, valves, sprinklers, controller, wire connectors and wire, pipe and fittings, clamps, pumps (when specified) to be used on the project prior to purchasing materials. Submittals are subject to the irrigation consultant's approval.

B. Upon irrigation system acceptance, submit written operating and maintenance instructions. Provide format and contents as directed by the Landscape Architect. Include instruction sheets and parts lists for all operating equipment.

C. Provide a reproducible irrigation system record drawing showing sprinkler heads, valves, field splices, drains and pipelines including quick coupler and automatic valves. Drawing is to be given to the owner or the owner's representative at the final irrigation system walkthrough:

- Legibly mark drawings to record actual construction.
- Indicate horizontal locations, with a minimum of two dimensions to permanent surface improvements.
- Identify field changes of dimension and detail and changes made by Change Order.

1.05 DELIVERY, STORAGE AND HANDLING:

A. Deliver irrigation system components in manufacturer's original undamaged and unopened containers with labels intact and legible.

B. Deliver plastic piping in bundles, packaged to provide adequate protection of pipe ends, both threaded or plain.

C. Store and handle materials to prevent damage and deterioration.

D. Provide secure, locked storage for valves, sprinkler heads and similar components that cannot be immediately replaced, to prevent installation delays.

1.06 PROJECT CONDITIONS:

A. The bidder acknowledges that he has examined the site, plans and specifications, and the submission of a proposal shall be considered evidence that examination has been made.

B. It shall be the contracting installer's responsibility to report to the Owner's authorized representative any deviations between drawings, specifications and the site. Failure to do so prior to the installing of equipment and resulting in replacing and/or relocation equipment shall be done at the Contractor's expense.

C. The exact location of all existing utilities and structures and underground utilities are not indicated on the drawings; their locations shall be determined by the Contractor, and he shall conduct his work so as to prevent interruption of service or damage to them. The Contractor shall protect existing structures and utility services and be responsible for their replacement if damaged by him.

D. Any necessary re-excavation or alterations to the system needed because of failure of the Contractor to have the required inspections shall be performed at the Contractor's own expense.

1.07 CODES AND STANDARDS:

A. The entire installation shall fully comply with all local and state laws and ordinances and with all established codes applicable thereto.

B. Any permits for the installation of construction of the work included under this contract which are required by any of the legally constituted authorities having jurisdiction, shall be obtained and paid for by the Contractor, each at the proper time. He shall also arrange for and pay all costs in connection with any inspections and examinations required by these authorities.

C. In all cases where inspection of the sprinkler system work is required and/or where portions of the work are specified to be performed under the direction and/or inspection of the Owner's authorized representative, the Contractor shall notify the Owner's authorized representative at least 24 hours in advance of the time and such inspection and/or direction is required.

D. Any necessary re-excavation or alterations to the system needed because of failure of the Contractor to have the required inspections shall be performed at the Contractor's own expense.

1.08 SERVICE AND MAINTENANCE:

A. The Contractor shall service the system at the request during the guarantee period and shall be paid for work performed which is not covered by the guarantee. Contractor shall winterize the system the first year as part of this contract, and will provide written instructions to the Owner for future service and maintenance.

B. Return to the site during the subsequent spring season and demonstrate to the Owner the proper procedures for the system start-up, operation and maintenance.

C. After completion, testing and acceptance of the system, the Contractor will instruct the Owner's personnel in the operation and maintenance of the system.

1.09 OWNER'S ACCEPTANCE:

A. The completion of the contract will be accepted and Notice of Completion recorded only when the entire contract is completed to the satisfaction of the Owner's authorized representative.

B. Within ten (10) days of the Contractor's notification that the installation is complete, the Owner, or his Representative will inspect the installation and if a final acceptance is not given, will prepare a "Punch List" which, upon completion by the Contractor, will signify acceptance by the Owner.

C. Final payment will not be made without the receipt of an accurate as-built drawing by the Landscape Architect.

1.10 WARRANTY:

A. It shall be the Contractor's responsibility to ensure and guarantee satisfactory operation of the entire system and the workmanship and restoration of the area. The entire system shall be guaranteed to be complete and perfect in every detail for a period of one year from the date of its acceptance and he hereby agrees to repair or replace any such defects occurring within that year, free of expense to the Owner. Minor maintenance and adjustment shall be by Owner.

B. Contractor to guarantee that all trenches and other disturbed areas to be free from heaving or settling more than one-quarter (1/4"). Should it become necessary to adjust the grade, regrade the trench and reseed. This no-settlement clause shall extend over the entire period of guarantee of the job.

PART 2 - PRODUCTS

2.01 MATERIALS:

A. General:

1. All materials to be incorporated in this system shall be new and without flaws or defect and quality and performance as specified. All material overages at the completion of the installation are the property of the contractor and are to be removed from the site.

2. The Contractor shall use materials as specified. Material other than specified will be permitted only after written application by the Contractor and written approval by the Landscape Architect. Substitutions will only be allowed when in the best interest of the Owner.

B. Pipe and Fittings:

