



Request-for Proposal

RFP 2025-04

April 7, 2025

Contact: Victor Ruppert
Title: Director of Construction and Special Projects
Ph: (989) 354 – 2197 Ext. 2157
Cell: (989) 350-7003
Email: vruppert@tbchs.org
Subject: Master Facility Planning Services

Mission Statement

Caring for the People of Our Communities

Our Vision

A Community partner for Well-being

Who we are:

Thunder Bay Community Health Service, Inc., (TBCHS) is a non-profit, 501 (c) (3) independent corporation governed by a volunteer board of directors representing the communities we serve. TBCHS was founded in 1980 by a group of concerned citizens who identified the need for greater access to primary care services in the region.

In July 1982, TBCHS became operational as a National Health Service Corporation solo practice, and in October 1983 was awarded Section 330 federal funding operating under the guidelines of a Community Health Center.

Today this designation is referred to as a Federally Qualified Health Center (FQHC) supported by the Health Resources and Service Administration of the U.S. Department of Health and Human Services. This special status makes us eligible for a variety of programs, allowing us to offer a much broader scope of service than would otherwise be possible in a rural area.



Through the years, we have grown to serve the populations of Montmorency, Alpena, Cheboygan, Otsego, Oscoda, and Presque Isle Counties. We provide health care for all ages, regardless of insurance status where everyone is welcome

Introduction:

Thunder Bay Community Health Service will be accepting bids for a partnership to engage in capturing and planning the current and future needs of our facilities allowing us to better care for the people in our communities.

Objective:

To create efficiencies, sustainability, and consistency with a welcoming environment inside and outside our facilities.

Scope:

Create a partnership with a firm that has successful experience with healthcare Master Facility Planning.

Thunder Bay Community Health Service needs:

- Facility efficiencies short term (1-2 yrs) and long term (3-10 yrs).
- Ergonomics of the facilities for our employees and clients.
- Overall flow within our facilities.
- Technology and how it integrates into our overall success.
- Facilities that provide privacy and security for our employees and clients.
- Establish Standards to maximize consistency and ease of facility maintenance.
- Provisions in infrastructure that promotes expansion.
- Proactive approach to pre planning of projects to maximize timeliness in grant funding and utilization of.
- Employee and management engagement with a communication strategy to achieve optimal buy-in and participation.

Locations:

Admin Office

- Alpena

Clinics

- Atlanta Clinic
- Fairview Clinic
- Hillman Clinic
- Onaway Clinic
- Rogers City Clinic

School Based Health Clinics

- Cheboygan Intermediate Schools
- Onaway Area Schools
- Inland Lakes Secondary School
- Johannesburg-Lewiston Area Schools
- Mio AuSable Schools
- Rogers City Elementary School

Proposal:

A formal proposal breaking down the plan, milestones, timing, and budget associated with completing this project.

A formal presentation to our team describing your process, the deliverables, the initial engagement, and the ROI we can expect.

Schedule:

- A. Intent to participate in RFP received by: 04/18/2025
- B. Questions and Discussions: 04/21/2025 through 05/09/2025
- C. Formal proposal received by: 05/23/2025
- D. Formal Presentation: 05/26/2025 through 06/06/2025
- E. Review Period: Week of 06/09/2025
 - a. TBCHS will review all timely submitted proposals and based upon the RFP responses and analysis, reference checks, and the collective input of our team, a Partner will be selected to lead us through the Facility Master Planning process. TBCHS reserves the right to award this bid to the respondent that best meet the objectives of this RFP, at TBCHS's sole discretion.



- b. TBCHS reserves the right to accept or reject any, all, or any part of any proposal submission. Intent of award for this RFP does not in any way constitute a formal, legally binding agreement. No contract shall exist until all terms and conditions have been mutually agreed upon and the contract document has been signed by the authorized representatives for each party.

F. Intent of award: Week of 06/16/2025

G. Board Approval: Week of 06/23/2025

H. Contract Issued: Week of 07/07/2025

Funding:

The project contained in this RFP uses 0% federal and 100% non-federal resources. Thunder Bay Community Health Service, Inc. qualifies for GSA pricing and is tax-exempt, #38-2290337.

Terms:

Monthly invoicing, Net 45 days

Attachments:

Exhibit A: Bidder Cover Page Signature Affidavit

Exhibit B: Reference Data Sheet

Exhibit C: Facility Layout Drawings

Exhibit A



BIDDER COVER PAGE SIGNATURE AFFIDAVIT	
NAME OF FIRM:	
STREET ADDRESS:	
CITY, STATE, ZIP	
CONTACT PERSON:	
PHONE #:	
FAX #:	
EMAIL:	

In signing this bid, we also certify that we have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit a bid; that this bid has been independently arrived at without collusion with any other bidder, competitor or potential competitor; that this bid has not been knowingly disclosed prior to the opening of bids to any other bidder or competitor; that the above statement is accurate under penalty of perjury.

The undersigned, submitting this bid, hereby agrees with all the terms, conditions, and specifications required by TBCHS in this Request for Bid, and declares that the attached bid and pricing are in conformity therewith.

Signature

Title

Name (type or print)

Date

Exhibit B



REFERENCE DATA SHEET

NAME OF FIRM:	
----------------------	--

Provide company name, address, contact person, telephone number, and appropriate information on the product(s) and/or service(s) used for Three (3) or more installations with requirements like those included in this solicitation document. References may be checked at the discretion of TBCHS for bid evolution purposes.

Company Name _____

Address (include ZIP) _____

Contact Person _____ Phone No. _____

Product(s) and/or Service(s) Used _____

Company Name _____

Address (include ZIP) _____

Contact Person _____ Phone No. _____

Product(s) and/or Service(s) Used _____

Company Name _____

Address (include ZIP) _____

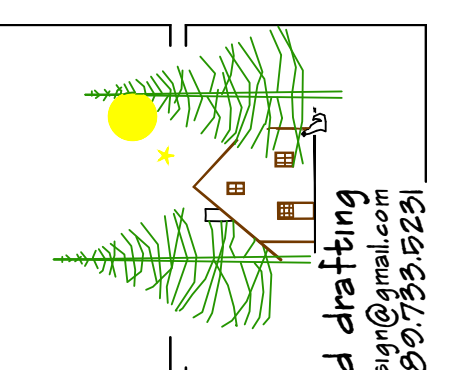
Contact Person _____ Phone No. _____

Product(s) and/or Service(s) Used _____

Exhibit C

Facility Layout Drawings

Alpena Admin	Not Available
Atlanta Clinic	.pdf
Fairview Clinic	.pdf
Hillman Clinic	.pdf
Onaway Clinic	.pdf
Rogers City Clinic	.pdf
Cheboygan SBHC	.pdf
Onaway SBHC	.pdf
Inland Lakes SBHC	.pdf
Joburg SBHC	.pdf
Mio SBHC	.pdf
Rogers City SBHC	.pdf



red stick design
architectural design and drafting
e-mail: redstickdesign@gmail.com
tele: 909.735.8231

CONFORM TO 2024 ASHRAE 90.1
THIS PROJECT HAS BEEN DESIGNED AND DRAWN IN ACCORDANCE WITH THE 2024 ASHRAE 90.1 AND THE 2024 ASHRAE 189.1. THE DESIGNER HAS CONDUCTED A PRELIMINARY ENERGY ANALYSIS AND HAS DETERMINED THAT THE PROJECT MEETS THE REQUIREMENTS OF THE 2024 ASHRAE 90.1 AND THE 2024 ASHRAE 189.1.

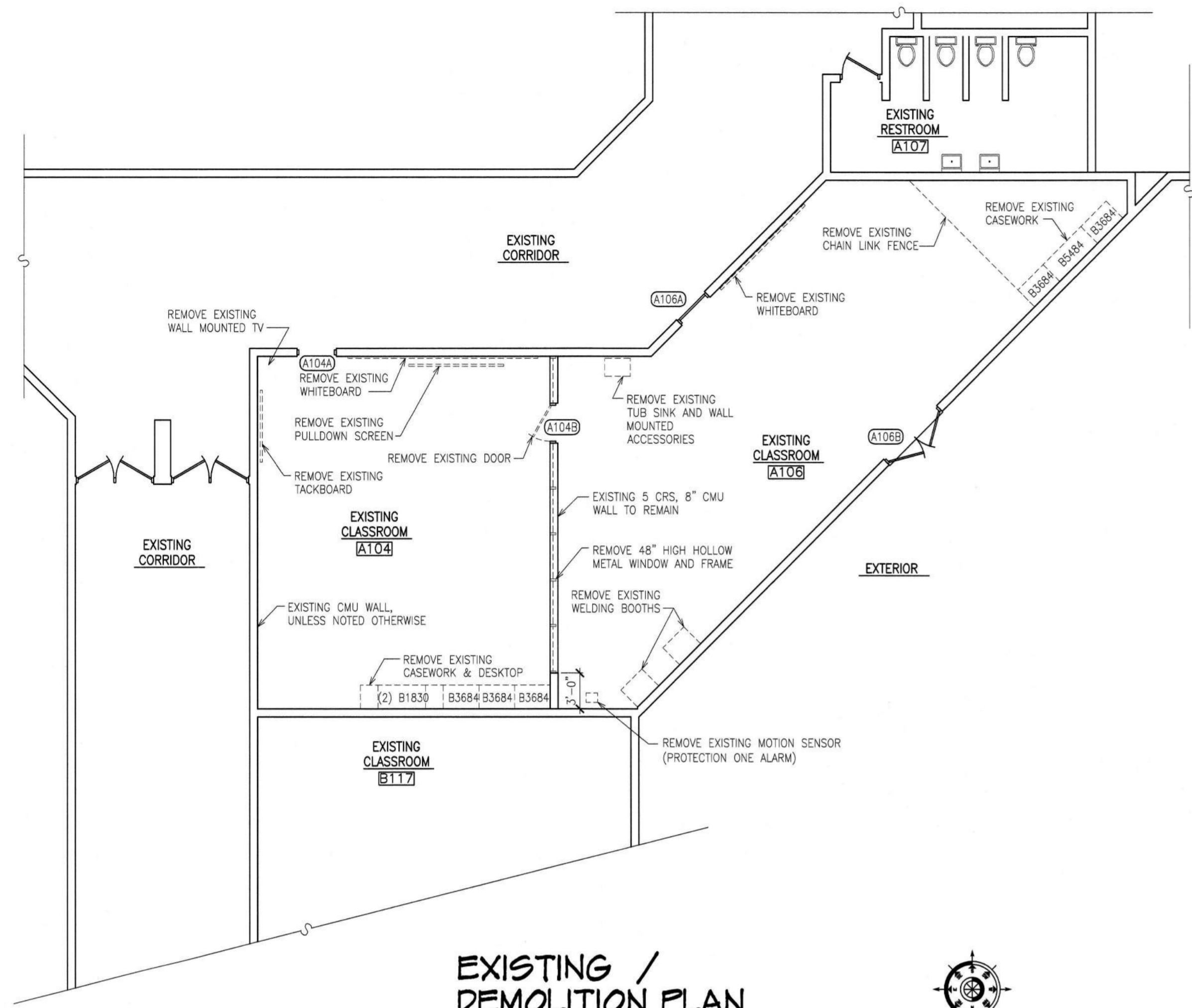
FLOOR PLAN

**THUNDER BAY
COMMUNITY HEALTH SERVICE, INC.
ATLANTA, MICHIGAN**

PROJECT: _____
DESIGNED: _____
DATE: APR. 19, 2024
ENGINEER: _____
THOMAS VANHAGENHOF
(909) 299-6092
DESIGNER: _____
JEREMY ADAIR
(909) 735-8231
JOB NUMBER: _____
SHEET NO.: 170106

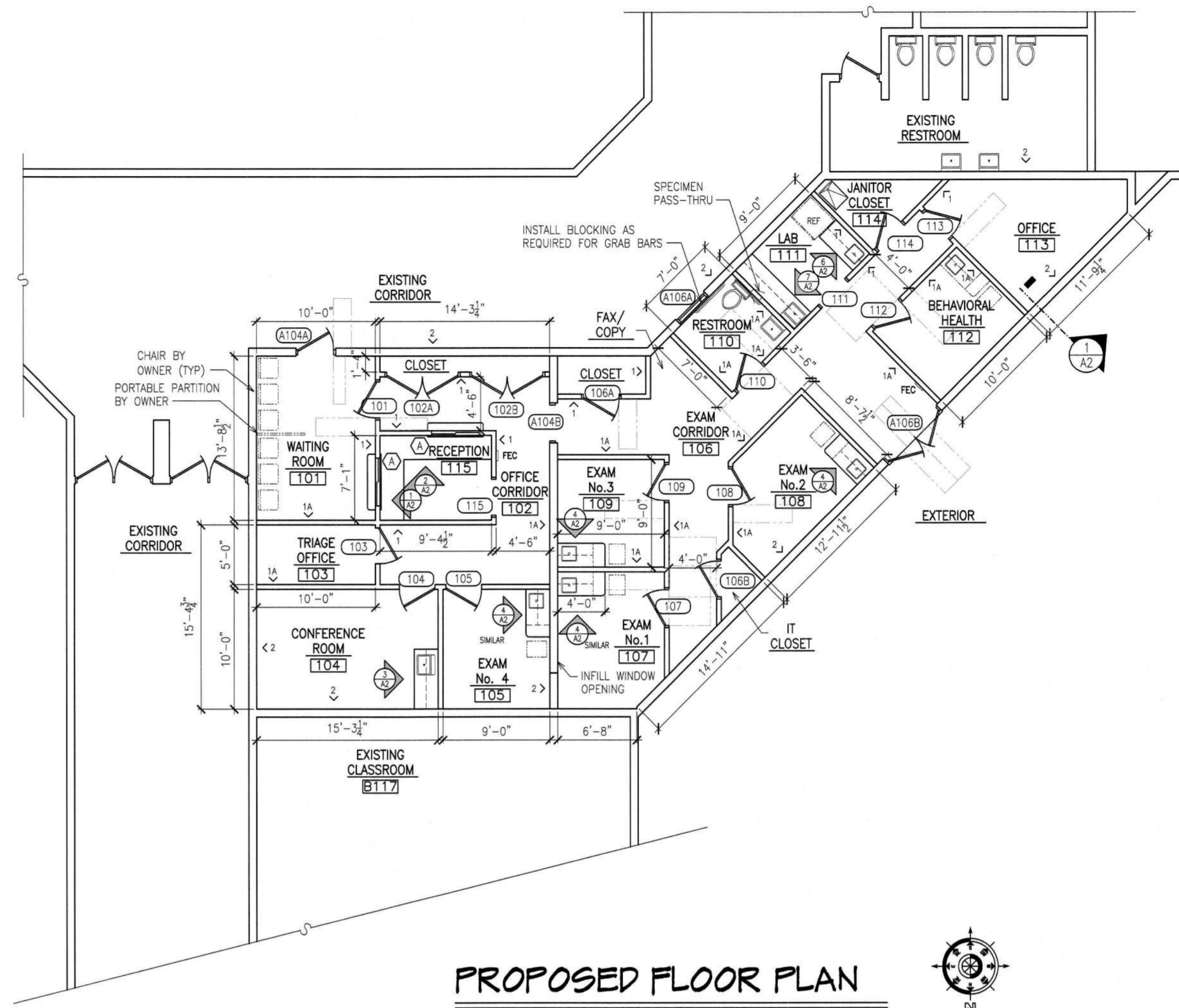


FLOOR PLAN
SCALE: 1/8" = 1'-0"
N



EXISTING / DEMOLITION PLAN

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



PROPOSED FLOOR PLAN

PROPOSED AREA: 1,785 SF

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



DEMOLITION NOTES

- SEE PLUMBING, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL EXISTING AND DEMOLITION INFORMATION.
- REMOVE EXISTING SUSPENDED CEILING TILE AND GRID AS REQUIRED FOR THE INSTALLATION OF THE NEW INTERIOR WALLS.
- THE ACCESSIBLE PORTION OF ABANDONED SUPPLY CIRCUITS AND CABLES SHALL BE REMOVED.
- REMOVE VINYL FLOOR AND BASE EXISTING CLASSROOM A104.
- CHEBOYGAN INTERMEDIATE SCHOOLS HAS FIRST RIGHT OF REFUSAL FOR ANY REMOVED MATERIAL.

INTERIOR WALL TYPE

- 3/8" METAL STUD WALL w/ 5/8" GYPSUM BOARD EACH SIDE, 4 3/8" WALL THICKNESS
- EXISTING 8" CMU
- SUFFIX 'A' INDICATES 3/8" FIBERGLASS BATT INSULATION FULL HEIGHT OF THE WALL

FLOOR PLAN NOTES

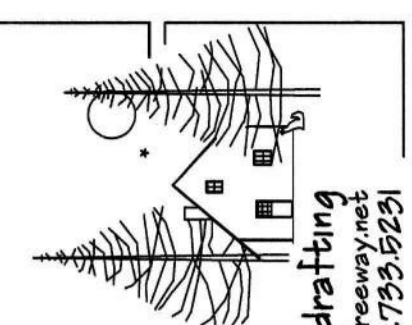
- THE THICKNESS OF THE WALLS ARE AS INDICATED ON THE PRINTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE THE START OF CONSTRUCTION.
- THE TYPICAL DOOR CORNER DETAIL IS 3" ROUGH FRAMING FROM CORNER AND 4" TO SWING OF DOOR.
- ALL NEW WALL FRAMING WILL BE LIGHT GA. METAL STUDS @ 16" O.C., FULL HEIGHT TO ROOF DECK
- INSTALL FIRESTOPPING (OR FIREBLOCKING) AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS OVER CABINETS, DROP CEILINGS AND SIMILAR LOCATIONS.
- ALL NEW WALLS WILL HAVE FULL CAVITY FIBERGLASS SOUND INSULATION. INSULATION WILL BE SUPPORTED ABOVE TOP OF GYPSUM BOARD.
- ALL GYPSUM BOARD WILL BE 5/8" THICK TYPE 'X', AND EXTEND A MINIMUM OF 6" ABOVE SUSPENDED CEILING GRID.
- DO NOT ALLOW DISSIMILAR METALS TO COME INTO CONTACT WITH EACH OTHER. DISSIMILAR METALS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, ALUMINUM, ZINC, IRON (STRUCTURAL STEEL), TIN, LEAD, AND COPPER.
- TYPICALLY INTERIOR DIMENSIONS ARE GIVEN TO THE FINISHED FACE OF THE WALL/PARTITION. DIMENSIONS CORRELATING TO EXTERIOR WALLS ARE TYPICALLY TO THE OUTSIDE FACE OF THE CMU UNLESS NOTED OTHERWISE.
- ALL CONCRETE, MASONRY, AND GYPSUM BOARD CONTROL JOINTS, EXPANSION JOINTS AND SAWCUTS WILL COMPLY WITH ASTM C 94; ACI 301; ACI 318; ACI 530.1; ASCE 6; TMS 602; GA 216; GA 600 AND INDUSTRY STANDARDS.

ROOM FINISH SCHEDULE

RM No.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
				NORTH	EAST	SOUTH	WEST	MAT'L	HT.	
101	WAITING ROOM	VCT	V	GYP/P	EXIST/P	EXIST/P	GYP/P	SUSP	9'-4"	
102	OFFICE CORRIDOR	VCT	V	GYP/P	GYP/P	GYP/P	EXIST/P	SUSP	9'-4"	GYP INFILL ON WEST WALL
103	TRIAGE OFFICE	VCT	V	GYP/P	EXIST/P	GYP/P	GYP/P	SUSP	9'-4"	
104	CONFERENCE ROOM	VCT	V	EXIST/P	EXIST/P	GYP/P	GYP/P	SUSP	9'-4"	
105	EXAM No. 4	VCT	V	EXIST/P	GYP/P	GYP/P	EXIST/P	SUSP	9'-4"	GYP INFILL ON WEST WALL
106	EXAM CORRIDOR	VCT	V	GYP/P	EXIST/P	GYP/P	GYP/P	SUSP	9'-4"	
107	EXAM No. 1	VCT	V	EXIST/P	EXIST/P	GYP/P	GYP/P	SUSP	9'-4"	GYP INFILL ON EAST WALL
108	EXAM No. 2	VCT	V	EXIST/P	GYP/P	GYP/P	GYP/P	SUSP	9'-4"	
109	EXAM No. 3	VCT	V	GYP/P	EXIST/P	GYP/P	GYP/P	SUSP	9'-4"	GYP INFILL ON EAST WALL
110	RESTROOM	VCT	V	GYP/P	GYP/P	EXIST/P	GYP/P	SUSP	9'-4"	48" FRP AT WATER CLOSET
111	LAB	VCT	V	GYP/P	GYP/P	EXIST/P	GYP/P	SUSP	9'-4"	
112	BEHAVIORAL HEALTH	VCT	V	EXIST/P	GYP/P	GYP/P	GYP/P	SUSP	9'-4"	
113	OFFICE	VCT	V	EXIST/P	GYP/P	EXIST/P	EXIST/P	SUSP	9'-4"	
114	JANITORS CLOSET	EXIST	V	GYP/P	GYP/P	EXIST/P	EXIST/P	SUSP	8'-0"	SEE NOTE No.2
115	RECEPTION	VCT	V	GYP/P	GYP/P	GYP/P	GYP/P	SUSP	9'-4"	
--	EXISTING CORRIDOR	TZP	V	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
--	EXISTING RESTROOM	CMT	CT	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	

ROOM FINISH NOTES

- KEY: EXIST = EXISTING; R = 4" VINYL BASE; EXIST/P = NEW PAINT ON EXISTING CMU; GB/P = GYPSUM BOARD AND PAINT; SUSP = SUSPENDED CEILING; TZP = TERRAZZO PAVER TILE; CMT = CERAMIC MOSAIC TILE; VCT = VINYL COMPOSITE TILE; CT = CERAMIC TILE
- JANITOR'S CLOSET ROOM No. 15 NORTH AND EAST WALLS WILL BE 1-HOUR RATED CONSTRUCTED PER UL L465 AND CEILING WILL BE 1 HOUR RATED CONSTRUCTED PER ITEM NUMBER 21-1.1 FROM TABLE 721.1(3) OF THE MICHIGAN BUILDING CODE.
- ALL NEW FRAMED INTERIOR WALLS WILL RECEIVE 5/8" TYPE 'X' FIRESHIELD GYPSUM BOARD. INSTALL PER THE MANUFACTURERS INSTRUCTIONS.
- ALL INTERIOR GYPSUM BOARD WILL BE TAPED AND FINISHED, READY FOR PAINT, EXCEPT FOR AREAS ABOVE SUSPENDED CEILING, WHICH CAN BE TAPED ONLY.
- ALL INTERIOR GYPSUM BOARD WILL BE PRIMED BY THE PAINTER, THEN SPOTTED AND CHECKED BY THE PAINTER, DRYWALLER, AND GENERAL CONTRACTOR BEFORE FINISH PAINT IS APPLIED.
- INTERIOR TRIM WILL RECEIVE THREE (3) COATS OF FINISH. FILL ALL NAIL HOLES WITH FILLER TO MATCH FINISH.
- ALL PAINTED GYPSUM BOARD/DRYWALL WILL RECEIVE ONE PRIME COAT AND TWO FINISH COATS.
- HOLLOW METAL FRAMES SHALL BE SHOP PRIMED.
- DOOR FRAMES WILL RECEIVE THREE (3) COATS OF FINISH.
- DOORS WILL BE FACTORY FINISHED.
- RESTROOMS ARE BARRIER FREE AND REQUIRE A SIGN ON THE WALL ADJACENT TO THE DOOR PER THE BARRIER FREE CODE OF THE STATE OF MICHIGAN.
- INSTALL 3/8" FIBERGLASS SOUND INSULATION IN ALL WALLS PER THE PRINTS.
- INSTALL ALL RESTROOM ACCESSORIES BE PER THE STATE OF MICHIGAN BARRIER FREE CODE AND THE AMERICAN'S WITH DISABILITIES ACT. RESTROOM ACCESSORIES WILL BE:
18", 36" & 42" GRAB BARS
ONE TOILET PAPER DISPENSER / SHELF, BOBRICK B-2840
ONE SOAP DISPENSER, BOBRICK B-155
ONE PAPER TOWEL DISPENSER, BOBRICK B-262
ONE 24"x36" MIRROR, BOBRICK B-293 2436
ONE CLOTHES HOOK, BOBRICK B-671
ONE SPECIMEN PASS THRU, BOBRICK B-505
- THERE WILL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- CEILING HEIGHTS INDICATED ON THE ROOM FINISH SCHEDULE ARE FOR THE LOWEST MAJOR AREA OF CEILINGS IN THE ROOM. REFER TO PLANS, SECTIONS, AND DETAILS WHERE APPLICABLE FOR ADDITIONAL CEILING HEIGHTS WITHIN THE ROOM.
- WHEREVER A FLOOR, WALL, OR CEILING SURFACE OF A ROOM IS SCHEDULED TO BE FINISHED, ALL UNFINISHED ITEMS WITHIN THAT SURFACE (FRAMES, DOORS, TRIM, PANEL COVERS, ETC.) SHALL BE FINISHED, UNLESS INDICATED OTHERWISE. FINISH FOR SUCH ITEMS SHALL BE AS APPLICABLE TO SPECIFIC MATERIAL. DO NOT FINISH PRE-FINISHED ITEMS, UNLESS INDICATED OTHERWISE.
- TRANSITIONS BETWEEN ADJACENT MATERIALS SHALL BE SMOOTH AND LEVEL WITHOUT EXPOSED EDGES NOR ABRUPT CHANGES IN ELEVATION. PROVIDE AND INSTALL TRANSITION DEVICES OF AN APPROPRIATE MATERIAL AND PROFILE AS REQUIRED TO ACHIEVE THIS REQUIREMENT. WHEREVER POSSIBLE, LOCATE FLOORING MATERIAL TRANSITIONS BETWEEN ADJACENT ROOMS BENEATH THE DOORWAY(S) IN ITS CLOSED POSITION, UNLESS INDICATED OTHERWISE.
- CEILING BULKHEADS: BOTH HORIZONTAL AND VERTICAL SURFACES SHALL BE FINISHED THE SAME UNLESS INDICATED OTHERWISE.
- ALL COLORS, PATTERNS, AND TEXTURES OF FINISHES SHALL BE AS SELECTED BY THE OWNER.
- FLOOR MATERIAL CHANGES SHALL OCCUR BENEATH DOORS/THRESHOLDS.
- WALL DESCRIPTIONS (INCLUDING WALLS, PARTITIONS, ASSEMBLIES, SEPARATIONS, ENCLOSURES, ETC.) ON THIS DRAWING GENERALLY DESCRIBE THE WALL CONDITIONS. REFER TO PLANS, SECTIONS, AND DETAILS WHERE APPLICABLE FOR WALL DESCRIPTIONS PERTAINING TO RATINGS, SOUND AND AIR CONTROL.
- SUSPENDED CEILING USG, RADAR, FIELD VERIFY.
- PROVIDE FILLER STRIP(S) BETWEEN WALL AND CABINETS, AS REQUIRED. FILLER STRIPS SHALL MATCH CASEWORK IN ALL RESPECTS. SIZE OF FILLERS SHALL BE 2" MAX.
- OWNER TO VERIFY ALL ROOM FINISHES PRIOR TO THE START OF CONSTRUCTION.
- NEW VINYL COMPOSITE FLOOR TILE WILL BE KARDEAN, 18"x18", NO WAX FLOORING.
- NEW FLOOR BASE WILL BE 4" ROPPE, VINYL COVE BASE, ROLLED LENGTHS, MATCH EXISTING COLOR
- OWNER WILL SUPPLY EXISTING TERRAZZO TILE. INSTALL WITH EPOXY GROUT AND WITH 800 GRIT FINISH GROUND AND POLISHED.
- CLOSETS WILL HAVE 5 ROWS OF OPEN WIRE SHELVES, ADJUSTABLE HEIGHT, FROM 16" ABOVE FLOOR TO 80" ABOVE THE FLOOR. THE OFFICE CORRIDOR CLOSETS WILL HAVE 12" DEEP SHELVES, THE EXAM CORRIDOR CLOSET WILL HAVE 16" DEEP SHELVES
- INSTALL TWO (2) FIRE EXTINGUISHERS AND CABINETS (FEC) PER THE PRINTS. FIRE EXTINGUISHER SHALL BE A MULTIPURPOSE DRY-CHEMICAL TYPE, WITH UL RATING OF 3A-40B:C, AMEREX, MODEL B402T OR EQUAL WITH LARSON, MODEL 2409-R3 FG, ARCHITECTURAL SERIES, ROLLED EDGE SEMI-RECESSED CABINET

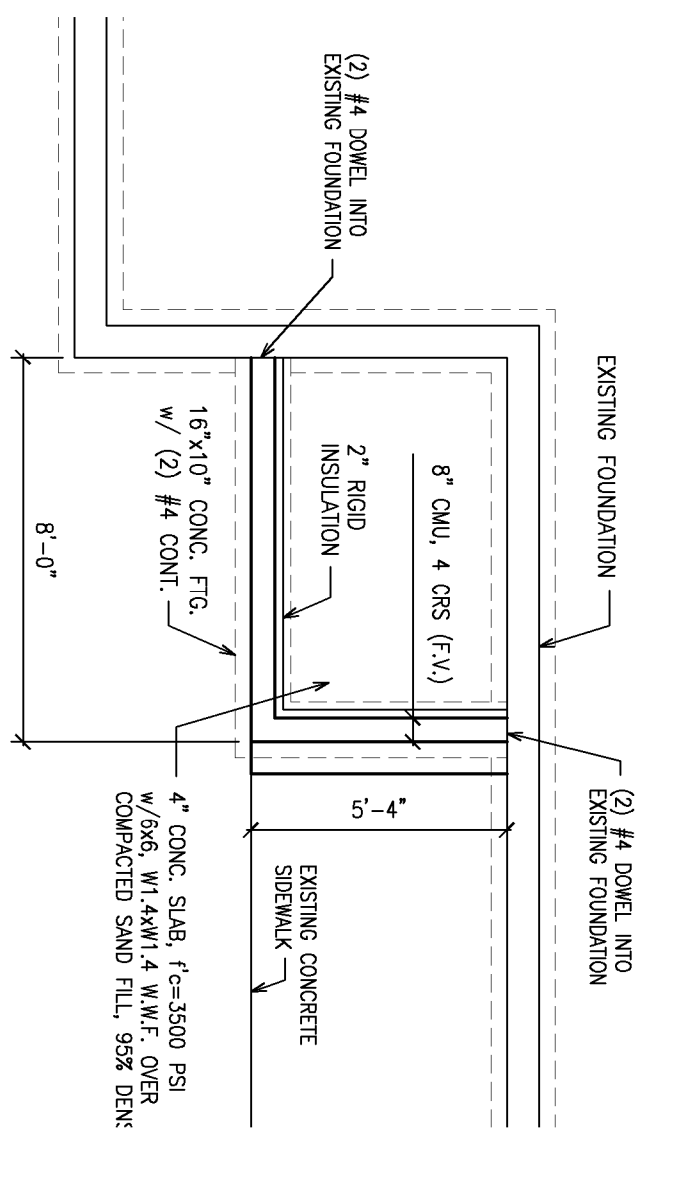


red stick design
architectural design and drafting
e-mail: redstick@redstickdesign.com
phone: 989.793.8291

PROPOSED AND
DEMOLITION FLOOR PLAN

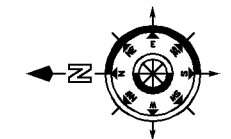
TBCHS, INC.
CHEBOYGAN INTERMEDIATE SCHOOL
HEALTH CENTER

DESIGNED BY	CHARLES G. WINTERS, PE
DRAWN BY	JEREMY ADAIR
CHECKED BY	JOB NUMBER
DATE	1400.03
SHEET NO.	A1



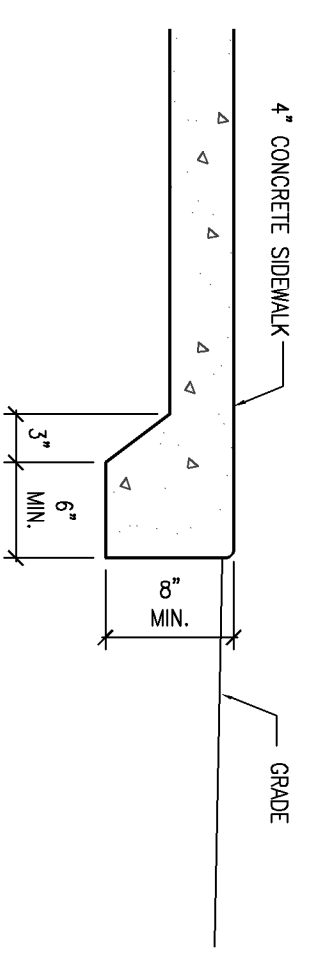
NEW ENTRANCE FOUNDATION PLAN

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



THICKENED SLAB DETAIL

SCALE: 1" = 1'-0"

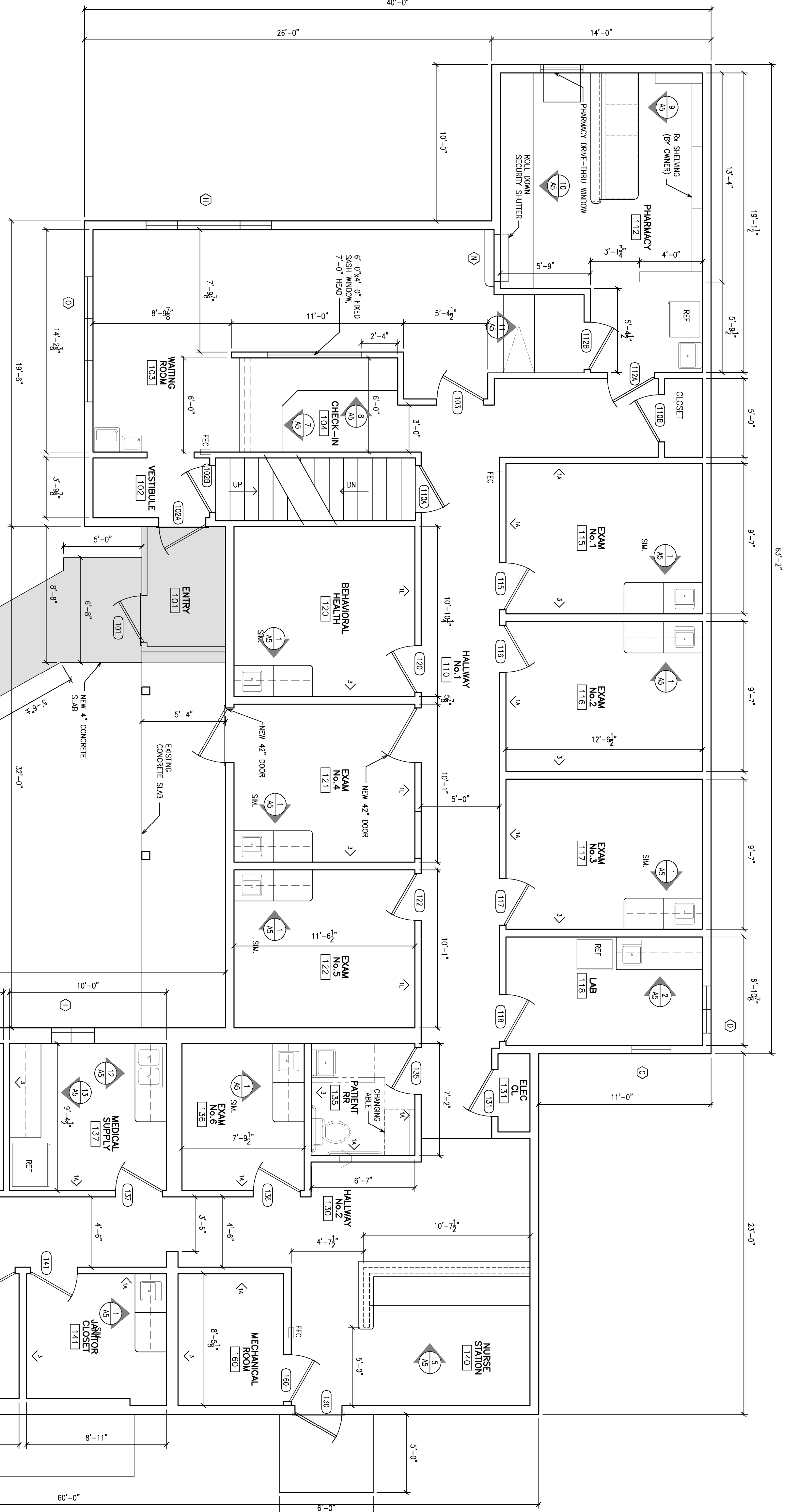
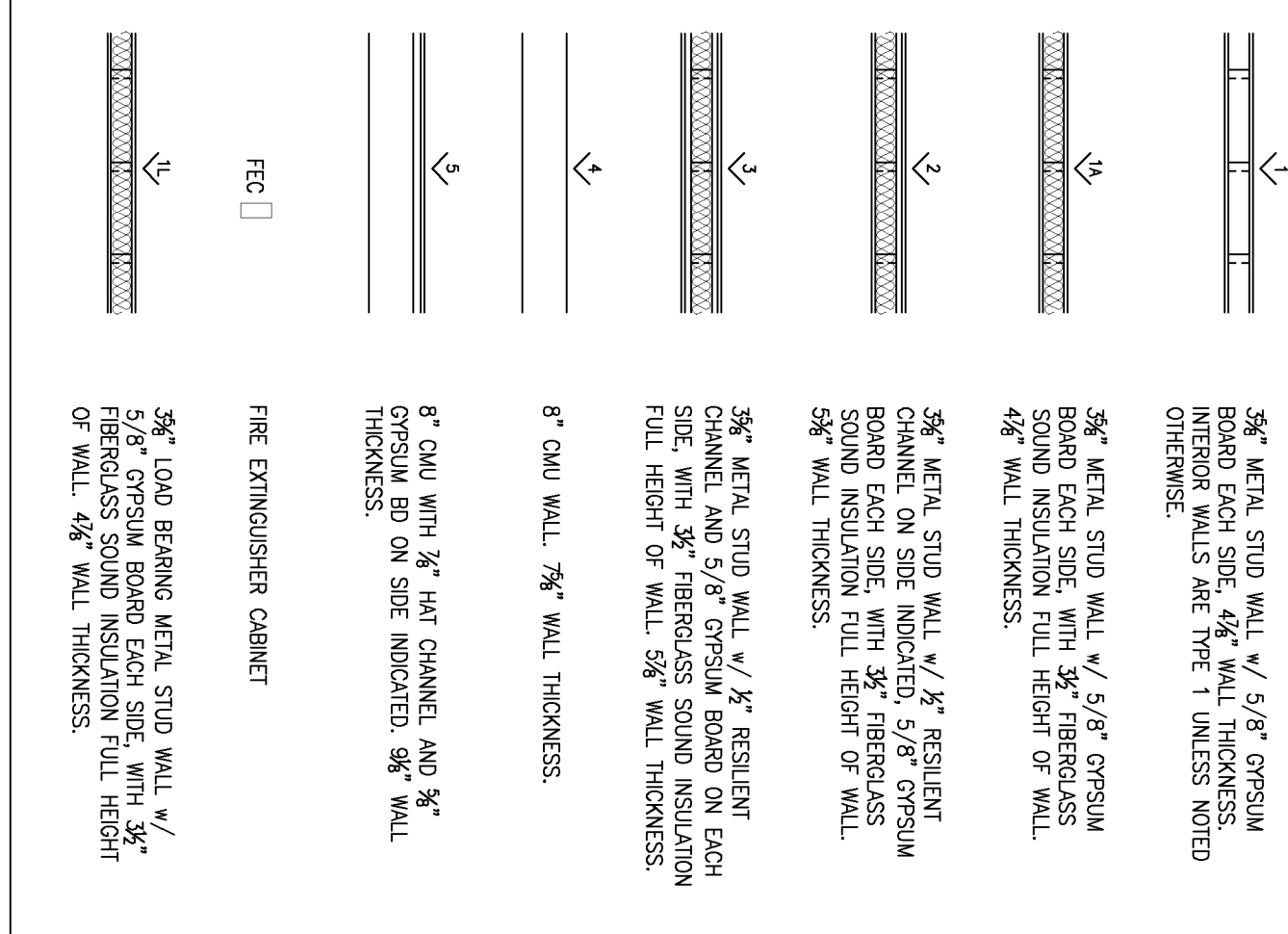


- ALTERNATE No. 1
- INSTALL WINDOW TYPE 'L' IN NEW OPENING

FRAMING NOTES

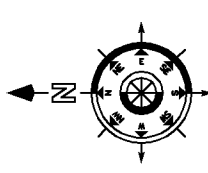
- ALL FRAMING LUMBER 2"x4" THROUGH 2"x6" WILL BE SPF No. 2 & BETTER. ALL FRAMING LUMBER 2"x10" AND 2"x12" WILL BE HEU-FR. No. 2 & BETTER. DIMENSIONAL FRAMING MATERIAL SHALL BEAR THE GRADE MARK OF AN APPROVED AGENCY, KIM DRIED. ALL LVL BEAMS AND COLUMNS SHALL BE AS NOTED.
- CONTRACTOR WILL INSTALL ALL BLOCKING AND BRACKETS AS REQUIRED FOR ALL SURFACE-MOUNTED ITEMS SUCH AS, BUT NOT LIMITED TO: GRAB BARS, LIGHT FIXTURES, MIRRORS, SINKS, COAT ROCKERS, ETC.
- CONTRACTOR WILL INSTALL ADEQUATE BLOCKING AND/OR BRACKETS IN ALL WALLS AND UNDER ALL HEADERS AND BEAMS TO TRANSFER ALL LOADS TO THE FOUNDATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE START OF CONSTRUCTION.
- FLOOR INFL AT EXISTING HALLWAY No.2 AND OPEN AREA No.1 WILL BE 3/4" T&G OSB FLOOR SHEATHING ON 2x SLEEPERS @ 24" O.C. INSTALL 9 MIL VAPOR BARRIER BETWEEN OSB AND SLEEPERS.
- INTERIOR LOAD BEARING WALLS (L1) WILL BE 36251B2-033, 33 KSI MINIMUM @ 16" O.C. STUD AND ONE(1) KING STUD ON EACH END.
- INTERIOR LOAD BEARING HEADERS WILL BE 2-36251B2-48, 50 KSI MINIMUM WITH ONE (1) JACK STUD AND ONE(1) KING STUD ON EACH END.

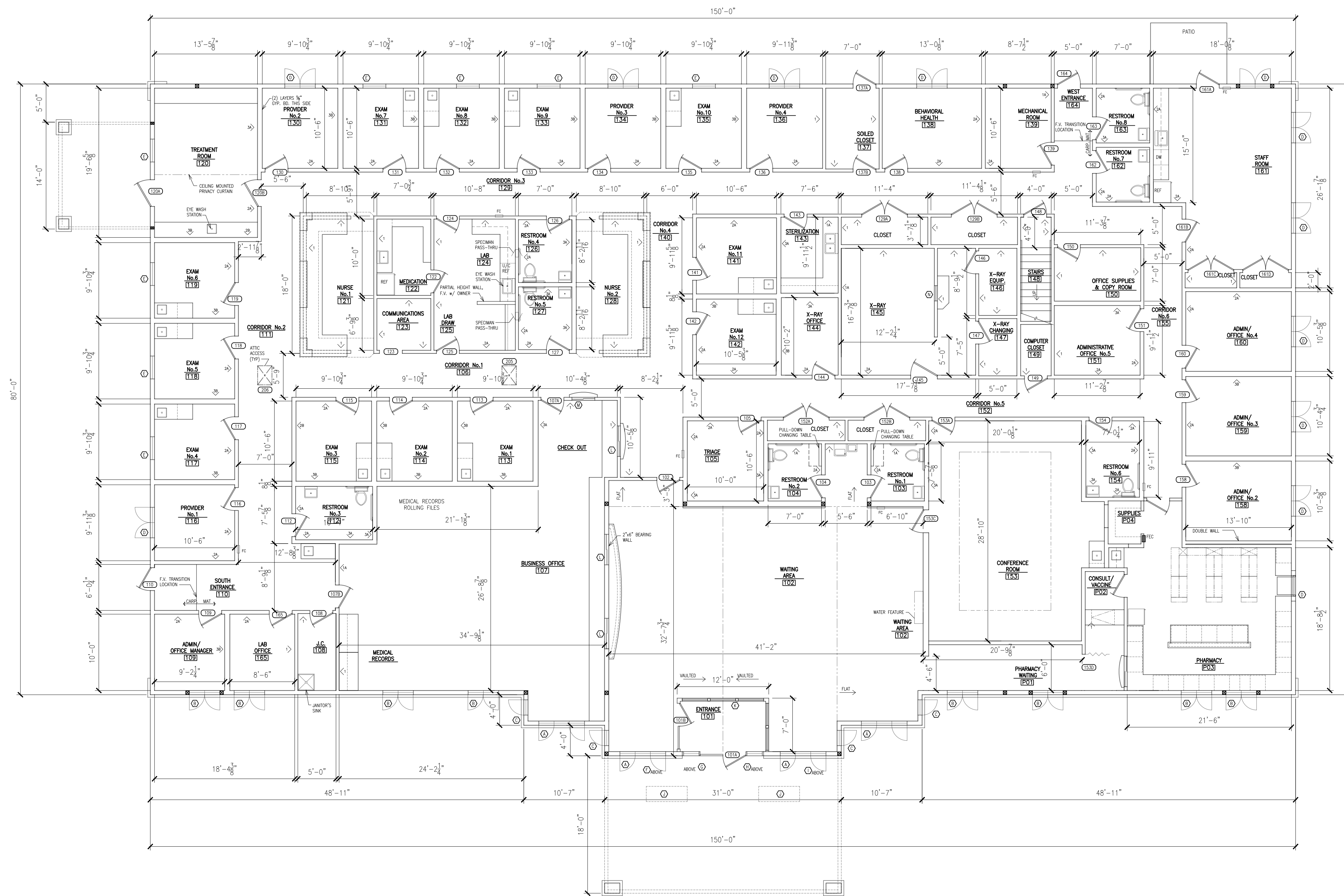
INTERIOR WALL TYPE



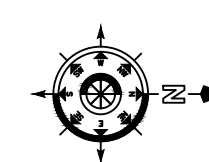
PHASE II

FIRST FLOOR: 3,410 SF SCALE: 1/4" = 1'-0"





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



BRUCE DIETZ
100 N. RIPLEY
ALPENA, MI 49707

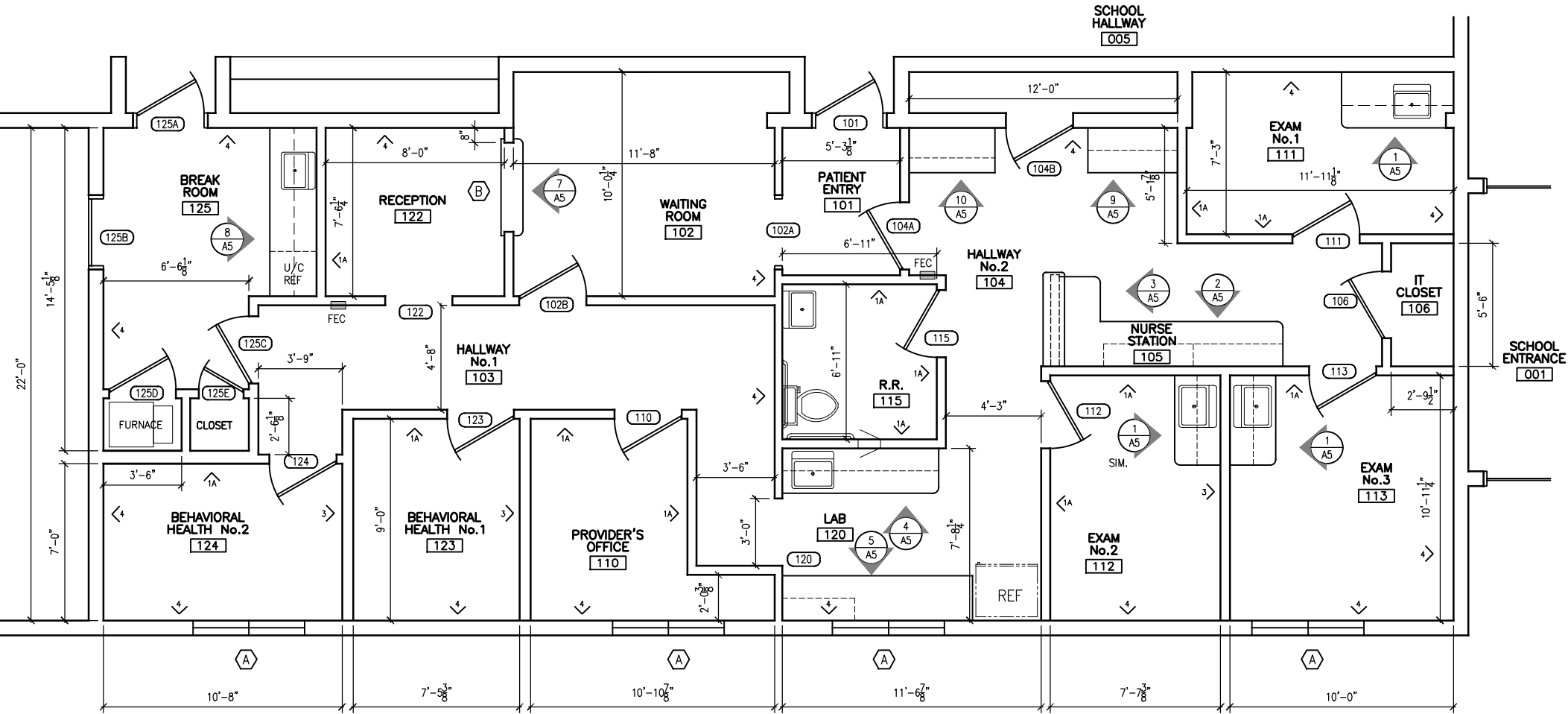


THIS DOCUMENT IS THE PROPERTY OF BRUCE DIETZ ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. PERMISSION IS GRANTED TO MAKE A SINGLE COPY FOR PERSONAL USE ONLY. ALL RIGHTS ARE RESERVED BY BRUCE DIETZ ARCHITECTS.

FLOOR PLAN

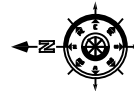
THUNDER BAY COMMUNITY
HEALTH SERVICE, INC.
HILLMAN, MICHIGAN

PROJECT:	
DATE:	APR. 19, 2024
ENGINEER:	CHARLES G. WINTERS, PE (000) 500-5216
DESIGNER:	JEREMY ADAIR (000) 733-8231
JOB NUMBER:	07121
SHEET NO.:	

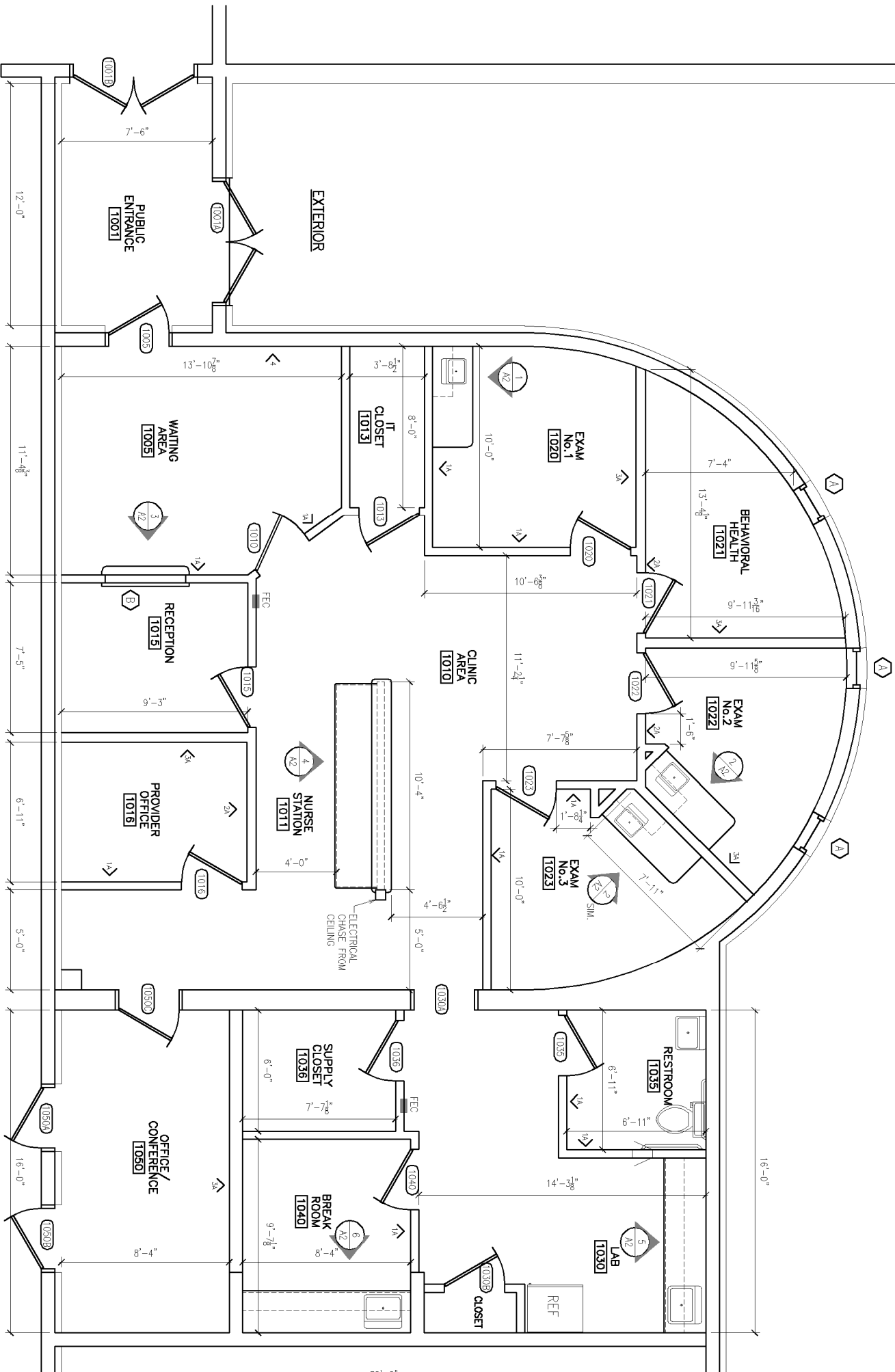


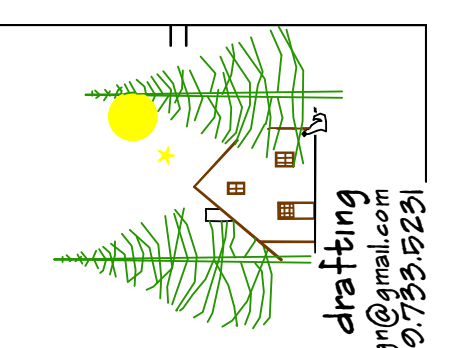
FLOOR PLAN

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



PROJECT NORTH





red stick design
architectural design and drafting
e-mail: redstickdesign@gmail.com
Tel: 909.799.9251

CONFORMS TO 2009 IBC AND AS PER THE REQUIREMENTS OF RED STICK ARCHITECTURE AND THE BOARD OF ARCHITECTS AND PROFESSIONAL ENGINEERS. ALL WORK SHALL BE IN ACCORDANCE WITH THE MICHIGAN PROFESSIONAL ENGINEERING ACT AND RULES. WORK SHALL BE THE PROPERTY OF THE CLIENT.

DEMOLITION AND PROPOSED FLOOR PLAN

IBCHS, INC.
MIO AUSABLE SCHOOLS
MIO, MICHIGAN 48647

PROJECT
ISSUED
PLAN REV SEPT 30, 2020

ENGINEER

JOB NUMBER
2000.03
SHEET NO.

A1

INTERIOR WALL TYPE

- 3/8" METAL STUD WALL w/ 5/8" GYPSUM BOARD EACH SIDE, 4 1/2" WALL THICKNESS. INTERIOR WALLS ARE TYPE 1 UNLESS NOTED OTHERWISE.
- 3/8" METAL STUD WALL w/ 5/8" GYPSUM BOARD EACH SIDE, WITH 3/8" FIBERGLASS SOUND INSULATION FULL HEIGHT OF WALL, 4 1/2" WALL THICKNESS.
- 3/8" METAL STUD WALL w/ 1/2" RESILIENT CHANNEL ON EACH SIDE INDICATED, 5/8" GYPSUM BOARD EACH SIDE, WITH 3/8" FIBERGLASS SOUND INSULATION FULL HEIGHT OF WALL, 5 1/2" WALL THICKNESS.
- 3/8" METAL STUD WALL w/ 1/2" RESILIENT CHANNEL AND 5/8" GYPSUM BOARD ON EACH SIDE, WITH 3/8" FIBERGLASS SOUND INSULATION FULL HEIGHT OF WALL, 5 1/2" WALL THICKNESS.
- 8" CMU WALL, 7 3/8" WALL THICKNESS.
- EXISTING FRAMED WALL
- FIRE EXTINGUISHER CABINET
FEC

DEMOLITION NOTES

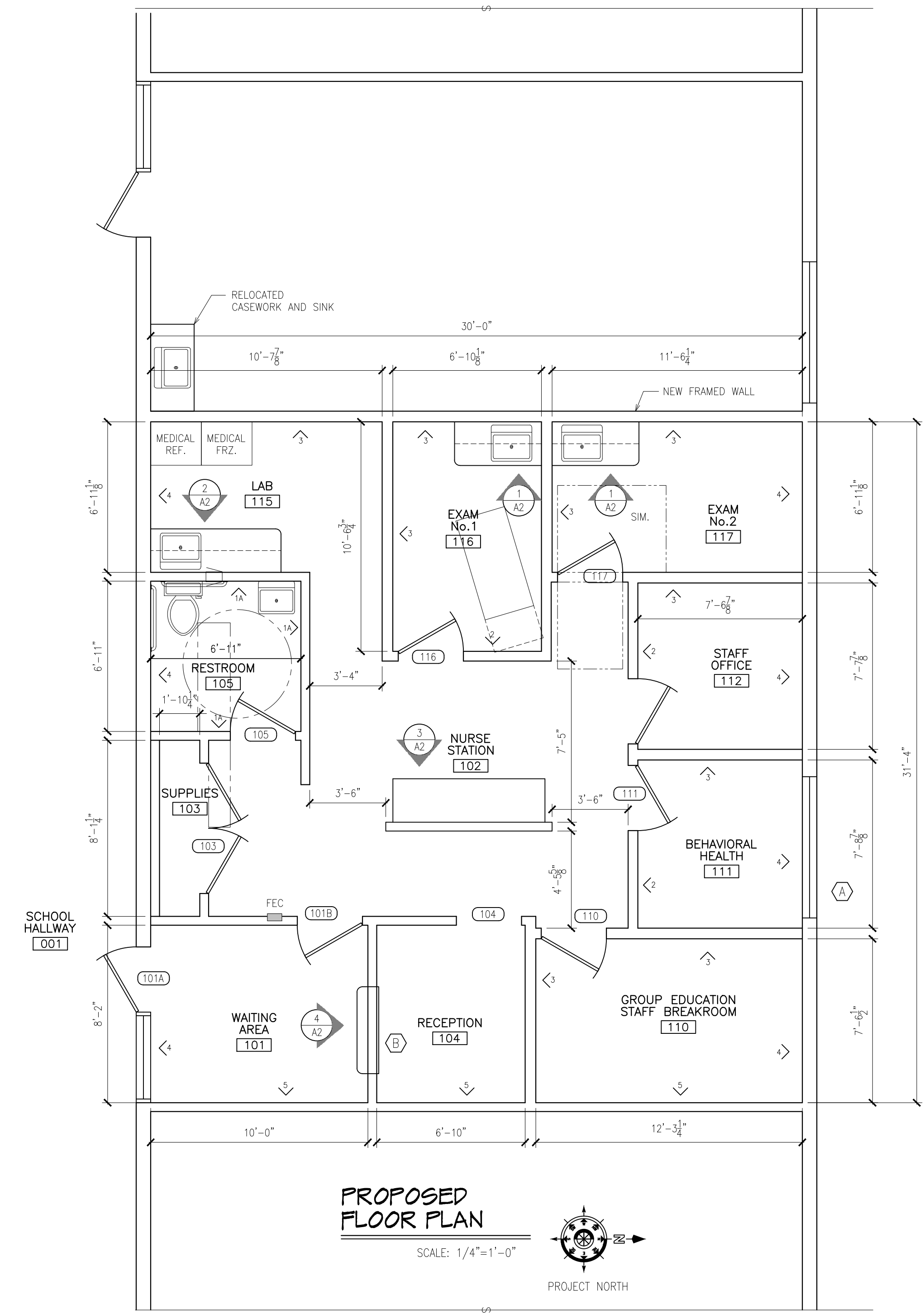
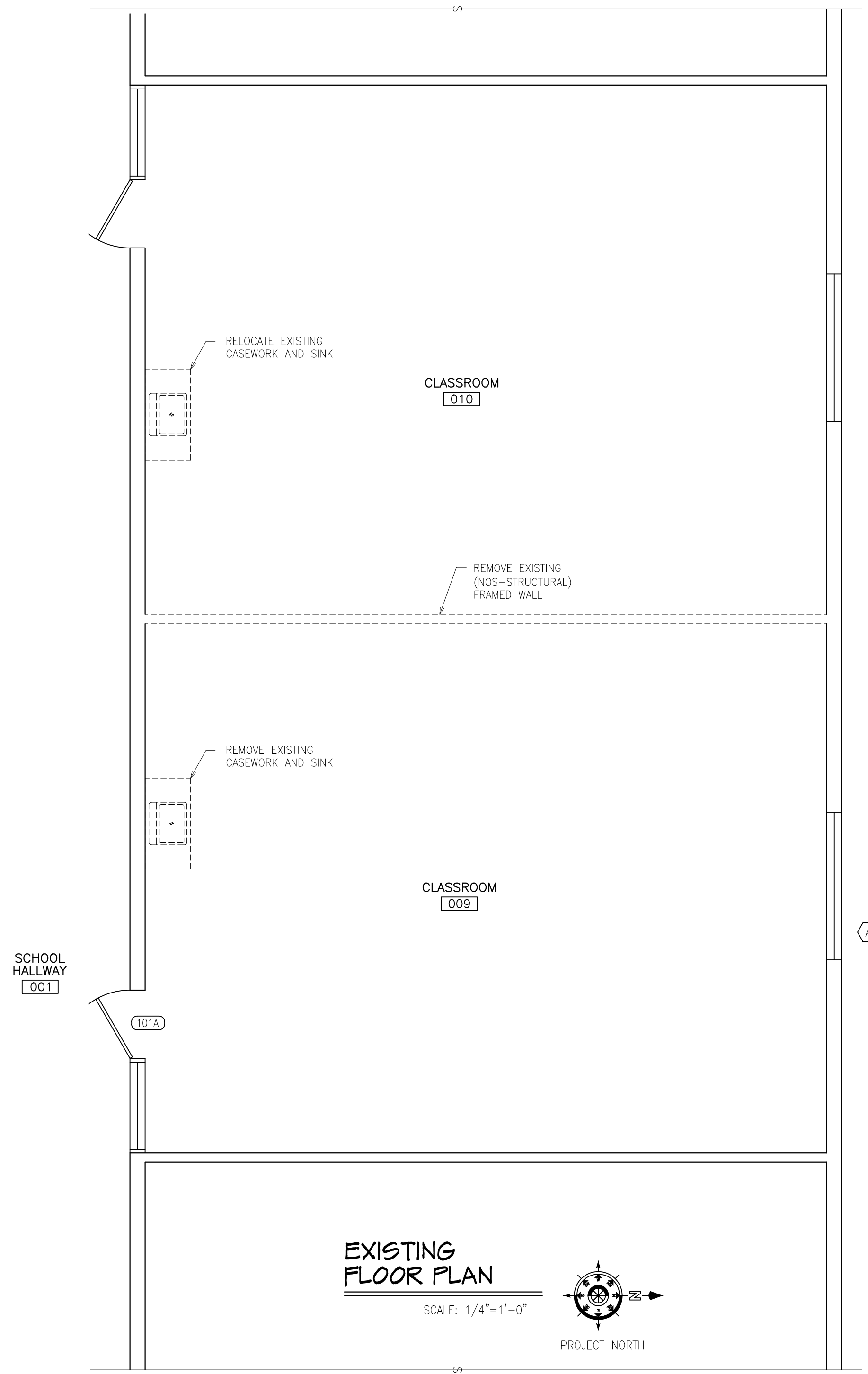
1. SEE PLUMBING, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL EXISTING AND DEMOLITION INFORMATION.
2. THE ACCESSIBLE PORTION OF ABANDONED SUPPLY CIRCUITS AND CABLES SHALL BE REMOVED.
3. MIO AUSABLE SCHOOLS HAS FIRST RIGHT OF REFUSAL FOR ANY REMOVED MATERIAL.
4. NO STRUCTURAL ELEMENTS ARE BEING REMOVED.

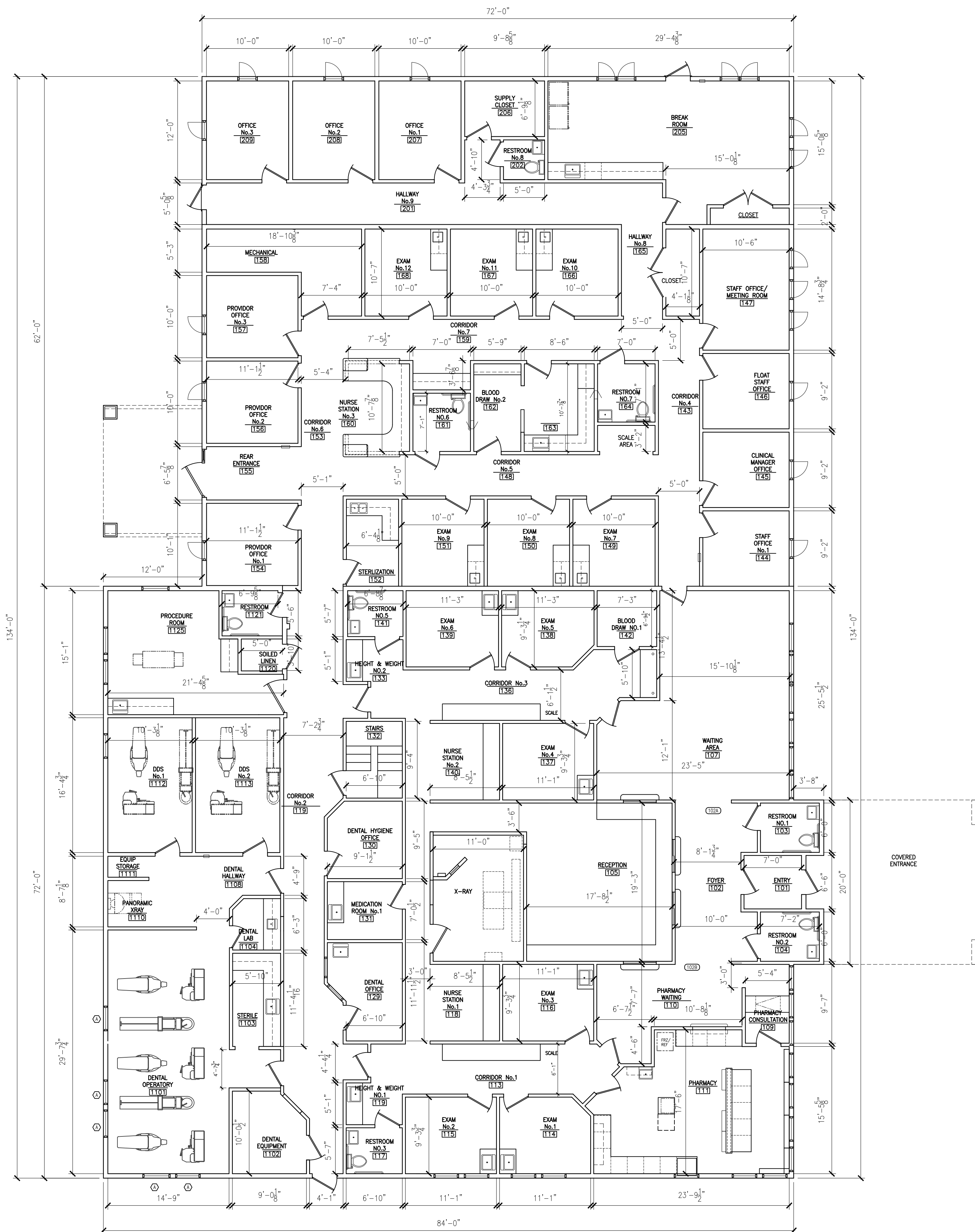
FLOOR PLAN NOTES

1. THE THICKNESS OF THE WALLS ARE AS INDICATED ON THE PRINTS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE THE START OF CONSTRUCTION.
3. THE TYPICAL DOOR CORNER DETAIL IS 3" ROUGH FRAMING FROM CORNER AND 4" TO SWING OF DOOR.
4. ALL NEW WALL FRAMING WILL BE LIGHT GA. METAL STUDS @ 16" O.C., FULL HEIGHT TO ROOF DECK
5. INSTALL FIRESTOPPING (OR FIREBLOCKING) AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS OVER CABINETS, DROP CEILINGS AND SIMILAR LOCATIONS.
6. ALL NEW WALLS WILL HAVE FULL CAVITY SOUND INSULATION. INSULATION WILL BE SUPPORTED ABOVE TOP OF GYPSUM BOARD.
7. ALL GYPSUM BOARD WILL BE 5/8" THICK TYPE 'X', AND EXTEND A MINIMUM OF 12" ABOVE SUSPENDED CEILING GRID.
8. DO NOT ALLOW DISSIMILAR METALS TO COME INTO CONTACT WITH EACH OTHER, DISSIMILAR METALS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, ALUMINUM, ZINC, IRON (STRUCTURAL STEEL), TIN, LEAD, AND COPPER.
9. TYPICALLY INTERIOR DIMENSIONS ARE GIVEN TO THE FINISHED FACE OF THE WALL/PARTITION. DIMENSIONS CORRELATING TO EXTERIOR WALLS ARE TYPICALLY TO THE OUTSIDE FACE OF THE CMU UNLESS NOTED OTHERWISE.
10. ALL CONCRETE, MASONRY, AND GYPSUM BOARD CONTROL JOINTS, EXPANSION JOINTS AND SAWCUTS WILL COMPLY WITH ASTM C 94; ACI 301; ACI 318; ACI 530.1; ASCE 6; TMS 602; GA 216; GA 600 AND INDUSTRY STANDARDS.

REFLECTED CEILING PLAN NOTES

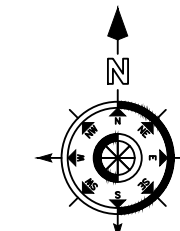
1. VERIFY CEILING GRID LAYOUT WITH ELECTRICAL AND LIGHTING CONTRACTOR.
2. SUSPENDED CEILING TILE WILL BE USG, RADAR STYLE, 24"x24", WITH SQUARE EDGE. GRID WILL BE WHITE, DIRECT SUSPENSION SYSTEM, WITH INTERMEDIATE DUTY STRUCTURAL CLASSIFICATION. VERIFY WITH OWNER.
3. SUSPENDED CEILING GRID WILL BE SUSPENDED WITH TIE WIRE PER THE MANUFACTURER'S RECOMMENDATIONS.





FLOOR PLAN

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



BRUCE DIETZ
100 RIPLEY
ALPENA, MI 49707

BRUCE DIETZ
ARCHITECTS, P.C.

DESIGN-BUILD-COMMERCIAL CONSTRUCTION

THIS DOCUMENT IS PREPARED BY BRUCE DIETZ ARCHITECTS, P.C. AND IS THE PROPERTY OF BRUCE DIETZ ARCHITECTS, P.C. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRUCE DIETZ ARCHITECTS, P.C.

PROJECT TITLE: THUNDER BAY COMMUNITY HEALTH SERVICE, INC. ONAWAY, MICHIGAN 49765

PROJECT: THUNDER BAY COMMUNITY HEALTH SERVICE, INC. ONAWAY, MICHIGAN 49765

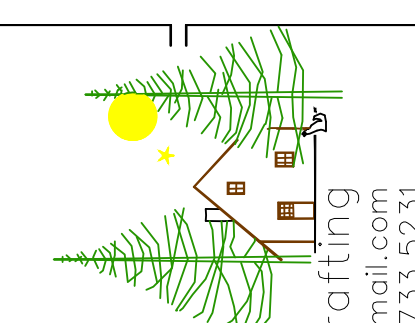
ISSUED: JAN 15, 2025

DESIGNER: _____

ENGINEER: _____

JOB NUMBER: 2301.03

SHEET NO: XI



red stick design
architectural design and drafting
e-mail: redstickdesign@gmail.com
tele: 989.735.3231

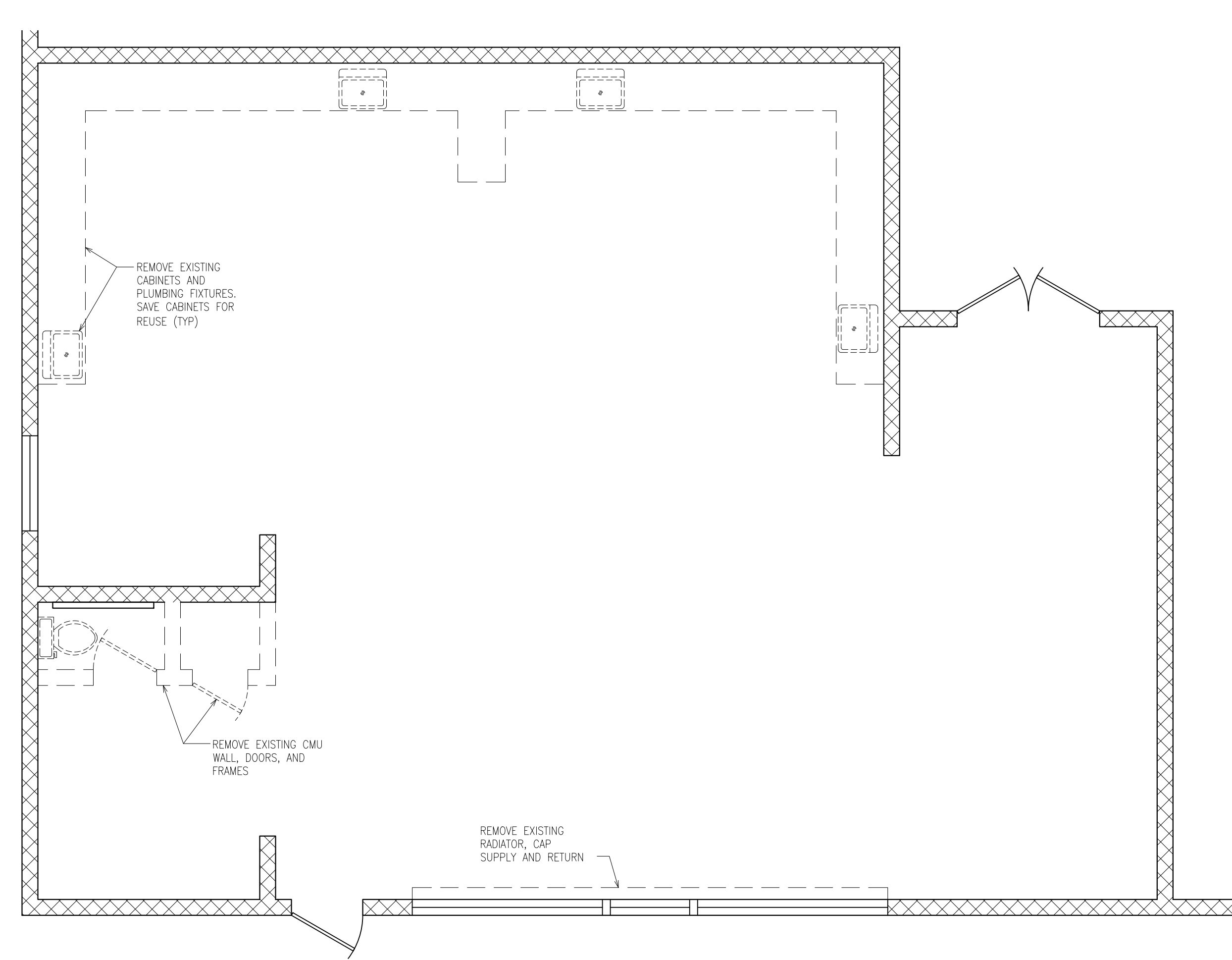
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL WORK. THE CONTRACTOR SHALL VERIFY THE HEIGHTS OF ALL WALLS, CEILING, AND FLOOR FINISHES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND TYPE OF ALL EXISTING WALLS, DOORS, AND WINDOWS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND TYPE OF ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND TYPE OF ALL EXISTING STRUCTURAL MEMBERS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND TYPE OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND TYPE OF ALL EXISTING EGRESS ROUTES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND TYPE OF ALL EXISTING EGRESS SIGNS AND LIGHTS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND TYPE OF ALL EXISTING EGRESS LIGHTING. THE CONTRACTOR SHALL VERIFY THE LOCATION AND TYPE OF ALL EXISTING EGRESS LIGHTING PER MICHIGAN BUILDING CODE CHAPTER 10.

FLOOR PLANS

**TBCHS / ONAWAY AREA SCHOOLS
SCHOOL BASED CLINIC**

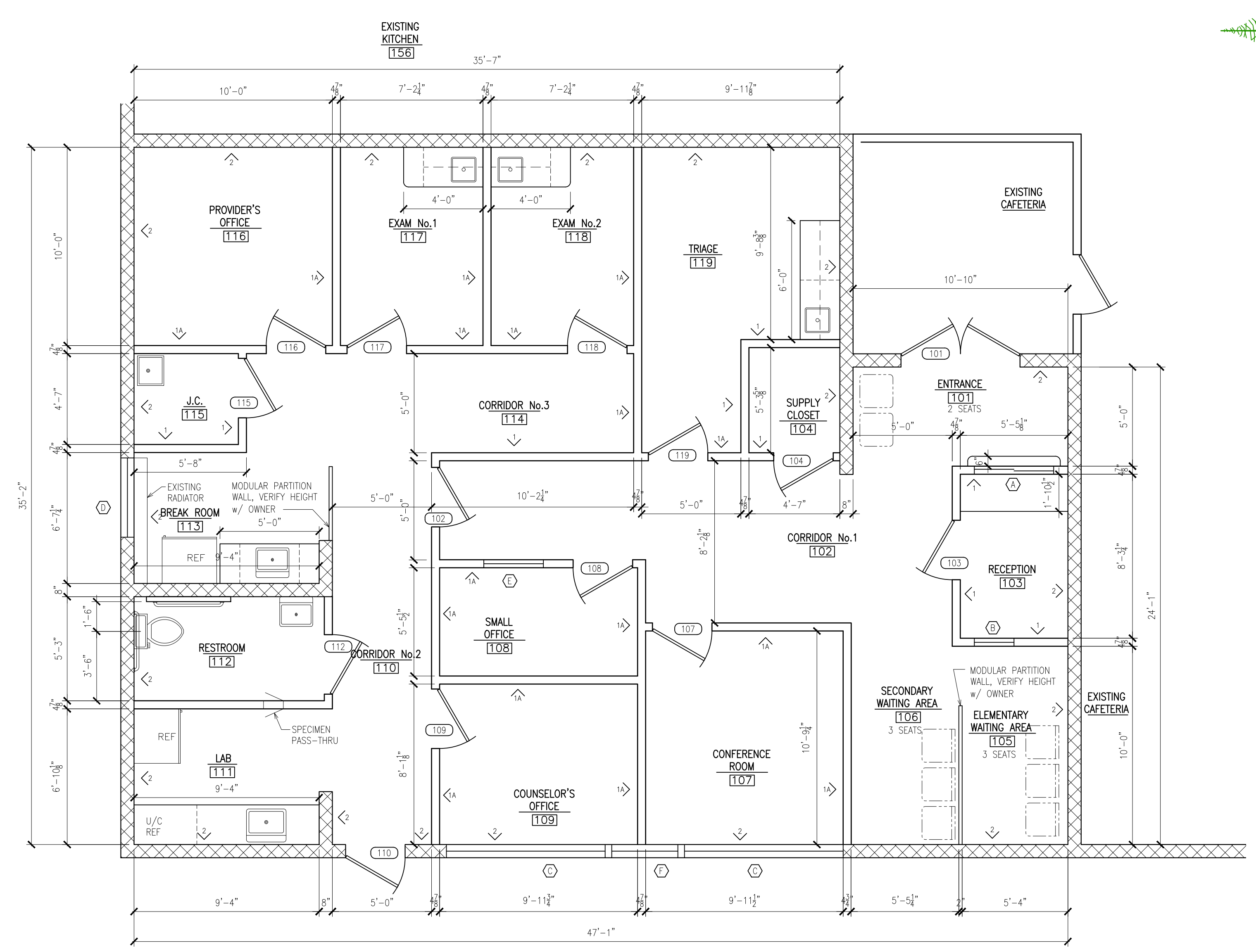
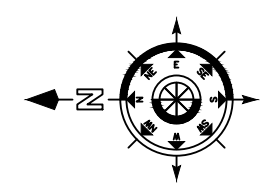
PROJECT: TBCHS / ONAWAY AREA SCHOOLS SCHOOL BASED CLINIC
ISSUED: PRELIM MAY 12, 2009
PLAN REVIEW JUNE 12, 2009
CONST. JULY 7, 2009
ENGINEER:
JOB NUMBER: 0903.6
SHEET NO.:

AI



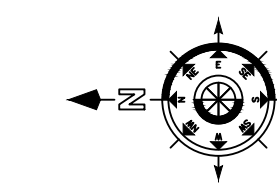
EXISTING FLOOR PLAN

AREA: 1,528 SF SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN

AREA: 1,528 SF SCALE: 1/4"=1'-0"



GENERAL NOTES

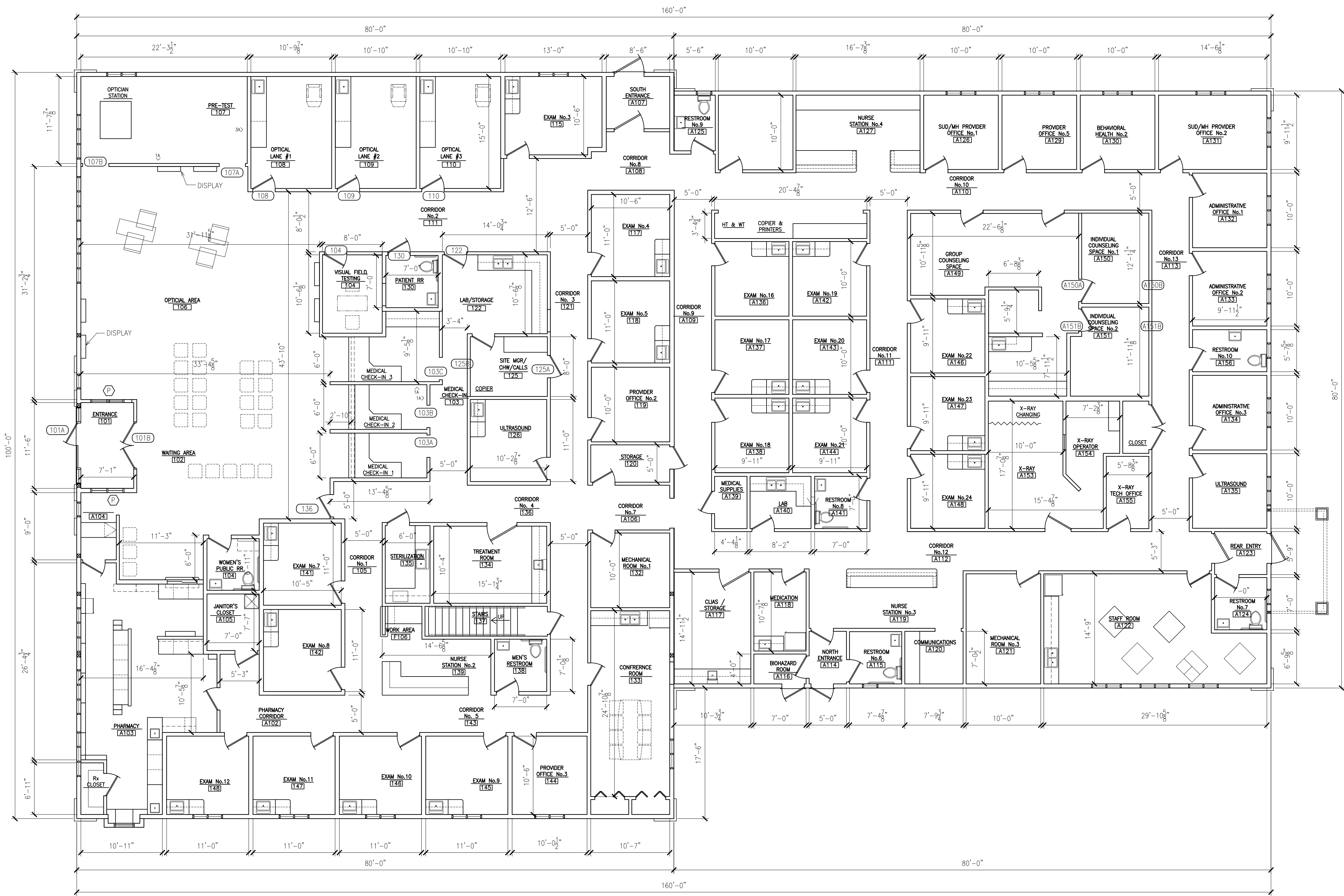
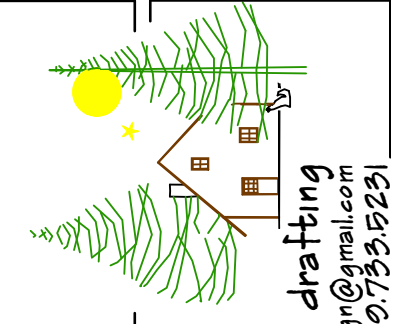
- 1) THE CONTRACT DOCUMENTS DO NOT ATTEMPT TO DIVIDE AND ASSIGN WORK TO THE SUB-CONTRACTOR(S). VERIFY WITH THE OWNER (GENERAL CONTRACTOR) ALL ASSIGNMENTS OF WORK, ESPECIALLY THOSE ITEMS WHICH COULD BE ASSIGNED TO VARIOUS/MULTIPLE SUB-CONTRACTORS.
- 2) THE DRAWINGS ARE GRAPHIC AND PICTORIAL PORTIONS OF THE CONTRACT DOCUMENTS SHOWING THE GENERAL DESIGN INTENT AND LOCATION OF THE WORK.
- 3) IN CASE OF DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES WITHIN THE CONTRACT DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OR OWNER IN WRITING. THE TERM "MOST STRINGENT REQUIREMENT" SHALL MEAN THAT WHICH IS THE MORE RIGOROUS OR EXACTING AND THAT WHICH WILL RESULT IN THE BETTER QUALITY AFFECTED PART OF THE WORK.
- 4) EACH CONTRACTOR SHALL INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF HIS PORTION OF THE WORK TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
- 5) THE DRAWINGS ARE NOT INTENDED AS DOCUMENTATION OF THE SPECIFIC EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. DO NOT SCALE OR RELY UPON THE DRAWINGS FOR EXISTING CONDITIONS AND MEASUREMENTS THEREOF. EACH CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, SIZES, PROFILES, ELEVATIONS, QUANTITIES, MATERIALS, ETC., OF ALL EXISTING CONDITIONS AFFECTING HIS PORTION OF THE WORK.
- 6) DETAILS INCLUDED IN THE DRAWINGS ARE INTENDED TO SHOW GENERAL DESIGN INTENT ONLY. THEY ARE NOT INTENDED TO SERVE AS SHOP DRAWINGS OR OTHER FORM OF GUIDE FOR FABRICATION OR INSTALLATION PURPOSES. EACH CONTRACTOR SHALL BE RESPONSIBLE TO ACHIEVE THE COMPLETE AND PROPER ASSEMBLY AND INSTALLATION OF ALL MATERIALS INCLUDED IN HIS PORTION OF THE WORK AND TO PROVIDE SUBMITTALS AS MAY BE REQUIRED FOR ALL FABRICATED ITEMS INCLUDED THEREIN.
- 7) ALL WORK WILL BE DONE BY CONTRACTORS LICENSED IN THE STATE OF MICHIGAN. ALL CONTRACTORS WILL SUPPLY THEIR REQUIRED PERMITS AND SCHEDULE THEIR RESPECTIVE INSPECTIONS.
- 8) ALL WORK MUST BE DONE IN STRICT ACCORDANCE WITH OSHA & MIOSHA.
- 9) PLUMBING, MECHANICAL, AND ELECTRICAL CODES ARE THE JURISDICTION OF THE STATE OF MICHIGAN CONSTRUCTION CODE. PERMITS AND INSPECTIONS ARE REQUIRED. SEE PLUMBING, MECHANICAL, AND ELECTRICAL PLANS.
- 10) ALL WORK MUST COMPLY WITH THE 2006 STATE OF MICHIGAN BUILDING CODE, PERMITS AND INSPECTIONS ARE REQUIRED.
- 11) CONTRACTOR WILL INSTALL ALL BLOCKING AND BACKERS AS REQUIRED FOR ALL SURFACE-MOUNTED ITEMS SUCH AS, BUT NOT LIMITED TO: GRAB BARS, LIGHT FIXTURES, MIRRORS, TOILET PAPER HOLDERS, PAPER TOWEL DISPENSERS, TOWEL BARS, CURTAIN RODS, CABINETS, SINKS, AND COAT RACKS.
- 12) INSTALL FIRESTOPPING (OR FIREBLOCKING) AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT DROP CEILING AND SIMILAR LOCATIONS.

CODE INFORMATION

- 1) THE PROJECT HAS BEEN DESIGNED ACCORDING TO THE 2006 MICHIGAN BUILDING CODE (INCORPORATING THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE).
- 2) MICHIGAN BUILDING CODE CLASSIFICATION OF OCCUPANCY IS MIXED USE NONSEPERATED BUSINESS USE GROUP "B" AND EDUCATIONAL USE GROUP "E".
- 3) MICHIGAN BUILDING CODE TYPE OF CONSTRUCTION IS UNPROTECTED TYPE "IIB".
- 4) MICHIGAN BUILDING CODE OCCUPANT LOAD FOR USE GROUP "B" IS 15.
- 5) INSTALL EXIT SIGNS AND LIGHTS, AND MEANS OF EGRESS LIGHTING PER MICHIGAN BUILDING CODE CHAPTER 10.
- 6) PLUMBING, MECHANICAL, AND ELECTRICAL CODES ARE THE JURISDICTION OF THE STATE OF MICHIGAN AND STATE PERMITS ARE REQUIRED.

INTERIOR WALL TYPE

- [Symbol: Dashed line with 'X' marks] 3-5/8" METAL STUD WALL w/ 5/8" GYPSUM BOARD EACH SIDE, 4-7/8" WALL THICKNESS
- [Symbol: Dashed line with 'X' marks] 8" MASONRY WALL, 7-5/8" WALL THICKNESS
- [Symbol: Dashed line with 'A' marks] SUFFIX 'A' INDICATES 3/8" FIBERGLASS BATT INSULATION FULL HEIGHT OF THE WALL



FLOOR PLAN

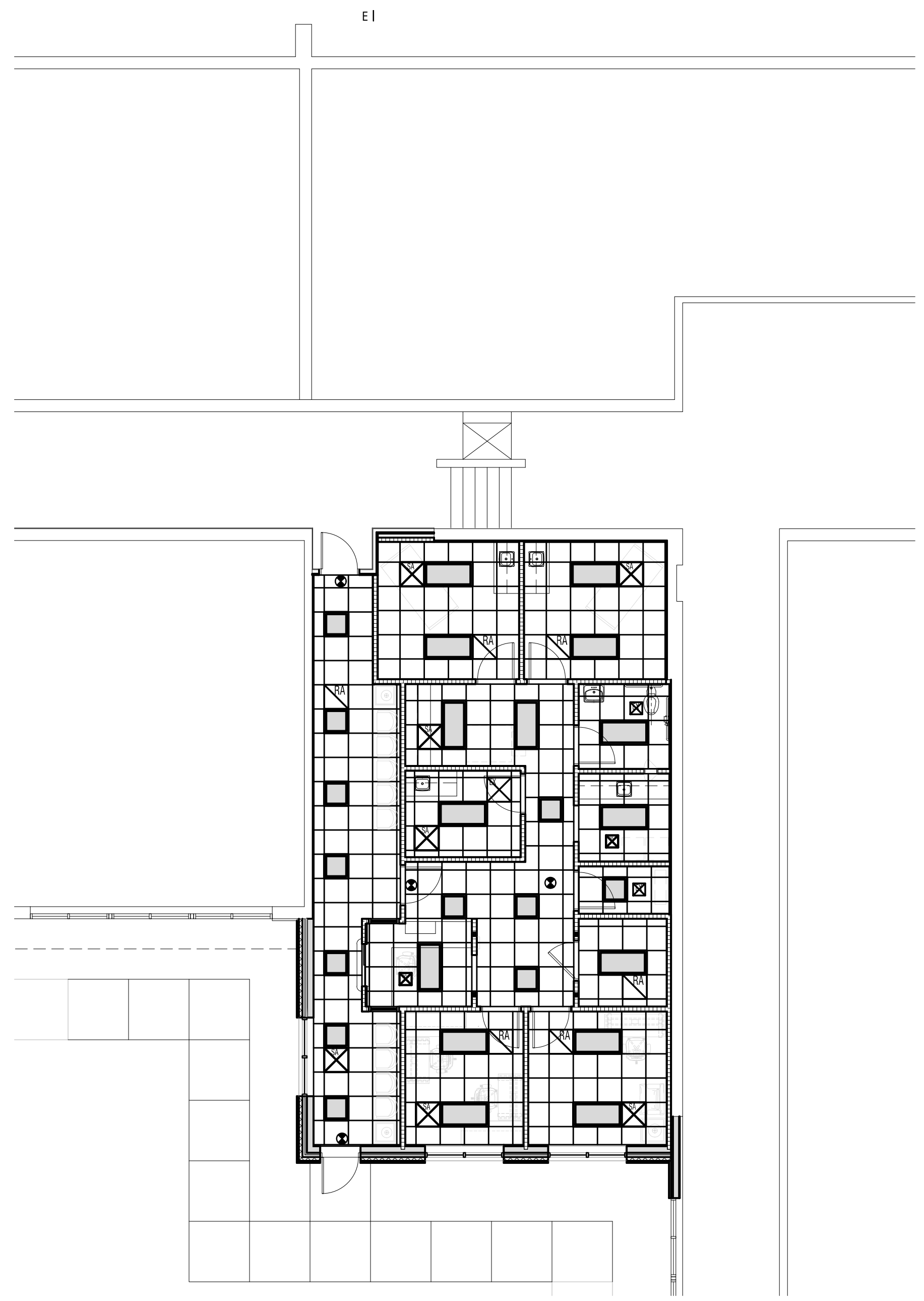
SCALE: 1/8" = 1'-0"



FLOOR PLAN

THUNDER BAY COMMUNITY
HEALTH SERVICE, INC.
ROGERS CITY, MICHIGAN

PROJECT	
DATE	08.18.2024
DESIGNED	
CHECKED	
APPROVED	
JOB NUMBER	
SHEET NO.	

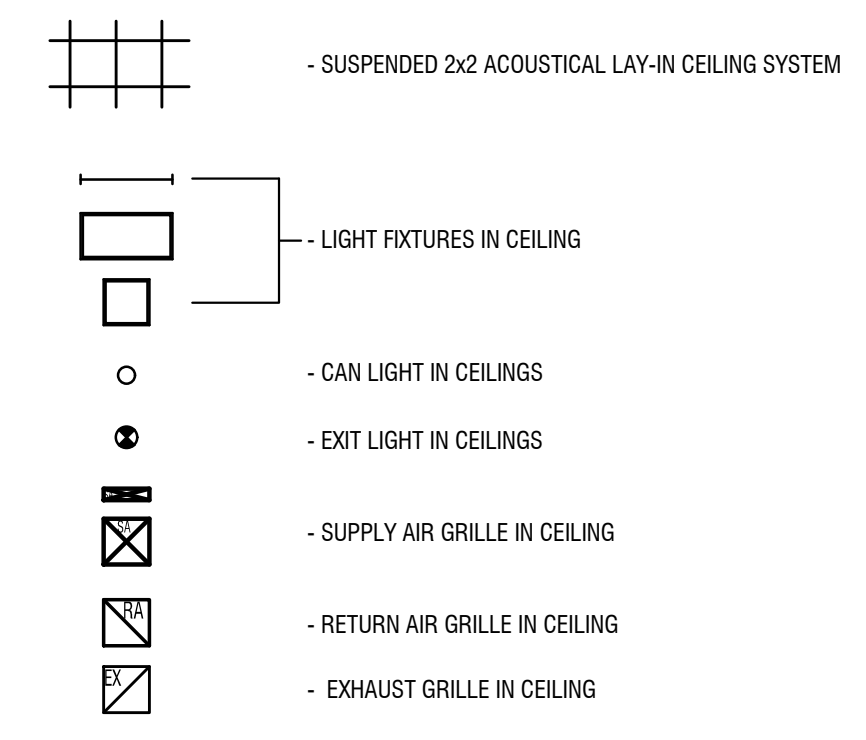


REFLECTED CEILING PLAN

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

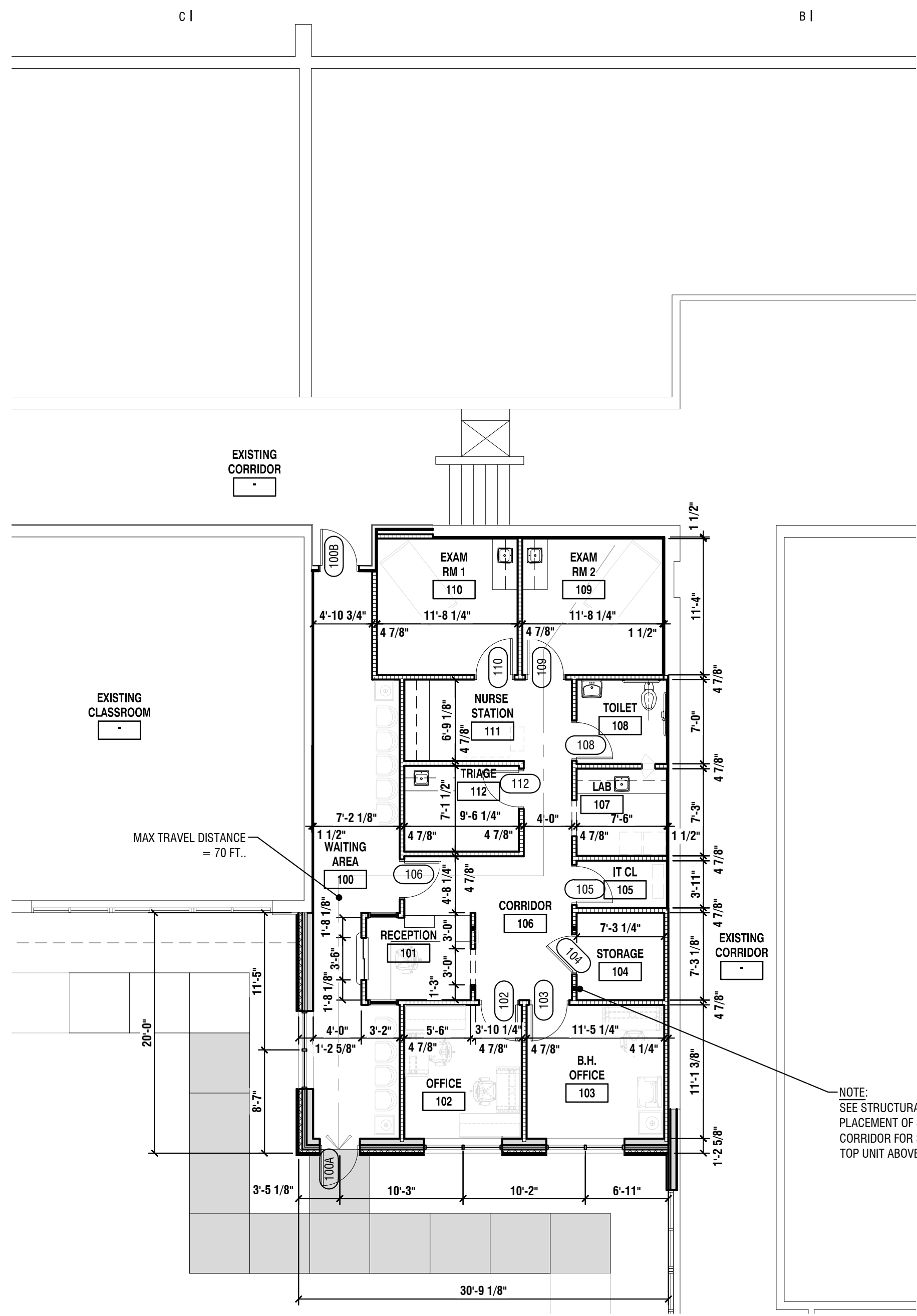
REFLECTED CEILING PLAN LEGEND

*REFER TO ELECTRICAL AND MEP SHEETS.



REFLECTED CEILING PLAN NOTES

1. ALL FINISHED CEILING SYSTEMS SHALL BE SUSPENDED, UNLESS OTHERWISE NOTED ON THE DRAWINGS
2. PROVIDE ADDITIONAL SUSPENSION WIRES, HANGERS AND SUPPORT FOR LIGHT FIXTURES, GRILLES, FANS, ETC. NOTE - LOCATIONS OF ITEMS IN CEILINGS MAY REQUIRE CUTTING OF MAIN SUSPENSION SYSTEM MEMBERS AND ADDITIONAL SUPPORTS
3. ALL METAL STUDS SHALL BE FIRMLY ANCHORED AND BRACED
4. SEAL ALL SOUND PARTITIONS FROM FINISHED FLOOR TO ROOF DECK ABOVE TO PREVENT PASSAGE OF SOUND. TAPE AND FINISH ALL JOINTS IN GYP. BOARD INCLUDING OVER ALL FASTENERS. CAULK AT ALL PERIMETER SEAMS AND PENETRATIONS
5. COORDINATE CEILING WORK WITH DEMOLITION AND NEW CONSTRUCTION PLANS
6. CENTER CEILING GRIDS IN ROOMS UNLESS SHOWN OTHERWISE
7. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE TYPES
8. LOCATE CEILING DEVICES IN THE CENTER OF A CEILING PANEL, UNO.
9. CEILING HEIGHT TO BE 8'-6" +/- AFF



DIMENSIONAL FLOOR PLAN

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

DIMENSIONAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL
2. GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS (PRIOR TO FABRICATION OR INSTALLATION) AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES.
3. FIELD VERIFY ALL EXISTING & NEW BUILDING CONDITION DIMENSIONS TO COORDINATE WITH NEW CASEWORK DIMENSIONS PRIOR TO CASEWORK FABRICATION AND INSTALLATION.
4. REFER TO ENLARGED PLANS ON A8.1 (INTERIOR ELEVATION) SHEET.

NOTE:
SEE STRUCTURAL DRAWINGS FOR
PLACEMENT OF STL. TUBE COLUMNS AT
CORRIDOR FOR SUPPORT OF NEW ROOF
TOP UNIT ABOVE

ISSUED

11-19-24	PRELIMINARY DESIGN
12-18-24	50% REVIEW SET
01-17-25	BID/PERMIT SET

PROJECT NUMBER
E25-666

SHEET INFORMATION
DRAWN BY: FFB
CHECKED BY: KRR
SCALE: AS NOTED

SHEET TITLE
REFLECTED CEILING PLAN
DIMENSIONAL FLOOR PLAN

SHEET NUMBER

A4.2