

RE: Contract for City Hall Remodel

Background:

As part of the Fiscal Year 2025 budget, the City Council approved \$2,200,333.60 for a remodel of City Hall. This project addresses the need to move the Utility Billing Department into City Hall to consolidate services to provide a better experience for our citizens. It also addresses space constraints, operational inefficiencies, and safety concerns within the building. The remodel is essential for accommodating current and future staffing needs, improving customer service, and enhancing accessibility and safety for both employees and the public.

Analysis:

After evaluating project delivery methods, the City has identified Hamby Construction as the contractor for this project through a cooperative purchasing agreement with Sourcewell. Utilizing this cooperative contract ensures cost competitiveness and streamlines the procurement process, saving both time and administrative resources.

The remodel will be completed in phases to minimize disruption to City operations. Key components of the remodel include:

A new entry and office area for the Utility Billing Department on the west end of the building.

Relocation of the main City Hall entrance to the center of the building to improve wayfinding and public access.

Addition of new office spaces to meet staffing needs.

A larger conference room to better support internal meetings and collaboration.

A significantly expanded City Council Chambers to provide more seating capacity and improve the experience for citizens attending public meetings.

Construction is anticipated to begin July 1, 2025, and is expected to take approximately 6–8 months to complete. The contract with Hamby Construction will have a not-to-exceed amount of \$2,200,000, which falls within the amount already approved by Council in the adopted budget.

Recommendation:

Staff recommends the City Council approve the attached resolution authorizing the City Administrator to enter into a contract with Hamby Construction, using the Sourcewell cooperative contract, for the remodel of City Hall at a cost not to exceed \$2,200,000. This project is critical to supporting the City's continued growth and providing improved service to the community.

MEMO PREPARED BY:

Jimmy Liles | City Administrator

Jliles@nixa.com | 417-725-3785

RESOLUTION NO. 2025-32

A RESOLUTION OF THE COUNCIL OF THE CITY OF NIXA AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT, IN AN AMOUNT NOT TO EXCEED \$2,200,000.00, WITH HAMBHEY CONSTRUCTION LLC FOR THE REMODEL OF CITY HALL.

WHEREAS the City, utilizing a cooperative contract through Sourcewell, desires to engage Hambey Construction LLC to perform certain work related to the remodel of City Hall; and

WHEREAS the City Council desires to authorize the City Administrator to execute a contract, in an amount not to exceed \$2,200,000.00, with Hambey Construction LLC for the remodel of City Hall.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NIXA, AS FOLLOWS, THAT:

SECTION 1: The City Council hereby authorizes the City Administrator, or designee, to execute an "Construction Contract for Nixa City Hall Remodel Project," with Hambey Construction LLC in an amount not to exceed \$2,200,000.00. Said Agreement shall be in substantially similar form as "Resolution Exhibit A," which is attached hereto and incorporated herein by this reference as though fully set out herein.

SECTION 2: The City Administrator and the officers of the City are hereby authorized to do all things necessary or convenient to carry out the terms and intent of this Resolution.

SECTION 3: This Resolution shall be in full force and effect from and after its final passage by the City Council and after its approval by the Mayor, subject to the provisions of section 3.11(g) of the City Charter.

[Remainder of page intentionally left blank. Signatures follow on the next page.]

RESOLUTION NO. 2025-32

ADOPTED BY THE COUNCIL THIS 24th DAY OF June 2025.

ATTEST:

PRESIDING OFFICER

CITY CLERK

APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2025.

ATTEST:

MAYOR

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

EFFECTIVE DATE: _____

TERMINATION DATE: _____

CONTRACT NUMBER: _____

CONSTRUCTION CONTRACT FOR NIXA CITY HALL REMODEL PROJECT

THIS CONSTRUCTION CONTRACT FOR NIXA CITY HALL REMODEL PROJECT ("Contract") is made and entered into upon its execution by the City of Nixa, Missouri, a Constitutional Charter City organized under the laws of the State of Missouri ("City") and Hambey Construction, a Limited Liability Company organized under the laws of the State of Missouri ("Contractor").

WHEREAS the City, utilizing a cooperative contract through Sourcewell (Sourcewell IZC 2021 Springfield – Hambey Construction – Option 5) desires to engage Contractor to perform certain work related to the remodel of the City's City Hall; and

WHEREAS the City desires to engage Contractor to perform such work under the terms and conditions of this Contract; and

WHEREAS the Contractor desires to perform such work under the terms and conditions of this Contract.

NOW, THEREFORE, for the considerations herein expressed, it is mutually agreed by and between the City and the Contractor as follows:

1. Manner and Time for Completion.

1.1. The Contractor agrees to perform and undertake the work described herein.

1.2. The Contractor shall perform said work in accordance with the standard of care, skill, and expertise ordinarily used by members of the Contractor's profession in the performance of similar work.

1.3. The work is described in Exhibit A, which is attached hereto and incorporated herein by this reference ("Services").

1.4. The rates for the Services provided by the Contractor are established in Exhibit B, which is attached hereto and incorporated herein by this reference.

1.5. Contractor shall furnish all supervision, labor, tools, equipment, materials, and supplies necessary to perform the Services at Contractor's own expense in accordance with the contract documents, any applicable City ordinances, and any applicable state or federal laws within 365 calendar days from the date Contractor is ordered to proceed, which order shall be issued by the City, within 30 days after the date of execution of this Contract. If such order is not issued within 30 days after execution of this Contract, then this Contract shall terminate.

2. **Addition to Services.** The City may add to the Services or delete therefrom services, provided that the total cost of such work does not exceed the total cost authorized herein. The Contractor shall undertake such changed activities only upon the written direction of the City. All such directives and changes shall be in written form and shall be accepted and countersigned by the Contractor.

3. Payment.

3.1. Progress Payments.

3.1.1. Provided that Contractor performs the Services in the manner set forth herein, the City shall pay the Contractor in accordance with the provisions of this Contract, which shall constitute full and complete compensation for the Contractor's work. Such compensation shall be paid in progress payments subject to receipt of a requisition for payment and a statement of the work provided by the Contractor for the period covered by the requisition.

3.1.2. The Contractor is responsible for ensuring that the requisition is received by the City no more than 6 months after completion of the work embraced within said requisition. The City shall have no obligation to pay any requisition which is received by the City more than 6 months after the completion of any work embraced within said requisition.

3.1.3. Such requisition shall include an acknowledgement signed by both the City and the Contractor that the Contractor has fully performed the work to be paid for in such progress payments in conformance with the Contract.

3.1.4. If applicable, the City shall provide notice to the Contractor of any payment amount withheld and the reason for such withheld payment.

3.1.5. The acceptance of any payment under this Contract expressly constitutes a release by the Contractor and its subcontractors from any and all claims which were made or could have been made by the Contractor and its subcontractors against the City which may arise out of or are related to this Contract prior to the date of payment by City.

3.1.6. Requisitions shall be submitted to the City via the AccountsPayable@nixa.com email address, or in writing to the address of the City provided below.

3.1.7. Subject to the provisions of Paragraph 3, the City shall pay the Contractor within 30 days of receipt by the City of the requisition.

3.2. Retainage. City shall withhold 5% from each progress payment as retainage to ensure performance and completion of the Contract. Retainage amounts shall be paid as part of City's Final Payment to Contractor.

3.3. Payment Conditioned on Acceptable Performance. No payment shall be made by City unless the Contractor's performance for work which it seeks payment was completed in compliance with the provisions of this Contract. No partial payment to the Contractor shall operate as approval of acceptance of all work completed by Contractor prior to the date of payment.

3.4. Total compensation not to exceed. It is expressly understood that in no event shall the total compensation and reimbursement to be paid to the Contractor under the terms of this Contract exceed the sum of **\$2,200,000.00** unless specifically and mutually agreed to in writing by both the City and the Contractor.

3.5. Final Completion and Final Payment.

3.5.1. Final Completion is the point at which all work under this Contract has been

completed by the Contractor in strict compliance with the terms of this Contract and the Contractor is ready to receive its Final Payment. Final Completion will only occur when all of the following conditions, unless waived in writing by the City, have been satisfied:

3.5.1.1. All work is complete and in compliance with this Contract.

3.5.1.2. Contractor has submitted to the City a Final Payment Application for all funds remaining due under the Contract.

3.5.1.3. Contractor has completed all of its obligations under this Contract, including, without limitation, provided all manufacturer's warranties or any other warranties which are part of the project, provided any manuals for the operation and maintenance of equipment and systems which are part of the project, provided any as-builts or other drawings, any documentation transferring to City ownership of all equipment and materials which are part of the project, and any other close-out requirements reasonably required by the City.

3.5.1.4. Contractor has delivered to the City a final claim statement setting forth in detail all claims of any kind pending against the City or any indemnitee connected with or arising out of this Contract that are pending but not yet resolved. Any claim not specified by the Contractor, whether on behalf of itself or its subcontractors, shall be deemed waived.

3.5.2. Unless otherwise provided in Paragraph 3.5, the manner in which a Final Payment is made shall be governed by the provisions of Paragraph 3.1.

3.5.3. The Contractor shall notify the City, in writing, when it considers Final Completion has been achieved. After receiving such notice, the City shall, within a reasonable time thereafter, schedule an inspection of the work to determine if Final Completion has been achieved. If the City determines that Final Completion has not been achieved, the City shall promptly provide the Contractor with a list of items to be completed or corrected to enable City to certify that Final Completion has been achieved. The Contractor shall promptly perform such work and notify the City upon completion so another inspection can be scheduled. If the City determines that Final Completion has been achieved, the City shall promptly notify the Contractor that all requirements have been met.

3.5.4. The acceptance of Final Payment under this Contract expressly constitutes a release of the City by the Contractor and its subcontractors from any and all claims which were made or could have been made by the Contractor and its subcontractors against the City which may arise out of or are related to this Contract.

3.6. Additional Payment Terms.

3.6.1. Payment to Contractor shall be by check or by electronic funds transfer, at the sole discretion of the City. Payment shall be provided to the Contractor at the address or the account number provided by the Contractor.

3.6.2. Contractor shall, as a condition precedent to any payments made as part of this Contract, sign up and comply with the requirements of the City's payment verification vendor, currently PaymentWorks. The Contractor agrees to reasonably cooperate with the City's payment verification vendor's requests for information.

3.7. Liquidated Damages. The parties mutually and expressly agree that time of completion of work by the Contractor is of the essence due to the critical nature of the Nixa City Hall operations and the substantial impact that any delay in substantial completion would have on the City and its residents. Prolonged construction will result in extended periods of operational disruption, continued costs for any necessary temporary accommodations or alternative workspaces for City staff, and an ongoing inability for the public to fully access and utilize the modernized facilities. Such delays also extend internal project management and oversight expenditures and can negatively affect the productivity and morale of City employees during a transitional phase. Therefore, the timely completion of this project is paramount to ensuring the efficient delivery of essential public services and minimizing financial and operational burdens on the City. Should Contractor, or in the case of default, the surety, fail to substantially complete the work within the time specified in this Contract, or within such extra time as may be allowed, Contractor (or surety) shall be liable to the City in the amount of \$500 per day for each and every calendar day that the performance of this Contract remains uncompleted after the time allowed for substantial completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any funds otherwise due to Contractor from the City. The Services are not considered complete until final acceptance by the City.

4. Exchange of Data and Cooperation. All information, data, and reports in the City's possession and necessary for the carrying out of the Services, shall be furnished to the Contractor without charge, and the parties shall reasonably cooperate with each other in every possible way in the carrying out of the Services.

5. Personnel. The Contractor represents that Contractor shall secure at Contractor's own expense all personnel required to perform the Services. Such personnel shall not be considered employees of the City. All the Services required hereunder shall be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such Services. None of the Services covered by this contract shall be subcontracted without the prior written approval of the City.

6. Term. This Contract shall commence upon its full execution by the Parties and shall continue until the completion and acceptance by the City of the Services, unless sooner terminated pursuant to Paragraph 7.

7. Termination.

7.1. Termination for breach. Failure of Contractor to fulfill Contractor's obligations under this Contract in a timely and satisfactory manner in accordance with the terms of this Contract shall constitute a breach of the Contract, and the City shall thereupon have the right to immediately terminate the Contract. The City shall give written notice of termination to the Contractor. In the event of any litigation arising from breach of this Contract, the City shall be entitled to recover from the Contractor all reasonable costs incurred for such litigation, including staff time, court costs, attorney fees, and all other related expenses incurred in such litigation.

7.2. Termination for Convenience. The City shall have the right at any time upon 90 days written notice to the other to terminate and cancel this Contract, without cause, for convenience. In such event final payment to the Contractor shall be limited to services provided by the Contractor as of the effective date of said termination.

7.3. Non-appropriation. This Contract shall be terminated upon the failure of the City Council of City to appropriate funds for this Contract in any term of said Contract.

8. City's Right to Proceed. In the event this Contract is terminated, the City may take over the work and prosecute the same to completion, by contract or otherwise, and Contractor and its sureties shall be liable to the City for any costs over the amount of this Contract thereby occasioned by the City. In any such case, the City may take possession of, and utilize in completing the work, such materials, appliances and structures as may be on the work site and are necessary for completion of the work. The foregoing provisions are in addition to, and not in limitation of, the rights of the City under any other provisions of the contract, city ordinances, and state and federal laws.

9. Confidentiality. Any reports, data, or similar information given to, prepared or assembled by the Contractor under this Contract shall be considered the property of the City and shall not be made available to any individual or organization by the Contractor without prior written approval of the City. The provisions of this Paragraph shall survive the termination or expiration of this Contract.

10. Conflict of Interest. Contractor certifies that no member or officer of its firm or organization is an officer or employee of the City of Nixa, Missouri, or any of its boards or agencies, and further that no officer or employee of the City has any financial interest in this Contract which would violate any applicable federal regulations or the provisions of RSMo. Section 105.450 et seq or the provisions of Nixa City Charter Section 13.1.

11. Assignment. Neither party may assign, transfer, or delegate any or all of its rights or obligations under this Contract, including by operation of law, change of control, or merger, without the prior written consent of the other party. No assignment shall relieve the assigning party of any of its obligations hereunder. Any attempted assignment, transfer, or other conveyance in violation of the foregoing shall be null and void. This Contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns.

12. Nondiscrimination. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a) and 41 C.F.R. § 60-741.5(a), if applicable.

12.1. This Contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits discrimination against qualified protected veterans and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

12.2. This Contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

13. Occupational License. The Contractor shall obtain and maintain an occupational license or business registration with the City of Nixa, Missouri, if required by city code and any required state or federal requirement. The cost for this occupational license shall be borne by the Contractor.

14. Insurance Requirements.

14.1. Without limiting any of the other obligations or liabilities of the Contractor, Contractor shall at all times during the Term of this Contract, and for a period of three years thereafter, unless waived in writing by the City, at Contractor's sole cost and expense, have at least the following types and amounts of insurance:

14.1.1. Commercial General Liability Insurance with limits no less than \$517,306.00 per occurrence and \$ 3,448,710.00 in the aggregate, including bodily injury and property damage, which policy shall include contractual liability coverage insuring the activities of Contractor under this Contract;

14.1.2. Worker's Compensation Insurance with statutory coverage as provided for in RSMo. 287.010 et seq.;

14.1.3. Employers Liability Insurance with limits no less than \$517,306.00 per occurrence and \$ 3,448,710.00 in the aggregate;

14.1.4. Commercial Automobile Liability with limits no less than \$517,306.00 per occurrence and \$3,448,710.00 in the aggregate; and

14.1.5. Umbrella Insurance with limits no less than \$5,000,000.00 per occurrence and \$5,000,000.00 in the aggregate including bodily injury and property damage, which policy shall include contractual liability coverage insuring the activities of Contractor under this Contract.

14.2. All insurance policies required pursuant to Paragraph 14 shall:

14.2.1. Be issued by insurance companies reasonably accepted by the City, able to transact business within the State of Missouri, and with an A.M. Best Rating of no less than a B+ Rating;

14.2.2. Provide that such insurance carriers give the City at least 30 days' prior written notice of cancellation or non-renewal of policy coverage; provided that, prior to such cancellation, the Contractor shall have new insurance policies in place that meet the requirements of this Paragraph 14;

14.2.3. Waive any right of subrogation of the insurers against the City or any of its officials, employees, or agents;

14.2.4. Provide that such insurance be primary insurance and any similar insurance in the name of and/or for the benefit of the City shall be excess and non-contributory;

14.2.5. Name the City and its officials, employees, and agents, as additional insured;

14.2.6. Not be met by the use of a single limit policy.

14.3. Contractor shall provide the City with copies of the certificates of insurance and policy endorsements for all insurance coverage required by this Paragraph 14 at the time of execution of this Contract and shall not do anything to invalidate such insurance.

14.4. Failure of the Contractor to maintain the coverages set out in this Paragraph 14 shall not relieve it of any contractual responsibility or obligation or liability in general or under this Contract.

14.5. This Paragraph 14 shall not be construed in any manner as waiving, restricting, or limiting the liability of the Contractor for any obligations imposed under this Contract (including but not limited to, any provisions requiring a party hereto to indemnify, defend, and hold harmless under this Contract).

14.6. Subcontracts. In case any or all the performance of this Contract is sublet, the Contractor shall require the subcontractor to procure and maintain all insurance required in this Paragraph 14. Contractor shall provide evidence of such insurance from said subcontractor.

14.7. Changes in policy limits. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo. is broadened or increased during the term of this Contract by legislative or judicial action or in the event that the Sovereign Immunity limits for a given calendar year, as published annually on the Missouri Register by the Missouri Department of Insurance are increased during the term of this Contract, the City may require Contractor, upon 10 days written notice, to execute a contract addendum whereby the Contractor agrees to provide, at a price not exceeding Contractor's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased exposure as the result of increase. Any such additional insurance coverage shall be evidenced by an appropriate Certificate of Insurance and shall take effect within the time set forth in the addendum.

14.8. Survival. The provisions of this Paragraph shall survive the termination or expiration of this Contract.

15. Contractor's responsibility for subcontractors. The Contractor shall be fully responsible to the City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this Contract, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the City may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the City.

16. Independent Contractor Clause. This Contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor shall be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act, minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation, and unemployment insurance laws. The Contractor shall retain sole and absolute discretion as to the judgment and manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City shall not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. Liability and Indemnity.

17.1. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the Contractor under this contract.

17.2. The Contractor shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor, notwithstanding any possible negligence, whether sole or concurrent, on the part of the City, its officials, agents and employees.

17.3. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due to any employees in rendering services pursuant to this Contract or any subcontract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.

17.4. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, agents, and employees, for which indemnification is sought.

17.5. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, agents and employees, which are otherwise available under statute, or in law or equity.

17.6. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this Contract in its contract price. Contractor's obligation under this Contract to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this Contract.

17.7. The Contractor shall indemnify and hold the City harmless for any penalties, fines, fees or costs, including costs of defense, which are charged or assessed by any federal, state or local agency including, but not limited to, Environmental Protection Agency or Department of Natural Resources.

17.8. The provisions of this Paragraph shall survive the termination or expiration of this Contract.

18. Contract Documents.

18.1. The entire Contract of the parties shall consist of the following documents:

18.1.1. This Contract; and

18.1.2. Scope of Work (Exhibit A);

18.1.3. Construction Plans (Attachment 1); and

18.1.4. EZIQC Price Documents (Exhibit B).

18.2. The above listed documents are attached hereto and incorporated by their reference herein as though fully set forth herein.

18.3. No modification, amendment, or waiver of any of the provisions of this Contract shall be effective unless in writing specifically referring hereto and signed by both parties.

18.4. In the event of a conflict between terms, the terms of this Contract, exclusive of its Exhibits, Attachments, or Schedules, shall control over the terms of any Exhibit, Attachment, or Schedule. In the event of a conflict between the Exhibits or Attachments, Exhibit A shall control, followed by Attachment 1, and the followed by Exhibit B.

19. Nonresident or Foreign Contractors. The Contractor shall procure and maintain during the life of this Contract:

19.1. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 RSMo.

19.2. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

19.3. The Contractor shall utilize a United States based bank at the time of execution of this Contract. The City shall not be responsible for any additional costs incurred in the event that the Contractor utilizes a non-United States based bank. In the event of a conflict between the Exhibits to this Contract, Exhibit A, followed by Attachment 1, followed by Exhibit B shall control.

20. Notices.

20.1. All notices required or permitted hereinunder and required to be in writing may be given by Electronic Mail or by first class mail addressed to City and Contractor at the addresses shown below:

To City:

Name: City of Nixa, Missouri
Address: 715 W. Mt. Vernon St., PO Box 395, Nixa MO 65714
Phone: 417.725.3785
Email: jorf@nixa.com
Attn: Justin Orf, Project Facilitator
Dept: Administration

To Contractor:

Name: Hambey Construction
Address: 1313 N. Nias Ave., Ste. C, Springfield MO 65802
PO Box 8954 Springfield, MO 65801
Phone: 417.988.0206
Email: chad@hambeyconstruction.com
Attn: Chad Rohrer

20.2. The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing. The date of delivery of notice by Electronic Mail transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

20.3. Notice of information may be updated by the respective party upon reasonable notice of such change to the other party.

21. Right to Audit. Contractor agrees to furnish sufficient supporting details as may be required by the City to support any charges or invoices submitted to the City for payment under this Contract. Contractor shall make available for the City's inspection all records covering or relating to charges submitted to the City for payment. Contractor shall make appropriate adjustments in the event that discrepancies are found. The City shall have the right to audit the Contractor's records pertaining to the work/product for a period of three (3) years after final payment. The provisions of this Paragraph shall survive the termination or expiration of this Contract.

22. Compliance with Laws. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

23. City Benefits. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

24. No Third-Party Beneficiaries. This Contract is for the sole benefit of the parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person any legal or equitable right, benefit, or remedy of any nature whatsoever, under or by reason of this Contract.

25. Jurisdiction. This Contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri, without giving effect to any choice or conflict of law provision or rule which would cause the application of the laws of any jurisdiction other than those of the State of Missouri. Should any part of this Contract be litigated, venue shall be proper only in the Courts of Christian County, Missouri. The provisions of this Paragraph shall survive the termination or expiration of this Contract.

26. Waiver of Jury Trial. Each party irrevocably and unconditional waives any right it may have to a trial by a jury in respect to any legal action arising out of or relating to this Contract or the transaction contemplated thereby. The provisions of this Paragraph shall survive the termination or expiration of this Contract.

27. No Waiver of Governmental Immunity. No provision of this Contract is intended, or shall be construed, to be a waiver for any purpose by the City of any applicable state law on municipal liability or governmental immunity. No indemnification provision contained in this Contract under which Customer indemnifies the City shall be construed in any way to limit any other indemnification provision contained in this Contract.

28. Severability. If any term or provision of this Contract is held to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Contract or invalidate or render unenforceable such term or provision.

29. Headings. The headings in this Contract are for reference only and shall not affect the interpretation of this Contract.

30. Interpretation. This Contract shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted.

31. Payment for Labor and Materials. The Contractor shall pay for all labor and materials used in the provision of the Services.

32. Performance and Payment Bonds.

32.1. The Contractor shall furnish a Performance Bond and a Labor and Materials Payment Bond with surety approved by the City and on forms approved by the City. Each bond shall be in the amount of **\$2,200,000.00** conditioned upon the full and faithful performance of all terms and conditions of this Contract and payment of all labor and material suppliers.

32.2. It is further mutually agreed between the parties that if at any time after the execution of this Contract the City deems the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within 5 days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this Contract until such new or additional security for the faithful performance of the work and the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City.

32.3. The corporate surety on any performance or payment bond must be licensed by the State of Missouri and if the required bond exceeds \$25,000.00 must be listed in United States Treasury Circular 570.

33. Prevailing Wage. In compliance with sections 290.210 through 290.340 RSMo, all workers performing work under this Contract shall be paid a wage of no less than the "prevailing hourly rate of wages" for work of a similar character in this locality or the public works contracting minimum wage, whichever is applicable, as set out in the Wage Order. If at any time the Contractor is found to not have paid prevailing wages, the Contractor shall forfeit as a penalty to the City \$100.00 for each calendar day or portion of a calendar day for each worker paid less than the stipulated required rates for any work done under this Contract by the Contractor or by any subcontractor under the Contractor. Notwithstanding the foregoing, if the engineer's estimate of the total project cost or the bid accepted by the City is \$75,000.00 or less, then all labor utilized in the construction of the improvements shall not

be required to pay the “prevailing rate of wages” or the public works minimum wage. However, if the project becomes subject to a change order that increases the total project cost to more than \$75,000.00, a “prevailing hourly rate of wages” or the public works contracting minimum wage, whichever is applicable, shall be paid for all labor utilized in the construction of the improvements but only for that portion of the project which exceeds \$75,000.00.

34. Safety Training. Pursuant to Missouri Revised Statute Section 292.675, Contractors and subcontractors who sign a contract to work on public works projects must provide a 10-hour OSHA construction safety program, or similar program approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees within sixty (60) days of beginning work on the construction project. The Contractor shall provide an acceptable notarized affidavit stating that Contractor has verified the completion of a 10-hour construction safety program with respect to the employees working in connection with the contracted services. Contractors and subcontractors in violation of this provision will forfeit to the public body \$2,500.00 plus \$100 a day for each employee who is employed without training. Public bodies and contractors may withhold assessed penalties from the payment due to those Contractors and subcontractors. The penalties shall not begin to accrue until the time periods in the statute have elapsed (60 days after notice to proceed and 20 days to produce documentation for employees found in violation).

35. Affidavit for Contracts Over \$5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of \$5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

36. Compliance with Anti-Discrimination against Israel Act. Pursuant to Section 34.600 RSMo, if this Contract exceeds the amount of \$100,000 for Contractors with ten or more employees, Contractor, by executing this Contract, certifies that the Contractor is not currently engaged in and shall not for the duration of the contract, engage in a boycott of goods or services from the State of Israel; is not currently engaged in and shall not, for the duration of the contract, engage in a boycott of goods or services from companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or is not currently engaged in and shall not for the duration of this contract, engage in a boycott of goods or services from persons or entities doing business in the state of Israel.

[Remainder of page intentionally left blank. Signatures follow on next page.]

IN WITNESS WHEREOF, the parties have set their hands on the day and year herein stated.

CITY

CONTRACTOR

Jimmy Liles, City Administrator

Authorized Signer

Date: _____

Date: _____

ATTEST:

Printed Name

Rebekka Coffey, City Clerk

Title

Approved as to form:

Nick Woodman, City Attorney

Director of Finance Certification:

I certify that this contract is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore, and that the appropriate accounting entries have been made.

Jennifer Evans, Director of Finance

CONTRACTOR VERIFICATION

State of Missouri)
) ss.
County of Christian)

On this ____ day of _____, 2025, before me personally appeared _____, to me personally known, who being by me duly sworn did say that they are a member and authorized agent of Hambey Construction, LLC, a Limited Liability Company of the State of Missouri, and that as such member and authorized agent they have authority to execute the foregoing instrument on behalf of said Limited Liability Company, and acknowledged that they executed the same as their free act and deed and the free act and deed of said Limited Liability Company.

In Testimony Whereof, I have set my hand and affixed my official seal at my office in _____, Missouri, on the day and year first written.

Notary Public: _____

My commission expires: _____.

SCOPE OF WORK
CONSTRUCTION CONTRACT FOR NIXA CITY HALL REMODEL PROJECT

1. Project Overview.

- 1.1. This document outlines the scope of work for the comprehensive remodel of Nixa City Hall, located at 715 W. Mt. Vernon St., Nixa MO 65714.
- 1.2. All work performed under this Scope of Work shall be in strict accordance with the plans prepared by Insight Design Architects, dated 01/22/2025, including Addendum 1 (dated 02/26/2025), Addendum 2 (dated 03/07/2025), and Addendum 3, including Alternate 1 (dated 05/21/2025). These plans and addendums are collectively referred to as Attachment 1 and are hereby incorporated by reference into this Scope of Work as though they are fully set forth herein.

2. Detailed Scope of Work. The following sections detail the work to be performed, categorized by discipline. The specific details, quantities, locations, and materials for each item are as defined within Attachment 1, including all associated addendums.

2.1. Demolition.

- 2.1.1. Selective demolition of existing non-load-bearing walls, cubicles, flooring, ceilings, and fixtures in designated areas, as indicated on the demolition plans within Attachment 1.
- 2.1.2. Removal and disposal of all debris in accordance with environmental regulations.
- 2.1.3. Protection of areas not undergoing demolition.

2.2. Architectural & Interior Design.

- 2.2.1. **Space Planning:** Implementation of new floor plans for optimal workflow and space utilization (e.g., open-plan areas, private offices, meeting rooms, break rooms), strictly adhering to the designs in Attachment 1.
- 2.2.2. **Partitioning:** Installation of new interior walls, demountable partitions, and doors, as detailed in Attachment 1.
- 2.2.3. **Ceilings:** Installation of new suspended acoustic ceilings or drywall ceilings with appropriate access points, as specified in Attachment 1.
- 2.2.4. **Flooring:** Installation of new flooring, including carpet tiles, luxury vinyl tile (LVT), and/or polished concrete in designated areas, per the finish schedules and plans in Attachment 1.
- 2.2.5. **Wall Finishes:** Painting, wallpapering, or other specified wall coverings, as detailed in the interior finish schedules in Attachment 1.
- 2.2.6. **Millwork:** Design and installation of custom cabinetry, reception desks, and built-in storage, as per the millwork drawings and specifications in Attachment 1.

2.2.7. Hardware: Installation of door hardware, window treatments, and other architectural fittings, as specified in Attachment 1.

2.3. Mechanical (HVAC).

2.3.1. Assessment of existing HVAC system for integration with new layout.

2.3.2. Modifications, extensions, or replacement of ductwork to accommodate new layouts, as per mechanical plans in Attachment 1.

2.3.3. Installation of new diffusers, grilles, and thermostats, as indicated in Attachment 1.

2.3.4. Potential upgrade or replacement of HVAC units for improved efficiency and zoning, if specified in the mechanical design documents within Attachment 1.

2.4. Electrical.

2.4.1. Relocation and installation of new power outlets and data drops to support new workstations and equipment, as per electrical plans in Attachment 1.

2.4.2. Upgrade of existing lighting systems to LED fixtures for improved energy efficiency and aesthetics, as detailed in the lighting plans in Attachment 1.

2.4.3. Installation of new light switches, dimmers, and occupancy sensors, as specified in Attachment 1.

2.4.4. Modifications to electrical panels and wiring to support new loads, as required by the electrical engineer and plans in Attachment 1.

2.4.5. Installation of emergency lighting and exit signs, per code and plans in Attachment 1.

2.5. Plumbing.

2.5.1. Modifications or additions to plumbing fixtures in restrooms and break rooms (e.g., sinks, toilets, faucets), as per plumbing plans in Attachment 1.

2.5.2. Relocation or extension of water supply and drainage lines as per new layout requirements, as detailed in Attachment 1.

2.5.3. Ensuring compliance with water efficiency standards.

2.6. Fire Protection & Life Safety. Ensuring clear egress paths and appropriate signage.

2.7. IT & Data Infrastructure.

2.7.1. Installation of new structured cabling (Cat6/6a) for network connectivity, as per IT/data plans in Attachment 1.

2.7.2. Setup of Wi-Fi access points for comprehensive wireless coverage, as designed in Attachment 1.

2.7.3. Installation of AV equipment in meeting rooms (e.g., projectors, screens, video conferencing systems), as specified in AV plans in Attachment 1.

2.7.4. Coordination with IT department for server room/data closet requirements, as detailed in Attachment 1.

3. Deliverables. Upon completion of the Project, the Contractor shall deliver:

3.1. Fully remodeled and functional office space as per approved designs within Attachment 1.

3.2. As-built drawings reflecting final installations.

3.3. Operational manuals and warranties for all new equipment and systems.

3.4. Final inspection and occupancy permits.

4. Exclusions. The following items are specifically excluded from this scope of work:

4.1. Major structural modifications to the building's core and shell (beyond what is explicitly detailed in Attachment 1).

4.2. All other building exterior work (e.g., façade improvements, exterior painting, roofing) and all site/civil work (e.g., parking lot, landscaping, exterior utilities) are expressly excluded.

4.3. Move management services (packing, moving, unpacking of existing office contents).

4.4. IT server migration or extensive network reconfigurations beyond new cabling and AV installations.

4.5. Purchase of decorative artwork or non-essential office accessories unless specifically called out in FF&E schedules within Attachment 1.

4.6. Temporary office space during construction.

4.7. Work not detailed in Attachment 1.

5. Assumptions & Dependencies.

5.1. Access to the building will be granted as required during construction hours.

5.2. All necessary permits will be obtained in a timely manner by City.

5.3. Client approval and feedback on design iterations and material selections will be provided within agreed-upon timelines.

5.4. Availability of specified materials and equipment from suppliers.

5.5. Existing building conditions (e.g., structural integrity, existing MEP systems) are as currently understood and do not reveal unforeseen issues requiring extensive additional work beyond what is accounted for in Attachment 1.

6. Acceptance Criteria. Project completion and acceptance will be based on:

- 6.1.** Adherence to approved architectural drawings and specifications within Attachment 1.
- 6.2.** Successful commissioning and testing of all new systems (HVAC, Electrical, IT)
- 6.3.** Compliance with all applicable building codes and safety regulations.
- 6.4.** Completion of all items on the punch list.
- 6.5.** Final walk-through and sign-off by City.

NIXA CITY HALL REMODEL
 715 W MT. VERNON ST
 NIXA, MO 65714

SYMBOL LEGEND

<div> <div>DETAIL NUMBER</div> <div>DETAIL DESIGNATION</div> </div> <div> <div>SHEET NUMBER</div> <div>13/A1.0</div> </div>	<div> <div>ELEVATION HEIGHT</div> <div> <div>T.O. STEEL ELEV: 112'-0"</div> </div> </div>
<div> <div>ROOM TAG</div> <div>MARINE DEPARTMENT 101</div> </div>	<div> <div>FINISH TAG</div> <div> <div>WD-06 1X DOOR TRIM STAINED ST-83</div> </div> </div>
<div> <div>DOOR TAG</div> <div>101A</div> </div>	<div> <div>ELEVATION TAG</div> <div>13/A1.0</div> </div>
<div> <div>SECTION CUT TAG</div> <div>13/A1.0</div> </div>	<div> <div>CEILING HEIGHT</div> <div> <div>1'-0"</div> </div> </div>
<div> <div>ROOF SLOPE</div> <div> <div>12 2</div> </div> </div>	<div> <div>WINDOW TAG</div> <div>W23</div> </div>
<div> <div>PARTITION TYPE</div> <div>P12</div> </div>	<div> <div>REVISION DELTA</div> <div> <div>4 01/01/08</div> </div> </div>
<div> <div>ENLARGED DETAIL</div> <div> <div>13 A3.2</div> </div> </div>	<div> <div>GRID BUBBLE</div> <div> </div> </div>

ABBREVIATIONS

A/B	ANCHOR BOLT	FURN	FURNISHED	REQ'D	REQUIRED
A/C	AIR CONDITIONING	F.T.	FIRE TREATED	REQ/MT	REQUIREMENT
ACCOUST.	ACOUSTICAL	FTG	FOOTING	RTV	ROTARY-TURBINEVENT
ADDL.	ADDITIONAL	FUR	FURRING	REG	REGULAR
A.F.F.	ABOVE FINISH FLOOR	GA.	GAUGE	SAF	SAFETY
AF	AS FURNISHED	GAL	GALLON	SAN	SANITARY
AI	AS INSTALLED	GALV	GALVANIZED	SCHED	SCHEDULE
ALT.	ALTERNATE	GC	GENERAL CONTRACTOR	S.C.	COLD CORE
ALUM	ALUMINUM	G.I.	GALVANIZED IRON	SECT	SECTION
ANCH.	ANCHOR	GL.	GLASS	SHT	SHEET
ARCH	ARCHITECT	GLAZ.	GLAZING	SIM	SIMILAR
@	AT	GOVT	GOVERNMENT	SPEC	SPECIFICATION
B.B.	BOTTOM OF BEAM	G.S.	GRAVEL STOP	STD	STEEL
B.F.	BOTTOM OF FOOTING	GEN	GENERAL	STOR	STORAGE
BD.	BOARD	GYP	GYPSPUM	STRUCT	STRUCTURE
BKT.	BRACKET	HDWR	HARDWARE	SURF	SURFACE
BLDG	BUILDING	H.D.	HOLLOW CORE	SUSP	SUSPENDED
BLK	BLOCK	HOL	HOLLOW	SYST	SYSTEM
BLKG	BLOCKING	HORIZ	HORIZONTAL	S.W.	STORM WATER
BM	BEAM	H	HIGH	TEMP	TEMPERATURE/ TEMPORARY
B.M.	BENCH MARK	HT.	HEIGHT	TYP	TYPICAL
BOT	BOTTOM	HTG	HEATING	VCP	VITRIFIED-CLAY-PIPE
BRG	BEARING	HTR	HEATER	VEST	VESTIBULE
BSMT	BASEMENT	H.W.	HOT WATER	VERT	VERTICAL
C.S.	COUNTER SUNK	I.D.	INSIDE DIAMETER	VOL	VOLUME
CAB	CABINET	INSUL	INSULATION	V.T.R.	VENT-THRU-ROOF
C.C.	CENTER-TO-CENTER	INT	INTERIOR	VCT	VINYL COMPOSITION TILE
CEM	CEMENT	INV	INVERT	W	WIDE
CF	CONTRACTOR FURNISHED	JNT	JOINT	W.	WITH
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	JSTS	JOISTS	WD	WOOD
		K.E.S.	KITCHEN EQUIPMENT	W.D.	WINDOW DIMENSION
CI	CENTERLINE	LAM	LAMINATE	WDW	WINDOW
CL	CENTERLINE	LAV	LAVATORY	WWF	WELDED WIRE FABRIC
C.O.	CLEAN OUT	LG	LONG	W.P.	WEATHER PROOF
COL	COLUMN	LH	LEFT HAND BEVEL	WT	WEIGHT
CONC	CONCRETE	LHR	LEFT HAND REVERSE BEVEL		
CONF	CONFERENCE	LIN	LINEAR/LINEAL		
CONSTR	CONSTRUCTION	LVR	LOUVER		
CONT	CONTINUOUS	MAS	MASONRY		
CONTR	CONTRACTOR	MATL	MATERIAL		
COORD	COORDINATE	MAX	MAXIMUM		
CORR	CORRIDOR/CORRUGATED	MEZZ	MEZZANINE		
CTR	CENTER	MFRD	MANUFACTURED		
CYL	CYLINDER	MFR	MANUFACTURER		
¢	CENTER LINE	MID	MIDDLE		
C.W.	COLD WATER	MIN	MINIMUM		
CP	DEEP	MISC	MISCELLANEOUS		
DBL	DOUBLE	MK	MARK		
DEG	DEGREE	M.O.	MASONRY OPENING		
D.F.	DRINKING FOUNTAIN	MTD	MOUNTED		
DEMO	DEMOLITION	MTL	METAL		
DIA	DIAMETER	MULL	MULLION		
DIAG	DIAGONAL	NOM	NOMINAL		
DIM	DIMENSION	NIS	NOT TO SCALE		
D.O.	DO OVER	O.A.	OVER ALL/OUTSIDE AIR		
DTL	DETAIL	O.C.	ON CENTER		
DR.	DOOR	O.D.	OUTSIDE DIAMETER		
D.S.	DOWNSPOUT	OFCD	OWNER FURNISH/ CONTRACTOR INSTALLED		
EA	EACH	OFOI	OWNER FURNISH/ OWNER INSTALLED		
ELEC	ELECTRICAL	O/H	OVERHEAD		
EL	ELEVATION (HEIGHT)	OPN'G	OPENING		
ELEV	ELEVATION (VIEW)	OPP	OPPOSITE		
ELEV	ELEVATOR	PART	PARTITION		
E.W.C.	ELECTRIC WATER COOLER	PERIM	PERIMETER		
EQUIP	EQUIPMENT	P.G.	PRESENT GRADE		
EXIST'G	EXISTING	PLAM	PLASTIC LAMINATE		
EXP	EXPOSED	PLAS	PLASTIC		
EXPAN.	EXPANSION	PL	PLATE/PROPERTY LINE		
EXT	EXTERIOR/EXTENSION	PLUMB'G	PLUMBING		
F.B.O.	FURNISHED BY OTHERS	PLY	PLYWOOD		
F.D.	FLOOR DRAIN	P.P.	POWER POLE		
F.E.	FIRE EXTINGUISHER	PR	PAIR		
F.E.C.	FIRE EXTINGUISHER CABINET	PVC	POLYVINYL CHLORIDE		
		Q.T.	QUARRY TILE		
F.E.B.	FIRE EXTINGUISHER BRACKET	R	RADIUS		
FIN	FINISH	RCP	REINFORCED CONCRETE		
F.G.	FINISH GRADE		PIPE REINF REINFORCE		
F.L.	FLOW LINE	RH	RIGHT HAND BEVEL		
FLASH'G	FLASHING	RHR	RIGHT HAND REVERSE BEVEL		
FLOOR	FLOOR	RL	RAIN LEADER		
F.O.M.	FACE OF MASONRY	RM	ROOM		
FND	FOUNDATION	R.O.	ROUGH OPENING		
FOUND	FOUNDATION	RES	RESILIENT TILE		
FR	FIRE RETARDANT				
FRM	FRAME				

PROJECT GENERAL NOTES

<p>EXTENT OF THE WORK:</p> <p>1. THE SPECIFICATIONS AND DRAWINGS COVER THE COMPLETE CONSTRUCTION SCOPE. THEY ARE INTENDED TO BE COMPLEMENTARY AND ANYTHING MENTIONED OR IMPLIED BY ONE WILL BE CONSIDERED TO BE INCLUDED AS THOUGH MENTIONED BY ALL</p> <p>CODES, PERMITS, AND LAWS:</p> <p>1. COMPLY WITH ALL FEDERAL, STATE, AND MUNICIPAL LAWS, CODES, ORDINANCES APPLICABLE TO THE WORK AND ALL REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS HAVING JURISDICTION. IF THE ABOVE LAWS, CODES, OR ORDINANCES CONFLICT WITH THE SPECIFICATIONS, THE LAWS SHALL GOVERN, EXCEPT WHERE THE SPECIFICATIONS EXCEED THEM IN QUALITY OR QUANTITY OF LABOR OR MATERIALS. THE SUBCONTRACTOR WILL OBTAIN AND PAY FOR ALL PERMITS REQUIRED IN CONNECTION WITH THE EXECUTION OF HIS WORK.</p> <p>SAFETY:</p> <p>1. IT IS THE POLICY OF THE CLIENT TO AT ALL TIMES PROVIDE SAFE WORK ENVIRONMENTS. CONDUCT ALL OPERATIONS IN A MANNER THAT ELIMINATES RISK TO ANY TRADES PERSON. MAINTAIN ALL CONDITIONS IN A WAY THAT ELIMINATES ALL RISK TO ANY. MAINTAIN ALL CONDITIONS IN A WAY THAT ELIMINATES ALL RISK TO VISITORS AND TO THE PUBLIC, AND ELIMINATE THE RISK OF DAMAGE TO PROPERTY ON AND ADJACENT TO THE SITE.</p> <p>2. THIS IS THE FUNDAMENTAL RESPONSIBILITY OF EVERY INDIVIDUAL ON SITE. ALL SUPERVISORS MUST ACCEPT COMPLETE RESPONSIBILITY FOR PREVENTION OF ACCIDENTS AND FOR SAFETY OF ALL WORK UNDER THEIR DIRECTION.</p> <p>3. BY CONTRACT AND BY LAW, EVERY COMPANY ON THE SITE IS AT A MINIMUM TO CONFORM TO THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT, AND TO THE LAWS OF EVERY ENTITY HAVING JURISDICTION OVER THE WORK.</p> <p>4. ANY COMPANY OR INDIVIDUAL REFUSING TO CORRECT OBSERVED SAFETY VIOLATIONS WILL BE BANNED FROM THE SITE AT LEAST UNTIL SUCH VIOLATIONS ARE CORRECTED, AND WILL BE HELD COMPLETELY RESPONSIBLE FOR ALL RESULTING EFFECTS.</p> <p>HAZARDOUS MATERIALS:</p> <p>1. IN THE EVENT A SUBCONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD, MILDEW, ASBESTOS, OR ANY HAZARDOUS MATERIAL, THE SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND OR SUSPICIONS.</p> <p>2. ONCE DISCOVERY OR SUSPICION OF MOLD, MILDEW, ASBESTOS, OR ANY HAZARDOUS MATERIAL IS MADE, THE SUBCONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL AND THE PUBLIC FROM THE EXPOSURE TO ANY HAZARDOUS MATERIAL, AND SUCH PRECAUTIONS SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECTS OTHERWISE. CONSTRUCTION OPERATIONS SHALL NOT BE STOPPED OR CURTAILED EXCEPT IN THE AREA OF THE HAZARDOUS MATERIAL CONCERN DUE TO THESE REQUIRED PRECAUTIONS.</p> <p>3. THE SUBCONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT VENTILATED, IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED AND DRY AND WELL VENTILATED CONDITIONS.</p> <p>4. THE SUBCONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD, MILDEW, ASBESTOS, OR ANY HAZARDOUS MATERIAL.</p> <p>CONFLICTS IN DOCUMENTS AND CONDITIONS:</p> <p>1. THE SUB CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL REPORT IMMEDIATELY TO THE SUPERINTENDENT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED. IF THE SUBCONTRACTOR PERFORMS ANY WORK KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT IMMEDIATE NOTICE TO THE SUPERINTENDENT, THE SUBCONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.</p> <p>2. THE SUBCONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE SUBCONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE SUPERINTENDENT AT ONCE.</p> <p>3. THE SUB CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SUBMITTALS REVIEWED BY THE DESIGN TEAM AND APPROVED BY THE GENERAL CONTRACTOR. THE SUBCONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR SUCH PORTION OF THE WORK.</p>	
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MATERIAL INDICATION

CONCRETE		FINISHED WOOD	
CONCRETE BLOCK		GYPSUM BOARD	
BRICK MASONRY		PLYWOOD	
RIGID INSULATION		INSULATION BOARD FOR EIFS	
BATT OR BLOWN INSULATION		GLASS	
DIMENSIONAL LUMBER		ASPHALT SHINGLES	
EARTH/BACKFILL		EIFS	
WOOD DECKING			

SHEET LIST

G1.0	TITLE SHEET
G2.0	CODE SHEET
G3.0	ACCESSIBILITY SHEET
G4.0	CONTRACTOR'S RESPONSIBILITIES
C0.0	CIVIL TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	SITE AND PAVING PLAN
C4.1	DIMENSION PLAN
C5.0	GRADING PLAN
C5.1	GRADING DETAILS
C6.0	DETAIL SHEET 1
C6.1	DETAIL SHEET 2
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
D1.0	OVERALL DEMOLITION PLAN
D1.1	AREA ONE ENLARGED DEMO PLAN
D1.2	AREA TWO ENLARGED DEMO PLAN
D1.3	AREA THREE ENLARGED DEMO PLAN
S0.0	GENERAL STRUCTURAL NOTES
S0.1	BASIS OF DESIGN
S1.1	FOUNDATION PLAN
S3.1	FRAMING PLAN
S4.1	FRAMING DETAILS
A1.0	OVERALL FLOOR PLAN
A1.1	AREA ONE ENLARGED FLOOR PLAN
A1.2	AREA TWO ENLARGED FLOOR PLAN
A1.3	AREA THREE ENLARGED FLOOR PLAN
A2.0	OVERALL REFLECTED CEILING PLAN
A2.1	AREA ONE REFLECTED CEILING PLAN
A2.2	AREA TWO REFLECTED CEILING PLAN
A2.3	AREA THREE REFLECTED CEILING PLAN
A4.0	ENLARGED VESTIBULE PLANS
A4.1A	VESTIBULE ROOF PLANS
A4.1B	VESTIBULE DETAILS
A4.2	NEW VESTIBULE SECTIONS
A4.3	NEW VESTIBULE SECTIONS
A4.4	NEW VESTIBULE SECTIONS
A4.5	NEW VESTIBULE SECTIONS
A5.0	ENLARGED RESTROOM PLANS
A5.1	ENLARGED MILLWORK PLANS
A5.2	ENLARGED MILLWORK PLANS
A5.3	ENLARGED CHAMBER ENTRY PLANS
A5.4	ENLARGED AV ROOM PLANS
A5.5	ENLARGED GUARDRAIL PLANS
A5.6	ENLARGED PLAN AT CHAMBER DAIS
A7.0	OVERALL FINISH PLAN
A7.1	AREA ONE ENLARGED FINISH PLAN
A7.2	AREA TWO ENLARGED FINISH PLAN
A7.3	AREA THREE ENLARGED FINISH PLAN
A8.0	DOOR / WINDOW SCHEDULES & DETAILS
A9.0	FURNITURE PLAN
ME0.0	GENERAL MEP NOTES AND SYMBOLS
M1.1	ENLARGED PLUMBING PLAN AREA A
M1.2	ENLARGED PLUMBING PLAN AREA B
M2.1	ENLARGED HVAC PLAN AREA A
M2.2	ENLARGED HVAC PLAN AREA B
M2.3	ENLARGED HVAC PLAN AREA C
M3.0	ENLARGED MECHANICAL SCHEDULES & DETAILS
SE1.0	SITE ELECTRIC DRAWING
E1.1	ENLARGED LIGHTING PLAN AREA A
E1.2	ENLARGED LIGHTING PLAN AREA B
E1.3	ENLARGED LIGHTING PLAN AREA C
E2.1	ENLARGED POWER PLAN AREA A
E2.2	ENLARGED POWER PLAN AREA B
E2.3	ENLARGED POWER PLAN AREA C
T-1	LOW VOLTAGE OVERALL PLAN
T-2	LOW VOLTAGE SYMBOLS

GENERAL NOTES

INSIGHT DESIGN ARCHITECTS, LLC IS NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT SUPERVISION OF WORK IN PROGRESS. IT IS NEITHER EXPRESSED NOR IMPLIED THAT THE CONTRACTOR CAN CONSTRUCT THIS PROJECT WITHOUT THE ARCHITECT'S FIELD OBSERVATIONS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT DOES NOT DELEGATE HIS AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF THESE PLANS OR SPECIFICATIONS.
THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS.
THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND MAKE CONNECTIONS THERETO PER LOCAL UTILITY COMPANY REQUIREMENTS.
THE CONTRACTOR SHALL PAY FOR ALL PERMITS, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS.
THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, UTILITIES, TRANSPORTATION FOR THE ABOVE MENTIONED AND ANY OTHER FACILITIES OR SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS WITH THE INFORMATION FURNISHED BY THE OWNER AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED.
IF A MATERIAL CALL-OUT IS ABSENT FROM ANY DRAWING, DETAIL, OR SPECIFICATION IN THE DOCUMENTS, THE CONTRACTOR SHALL REQUEST INFORMATION AND/OR CLARIFICATION FROM THE ARCHITECT IN WRITING PRIOR TO SUBMITTING A BID. FAILURE TO REQUEST INFORMATION AND/OR CLARIFICATION FROM THE ARCHITECT PRIOR TO BIDDING THE PROJECT WARRANTS THAT THE CONTRACTOR HAS THOROUGHLY REVIEWED THE DRAWINGS AND HIS/HER BID INCLUDES ADEQUATE FUNDS TO COMPLETE THE PROJECT AS REASONABLY INFERRED FROM THE DOCUMENTS.
WHENEVER CONFLICTING INFORMATION OR DIRECTION OCCURS IN THE SPECIFICATIONS OR THE DRAWINGS, THE COST FOR THE MORE EXPENSIVE OPTION INCLUDING, BUT NOT LIMITED TO, DETAILS, INSTALLATIONS, PROCEDURES, CALL-OUTS, MATERIALS, SCHEDULES, OR SPECIFICATION SHALL BE USED IN THE CONTRACTOR'S BID PRICE FOR THE PROJECT. IF, THROUGH CLARIFICATION, THE LESSER COST OPTION APPLIES, THEN THE CONTRACTOR SHALL ISSUE A COST CREDIT TO THE OWNER FOR THE ACTUAL COST DIFFERENCE PLUS CONTRACTOR MARKUP INCLUDING OVERHEAD AND PROFIT.
ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE. IF A CONDITION EXISTS IN THE DRAWINGS WHERE THE APPLICABLE CONSTRUCTION DETAIL IS UNCLEAR, THE CONTRACTOR SHALL REQUEST INFORMATION AND/OR CLARIFICATION FROM THE ARCHITECT IN WRITING PRIOR TO SUBMITTING THE BID FOR CONSTRUCTION OF THE PROJECT.

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOCUMENT A201) SHALL BE BINDING AS PART OF THESE CONSTRUCTION DOCUMENTS.

GENERAL CONTRACTOR TO CONTRACT WITH BORINGS/GEOTECH ENGINEERING COMPANY TO PROVIDE MINIMUM OF FOUR (4) SOIL BORINGS, ANALYSIS, AND REPORT OF FINDINGS. PROVIDE ONE (1) COPY OF SIGNED SEALED DOCUMENTS OF ARCHITECT FOR REVIEW. DO NOT PROCEED WITH FOUNDATION UNTIL ARCHITECT/ENGINEER HAVE REVIEWED AND APPROVED FINDINGS.

THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE, INCLUDING THE DRAWINGS AND SPECIFICATIONS, AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. SUBMISSION OR DISTRIBUTION OF INSTRUMENTS OF SERVICE TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR SIMILAR PURPOSES IN CONNECTION WITH THE PROJECT IS NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RESERVED RIGHTS OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.

FAILURE TO COMPENSATE INSIGHT DESIGN ARCHITECTS, LLC FOR THE USE OF THESE DRAWINGS AS SPECIFIED BY THE TERMS OF THE CLIENT-ARCHITECT AGREEMENT (CONTRACT ON FILE), OR 5% OF THE COST OF CONSTRUCTION MINIMUM IF CONTRACT IS IMPLIED (USE OF THESE DOCUMENTS CREATES AN IMPLIED CONTRACT), SHALL BE CONSIDERED SUBSTANTIAL NON-PERFORMANCE AND CONSTITUTES A BREACH OF CONTRACT AND RESULTS IN THE LOSS OF PERMISSION TO USE THESE DOCUMENTS FOR ANY PURPOSE, BY ANYONE. USE OF THESE DOCUMENTS AFTER FAILURE TO COMPENSATE THE ARCHITECT CONSTITUTES COPYRIGHT INFRINGEMENT. A SERVICE FEE OF 1.5% WILL BE CHARGED PER MONTH ON THE UNPAID BALANCE. THE CLIENT SHALL PAY ALL COSTS OF COLLECTION, INCLUDING ATTORNEY'S FEES.

IN THE EVENT THE OWNER USES THE INSTRUMENTS OF SERVICE WITHOUT RETAINING THE AUTHORS OF THE INSTRUMENTS OF SERVICE, THE OWNER RELEASES THE ARCHITECT AND ARCHITECT'S CONSULTANT(S) FROM ALL CLAIMS AND CAUSES OF ACTION ARISING FROM SUCH USES. THE OWNER, TO THE EXTENT PERMITTED BY LAW, FURTHER AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND ITS CONSULTANTS FROM ALL COSTS AND EXPENSES, INCLUDING THE COST OF DEFENSE, RELATED TO CLAIMS AND CAUSES OF ACTION ASSERTED BY ANY THIRD PERSON OR ENTITY TO THE EXTENT SUCH COSTS AND EXPENSES ARISE FROM THE OWNER'S USE OF THE INSTRUMENTS OF SERVICE.

THE OWNER SHALL NOT WITHHOLD AMOUNTS FROM THE ARCHITECT'S COMPENSATION TO IMPOSE A PENALTY OR LIQUIDATED DAMAGES ON THE ARCHITECT, OR TO OFFSET SUMS REQUESTED BY OR PAID TO CONTRACTORS FOR THE COST OF CHANGES IN THE WORK UNLESS THE ARCHITECT AGREES OR HAS BEEN FOUND LIABLE FOR THE AMOUNTS IN A BINDING DISPUTE RESOLUTION PROCEEDING.

THE ARCHITECT'S BASIC SERVICES INCLUDE USUAL AND CUSTOMARY STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERING SERVICES.

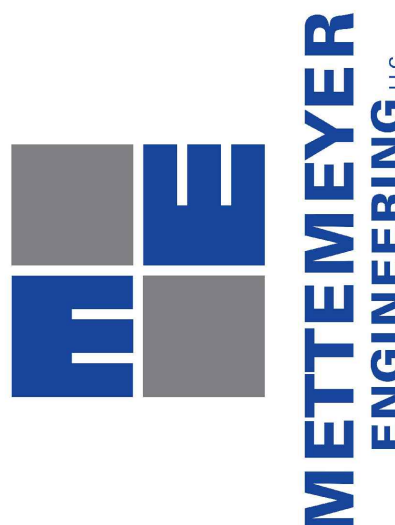
SHOULD THE OWNER BECOME AWARE OF ANY FACTS OR CONDITIONS WHICH MAY ADVERSELY AFFECT THE PERFORMANCE OF THE STRUCTURE OR THE USE OF THE FACILITY OR AFFECT THE ARCHITECT (INCLUDING THE ARCHITECT'S CONSULTANTS) IN THE PERFORMANCE OF THE PROFESSIONAL SERVICE, THE OWNER SHALL IMMEDIATELY DISCLOSE SUCH MATERIAL FACTS OR AGREES TO BE RESPONSIBLE FOR THE COSTS OF LIABILITY ASSOCIATED WITH NON-DISCLOSURE.

NIXA CITY HALL
 REMODEL

715 W MT. VERNON ST, NIXA MO

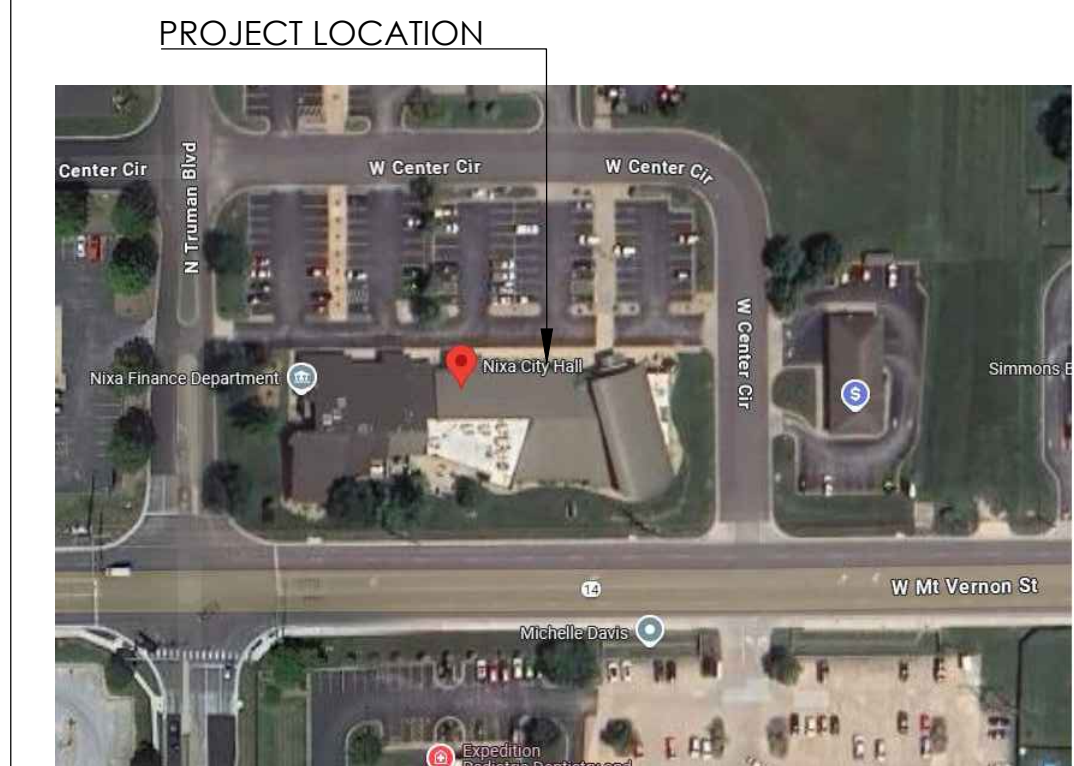


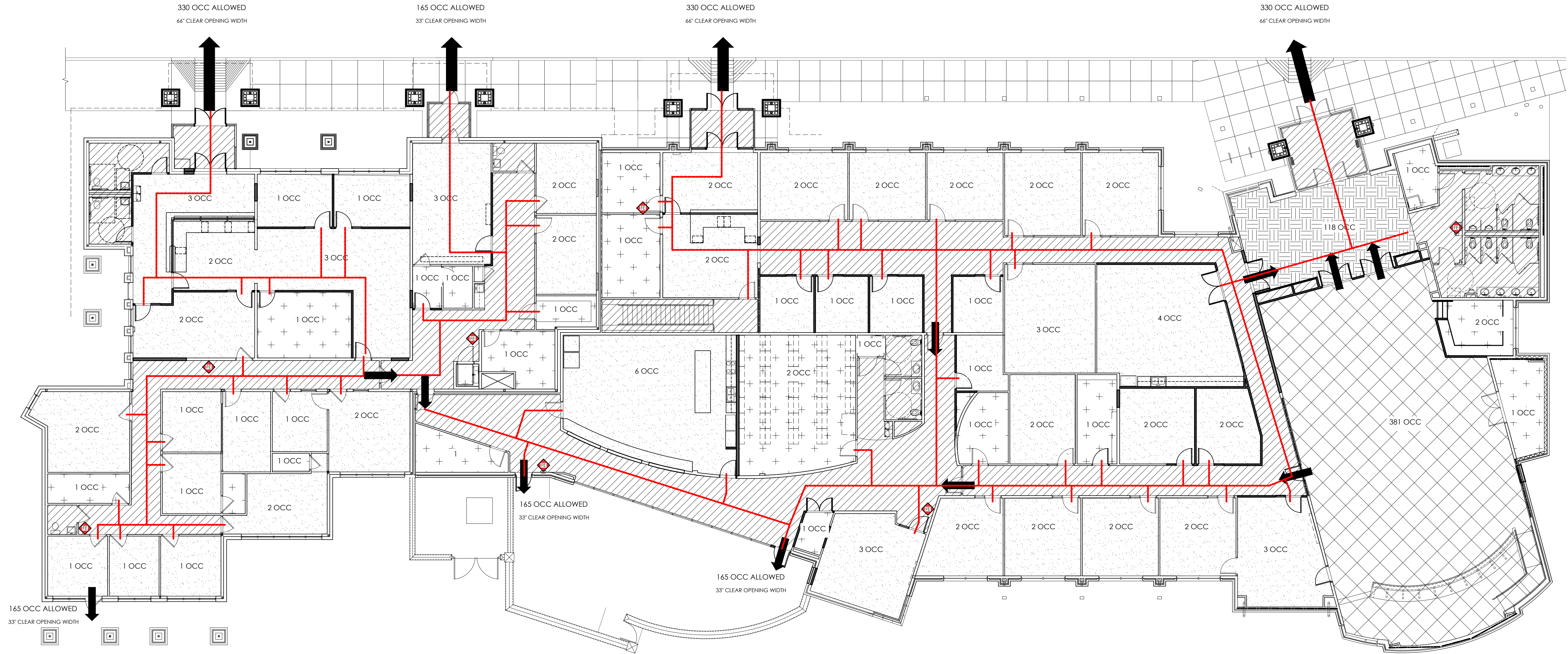
110 S. Main St., Nixa, MO 65714 • PH: 417-724-8933
 NATHAN RAPP, ARCHITECT #A-208008201



REISSUE DATE	
PROFESSIONAL OF RECORD	
DATE	01.22.2025
ARCHITECT	RAPP
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	COVER SHEET
SHEET NO.	G1.0

VICINITY MAP





USE GROUP LEGEND (PER TABLE 1004.1.2)

- ASSEMBLY (CONCENTRATED) - 7
- ASSEMBLY (STANDING) - 5
- BUSINESS - 150
- STORAGE/MECHANICAL/ELECTRICAL (S-1 AND ACCESSORY) - 300
- NON OCCUPIABLE SPACE (CORRIDORS, RESTROOMS, DEAD SPACES, ETC)
- UL RATED FIRE EXTINGUISHER EXISTING TO REMAIN. FIELD VERIFY LOCATIONS AND THAT EXTINGUISHERS HAVE BEEN RECENTLY TESTED

PROJECT CRITERIA:

BUILDING CLASSIFICATIONS AND DATA
APPLICABLE CODES FOR CITY OF NIXA
2018 INTERNATIONAL BUILDING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE
AIA - CHAPTER 11 OF 2018 IBC
ICC/ANSI A117.1-2009

OCCUPANCY GROUP CLASSIFICATION:
USE GROUP "B" BUSINESS OCCUPANCY
TYPE OF CONSTRUCTION CLASSIFICATION: [SECTION 601]
TYPE IIB, FULLY SPRINKLED

BUILDING HEIGHT:
THIS BUILDING IS 1 STORY EXISTING WITH PARTIAL EXISTING BASEMENT (NOT IN SCOPE)

BUILDING GROSS AREA:
FLOOR GROSS: 21,900 SF

ACTUAL OCCUPANCY LOAD (BASED ON NET AREA):
MAX. FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.5)

MAIN FLOOR:
BUSINESS (150 GROSS) 10,050 SF = 67 OCCUPANTS
ASSEMBLY (7 NET) 2665 SF = 381 OCCUPANTS
ASSEMBLY - STANDING (5 NET) 590 SF = 118 OCCUPANTS
STORAGE (300 GROSS) 2305 SF = 8 OCCUPANTS
UNOCCUPIED (RESTROOMS AND CORRIDORS) 5520 SF = 0 OCCUPANTS

TOTAL OCCUPANTS: 574 OCCUPANTS

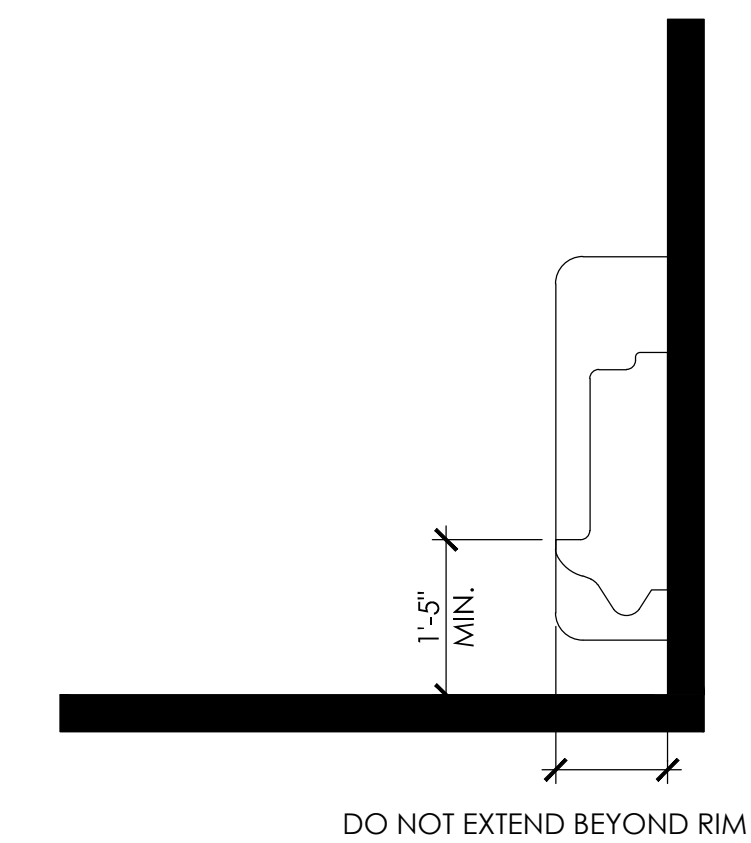
COMMON PATH OF EGRESS TRAVEL: TABLE 1006.2.1
>30 OCCUPANTS (SPRINKLERED) = 100 FEET

EXIT ACCESS TRAVEL DISTANCE: TABLE 1017.2
B = 300' (SPRINKLERED)

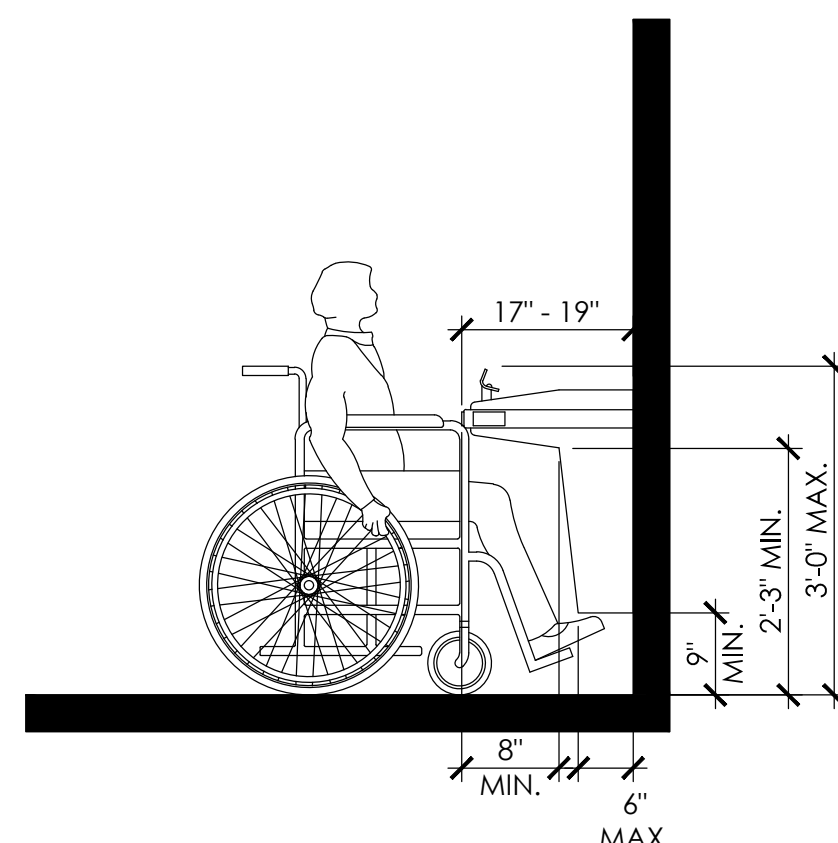
MINIMUM CORRIDOR WIDTH: TABLE 1020.2
MINIMUM 44"

REQ'D NUMBER OF EXITS: PER TABLE 1006.3.2
3 REQUIRED, 7 PROVIDED

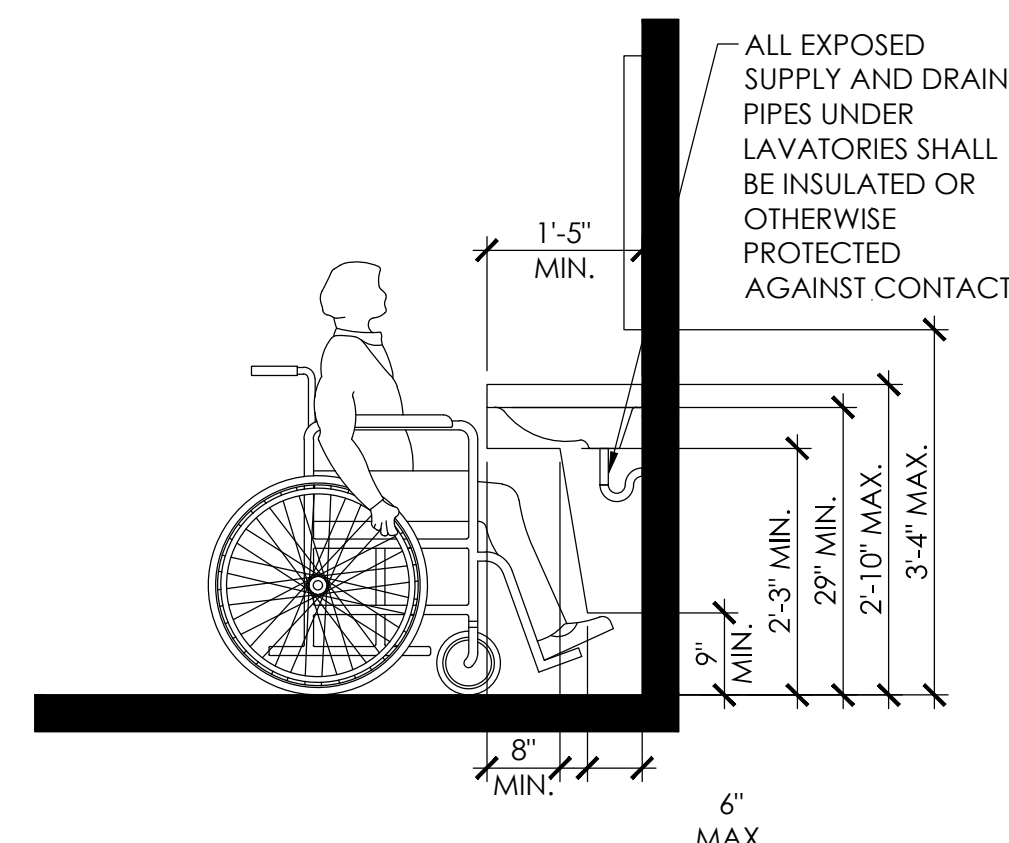
PLUMBING REQUIREMENTS PER TABLE 2902.1
1. 3 H/L.O DRINKING FOUNTAINS ARE PROVIDED.
2. MOP SINKS ARE EXISTING TO REMAIN.
3. RESTROOMS SHALL BE PROVIDED PER 2902.1
3.1. BUSINESS USE/STORAGE = 75 OCCUPANTS.
WATER CLOSETS REQUIRED: 2 FEMALE/1 MALE
WATER CLOSETS PROVIDED: 2 FEMALE/2 MALE/2 UNISEX
LAVATORIES REQUIRED: 1 FEMALE/1 MALE
LAVATORIES PROVIDED: 2 FEMALE/2 MALE/2 UNISEX
DRINKING FOUNTAINS REQUIRED: 1 PER 100
DRINKING FOUNTAINS PROVIDED: 2 H/L.O FIXTURES
SERVICE SINK REQUIRED: 1 REQUIRED
SERVICE SINK PROVIDED: EXISTING TO REMAIN.
3.2. ASSEMBLY USE = 499 OCCUPANTS.
WATER CLOSETS REQUIRED: 4 FEMALE/2 MALE
WATER CLOSETS PROVIDED: 4 FEMALE/4 MALE
LAVATORIES REQUIRED: 2 FEMALE/2 MALE
LAVATORIES PROVIDED: 4 FEMALE/3 MALE
DRINKING FOUNTAINS REQUIRED: 1 PER 50
DRINKING FOUNTAINS PROVIDED: 1 H/L.O FIXTURE
SERVICE SINK REQUIRED: 1 REQUIRED
SERVICE SINK PROVIDED: EXISTING TO REMAIN.



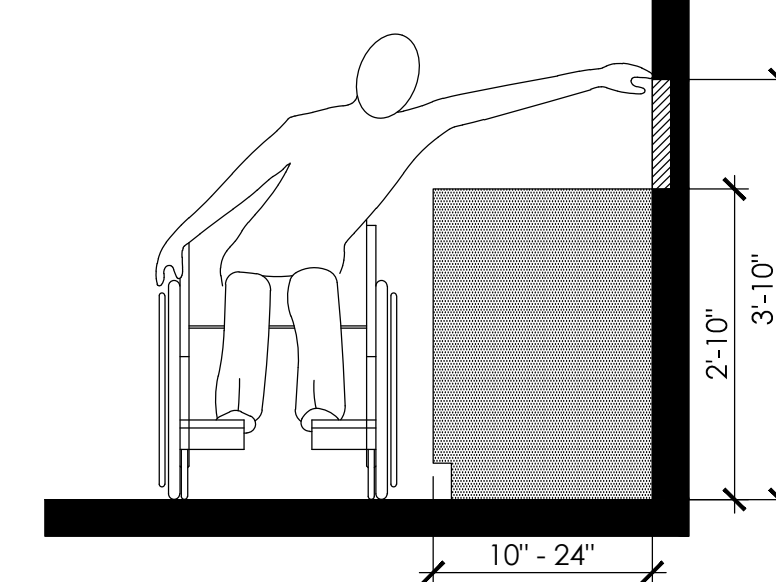
29 HC CLEARANCE
NTS
@ URINAL



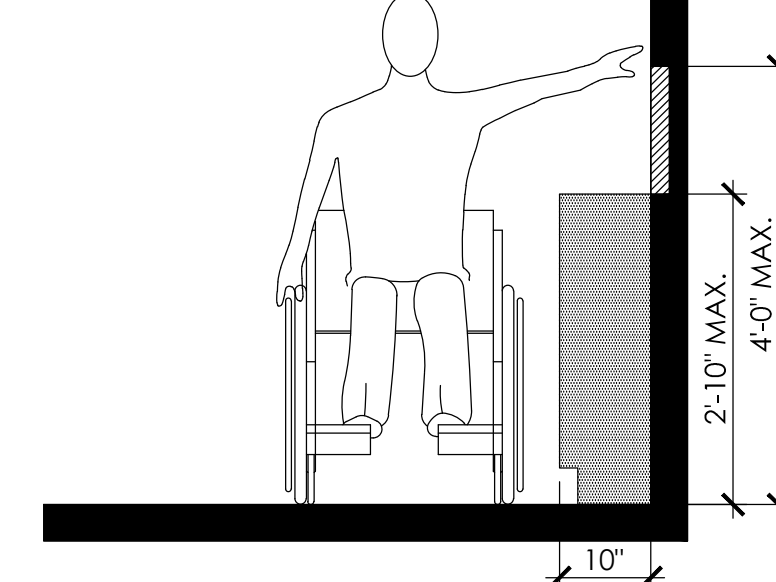
24 HC CLEARANCE



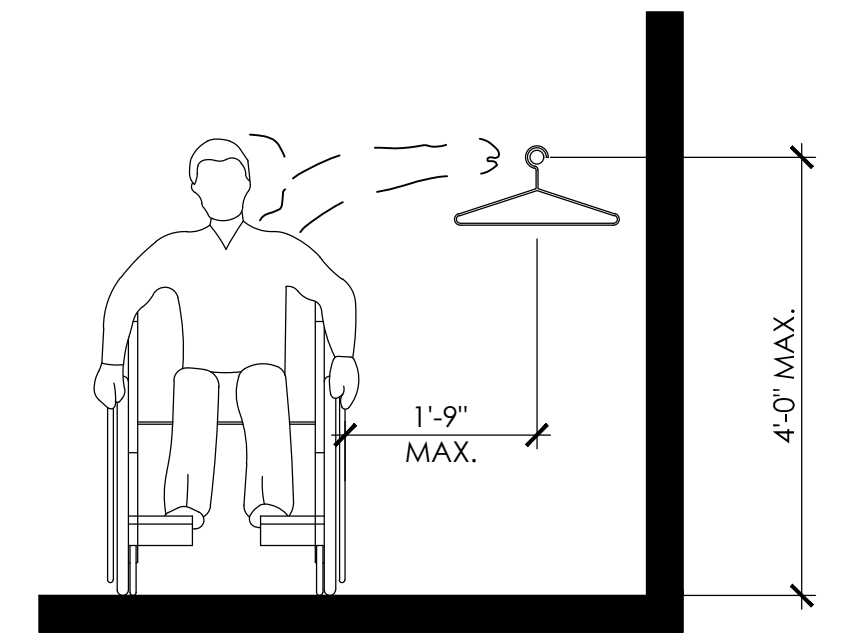
19 HC CLEARANCE
NTS
@ LAVATORY



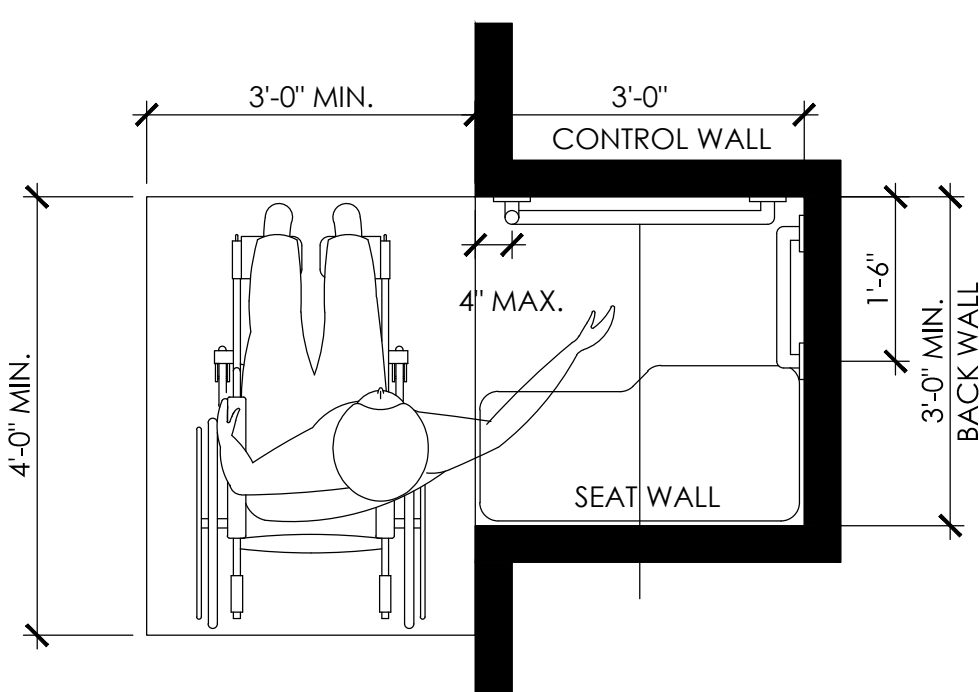
15 CONTROLS



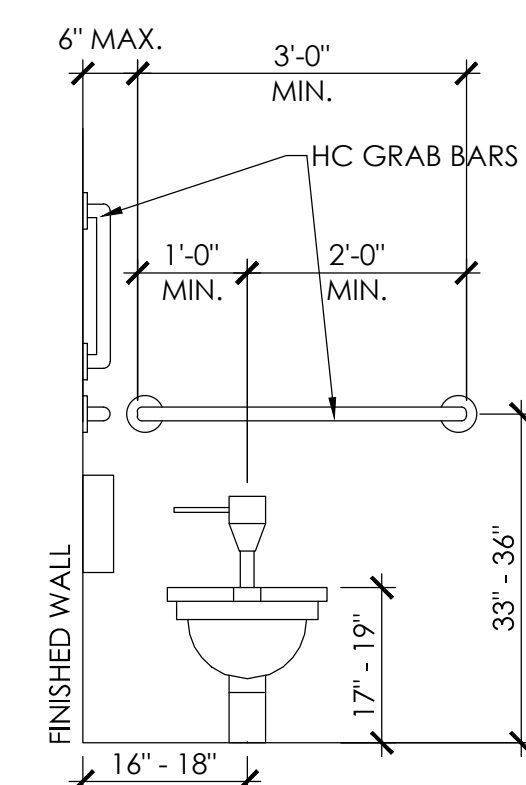
10 SIDE REACH



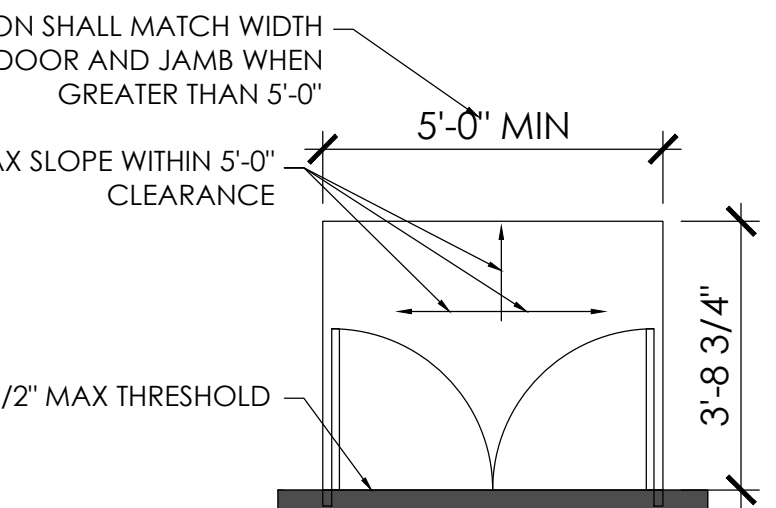
5 SIDE REACH



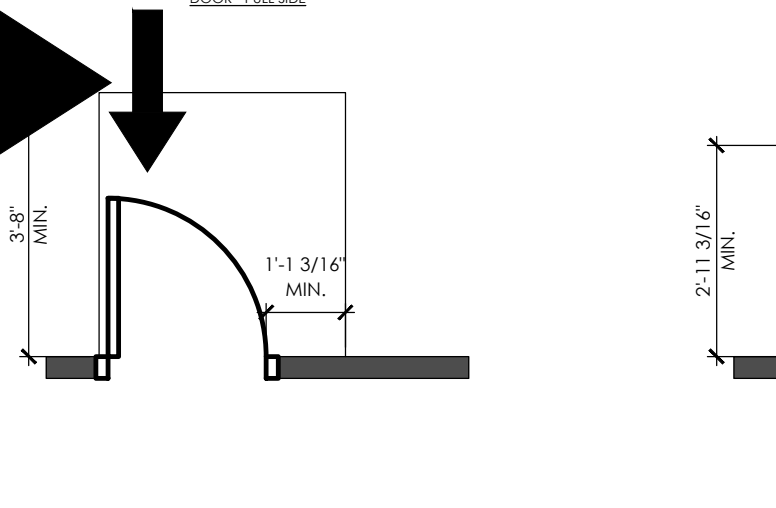
22 HC SHOWER
NTS
TRANSFER TYPE SHOWER STALL



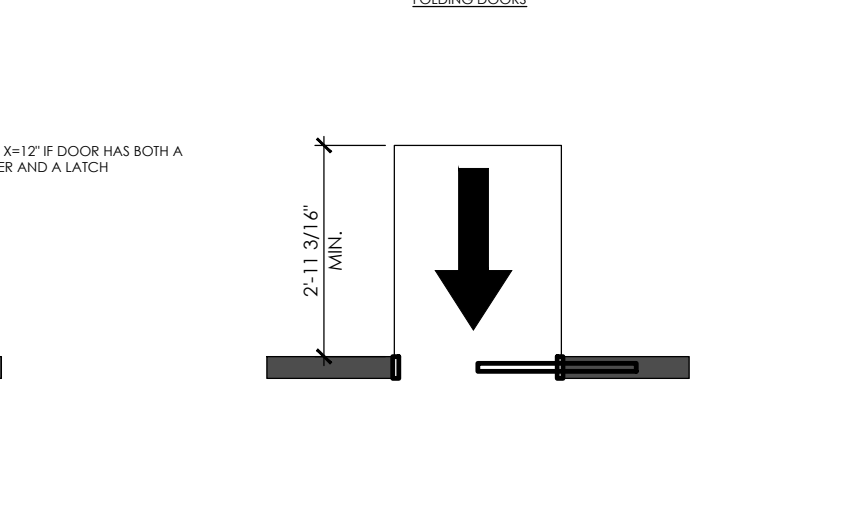
17 HC STALL
NTS



13 FRONT REACH



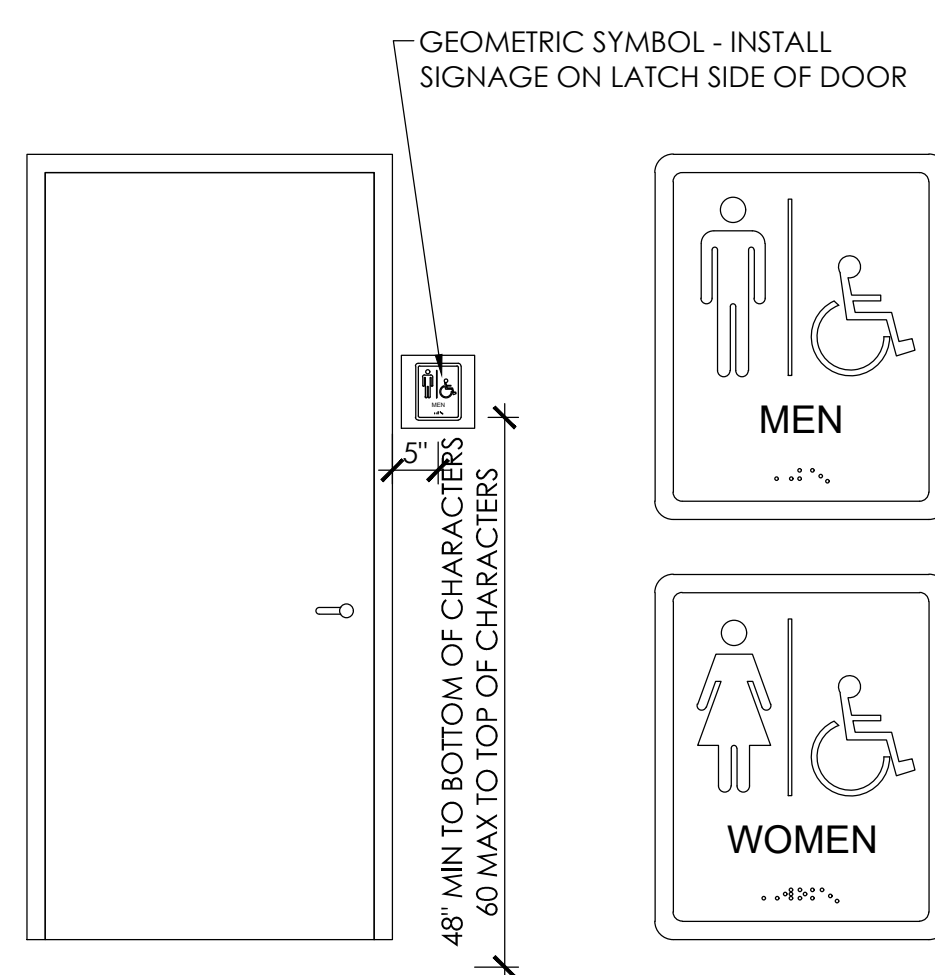
8	FRONT REACH
	NTS MAX. FRONT REACH OVER OBSTRUCTION



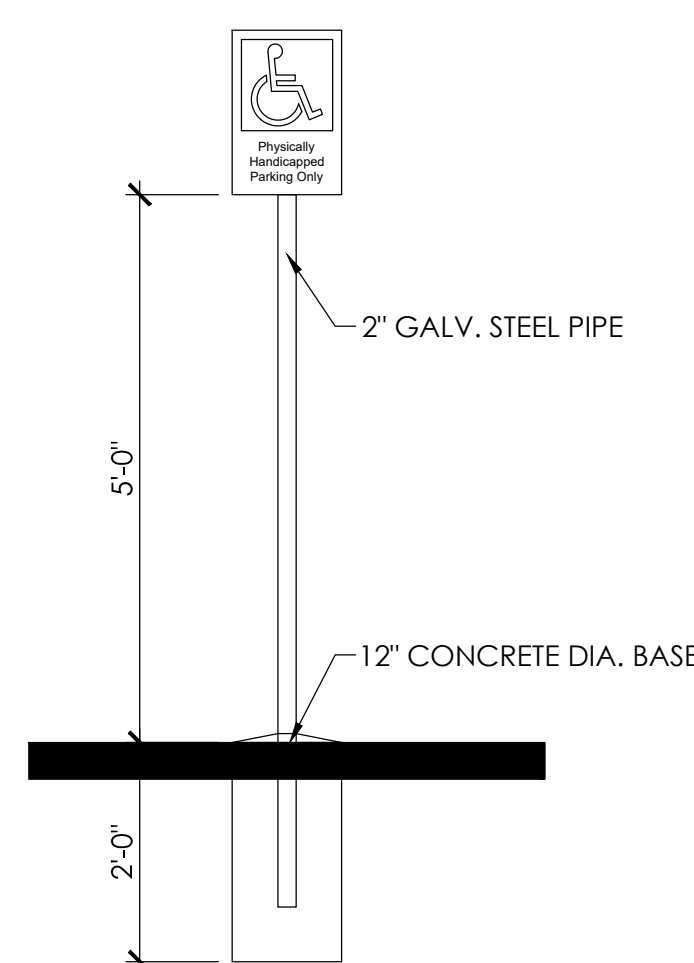
3 FRONT REACH

NOTES:

1. PROVIDE (1) SIGN PER TOILET COMPLYING WITH ADA LOCAL CODE, DUPLICATE ALL TEXT IN BRAILLE AS WELL
2. SIGN TO HAVE RAISED CHARACTERS AND PICTORIAL SYMBOL OF ACCESSIBILITY
3. SIGN SIZE: 8" X 8"
4. COLOR: GRAY WITH WHITE CHARACTERS

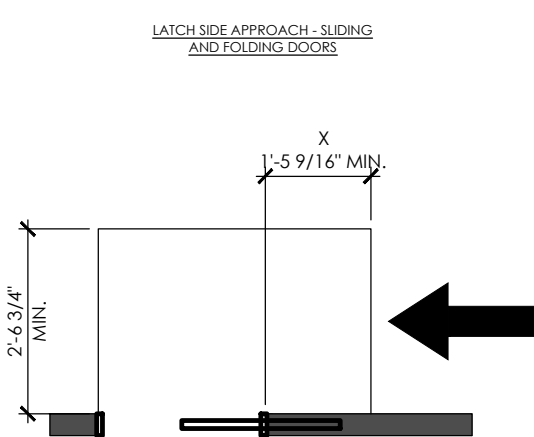


27 RESTROOM SIGNAGE



16 HANDICAP SIGNAGE

12 SLOPE @ EXT DOOR



6 MANEUVERING CLEARANCES @ DOORS

GENERAL CONTRACTOR RESPONSIBILITY

SCOPE OF WORK FOR ALL DISCIPLINES
ITEMS TO INCLUDE IN YOUR BID IF NOT ALREADY NOTED ON PLANS:

- INCLUDE LABOR IN JOB TO COMPLETE YOUR SCOPE OF WORK IN THE TIME ALLOWED BY FIELD SUPERINTENDENT.
- CLEAN UP DAILY OR MORE OFTEN IF NECESSARY TO KEEP SITE CLEAN AND SAFE.
- CONTRACTOR TO SUPPLY AS-BUILT DRAWINGS AT COMPLETION OF PROJECT.
- ALL INFORMATION WILL BE PROVIDED TO ON-SITE SUPERINTENDENT OR THEIR REPRESENTATIVE.
- CONTRACTOR TO BID COMPLETE SET OF DRAWINGS / ALL SHEETS.
- CONTRACTOR MUST INCLUDE AND SHOW SALES TAX ON BIDS.
- CONTRACTOR IS TO PLACE ALL DEBRIS IN THE G.C. PROVIDED DUMPSTER.

DRYWALL AND FRAMING
ITEMS TO INCLUDE IN YOUR BID IF NOT ALREADY NOTED ON PLANS:

- A MINIMUM OF 20 GAUGE METAL TO BE USED ON ALL FRAMING COMPONENTS.
- REFER TO PLANS FOR LOCATIONS OF HEAVIER GAUGE METALS TO BE USED.
- DRYWALL TO BE 5/8" TYPE X, UNLESS NOTED OTHERWISE, TAPED, BEDDED WITH ORANGE PEEL TEXTURE - LIGHT AT RETAIL WALLS, MEDIUM AT BACK OF HOUSE WALLS.
- 5/8" GREEN BOARD OR "M.R.S." (MOISTURE RESISTANT SHEET ROCK) IN REST ROOMS ON WALLS THAT ARE WITHIN 4'-0" OF ANY PLUMBING FIXTURES.
- FURNISH AND INSTALL F.R.P., GLUE MUST BE APPLIED WITH A TROWEL, NO EXCEPTIONS. INSTALL F.R. CORNERS, JOINTS AND CEILING TRIM CUT TRIM 4" ABOVE FINISH FLOOR FOR COVE BASE INSTALLATION, WHERE APPLICABLE AS SHOWN ON PLANS.
- HARD CEILING AND METAL DECKS TO BE TIED TO ROOF STRUCTURE WITH CEILING WIRE AND 1 1/2" COLD ROLLED STEEL. USE STRUCTURAL GAUGE METAL DECKING ABOVE CASH OFFICE.
- CHECK LOCAL CODES FOR SPECIAL CONDITIONS ON CEILING GRID INSTALLATION.
- FURNISH LABOR TO INSTALL DOORS, JAMBS AND HARDWARE.
- FURNISH LABOR TO INSTALL WAINSCOT WHERE INDICATED.
- FURNISH AND INSTALL WOOD BACKING AT DOOR JAMBS, TOILET PARTITIONS, BABY CHANGING STATION, T.V., TOILET ACCESSORIES, CABINETS, STORE FRONT, AND SIGNAGE IF APPLICABLE.
- FURNISH AND INSTALL WOOD BLOCKING AND FRAMING AT TOP OF PARAPET WALLS IF SHOWN ON PLANS.
- INSTALLATION OF RESTROOM PARTITIONS AND ALL TOILET ACCESSORIES.
- INCLUDE ALL EXTERIOR FRAMING, SHEATHING, AND MOISTURE BARRIER ON ALL EXTERIOR FRAMEWORK.
- USE FIRE RATED CAULKING ON FIRE RATED WALLS, WHERE REQUIRED.
- INSULATE ALL WALLS BELOW CEILING GRID BETWEEN OFFICES, RETAIL, AND RESTROOM WALLS AS SHOWN ON PLANS.
- LABOR AND FASTENERS TO INSTALL G.C. SUPPLIED CABINETS AND SHELVING.
- FURNISH AND INSTALL CEILING WIRE AT ALL LIGHT FIXTURE CEILING BRACKETS. COORDINATE EXACT LOCATION WITH ELECTRICIAN.
- EXPANSION JOINTS RE: SPEC

PLUMBING
ITEMS TO INCLUDE IN YOUR BID IF NOT ALREADY NOTED ON PLANS:

- CAMERA ALL NEW LINES AT COMPLETION OF JOB ON GROUND UP CONSTRUCTION. CAMERA ALL EXISTING LINES AT BEGINNING AND END OF JOBS TO BE REUSED. PROVIDE DVD TO GENERAL CONTRACTOR.
- HOT WATER TANK TO BE AS SPECIFIED.
- CONTRACTOR TO INSTALL CONDENSATE LINES IF NECESSARY.
- HANDICAP SINKS TO RECEIVE WRAPPING ON EXPOSED PIPING PER CODE.
- PROVIDE TRAP PRIMERS ON ALL FLOOR DRAINS.
- GAS PIPING ON ROOF TO BE FASTENED DOWN TO APPROVED OR SPECIFIED BLOCKING AWAY FROM CLERESTORY.
- IF A HIGH PRESSURE GAS LINE SYSTEM IS USED THE REGULATORS AND SHUT-OFF VALVES WILL BE FURNISHED BY GAS PIPE INSTALLER.
- IDENTIFY LOCATION OF GAS, WATER AND IRRIGATION SERVICE AND METERS.
- CONFIRM NO CROSS CONNECTIONS ON NATURAL GAS SYSTEM OR WATER TO ADJACENT SPACES IF APPLICABLE.
- IDENTIFY ANY SUB-METERS INSTALLED ON WATER SYSTEM AND DESCRIBE THEIR PURPOSE.
- IDENTIFY LOCATION OF ALL BACK-FLOW PREVENTERS, I.E. FIRE SYSTEMS, IRRIGATION, DOMESTIC WATER, ETC. AND TESTING IF APPLICABLE.
- SUBMITTALS FOR ANY NEW FIXTURES AND EQUIPMENT TO BE SUPPLIED TO OWNER PRIOR TO INSTALLATION.
- SUBCONTRACTOR TO DO ALL EXCAVATING, COMPACTING AND BACK FILLING NECESSARY.
- SUBCONTRACTOR RESPONSIBLE FOR ALL BACKING NECESSARY TO COMPLETE HIS WORK.
- ALL WATER LINES SHALL BE HUNG ON APPROVED HANGERS AND INSULATED.
- ALL PVC SHALL BE SCHEDULE 40.

CONCRETE
ITEMS TO INCLUDE IN YOUR BID IF NOT ALREADY NOTED ON PLANS:

- CONTRACTOR TO SUPPLY OWNER WITH MIX DESIGN OF CONCRETE FROM SUPPLIER OR SUPPLIERS PRIOR TO THE POURING OF ANY CONCRETE. ALLOW 1 WEEK LEAD TIME FOR ENGINEERS APPROVAL.
- IF CONTRACTOR USES ANY COMPANY OR INDIVIDUAL AS A SUBCONTRACTOR TO COMPLETE ANY PORTION OF THEIR CONTRACT, THEY MUST NOTIFY OWNER WITH PROOF OF THEIR INSURANCE PRIOR TO DOING ANY WORK ON THE JOB.
- CONTRACTOR TO SUPPLY AND INSTALL ALL STEEL REINFORCEMENT TO BE USED ON THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR ANY FABRICATION TO FORM INTO SHAPES AND LENGTHS REQUIRED.
- CONTRACTOR TO SUPPLY ALL CONCRETE MATERIALS, AND LABOR TO COMPLETE THIS PROJECT. (ANY EXCLUSION MUST BE NOTED ON CONTRACT)
- G.C. WILL HAVE A SURVEYOR SET PINS FOR BUILDING CORNERS, PIERS, BACK OF CURBS, LIGHT POLE BASES, LOADING DOCK WALLS AND REFERENCE FOR OTHER POINTS ALONG WITH ELEVATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO SET BATTER BOARDS OR LINES FOR OTHER TRADES TO USE TO ESTABLISH THE LOCATIONS NEEDED FOR INSTALLATION OF OTHERS ITEMS AS REQUIRED.
- CONTRACTOR IS TO LAYOUT AND PLACE ALL EMBEDS AND ANCHOR BOLTS IN CONCRETE AS SHOWN BY DRAWINGS.
- CONTRACTOR TO FURNISH AND PUT TO GRADE ALL MATERIALS NEEDED TO BRING SUB GRADE TO FINAL GRADE ONCE SUB GRADE HAS BEEN BROUGHT TO PLUS (+) OR MINUS (-) A TENTH OF A FOOT.
- ANY MATERIALS EXCAVATED BY CONTRACTOR ARE TO BE MOVED TO AN AREA DESIGNATED BY SUPERINTENDENT TO BE USED FOR BACK FILL LATER. (ALL SPOILS TO BE REMOVED FROM JOBSITE BY CONTRACTOR)
- CONTRACTOR TO EXCAVATE DIRT BETWEEN PIERS FOR PANELS THEN BACKFILL AND COMPACT ALL AREAS NEXT TO ANY AND ALL WALLS.
- CONTRACTOR TO MARK PANEL LOCATIONS AND TO HAVE A PERSON PRESENT WHEN PANELS ARE BEING SET TO SURVEY IN PANELS TO ENSURE THEY ARE SET TRUE TO LINE AND GRADE.
- CONTRACTOR WILL BE RESPONSIBLE FOR ENGINEERING OF LIFTING POINTS AND BRACING OF PANELS.
- CONTRACTOR WILL FURNISH AND INSTALL ALL EMBEDS FOR LIFTING AND BRACING.
- CONTRACTOR WILL CLEAN ALL EMBEDS AND REMOVE ANY

- INSPECTED BY ERECTOR PRIOR TO LIFTING OF ANY PANELS TO INSURE THEY ARE PROPERLY CLEANED AND NO DAMAGE HAS ACCRUED TO LIFTING AND BRACING EMBEDS.
- CONTRACTOR TO SET NUTS ON ANCHOR BOLTS TO GRADE READY FOR PLACEMENTS OF COLUMNS.
- CONTRACTOR WILL BE RESPONSIBLE FOR ANY CHARGES INCURRED DUE TO ANCHOR BOLTS OR EMBED BEING OFF FROM WHERE SHOWN ON DRAWINGS.
- WHEN PANELS ARE SET AND STEEL ERECTED CONTRACTOR TO FURNISH AND POUR CONCRETE ON BOTH SIDES OF PANEL JOINTS TO SECURE THEM. THIS IS TO BE DONE BEFORE ANY BRACING IS REMOVED.
- CONTRACTOR TO FURNISH AND INSTALL ANY BLOCK OUTS FOR ELECTRICAL OR ANCHOR BOLTS. THESE ARE TO BE SET AT GRADE NOT TO EXCEED 1" BELOW FINISH FLOOR AND FILLED WITH SAND TO TOP OF FORM. CONCRETE TO BE POURED OVER THESE. ONCE PANELS ARE LIFTED THESE ARE TO BE CLEANED OUT SO ANY OTHER WORK CAN BE DONE AND THEN FILLED BACK WITH CONCRETE ONCE FINISHED.
- CONTRACTOR TO FURNISH AND INSTALL NON-SHRINK GROUT UNDER ALL COLUMNS.
- ANY JOINTS WHERE POURES MEET ON FLOOR MUST BE A FLAT SURFACE AND ANY RAISED AREAS WILL BE GROUND BACK FLAT BY CONTRACTOR.
- CONTRACTOR WILL FILL ALL PENETRATIONS MADE IN FLOOR. ALL EMBEDS FOR LIFTING OR BRACING THAT WILL BE EXPOSED ABOVE DECK OR IN STAGING AREA WILL BE FILLED IN TO MAKE A SMOOTH SURFACE.
- PANEL EDGES ON THE EXTERIOR WHERE TWO PANELS MEET WILL HAVE A CHAMFERED EDGE.
- ANY IMPERFECTIONS IN PANELS THAT ARE EXPOSED TO OUTSIDE OF BUILDING WILL EITHER BE RUBBED OR FILLED SO THAT THEY WILL NOT SHOW AFTER STO FINISH SYSTEM
- CONTRACTOR TO CAULK A LINE ON PANELS BEFORE LIFTING AT DECK BEARING ELEVATION TO CHECK THAT ALL EMBEDS ARE AT PROPER HEIGHTS.
- ALL CURBS ARE TO BE POURED AS EITHER A CURB AND GUTTER, OR MONOLITHIC WITH PARKING. CURBS MUST BE FORMED TO ENSURE A UNIFORM SHAPE.
- CONTRACTOR TO FURNISH OWNER WITH A SCHEDULE OF WORK TO ENSURE IT MEETS OUR SCHEDULE AND FOR THE SCHEDULING OF OTHER TRADES.
- LOADING DOCK WALLS AND LIGHT POLE BASES WILL BE HAND RUBBED TO A TEXTURE FINISH AS TO NOT SHOW ANY DEFECTS.
- CONTRACTOR IS RESPONSIBLE FOR ANY PRICE INCREASE OR OTHER CHARGES INCURRED TO MAINTAIN THE SCHEDULE OF THIS PROJECT. THESE CHARGES WILL NOT BE PASSED ON TO OWNER.
- CONTRACTOR WILL BE RESPONSIBLE FOR PUMPING OF WATER THAT MIGHT BE TRAPPED IN BLOCK OUTS FOR COLUMNS, LOADING DOCK OR STORM DRAINS UNTIL THEY HAVE COMPLETED THEIR WORK IN THOSE AREAS.
- CONTRACTOR IS TO PAY FOR ALL DRILLING OF PIERS, PUMPING OF CONCRETE, OR THAT OF ANY OTHER EQUIPMENT USED TO COMPLETE THEIR CONTRACT.
- CONTRACTOR TO INSTALL ALL ANCHOR BOLTS FOR LIGHT POLES.
- ALL FINISHES AND TOLERANCES ARE TO BE AS SPELLED OUT IN SPEC. BOOK OR DRAWINGS.
- CONTRACTOR TO SUPPLY AND APPLY A RELEASING COMPOUND WHERE PANELS ARE POURED ON SLAB. THIS IS TO BE APPLIED HEAVY ENOUGH TO ENSURE THAT PANELS WILL NOT STICK. IF COST IS INCURRED DUE TO STICKING OF PANELS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR THIS AT NO ADDITIONAL COST TO OWNER. ANY DAMAGE TO CONCRETE DUE TO THE STICKING PANELS WILL BE REPLACED OR REPAIRED BY CONTRACTOR.
- CONTRACTOR WILL BE RESPONSIBLE FOR ANY BARRICADES TO PREVENT TRAFFIC FROM DRIVING ON PARKING UNTIL IT HAS CURED TO A POINT TO RECEIVE TRAFFIC.
- CONTRACTOR TO INSTALL ALL G.C. SUPPLIED EMBEDS.
- CONTRACTOR TO INSTALL ALL G.C. SUPPLIED PIPE BOLLARDS.
- CONTRACTOR TO BLOCK OUT ALL OPENINGS IN PANELS ON PANEL BOOKS. THESE ARE TO BE SECURED TO MAKE SURE THEY ARE SQUARE.
- CONTRACTOR TO PROVIDE A 10 MIL. VAPOR BARRIER BELOW SLAB.

H.V.A.C.
ITEMS TO INCLUDE IN YOUR BID IF NOT ALREADY NOTED ON PLANS:

- CONTRACTOR AWARDED CONTRACT TO INSTALL NEW R.T.U. EQUIPMENT SHALL COMPLY WITH OWNER AND NATIONAL/LOCAL CODE INSTALLATION CRITERIA.
- MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ASSEMBLY, SPOTTING, INTERNAL INSULATION, AND LEVELING OF ROOF CURBS. INSULATION MATERIAL USED FOR THE INTERIOR SPACE OF THE R.T.U. CURBS WILL BE THE MECHANICAL CONTRACTOR'S RESPONSIBILITY TO FURNISH AND INSTALL.
- CUT DECKING AT CURBS FOR DUCT WORK INSTALLATION AND ON NEW R.T.U. UNITS HVAC CONTRACTOR SHALL INCLUDE SPACE FOR INSTALLATION OF 1" CONDUIT BY ELECTRICAL CONTRACTOR FOR CABLEING REQUIREMENTS. (SEE ELECTRICAL SCOPE OF WORK)
- MECHANICAL CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION OF R.T.U. DELIVERY TO JOBSITE WITH JOB SUPERINTENDENT. EQUIPMENT SHOULD BE TRANSFERRED BY CRANE FROM THE DELIVERY TRUCK TO THE R.T.U. CURB AND NOT STORED ON THE GROUND.
- SET ROOF TOP UNITS.
- INSTALL THERMOSTATS AND / OR AUTOMATION SENSORS.
- TERMINATE WIRING TO REQUIRED UNITS AND THERMOSTATS.
- G.C. WILL WIRE UNITS TO THE BUILDING AUTOMATION SYSTEM. CHECK FOR REQUIREMENT BY SUBCONTRACTOR. (REFER TO DRAWINGS)
- FURNISH AND INSTALL ALL NECESSARY DUCTWORK PER DESIGN ENGINEER SPECIFICATIONS USING HARD ROUND OR RECTANGLE DUCT (A MAXIMUM OF 6 FOOT OF FLEX MAY BE USED PER RUN BETWEEN DIFFUSER AND METAL PIPE) OR PER CODE. BALANCING DAMPERS ARE TO BE INSTALLED IN EACH SUPPLY DUCT RUN FOR BALANCING PURPOSES. FURNISH AND INSTALL ALL DIFFUSERS.
- BALANCE AIRFLOW TO EACH REGISTER.
- UNITS 7.5 TON AND LARGER WITH CONCENTRIC AIRFLOW DESIGN SHALL USE RECTANGLE METAL CONNECTIONS PER THE MECHANICAL DRAWINGS. ABSOLUTELY NO FLEXIBLE ROUND DUCT OR RIGID ROUND DUCT CONNECTIONS IN ANY CONFIGURATION WILL BE ACCEPTED BETWEEN THE UNIT AND CONCENTRIC PACKAGES.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SPOTTING AND COORDINATING INSTALLATION OF EXHAUST FAN CURB/S WITH THE ROOFING CONTRACTOR.
- CONTRACTOR SHALL COMPLETE OWNER NEW EQUIPMENT START UP CHECK LIST WHEN INSTALLATION IS COMPLETE. THE COMPLETED FORM, FOR EACH UNIT, IS TO BE GIVEN TO THE OWNER SUPERINTENDENT WITH ALL INFORMATION RECORDED FOR REVIEW.
- CONTRACTOR TO MAINTAIN A CLEAN WORK ENVIRONMENT AND REMOVE TRASH AND DEBRIS FROM WORK AREA DAILY. ANY CHARGES FOR ROOF REPAIR OR CLEAN UP CREATED DUE TO NEGLIGENCE WILL BE WITHHELD FROM CONTRACTORS' RETAINAGE.
- NO EXCEPTIONS.
- MECHANICAL CONTRACTOR WILL COORDINATE WITH ROOFER THE PLACEMENT OF CURBS AND CUTTING OF THE DECKING MATERIAL.
- INSTALL DUCTWORK IN OPEN CEILING BEFORE PAINT AND INSTALL DUCTWORK IN GRID CEILING BEFORE GRID INSTALLATION.
- MECHANICAL CONTRACTOR WILL BE RESPONSIBLE TO PERFORM TWO FILTER CHANGES IN ALL R.T.U. UNITS OPERATED DURING CONSTRUCTION, USING PLEATED FILTERS WITH A RATING OF NO

- LESS THAN A MERV 7.
- UNLESS SPECIFIED ELSEWHERE, MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDENSATE DRAINS MEETING LOCAL AND NATIONAL CODES. SUPPORTS SHALL BE OF TYPE IDENTIFIED ON DRAWINGS AND ATTACHED TO ROOF MEMBRANE IN A MANNER NOT TO AFFECT ROOF WARRANTY AND TO PREVENT PIPING FROM MOVING OR SAGGING.
- LAY IN SUPPLY DIFFUSERS SHALL BE INSTALLED WITH AN INSULATED METAL ELBOW CONNECTING FROM THE FLEXIBLE DUCT DROP TO THE MATCHING THROAT SIZE OF THE DIFFUSER. DIFFUSER BACKING SURFACE SHALL ALSO BE OF THE INSULATED VARIETY OR INSULATED BY THE MECHANICAL CONTRACTOR.
- EQUIPMENT TO BE REPLACED OR REMOVED FROM STRUCTURE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPROPRIATE EPA GUIDELINES. PROPER DOCUMENTATION WILL BE FURNISHED TO OWNER DESCRIBING MEANS OF RECOVERY AND DISPOSAL
- MECHANICAL CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF FILTER MEDIA. TO ALL RETURN GRILLES OR UNFINISHED RETURN DUCT OPENINGS OF R.T.U.'S OPERATED DURING CONSTRUCTION. NO UNIT SHALL BE RUN DURING CONSTRUCTION WITHOUT THIS PRECAUTION BEING ADHERED TO.
- MECHANICAL CONTRACTOR WILL COORDINATE WITH JOB SUPERINTENDENT THE ISOLATION AND PROTECTION OF RETURN AIR SMOKE DETECTOR SAMPLING TUBES AND SENSING CHAMBER IMMEDIATELY AFTER PLACEMENT OF EQUIPMENT ON THE ROOF, BEFORE STARTUP. CONTRACTOR WILL BE HELD LIABLE FOR SMOKE DETECTOR FAILURE IF THIS PROCEDURE IS NOT FOLLOWED - NO EXCEPTIONS. PROCEDURE TO BE REVERSED BY THE MECHANICAL CONTRACTOR BEFORE COMMISSIONING OF FIRE ALARM AND TESTING OF SMOKE DETECTORS.
- HVAC CONTRACTOR SHALL WIRE A THERMOSTAT FOR ALL EXISTING AND NEW UNIT HEATERS.

ELECTRICAL
ITEMS TO INCLUDE IN YOUR BID IF NOT ALREADY NOTED ON PLANS:

- WIRE AND INSTALL ALL OWNER PROVIDED PLUG MOLD PER PLANS.
- WIRE AND INSTALL ALL 3 PHASE 208 OR 480 CIRCUITS TO ROOF TOP UNITS. (DISCONNECT PROVIDED IN ALL NEW ROOF TOP UNITS.)
- CONTRACTOR TO PROVIDE EXTERNAL DISCONNECT IF REQUIRED BY CODE.
- PROVIDE WIRE TO AND INSTALL WEATHER PROOF G.F.I. CIRCUITS PER LOCAL CODE ON R.T.U.'S.
- A 1" CONDUIT IS TO BE INSTALLED ON ALL R.T.U.'S FOR THE PURPOSE OF ROUTING ALL COMMUNICATION AND LOW VOLTAGE WIRING. CONDUIT SHALL CONNECT FORM INSIDE THE ELECTRICAL COMPARTMENT OF R.T.U. PENETRATING THE ROOF DECK AND TO EXTEND NO LESS THAN 18" BELOW THE ROOF DECK. CONDUIT ENDS SHALL HAVE A CONNECTOR AND BUSHING ON EACH END.
- PROVIDE ALL CONDUIT STUBS FOR PHONE, DATA, T.V., CAMERAS OR OTHER DEVICES PER PLANS AS WELL AS BOAT SERVICE ENTRY DOOR AND PARTS RECEIVING DOOR.
- PROVIDE WIRE TO AND INSTALL BUZZER SYSTEM TO TRUCK DOCK ENTRANCE PER PLANS.
- WIRE CIRCUITS TO SIGNAGE PER PLANS WITH JUNCTION BOXES.
- PROVIDE WIRE TO INSTALL DEDICATED CIRCUIT FOR SECURITY SYSTEM.
- PROVIDE WIRE TO INSTALL DEDICATED CIRCUIT FOR FIRE ALARM SYSTEM.
- WIRE AND INSTALL ALL OWNER PROVIDED LIGHT FIXTURES PER PRINT.
- ELECTRICAL CONTRACTOR SHALL INSTALL LIGHTING CONTRACTOR PANEL (L.C.P.). ALL BUILDING AUTOMATION SYSTEM INTERIOR AND EXTERIOR LIGHTING, POWER POLES, AND CEILING PLUGS ARE TO BE CONNECTED IN THE L.C.P. THEN ROUTED BACK TO APPROPRIATE BREAKER PANEL.
- TEMPORARY LIGHTING AS NEEDED FOR CONSTRUCTION PURPOSES. IDENTIFY AND MARK ALL SERVICE GEAR AND PANELS WITH TYPED PRINT.
- RENTAL EQUIPMENT
- ELECTRICAL PERMIT
- IDENTIFY ELECTRIC SERVICE AND METER SUPPLYING POWER TO LOCATION.
- ALL SENSOR AND COMMUNICATION CABLES SHALL BE PULLED THROUGH 1" CONDUIT INTO R.T.U. CABLES ARE NOT TO BE STRETCHED, NICKED, OR CUT. CABLE IS TO BE ROLLED UP AND TAPED INSIDE OF UNIT.
- WIRE EXHAUST FAN FOR RESTROOMS AND CONFIRM VOLTAGE WITH H.V.A.C. CONTRACTOR.
- WIRE WATER HEATER FOR RESTROOMS AND CONFIRM VOLTAGE WITH PLUMBING CONTRACTOR.
- PROVIDE A SEPARATE PRICE FOR EXTERNAL DISCONNECT WHICH MAY BE REQUIRED BY CODE.
- NUMBERING OF R.T.U.'S ARE TO FOLLOW BUILDING AUTOMATION SYSTEM DRAWING.
- R.T.U. DISCONNECTS SHALL BE LOCATED AS INDICATED.
- ALL BREAKERS ARE TO BE LABELED.

STEEL ERECTION
ITEMS TO INCLUDE IN YOUR BID IF NOT ALREADY NOTED ON PLANS:

- CONTRACTOR TO SCHEDULE UNLOADING OF ALL STEEL DELIVERED TO SITE AND STAGE IN DESIGNATED AREA.
- CONTRACTOR IS TO PROVIDE ALL EQUIPMENT AND LABOR NECESSARY FOR INSTALLATION OF ALL STEEL AND ANY WORK RELATED TO CONTRACT.
- CONTRACTOR IS TO CONFIRM MATERIAL LIST AT TIME OF OFF LOAD. SHORTAGES SHOULD BE NOTED ON DELIVERY TICKET.
- CONTRACTOR WILL BE REQUIRED TO CONFIRM PANEL LAYOUT WITH CONCRETE CONTRACTOR.
- CONTRACTOR IS REQUIRED TO INSTALL ALL R.T.U. STRUCTURAL FRAMING SHOWN ON PRINTS AND COORDINATE WITH H.V.A.C. CONTRACTOR.

STOREFRONT
ITEMS TO INCLUDE IN YOUR BID IF NOTE ALREADY NOTED ON PLANS:

- CONTRACTOR IS TO PROVIDE SILL PLATE AT BOTTOMS OF ALL MULLIONS.
- CONTRACTOR IS TO PROVIDE CLOSED BACK JAMB FOR INSTALLATION OF AUTOMATIC DOORS.
- VERIFY ON PRINTS, ANY TINTING REQUIREMENTS BY CODE.
- CONTRACTOR IS TO PROVIDE ALL CAULKING AROUND PERIMETER OF GLASS STOREFRONT INSIDE AND OUT.
- CONTRACTOR WILL BE REQUIRED TO INSTALL STOREFRONT BEFORE AUTOMATIC DOORS ARE INSTALLED. VERIFY FINISHED OPENING BEFORE MANUFACTURING.
- VERIFY THAT ALL FRAMES AND GLAZING MEET APPLICABLE CODES.

ROOFING
ITEMS TO INCLUDE IN YOUR BID IF NOT ALREADY NOTED ON PLANS:

- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF WOOD NAILERS AND PLYWOOD AT THE TOP OF C.M.U., TILT UP WALL, E.I.F.'S., AND STRUCTURAL FRAMING.
- CONTRACTOR IS REQUIRED TO PROVIDE ALL NECESSARY PADS UNDER GAS LINES, CONDENSATE LINES, AND WALK PADS.
- CONTRACTOR IS TO PROVIDE THE ROOF WARRANTY TO OWNER IN THE OWNER'S NAME AND ADDRESS. VERIFY COVERAGE REQUIRED (I.E. 15 OR 20 YEAR WARRANTY)
- CONTRACTOR IS RESPONSIBLE FOR ALL GUTTERING AND DOWNSPOUTS AS PER PLANS. PROVIDE ADAPTORS AT BOTTOM OF DOWNSPOUT TO STORM SEWER SYSTEM IF REQUIRED.
- CONTRACTOR WILL BE REQUIRED TO DO A FINAL SWEEP AFTER STORE IS COMPLETED TO REPAIR DAMAGE OR FAULTY

INSTALLATION. A ROOF DAMAGED BY NEGLIGENCE WILL BE BACK CHARGED TO RESPONSIBLE PARTY.

CONTRACTOR MUST PROVIDE AND INSTALL EXPANSION JOINTS, VERTICAL AND HORIZONTAL WHEN REQUIRED. THEY MUST BE INSTALLED PER DETAILS ON DRAWINGS.

PAINTING
ITEMS TO INCLUDE IN YOUR BID IF NOT ALREADY NOTED ON PLANS (OR SPEC BOOK):

- CONTRACTOR IS REQUIRED TO PROVIDE ALL EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE JOB.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PAINT OFF OF FLOORS, PARAPETS, AND BAR JOISTS.
- CONTRACTOR WILL BE REQUIRED TO CAULK ALL PRODUCTS FINISHED TO: F.R.P., METAL JAMBS, CABINETS, ETC.
- ALL WALLS, COLUMNS WILL BE REQUIRED TO HAVE ONE COAT PRIMER AND TWO COATS FINISH.
- CONTRACTOR IS REQUIRED TO SUBMIT EXTERIOR PAINT SAMPLES TO BE APPROVED BY OWNER.
- CONTRACTOR NEEDS TO VERIFY THAT WALLS ARE PAINT READY WITH SUPERINTENDENT BEFORE PROCEEDING.
- CONTRACTOR NEEDS TO REPLACE CEILING TILE IF REMOVED WHILE PAINTING.
- CONTRACTOR IS REQUIRED TO IDENTIFY ALL TOUCH UP PAINT WITH PERMANENT MARKER FOR STORE MANAGER. REMOVE ALL OTHER PAINT AND MATERIALS FROM JOB SITE AND DISPOSE OF PROPERLY. LEAVE TOUCH-UP PAINT.
- ALL SPRINKLER HEADS ARE TO BE PROTECTED FROM PAINT OVER SPRAY AND THE METHOD OF PROTECTION OR COVERING REMOVED.
- PAINT ALL EXPOSED METAL ON ROOF INCLUDING ROOF HATCH AND BRACES.
- PAINT ALL GAS LINES ON ROOF.
- IN AN OPEN OR EXPOSED CEILING SITUATION CONTRACTOR IS TO PROTECT OR CLEAN FLOORING AND ALL AREAS NOT TO RECEIVE PAINT.

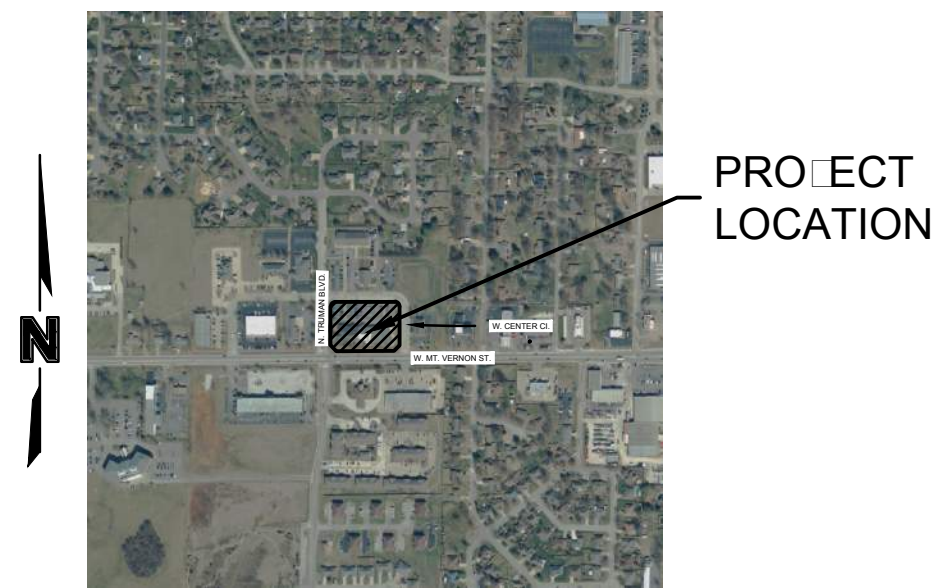


REISSUE DATE	
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PROFESSIONAL OF RECORD	
<div></div>	
DATE:	01.22.2025
ARCHITECT RAPP	
PROJECT NO:	24-028
DATE	01.22.2025
DRAWING TITLE	CONTRACTOR'S RESPONSIBILITIES
SHEET NO.	G4.0

NIXA CITY HALL
REMODEL

715 W MT. VERNON ST, NIXA MO

110 S. Main St., Nixa, MO 65714 PH:417-724-8933
NATHAN RAPP, ARCHITECT #A-208008201



VICINITY MAP
SEC. 14, TWP. 27N, RNG. 22W
NOT TO SCALE

SITE INFORMATION / PARKING TABLE	
LEGAL DESCRIPTION	
LOTS C1-C3 OF NIXA CITY CENTER COMMERCIAL-RESIDENTIAL NODE PHASE 1, PLAT BOOK H, PAGE 685, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI	
ADDRESS	
715 W. MT. VERNON, NIXA, MISSOURI 65714	
SITE DATA	
PROPOSED LOT AREA	4.39 ACRES
TOTAL BUILDING FLOOR AREA	21,900 S.F.
TOTAL OPEN SPACE AREA	0.71 ACRES
TOTAL PAVED AREA	1.30 ACRES
TOTAL IMPERVIOUS AREA	1.88 ACRES
PARKING	
CC DISTRICT	
PRESENT USE	CITY HALL
PROPOSED USE	CITY HALL
REQUIRED PARKING	
PARKING RATIO	1 SPACE / 200 S.F. GROSS FLOOR AREA
STANDARD STALLS	104 STALLS
STANDARD ACCESSIBLE STALLS	5 STALLS
TOTAL	109 STALLS
PROVIDED PARKING	
SUBJECT TO DESIGN ACCEPTANCE APPROVAL	
REGULAR 9'x19' STALLS	116 STALLS
STANDARD 9'x19' ACCESSIBLE STALLS	5 STALLS
VAN ACCESSIBLE STALLS	1 STALLS
TOTAL	122 STALLS
PARKING RATIO	1.06 SPACES / 200 S.F. GROSS FLOOR SPACE

ENGINEER:
OLSSON, INC.
RICKY HAASE
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
PH: 417.890.8802
EMAIL: RHAASE@OLSSON.COM

SURVEYOR:
OLSSON, INC.
DAVID DRUMM
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
PH: 417.890.8802
EMAIL: DDRUMM@OLSSON.COM

OWNER / APPLICANT / DEVELOPER:
CITY OF NIXA
715 W. MT. VERNON ST.
NIXA, MO 65714
PH: 417.725.3785

LOCATIONING:
LOCATIONING: CC DISTRICT

PRESENT USE:
CITY HALL

OPEN SPACE / GREEN AREA:
TOTAL OPEN SPACE/GREEN AREA
14,118 S.F. 0.32 ACRES

UTILITY COMPANIES:
DIRECTOR UTILITIES - PUBLIC WORKS
CITY OF NIXA
715 W. MT. VERNON
NIXA, MO 65714
CONTACT: DOUG COLVIN
EMAIL: dcolvin@nixamissouri.com
CONTACT: TRAVIS COSSEY
EMAIL: tcosse@nixamissouri.com
PH: 417.725.2353

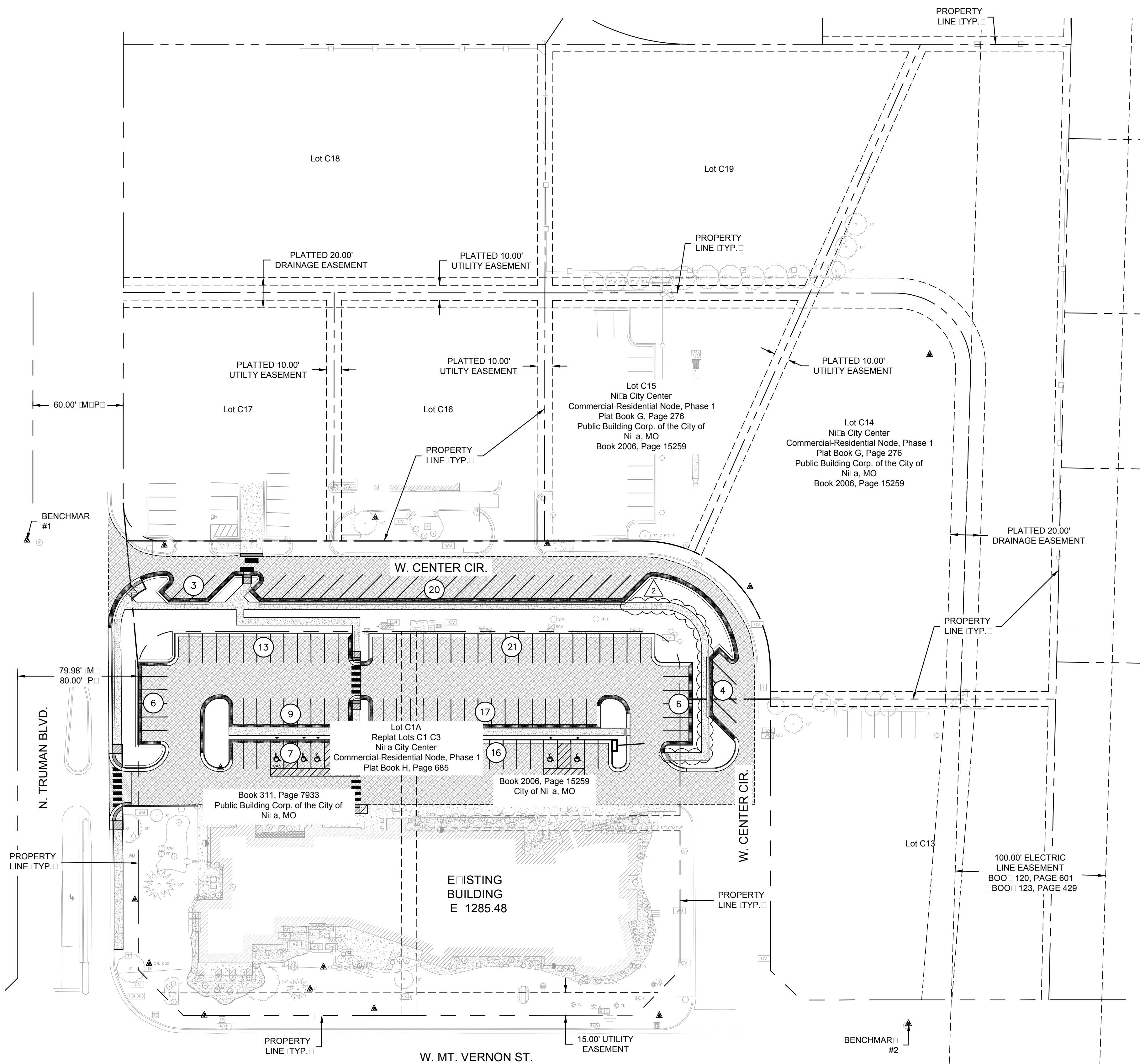
WATER QUALITY SUPERINTENDENT
CONTACT: JASON STUTESMUN
EMAIL: jstutesmun@nixamissouri.com
PH: 417.725.2353

ELECTRIC SUPERINTENDENT
CONTACT: BRIAN DENNEY
EMAIL: bdenney@nixamissouri.com
PH: 417.725.2353

TELEPHONE SUPERINTENDENT
CONTACT: AMY 8421
ATT: 9
600 ST. LOUIS STREET
SPRINGFIELD, MO 65806
CONTACT: ADAM MOON
PH: 417.830.2146
EMAIL: am8421@att.com

GAS SUPERINTENDENT
DUSTIN BORLAND
520 E. 5th STREET
DUBLIN, MO 64601
PH: 417.626.4837
MOBILE: 417.317.2004
EMAIL: Dustin.Borland@spireenergy.com

PARKING LOT IMPROVEMENT PLANS OR NIXA CITY HALL CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

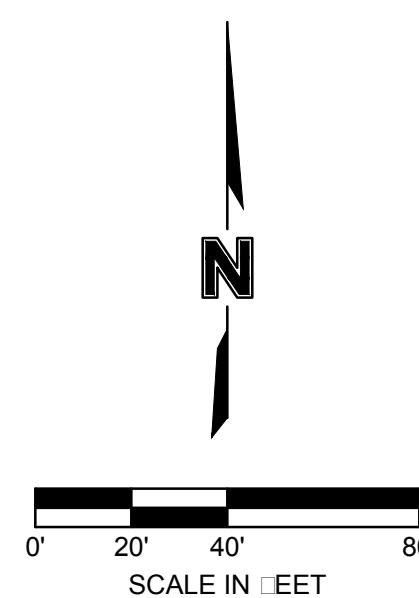


LEGEND	
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	UTILITY EASEMENT
SS	E.IST. SANITARY SEWER PIPE
SD	E.IST. STORM PIPE
W	E.IST. WATER PIPE
P-OH	E.IST. OVERHEAD POWER
P-UG	E.IST. UNDERGROUND POWER
UC	E.IST. UNDERGROUND CABLE TV
G	E.IST. GAS LINE
---	E.IST. CHAINLINK WROUGHT IRON FENCE
---	E.IST. BARBED WIRE FENCE
---	E.IST. WOOD FENCE
---	E.IST. TREE LINE
▲	BENCHMARK
○	FOUND MONUMENT AS NOTED
○	E.IST. POWER POLE
○	E.IST. LIGHT POLE
○	E.IST. ELECTRIC METER
○	E.IST. YARD LIGHT
○	E.IST. AC UNIT
○	E.IST. ELECTRIC BOX
○	E.IST. ELECTRIC CABINET
○	E.IST. TELEPHONE RISER
○	E.IST. SPRINKLER CONTROL VALVE
○	E.IST. SPRINKLER HEAD
○	E.IST. IRRIGATION VALVE
○	E.IST. STORM SEWER MANHOLE
○	E.IST. TRAFFIC CONTROL BOX
○	E.IST. TRAFFIC SIGNAL MANHOLE
○	E.IST. TRAFFIC SIGNAL POLE
○	E.IST. TRAFFIC SIGNAL BOX
○	E.IST. VENT PIPE
○	E.IST. SEWER CLEANOUT
○	E.IST. WATER VALVE
○	E.IST. FIRE HYDRANT
○	E.IST. WATER METER
○	E.IST. STORM MANHOLE
○	E.IST. GRATE INLET
○	E.IST. CATCH BASIN ROUND
○	E.IST. SANITARY SEWER MANHOLE
○	E.IST. CABLE BOX
○	E.IST. CABLE VAULT
○	E.IST. GAS METER
○	E.IST. GAS METER
○	E.IST. BUSH
○	E.IST. TREE STUMP
○	E.IST. CONIFEROUS TREE
○	E.IST. DECIDUOUS TREE
○	E.IST. SIGN
○	E.IST. BILLBOARD
○	E.IST. FLAG POLE
○	E.IST. COLUMN
○	E.IST. BIENIE RACK

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	SITE PAVING PLAN
C4.1	DIMENSION PLAN
C5.0	GRADING PLAN
C5.1	GRADING DETAILS
C6.0	DETAIL SHEET 1
C6.1	DETAIL SHEET 2
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

BENCHMARKS:
BENCHMARK #1:
SQUARE CUT ON BACK OF CURB
NW CORNER OF INTERSECTION AT N. TRUMAN
BLVD. AND W. CENTER CIRCLE
ELEVATION: 1279.45'

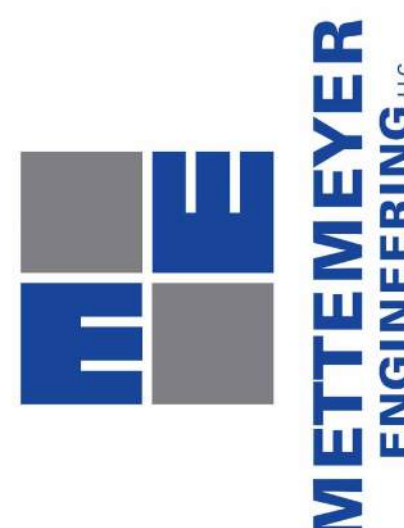
BENCHMARK #2:
SQUARE CUT NE CORNER OF STORM INLET PAD
122 FEET EAST OF CENTERLINE OF W. CENTER
CIRCLE, 33 FEET NORTH OF CENTERLINE OF W.
MT. VERNON ST.
ELEVATION: 1290.13'



olsson

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Olsson - Engineering
Missouri COA #001592
Olsson - Landscape Architecture
Missouri COA #2005000285

NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO



Chiodini
ARCHITECTS

olsson

REISSUE DATE		
2	ADD #2	03.07.2025
PROFESSIONAL OF RECORD		
DATE: 03.07.2025		

ENGINEER	HAASE
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	TITLE SHEET
SHEET NO.	C0.0

[illegible]

Cit ☐ ☐ Nixa
715 ☐ . M ☐ nt V ☐ m ☐ St
Nixa, MO 65714

Olin, Inc.
550 St. Louis Street
Springfield, MO 65806

Source of Description Title Informational Search from Waco Title Company, File No. 2402399-118, Dated August 12, 2024
 Tract 1:
 A, [redacted] C-1A, a [redacted] at [redacted] C1, C2 and C3, Nixa Cit[C]nt[C]r C[C]r[C]da[R]d[C]ntia N[C]d, Pha[redacted], a [redacted] in the Cit[C]n
 Nixa, Christian C[C]nt[C]r, Mi[redacted].

Traffick-2:

American Citizens' Clinic ("C14") and American Citizens' Clinic ("C15"). Nixa City Center Corporation ("NCC"), a subsidiary of Christian Community Ministries, according to the record of Pat's

1. This survey and plan is based upon the following data and/or exceptions:

a	D	d	R	r	rd	x	<u>N</u>	<u>It</u>
								Deed Book 311, Page 7933; Deed Book 2006, Page 15259
					Ma	x		Plat Book G, Page 276; Plat Book H, Page 685; MODOT Asbuilt Plans for Hwy 14 (2019
					Tit	x		Waco Title Company, File No. 2402399-118, Dated August 12, 2024
					S	x		
					ar			
					ch			
					ind			
					r			

2. **Certified To:** City of Nixa

This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on 9-13-2024, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted herein, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not liable for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

3. This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.

4. The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

5. Current Opinion: CC District

6. The [redacted] In [redacted] Rat[redacted] Maj[redacted] IRM [redacted] th[redacted] d[redacted] ra[redacted] E[redacted] or ch[redacted] Mana[redacted] Int A[redacted] n[redacted] EMA[redacted] C[redacted] nit[redacted] Pan[redacted] N[redacted] 29043C0066D Effective Date 11/2/2023. Th[redacted] th[redacted] or c[redacted] t[redacted] d[redacted] in [redacted] "X" Ar[redacted] d[redacted] in [redacted] in [redacted] d[redacted] th[redacted] 0.2% ann[redacted] chan[redacted] [redacted] gain[redacted] [redacted] shows a portion of this property is located in Zone "AE" (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Base Flood Elevations determined.)

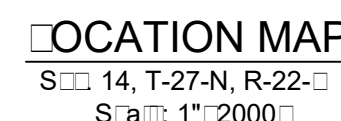
7. Olsson and the surveyor of record make no guarantees that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. Olsson and the surveyor of record further does not warrant that the underground utilities shown are in the exact location indicated. Olsson and the surveyor of record have not physically located the underground utilities. If any underground utility locations are required, they will have to be verified by field potholing the utilities. Olsson and the surveyor of record shall not be liable for the location of or the depth of the utilities. Note the locations of the utilities shown on the drawings are based on the following utility records: 2429291427, 2429251428, and 2429211429. The companies listed on the ticket are ATT Distribution, Spire MO West, K-Powernet, City of Nixa, Sunderland Communications, MDD25 SW District - Springfield and Sho-Me Technologies (see topographic survey for MDD25 City of Nixa).

On a on the front:

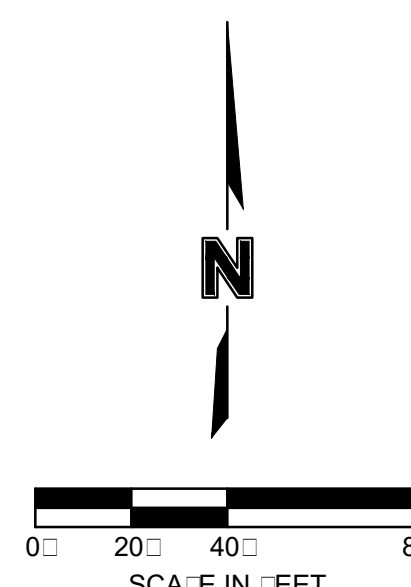
That I, David D. Dröpp, do hereby certify that the Clerk Nixa, that the [redacted] and [redacted] in an affidavit [redacted] the and herein defined, [redacted] O'Brien, Inc., dated September 13, 2024, and dated [redacted] David D. Dröpp, P.S 2007017.58, and that the [redacted] and [redacted] in the herein defined and [redacted] the [redacted] David D. Dröpp, P.S 2007017.58, in accordance with the current Maine Standard or [redacted] Current Standard, [redacted] The [redacted] [redacted] and herein [redacted] with the current Maine [redacted] Standard, [redacted] The [redacted] [redacted] in [redacted] in [redacted] 12, 2024.

David D. Draper, MO P&S 200701758
O'Brien, In, MO C366
ddr@o-o-brien.com

○ Second Moment (Averaged)
● Static Rod (Parallel to Chain)
□ Mapped
□ Pat
○ Chain (in line)
□ end



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SCALE IN FEET

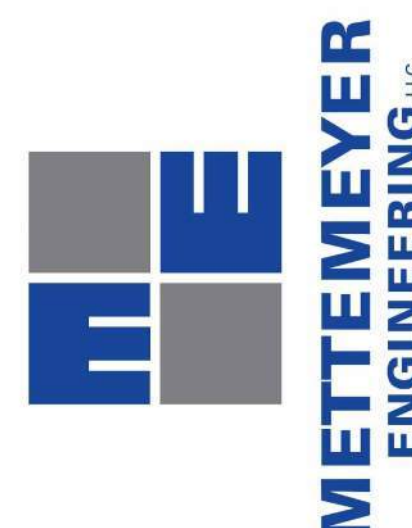
550 East St. █ █ █ █ Str █
Springfield, MO 65806

TE 417.8 0.8802
AX 417.8 0.8805

O'Brien - Enjinrin
Michigan COA #00152

O'Brien - Land and Architecture
Michigan COA #2005000285

NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO



REISSUE DATE



DATE: 01.22.2025

ENGINEER HAASE

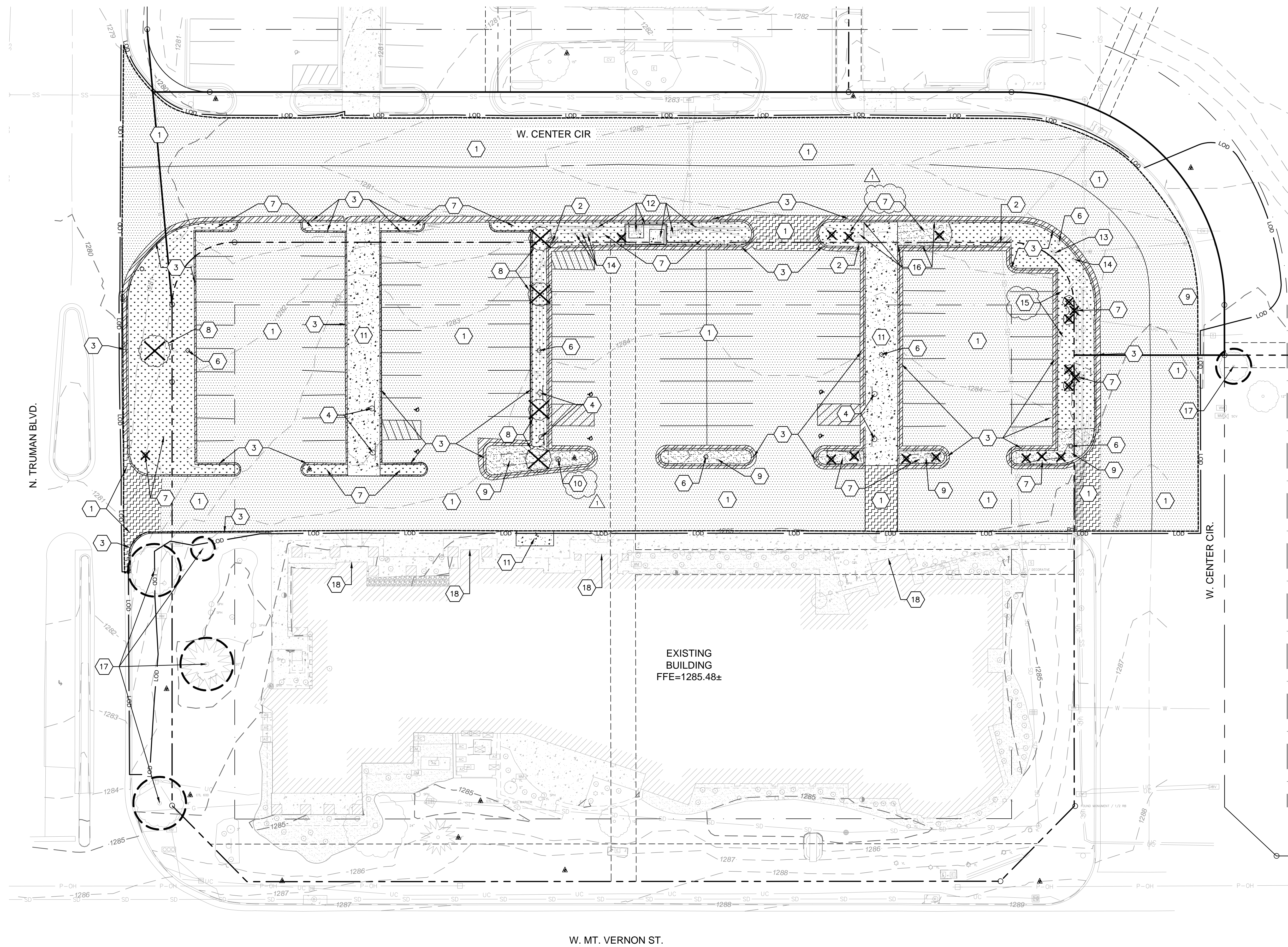
PROJECT NO. 24-028

01.22.2025

EXISTING CONDITIONS

● 2010年10月10日 星期五

C1.0



DEMOLITION KEYNOTES:

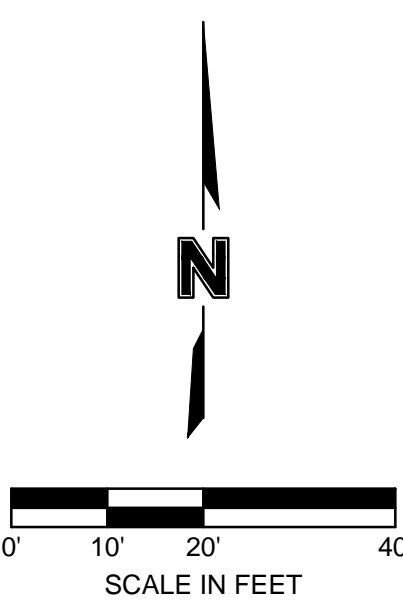
- CONTRACTOR SHALL SAWCUT & REMOVE EXISTING ASPHALT OR CONCRETE PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH EDGE BETWEEN NEW & EXISTING PAVEMENT. EXTENTS OF REMOVAL SHALL ACCOMMODATE NEW CONSTRUCTION SHOWN ON THESE PLANS.
- CONCRETE PAVEMENT REMOVAL SHALL BE TO THE NEAREST JOINT. EXISTING STORM CURB INLET, DRAINAGE BASIN TO BE ADJUSTED AS NECESSARY TO ACCOMMODATE GRADING CHANGES. (SEE SHEET C5.0 FOR RIM ELEVATIONS.)
- CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING CONCRETE CURB & GUTTER.
- EXISTING SITE SIGNS AND POSTS TO BE REMOVED. SIGNS SHALL BE SALVAGED TO THE OWNER FOR POTENTIAL RE-USE ONSITE AT THEIR DISCRETION.
- CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND EXISTING UTILITIES.
- EXISTING LIGHT POLE TO BE REMOVED.
- EXISTING BUSHES, LANDSCAPE AREA TO BE REMOVED.
- EXISTING TREE(S) TO BE REMOVED.
- EXISTING GRAVEL TO BE REMOVED.
- EXISTING FDC CONNECTION TO BE SALVAGED AND RELOCATED (SEE SHEET C4.0 FOR PROP. LOCATION)
- EXISTING CONCRETE SIDEWALK TO BE REMOVED. SIDEWALK REMOVAL SHALL BE TO NEAREST JOINT.
- EXISTING CONCRETE WALL, CONCRETE PADS AND ASSOCIATED UTILITIES TO REMAIN. PROTECT IN PLACE AND ADJUST RIMS AS NECESSARY TO MEET PROPOSED GRADES.
- EXISTING ELECTRIC VAULT TO REMAIN AND BE ADJUSTED TO FINISH GRADE.
- EXISTING FIRE HYDRANT(S), WATER VALVES, WATER METER, TO REMAIN AND BE ADJUSTED TO FINISH GRADE.
- APPROXIMATE LOCATION OF PROPOSED EV CHARGING STATIONS INSTALLED BY OWNER PER SEPARATE CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER TO SALVAGE AND RELOCATE EV CHARGING STATIONS (REFER TO SHEET SE1.0)
- EXISTING IRRIGATION VALVES AND SPRINKLER HEADS TO REMAIN AND BE ADJUSTED TO FINISH GRADE.
- EXISTING TREE(S) TO BE PRESERVED. (SEE DETAIL ON SHEET C3.1)
- EXISTING CONCRETE PAVEMENT TO BE REMOVED & REPLACED AS NECESSARY TO ACCOMMODATE NEW DOWNSPOUT CONNECTIONS FOR VESTIBULE ENTRIES.

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION/DEMOLITION
- SAWCUT/REMOVAL LINE
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- EXISTING PLANTER/TURF TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING CONCRETE CURB & GUTTER TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUBS TO BE REMOVED
- EXISTING TREE(S) TO BE PRESERVED (SEE DETAIL ON SHEET C6.1)

BENCHMARKS:

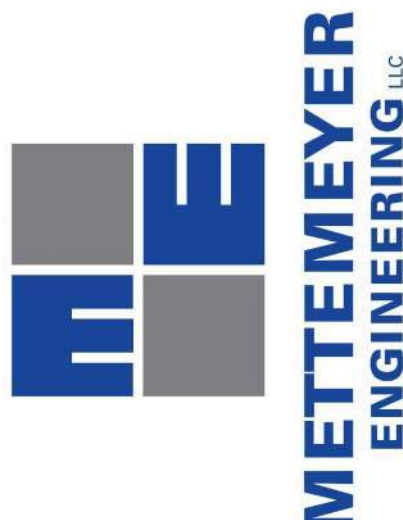
- BENCHMARK #1:
SQUARE CUT ON BACK OF CURB
NW CORNER OF INTERSECTION AT N. TRUMAN
BLVD. AND W. CENTER CIRCLE.
ELEVATION=1279.45'
- BENCHMARK #2:
SQUARE CUT NE CORNER OF STORM INLET PAD
122 FEET EAST OF CENTERLINE OF W. CENTER
CIRCLE. 33 FEET NORTH OF CENTERLINE OF W.
MT. VERNON ST.
ELEVATION=1290.13'



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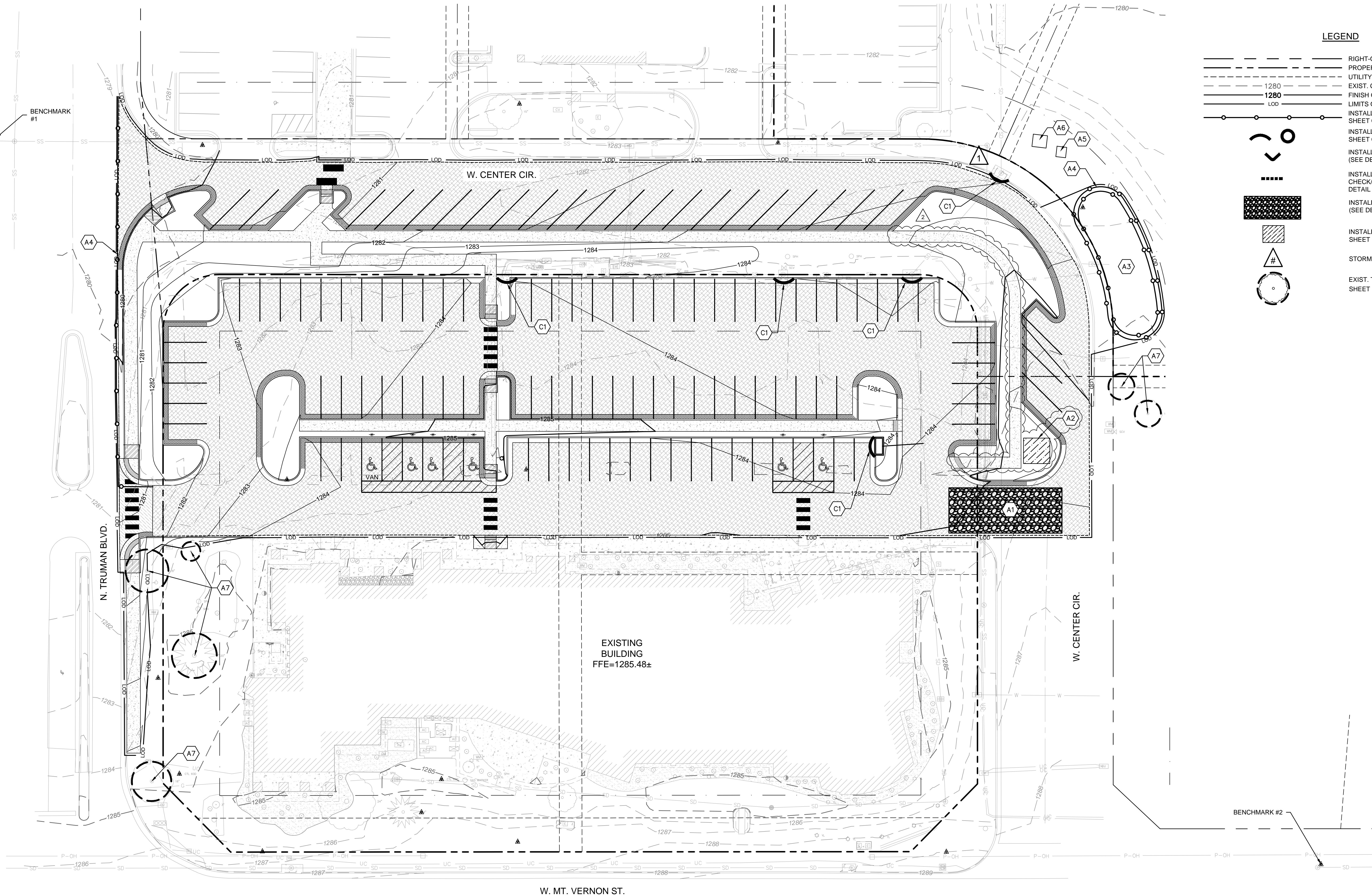
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NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO



REISSUE DATE		
1	ADD #1	02.26.2025
PROFESSIONAL OF RECORD		
DATE: 02.26.2025		
ENGINEER: HAASE		
PROJECT NO: 24-028		
DATE: 01.22.2025		
DRAWING TITLE: DEMOLITION PLAN		
SHEET NO: C2.0		

F:\2024\2501-0300\0024-0261\240-Design\AutoCAD\Final Plans\Shores\SD\NC_ERC01_02402612.dwg
DATE: Mar 10, 2025 5:57pm USER: whoey

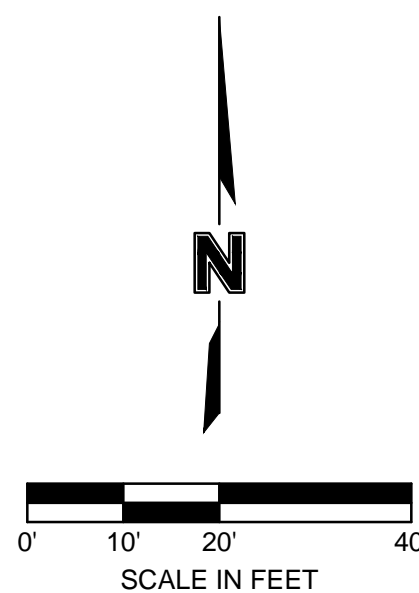


EROSION CONTROL PHASING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:	INSTALLATION DATE / REMOVAL DATE
A - PRE-CONSTRUCTION	A1	TEMPORARY CONSTRUCTION ENTRANCE/EXIT	D	SEE DETAIL SHEET C3.1	
	A2	TEMPORARY CONCRETE WASHOUT	C	SEE DETAIL SHEET C3.1	
	A3	TEMPORARY STAGING/STOCKPILE AREA (AREA MAY BE SHIFTED/ENLARGED TO ACCOMMODATE CONSTRUCTION EFFORTS)	C	SEE APPROX. LOCATION ON THIS SHEET SEE DETAIL SHEET C3.1	
	A4	TEMPORARY COMPOST FILTER SOCK	D	SEE DETAIL SHEET C3.1	
	A5	INSTALL PORTY-POTTY(S)	D	CONTRACTOR TO MARK FINAL PLACEMENT ON ERC PLAN	
	A6	INSTALL DUMPSTER, SITE SIGN & SPILL OUT	D	CONTRACTOR TO MARK FINAL PLACEMENT ON ERC PLAN	
	A7	EXISTING TREES TO BE PRESERVED	D	SEE DETAIL ON SHEET C3.1	
B - MASS GRADING		TEMPORARY SEEDING	N/A	PROVIDE TEMPORARY SEEDING (SEE EROSION CONTROL NOTES & TEMP. SEEDING NOTES ON SHEET C3.1)	
C - CONSTRUCTION	C1	INSTALL INLET PROTECTION	D	SEE DETAIL SHEETS C3.1	
D - POST CONSTRUCTION: FINAL STABILIZATION		REPLACE TOP SOIL, SEED MULCH, SOD, LANDSCAPE	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA	

SITE AREA:
TOTAL SITE AREA = 4.39± AC. OR 191,282± S.F.
PROPOSED DISTURBED AREA = 1.62 AC OR 70,606 SF
EXISTING IMPERVIOUS = 1.45 AC OR 63,148 SF
PROPOSED IMPERVIOUS = 1.30 AC OR 56,815 SF

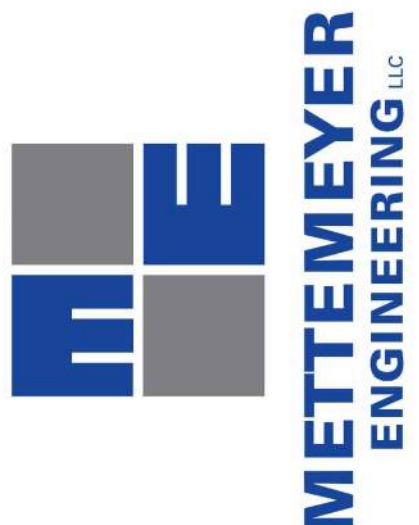
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Chiodini
ARCHITECTS

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REISSUE DATE

1	ADD #1	02.26.2025
2	ADD #2	03.07.2025

PROFESSIONAL OF RECORD



DATE: 03.07.2025

ENGINEER: HAASE

PROJECT NO: 24-028

DATE: 01.22.2025

DRAWING TITLE

EROSION CONTROL PLAN

SHEET NO.

C3.0

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT AND ALL LINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL EROSION SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL EVENT.
- THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT DOES NOT LEAVE THE PROJECT CONFINES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONCE WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE AND NOT RE-SPREAD ON-SITE AND ASSURING PROPER ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, DUMPS, PIPES, ETC. ARE CLEANED OUT AND OPERATING PROPERLY AT TIME OF ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE AN TEMPORARY STABILIZATION AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE FOR VEHICULAR TRAFFIC AT LOCATION SHOWN.
- ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICATION SPECIFICATIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE ENGINEERING DIVISION, DEPARTMENT OF TRANSPORTATION, MISSOURI.
- REFERENCE DETAILS ON SHEET C7.04 FOR TYPICAL EROSION CONTROL DEVICE INSTALLATION.
- THE CONTRACTOR SHALL BE REQUIRED TO CLEAN THE STREETS OF DEPOSITED MATERIALS AS REQUIRED AS NECESSARY BY THE ENGINEER IN ORDER TO KEEP THEM SAFE AND TO CONTROL SILT.
- SEE TEMPORARY VEGETATION REQUIREMENT NOTES ON THIS SHEET FOR EXPOSED SOILS HERE NO ACTIVITIES OCCUR FOR MORE THAN 14 DAYS.
- CONTRACTOR IS RESPONSIBLE FOR PHASED INSTALLATION OF EROSION CONTROL DUMPS IN ORDER TO PREVENT SEDIMENT FROM REACHING THE LIMITS OF DISTURBANCE.

TEMPORARY PERMANENT VEGETATION REQUIREMENTS:

TOPSOIL REQUIREMENTS:

PERMANENT AND TEMPORARY SEEDING -
DOSE COMPACTED SOILS TO A DEPTH OF 4 INCHES. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, DOSE IT FIRST PRIOR TO SEEDING. SLOPES STEEPER THAN 33 PERCENT SHALL BE GROOVED OR TERRACED ON THE CONTOUR BEFORE SEEDING. A GOOD SEED BED IS BEST PROVIDED. LOOSE, AND UNIFORM.

PERMANENT SEEDING -
A MINIMUM OF 4 INCHES OF LOOSE TOPSOIL SHOULD BE SPREAD ON AREAS TO BE SEED.

TIME REQUIREMENTS:

PERMANENT AND TEMPORARY SEEDING -
TIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH OF THE SOIL IS UNKNOWN, TIME SHOULD BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 1500 POUNDS EFFECTIVE NUTRATING MATERIAL PER ACRE. SOILS WITH A PH OF SIX OR HIGHER NEED NOT BE LIMED.

ERTIFIER REQUIREMENTS:

PERMANENT SEEDING -
ERTIFIER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 13-13-13 GRADE ERTIFIER SHOULD BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 500 POUNDS PER ACRE.

TEMPORARY SEEDING -
ERTIFIER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 10-10-10 GRADE ERTIFIER SHOULD BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 200 POUNDS PER ACRE.

SEED REQUIREMENTS:

PERMANENT SEEDING -
SEED MIX SHOULD CONSIST OF NINETEEN PERCENT GRASS ESCUE AND TEN PERCENT ANNULAR GRASS. SEED MIXTURE SHOULD BE APPLIED AT A RATE OF 400 POUNDS PER ACRE.

TEMPORARY SEEDING -
SEED MIX SHOULD CONSIST OF AN COMBINATION OF TA ESCUE, ANNULAR GRASS, SODAN, MILET, HEAT, OR OATS. SEED MIXTURE SHOULD BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

DORMANT SEASON SEEDING -
SEED MIX SHOULD CONSIST OF 80 PERCENT GRASS ESCUE, TEN PERCENT ANNULAR GRASS, AND TEN PERCENT SPRING OATS. SEED MIXTURE SHOULD BE APPLIED AT A RATE OF 600 POUNDS PER ACRE.

MULCH REQUIREMENTS:

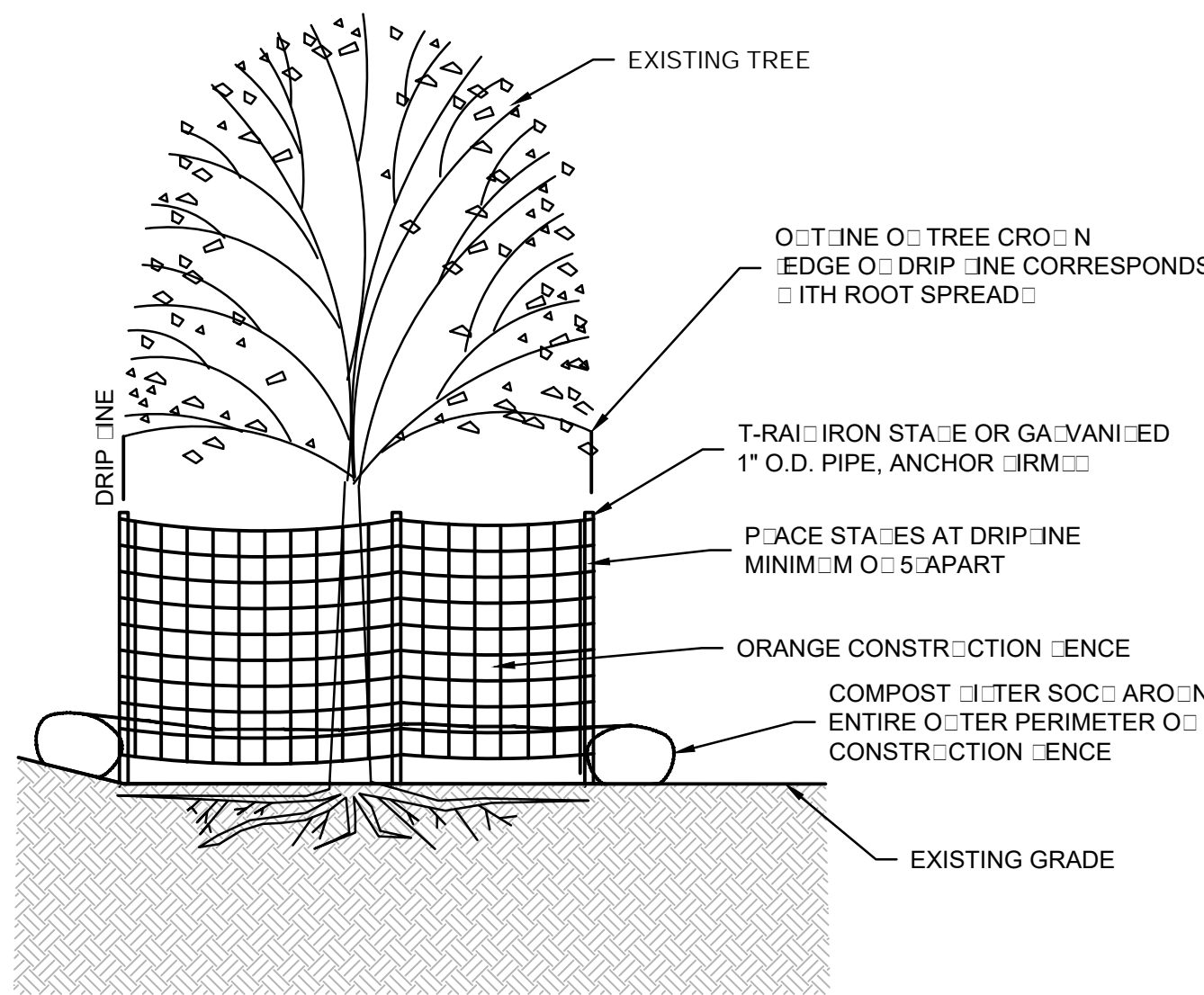
PERMANENT AND TEMPORARY SEEDING -
WHERE SLOPES ARE LESS THAN 25 PERCENT 4:1 GRADE, CEREAL GRAIN MULCH IS REQUIRED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET 4,500 SQUARE FEET CEREAL GRAIN MULCH SHOULD MEET THE REQUIREMENTS OF SECTION 802 OF THE MISSOURI STATE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION OR TYPE 1 MULCH. WHERE SLOPES ARE 25 PERCENT 4:1 OR GREATER GRADE, TYPE 3 MULCH. FROM THE MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS SHOULD BE USED. TYPE 3 MULCH SHOULD BE APPLIED AT A MINIMUM RATE OF 2,000 SQUARE FEET PER ACRE.

DATES FOR SEEDING:

PERMANENT SEEDING - MARCH 1 TO JUNE 1 AND AUGUST 15 TO NOVEMBER 1
TEMPORARY SEEDING - CAN OCCUR DURING AN SEASON, HOWEVER WINTER IS THE EASIEST TO ERANT.
DORMANT SEASON SEEDING - DECEMBER 15 TO FEBRUARY 2

POLLUTION PREVENTION PROCEDURE NOTES:

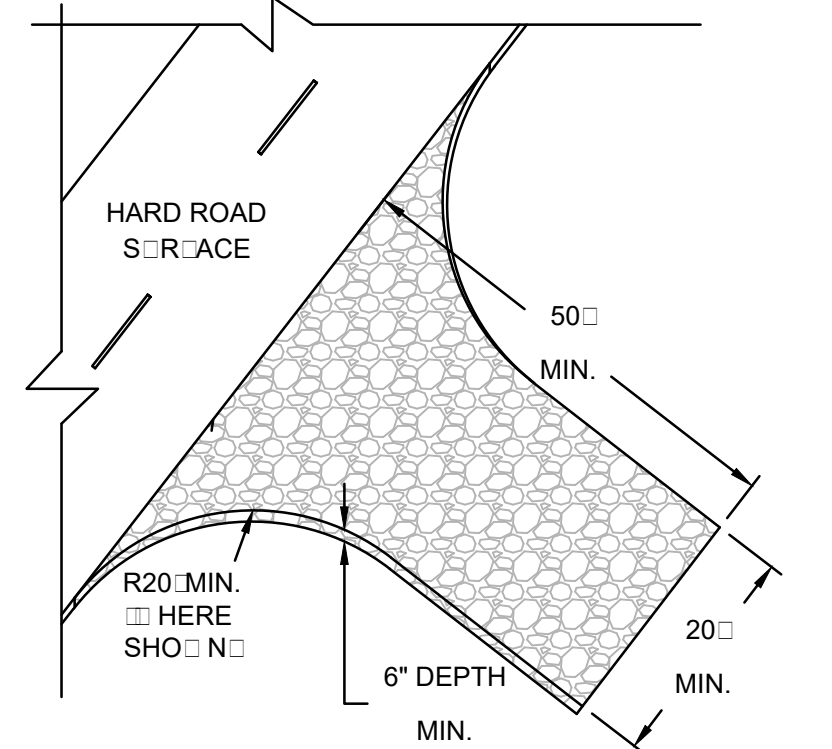
- HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS:
DO: PREVENT SPILLS
USE PRODUCTS PROPERLY
DO NOT USE DIRECTIONS FOR DISPOSAL
REMOVE OILS FROM EMPTY OIL TANKS AND CANS WHEN DISPOSING TRASH
RECOVER OILS WHENEVER POSSIBLE
DON'T: DON'T POUR OILS INTO SEWERS OR WATERWAYS ON THE GROUND
DON'T POUR OILS INTO THE SINK, TOILET, DRAIN OR SEPTIC TANKS
DON'T MIX CHEMICALS OR CONTAINERS, OR DISPOSE OF THEM WITH OTHER OILS
DON'T BURN OR MIX CHEMICALS OR CONTAINERS
DON'T ASH SEDIMENT DURING STORM SEWER INLETS
- CONTAINERS SHOULD BE PROVIDED FOR COLLECTION OF ALL OILS AND HAZARDOUS MATERIALS TO BE USED ON-SITE. ALL OILS AND HAZARDOUS MATERIALS SHOULD BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.
- NO OILS AND HAZARDOUS MATERIALS SHOULD BE BURNED ON-SITE.
- MIXING, PUMPING, TRANSPORTING OR OTHER USE HANDLING CONSTRUCTION CHEMICALS SUCH AS ERTIFIER, TIME, ASPHALT, CONCRETE DRILLING COMPOUNDS, AND ALL OTHER POTENTIAL HAZARDOUS MATERIALS SHOULD BE PERFORMED IN AN AREA AWAY FROM AND ATERCOURSE, DITCH OR STORM DRAIN.
- EQUIPMENT OILING AND MAINTENANCE, OIL CHANGING, ETC., SHOULD BE PERFORMED ONLY IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHOULD BE EQUIPPED FOR RECOVERING OIL AND CATCHING SPILLS.
- CONCRETE OILS AND OILS SHOULD NOT BE ALLOWED TO DRIP DIRECTLY TO STORM SEWERS, STREAMS, DITCHES, LADES, ETC. IF OILS ARE TREATED, A CONCRETE OILS AREA SHOULD BE PROVIDED. SEE DETAIL ON THIS SHEET.
- ALL PAINT, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM OILS AND OILS SHOULD BE STORED IN TIGHT, STRAPPED, AND SOILED, CLOSED CONTAINERS. ALL CONTAINERS SHOULD BE INSPECTED FOR LEAKS OR SPILLS DURING THE ONCE PER YEAR INSPECTION OF ALL SITES. SITES SUCH AS OIL, DIESEL, OIL, ANTI-REELE, ETC. ARE SPILLED, LEAKED, OR RELEASED ONTO SOIL, THE SOIL SHOULD BE DUG UP AND PROPERLY DISPOSED OF. SPILLS ON PAVEMENT SHOULD BE ASSESSED WITH A DUST, DIRT, LITTER OR PRODUCT DESIGNATED FOR THAT PURPOSE AND DISPOSED OF AT A LICENSED SANITARY AND HAZARDOUS OR INDUSTRIAL WASTE SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. THESE MATERIALS SHOULD BE REMOVED FROM THE SITE AND RECOVERED OR DISPOSED OF IN ACCORDANCE WITH M.DNR REQUIREMENTS.
- STATE LAW REQUIRES THE PARTY RESPONSIBLE FOR A PETROLEUM PRODUCT SPILL IN EXCESS OF 50 GALLONS TO REPORT THE SPILL TO M.DNR 873-634-2436 AS SOON AS PRACTICAL. AFTER DISCOVERY, FEDERAL LAW REQUIRES THE RESPONSIBLE PARTY TO REPORT AND RELEASE OILS IF IT REACHES OR THREATENS A STREAM, RIVER, CREEK, OR OTHER WATERWAY, OR IF IT REACHES OR THREATENS A ROAD DITCH, THAT DRAINS INTO ONE OF THE ABOVE.
- IF SUFFICIENT TEMPORARY TOILET FACILITIES TO SERVE THE NUMBER OF WORKERS ON THE SITE SHOULD BE PROVIDED. THE FACILITIES SHOULD BE SERVICED REGULARLY TO MAINTAIN A SANITARY CONDITIONS.



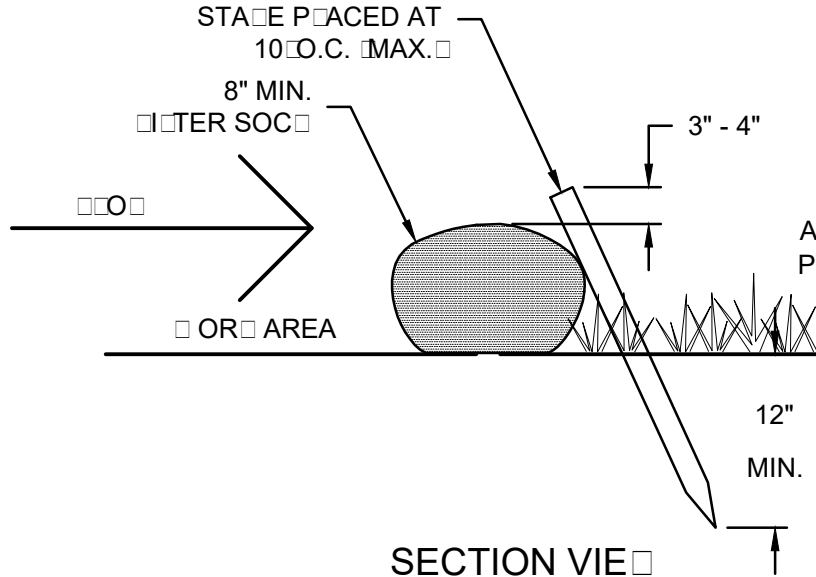
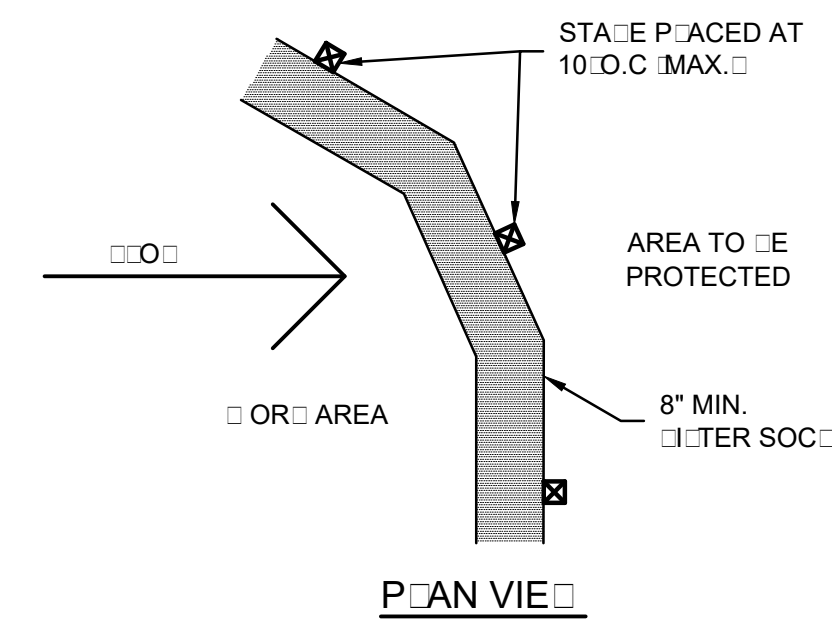
TREE PROTECTION DETAIL
NOT TO SCALE

NOTES:

- INSTALL AS SOON AS POSSIBLE BEFORE START OF GRADING
- PLACE AFTER LATER UNDER STONE
- USE 3'-6" OCEAN CRUSHED LIMESTONE
- REPLACE AS NEEDED TO MAINTAIN 6" DEPTH



GRAVE CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:

- COMPOST FILTER SOCK SHOULD MEET THE REQUIREMENTS OF M.DOT SECTION 806.8.6.4.8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE INSTALLING SOCK.
- FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

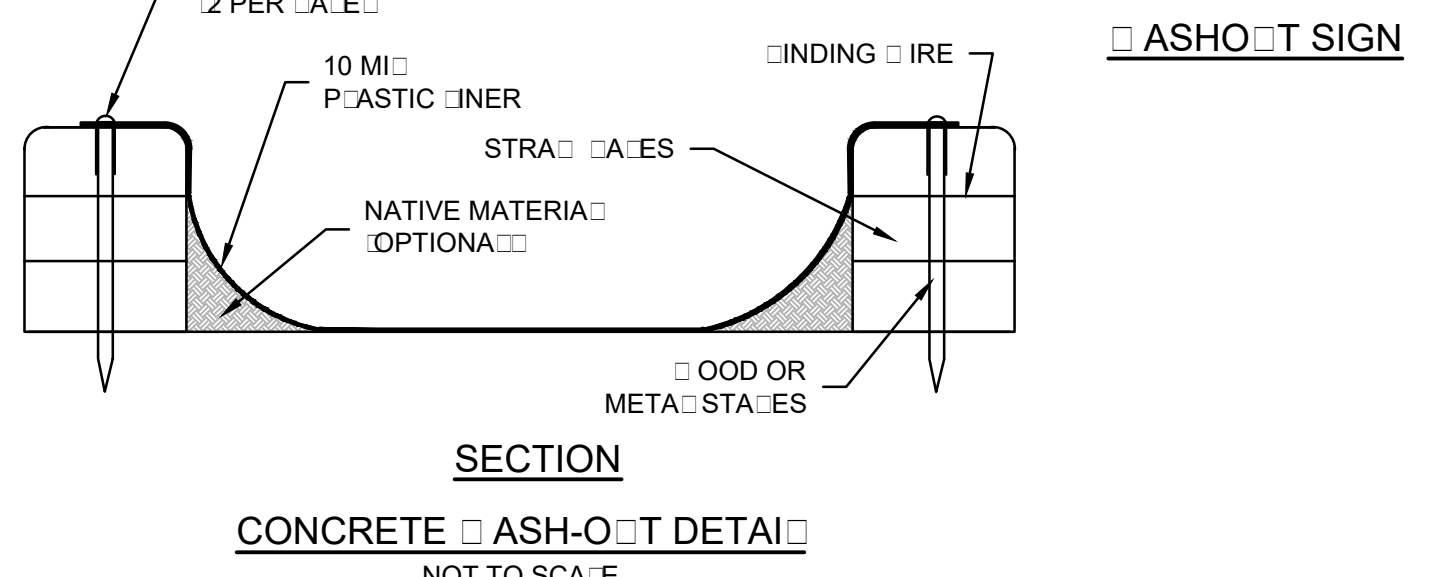
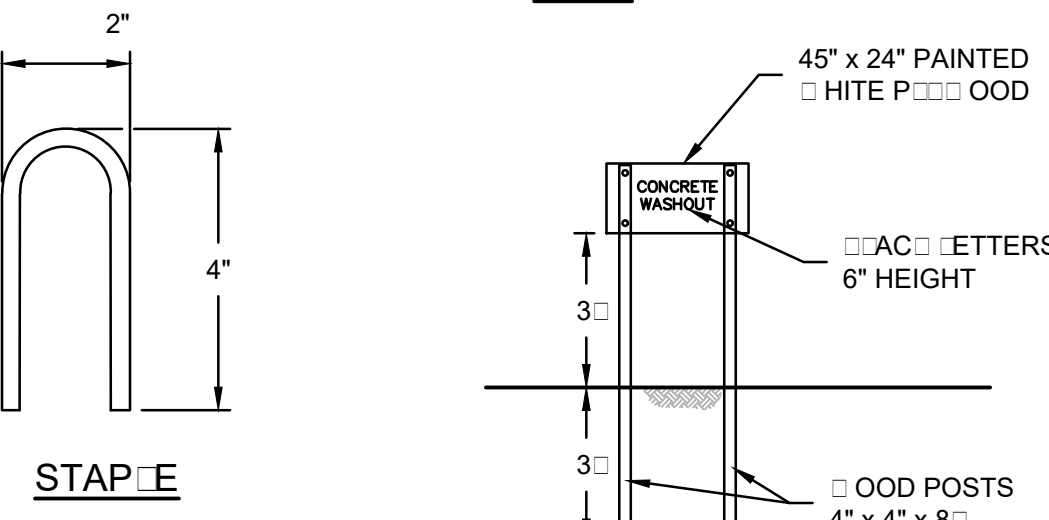
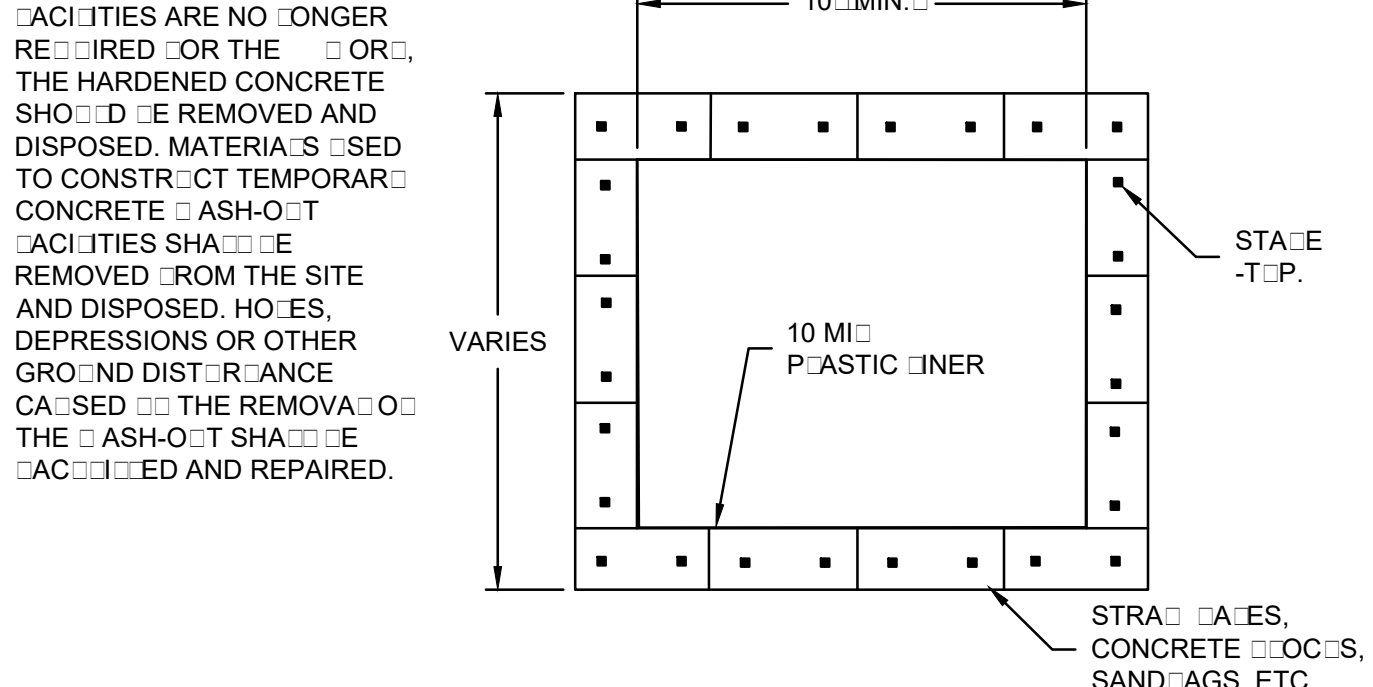
COMPOST FILTER SOCK DETAIL
NOT TO SCALE

TREE PRESERVATION NOTES

- GRADING AROUND TREES TO BE LIMITED TO OUTSIDE THE DRIP LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
- THERE SHOULD BE NO GRADING OR CUTTING WITHIN THE PROTECTED CRITICAL ROOT ZONES OF PROTECTED TREES UNLESS OTHERWISE NOTED ON THESE PLANS.
- NO VEHICLES OR EQUIPMENT SHOULD BE DRIVEN OR PARKED UNDER THE DRIP LINE OF PROTECTED TREES. NO MATERIALS SHOULD BE STORED UNDER THE DRIP LINE OF PROTECTED TREES.
- TREE FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL REQUIRED TREE, SILT FENCING AND COMPOST FILTER SOCKS SHOULD REMAIN IN PLACE UNTIL ALL GRADING AND LANDSCAPING ACTIVITIES HAVE CEASED AND SHOULD BE REMOVED UPON THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
- ATTACHMENTS TREES, FENCES, ETC. OTHER THAN THOSE APPROVED FOR GRADING, GRADING OR RAPPING MUST NOT BE ATTACHED TO PROTECTED TREES.

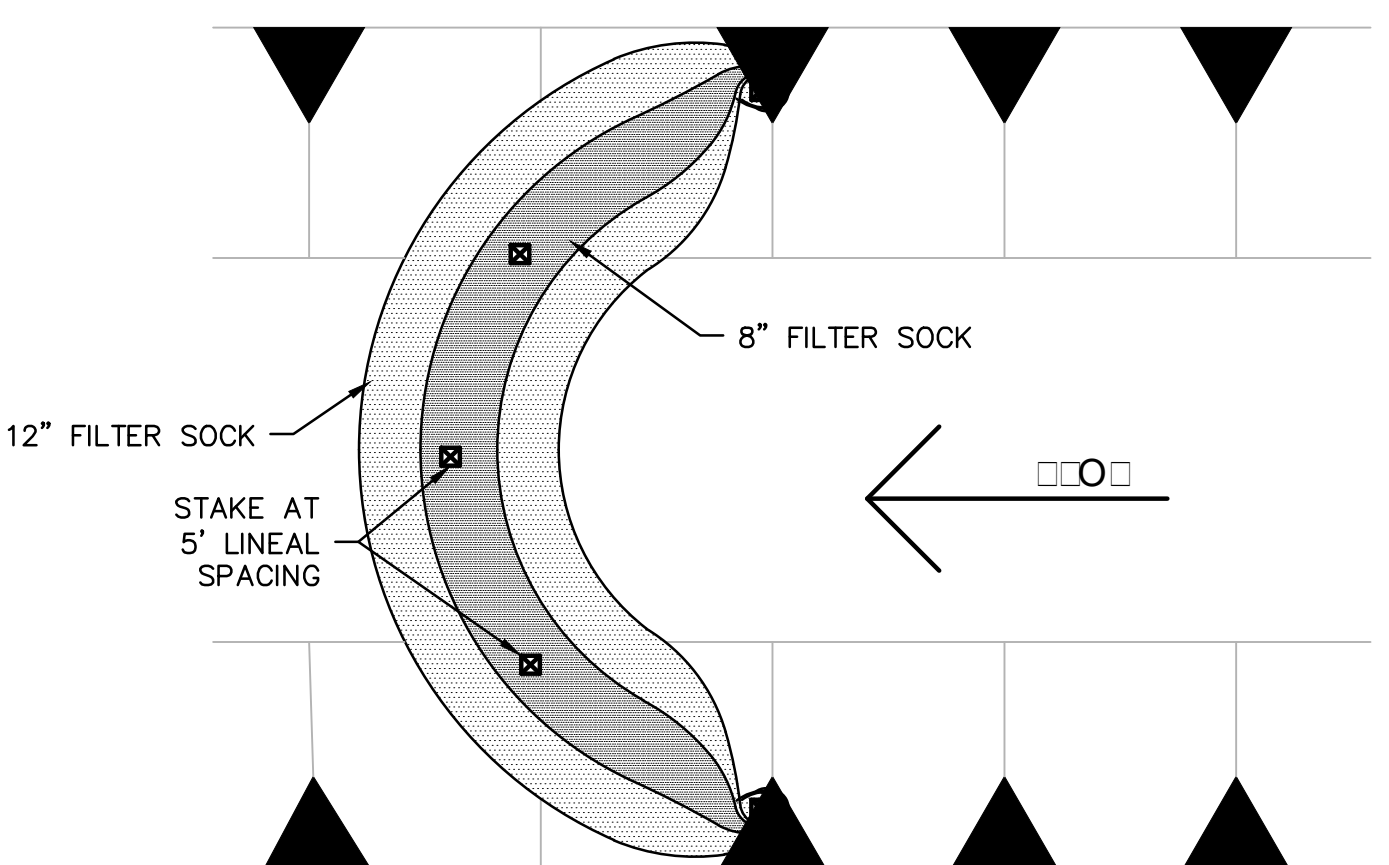
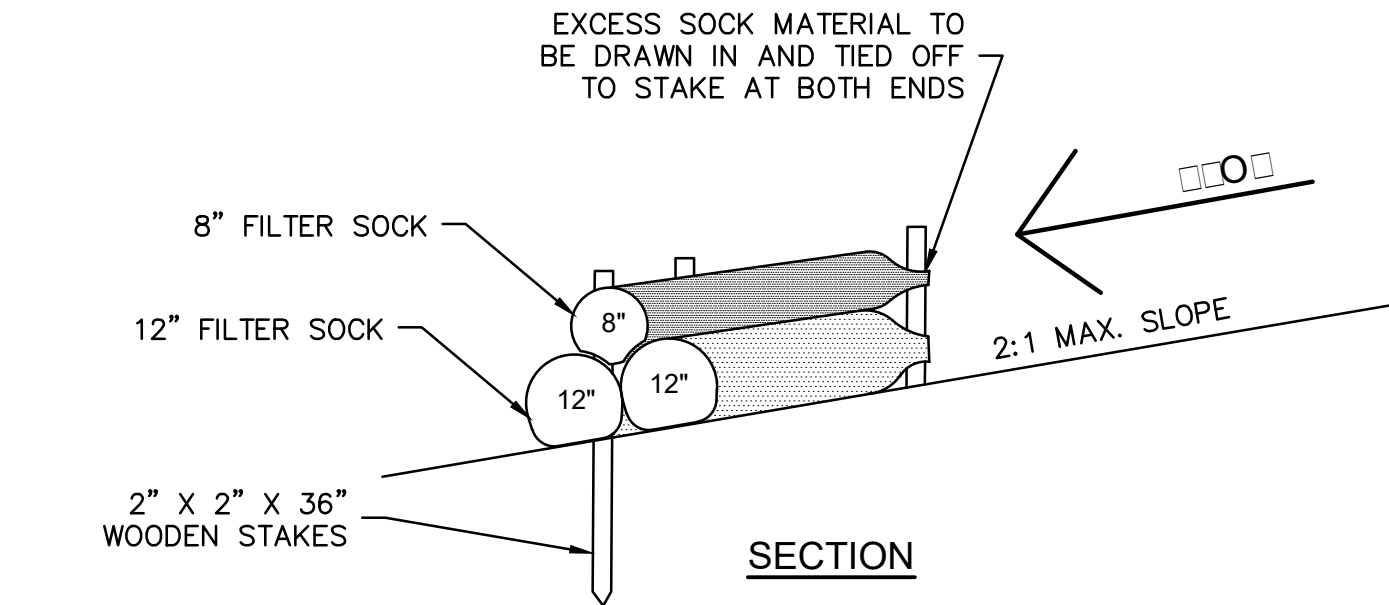
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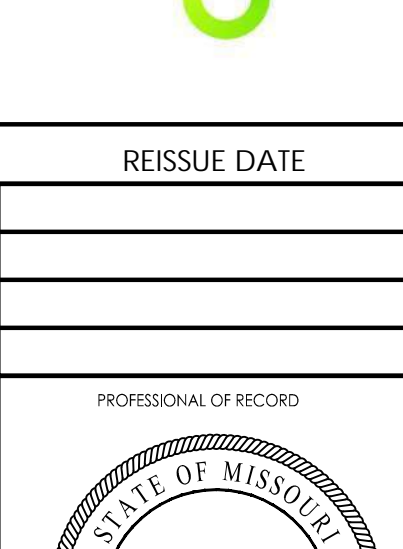
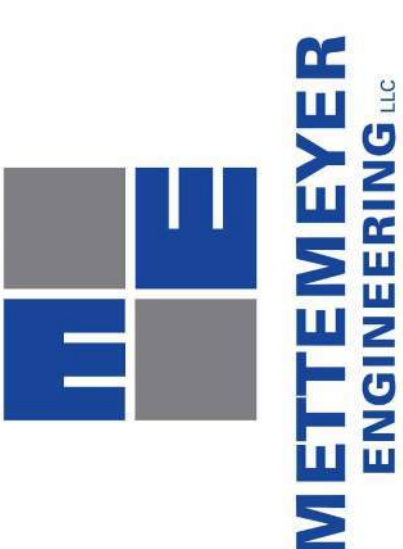


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- FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
- SEDIMENT SHOULD BE REMOVED FROM BEHIND DITCH CHECKS ONCE THE ACCUMULATED HEIGHT HAS REACHED 12 THE HEIGHT OF THE DITCH CHECK.



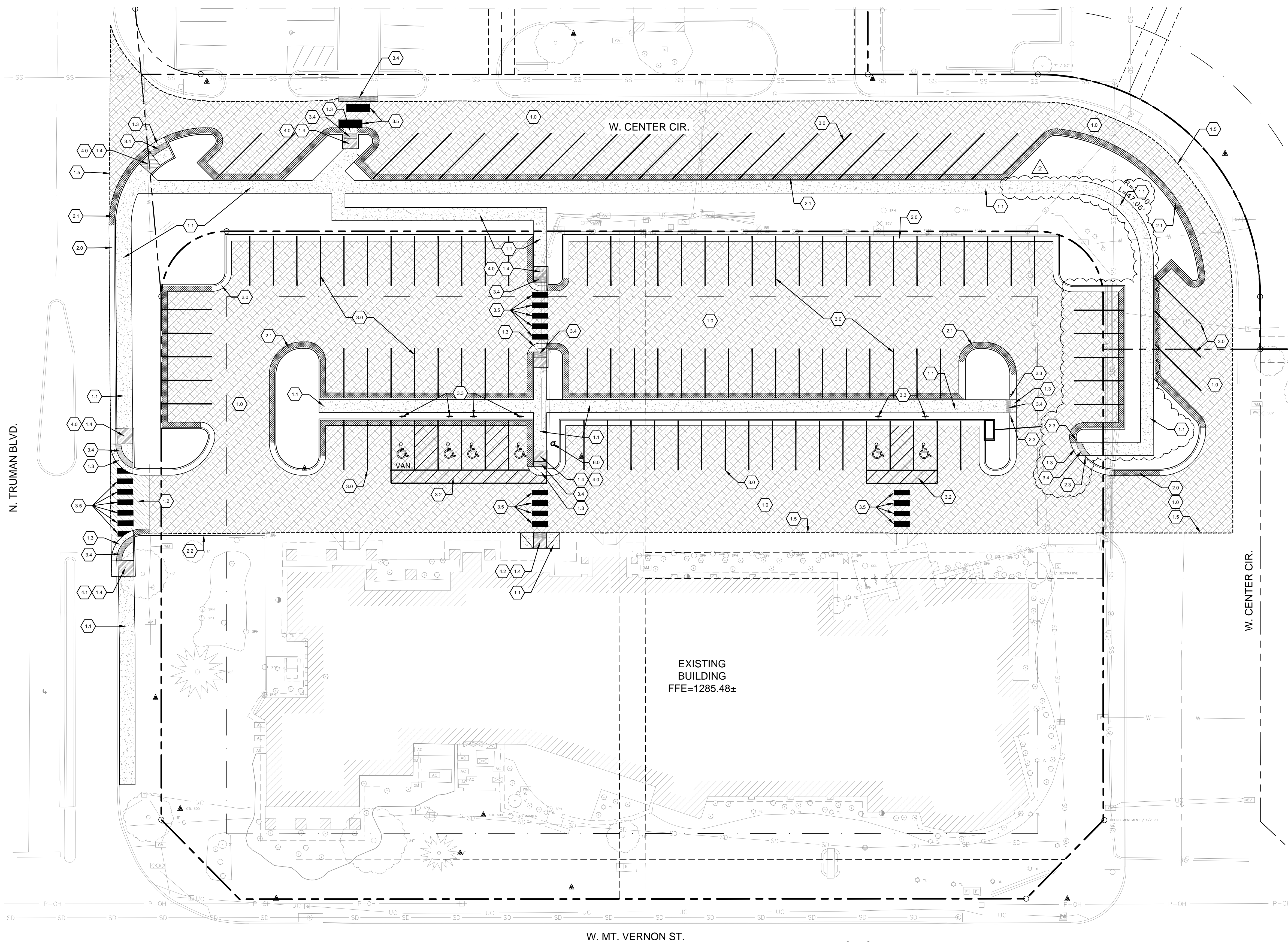
COMPOST FILTER SOCK DITCH CHECK DETAIL
NOT TO SCALE



REISSUE DATE	
PROFESSIONAL OF RECORD	
RICKY HANSEN Professional Engineer PE-2019017828 01/22/2025	
DATE: 01.22.2025	
ENGINEER: HAASE	
PROJECT NO: 24-028	
DATE: 01.22.2025	
DRAWING TITLE: EROSION CONTROL DETAILS	
SHEET NO: C3.1	



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PAVEMENT MARKING NOTES:

- DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT.
- ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.
- SWEEP AND CLEAN SURFACE.
- DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
- PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROFESSIONAL FAST DRY ACRYLIC LATEX TRAFFIC MARKING PAINT OR EQUAL. USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
 - BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
 - PORTLAND CEMENT CONCRETE PAVING: USE WHITE COLOR.
 - HANDICAPPED ACCESSIBLE PARKING AND ENTRYWAYS: USE BLUE COLOR.
 - PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.

- APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
- DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKINGS, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. HANDICAPPED PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

KEYNOTES:

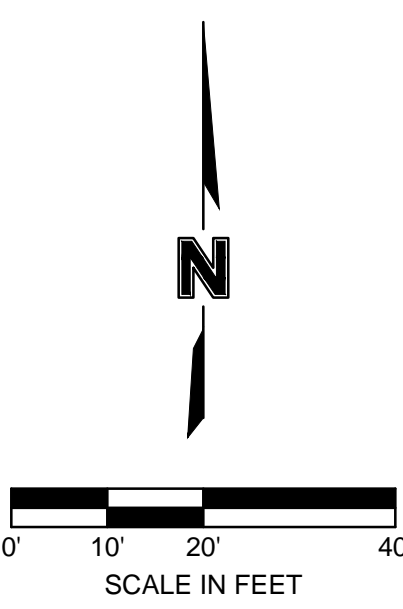
- INSTALL LIGHT DUTY ASPHALT PAVEMENT (SEE DETAILS SHEET C6.1)
- INSTALL CONCRETE SIDEWALK (SEE DETAILS SHEET C6.1)
- INSTALL CONCRETE DRIVEWAY (SEE DETAILS SHEET C6.0)
- INSTALL CONCRETE SIDEWALK FLUSH WITH PAVEMENT (SEE DETAILS SHEET C6.1)
- CONSTRUCT SIDEWALK RAMP - SLOPE AT 8.33% MAX. (SEE DETAILS SHEET C6.1)
- CONTRACTOR SHALL SAW CUT EXISTING ASPHALT TO PROVIDE CLEAN EDGE FOR SMOOTH TRANSITION BETWEEN NEW & EXISTING ASPHALT
- CONSTRUCT STANDARD CURB & GUTTER (SEE DETAIL SHEET C6.0)
- CONSTRUCT "DRY" CURB & GUTTER (SEE DETAIL SHEET C6.1)
- CONSTRUCT STRAIGHT CONCRETE CURB (SEE DETAIL SHEET C6.1)
- CONSTRUCT 2' CURB TRANSITION TO PAVEMENT (SEE DETAIL SHEET C6.1)
- PAVEMENT STRIPING, 4" SINGLE SOLID WHITE STRIPE (TYP.) (SEE THIS SHEET FOR PAVEMENT MARKING NOTES)
- NOT USED
- STRIPED AREA WITH 4" SOLID DIAGONAL LINES SPACED @ 24" O.C. (SEE THIS SHEET FOR PAVEMENT MARKING NOTES)
- INSTALL ADA BOLLARD-MOUNTED ACCESSIBLE SINGAGE (SEE DETAIL SHEET C6.1)
- INSTALL ADA DETECTABLE WARNING (SEE DETAIL SHEET C6.1)
- 2' X 6' ZEBRA STRIPING (TYP.) (SEE PAVEMENT MARKING NOTES THIS SHEET)
- INSTALL TYPE 1 SIDEWALK RAMP (SEE DETAIL SHEET C6.1)
- INSTALL TYPE 2 SIDEWALK RAMP (SEE DETAIL SHEET C6.1)
- INSTALL TYPE 3 SIDEWALK RAMP (SEE DETAIL SHEET C6.1)
- SITE LIGHTING (SEE MEP PLANS)
- PROPOSED LOCATION OF SALVAGED FDC CONNECTION (SEE SHEET C2.0)

GENERAL NOTES:

- CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF NIXA, MO) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
- ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON, INC.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RI-TE" AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
- UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
- CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
- ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NIXA, MO. REQUIREMENTS, UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTORS EXPENSE.
- CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.
- ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION)
- THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS TO THE SATISFACTION OF THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLY ASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF NIXA.
- CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
- CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET C3.0.
- TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
- EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
- CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.

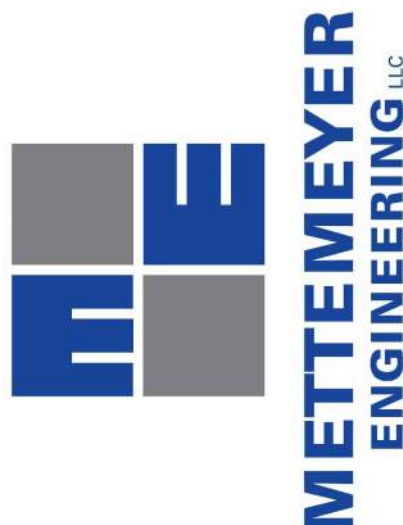
BENCHMARKS:

- BENCHMARK #1:**
SQUARE CUT ON BACK OF CURB
NW CORNER OF INTERSECTION AT N. TRUMAN
BLVD. AND W. CENTER CIRCLE.
ELEVATION=1279.45'
- BENCHMARK #2:**
SQUARE CUT NE CORNER OF STORM INLET PAD
122 FEET EAST OF CENTERLINE OF W. CENTER
CIRCLE, 33 FEET NORTH OF CENTERLINE OF W.
MT. VERNON ST.
ELEVATION=1290.13'



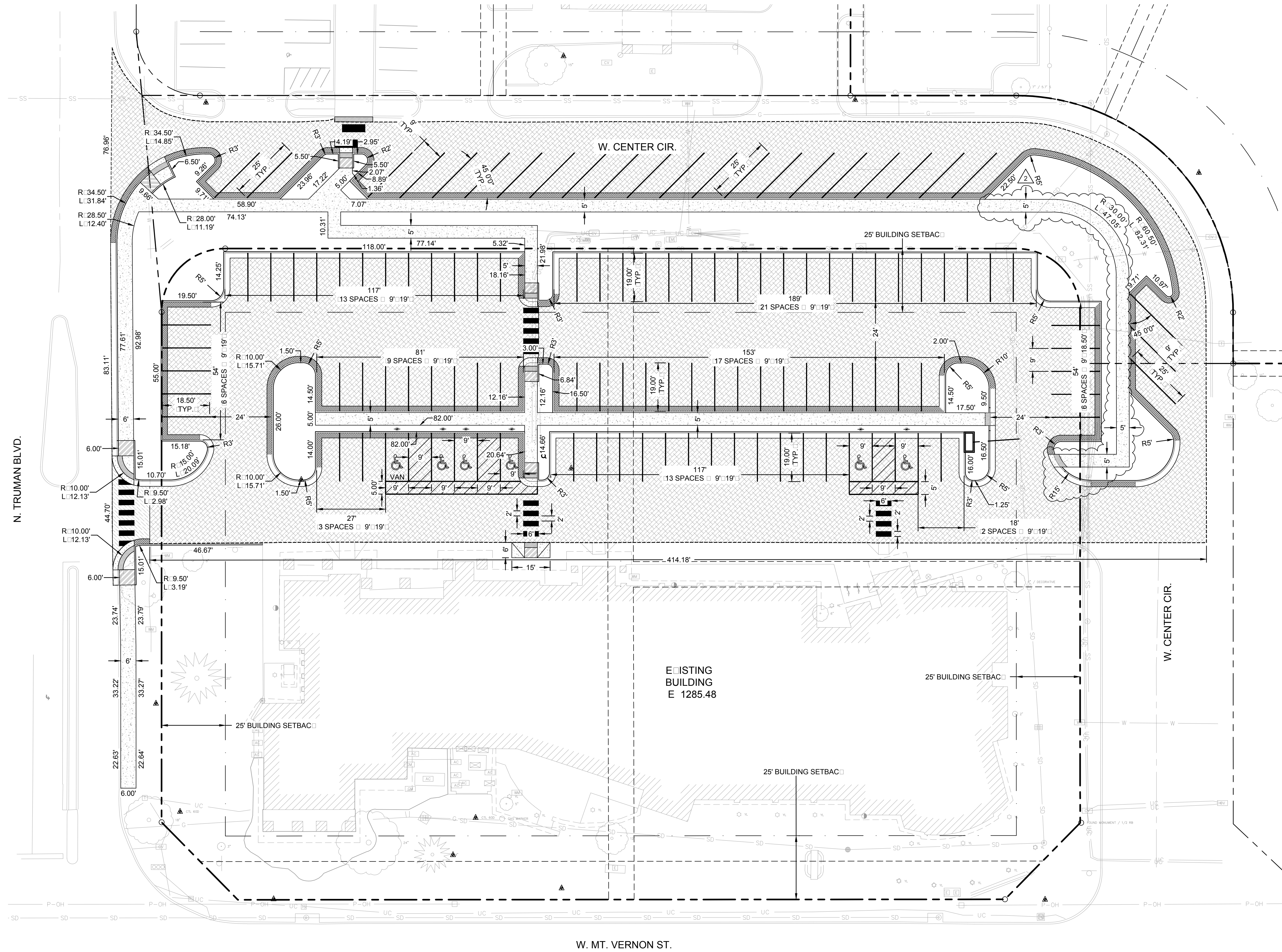
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NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO



REISSUE DATE		
1	ADD #1	02.26.2025
2	ADD #2	03.07.2025
PROFESSIONAL OF RECORD		
DATE: 03.07.2025		

ENGINEER	HAASE
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	SITE & PAVING PLAN
SHEET NO.	C4.0



BENCHMARK #1:
SQUARE CUT ON BAC...
NW CORNER O...
BLVD. AND W. CENTER CIRCLE.
ELEVATION: 1279.45'

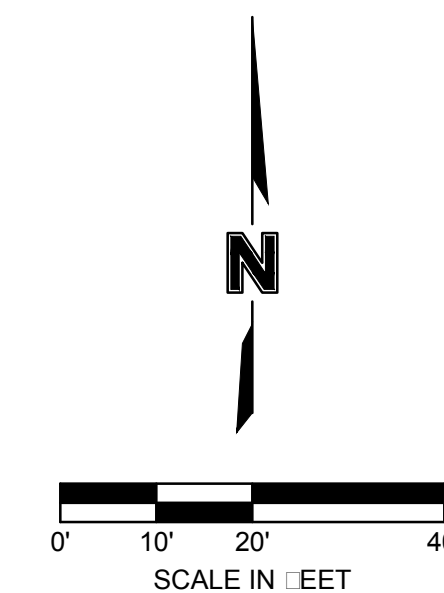
BENCHMARK #2:
SQUARE CUT NE CORNER O...
122' EET EAST O...
CIRCLE. 33' EET NORTH O...
MT. VERNON ST.
ELEVATION: 1290.13'

BENCHMARK #1:
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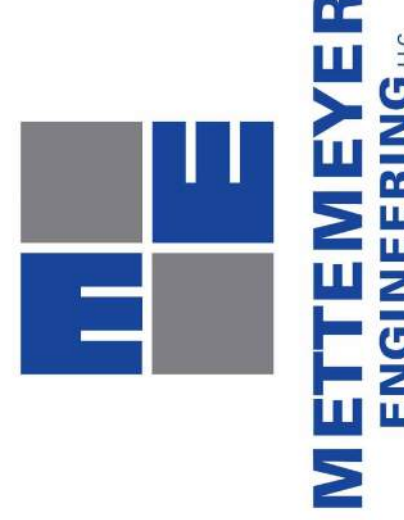


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2	ADD #2	03.07.2025
PROFESSIONAL OF RECORD		
DATE: 03.07.2025		
ENGINEER: HAASE		
PROJECT NO: 24-028		
DATE: 01.22.2025		
DRAWING TITLE: DIMENSION PLAN		
SHEET NO: C4.1		

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DATE: Mar 10, 2025 6:01pm USER: wiley

GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET C3.0.
3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ON-SITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION OR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE

- EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT TO RECORD OR NOT SHOWN ON THESE PLANS.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
 11. ALL ITEMS REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR AS PER CITY OF Nixa REQUIREMENTS.
 12. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.
 13. ALL SIDEWALKS SHALL BE ADA ACCESSIBLE WITH RUNNING SLOPE BEING NO STEEPER THAN 5.00% AND CROSS SLOPES NO STEEPER THAN 2.00%. ALL LANDINGS OUTSIDE OF EXTERIOR ENTRANCES/EXITS SHALL BE NO STEEPER THAN 2.00% OR THE FIRST 5'-0".
 14. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1:00 VERTICAL IN 3 FEET HORIZONTAL.
 15. ALL FINISH GRADES AROUND BUILDING SHALL BE 6" BELOW FINISH FLOOR UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

STORM SEWER NOTES:

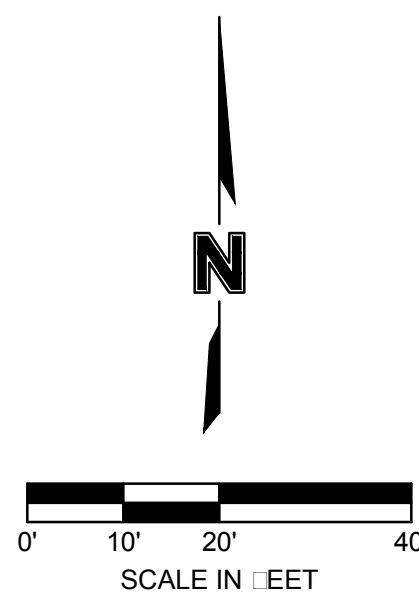
1. 12" DIA. & LARGER PIPE SHALL BE ADS HP (POLYPROPYLENE) PIPE. 10" DIA. & SMALLER PIPE SHALL BE ADS N-12 ST (HDPE) PIPE, OR EQUAL, INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE SHOWN ON PLANS.
3. CONTRACTOR SHALL INSTALL ALL BENDS, WYES, FITTINGS AND PIPE NECESSARY FOR STORM SEWER CONNECTIONS.
4. ALL HP & HDPE STORM DRAINS SHALL HAVE A MINIMUM SLOPE OF 1.00% UNLESS NOTED OTHERWISE ON PLANS.
5. SEE MEP, STRUCTURAL AND ARCHITECTURAL PLANS FOR PLACEMENT & ELEVATION OF FOUNDATION DRAINS. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE ENCOUNTERED WITHIN THE DESIGN SHOWN ON THESE PLANS.
6. ALL STORM LINES SHALL HAVE A MINIMUM OF 12" COVER UNLESS SPECIFIED OTHERWISE ON PLANS.
7. TOP ELEVATIONS GIVEN FOR NYLOPLAST STRUCTURES ARE TO FINISH GRADE AND DO NOT INCLUDE HEIGHT OF DOME LIDS OR OTHER CASTINGS.
8. ALL STORM SEWER CASTINGS WITHIN TRAFFIC AREAS SHALL MEET OR EXCEED AASHTO H-20 LOAD RATING.
9. ALL NYLOPLAST STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL NYLOPLAST GRATES AND LIDS SHALL BE LOCKING.
10. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW TO THE ENGINEER 14 DAYS PRIOR TO FABRICATION FOR ALL PRE-CAST CONCRETE STORM SEWER STRUCTURES. FAILURE TO DO SO SHALL RESULT IN REJECTION.
11. STORM STRUCTURE INLET TOPS SHALL BE SLOPED TO MATCH BACK OF CURB PROFILE & SIDEWALK CROSS SLOPE.
12. SEE DETAIL SHEET C6.0 & C6.1 FOR STORM SEWER DETAILS.
13. SEE DETAIL SHEET C6.1 FOR STORM PIPE BEDDING.
14. CONTRACTOR SHALL FIELD VERIFY EXIST. PIPE LOCATION, ELEVATION & SIZE PRIOR TO ORDERING PRECAST JUNCTION BOX.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONDITIONS THAT AFFECT THE DESIGN SHOWN ON THESE PLANS.

STORMWATER KEYNOTES:

1. INSTALL 18" x 12" INSERTA-TEE FOR CONNECTION TO EXISTING STORM SEWER
/L CONNECTION 1280.01
2. INSTALL 18.11 L x 12" STORM SEWER PIPE 1.00% SLOPE
3. INSTALL CONCRETE CURB INLET PER C.O.N. STANDARD DETAILS (SEE DETAIL SHEET C6.0)
RIM 1283.88
/L OUT 1280.20

BENCHMARKS:

- BENCHMARK #1:**
SQUARE CUT ON BACK OF CURB
NW CORNER OF INTERSECTION AT N. TRUMAN
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REISSUE DATE

1	ADD #1	02.26.2025
2	ADD #2	03.07.2025

PROFESSIONAL OF RECORD

STATE OF MISSOURI

RICKY HANSEN

Professional Engineer

PE-301017828

03/07/2025

DATE: 03.07.2025

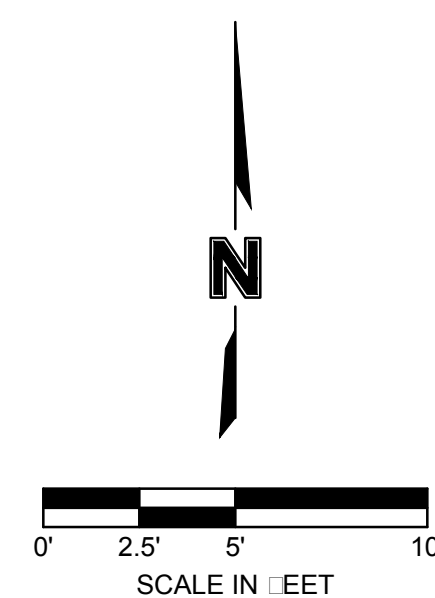
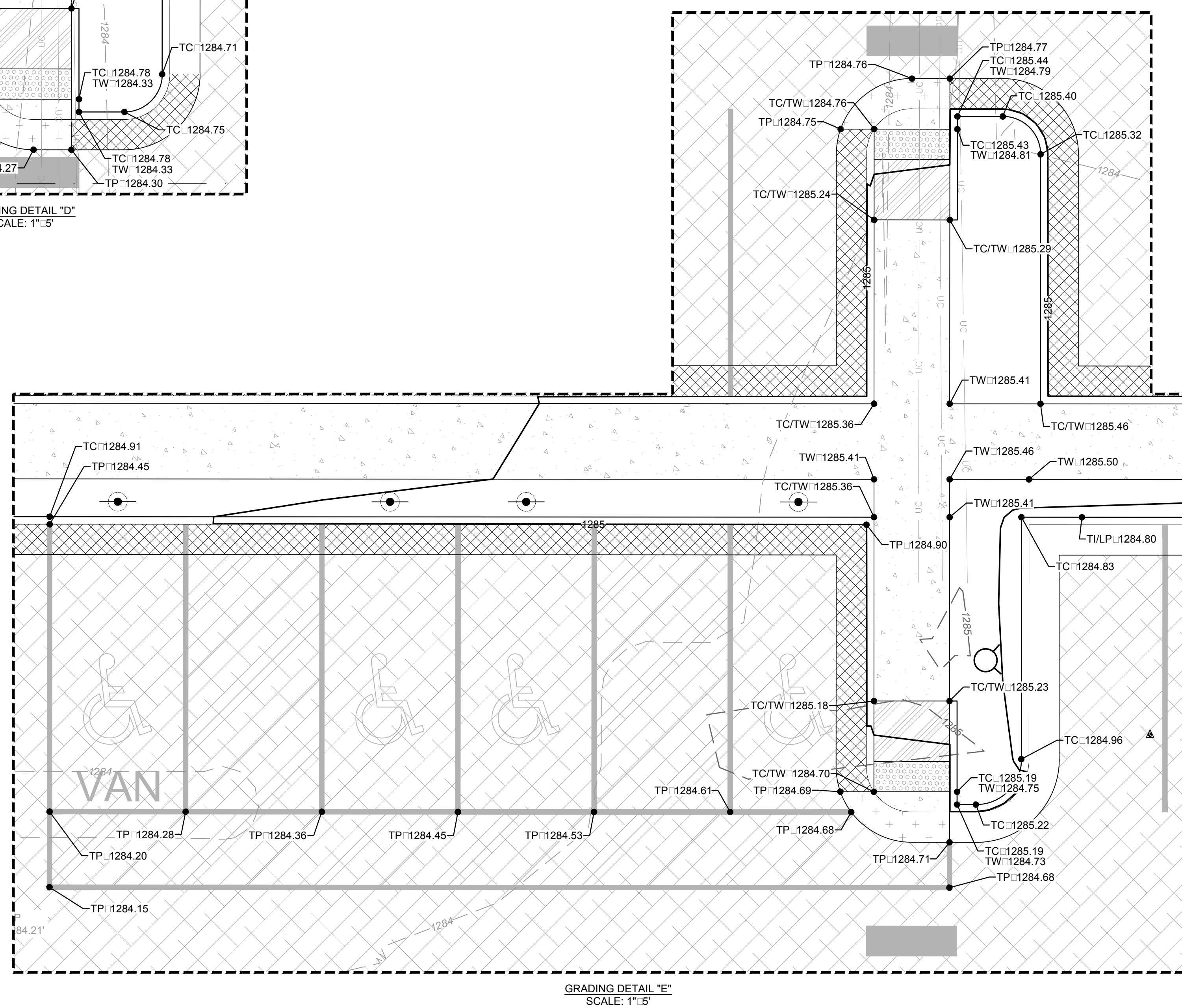
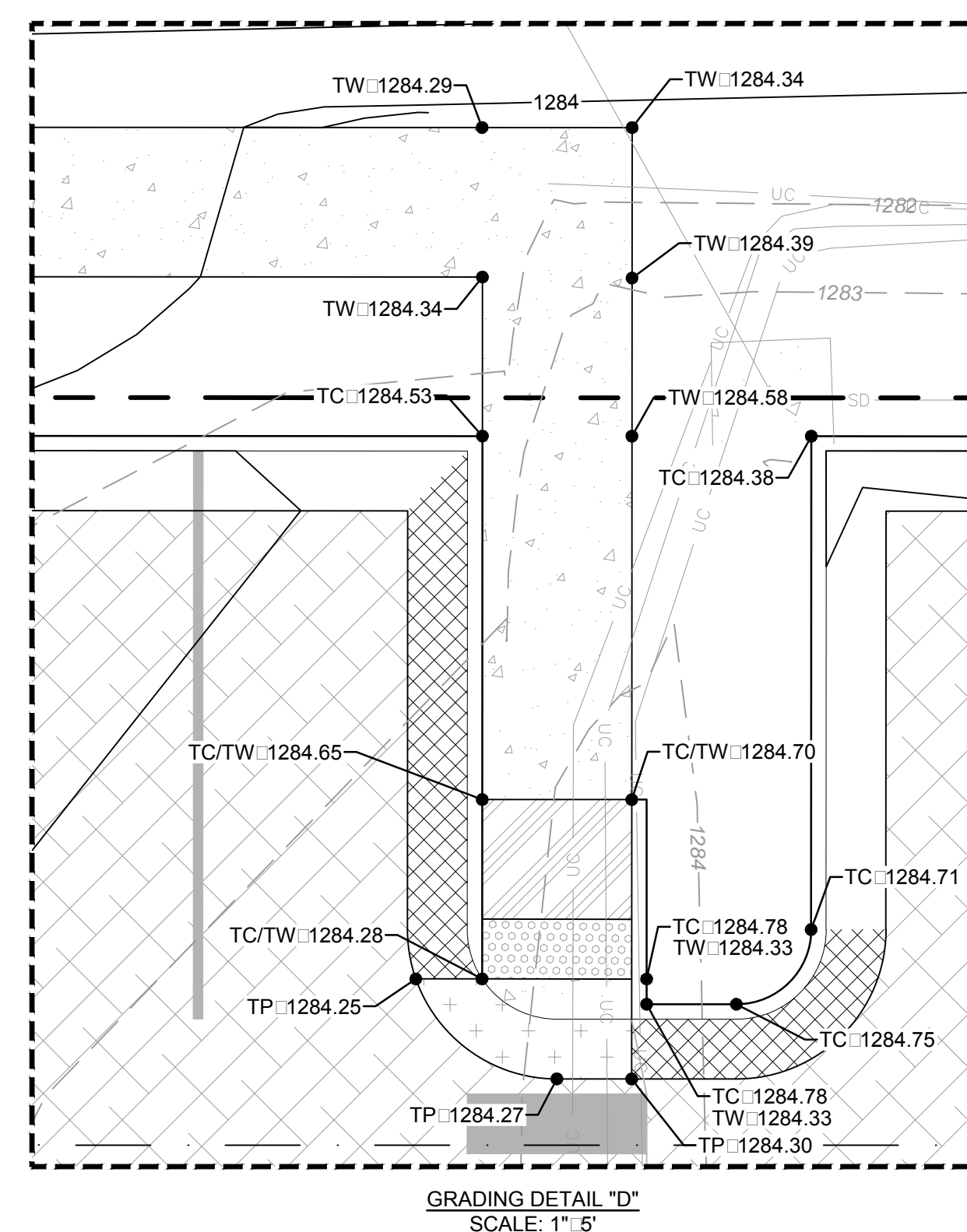
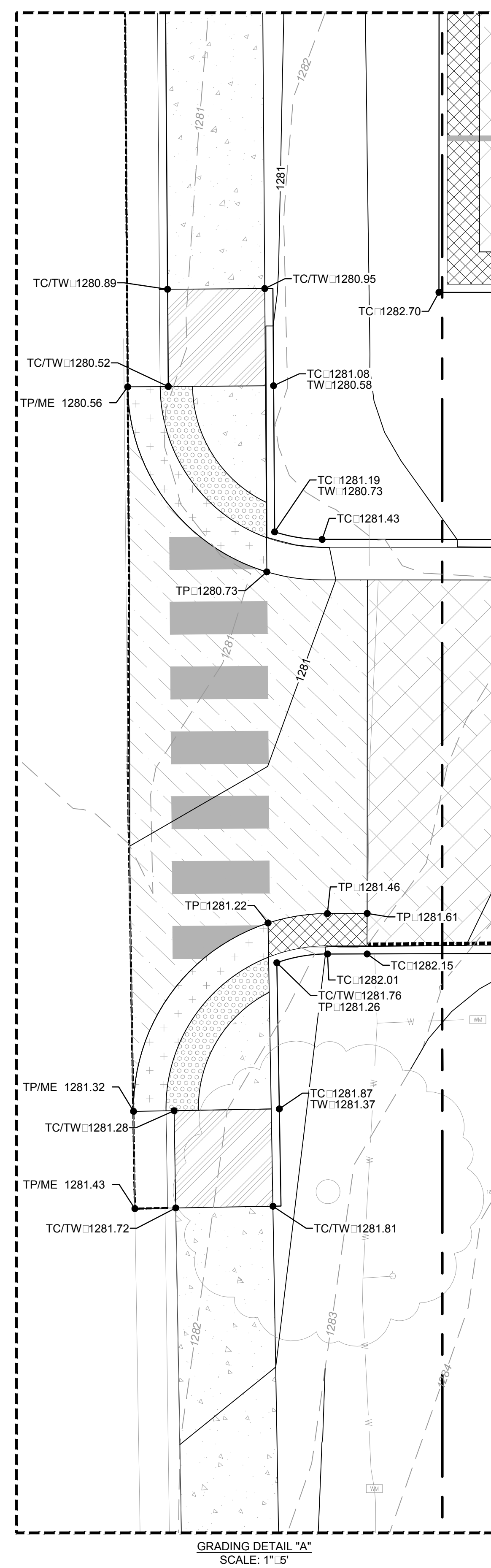
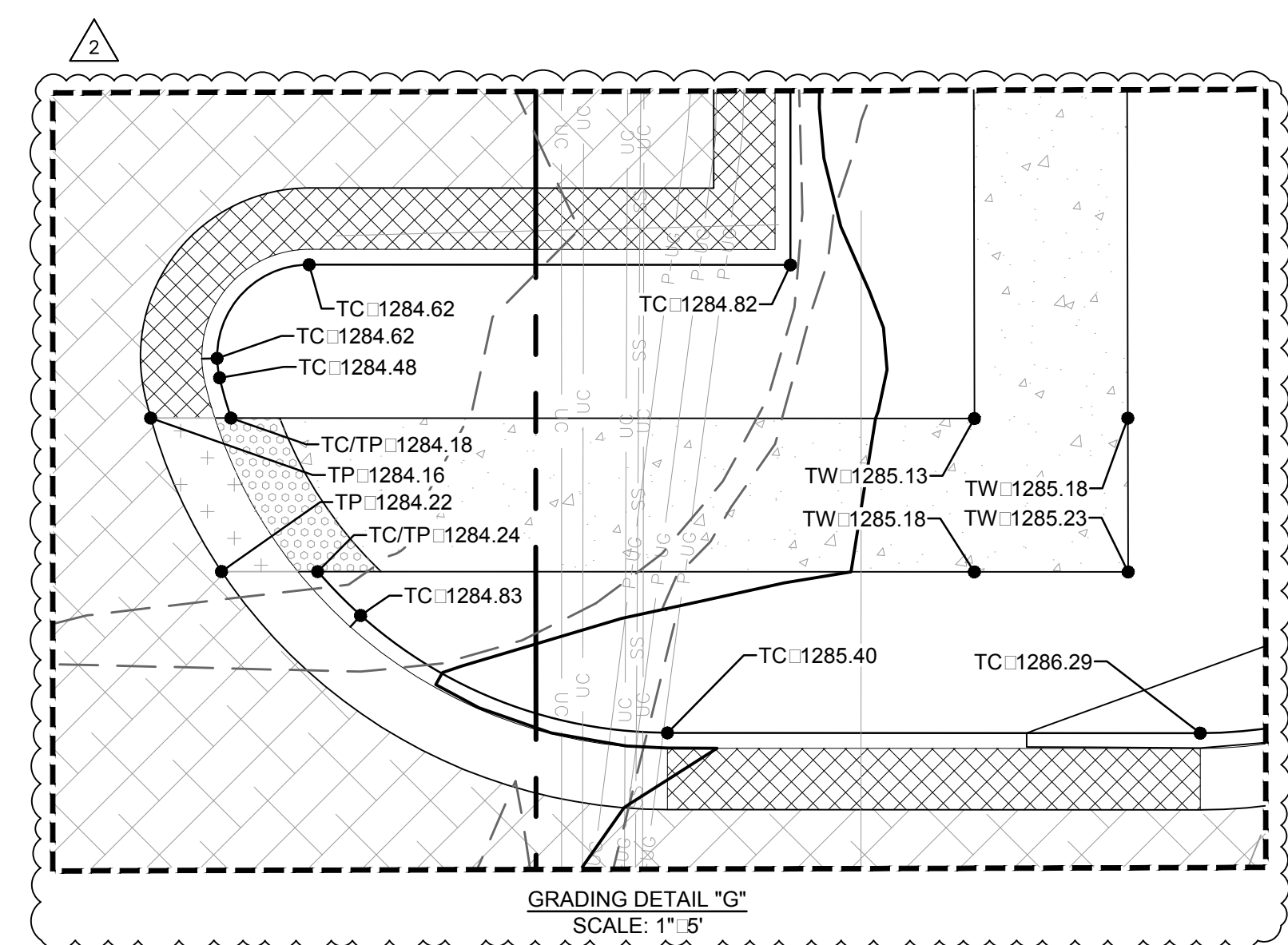
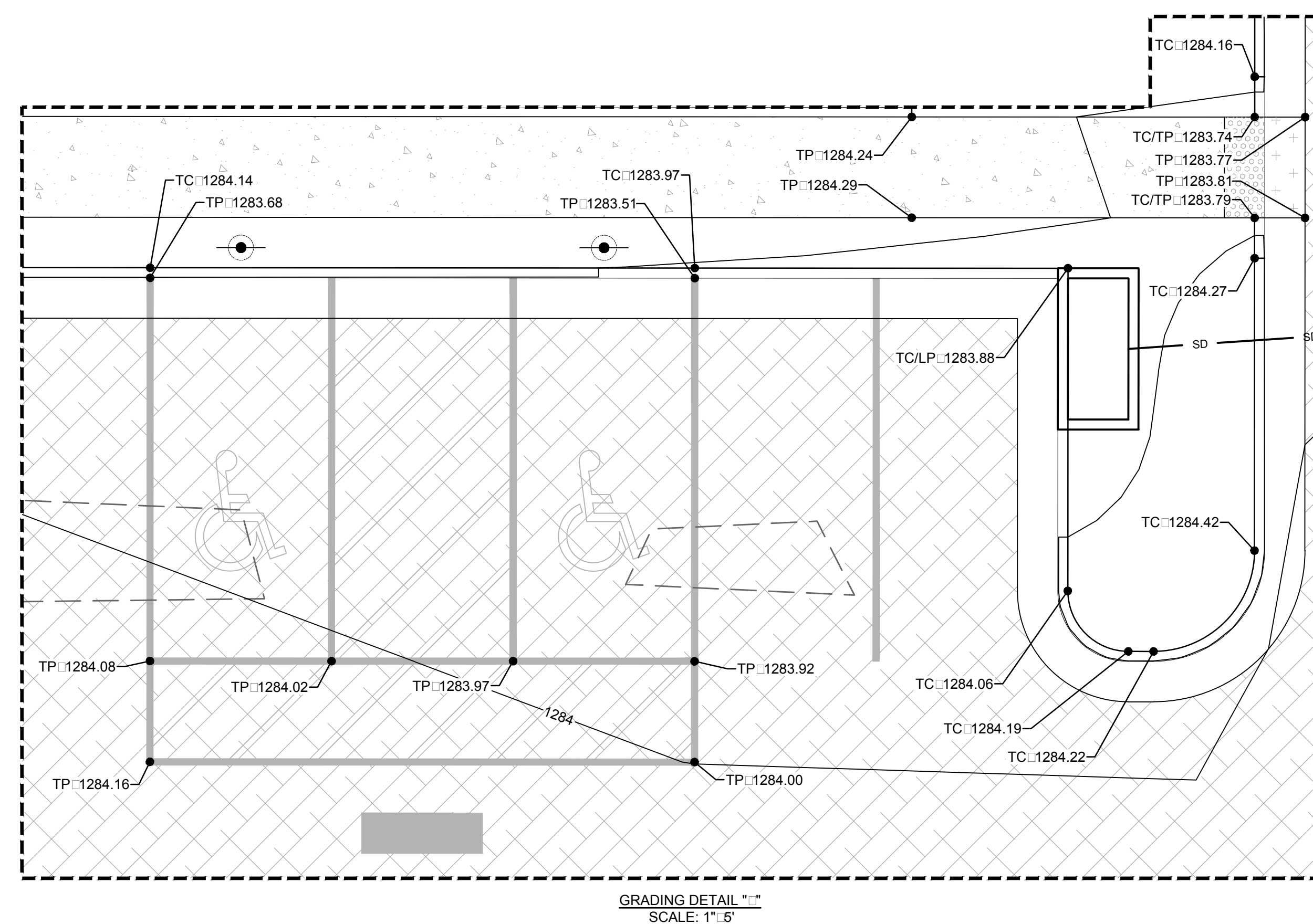
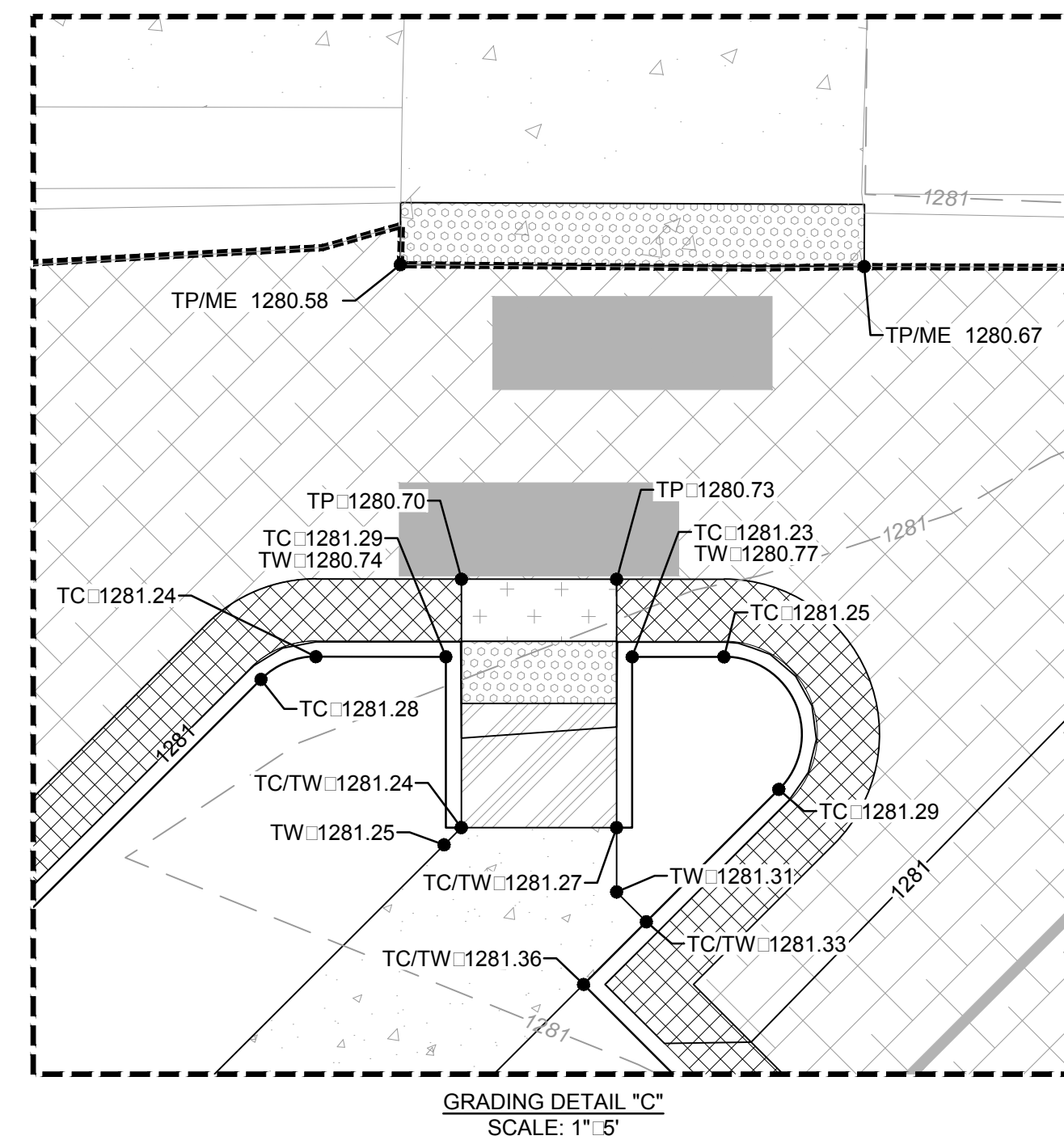
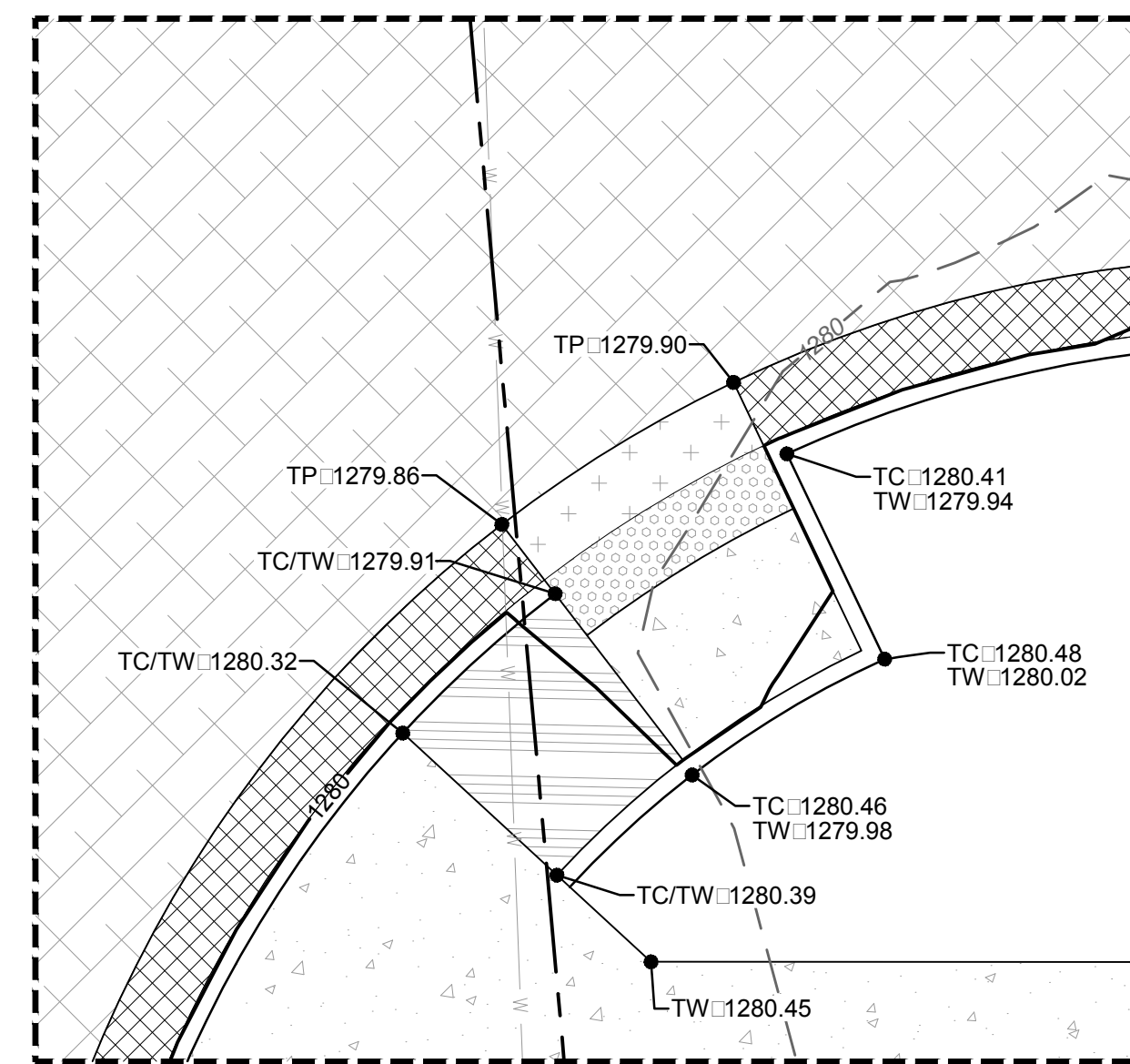
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GRADING PLAN

C5.0



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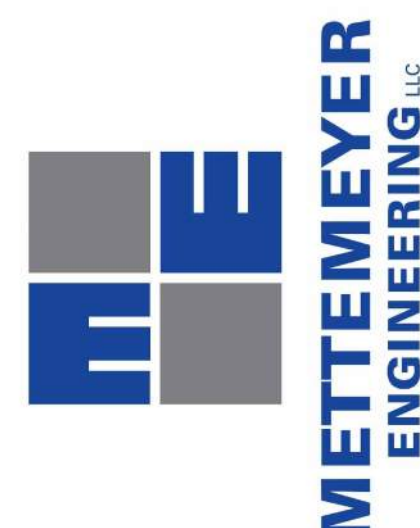
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**NIXA CITY HALL
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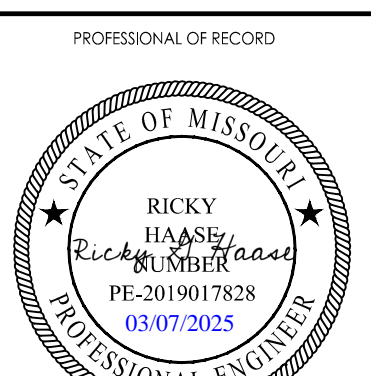


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NATHAN RAPP ARCHITECT #A-2008008201



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ARCHITECTS

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1	ADD #1	02.26.202
2	ADD #2	03.07.202



DATE: 03.07.2025

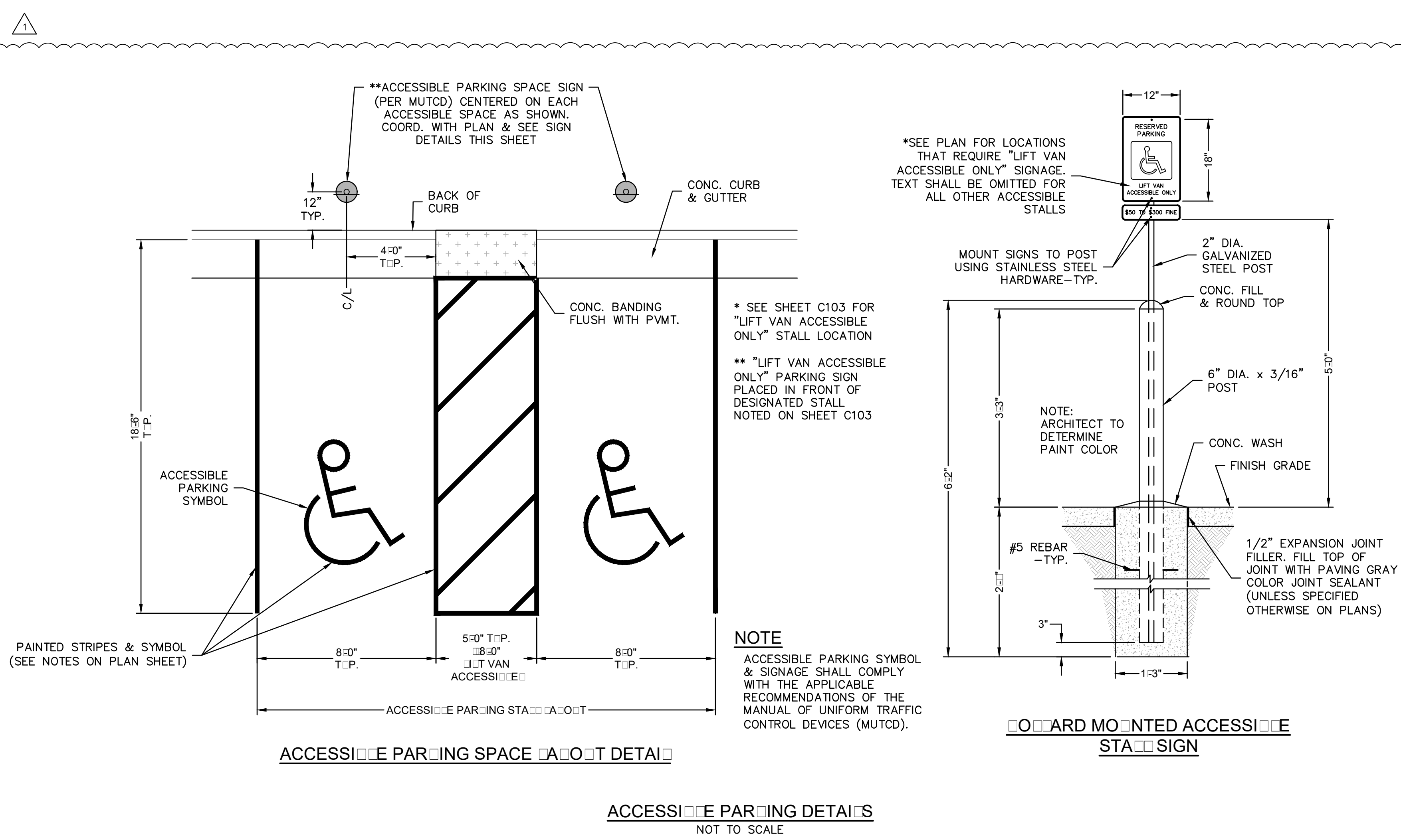
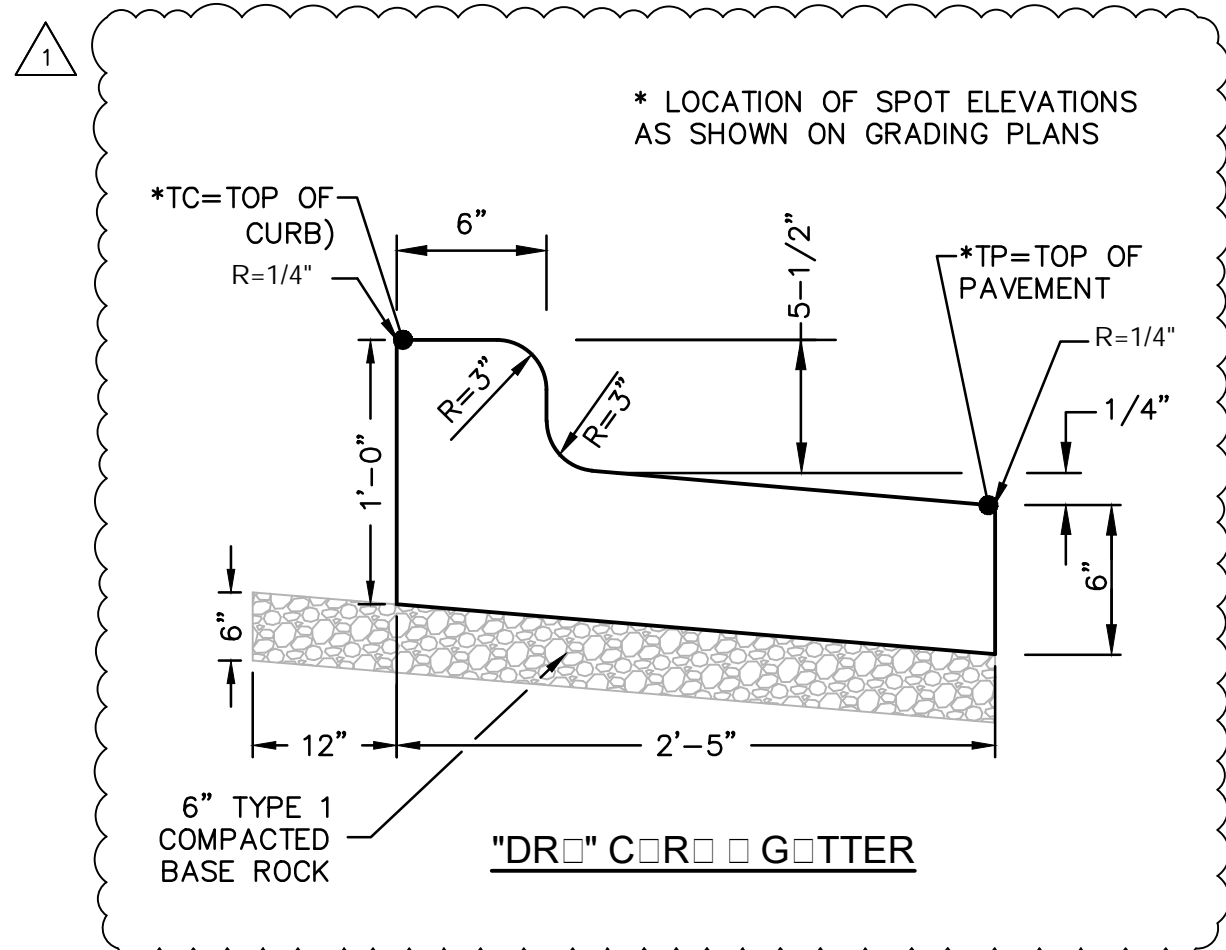
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AND SHALL BE USED ONLY FOR THE PROJECT REFERENCED ABOVE

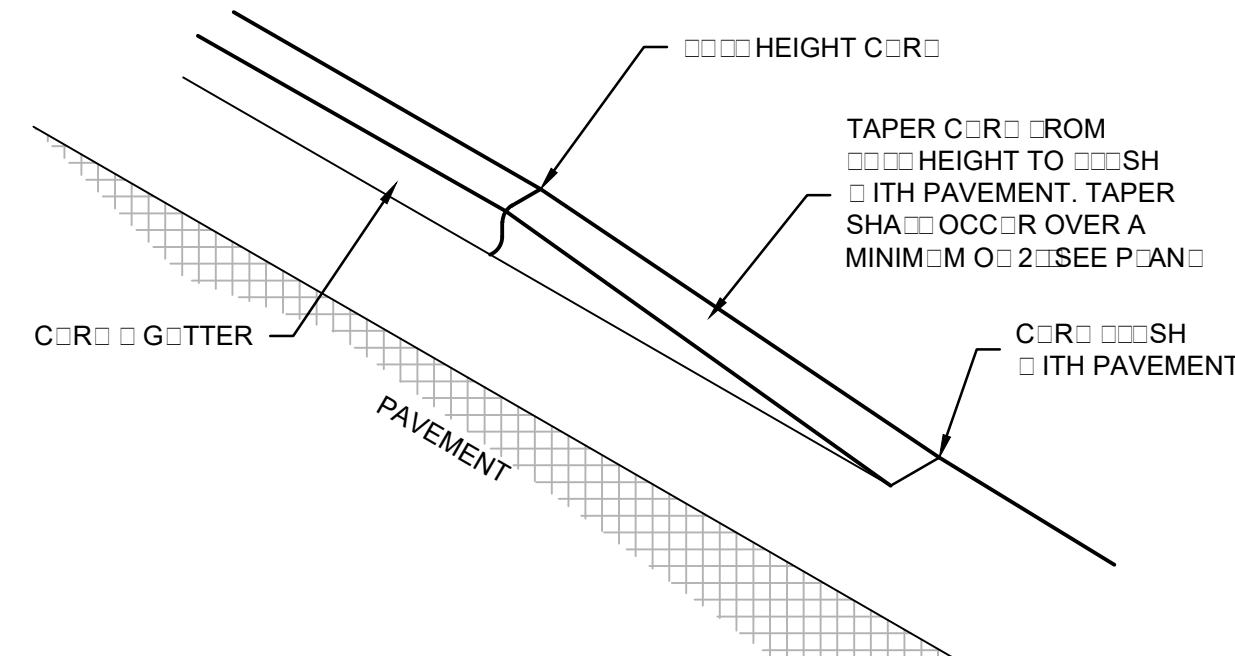
PROJECT NO. 24-028

DATE 01.22.2025

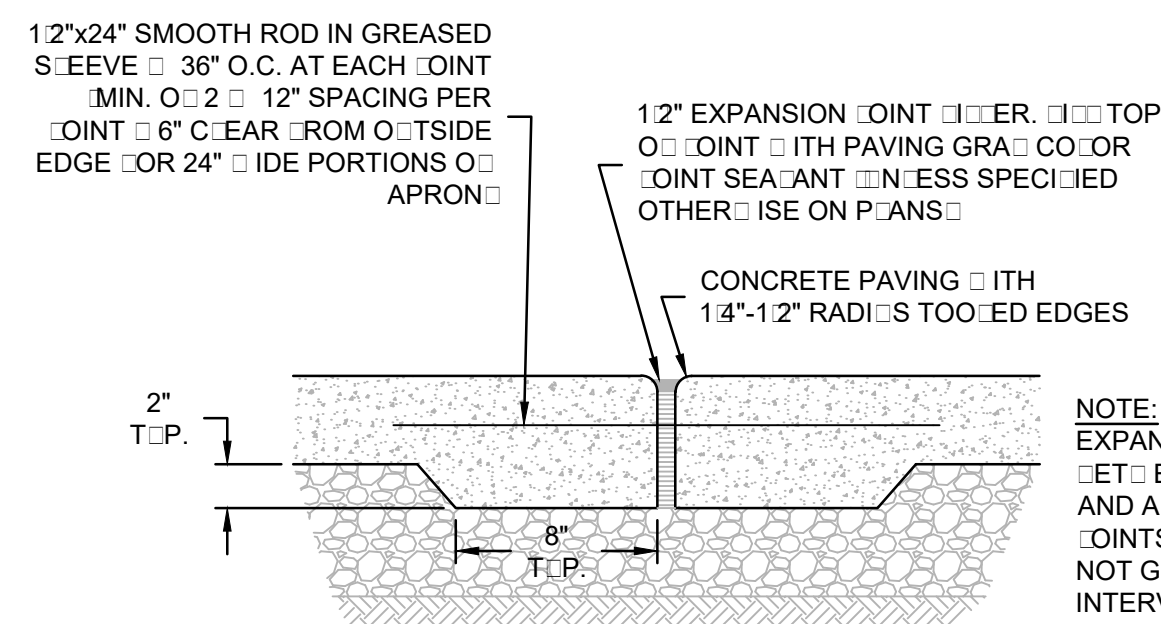
GRADING DETAILS

SHEET NO. **CE 1**





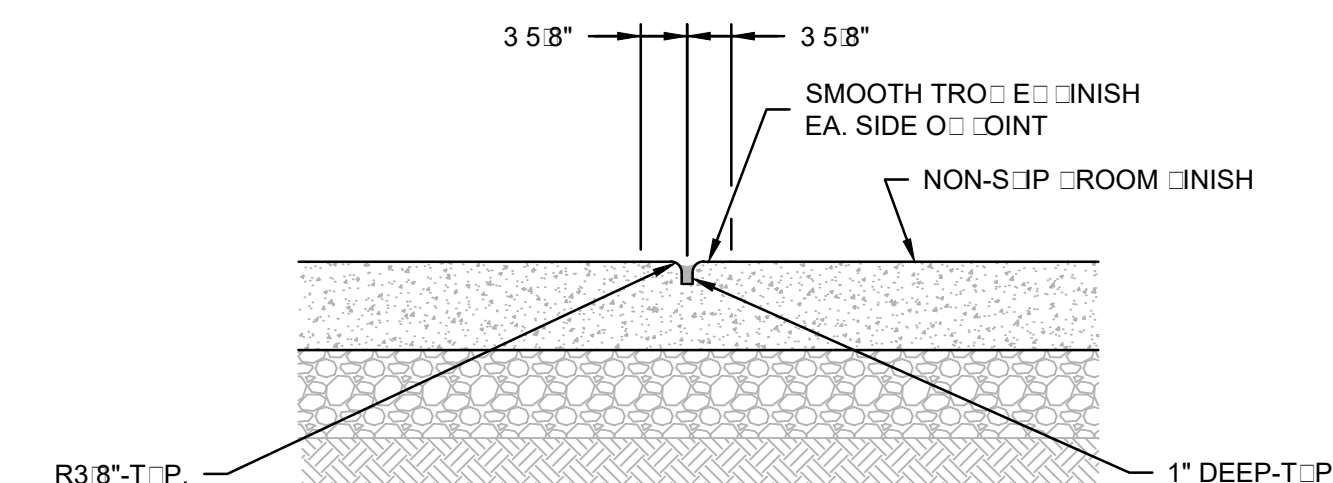
CURB TRANSITION DETAIL
NOT TO SCALE



EXPANSION JOINT CONSTRUCTION DETAIL

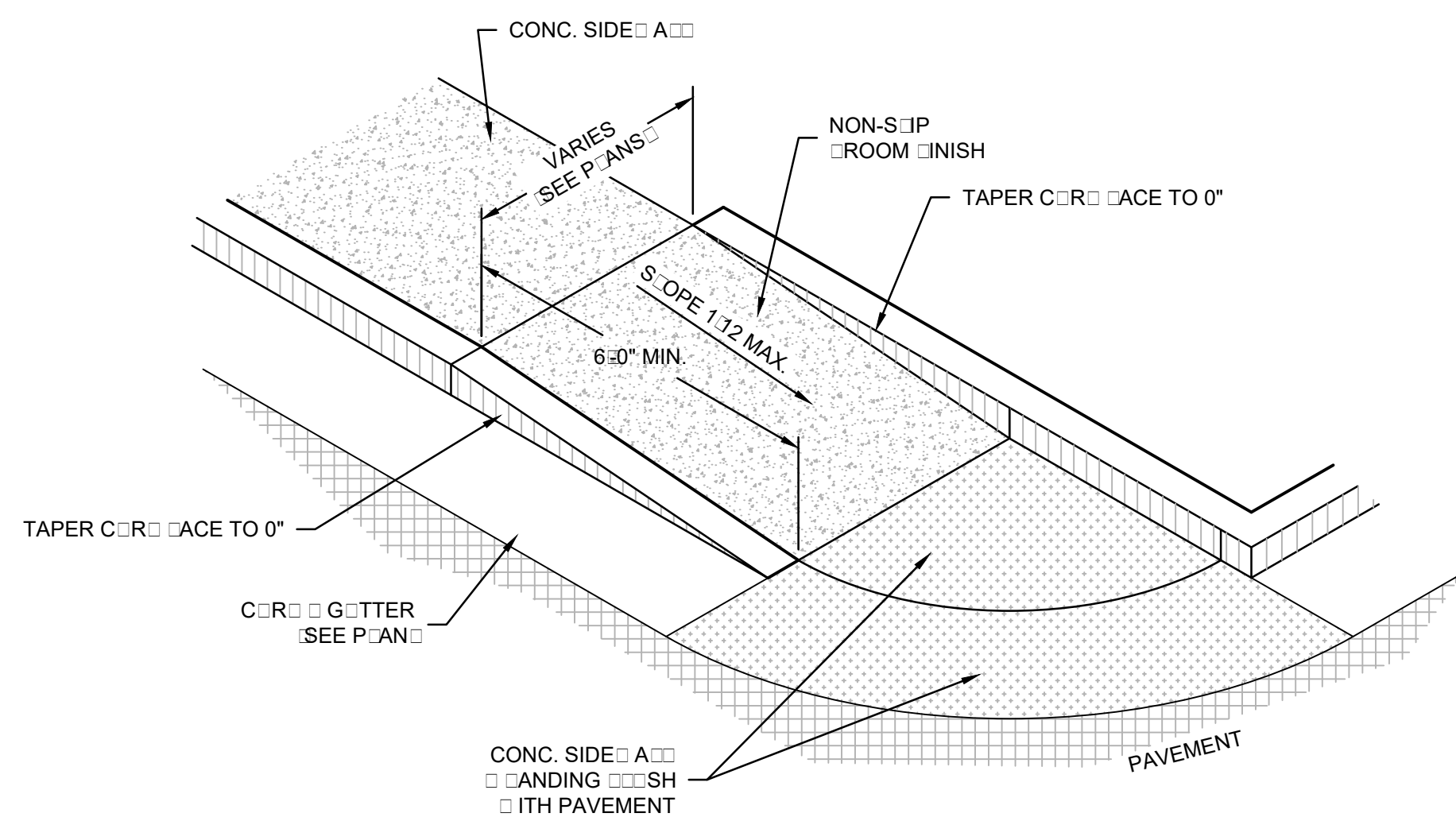
NOTES:

1. EVEN SPACE TO ED JOINTS TO 12'-0"



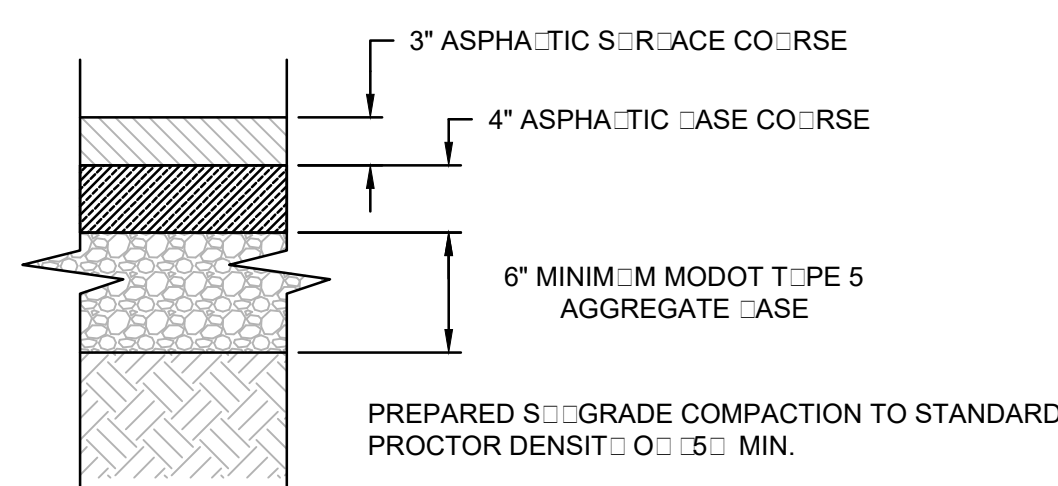
SIDE VIEW DETAIL

NOT TO SCALE

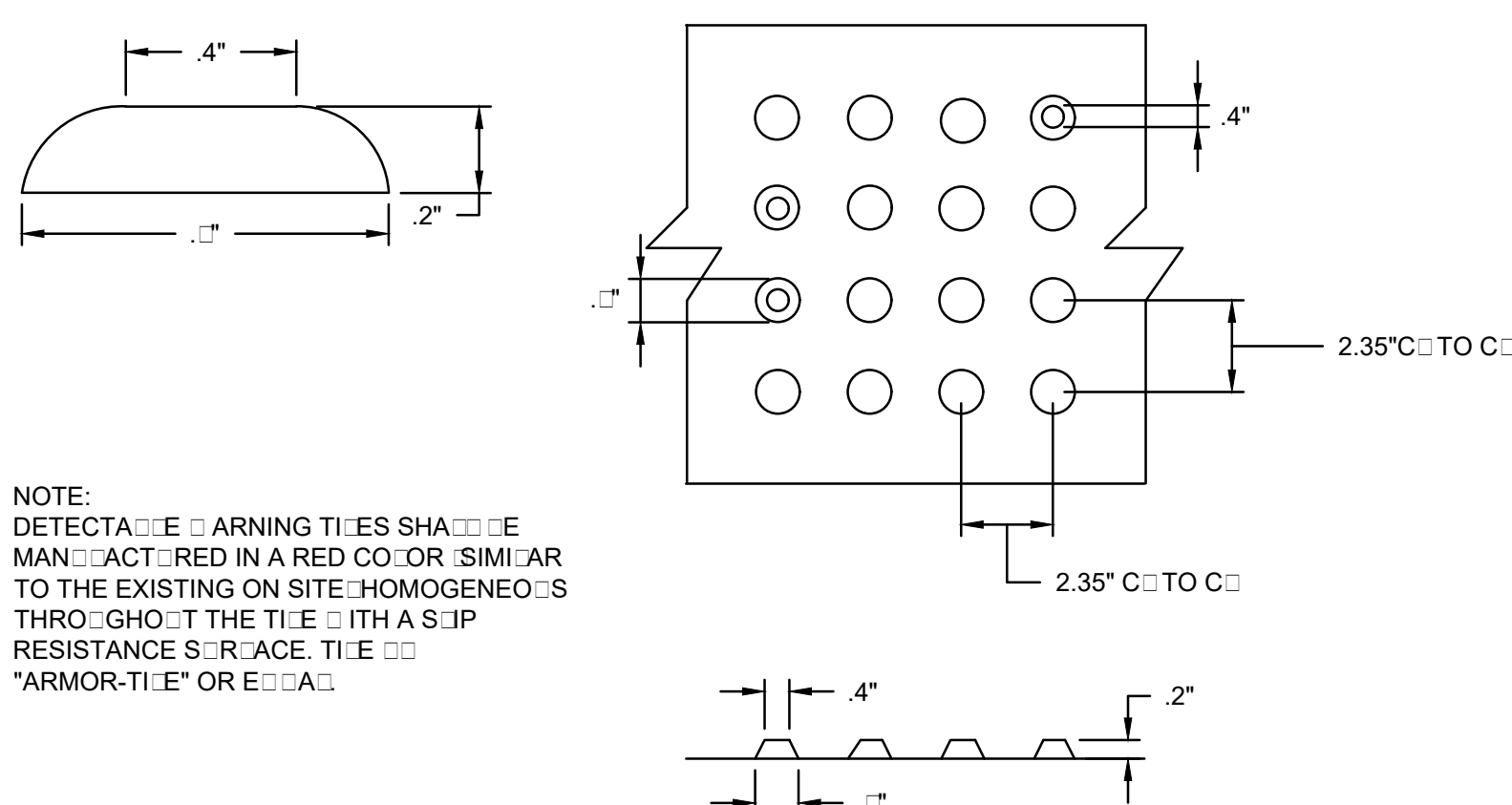


TYPE 1 SIDE VIEW RAMP DETAIL

NOT TO SCALE

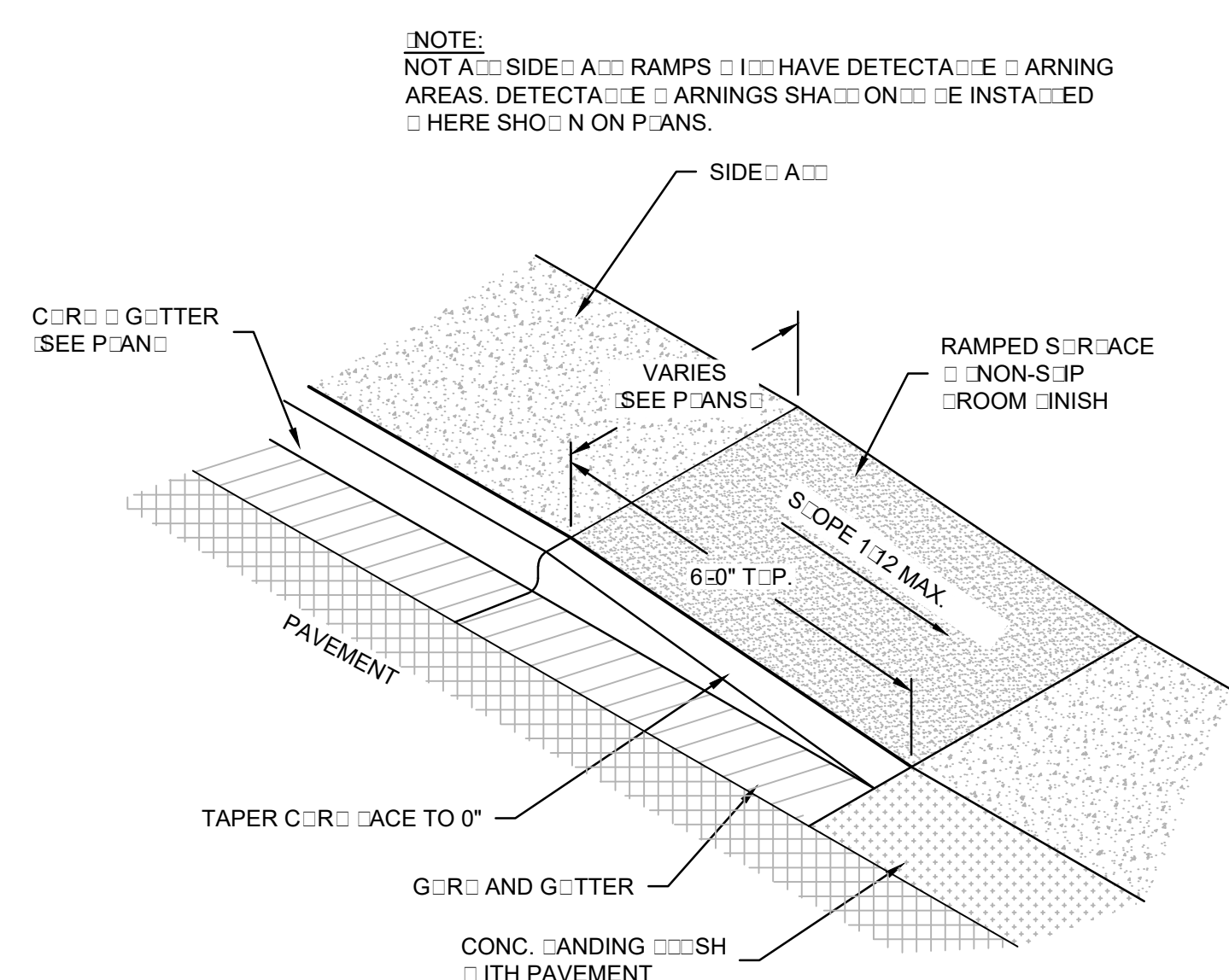


ASPHALT PAVEMENT SECTION
NOT TO SCALE



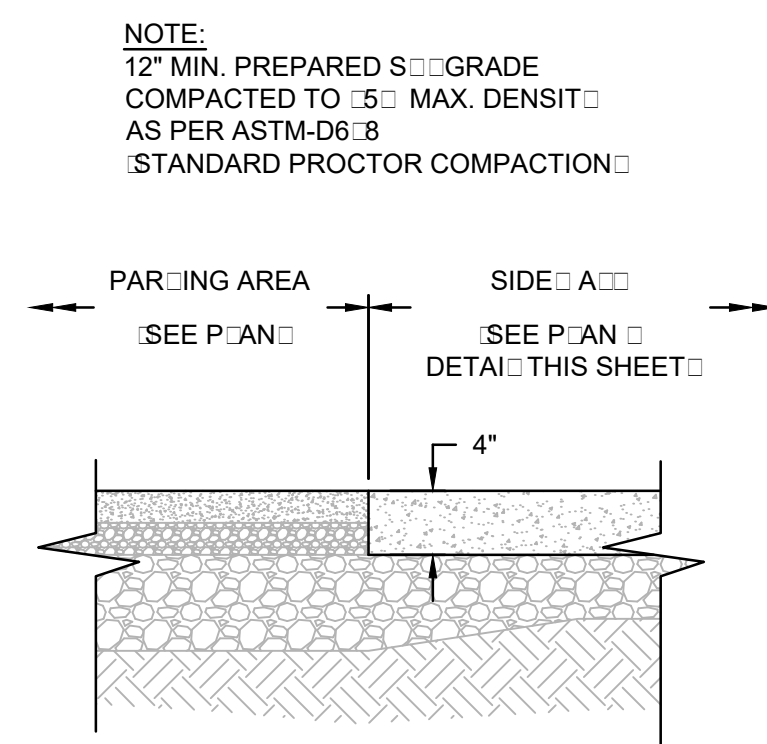
DETECTABLE WARNING TRUNCATED DOMES DETAIL

NOT TO SCALE

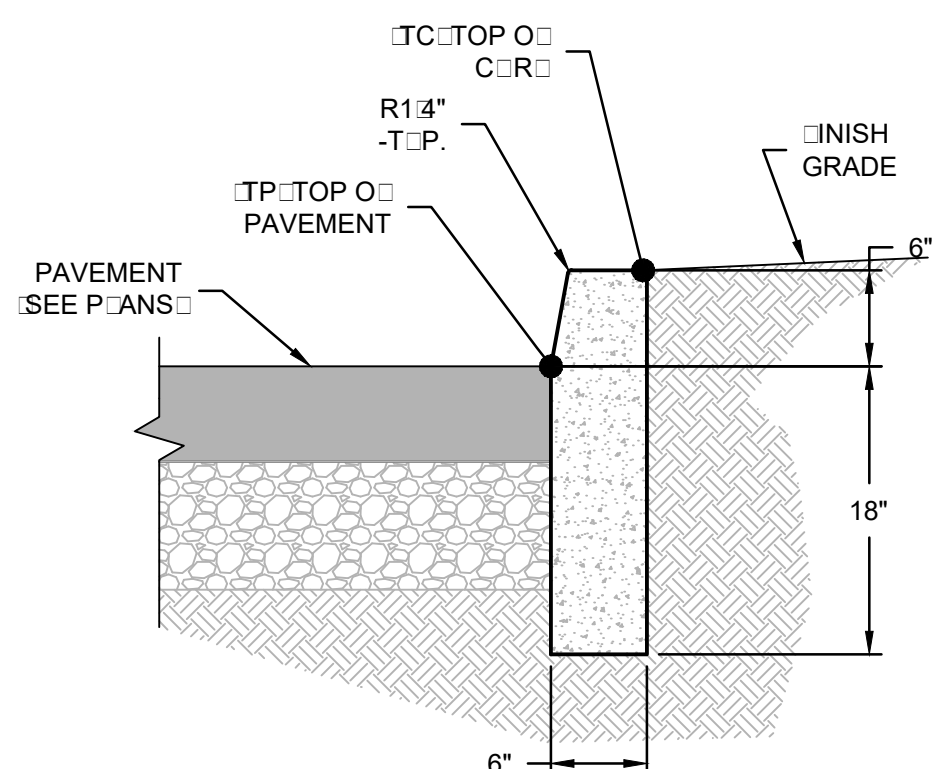


TYPE 2 RAMP CURB SIDE VIEW TRANSITION TO PAVEMENT DETAIL

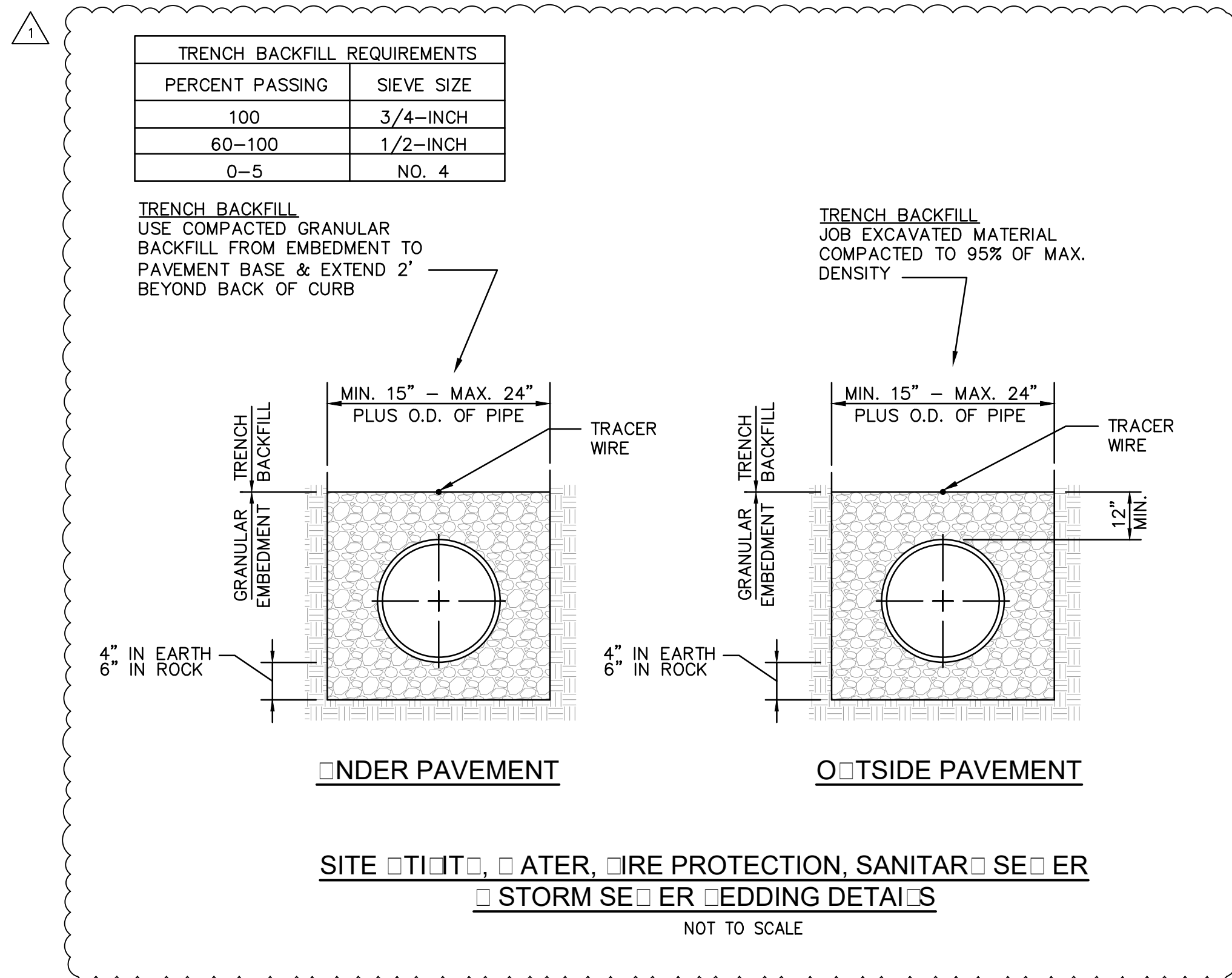
NOT TO SCALE



CONCRETE SIDE VIEW
SIDE VIEW DETAIL
NOT TO SCALE



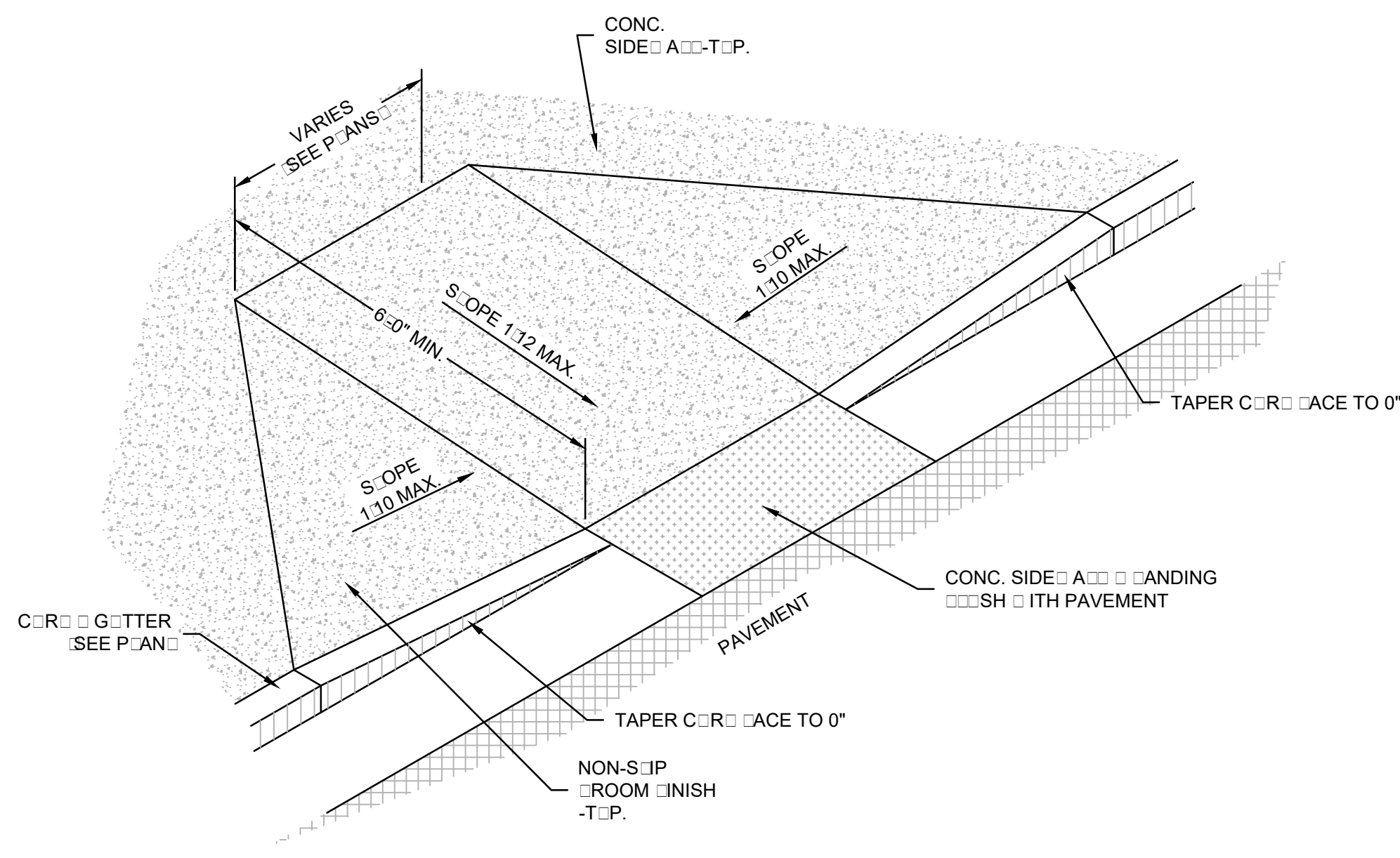
STRAIGHT CONC. CURB DETAIL
NOT TO SCALE



UNDER PAVEMENT

OUTSIDE PAVEMENT

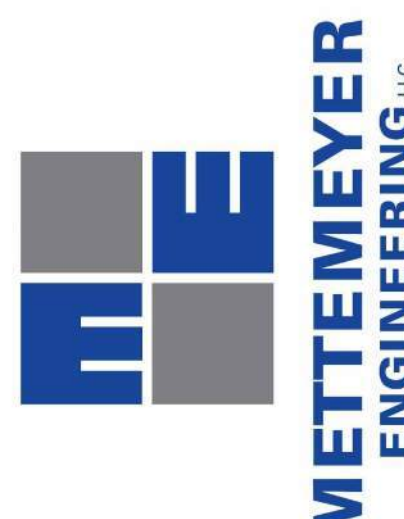
SITE UTILITIES, WATER, FIRE PROTECTION, SANITARY SEWER
STORM SEWER BEDDING DETAILS
NOT TO SCALE



TYPE 3 SIDE VIEW RAMP DETAIL

NOT TO SCALE

NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO



REISSUE DATE		
1	ADD #1	02.26.2025
PROFESSIONAL OF RECORD		
STATE OF MISSOURI RICKY HAASE Professional Engineer PE-2019017828 02/26/2025		
DATE: 02.26.2025		
ENGINEER: HAASE		
PROJECT NO: 24-028		
DATE: 01.22.2025		
DRAWING TITLE: DETAIL SHEET 2		
SHEET NO: C6.1		

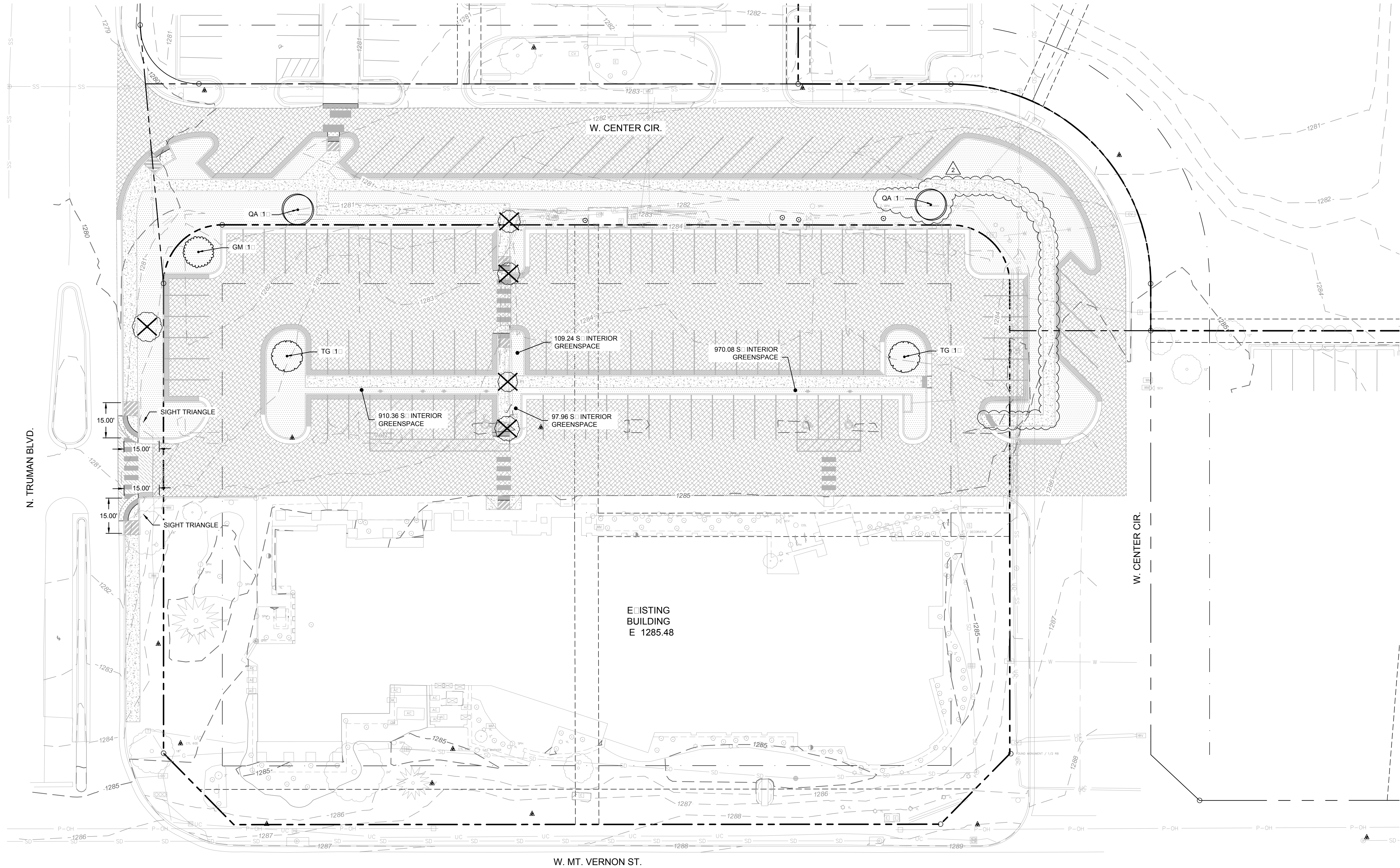
550 East St. Ste. 100
St. Louis, MO 63106

TEL: 417.810.8802
FAX: 417.810.8805

OLSSON + PARTNERS
MISSOURI COA #001512

OLSSON + PARTNERS ARCHITECTS
MISSOURI COA #2005000285



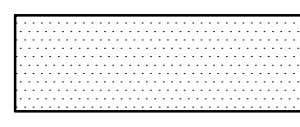


PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER TYPE	REMARKS
LARGE TREES						
	QA	2	QUERCUS SHUMARDII SHUMARD OAK	2" CAL. 8' HT. MIN.	B&B	MO NATIVE
	TG	2	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. 8' HT. MIN.	B&B	
MEDIUM TREES						
	GM	1	ACER SACCHARUM 'GREEN MOUNTAIN' SUGAR MAPLE	2" CAL. 8' HT. MIN.	B&B	

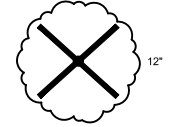
Caliper measured 6" above the ground

REVIEWER
REFER TO SHEET L1.1
OR LANDSCAPE
CALCULATIONS

HATCH LEGEND



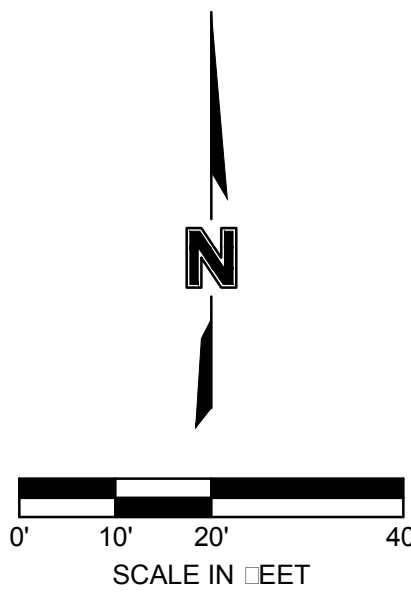
SOD - TUR: TYPE TALL ESCUE, REFER TO SPECIFICATION



TREE REMOVAL (TYPE: REFER TO DEMOLITION PLAN)

BENCHMARKS:
BENCHMARK #1:
SQUARE CUT ON BACK OF CURB
NW CORNER OF INTERSECTION AT N. TRUMAN
BLVD. AND W. CENTER CIRCLE.
ELEVATION: 1279.45'

BENCHMARK #2:
SQUARE CUT NE CORNER OF STORM INLET PAD
122 FEET EAST OF CENTERLINE OF W. CENTER
CIRCLE. 33 FEET NORTH OF CENTERLINE OF
MT. VERNON ST.
ELEVATION: 1290.13'



olsson

550 East St. Louis Street
Springfield, MO 65806

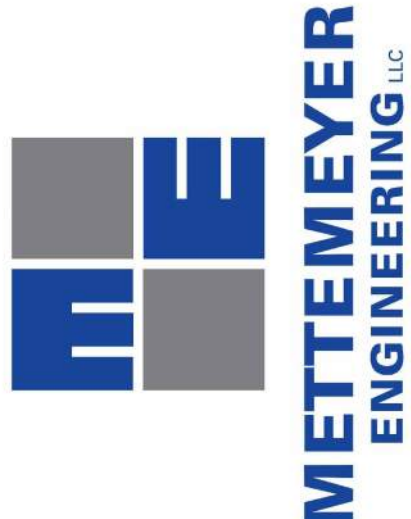
olsson.com
TEL: 417.890.8802
FAX: 417.890.8805

Olsson - Engineering
Missouri COA #001592

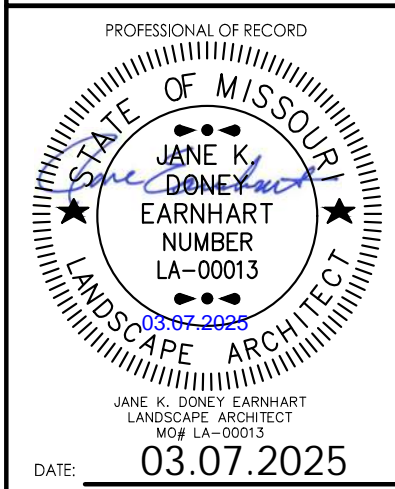
Olsson - Landscape Architecture
Missouri COA #2005000285

**NIXA CITY HALL
REMODEL**

715 W MT. VERNON ST, NIXA MO



REISSUE DATE		
1	ADD #1	02.26.2025
2	ADD #2	03.07.2025



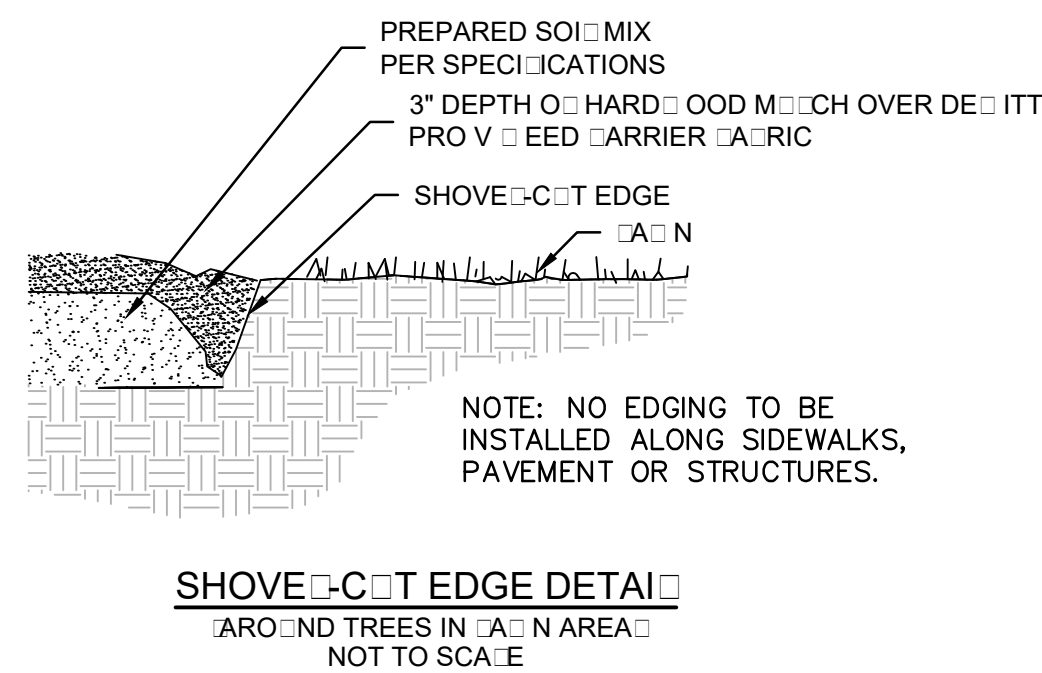
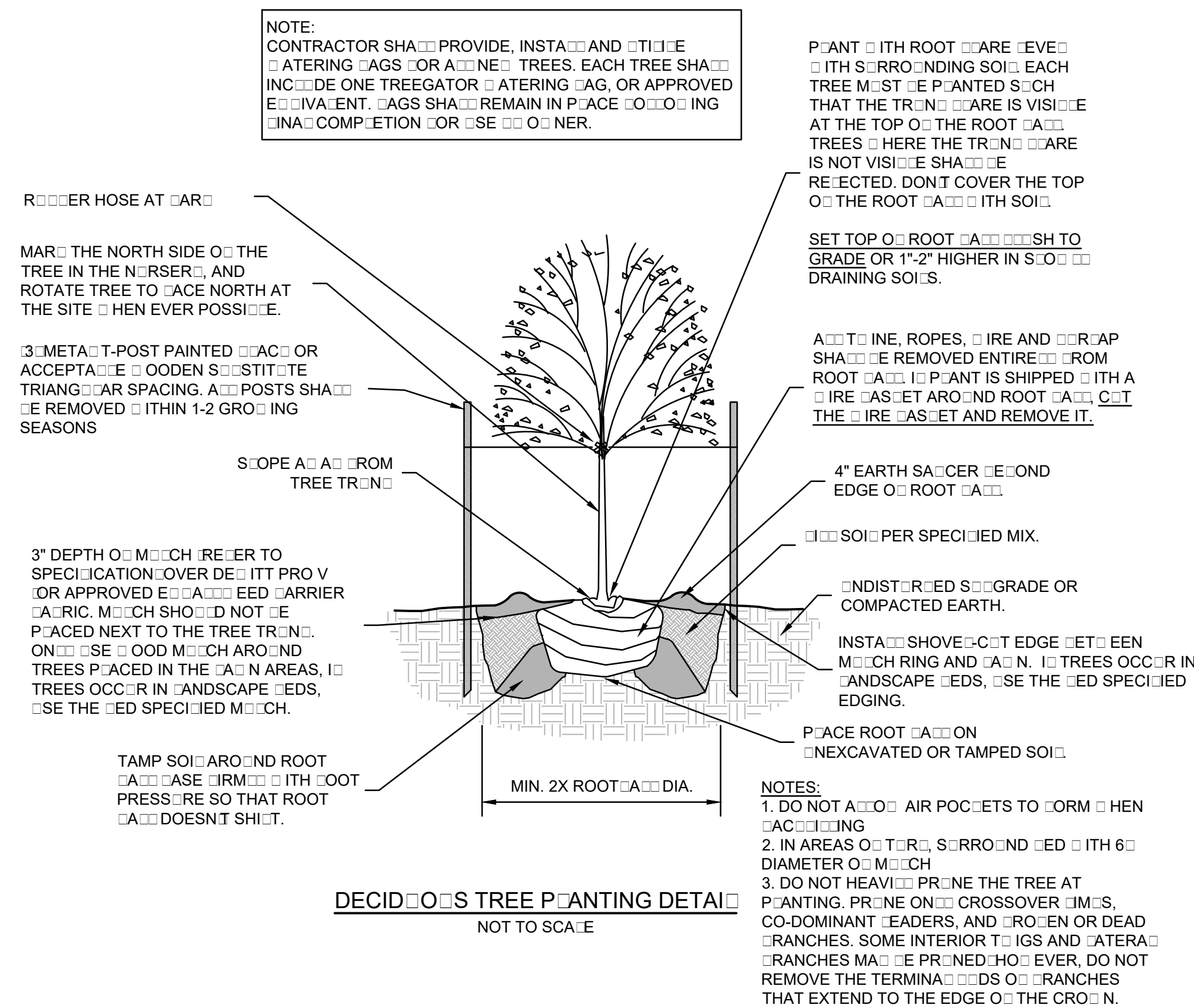
ENGINEER: HAASE

PROJECT NO: 24-028

DATE: 01.22.2025

DRAWING TITLE: LANDSCAPE PLAN

SHEET NO: L1.0



PLANTING NOTES

SOD NOTES:

PLANNING CODE - LANDSCAPE CALCULATIONS.[illegible]

Sicht Triang:

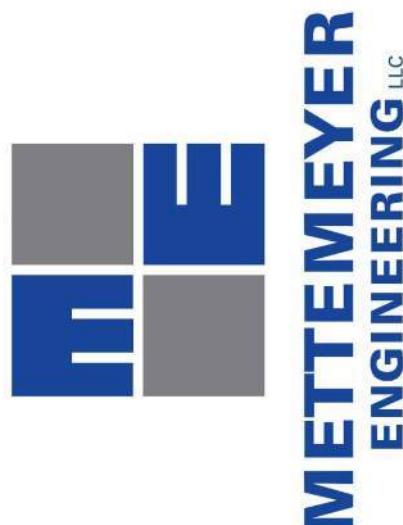
1) At the intersection of two roads or where a street intersects with an area, a triangle defined by a circle having a radius of 30 m in each direction from the center of the road and the point of intersection; the third side is a diagonal connecting the first two. The diagonal is called a "crater distance". In certain higher speed or higher volume traffic intersections.

2) At an intersection of a driveway and a street, the triangle defined by a circle having a radius of 15 m in each direction from the driveway and a semi-circle centered on the driveway and tangent to the point of intersection; the third side is a diagonal connecting the first two.

550 Ea1 St. 0000 Str00
S0rin00d, MO 65806
0000n.000
TE0 417.80.8802
0AX 417.80.8805
0000n - En0000rin0
Mi0000ri COA #00152
0000n - 0and0a0 Archit00tr0
Mi0000ri COA #2005000285



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REISSUE DATE

PROFESSIONAL OF RECORD

DATE: 01.22.2025

ENGINEER HAASE

PROJECT NO. 24-028

DATE 01 22 2025

DRAWING TITLE

LANDSCAPE DETAILS

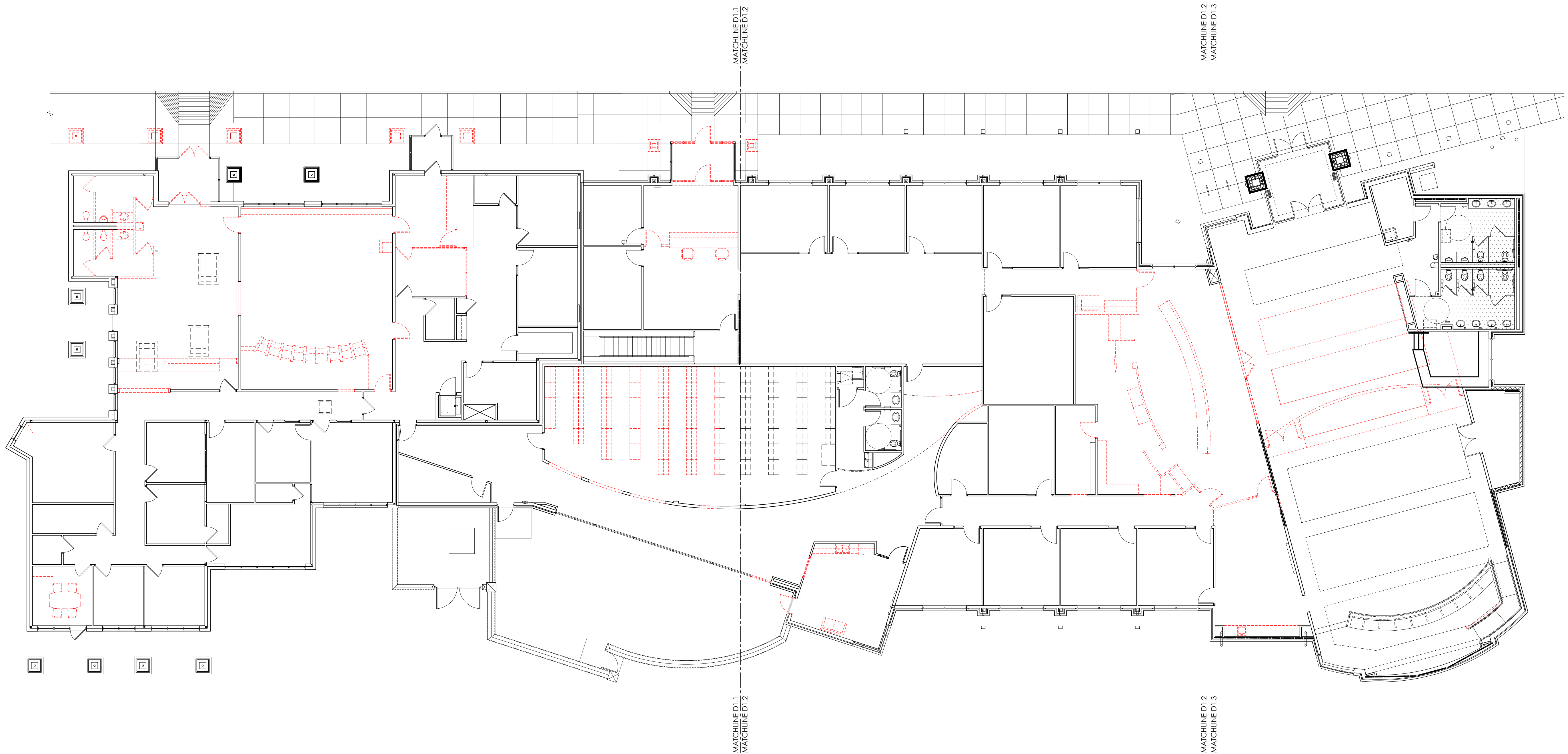
SHEET NO. **111**

2.1.1



112 S. Main St., Nixa, MO 65714 Ph: 417-724-8553

NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO

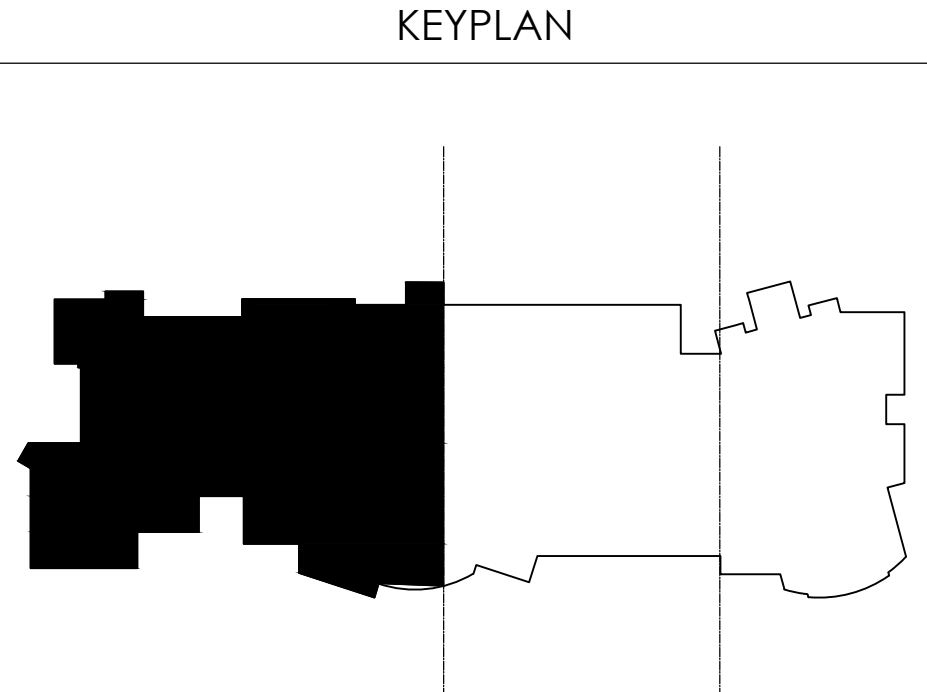


REISSUE DATE	
PROFESSIONAL OF RECORD	
DATE:	01.22.2025
SMALLER SIZE: © THESE PRINTS ARE THE PROPERTY OF RAPP ENGINEERING ARCHITECTS, LLC AND SHALL BE USED ONLY FOR THE PROJECT REFERENCED ABOVE.	
ARCHITECT	RAPP
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	OVERALL DEMO PLAN
SHEET NO.	D1.0

REFER TO THE A4 SERIES OF SHEETS FOR FURTHER DEMO PLANS AND INFORMATION ON THE FRONT ENTRY CANOPY AREAS

REMOVE ANY EXISTING DAMAGED OR INADEQUATE WEATHERSTRIPPING AT EXISTING EXTERIOR DOORS AND REPLACE WITH NEW WEATHERSTRIPPING, TYP.

REFER TO MEP TRENCHING AND DEMO IN THIS / REPAIR AS NEC ANY ADJACENT



DEMO GENERAL NOTES

- SEE FLOOR PLANS, ELEVATIONS, WALL SECTIONS, AND DETAILS FOR NEW CONSTRUCTION AND ITS EFFECT ON DEMOLITION ITEMS DESCRIBED HEREIN.
- SEE MEP DEMOLITION PLANS FOR ANY REMOVAL OF EXISTING PIPING, CONDUIT, DUCTWORK, AND ELECTRICAL/MECHANICAL DEVICES.
- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
- PROTECT ALL STRUCTURE, DOORS, WINDOWS, WALLS, HARDWARE, LIGHTS, FIXTURES, HVAC EQUIPMENT, ETC. TO REMAIN, UNLESS NOTED OTHERWISE. CLEAN, PATCH, AND REPAIR ANY DAMAGE TO EXISTING CONDITIONS TO MATCH UNDAMAGED SECTIONS.
- REMOVE EXISTING PIPING, CONDUIT, ELECTRICAL/MECHANICAL DEVICES AFFECTED BY DEMO. SEE MEP DEMOLITION PLANS/NOTES. PATCH AND REPAIR ANY CONCRETE FLOORS AND/OR WALL PENETRATIONS WHERE THESE ITEMS PENETRATED ANY FLOOR SLAB/WALLS TO MATCH EXISTING ADJACENT CONDITION.
- REPAIR AND PATCH ANY CONCRETE FLOORS AFFECTED BY WALL OR OTHER DEMO AREAS. PREP FOR NEW FLOOR FINISH.
- REMOVE MISCELLANEOUS WALL ACCESSORIES, BRACKETS, FASTENERS, BLOCKING, STRAPS, EQUIPMENT, FURNITURE, CONSTRUCTION MATERIALS, ETC. FROM BUILDING AS REQUIRED FOR NEW CONSTRUCTION. PATCH AND REPAIR ANY ADJACENT FLOOR/WALL/CEILING SURFACES, IF EXPOSED, TO RECEIVE NEW FINISHES TO MATCH ADJACENT FINISHES.
- COORDINATE WITH OWNER FOR STORAGE OF ALL MATERIAL LABELED TO BE SALVAGE AND RETAINED FOR NEW CONSTRUCTION OR FOR FUTURE USE.
- THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO, THE DEMOLITION AND REMOVAL OF WALLS, DOORS, CEILINGS, STRUCTURE FIXTURES, PLUMBING, MECHANICAL, ELECTRICAL AND FIRE SPRINKLER ITEMS AS SHOWN ON THE DRAWINGS OR AS REQUIRED FOR THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING AND SUPPORT SYSTEMS AND TO KEEP THE EXISTING STRUCTURE INTACT AND IN A SAFE CONDITION DURING THE REMOVAL OF STRUCTURAL ITEMS AND NEW CONSTRUCTION. THE CONTRACTOR SHALL RETAIN A REGISTERED PROFESSIONAL ENGINEER TO DESIGN THE SHORING AND SPECIFY DEMOLITION PROCEDURES. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR MEANS AND METHODS OF DEMOLITION AND NEW CONSTRUCTION.
- PRIOR TO THE EXCAVATION OF FOUNDATIONS ADJACENT TO THE EXISTING STRUCTURE, PROVIDE ADEQUATE SUPPORT FOR THE SUB-BASE TO PREVENT UNDERMINING.
- REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL SHEETS FOR ANY ADDITIONAL DEMO SCOPE.
- PROVIDE EXIT SIGNS AT TEMPORARY PARTITIONS AT ALL CODE REQUIRED EXITS AND MAINTAIN EXISTING CODE REQUIRED EXIT SIGNS, MAINTAIN ALL CODE REQUIRED EMERGENCY LIGHTING.
- SALVAGE ALL FURNITURE, DESKS, EQUIPMENT, ETC FROM DEMO AREAS. COORDINATE WITH PROJECT MANAGER.

DEMO KEY NOTES

- DEMO EXISTING PLUMBING FIXTURE
- DEMO EXISTING PARTITION
- DEMO EXISTING DOOR AND FRAME
- DEMO EXISTING WALLS
- DEMO PORTION OF EXISTING WALL AS SHOWN. RELOCATE EXISTING DOORS
- DEMO PORTION OF EXISTING WALL AS SHOWN.
- DEMO EXISTING WALL, SOFFITS, CASEWORK, AND CABINERY
- DEMO EXISTING WINDOW
- DEMO EXISTING WINDOW SEAT
- DEMO EXISTING PLATFORM, CASEWORK. SALVAGE IF POSSIBLE.
- DEMO EXISTING CASEWORK, ALUMINUM STOREFRONT SYSTEM AND DESKS
- DEMO EXISTING PARTIAL HEIGHT WALLS AND WINDOWS @STORAGE ROOM
- REMOVE EXISTING RECORDS STORAGE RACKS.COORDINATE W/ OWNER FOR SALVAGE
- DEMO UPPER PORTION OF WALL TO CREATE HALF WALL. SEE INTERIOR ELEVATION
- DEMO EXISTING FURNITURE AND CASEWORK. CAP ANY UTILITIES AS REQUIRED
- DEMO CEILING TILES. FV GRID IS ACCEPTABLE TO MATCH NEW CEILING TILES. AT NEW WALLS. NEW GRID ADDED AS NEEDED TO COMPLETE CEILINGS
- DEMO FLOOR COVERINGS, BASE
- DEMO EXISTING MILLWORK
- DEMO EXISTING PORTION OF WALL AND DEMO PORTION OF SOFFIT ABOVE NEW WALLS - SEE A1.2
- DEMO EXISTING WALLS AND MILLWORK
- RELOCATE EXISTING COPY MACHINE
- REMOVE EXISTING DOORS
- DEMO CEILING CLOUDS
- DEMO EXISTING ALUMINUM STOREFRONT SYSTEM
- RESURFACE EXISTING LAMINATE @COUNCIL DASH WITH NEW SELECTION. SEE INTERIORS SHEET FOR NEW SELECTION
- REPAIR/REPLACE CEILING @ NEW WALL /EXISTING. WALL DEMO AS NEEDED
- REMOVE PORTION OF EXISTING CURTAIN WALL SYSTEM FOR NEW DOOR. SEE PLAN
- DEMO EXISTING DISPLAY CASES. SALVAGE CONTENTS FOR OWNER
- EXISTING CEILING CLOUD TO REMAIN
- RELOCATE PLAQUE TO CONF. ROOM 102
- DEMO EXISTING DOOR AND PORTION OF ALUMINUM STOREFRONT AS REQUIRED FOR NEW DOUBLE DOORS
- DEMO EXISTING COLUMN WRAP
- DEMO PORTION OF EXISTING WALL. REUSE EXISTING HAND RAIL
- DEMO EXISTING WALL TILE @ ALL WALLS INSIDE RESTROOM
- EXISTING LAVS TO REMAIN. REPLACE PLAM ON CASEWORK
- DEMO 4 CEILING FANS AT OLD COURT ROOM
- DEMO CEILING GRID AND TILES AT EXISTING LOBBY. RE: RCP FOR NEW TILE AND GRID LAYOUT.

1 ENLARGED DEMO PLAN
3/16 = 1'-0"

NIXA CITY HALL
REMODEL

715 W MT. VERNON ST, NIXA MO

INSIGHT DESIGN
iDeA
ARCHITECTS

CJD
Engineering | Energy | Innovation

ME
METTEMMEYER
ENGINEERING LLC

Chiodini
ARCHITECTS

olsson

REISSUE DATE
ADDENDUM 1 - 02.26.2025

PROFESSIONAL OF RECORD

STATE OF MISSOURI
NATHAN P. RAPP
REGISTERED ARCHITECT
NO. 000000000

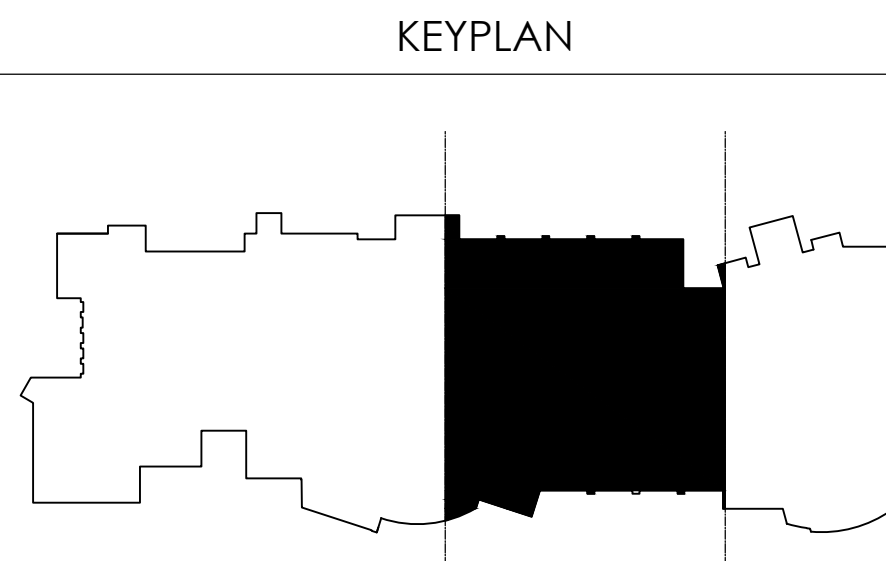
DATE: 02.26.2025

PROJECT NO.
24-028

DATE
02.26.2025

DRAWING TITLE
PHASE ONE
ENLARGED DEMO PLAN

SHEET NO.
D1.1



DEMO GENERAL NOTES

- SEE FLOOR PLANS, ELEVATIONS, WALL SECTIONS, AND DETAILS FOR NEW CONSTRUCTION AND ITS EFFECT ON DEMOLITION ITEMS DESCRIBED HEREIN.
- SEE MEP DEMOLITION PLANS FOR ANY REMOVAL OF EXISTING PIPING, CONDUIT, DUCTWORK, AND ELECTRICAL/MECHANICAL DEVICES.
- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
- PROTECT ALL STRUCTURE, DOORS, WINDOWS, WALLS, HARDWARE, LIGHTS, FIXTURES, HVAC EQUIPMENT, ETC., TO REMAIN, UNLESS NOTED OTHERWISE. CLEAN, PATCH, AND REPAIR ANY DAMAGE TO EXISTING CONDITIONS TO MATCH UNDAMAGED SECTIONS.
- REMOVE EXISTING PIPING, CONDUIT, ELECTRICAL/MECHANICAL DEVICES AFFECTED BY DEMO. SEE MEP DEMOLITION PLANS/NOTES. PATCH AND REPAIR ANY CONCRETE FLOORS AND/OR WALL PENETRATIONS WHERE THESE ITEMS PENETRATED ANY FLOOR SLABS/WALLS TO MATCH EXISTING ADJACENT CONDITION.
- REPAIR AND PATCH ANY CONCRETE FLOORS AFFECTED BY WALL OR OTHER DEMO AREAS. PREP FOR NEW FLOOR FINISH.
- REMOVE MISCELLANEOUS WALL ACCESSORIES, BRACKETS, FASTENERS, BLOCKING, STRAPS, EQUIPMENT, FURNITURE, CONSTRUCTION MATERIALS, ETC., FROM BUILDING AS REQUIRED FOR NEW CONSTRUCTION. PATCH AND REPAIR ANY ADJACENT FLOOR/WALL/CEILING SURFACES, IF EXPOSED, TO RECEIVE NEW FINISHES TO MATCH ADJACENT FINISHES.
- COORDINATE WITH OWNER FOR STORAGE OF ALL MATERIAL LABELED TO BE SALVAGE AND RETAINED FOR NEW CONSTRUCTION OR FOR FUTURE USE.
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- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING AND SUPPORT SYSTEMS AND TO KEEP THE EXISTING STRUCTURE INTACT AND IN A SAFE CONDITION DURING THE REMOVAL OF STRUCTURAL ITEMS AND NEW CONSTRUCTION. THE CONTRACTOR SHALL RETAIN A REGISTERED PROFESSIONAL ENGINEER TO DESIGN THE SHORING AND SPECIFY DEMOLITION PROCEDURES. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR MEANS AND METHODS OF DEMOLITION AND NEW CONSTRUCTION.
- PRIOR TO THE EXCAVATION OF FOUNDATIONS ADJACENT TO THE EXISTING STRUCTURE, PROVIDE ADEQUATE SUPPORT FOR THE SUB-BASE TO PREVENT UNDERMINING.
- REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL SHEETS FOR ANY ADDITIONAL DEMO SCOPE.
- PROVIDE EXIT SIGNS AT TEMPORARY PARTITIONS AT ALL CODE REQUIRED EXITS AND MAINTAIN EXISTING CODE REQUIRED EXIT SIGNS. MAINTAIN ALL CODE REQUIRED EMERGENCY LIGHTING.
- SALVAGE ALL FURNITURE, DESKS, EQUIPMENT, ETC FROM DEMO AREAS. COORDINATE WITH PROJECT MANAGER.

DEMO KEY NOTES

- DEMO EXISTING PLUMBING FIXTURE
- DEMO EXISTING PARTITION
- DEMO EXISTING DOOR AND FRAME
- DEMO EXISTING WALLS
- DEMO PORTION OF EXISTING WALL AS SHOWN. RELOCATE EXISTING DOORS
- DEMO PORTION OF EXISTING WALL AS SHOWN.
- DEMO EXISTING WALL SOFFITS, CASEWORK, AND CABINERY
- DEMO EXISTING WINDOW
- DEMO EXISTING WINDOW SEAT
- DEMO EXISTING PLATFORM, CASEWORK, SALVAGE IF POSSIBLE.
- DEMO EXISTING CASEWORK, ALUMINUM STOREFRONT SYSTEM AND DESKS
- DEMO EXISTING PARTIAL HEIGHT WALLS AND WINDOWS @ STORAGE ROOM
- REMOVE EXISTING RECORDS STORAGE RACKS. COORDINATE W/ OWNER FOR SALVAGE
- DEMO UPPER PORTION OF WALL TO CREATE HALF WALL. SEE INTERIOR ELEVATION
- DEMO EXISTING FURNITURE AND CASEWORK. CAP ANY UTILITIES AS REQUIRED
- DEMO CEILING TILES. FV GRID IS ACCEPTABLE TO MATCH NEW CEILING TILES. AT NEW WALLS, NEW GRID ADDED AS NEEDED TO COMPLETE CEILING
- DEMO FLOOR COVERINGS, BASE
- DEMO EXISTING MILLWORK
- DEMO EXISTING PORTION OF WALL AND DEMO PORTION OF SOFFIT ABOVE NEW WALLS - SEE A1.2
- DEMO EXISTING WALLS AND MILLWORK
- RELOCATE EXISTING COPY MACHINE
- REMOVE EXISTING DOORS
- DEMO CEILING CLOUDS
- DEMO EXISTING ALUMINUM STOREFRONT SYSTEM
- RESURFACE EXISTING LAMINATE @ COUNCIL DASH WITH NEW SELECTION. SEE INTERIORS SHEET FOR NEW SELECTION
- REPAIR/REPLACE CEILING @ NEW WALL/EXISTING. WALL DEMO AS NEEDED
- REMOVE PORTION OF EXISTING CURTAIN WALL SYSTEM FOR NEW DOOR. SEE PLAN
- DEMO EXISTING DISPLAY CASES. SALVAGE CONTENTS FOR OWNER
- EXISTING CEILING CLOUD TO REMAIN
- RELOCATE PLAQUE TO CONF. ROOM 102
- DEMO EXISTING DOOR AND PORTION OF ALUMINUM STOREFRONT AS REQUIRED FOR NEW DOUBLE DOORS
- DEMO EXISTING COLUMN WRAP
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1 ENLARGED DEMO PLAN
3/16" = 1'-0"

NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO

INSIGHT DESIGN
iDeA
ARCHITECTS

CJD
Engineering | Energy | Innovation

METTEMAYER
ENGINEERING LLC

Chiodini
ARCHITECTS

olsson

REISSUE DATE

PROFESSIONAL OF RECORD

DATE: 01.22.2025

ARCHITECT: RAPP

PROJECT NO.: 24-028

DATE: 01.22.2025

DRAWING TITLE: PHASE TWO
ENLARGED DEMO PLAN

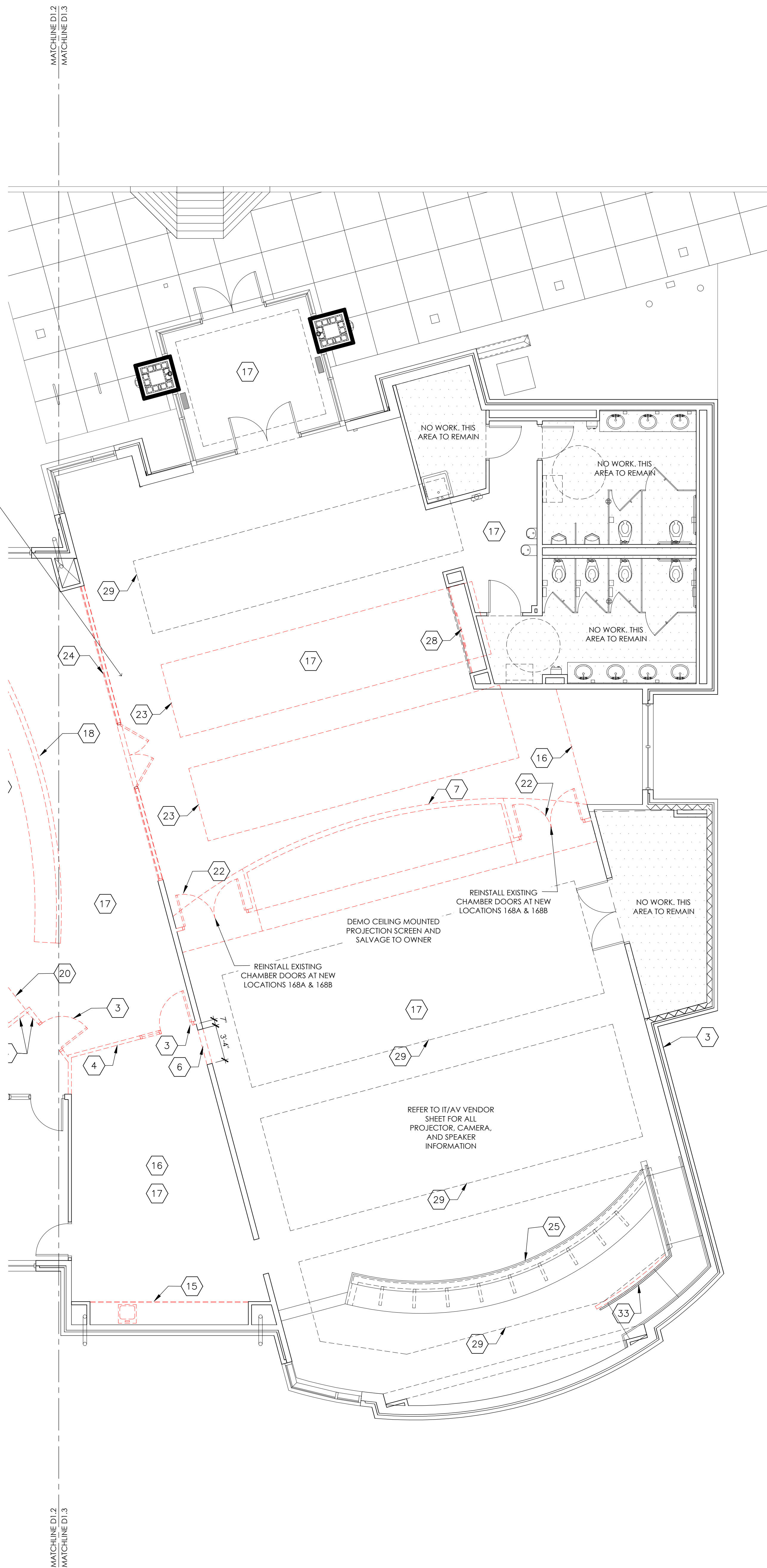
SHEET NO.: D1.2

DEMO EXISTING GYP BD WEDGE SHAPED FURRING AT EXISTING LOBBY. REVIEW EXISTING SPRINKLER IN PLACE WITH OWNER. PAINT EXPOSED PIPING TO MATCH ADJACENT WALL. COORDINATE LOCATION WITH NEW ACOUSTIC PANELS BY A/V VENDOR. PATCH REPAIR AND PAINT WALL AS REQ'D.

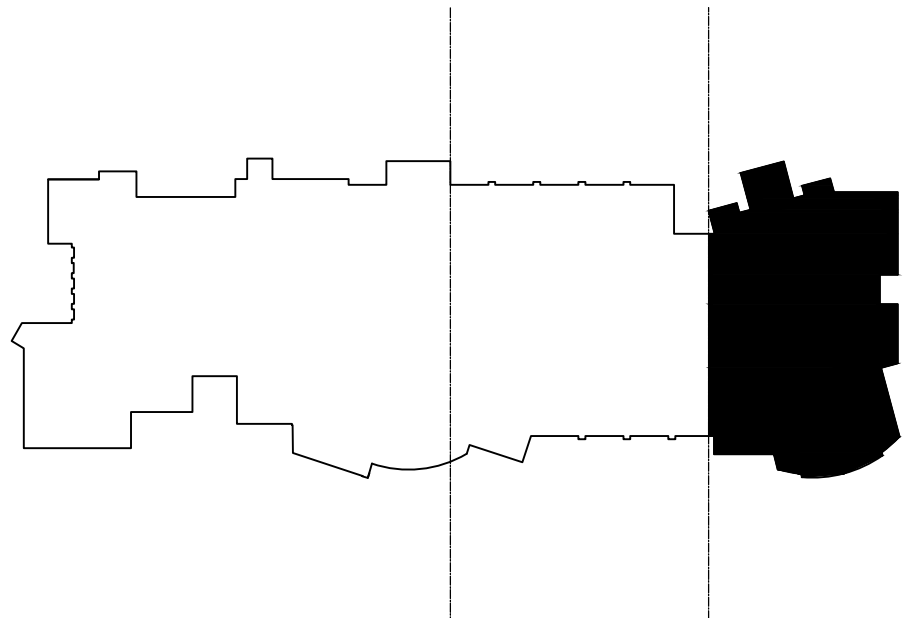


DEMO EXISTING GYP BD WEDGE SHAPED FURRING AT EXISTING LOBBY. PATCH REPAIR AND PAINT WALL AS REQ'D.

DEMO DIFFUSERS AND LIGHT FIXTURES AT LOBBY. TYP. REFER TO MEP FOR NEW HVAC AND LIGHTING.



KEYPLAN



DEMO GENERAL NOTES

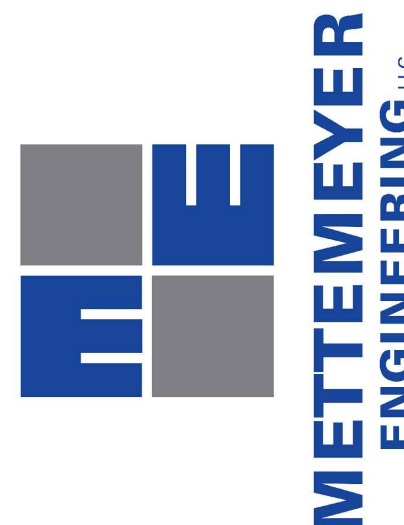
1. SEE FLOOR PLANS, ELEVATIONS, WALL SECTIONS, AND DETAILS FOR NEW CONSTRUCTION AND ITS EFFECT ON DEMOLITION ITEMS DESCRIBED HEREIN.
2. SEE MEP DEMOLITION PLANS FOR ANY REMOVAL OF EXISTING PIPING, CONDUIT, DUCTWORK, AND ELECTRICAL/MECHANICAL DEVICES.
3. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
4. PROTECT ALL STRUCTURE, DOORS, WINDOWS, WALLS, HARDWARE, LIGHTS, FIXTURES, HVAC EQUIPMENT, ETC. TO REMAIN, UNLESS NOTED OTHERWISE. CLEAN, PATCH, AND REPAIR ANY DAMAGE TO EXISTING CONDITIONS TO MATCH UNDAMAGED SECTIONS.
5. REMOVE EXISTING PIPING, CONDUIT, ELECTRICAL/MECHANICAL DEVICES AFFECTED BY DEMO. SEE MEP DEMOLITION PLANS/NOTES. PATCH AND REPAIR ANY CONCRETE FLOORS AND/OR WALL PENETRATIONS WHERE THESE ITEMS PENETRATED ANY FLOOR SLABS/WALLS TO MATCH EXISTING ADJACENT CONDITION.
6. REPAIR AND PATCH ANY CONCRETE FLOORS AFFECTED BY WALL OR OTHER DEMO AREAS. PREP FOR NEW FLOOR FINISH.
7. REMOVE MISCELLANEOUS WALL ACCESSORIES, BRACKETS, FASTENERS, BLOCKING, STRAPS, EQUIPMENT, FURNITURE, CONSTRUCTION MATERIALS, ETC. FROM BUILDING AS REQUIRED FOR NEW CONSTRUCTION. PATCH AND REPAIR ANY ADJACENT FLOOR/WALL/CEILING SURFACES, IF EXPOSED, TO RECEIVE NEW FINISHES TO MATCH ADJACENT FINISHES.
8. COORDINATE WITH OWNER FOR STORAGE OF ALL MATERIAL LABELED TO BE SALVAGE AND RETAINED FOR NEW CONSTRUCTION OR FOR FUTURE USE.
9. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO, THE DEMOLITION AND REMOVAL OF WALLS, DOORS, CEILINGS, STRUCTURE FIXTURES, PLUMBING, MECHANICAL, ELECTRICAL AND FIRE SPRINKLER ITEMS AS SHOWN ON THE DRAWINGS OR AS REQUIRED FOR THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING AND SUPPORT SYSTEMS AND TO KEEP THE EXISTING STRUCTURE INTACT AND IN A SAFE CONDITION DURING THE REMOVAL OF STRUCTURAL ITEMS AND NEW CONSTRUCTION. THE CONTRACTOR SHALL RETAIN A REGISTERED PROFESSIONAL ENGINEER TO DESIGN THE SHORING AND SPECIFY DEMOLITION PROCEDURES. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR MEANS AND METHODS OF DEMOLITION AND NEW CONSTRUCTION.
11. PRIOR TO THE EXCAVATION OF FOUNDATIONS ADJACENT TO THE EXISTING STRUCTURE, PROVIDE ADEQUATE SUPPORT FOR THE SUB-BASE TO PREVENT UNDERMINING.
12. REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL SHEETS FOR ANY ADDITIONAL DEMO SCOPE.
13. PROVIDE EXIT SIGNS AT TEMPORARY PARTITIONS AT ALL CODE REQUIRED EXITS AND MAINTAIN EXISTING CODE REQUIRED EXIT SIGNS. MAINTAIN ALL CODE REQUIRED EMERGENCY LIGHTING.
14. SALVAGE ALL FURNITURE, DESKS, EQUIPMENT, ETC FROM DEMO AREAS. COORDINATE WITH PROJECT MANAGER.

DEMO KEY NOTES

- 1 DEMO EXISTING PLUMBING FIXTURE
- 2 DEMO EXISTING PARTITION
- 3 DEMO EXISTING DOOR AND FRAME
- 4 DEMO EXISTING WALLS
- 5 DEMO PORTION OF EXISTING WALL AS SHOWN. RELOCATE EXISTING DOORS
- 6 DEMO PORTION OF EXISTING WALL AS SHOWN.
- 7 DEMO EXISTING WALL, SOFFITS, CASEWORK, AND CABINETRY
- 8 DEMO EXISTING WINDOW
- 9 DEMO EXISTING WINDOW SEAT
- 10 DEMO EXISTING PLATFORM, CASEWORK. SALVAGE IF POSSIBLE.
- 11 DEMO EXISTING CASEWORK, ALUMINUM STOREFRONT SYSTEM AND DESKS
- 12 DEMO EXISTING PARTIAL HEIGHT WALLS AND WINDOWS @STORAGE ROOM
- 13 REMOVE EXISTING RECORDS STORAGE RACKS.COORDINATE W/ OWNER FOR SALVAGE
- 14 DEMO UPPER PORTION OF WALL TO CREATE HALF WALL. SEE INTERIOR ELEVATION
- 15 DEMO EXISTING FURNITURE AND CASEWORK. CAP ANY UTILITIES AS REQUIRED
- 16 DEMO CEILING TILES. FV GRID IS ACCEPTABLE TO MATCH NEW CEILING TILES. AT NEW WALLS. NEW GRID ADDED AS NEEDED TO COMPLETE CEILINGS
- 17 DEMO FLOOR COVERINGS, BASE
- 18 DEMO EXISTING MILLWORK
- 19 DEMO EXISTING PORTION OF WALL AND DEMO PORTION OF SOFFIT ABOVE NEW WALLS - SEE A1.2
- 20 DEMO EXISTING WALLS AND MILLWORK
- 21 RELOCATE EXISTING COPY MACHINE
- 22 REMOVE EXISTING DOORS
- 23 DEMO CEILING CLOUDS
- 24 DEMO EXISTING ALUMINUM STOREFRONT SYSTEM
- 25 RESURFACE EXISTING LAMINATE @COUNCIL DAIS WITH NEW SELECTION. SEE INTERIORS SHEET FOR NEW SELECTION
- 26 REPAIR/REPLACE CEILING @ NEW WALL/EXISTING. WALL DEMO AS NEEDED
- 27 REMOVE PORTION OF EXISTING CURTAIN WALL SYSTEM FOR NEW DOOR. SEE PLAN
- 28 DEMO EXISTING DISPLAY CASES, SALVAGE CONTENTS FOR OWNER
- 29 EXISTING CEILING CLOUD TO REMAIN
- 30 RELOCATE PLAQUE TO CONF. ROOM 102
- 31 DEMO EXISTING DOOR AND PORTION OF ALUMINUM STOREFRONT AS REQUIRED FOR NEW DOUBLE DOORS
- 32 DEMO EXISTING COLUMN WRAP
- 33 DEMO PORTION OF EXISTING WALL. REUSE EXISTING HAND RAIL
- 34 DEMO EXISTING WALL TILE @ ALL WALLS INSIDE RESTROOM
- 35 EXISTING LAVS TO REMAIN. REPLACE PLAM ON CASEWORK
- 36 DEMO 4 CEILING FANS AT OLD COURT ROOM
- 37 DEMO CEILING GRID AND TILES AT EXISTING LOBBY. RE: RCP

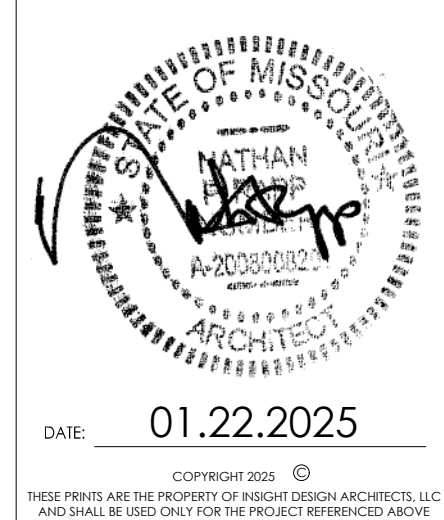
NIXA CITY HALL
REMODEL

715 W MT. VERNON ST, NIXA MO



REISSUE DATE

PROFESSIONAL OF RECORD



DATE: 01.22.2025

ARCHITECT RAPP

PROJECT NO. 24-028

DATE 01.22.2025

DRAWING TITLE PHASE THREE
ENLARGED DEMO PLAN

SHEET NO. D1.3

1 ENLARGED DEMO PLAN
3/16 = 1'-0"

SPECIAL CONDITIONS, REQUIREMENTS AND NOTES TO OWNER, DEVELOPER AND CONTRACTOR:

CONTRACTOR, BUILDER AND SUBCONTRACTORS INVOLVED IN ANY FORM OF CONSTRUCTION USING THESE DOCUMENTS SHALL BE INFORMED OF THE FOLLOWING RESPONSIBILITIES, PERFORMANCE CRITERIA, LIMITATIONS AND RISKS ASSOCIATED WITH CONSTRUCTION. IF THE OWNER, DEVELOPER OR CONTRACTOR IS NOT ABLE TO ACCEPT THE RESPONSIBILITIES OR PERFORMANCE CRITERIA AND LIMITATIONS, NOTIFY OUR OFFICE PRIOR TO START OF CONSTRUCTION. IT SHALL BE EXPRESSLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE OR LIABLE FOR THE LACK OF PERFORMANCE OF MATERIALS, SYSTEMS OR DESIGN, NOR BEING LIMITED TO ITEMS OUTLINED BELOW. CONTRACTORS AND SUBCONTRACTORS SHALL THOROUGHLY REVIEW ALL CONDITIONS AND RESPONSIBILITIES STATED IN THESE NOTES, PLANS, SECTIONS AND DETAILS, AND SHALL NOTIFY THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION OF ANY CONDITIONS OR RESPONSIBILITIES WHICH ARE NOT ACCEPTABLE OR NOT UNDERSTOOD.

1. PLAIN CONCRETE, REINFORCED CONCRETE, OR CONCRETE MASONRY DEVELOPS CRACKS. THE CRACKS ARE DUE TO INHERENT SHRINKAGE, CREEP AND RESTRAINING EFFECTS. CRACKS ARE NORMALLY COSMETIC AND THE SYSTEM MAINTAINS SERVICEABILITY AND STRENGTH REQUIREMENTS. JOINTS MAY BE INDICATED TO CONTROL CRACKING, BUT ARE NOT MEANT TO ELIMINATE ALL CRACKING. AS THIS IS NOT PRACTICAL, THE CONTRACTOR SHALL USE ALL STANDARD MEANS TO INSURE PROPER PROTECTION AND CURING OF ALL CONCRETE CRACKING. SUPERFICIAL CRACKING, SUPERFICIAL CRACKING OR EXTREME CRACKING MAY BE CAUSED BY POOR MATERIAL OR PLACEMENT. CONTACT OUR OFFICE FOR POSSIBLE REPAIR REQUIREMENTS.

2. FOUNDATION SETTLEMENT MAY CAUSE DISTORTION AND DISTRESS TO THE SUPPORTED STRUCTURE AS WELL AS ADJACENT UTILITIES, SLABS OR FOUNDATIONS. THE SOLR REPORT MAY INDICATE A LEVEL OF DISPLACEMENT. ATTENTION TO PROPER SOIL PREPARATION AND GRADING, AS WELL AS PROPER DRAINAGE AWAY FROM STRUCTURE IS ESSENTIAL IN REDUCING EXPECTED SETTLEMENT.

3. VARIATION IN DIMENSIONS MAY OCCUR AS A RESULT OF THERMAL INFLUENCES, NATURAL DEFLECTIONS AND/OR CAMBERS OF MEMBERS. AS A RESULT, QUANTITIES MAY VARY AND ARCHITECTURAL FINISHES MAY AT RISK OF COSMETIC VARIATION OR DAMAGE.

4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VARIATIONS TO PLANS BETWEEN BID PROCESS AND FINALIZED APPROVED DOCUMENTS RELEASED FOR CONSTRUCTION UNLESS SUCH VARIATIONS ARE ISSUED BY THE ENGINEER. ADDITIONS AND ALTERATIONS MAY BE MADE BETWEEN RELEASE OF BID DOCUMENTS AND FINAL CONSTRUCTION DOCUMENTS.

5. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DETICED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR, SUBCONTRACTOR AND/OR WORKPERSONS WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF THE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) SUBSTANTIALLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL WORK EXPLICITLY SHOWN.

6. CALCULATION AND DESIGN OF MISCELLANEOUS NON-STRUCTURAL ITEMS, SUCH AS RAILINGS, NON-STRUCTURAL WALLS AND FENCED STRUCTURAL ITEMS, SUCH AS FLOOR AND ROOF TRUSSES, ARE NOT INCLUDED AND ARE TO BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS.

7. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE, SHORING, BRACING, FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SHIPPED OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCY, OMISSION OR VARIATION NOT REPORTED BEFORE THE START OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. WHERE REFERENCE IS MADE TO VARIOUS TEST PROCEDURES FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.

11. OPTIONS ARE FOR CONTRACTORS CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.

12. TYPICAL GENERAL PLAN NOTES AND DETAILS SHALL APPLY, THOUGH NOT NECESSARILY AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR REVISIONS TO THE PROJECT. DETAILS MAY ONLY SHOW ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY. WHERE DISCREPANCIES OCCUR IN THESE DRAWINGS, SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL, STRUCTURAL NOTES AND TYPICAL DETAILS.

13. ALL OPENINGS ARE NOT SHOWN ON THESE DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL TRADES. DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. OPENINGS MAY REQUIRE ADDITIONAL REINFORCING OR SUPPORTS AS SHOWN ON TYPICAL DETAILS. IF TYPICAL DETAILS FOR ALL CONDITIONS ARE NOT INCLUDED HEREIN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST IN WRITING ADDITIONAL INFORMATION.

14. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, LOCAL BUILDING OFFICIALS, OR BY THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR, THE BUILDING DEPARTMENT. INSPECTION REQUIREMENTS STATED HEREIN ARE PARTIAL. COMPLETE INSPECTION REQUIREMENTS SHALL BE AS DIRECTED BY THE LOCAL BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION. UNLESS SPECIFICALLY CONTRACTED FOR.

15. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS. SHOP DRAWINGS ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. REVIEW DOES NOT INDICATE THAT THE SHOP DRAWINGS ARE CORRECT OR COMPLETE. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS SHALL BE CLOUDED. UNLESS THE WORK IS OTHERWISE SPECIFIED, IT SHALL NOT BE CONSIDERED APPROVED. APPROVED SHOP DRAWINGS DO NOT CONSTITUTE A GUARANTEE OF THE CORRECTNESS OF THE WORK. THE CONTRACTOR SHALL REPLACE THE ORIGINAL CONTRACT DRAWINGS, ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN APPROPRIATELY REGISTERED ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF ENGINEERING DESIGNS PERFORMED BY OTHERS. ALLOW A MINIMUM OF 10 WORKING DAYS FOR THE ENGINEERS REVIEW. ONE COPY OF EACH SUBMITTAL WILL BE RETAINED FOR THE ENGINEERS RECORDS.

FOUNDATIONS:

1. GEOTECHNICAL REPORT: NONE PROVIDED.

2. THE OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO PROVIDE SOIL TESTING AND REVIEW DURING CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE THE FOUNDATION REQUIREMENTS OF THE CONTRACT DOCUMENTS. IF CONDITIONS VARY FROM THAT INDICATED HEREIN, THEN THE GEOTECHNICAL ENGINEER SHALL NOTIFY THE OWNERS REPRESENTATIVE PRIOR TO FOUNDATION CONSTRUCTION.

3. THE BACKFILL SHALL BE PLACED AND COMPACTED ON EACH SIDE OF FOUNDATION WALLS SUCH THAT NO UNBALANCED LATERAL LOADS ARE INDUCED TO THE WALL.

4. BACKFILL SHALL BE PLACED EVENLY AGAINST EACH SIDE OF SUBGRADE STRUCTURAL ELEMENTS TO PRODUCE APPROXIMATELY EQUAL AND OPPOSITE LATERAL PRESSURES.

SLAB ON GRADE:

1. TYPICAL CONCRETE SLAB ON GRADE SHALL BE 4" THICK WITH 6#6-W2.1W/2.1 WWR OVER 10#4L VAPOR BARRIER. PROVIDE (1) #4 CONTINUOUS AT PERIMETER OF SLAB AND (2) #4 x 4'-4" BARS REINSTRING CORNERS.

2. SLAB-ON-GRADE SUPPORT: 4 INCH LAYER OF GRANULAR BASE CONSISTING OF AN OPEN GRADED CRUSHED STONE (ASTM C33, #57 STONE OR SIMILAR), PER GEOTECH REPORT.

3. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT, CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON SELECT FILL MATERIAL AS NOTED ABOVE. FILL MATERIAL SHOULD BE MOISTENED, BUT NOT SATURATED JUST PRIOR TO PLACING CONCRETE. CARE SHALL BE TAKEN IN PLACING SLABS ON GRADE SO AS NOT TO DISTURB FILL MATERIAL OR REINFORCING. THE FILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 95% COMPACTION @ MOISTURE CONTENT RANGE OF 3% BELOW TO 3% ABOVE OPTIMUM MOISTURE CONTENT BEFORE PLACEMENT OF SLABS.

SHALLOW SPREAD FOOTINGS:

1. FROST DEPTH IS 30 INCHES BELOW GRADE, ASSUMED.

2. ALLOWABLE FOOTING BEARING IS 1500 PSF, ASSUMED.

3. ALL FOOTINGS SHALL EXTEND TO DEPTH NOTED ABOVE U.N.O. ON PLANS OR DETAIL. GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS, AND LOWEST ADJACENT COMPACTED SUBGRADE (PAD GRADE BEFORE LANDSCAPING) OR NATURAL GRADE WITHIN 4 FEET OF BUILDING FOR PERIMETER FOOTINGS. GRADE IS DEFINED AS TOP OF EXTERIOR PAVING OR CONCRETE WARE EXTERIOR PAVING OR CONCRETE IS PERMANENTLY LOCATED DIRECTLY ADJACENT TO BUILDING AND EXTENDS AT LEAST 5 FEET FROM BUILDING. FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE FROM LOOSE DEBRIS, STANDING WATER, OR UNCOMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.

4. EXCAVATION FOR FOOTINGS SHALL BE CUT TO ACCURATE SIZE AND DIMENSIONS AS SHOWN ON PLANS. ALL SOIL BELOW SLABS AND FOOTINGS SHALL BE PROPERLY COMPACTED AND SUBGRADE BROUGHT TO A REASONABLE TRUE AND LEVEL PLANE BEFORE PLACING CONCRETE.

5. SITE PREPARATION AND GRADING REQUIREMENTS OF THE GEOTECHNICAL REPORT AND ANY ADDENDA SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS. ANY TESTS, INSPECTIONS, FIELD OBSERVATIONS, OR APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL BE PERFORMED PRIOR TO PLACEMENT OF FOUNDATION REINFORCING STEEL OR CONCRETE. ALTERATIONS TO SITE PREPARATION OR GRADING SHALL BE REPORTED TO THE ENGINEER PRIOR TO FOUNDATION CONSTRUCTION.

CONFLICTING REQUIREMENTS

1. ANY AND ALL CONFLICTS WITHIN THE CONSTRUCTION DOCUMENTS (PLANS, SPECIFICATIONS AND OTHER DOCUMENTS); OR BETWEEN THE DOCUMENTS AND EXISTING PROJECT CONDITIONS SHALL BE QUANTIFIED BY THE CONTRACTOR(S); AND ALL ASSOCIATED COSTS MUST BE INCLUDED IN THE CONTRACTORS BASE BID. OR ANY AND ALL COSTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S). IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO BRING EACH CONFLICT TO THE ATTENTION OF THE EOR. ALL CONFLICTS SHALL BE IDENTIFIED IN WRITTEN FORM AND SUBMITTED THROUGH THE "REQUEST FOR INFORMATION" (RFI) PROCESS DURING BIDDING. THE EOR SHALL REVIEW ALL IDENTIFIED CONFLICTS AND RENDER TO THE CONTRACTOR(S) THEIR DECISION.

2. IF THE CONTRACTOR(S) DO NOT SUBMIT AN RFI AND/OR DO NOT RECEIVE A DRECTIVE OR CLARIFICATION IN WRITING FROM THE EOR THROUGH NO FAULT OF THEIR OWN, SHALL BE REQUIRED TO COMPLY WITH THE MORE STRINGENT STANDARD, OR HIGHER LEVEL OF QUALITY AT NO ADDITIONAL COSTS TO THE OWNER.

3. IF COMPLIANCE WITH TWO OR MORE STANDARDS IS SPECIFIED AND THE STANDARDS ESTABLISHES A DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, COMPLY WITH THE MOST STRINGENT REQUIREMENT.

CONCRETE:

1. MINIMUM 28 DAY STRENGTH (FC) SHALL BE AS FOLLOWS:
FOUNDATIONS 4000 PSI, W/C = 0.45 BY WEIGHT (AIR-ENTRAINED, 6% +/- 1%)
EXTERIOR CONCRETE 4000 PSI, W/C = 0.45 BY WEIGHT (AIR-ENTRAINED, 6% +/- 1%)

2. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND APPROVED BY THE ENGINEER. MIX DESIGNS FOR POST-TENSIONED CONCRETE SHALL BE PROPORTIONED SO AS TO MINIMIZE SHRINKAGE CRACKING.

3. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE OF 145 POUNDS PER CUBIC FOOT USING HARDROCK AGGREGATES. AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33, CONCRETE AGGREGATES.

4. MAXIMUM SLUMP FOR EXTERIOR SLABS SHALL BE 4 INCHES +/- 1 INCH. MAXIMUM SLUMP FOR ALL OTHER CONCRETE SHALL BE 3 INCHES +/- 1 INCH. WATER SHALL BE CLEAN AND POTABLE. IF ADDITIONAL FLOWABILITY IS REQUIRED FOR PLACEMENT OF ANY CONCRETE MIX, A WATER REDUCER ADDITIVE CONFORMING TO ASTM C494, TYPE A OR F, SHALL BE USED. NO ADDITIONAL WATER MAY BE ADDED TO THE MIX. THE ONLY WATER WHICH MAY BE ADDED ON SITE IS MIX WATER THAT HAS BEEN LEFT OUT AT THE BATCH PLANT. CONCRETE DELIVERY TICKET SHALL CLEARLY INDICATE THE AMOUNT OF MIX WATER THAT HAS BEEN LEFT OUT. MAXIMUM SLUMP SHALL BE 4 INCHES FOR CONCRETE WITH VERTICAL CURBS OF 2 TO 4 INCHES BEFORE ADDING WATER-REDUCING ADMIXTURE OR PLASTICIZING ADMIXTURE. SEE DIVISION 3 SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

5. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150. TYPE II CEMENT WITH A MAXIMUM CHLORIDE ION, PERCENT BY WEIGHT OF CEMENT, SHALL NOT EXCEED 0.15.

6. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT, UNLESS APPROVED BY THE ENGINEER AND AUTHORIZED WRITING AGENCY.

7. CONCRETE MIXING, PLACEMENT AND QUALITY SHALL BE PER IBC SECTION 1904, ASTM C 94, ASTM C 895, AND ACI 302. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. EXCEPT SLABS ON GRADE NEED ONLY BE VIBRATED OR THOROUGHLY RODED AROUND EMBEDDED STRAPS OR HARDWARE. BOLTS FOR HOLDINGS, PT ANCHORAGES (AS OCCUR), CURBS AND EDGES OF SLAB STEPS AND UNDER FLOOR DOTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS AND COLUMNS SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FILL SHALL NOT EXCEED 5 FEET. CARE SHALL BE TAKEN IN PLACING SLABS ON GRADE SO AS CONCRETE DOES NOT DISTURB FILL MATERIAL.

8. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.

9. CONCRETE SLAB ON GRADE CONTROL JOINTS SHALL BE AS SHOWN ON THE FOUNDATION PLAN OR TYPICAL DETAILS. WHERE CONTROL JOINTS ARE NOT SHOWN ON PLANS, ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY KEYS, DOWELED OR SAW-CUT CONTROL JOINTS. SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 144 SQUARE FEET. RATIO OF BOUNDARY DIMENSIONS SHALL NOT EXCEED 1.5:1. LOCATE CONTROL JOINTS OFF OF CORNERS OF DIAMOND ISOLATION LEAVE OUTS AND RE-ENTRANT CORNERS. KEYS OR DOWELED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING. ALL OTHER JOINTS MAY BE SAW CUT. SAW CUT JOINTS SHALL BE CUT IN SLABS ON GRADE AS SOON AS POSSIBLE AFTER SLAB FINISHING AS MAY BE SAFELY DONE WITHOUT CAUSING DAMAGE TO THE CONCRETE. POST-TENSIONED CONCRETE SLABS SHALL NOT HAVE CONTROL JOINTS UNLESS SPECIFICALLY NOTED ON THE PLANS.

10. MINIMUM REINFORCING FOR CONCRETE OVER STEEL DECK, UNLESS NOTED OTHERWISE ON PLANS, SHALL BE 6#6-W1.4W/1.4 WWR PLACED AT THE APPROPRIATE CENTER OF THE CONCRETE DEPTH OVER THE DECK.

11. CONSTRUCTION JOINTS OR JOINT JOINTS IN STRUCTURAL ELEMENTS (BEAMS, COLUMNS, ELEVATED SLABS, ETC.) NOT SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS REQUIRE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING PROPOSED JOINTS TO ENGINEER FOR APPROVAL.

12. PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER. MAXIMUM PIPE SIZE SHALL BE 1/2 OF THE SLAB THICKNESS AND LOCATED AT THE MID-DEPTH. MINIMUM SPACING SHALL BE 3 TIMES THE PIPE DIAMETER. PIPES SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER.

13. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH DUE TO HOT OR COLD WEATHER IN ACCORDANCE WITH ACI 305 AND 306 AND IBC SECTION 1905. CONTRACTOR SHALL TAKE SPECIAL CURING PRECAUTIONS TO MINIMIZE SHRINKAGE CRACKING OF POST-TENSIONED CONCRETE SLABS.

14. WHERE DOWELS, BOLTS OR INSERTS ARE CALLED TO BE ANCHORED TO CAST IN PLACE CONCRETE ELEMENTS USING EPOXY ADHESIVES, FOLLOW ALL MANUFACTURERS RECOMMENDATIONS. ALTERNATE ANCHORAGE SYSTEMS MAY BE USED WITH ENGINEERS PRIOR APPROVAL.

15. FOR INTERIOR SLABS, THE TOTAL AIR CONTENT SHALL NOT EXCEED 3%, IN ACCORDANCE WITH ACI 302.1R.

CONCRETE TESTING

1. TESTING SERVICES: TESTING OF COMPOSITE SAMPLES OF FRESH CONCRETE OBTAINED ACCORDING TO ASTM C 172 SHALL BE PERFORMED ACCORDING TO THE FOLLOWING REQUIREMENTS:

a. TESTING FREQUENCY: OBTAIN ONE COMPOSITE SAMPLE FOR EACH DAYS POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD. (4 CU. M), BUT LESS THAN 25 CU. YD. (19 CU. M), PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. (38 CU. M) OR FRACTION THEREOF.

2. WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE-STRENGTH TESTS FOR EACH CONCRETE MIX, TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.

3. SLUMP: ASTM C 143. ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAYS POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

4. AIR CONTENT: ASTM C 231. PRESSURE METHOD, FOR NORMAL-WEIGHT CONCRETE; ASTM C 173. VOLUMETRIC METHOD. FOR STRUCTURAL LIGHTWEIGHT CONCRETE; ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAYS POUR OF EACH CONCRETE MIX.

5. CONCRETE TEMPERATURE: ASTM C 1064. ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEG F (4 DEG C) AND BELOW AND WHEN 80 DEG F (27 DEG C) AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.

6. COMPRESSION TEST SPECIMENS: ASTM C 311. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE. FIELD-CURED SPECIMENS BELAY BE REQUIRED TO VERIFY ADEQUACY OF CURING AND PROTECTION OF CONCRETE OR TO VERIFY STRENGTH FOR REMOVAL OF SHORING AND RESHORING IN MULTISTORY CONSTRUCTION.

7. COMPRESSIVE-STRENGTH TESTS: ASTM C 39. TEST TWO LABORATORY-CURED SPECIMENS AT 7 DAYS AND TWO AT 28 DAYS. A COMPRESSIVE-STRENGTH TEST SHALL BE THE AVERAGE COMPRESSIVE STRENGTH FROM 7 SPECIMENS OBTAINED FROM SAME COMPOSITE SAMPLE AND TESTED AT AGE INDICATED.

REINFORCING STEEL (FOR CONCRETE AND MASONRY):

1. REINFORCED CONCRETE DESIGNED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-14) BY THE AMERICAN CONCRETE INSTITUTE.

2. REINFORCING BAR DETAILING, FABRICATING, AND PLACING SHALL CONFORM TO THE "ACI STANDARD: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315) AND THE "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" (ACI 318R) BY THE AMERICAN CONCRETE INSTITUTE. THE MOST CURRENT EDITIONS OF CONCRETE REINFORCING STEEL INSTITUTES' "REINFORCING BAR DETAILING" AND "PLACING REINFORCING BARS" MAY ALSO BE USED.

3. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615. REINFORCING SHALL BE GRADE 60 (FY=60 KSI) DEFORMED BARS FOR ALL BARS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ALL REINFORCING TO BE WELDED SHALL BE ASTM A706, GRADE 60 LOW ALLOY WELDABLE STEEL.

4. WELDED WIRE FABRIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SUCH THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRE OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES.

5. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL, NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. MINIMUM COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.

EXPOSURE CONDITION: MINIMUM COVER: TOLERANCES (+/-):

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"	3/4"
EXPOSED TO EARTH OR WEATHER:	1 1/2"	3/4"
#5 AND SMALLER:	2"	3/4"
#6 AND LARGER:	2"	3/4"

NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:

ROOF SLAB:	1"	3/4"
STRUCTURAL SLABS & WALLS:	3/4"	3/4"
BEAMS AND COLUMNS (PRIMARY REINFORCEMENT, TIES, STRUTS AND SPIRALS):	1 1/2"	3/4"
SLAB ON GRADE:	1 1/2"	3/4"

6. LAPS SPICES OF REINFORCING STEEL IN ALL CONCRETE SHALL BE ACCORDING TO ACI 318 (CLAS 8 SPICE), UNLESS NOTED OTHERWISE. STAGGER SPICES A MINIMUM OF ONE LAP IN LENGTH. NO TACK WELDING OF REINFORCING BARS ALLOWED. LATEST ACI CODE AND DETAIL MANUAL, APPLY. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPICE BARS TOP BARS AT CENTER LINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN SPANDRELS, BEAMS, GRADE BEAMS, ETC. UNLESS NOTED OTHERWISE.

7. ALL CONSTRUCTION JOINTS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED IN THE STRUCTURE UNLESS THEIR ELIMINATION IS APPROVED BY THE ENGINEER. ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION SHALL BE LOCATED AND DETAILED ON SHOP DRAWINGS. WHEN CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE REQUIRED, THE REINFORCEMENT SHALL PASS CONTINUOUSLY THROUGH THE JOINT AND A KEY SHALL BE PROVIDED FOR ADEQUATE SHEAR TRANSFER.

8. ALL REINFORCING SHALL BE BENT COLD. BARS SHALL NOT BE STRAIGHTENED AND RE-BENT. FIELD BENDING OF REBAR SHALL NOT BE ALLOWED UNLESS SPECIFICALLY NOTED OTHERWISE.

9. WELDING OF REINFORCING BARS, METAL INSERTS, AND CONNECTIONS SHALL CONFORM WITH IBC STANDARD 192, AND SHALL BE MADE ONLY AT LOCATIONS SHOWN ON PLANS OR DETAILS.

10. REINFORCING BAR SPACING SHOWN ON PLANS ARE AT MAXIMUM ON CENTERS. ALL BARS SHALL BE DETAILED AND PLACED PER CONCRETE REINFORCING STEEL INSTITUTE (CSI) SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

RENOVATIONS/REMODELS:

1. SELECTIVE DEMOLISHING HAS NOT BEEN COMPLETED ON THIS PROJECT TO ALLOW FOR FULL ACCESS TO THE EXISTING STRUCTURAL SYSTEM. THEREFORE, FRAMING LOADS AND LOAD BEARING ELEMENTS HAVE BEEN ASSUMED. GENERAL CONTRACTOR SHALL CONFIRM DURING DEMOLITION IF DESIGN ASSUMPTIONS ARE CORRECT.

2. IF DESIGN ASSUMPTIONS ARE CORRECT, GC SHALL PROVIDE A CONFIRMATION LETTER.

3. IF DESIGN ASSUMPTIONS ARE INCORRECT, GC SHALL NOTIFY AOR/EOR IMMEDIATELY FOR FURTHER REQUIREMENTS AT THIS LOCATION. THESE ARE CONSIDERED UNPREDSEABLE CONDITIONS FOR WHICH ADDITIONAL SERVICES WILL APPLY. FOR THE AOR/EOR DESIGN TEAM AND A CHANGE ORDER FOR THE GENERAL CONTRACTOR AT THE OWNERS EXPENSE. ANY CONTRIUTION OF CONSTRUCTION IN THIS AREA BY THE GC BEFORE DESIGN DIRECTION IS GIVEN WILL BE AT HIS OWN RISK.

MASONRY (CONCRETE BLOCK):

1. COMPRESSIVE STRENGTH OF CONCRETE MASONRY CONSTRUCTION, (CMU) SHALL BE AS FOLLOWS (PSI). MASONRY STRENGTH NOT SPECIFICALLY NOTED ON PLAN SHALL BE (Fm) 1500 PSI.

MASONRY STRENGTH (Fm DESIGN)	= 1500 PSI
BLOCK STRENGTH	= 1800 PSI
TYPE M MORTAR STRENGTH	= 3500 PSI
TYPE S MORTAR STRENGTH	= 1800 PSI
GROUT STRENGTH	= 1800 PSI

2. CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90, GRADE N4L. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALIGNMENT.

3. CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90, GRADE N4L. BLOCKS SHALL BE PLACED IN STACKED BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALIGNMENT. Learn wall projects - check header sizes for full load and bearing locations for smaller effective width

3. MORTAR MIX SHALL CONFORM TO REQUIREMENTS OF IBC SECTION 2103.8, TYPE M OR S, TYPE M MORTAR SHALL BE USED WHERE MASONRY IS IN CONTACT WITH SOIL.

4. GROUT: USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLD WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED.

5. MINIMUM WALL VERTICAL REINFORCING, UNLESS NOTED OTHERWISE ON PLANS OR DETAILS, SHALL BE #5 BAR VERTICAL. FULL HEIGHT IN CENTER OF GROUTED CELL AT ALL WALL INTERSECTIONS, CORNERS, WALL ENDS, JAMBS AT WALL OPENINGS. EACH SIDE OF CONTROL JOINTS, AND AT INTERVALS NOT TO EXCEED 48 INCHES ON CENTER. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP OR EQUIVALENT. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH AND LAP VERTICAL REINFORCING AT CORNERS AND WALL INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. USE BOND BEAM CELLS AT HORIZONTAL REINFORCING.

6. MINIMUM WALL HORIZONTAL REINFORCING, UNLESS NOTED OTHERWISE ON PLANS OR DETAILS, SHALL BE A SINGLE #5 BAR IN CENTER OF 4 INCH DEEP CONTINUOUS GROUTED BOND BEAM AT TOP OF PARAPET OR FREE STANDING WALL AND AT 8'-0" INTERVALS THROUGHOUT CONTROL JOINTS. PROVIDE BENT BARS PER TYPICAL DETAILS TO MATCH AND LAP HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND WALL INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. USE BOND BEAM CELLS AT HORIZONTAL REINFORCING.

7. MINIMUM Lintel, WHERE NOT NOTED ON PLANS, SHALL HAVE A MINIMUM OF (2) #5 CONTINUOUS HORIZONTAL BARS IN BOTTOM OF BOND BEAM UNTIL BLOCK AND SHALL BE GROUTED SOLD TO A MINIMUM DEPTH OF 24 INCHES. ALL LINTEL REINFORCING AND GROUT SHALL EXTEND 2 FEET MINIMUM PAST JAMBS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.

8. LAP REINFORCING 60 BAR DIAMETERS FOR GRADE 60. STAGGER LAP SPLICES A MINIMUM OF ONE LAP LENGTH.

9. RETAINING WALLS, BASEMENT WALLS, ETC., SHALL BE ADEQUATELY WATERPROOFED AND DRAINED AS SPECIFIED BY OTHERS. IF NOT SPECIFIED BY OTHERS UNLESS NOTED OTHERWISE, DRAINAGE THROUGH RETAINING WALLS SHALL BE PROVIDED BY MEANS OF 1 1/2" DIA. HOLE AT 4 FEET O.C. AT LOW GRADE LEVEL. PROVIDE 2 GRAVEL COVER WITH FABRIC COVER AT DRAIN HOLES.

10. MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALL FRAMING WITH 3/4" DIA. WALL TIES OR DOVETAIL-TYPE METAL TIES OF EQUIVALENT STIFFNESS EMBEDDED INTO HORIZONTAL MORTAR JOINTS. MAX. VERTICAL SPACING OF TIES SHALL BE 16" MAX. HORIZONTAL SPACING SHALL BE 24". TIES IN ALTERNATE COURSES SHALL BE STAGGERED. PROVIDE 3/4" GA. WIRE REINFORCING IN HORIZONTAL MORTAR JOINTS AT 1'-0". ENCASE 9 GA. WIRE WITH WALL ANCHOR TIES. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE LOCATED PER THE ARCHITECTURAL DRAWINGS.

11. HORIZONTAL JOINTS SHALL BE REINFORCED WITH 9-GAUGE TRUSS-TYPE JOINT REINFORCEMENT EQUAL TO "BURWALL" @ 16" O.C.

12. UNLESS OTHERWISE NOTED ON ARCHITECTURAL ELEVATIONS PROVIDE CONTROLEXPANSION JOINTS @ 25'-0" ON CENTER OR 1.5x HEIGHT, WHICHEVER IS LESS.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL MEMBERS SHALL CONFORM WITH THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES UNLESS NOTED OTHERWISE:

SHAPE	STANDARD	Fy
ROLLED WIDE FLANGE SECTIONS	ASTM A992	50 KSI
OTHER STANDARD STEEL SHAPES AND ROLLED SECTIONS	ASTM A36	36 KSI
BARs AND PLATES:	ASTM A36	36 KSI
TUBES:	ASTM A500	46 KSI
PIPE:	ASTM A53 GR.B	36 KSI
	OR A500 GR.8	42 KSI
BOLTS AT STEEL CONNECTIONS:	ASTM A325 OR A490	---

2. ALL BOLTS SHALL BE INSTALLED AS BEARING-TYPE CONNECTIONS WITH THREADS EXCLUDED FROM SHEAR PLANE (TYPE "X" CONNECTION), UNLESS NOTED OTHERWISE. HIGH-STRENGTH BOLTS SHALL BE TIGHTENED USING ANY AVAILABLE METHOD.

3. ALL THREADED STUDS AND ALL BOLTED CONNECTIONS INVOLVING WOOD MEMBERS SHALL BE ASTM A-307 UNLESS NOTED OTHERWISE. ALL THREADED ROD AND ALL ANCHOR BOLTS SHALL BE ASTM A154, GR. 36, UNO. ALL EXPANSION OR EPOXY BOLTS SHALL HAVE CURRENT (2019) TESTING FOR MATERIAL INTO WHICH INSTALLATION OCCURS. HEADED STUDS SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST EDITION OF THE "RECOMMENDED PRACTICES FOR STUD WELDING" AND THE "STRUCTURAL WELDING CODE" PUBLISHED BY AMERICAN WELDING SOCIETY (AWS). ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC. SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD.

4. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.

5. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS. ALL WELDING SHALL USE E70 SERIES LOW HYDROGEN ELECTRODES UNLESS NOTED OTHERWISE. ALL WELDS INVOLVING REINFORCING BARS SHALL USE E80 SERIES ELECTRODES. ALL WELDING SHALL CONFORM TO THE LATEST AMERICAN WELDING SOCIETY (AWS) STANDARDS. WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL FULL PENETRATION WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.

6. GROUT BENEATH COLUMN BARS OR BEARING PLATES SHALL BE 5,000 PSI (MIN.) NON-SHRINK FLOWABLE GROUT OR DRYPACK. INSTALL GROUT BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL GROUT BEFORE BRICK MASONRY. BRICK MASONRY PLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO FLOOR OR ROOF INSTALLATION. GROUT DEPTH SHALL BE SUFFICIENT TO GROUT OR DRYPACK TO BE PLACED BENEATH PLATE WITHOUT VOID.

7. DETAILS OUTLINE BASIC CONNECTION TYPES. BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS NOT DETAILED IN DRAWINGS SHALL BE SIZED BY STEEL DETAILER AS STANDARD AISI, TYPE 2. BEARING CONNECTIONS CAPABLE OF SUPPORTING REACTIONS DEVELOPED BY MAXIMUM UNIFORM LOAD CAPACITY ON A SIMPLE SPAN FOR BEAM AND BEAM SPAN GIVEN.

8. STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND ERECTED ACCORDING TO ALL APPLICABLE SECTIONS OF THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED INDICATING COMPLETE DETAILS OF THE STRUCTURAL STEEL. SHOP DRAWINGS SHALL INCLUDE DRAUGHTSMAN'S WORK, LAYOUT AND DIMENSIONS OF FRAMING PLANS, CONNECTION DETAILS, AND SEQUENCE, ETC. SHOP DRAWINGS AND CALCULATIONS SHALL BE SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT SITE.

9. ANY CONCENTRATED LOADINGS WHICH ARE TO BE ATTACHED TO ROOF OR ELEVATED FLOOR STRUCTURE SUCH AS GELINGS, PIPE HANGARS, MECHANICAL DUCTWORK, ELECTRICAL FIXTURES, ETC. SHALL BE ATTACHED TO PANEL POINTS OF BAR JOIST. DO NOT SUSPEND FROM CEILING OR METAL DECK.

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BASIS FOR DESIGN:

1. BUILDING CODE: IBC 2018
BUILDING RISK CATEGORY = II
2. DEAD LOADS
A. ROOF20 PSF
3. LIVE LOADS
A. ROOF (NO REDUCTION).....20 PSF
4. SEISMIC LOAD
A. $S_s = 0.193$
B. $S_1 = 0.108$
C. SITE CLASS = D
D. $SD_s = 0.206$
E. $SD_1 = 0.169$
F. IMPORTANCE FACTOR, $I_h = 1.0$
G. SEISMIC DESIGN CATEGORY = C
H. BASIC SEISMIC FORCE RESISTING SYSTEM = STEEL ORDINARY CANTILEVER COLUMN SYSTEMS
I. DESIGN BASE SHEAR = N/A
J. SEISMIC RESPONSE COEFFICIENT(S), $C_s = 0.552$
K. RESPONSE MODIFICATION FACTOR(S), $R = 1.25$
L. ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE
5. SNOW LOAD
A. GROUND SNOW, $P_g = 20$ PSF
B. FLAT ROOF SNOW LOAD, $P_f = 14$ PSF
C. EXPOSURE FACTOR, $C_e = 1.0$
D. IMPORTANCE FACTOR, $I_s = 1.0$
E. THERMAL FACTOR, $C_t = 1.0$
F. RAIN ON SNOW = 0 PSF
G. SNOW DRIFT (TO BE CONSIDERED IN ADDITION TO FLAT SNOW LOAD)
6. WIND LOAD
A. BASIC WIND SPEED (3-SECOND GUST)
a. ULTIMATE DESIGN WIND SPEED.....107 MPH
b. NOMINAL DESIGN WIND SPEED.....83 MPH
B. IMPORTANCE FACTOR, $I_w = 1.0$
C. EXPOSURE = "C"
D. INTERNAL PRESSURE COEFFICIENT = ± 0.18 (ENCLOSED BUILDINGS)
E. WIND DESIGN PRESSURES (COMPONENTS & CLADDING) - FLAT ROOF
LOADS ARE SHOWN AS ROUNDS PER SQUARE FOOT
CORNER ZONE: (a) 9.00 FT
- | | ZONE 1 | ZONE 2 | ZONE 3 |
|------------|------------|------------|------------|
| -(100 PSF) | 16.0/-31.5 | 16.0/-41.2 | 16.0/-49.0 |
| -(50 PSF) | 16.0/-32.6 | 16.0/-44.6 | 16.0/-55.8 |
| -(20 PSF) | 16.0/-37.1 | 16.0/-49.0 | 16.0/-64.7 |
| -(10 PSF) | 16.0/-39.7 | 16.0/-52.4 | 16.0/-71.4 |
- | | ZONE 4 | ZONE 5 |
|------------|------------|------------|
| -(100 PSF) | 21.2/-23.3 | 21.2/-25.9 |
| -(50 PSF) | 22.4/-24.4 | 22.4/-26.2 |
| -(20 PSF) | 23.8/-25.9 | 23.8/-31.2 |
| -(10 PSF) | 24.9/-27.0 | 24.9/-33.4 |

STATEMENT OF SPECIAL INSPECTIONS		
1.	SPECIAL INSPECTIONS ARE REQUIRED FOR THIS PRIMARY BUILDING FRAME / MAIN FORCE RESISTING SYSTEM PER THE LATEST EDITION OF THE IBC.	
2.	REFER TO THE IBC FOR ADDITIONAL INFORMATION RELATED TO THESE TABLES.	
3.	INSPECTIONS AND TESTING SHALL BE PROVIDED BY A QUALIFIED TESTING LABORATORY, RETAINED BY THE OWNER AND APPROVED BY THE ENGINEER OF RECORD.	
4.	REPORTS SHALL INDICATE THAT WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECT, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK.	
5.	A LETTER OF SUBSTANTIAL COMPLETION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT BY THE SPECIAL INSPECTOR PRIOR TO THE FINAL INSPECTION.	

SOILS		
IBC TABLE 1705.6		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

CONCRETE CONSTRUCTION		
IBC TABLE 1705.3		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT.	-	X
2. REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706. B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16". C. INSPECT ALL OTHER WELDS.	- X X	X - -
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS: A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	X - -	- X X
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-
7. INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X
9. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X

STRUCTURAL STEEL		
AISC 360		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS: A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS. B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	- -	X X
2. INSPECT OF HIGH-STRENGTH BOLTING: A. BEARING-TYPE CONNECTIONS. B. SLIP CRITICAL CONNECTIONS.	- X	X -
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL: A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS. B. MANUFACTURER'S CERTIFIED MILL TEST REPORTS.	- -	X X
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS: A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS. B. MANUFACTURER'S CERTIFIED OF COMPLIANCE REQUIRED.	- -	X X
5. INSPECTION OF STRUCTURAL STEEL WELDING: A. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS. B. MULTIPASS FILLET WELDS. C. SINGLE-PASS FILLET WELDS $> 5/16"$. D. SINGLE-PASS FILLET WELDS $< 5/16"$.	X X X -	- - X X
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS: A. DETAILS SUCH AS BRACING AND STIFFENING. B. MEMBER LOCATIONS. C. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	- - -	X X X

TABLE N5.4-1 INSPECTION TASKS PRIOR TO WELDING		
AISC 360-16		
INSPECTION TASKS PRIOR TO WELDING	QC	QA
WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	P	O
WPS AVAILABLE	P	P
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P
MATERIAL IDENTIFICATION (TYPE / GRADE)	O	O
WELDER IDENTIFICATION SYSTEM ⁽¹⁾	O	O
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) <ul style="list-style-type: none">JOINT PREPARATIONSDIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)CLEANLINESS (CONDITION OF STEEL SURFACES)TACKING (TACK WELD QUALITY AND LOCATION)BACKING TYPE AND FIT (IF APPLICABLE)	O	O
FIT-UP OF CJP GROOVE WELDS OF HSS T-, Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY) <ul style="list-style-type: none">JOINT PREPARATIONSDIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)CLEANLINESS (CONDITION OF STEEL SURFACES)TACKING (TACK WELD QUALITY AND LOCATION)	P	O
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O
FIT-UP OF FILLET WELDS <ul style="list-style-type: none">DIMENSIONS (ALIGNMENT, GAPS AT ROOT)CLEANLINESS (CONDITION OF STEEL SURFACES)TACKING (TACK WELD QUALITY AND LOCATION)	O	O
CHECK WELDING EQUIPMENT	O	-

⁽¹⁾ THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.

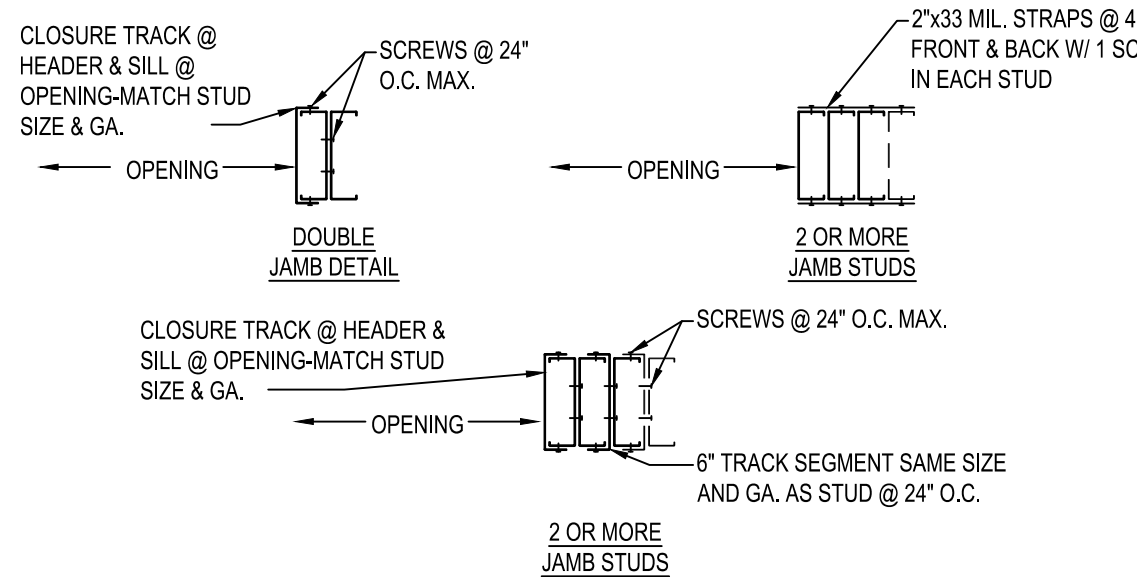
TABLE N5.4-2 INSPECTION TASKS DURING WELDING		
AISC 360-16		
INSPECTION TASKS DURING WELDING	QC	QA
CONTROL AND HANDLING OF WELDING CONSUMABLES <ul style="list-style-type: none">PACKAGINGEXPOSURE CONTROL	O	O
NO WELDING OVER CRACKED TACK WELDS	O	O
ENVIRONMENTAL CONDITIONS <ul style="list-style-type: none">WIND SPEED WITHIN LIMITSPRECIPITATION AND TEMPERATURE	O	O
WPS FOLLOWED <ul style="list-style-type: none">SETTINGS ON WELDING EQUIPMENTTRAVEL SPEEDSELECTED WELDING MATERIALSSHIELDING GAS TYPE / FLOW RATEPREHEAT APPLIEDINTERPASS TEMPERATURE MAINTAINED (MIN / MAX)PROPER POSITION (F, V, H, OH)	O	O
WELDING TECHNIQUES <ul style="list-style-type: none">INTERPASS AND FINAL CLEANINGEACH PASS WITHIN PROFILE LIMITATIONSEACH PASS MEETS QUALITY REQUIREMENTS	O	O
PLACEMENT AND INTALLATION OF STEEL HEADED STUD ANCHORS	P	P

TABLE N5.4-3 INSPECTION TASKS AFTER WELDING		
AISC 360-16		
INSPECTION TASKS AFTER WELDING	QC	QA
WELDS CLEANED	O	O
SIZE, LENGTH, AND LOCATION OF WELDS	P	P
WELDS MEET VISUAL ACCEPTANCE CRITERIA <ul style="list-style-type: none">CRACK PROHIBITIONWELD / BASE-METAL FUSIONCRATER CROSS SECTIONWELD PROFILESWELD SIZEUNDERCUTPOROSITY	P	P
ARC STRIKES	P	P
k-AREA ⁽¹⁾	P	P
WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES ⁽¹⁾	P	P
BACKING REMOVED AND WELD TACKS REMOVED (IF REQUIRED)	P	P
REPAIR ACTIVITIES	P	P
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P
NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR	O	O

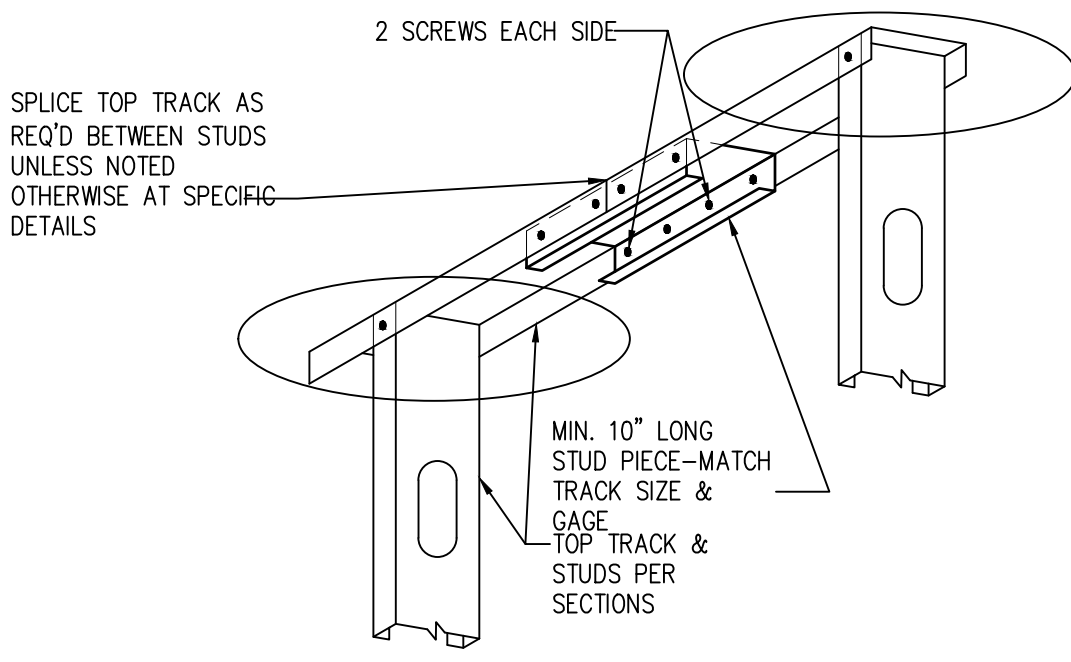
⁽¹⁾ WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE k-AREA, VISUALLY INSPECT THE WEB k-AREA FOR CRACKS WITHIN 3 IN. (75 MM) OF THE WELD.

⁽¹⁾ AFTER ROLLED HEAVY SHAPES (SEE SECTION A3.1c) AND BUILT-UP HEAVY SHAPES (SEE SECTION A3.1d) ARE WELDED, VISUALLY INSPECT THE WELD ACCESS HOLE FOR CRACKS.

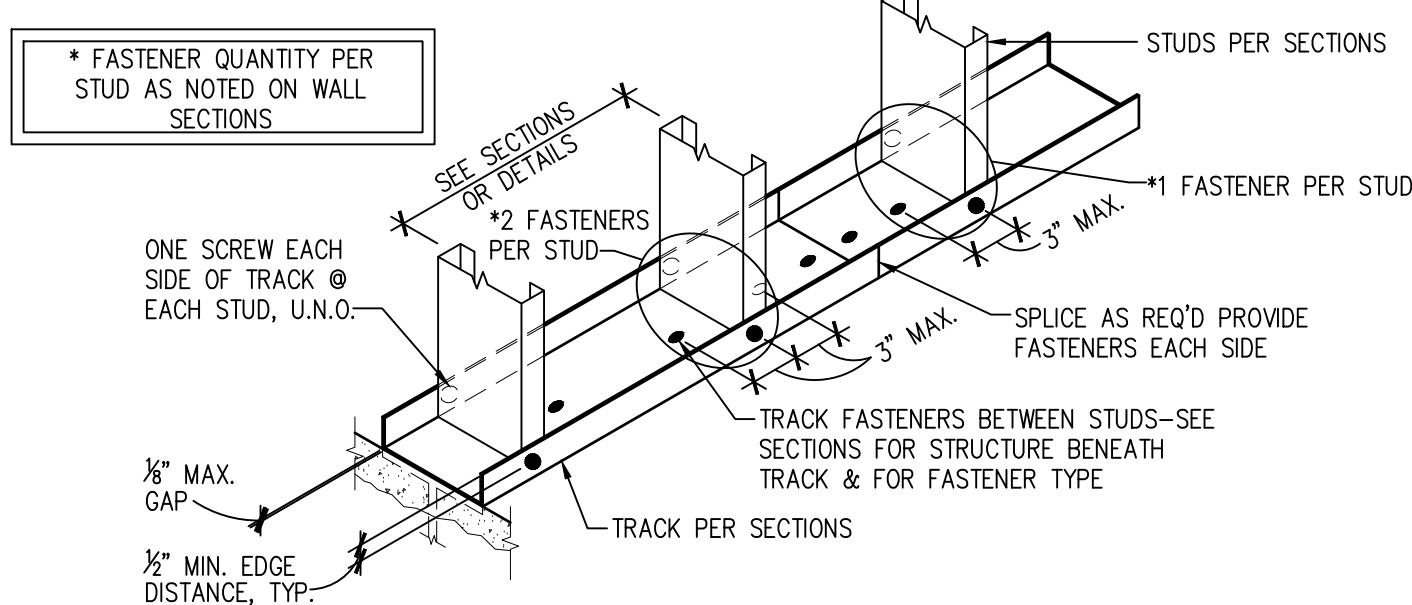
- NOTES:
1. ERECTOR TO SELECT ONE OF JAMB OPTIONS INDICATED BELOW.
2. IF TRACK SECTIONS ARE INDICATED IN JAMB SCHEDULE THEY MUST BE FULL LENGTH, WITHOUT SPLICES.



ALTERNATE JAMB DETAILS (TYPICAL)
Scale: 1" = 1'-0"

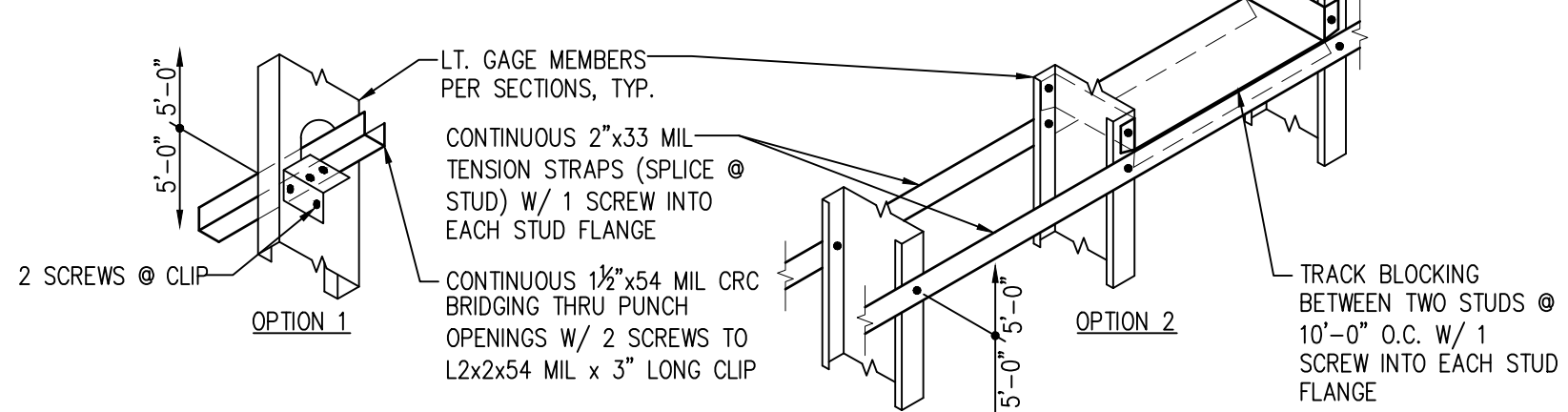


UNSUPPORTED TRACK SPLICE (TYPICAL)
Scale: 1" = 1'-0"

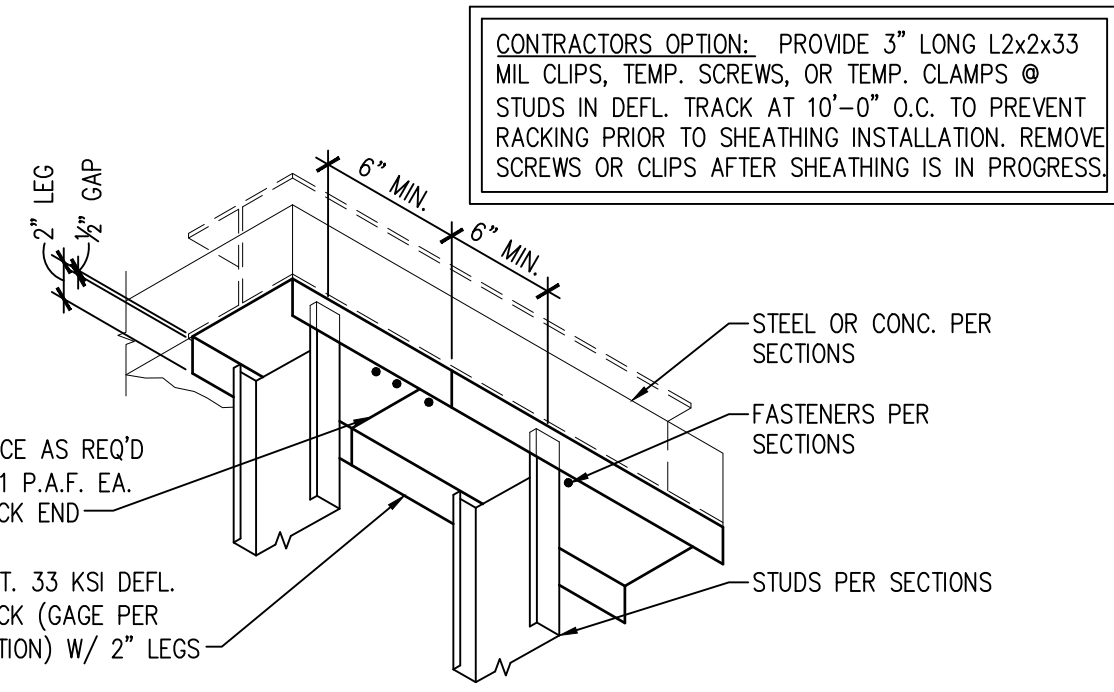


TRACK TO STUD CONNECTION (TYPICAL)
Scale: 1" = 1'-0"

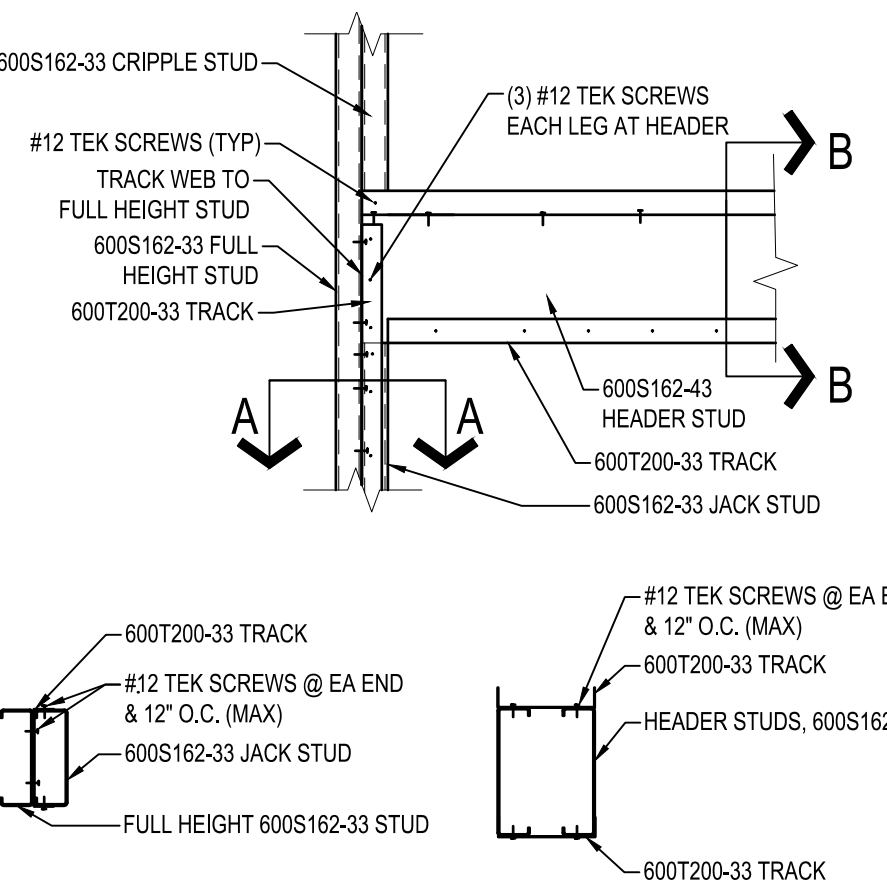
- NOTES:
1. LIGHT GAGE ERECTOR SHALL SELECT ONE BRIDGING OPTION. ONLY ONE OPTION SHALL BE USED FOR EACH AREA OF FRAMING.
2. PROVIDE BRIDGING AT ALL STUDS AT 5'-0" O.C. MAX.



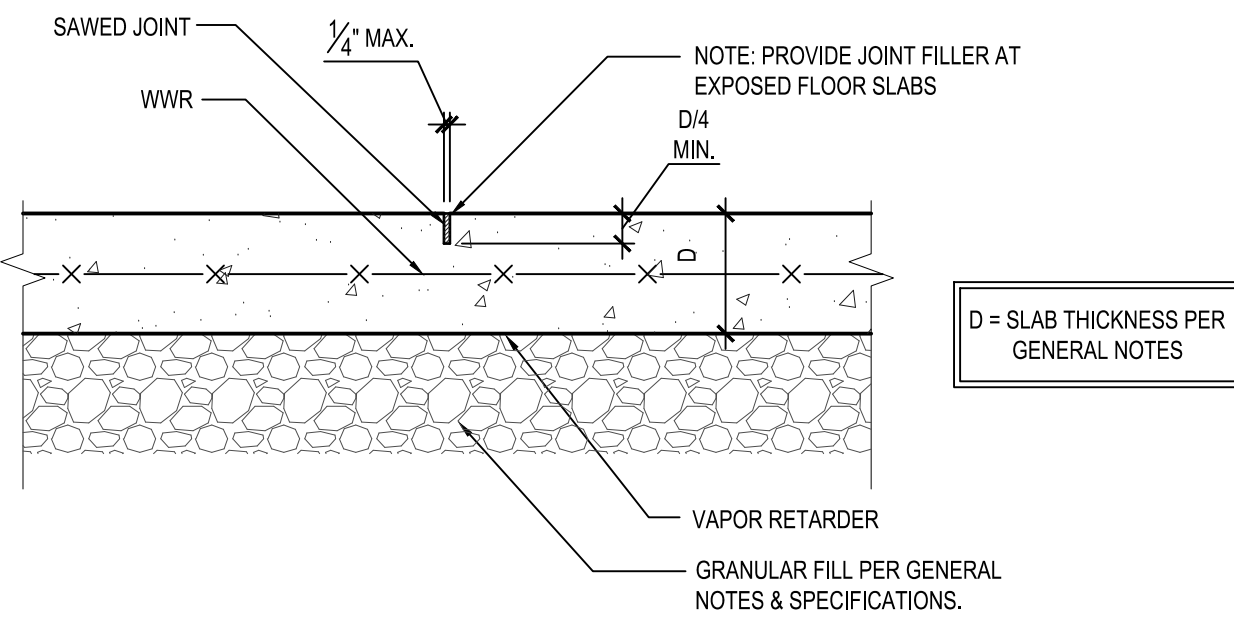
STUD BRIDGING (TYPICAL)
Scale: 1" = 1'-0"



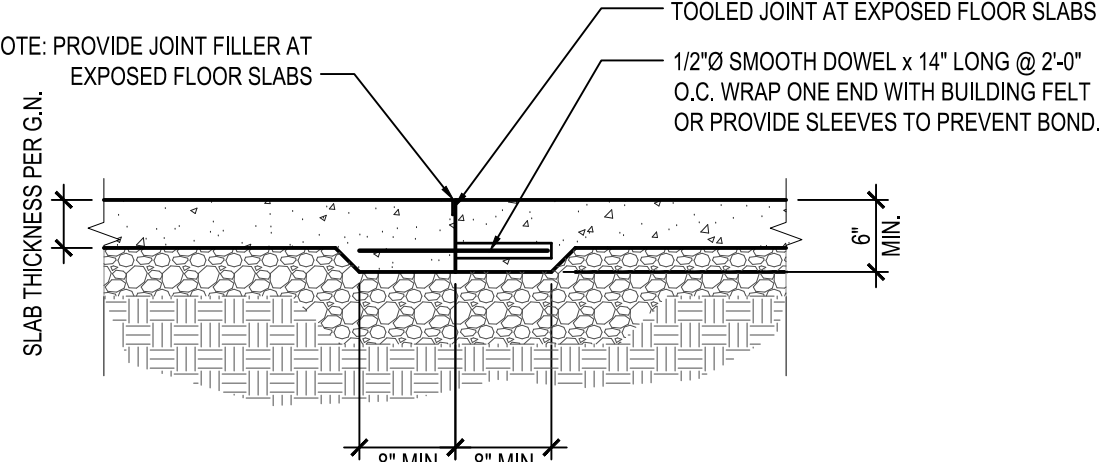
DEFLECTION TRACK (TYPICAL)
Scale: 1" = 1'-0"



INTERIOR NON-LOAD BEARING HEADER DETAIL
Scale: 1" = 1'-0"



CONTROL JOINT (TYPICAL)
Scale: 1 1/2" = 1'-0"



CONSTRUCTION JOINT (TYPICAL)
Scale: 3/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
E-2003102147
1-22-25

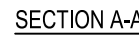
ARCHITECT
RAPP

PROJECT NO.
24-0030

DATE
01.22.2025

DRAWING TITLE

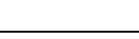
SHEET NO.
S0.1



Scale: $\frac{3}{4}" = 1'-0"$



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



Scale: $3/4" = 1'-0"$



Scale: $3/4" = 1'-0"$

1 SEE SHEET S0.0 FOR GENERAL NOTES & BASIS FOR DESIGN.

- 6 STEEL COLUMNS ARE PER PLAN. STEEL COLUMNS ARE CENTERED ON GRID LINES, U.N.O.

1. ANCHOR BOLT TYPE - A.B. = CAST-IN-PLACE ANCHOR BOLT AND T.R. = EPOXY SET THREADED ROD.
2. EPOXY SET THREADED RODS SHALL BE SET IN HILTI HIT-HY 200 EPOXY, UNLESS NOTED OTHERWISE.

PEDESTAL MARK	LENGTH	WIDTH	REINFORCEMENT	
			VERTICAL	TIES
PED-A	3'-4"	1'-6"	(10) #6 DOWELS	#3 TIES @ 9" O.C., TOP (3) @ 1.5' O.C.
PED-B	2'-4"	1'-6"	(8) #6 DOWELS	#3 TIES @ 9" O.C., TOP (3) @ 1.5' O.C.

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



PROFESSIONAL OF RECORD

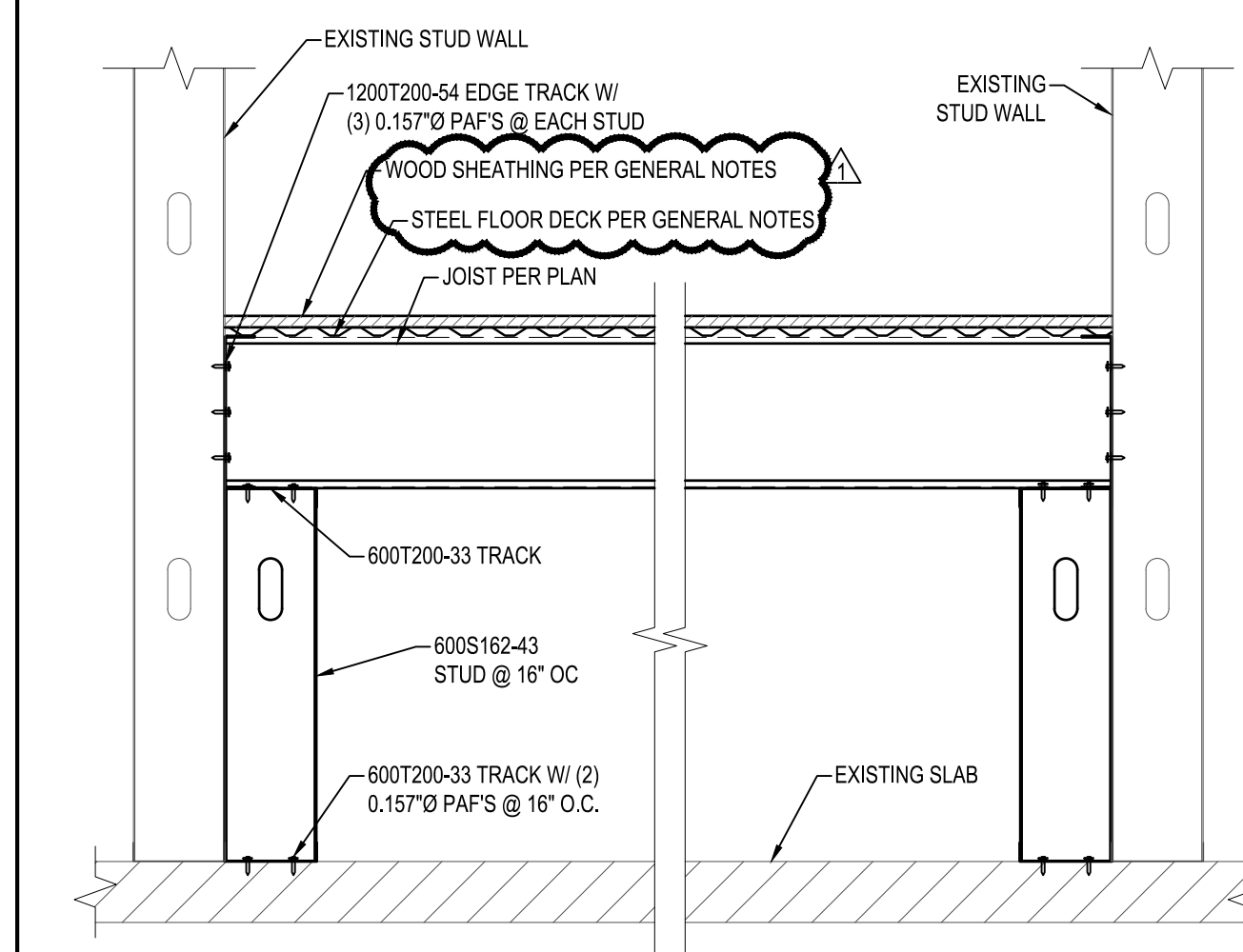
Alan R. Mettemeyer

STATE OF MISSOURI
ALAN R. METTEMAYER
NUMBER
E-2000162147
REGISTERED PROFESSIONAL ENGINEER

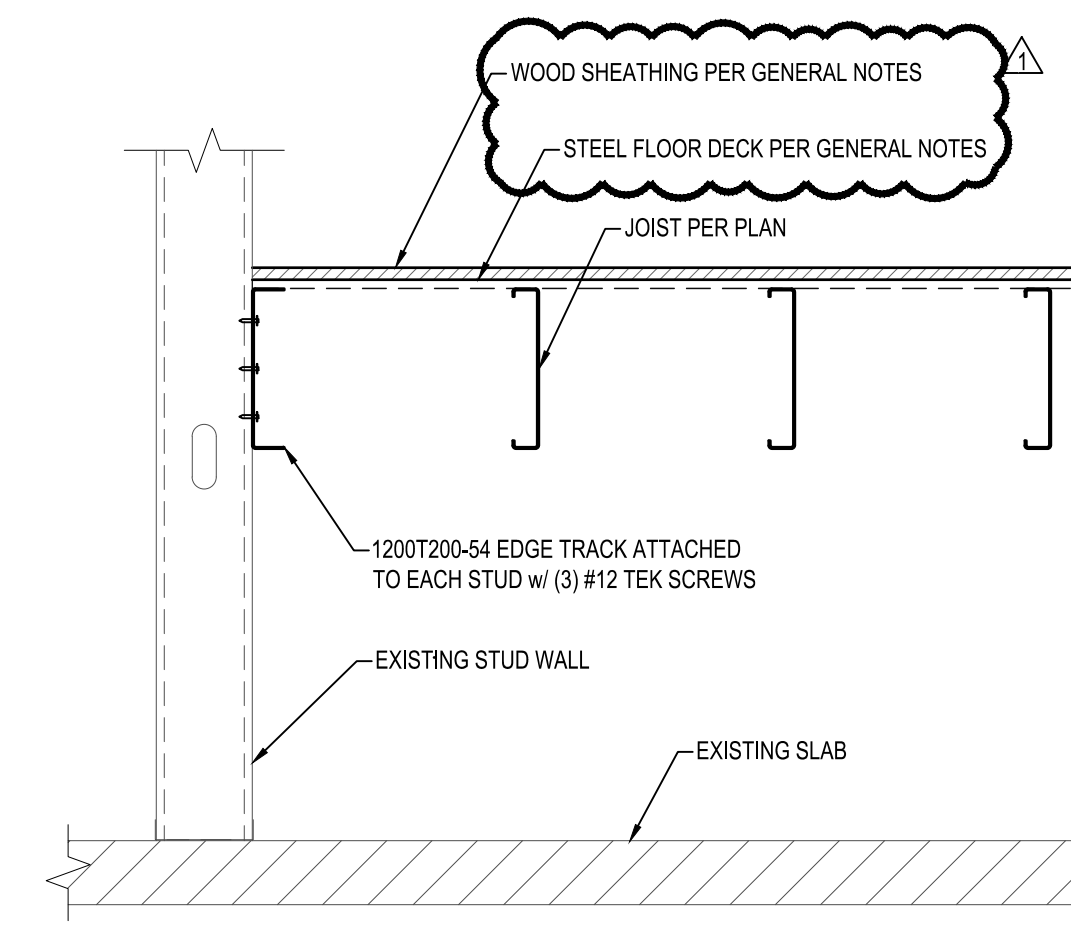
1-22-25
CORRECTION

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S1.1



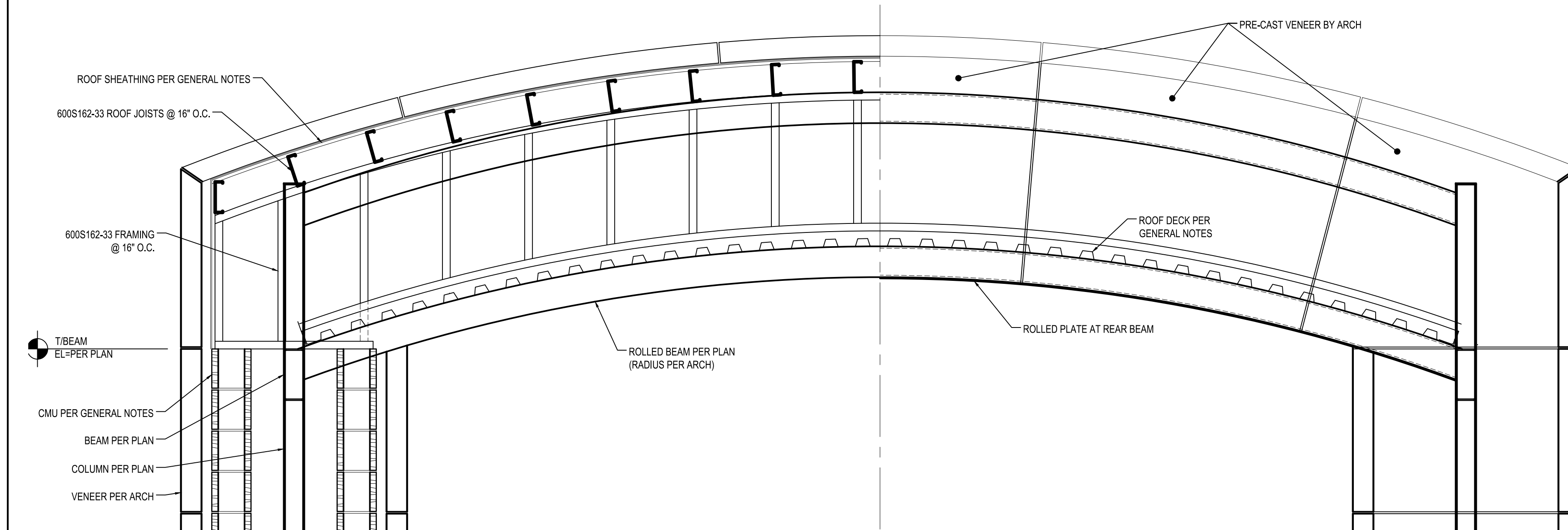
D A/V PLATFORM DETAIL
S3.1 Scale: 1" = 1'-0"



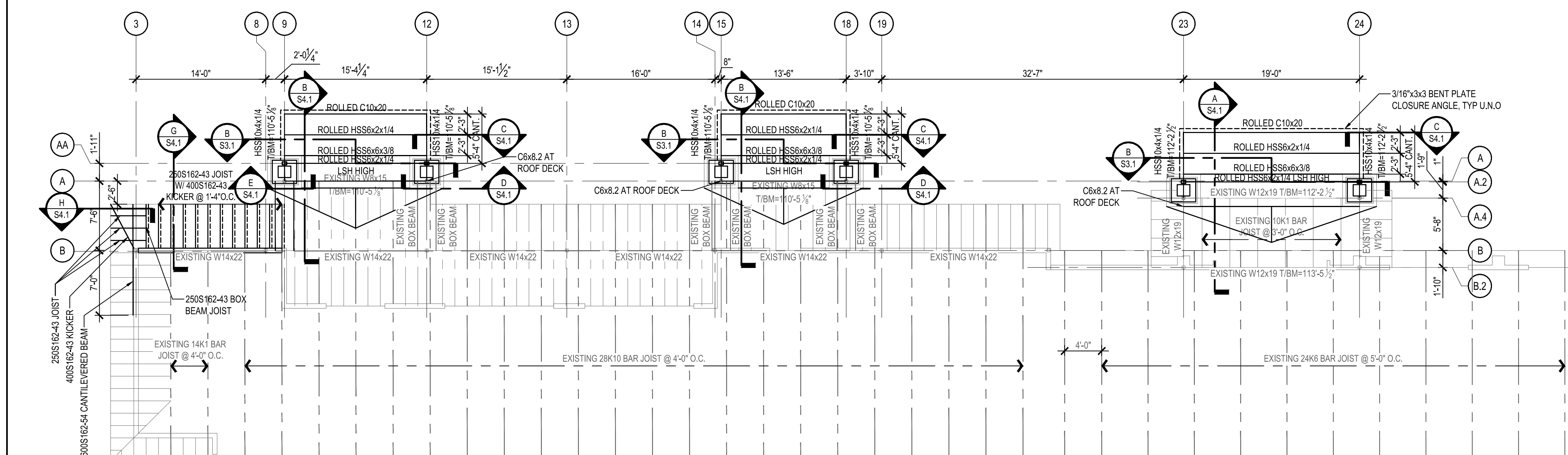
C
S3.1

GENERAL PLAN NOTES

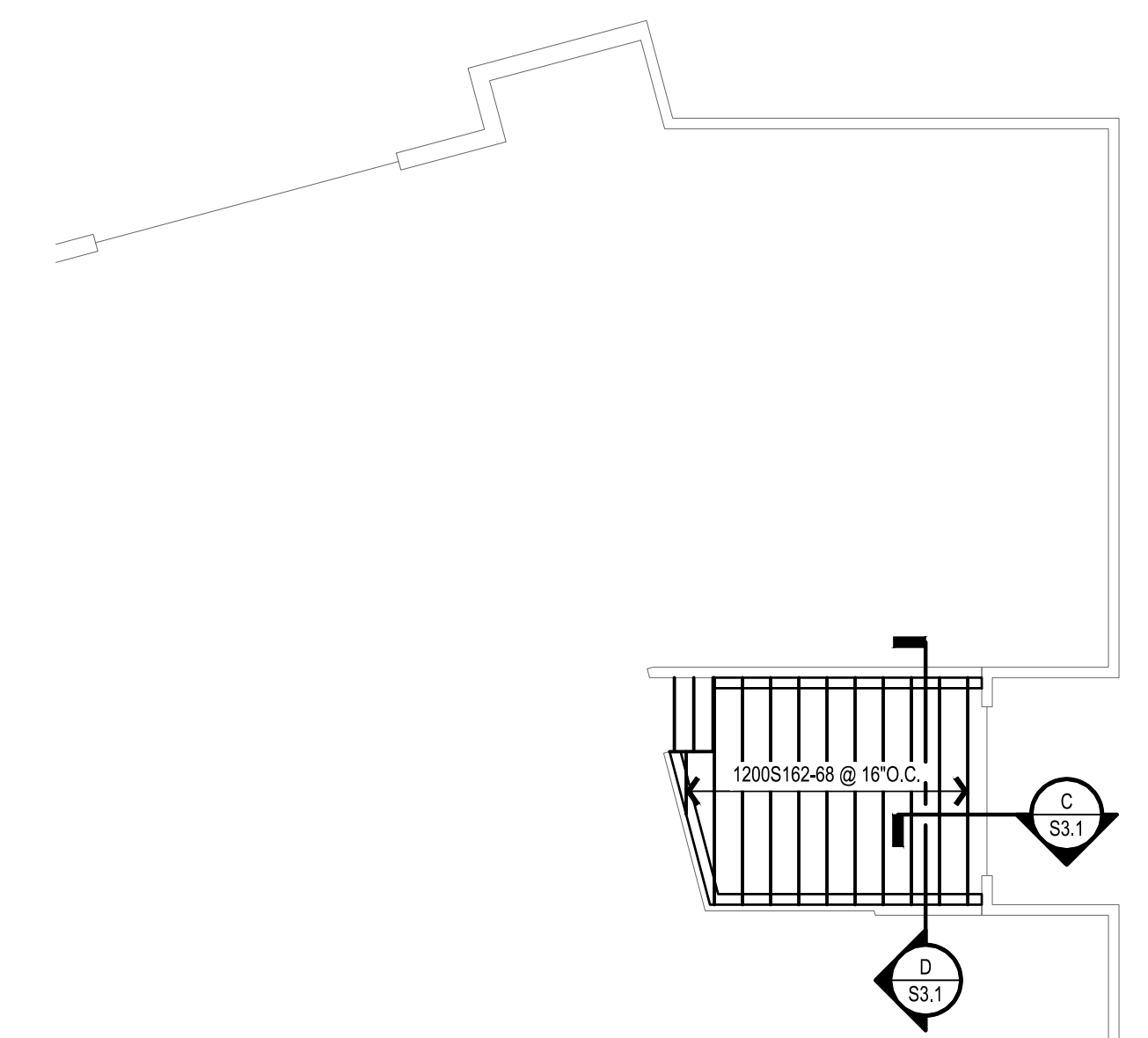
- 1 SEE SHEET S0.0 FOR GENERAL NOTES & BASIS FOR DESIGN.
- 2 NOT ALL MECHANICAL OPENINGS AND / OR PENETRATIONS MAY BE INDICATED. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFO.



CANOPY FRAMING DETAIL
 Scale: 3/4" = 1'-0"



FRAMING PLAN
Scale: 1/8" = 1'-0"



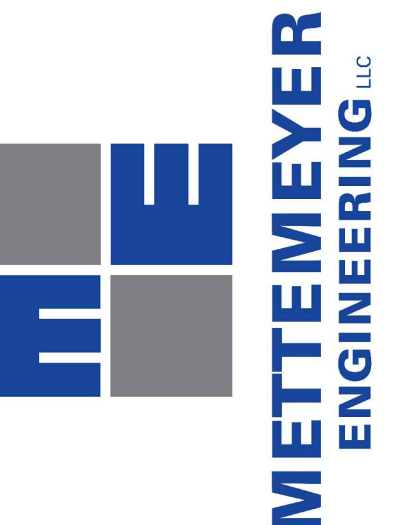
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NATHAN RAPP, ARCHITECT #A-2008008201




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OF MISSOURI

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METTEMAYER
NUMBER

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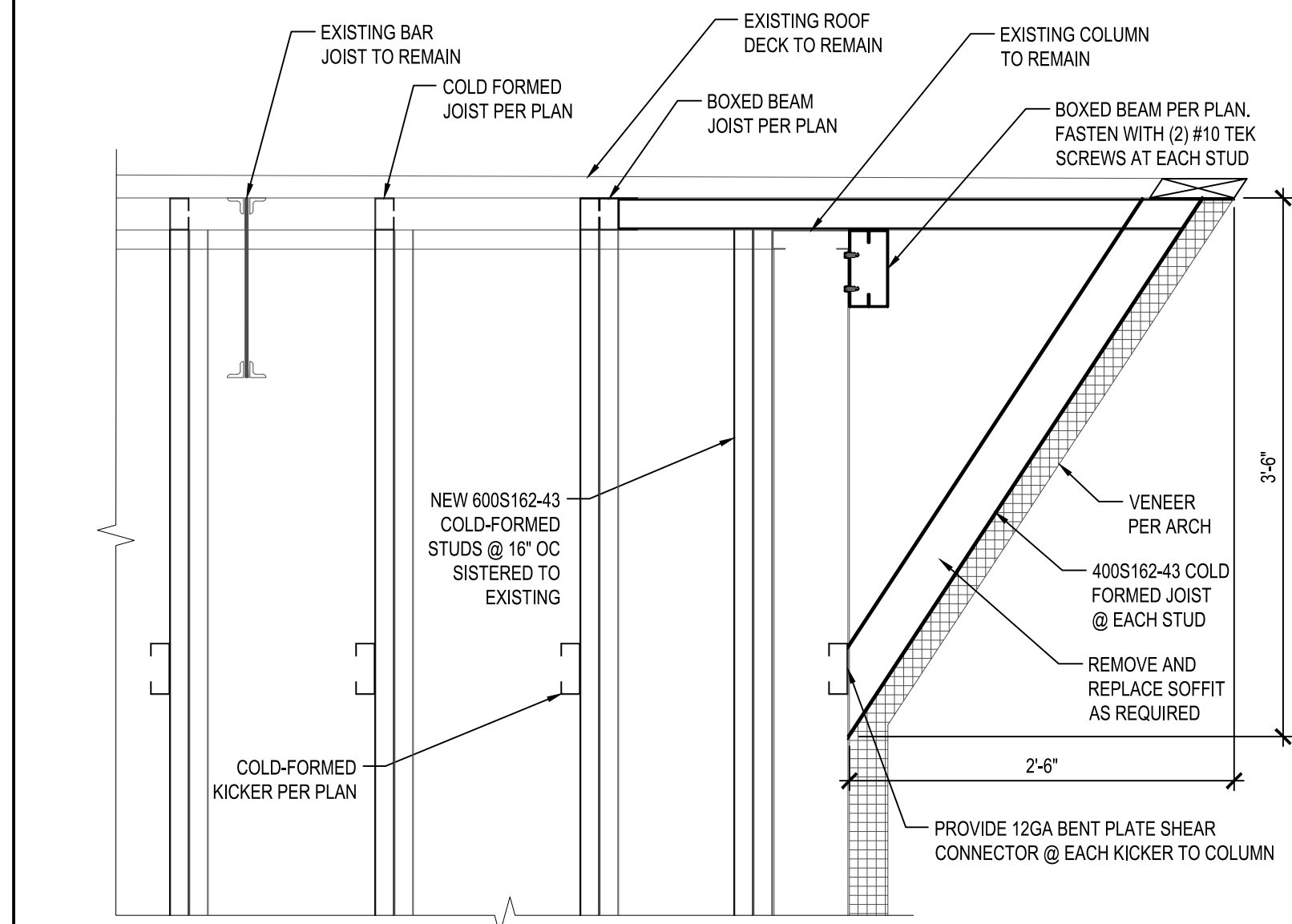
RAPP

24-0030

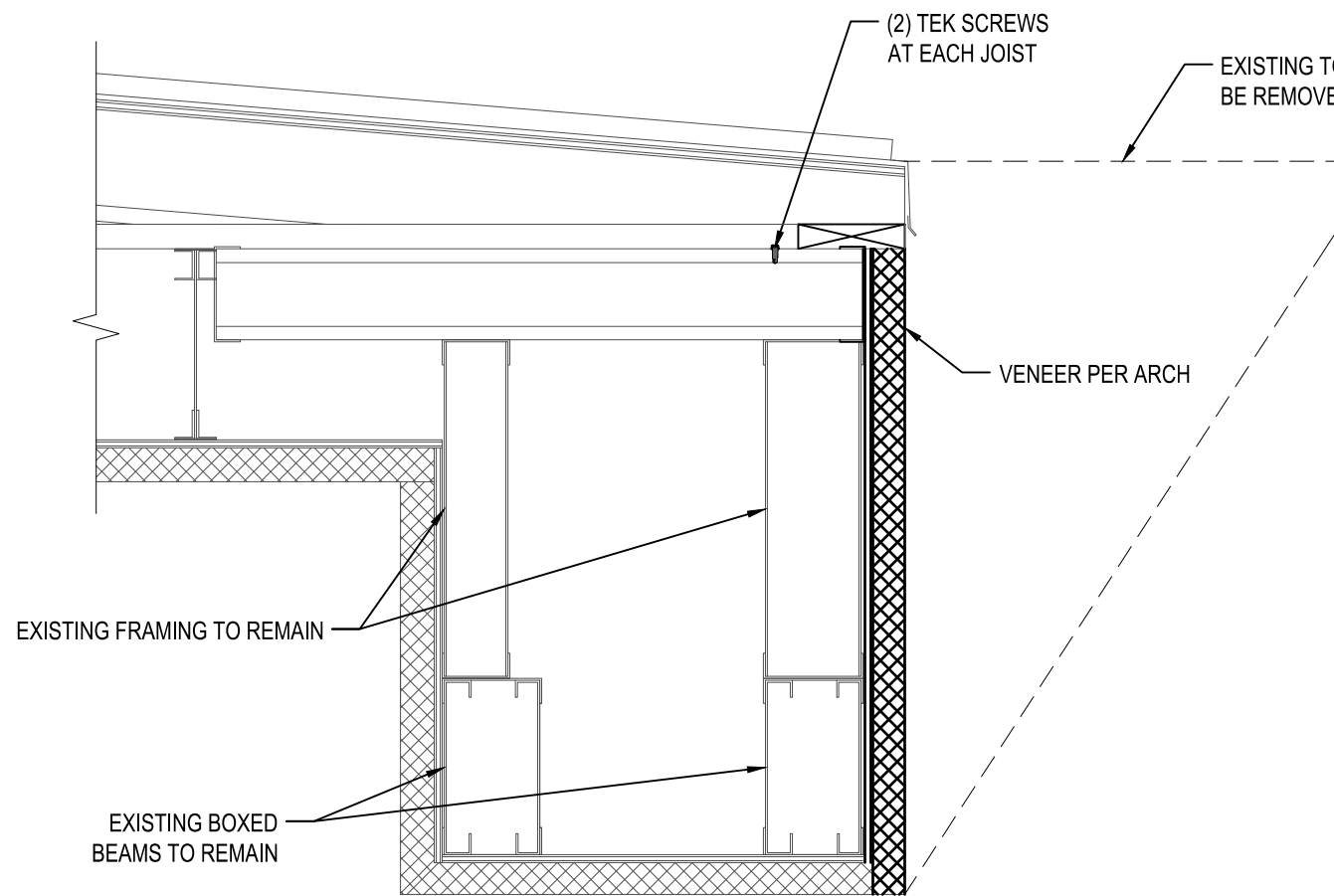
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FILE

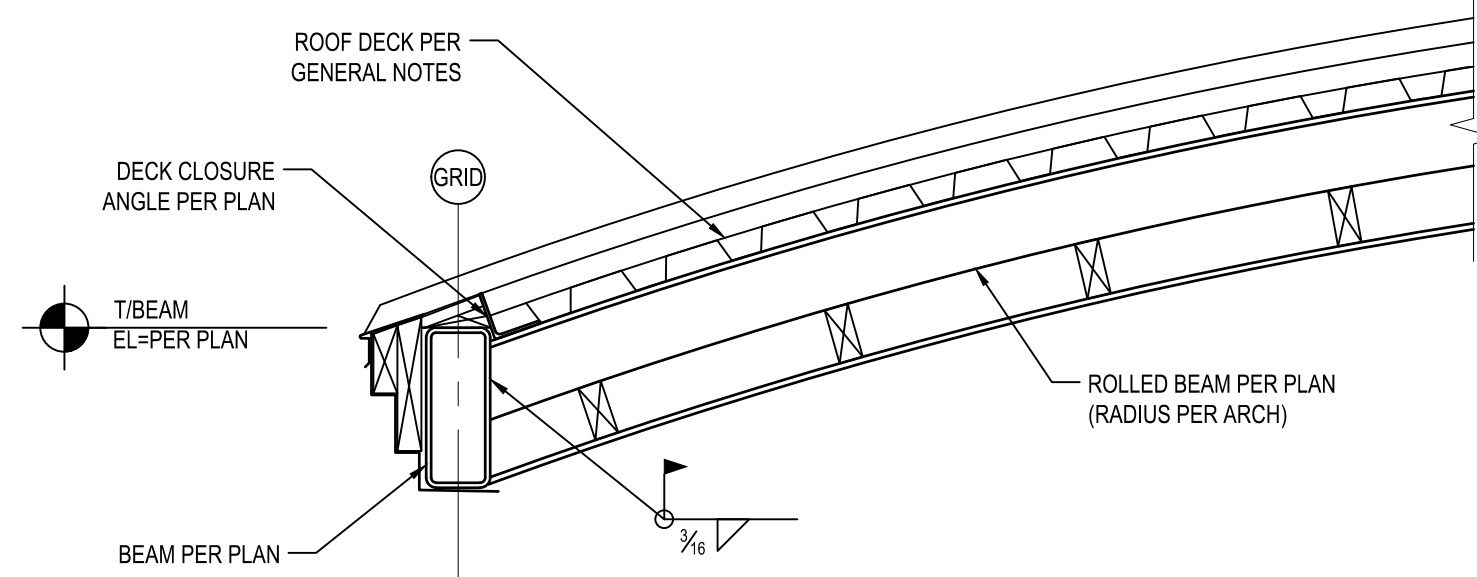
S3.1



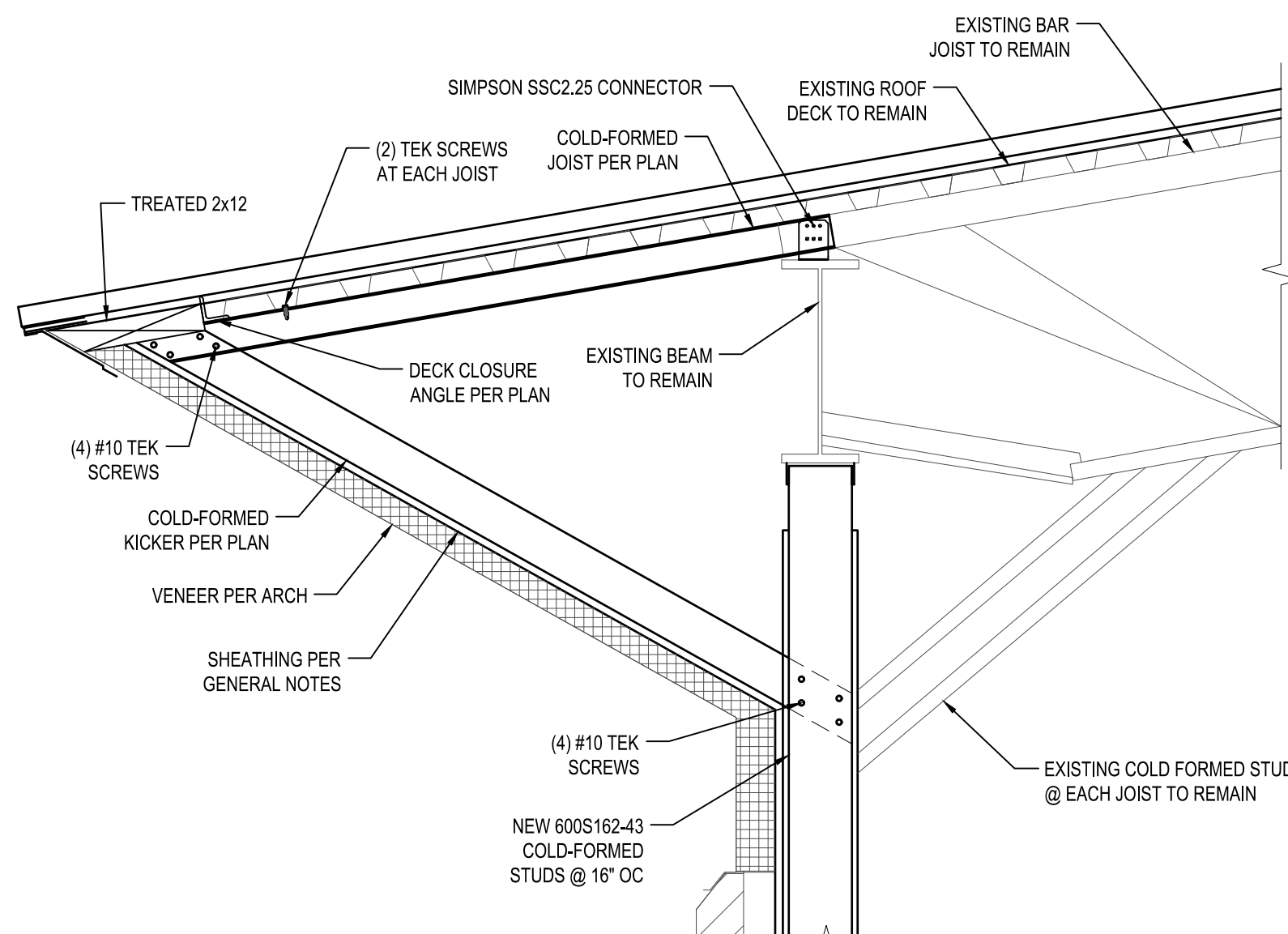
H S4.1 CANOPY FRAMING DETAIL
Scale: 1" = 1'-0"



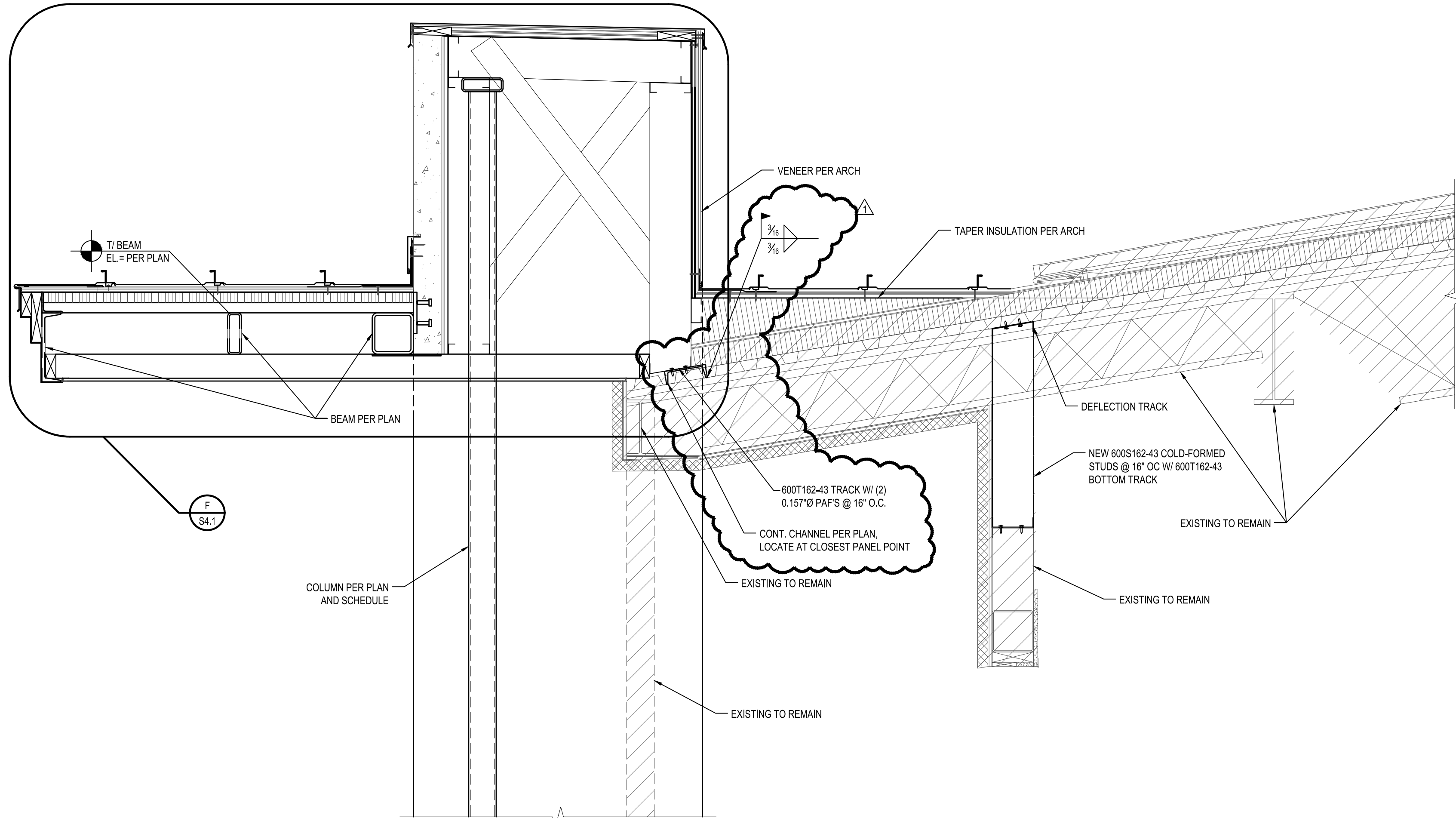
D S4.1 CANOPY FRAMING DETAIL
Scale: 1" = 1'-0"



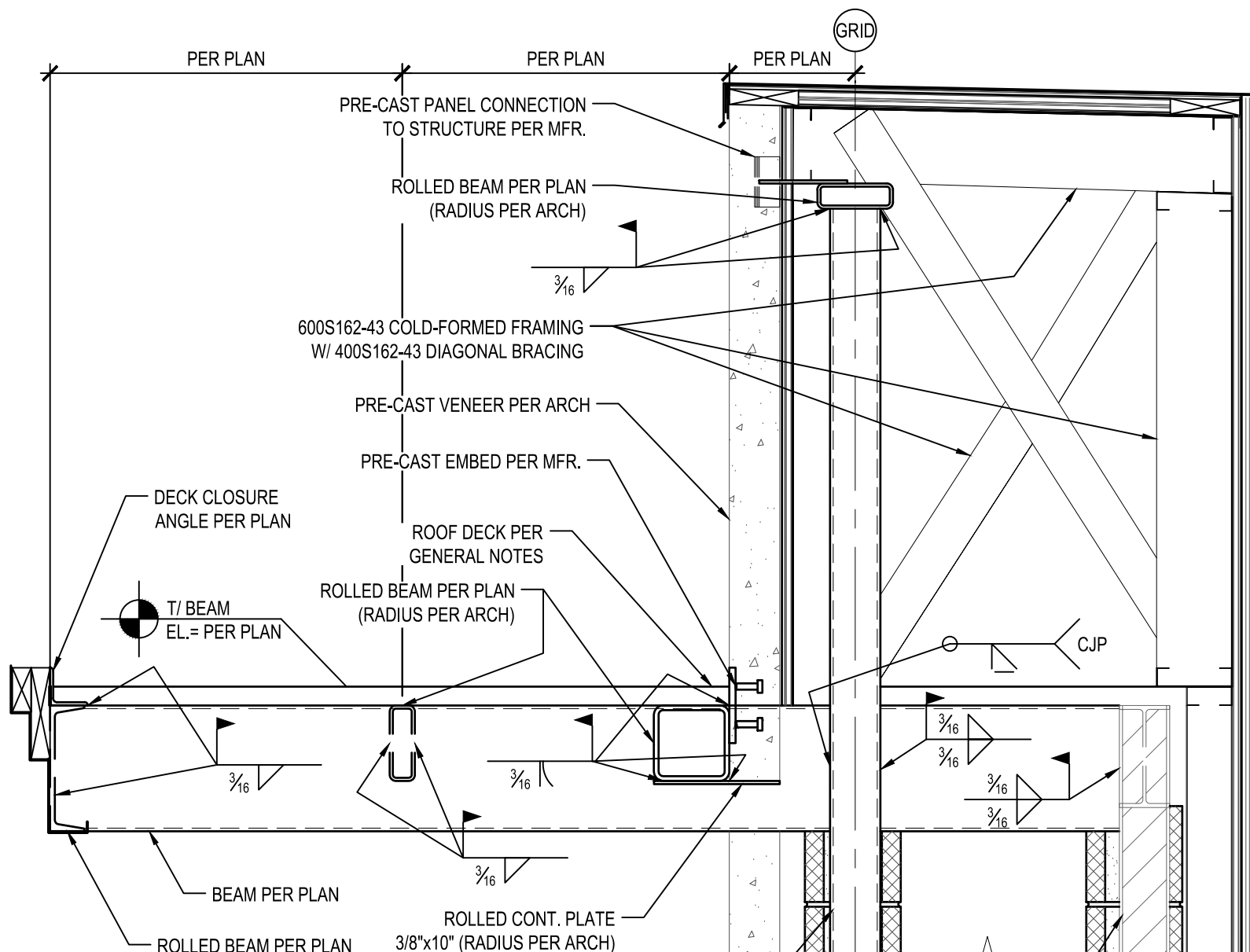
C S4.1 CANOPY FRAMING DETAIL
Scale: 1" = 1'-0"



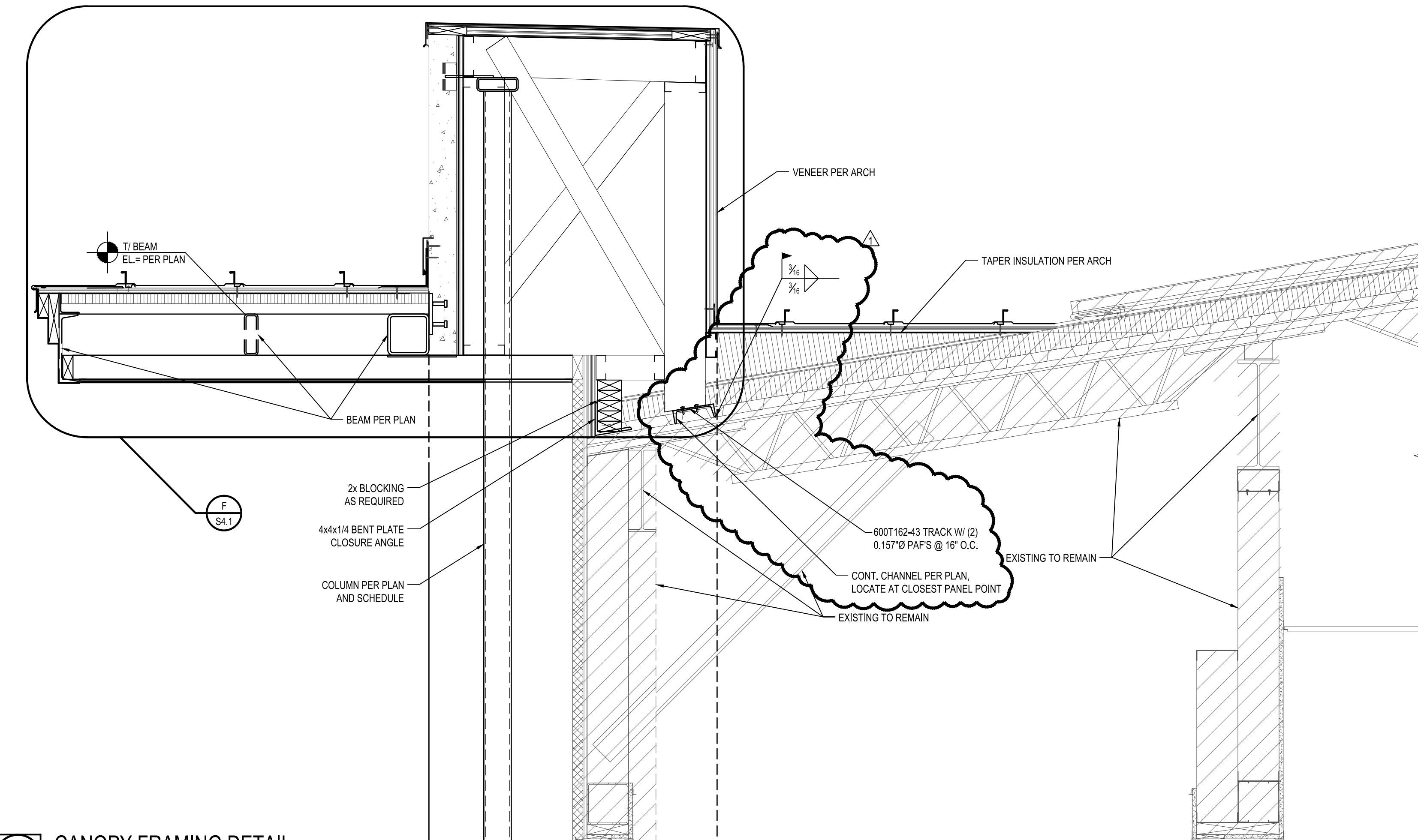
G S4.1 CANOPY FRAMING DETAIL
Scale: 1" = 1'-0"



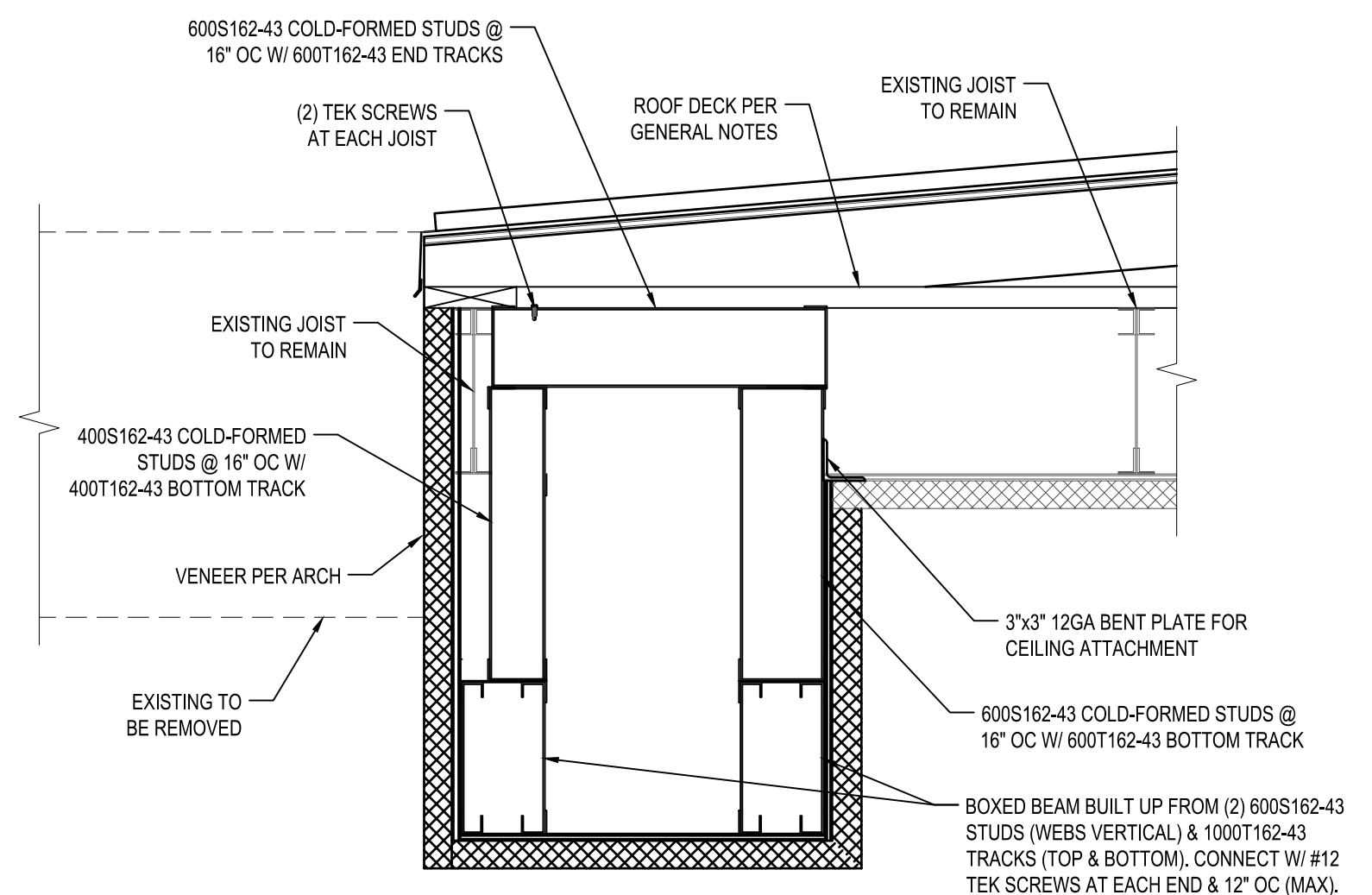
B S4.1 CANOPY FRAMING DETAIL
Scale: 1" = 1'-0"



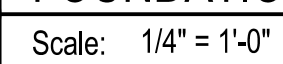
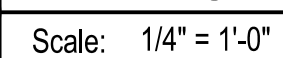
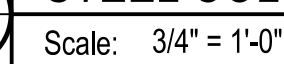
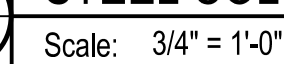
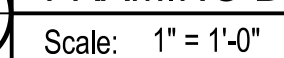
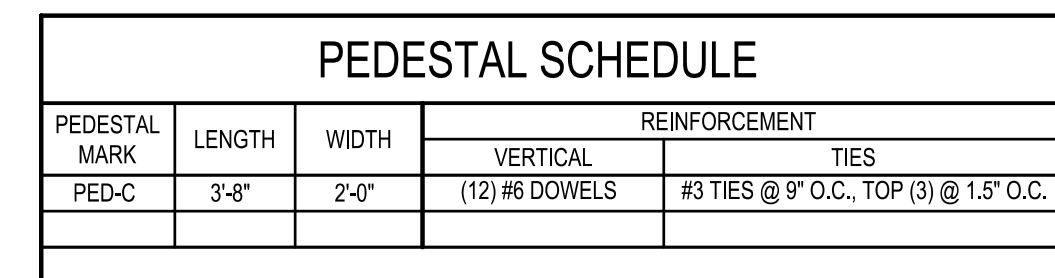
F S4.1 CANOPY FRAMING DETAIL
Scale: 1" = 1'-0"



A S4.1 CANOPY FRAMING DETAIL
Scale: 1" = 1'-0"



E S4.1 CANOPY FRAMING DETAIL
Scale: 1" = 1'-0"



HEET NO. **S5.1**

WEATHER RESISTANT CAP FLASHING

BLOCKING TO SUPPORT CAP FLASHING

ROOF MEMBRANE LAPPED OVER BASE COAT

DRIP EDGE TO DIRECT WATER AWAY FROM SURFACE OF WALL

FACE-WRAP TERMINATION ONTO WOOD BLOCKING

FILLET SEAL

SUPPORTING STRUCTURE

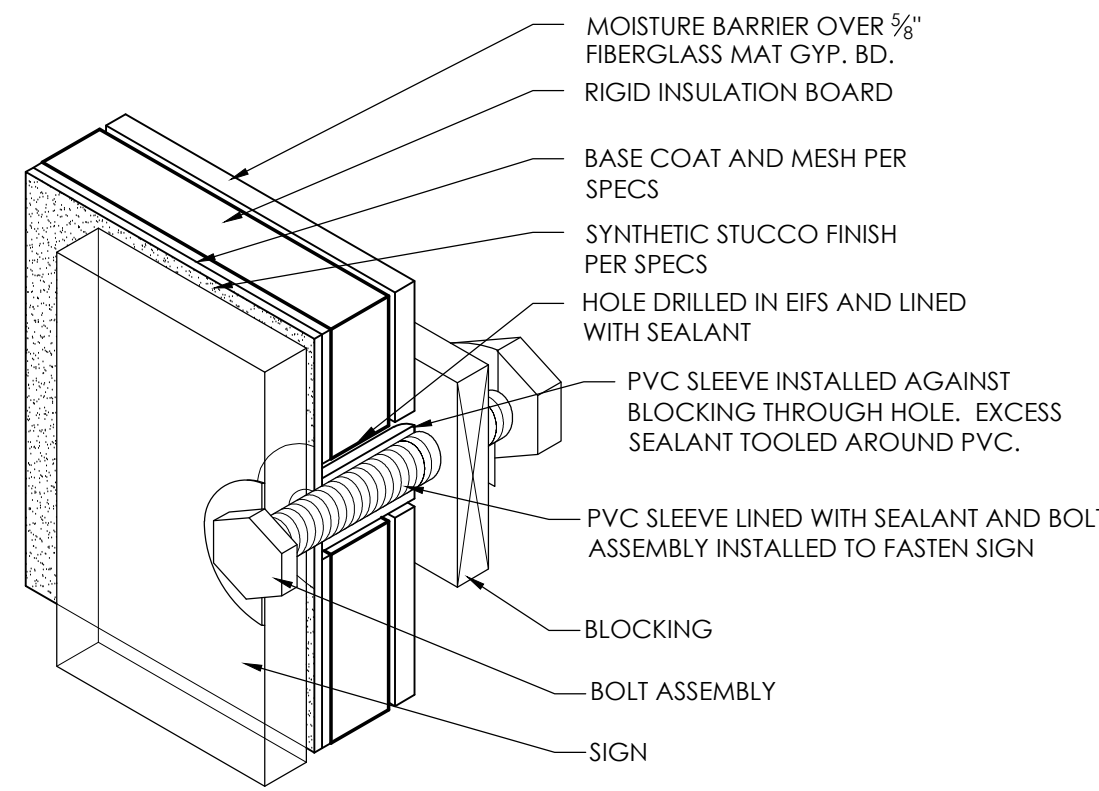
MOISTURE BARRIER OVER $\frac{5}{8}$ " FIBERGLASS MAT GYP. BD.

INSULATION BOARD

BASE COAT AND MESH PER SPECS

SYNTHETIC STUCCO FINISH PER SPECS

6 EIFS SECTION
SCALE: 3"=1'-0"



5 EIFS @ SIGN ATTACHMENT
SCALE: 3"=1'-0"

SUPPORTING STRUCTURE

MOISTURE BARRIER OVER 5/8" FIBERGLASS MAT GYP. BD.

INSULATION BOARD

BASE COAT AND MESH PER SPECS

SYNTHETIC STUCCO FINISH PER SPECS

ADHESIVE

WATERPROOFING

BACK-WRAP TERMINATION

FILLET SEAL WITH BOND BREAKER

FOUNDATION WATERPROOFING

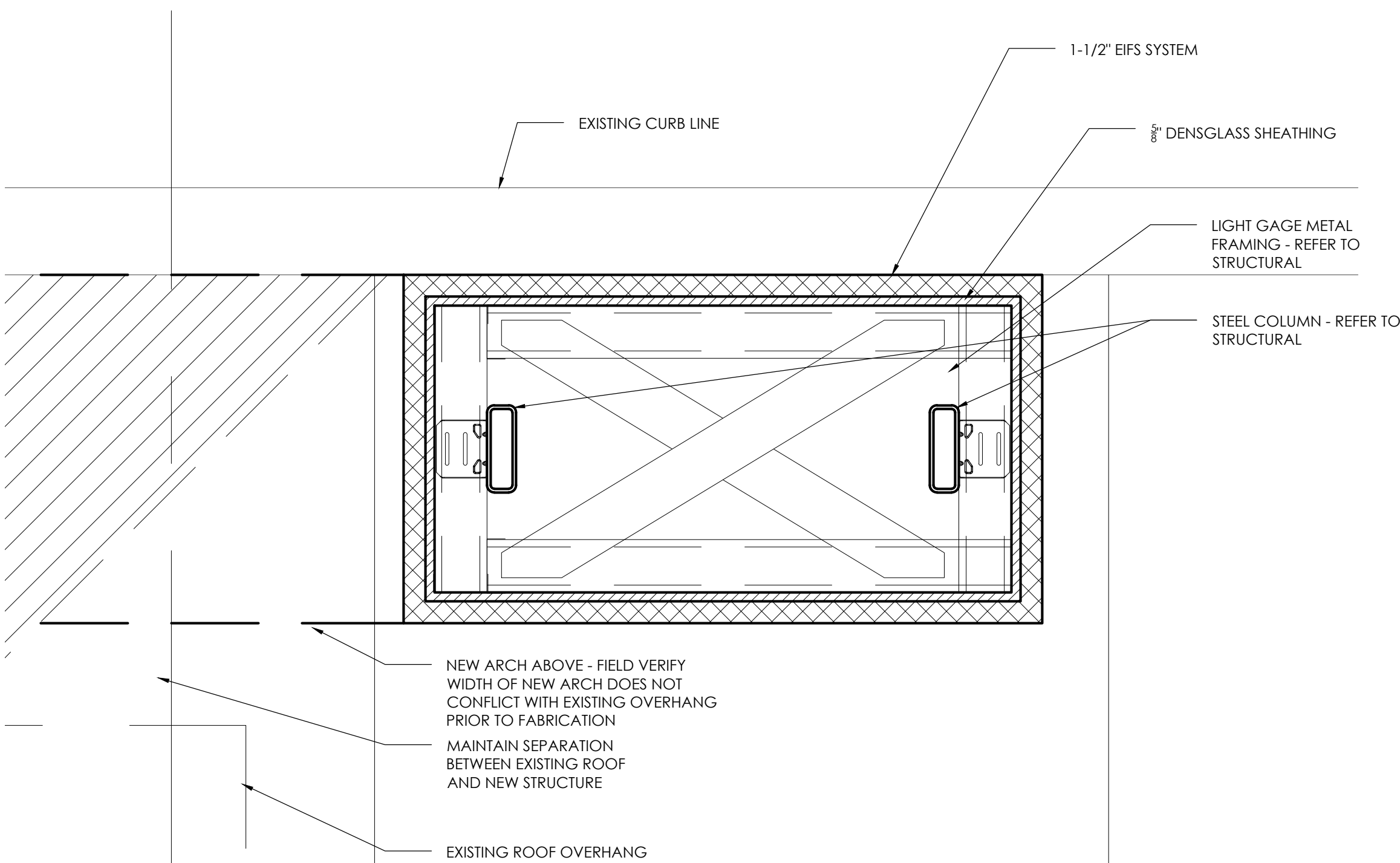
FOUNDATION

11 ENLARGED BASE DETAIL
3/4" = 1'-0"

Diagram illustrating the exterior wall assembly for the new wing of the U.S. Capitol, showing the following components:

- SUPPORTING STRUCTURE
- MOISTURE BARRIER OVER 5/8" FIBERGLASS MAT GYP. BD.
- RIGID INSULATION BOARD
- MESH PER SPECS
- DETAIL MESH
- REVEAL - MIMIC SIZE AT EXISTING COUNCIL ENTRY
- BASE COAT
- MESH OVERLAP
- BASE COAT
- SYNTHETIC STUCCO FINISH PER SPECS
- MINIMUM 3/4" INSULATION
- ADHESIVE

4 ENLARGED PLAN DETAIL

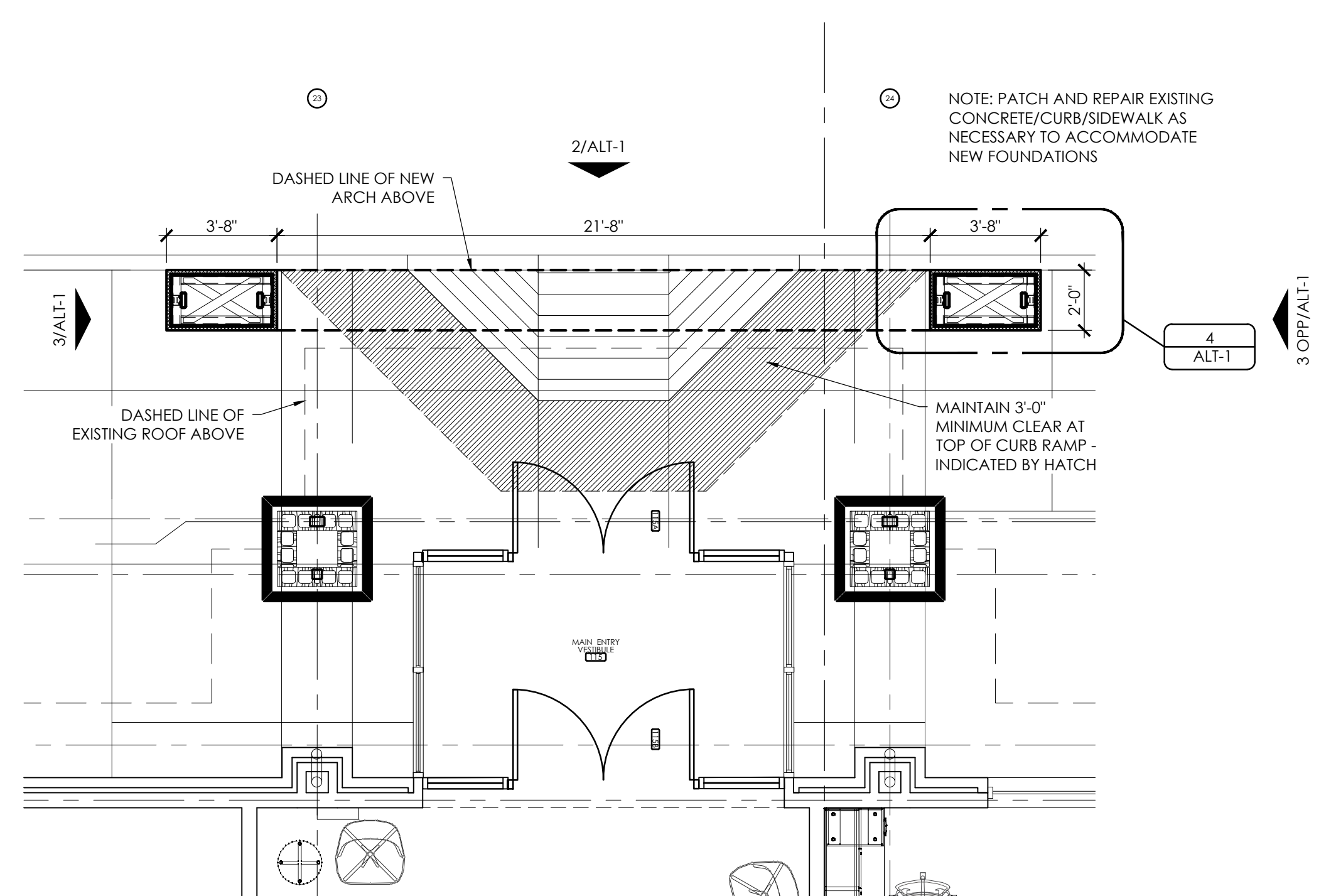


Architectural elevation drawing of a building facade. The drawing shows a large arched window with a sign location indicated above it. The facade is composed of various materials, including EIFS (Exterior Insulation Finish System) and prefinished metal coping cap. The drawing includes dimensions for the overall height and width, as well as specific material and component labels.


Labels and Dimensions:

- EIFS REVEAL, TYP.
- EIFS SYSTEM - FINAL COLOR BY OWNER SELECTED FROM FULL RANGE OF COLORS
- PREFINISHED METAL COPING CAP
- SIGNAGE LOCATION
- EXISTING BUILDING BEYOND SHOWN FOR REFERENCE ONLY
- 3'-0"
- 3'-0"
- 3'-0"
- 3'-0"
- 14'-2 3/4"
- 12'-0"
- 17'-10 3/4"
- 14'-3 1/2"
- 3'-8"
- 21'-8"
- 3'-8"

2 ELEVATION AT ENTRY STRUCTURE PLAN




112 S. Main St., Nixa, MO 65714 Ph:417-724-8553

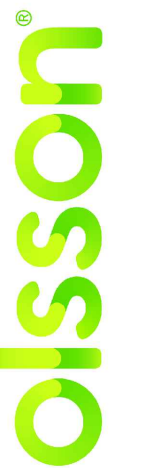



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PROJECT NO.	24-028
DATE	05.21.2025
DRAWING TITLE	ALTERNATE ENTRY STRUCTURE
SHEET NO.	ALT-1

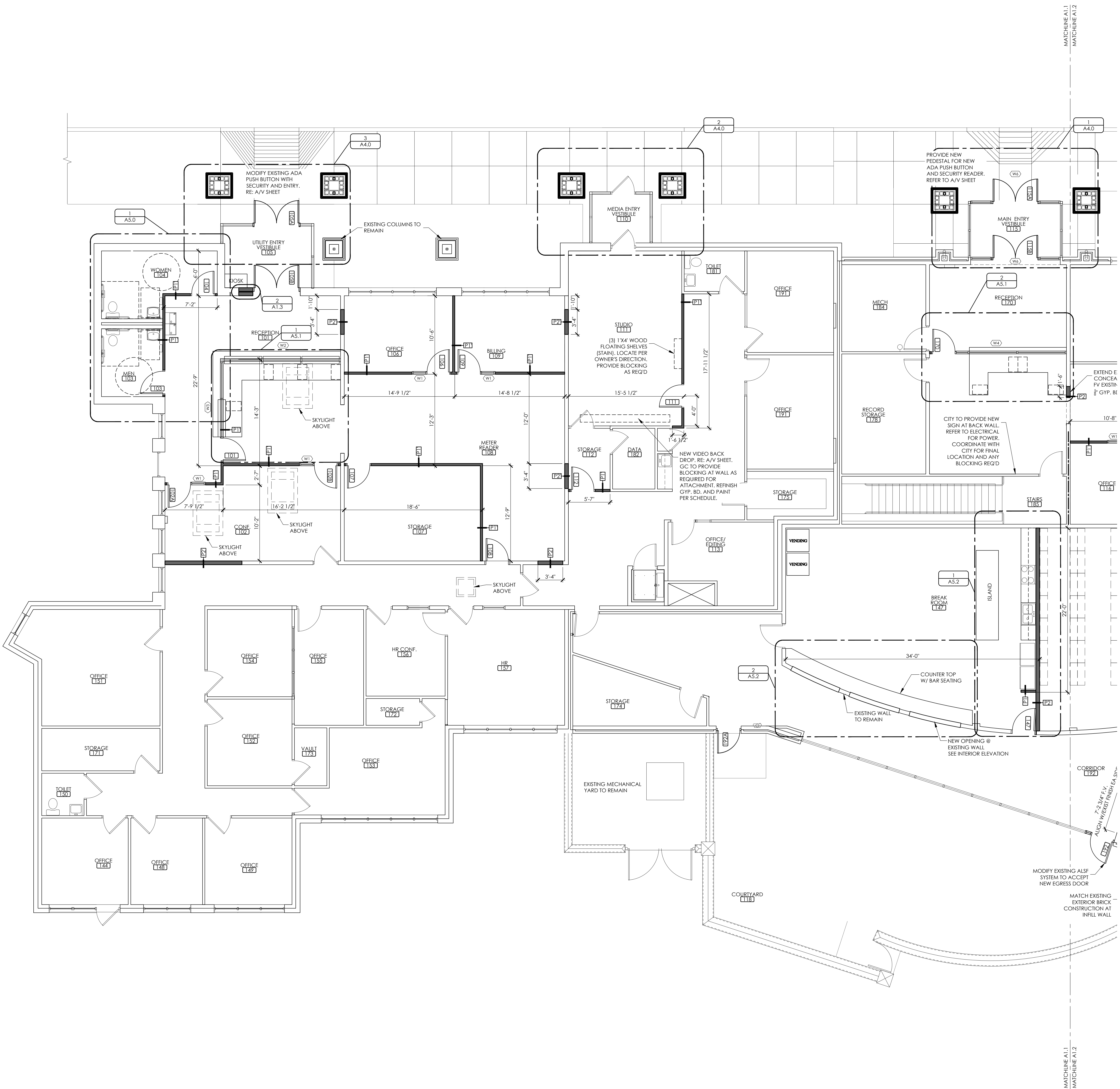


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PROJECT NO.:	24-028
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DRAWING TITLE:	OVERALL PLAN
SHEET NO.	A1.0

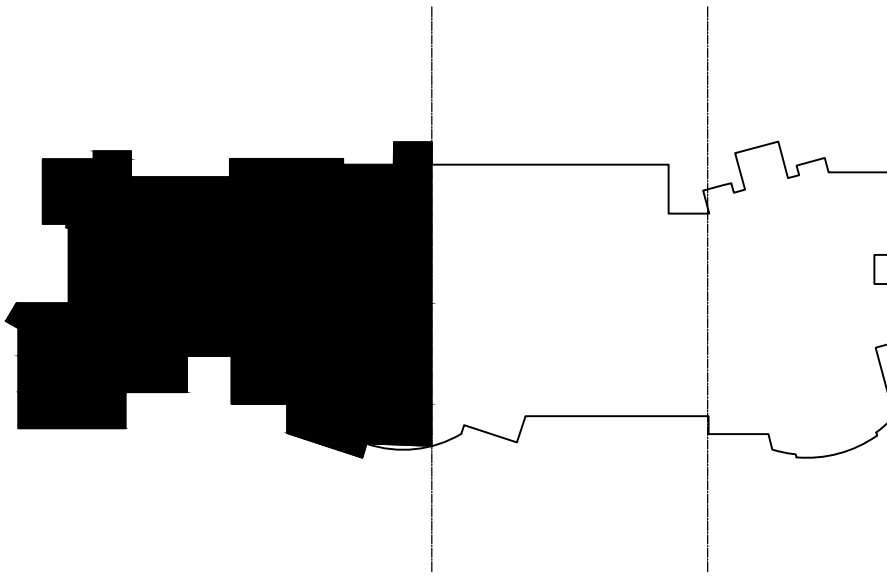
1

ENLARGED FLOOR PLAN

3/16" = 1'-0"



KEYPLAN



GENERAL FLOOR PLAN NOTES

1. ARCHITECTURAL DIMENSIONS ARE GIVEN FROM FACE OF STUDS, CONCRETE, MASONRY, OR COLUMN GRID LINES UNLESS NOTED OTHERWISE.
2. WHEN INSTALLING NEW CEILING TILE ADJACENT TO EXISTING CEILING TILE, COORDINATE CEILING TILE LAYOUT AND HEIGHTS WITH EXISTING.
3. WHERE EXISTING WALLS ARE REMOVED AND CEILING TILE TO REMAIN, FILL GAP BETWEEN TILE WITH PRE-FINISHED GAP FILLER AS PROVIDED BY ARMSTRONG OR USG.
4. ALL COLORS TO BE SELECTED BY OWNER.
5. ALUGH FINISH OF ALL NEW WALLS WITH FINISH OF EXISTING WALLS. TYPICAL AT ALL OFFICES, CORRIDORS, ETC. FIELD VERIFY ALL DIMENSIONS.

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SMALLER SIZE: 1/8" = 1'-0"
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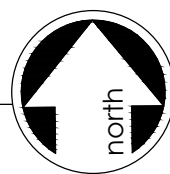
DRAWING TITLE: AREA ONE ENLARGED PLAN

SHEET NO.: A1.1

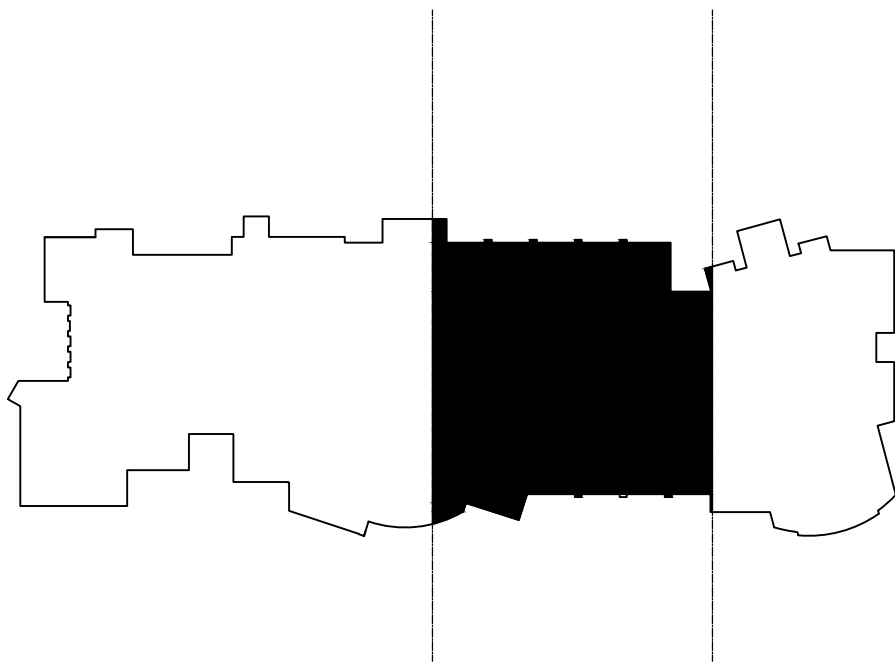
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ENLARGED FLOOR PLAN

3/16" = 1'-0"



KEYPLAN



GENERAL FLOOR PLAN NOTES

1. ARCHITECTURAL DIMENSIONS ARE GIVEN FROM FACE OF STUDS, CONCRETE, MASONRY, OR COLUMN GRID LINES UNLESS NOTED OTHERWISE.
2. WHEN INSTALLING NEW CEILING TILE ADJACENT TO EXISTING CEILING TILE, COORDINATE CEILING TILE LAYOUT AND HEIGHTS WITH EXISTING.
3. WHERE EXISTING WALLS ARE REMOVED AND CEILING TILE TO REMAIN, FILL GAP BETWEEN TILE WITH PRE-FINISHED GAP FILLER AS PROVIDED BY ARMSTRONG OR USG.
4. ALL COLORS TO BE SELECTED BY OWNER.
5. ALIGN FINISH OF ALL NEW WALLS WITH FINISH OF EXISTING WALLS. TYPICAL AT ALL OFFICES, CORRIDORS, ETC. FIELD VERIFY ALL DIMENSIONS.

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PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	AREA TWO ENLARGED PLAN
SHEET NO.	A1.2

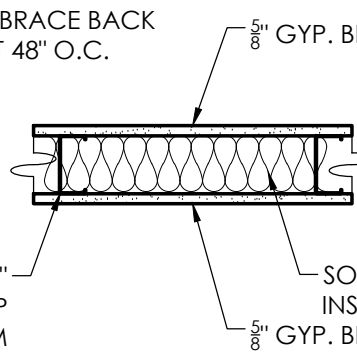
INTERIOR NON-LOAD BEARING STUD SCHEDULE: FULLY SHEATHED OR BRIDGED @ 48" O.C. ONE SIDES GENERAL STUD SELECTION GUIDELINES UNLESS OTHERWISE NOTED. CONFIRM SIZES WITH MFR. STUDS					
HEIGHT:	3-5/8" STUDS @ 16" O.C.	GAUGE:	HEIGHT:	6" STUDS	GAUGE:
12'-10"	3625162-33	20	14'-9"	600S162-33	20
14'-0"	3625162-43	18	15'-11"	600S162-43	18
15'-4"	3625162-54	16	17'-3"	600S162-54	16
17'-0"	3625162-68	14	18'-11"	600S162-68	14
20'-4"	3625162-97	12	22'-3"	600S162-97	12

INTERIOR NON-LOAD BEARING STUD SCHEDULE: FULLY SHEATHED OR BRIDGED @ 48" O.C. BOTH SIDES GENERAL STUD SELECTION GUIDELINES UNLESS OTHERWISE NOTED. CONFIRM SIZES WITH MFR. STUDS					
HEIGHT:	3-5/8" STUDS @ 16" O.C.	GAUGE:	HEIGHT:	6" STUDS	GAUGE:
17'-6"	3625162-33	20	26'-0"	600S162-33	20
19'-1"	3625162-43	18	28'-4"	600S162-43	18
20'-5"	3625162-54	16	30'-4"	600S162-54	16
21'-10"	3625162-68	14	32'-7"	600S162-68	14
24'-1"	3625162-97	12	36'-1"	600S162-97	12

GENERAL PARTITION NOTES:

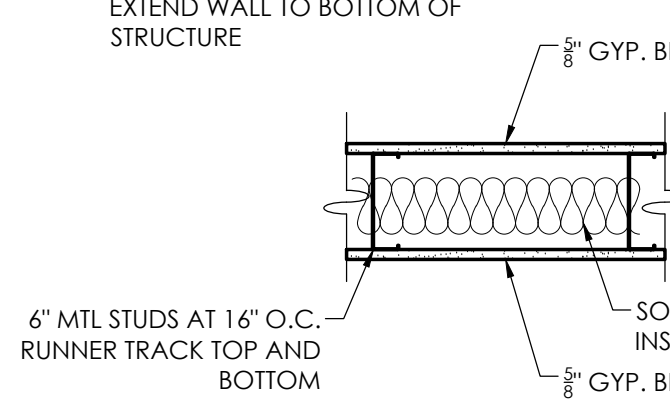
- ALL JANITORS CLOSETS, TOILET ROOMS, OR OTHER WET AREAS SHALL HAVE WATER RESISTANT GREEN GYPSUM BOARD ON ALL INTERIOR FACES OF PLUMBING WALLS.
- BATT INSULATION SHALL BE INSTALLED AT PARTITION TYPES DENOTED ON THE FLOOR PLAN WITH A (I) SYMBOL.
- ALL EXTERIOR WALL BATT INSULATION SHALL BE AS THICK AS STUD WALL THICKNESS TO MAXIMIZE R VALUE. THIS NOTE SUPERSEDES ALL OTHER DRAWING NOTES FOR THE INDICATION OF BATT INSULATION.
- PROVIDE 3/4" PLYWOOD BACKING BETWEEN STUD FACE AND GYP BOARD IN MEN'S AND WOMEN'S RESTROOMS FOR PARTITIONS, ACCESSORIES, AND TRIM ATTACHMENTS. PROVIDE TYPICAL WALL BLOCKING FOR ALL RESTROOMS AS REQUIRED.
- PROVIDE FRP AT ALL MOP SINKS.
- ALL INTERIOR PARTITIONS TO BOTTOM OF DECK OR TO BOTTOM OF STRUCTURAL MEMBERS. NEED TO ALLOW FOR 2" DEFLECTION. PROVIDE DEFLECTION TRACK PER STRUCTURAL.
- ANY USE OF MISCELLANEOUS WOOD BLOCKING SHALL BE LIMITED TO FIRE RETARDANT TREATED MATERIAL. ALL PLYWOOD FACING WALL CAVITY SHALL BE FIRE RETARDANT TREATED.
- 3-1/2" THICK SOUND BATT INSULATION SHALL BE INSTALLED ABOVE ALL ACT CEILINGS OTHER THAN CORRIDORS, TYP.

EXTEND WALL 6" ABOVE
CEILING. ANGLE BRACE BACK
TO STRUCTURE AT 48" O.C.



- P1 3-5/8" METAL STUD INTERIOR WALL
- P2 6" METAL STUD INTERIOR WALL

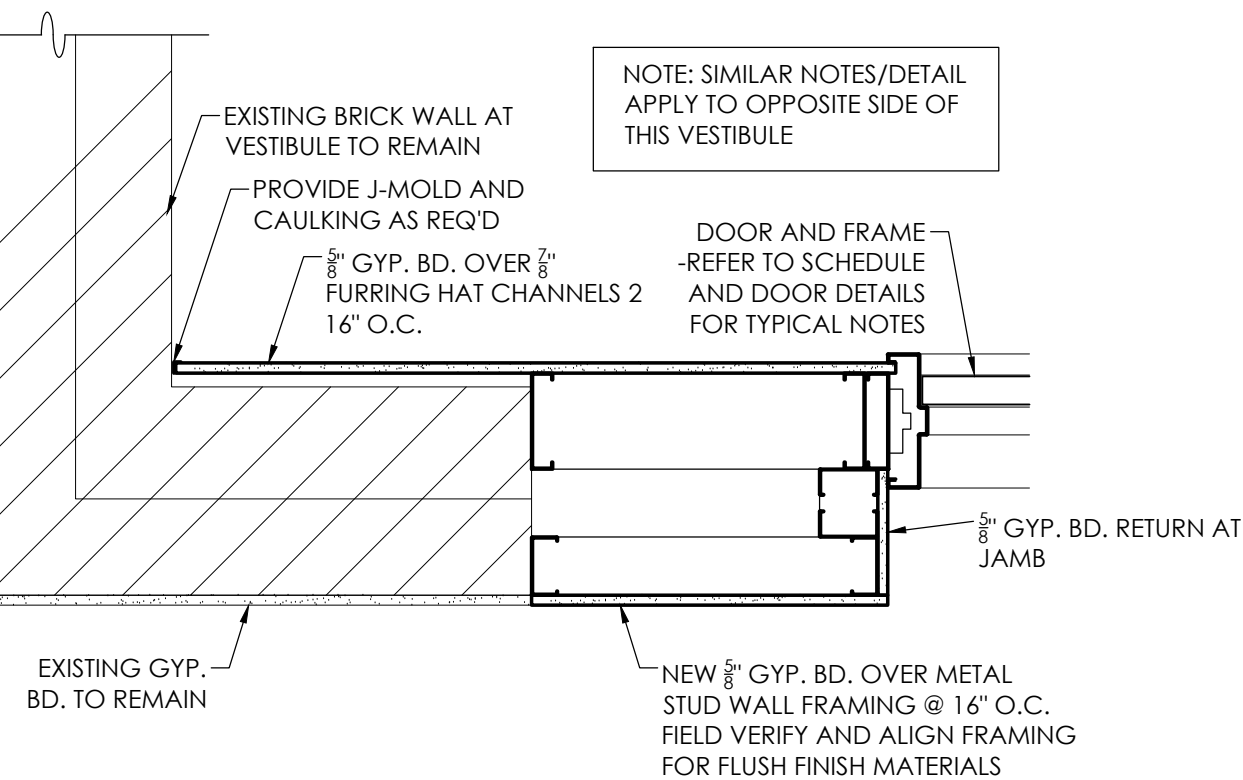
EXTEND WALL TO BOTTOM OF
STRUCTURE



- P3 6" METAL STUD INTERIOR WALL

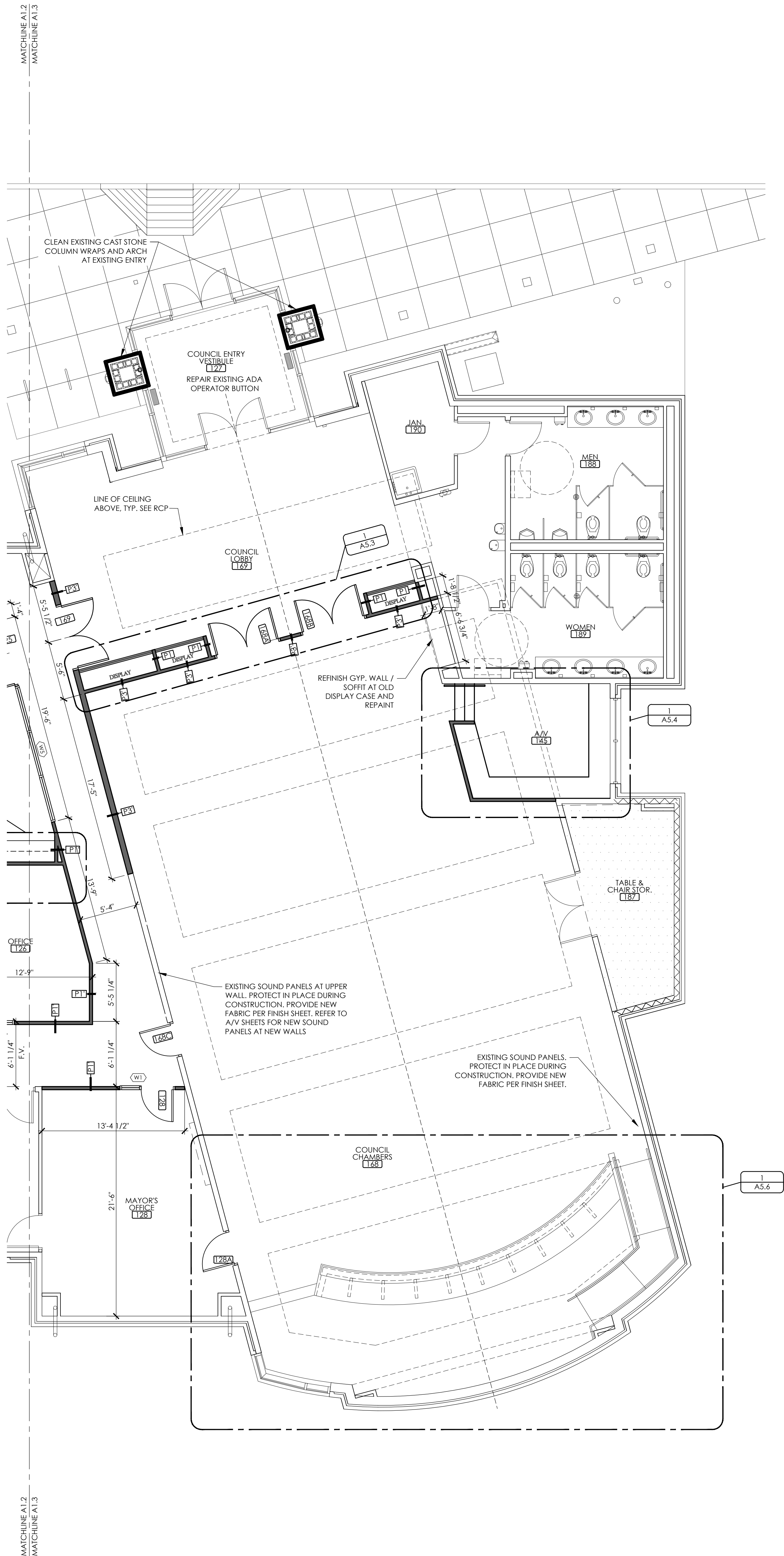
3 PARTITION TYPES

NTS



2 PLAN DETAIL AT ENTRY DOOR

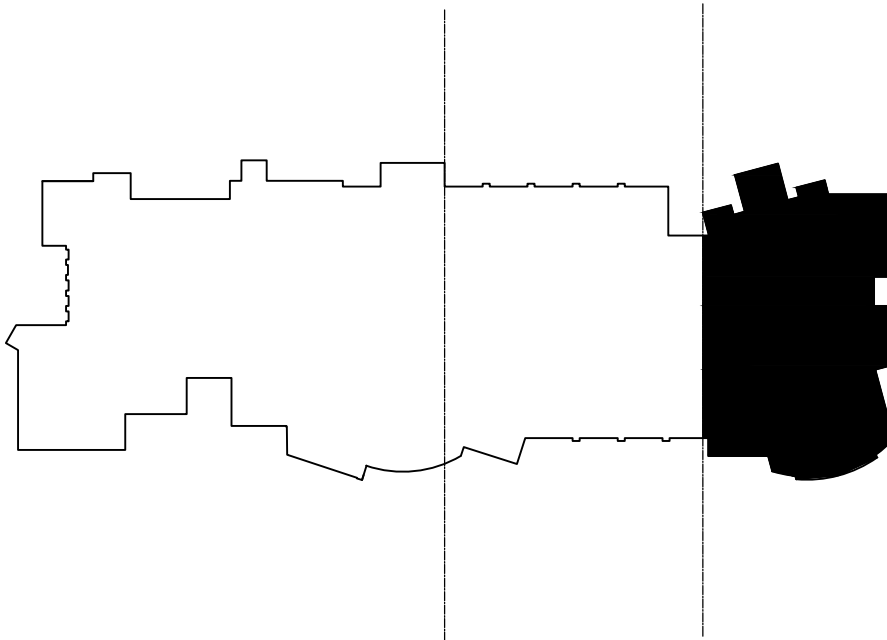
1" = 1'-0"



1 ENLARGED FLOOR PLAN

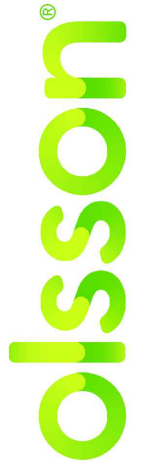
3/16" = 1'-0"

KEYPLAN



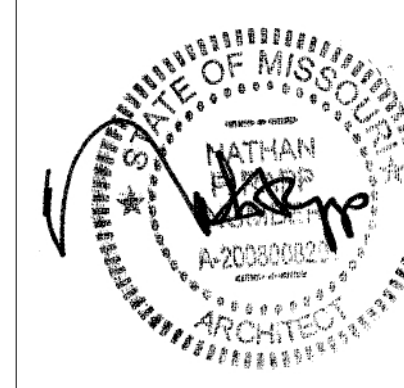
GENERAL FLOOR PLAN NOTES

- ARCHITECTURAL DIMENSIONS ARE GIVEN FROM FACE OF STUDS, CONCRETE, MASONRY, OR COLUMN GRID LINES UNLESS NOTED OTHERWISE.
- WHEN INSTALLING NEW CEILING TILE ADJACENT TO EXISTING CEILING TILE, COORDINATE CEILING TILE LAYOUT AND HEIGHTS WITH EXISTING.
- WHERE EXISTING WALLS ARE REMOVED AND CEILING TILE TO REMAIN, FILL GAP BETWEEN TILE, WITH PRE-FINISHED GAP FILLER AS PROVIDED BY ARMSTRONG OR USG.
- ALL COLORS TO BE SELECTED BY OWNER.
- ALIGN FINISH OF ALL NEW WALLS WITH FINISH OF EXISTING WALLS. TYPICAL AT ALL OFFICES, CORRIDORS, ETC. FIELD VERIFY ALL DIMENSIONS.



REISSUE DATE

PROFESSIONAL OF RECORD



DATE: 01.22.2025

ARCHITECT: RAPP

PROJECT NO.: 24-028

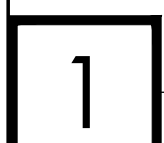
DATE: 01.22.2025

DRAWING TITLE: AREA THREE
ENLARGED PLAN

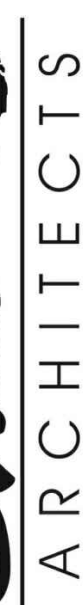
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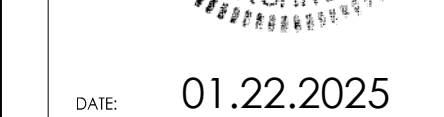
NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO

113 S. Main St. Nixa, MO 65714 PH: 417.224.8933
NATHAN RAPP, ARCHITECT #A-200608201


$$3/32 = 1'-0''$$


12 S. Main St., Nixa, MO 65714 Ph: 417-724-8553
NATHAN RABO ARCHITECT #A-2009009201





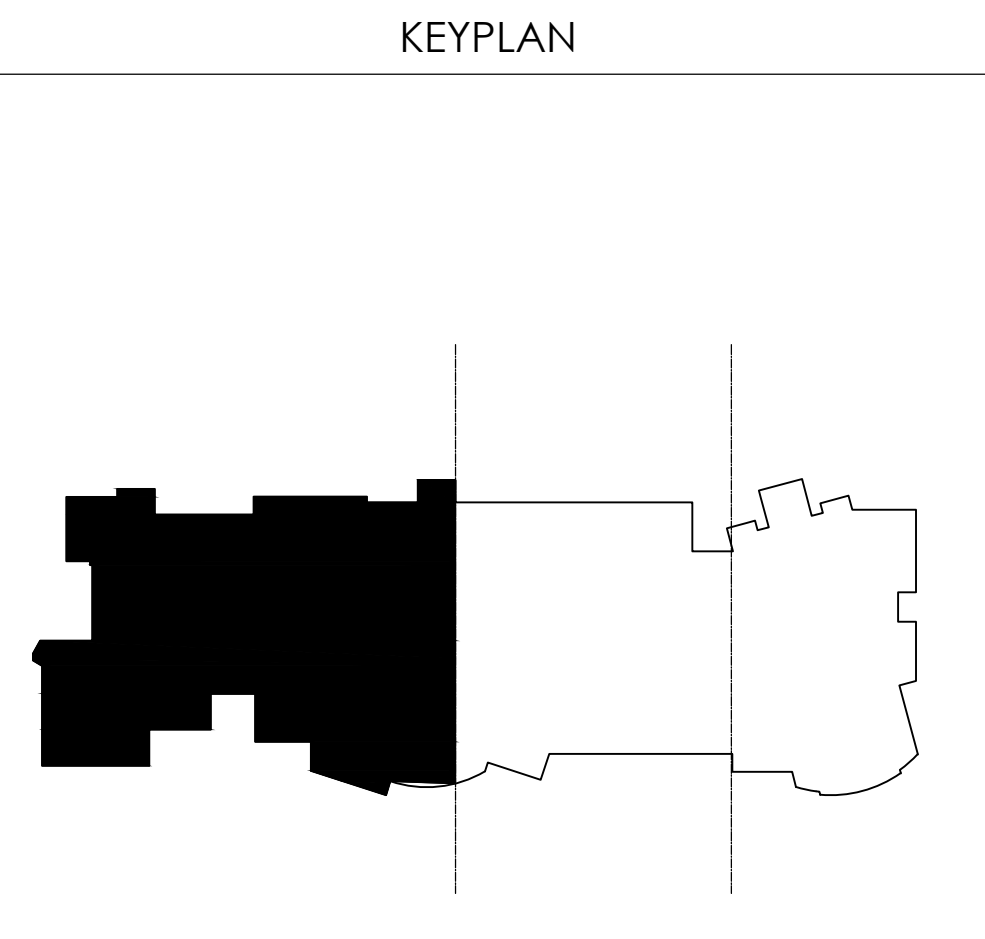
THESE PRINTS ARE THE PROPERTY OF INSIGHT DESIGN ARCHITECTS
AND SHALL BE USED ONLY FOR THE PROJECT REFERENCED ABOVE

PROJECT NO.	24-028
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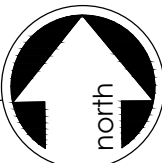
DRAWING TITLE

SHEET NO. 100

A2.0



1 ENLARGED REFLECTED CEILING PLAN
3/16" = 1'-0"



KEYPLAN

NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO

INSIGHT DESIGN
iDeA
ARCHITECTS

CJD
Engineering | Energy | Innovation

ME
METTEMMEYER
ENGINEERING LLC

Chiodini
ARCHITECTS

olsson

REISSUE DATE

PROFESSIONAL OF RECORD

STATE OF MISSOURI
NATHAN RAPP
ARCHITECT
A-20200002
DATE: 01.22.2025

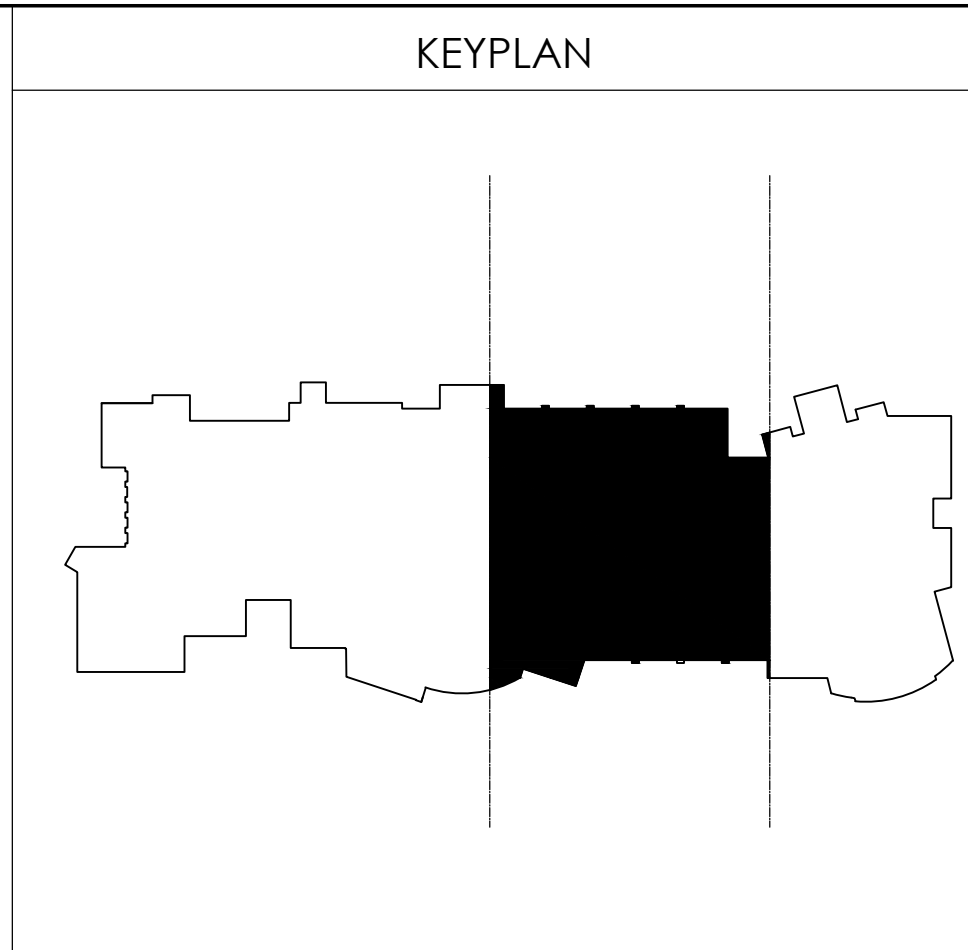
ARCHITECT
RAPP

PROJECT NO.
24-028

DATE
01.22.2025

DRAWING TITLE
PHASE ONE
ENLARGED RCP

SHEET NO.
A2.1



1 ENLARGED REFLECTED CEILING PLAN
3/16" = 1'-0"

**NIXA CITY HALL
REMODEL**
715 W MT. VERNON ST, NIXA MO

INSIGHT DESIGN
iDeA
ARCHITECTS

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Engineering | Energy | Innovation

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METTEMMEYER
ENGINEERING LLC

Chiodini
ARCHITECTS

olsson

REISSUE DATE

PROFESSIONAL OF RECORD

STATE OF MISSOURI
NATHAN RAPP
ARCHITECT
A-20050002
EXPIRES 12/31/2025

DATE: 01.22.2025

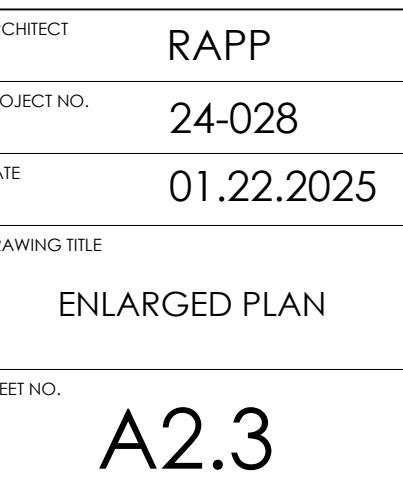
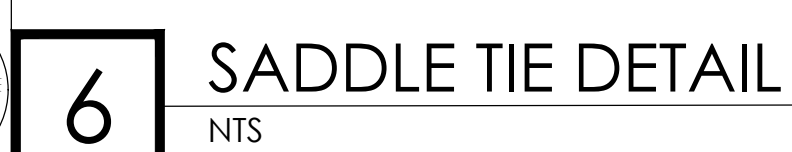
ARCHITECT: RAPP

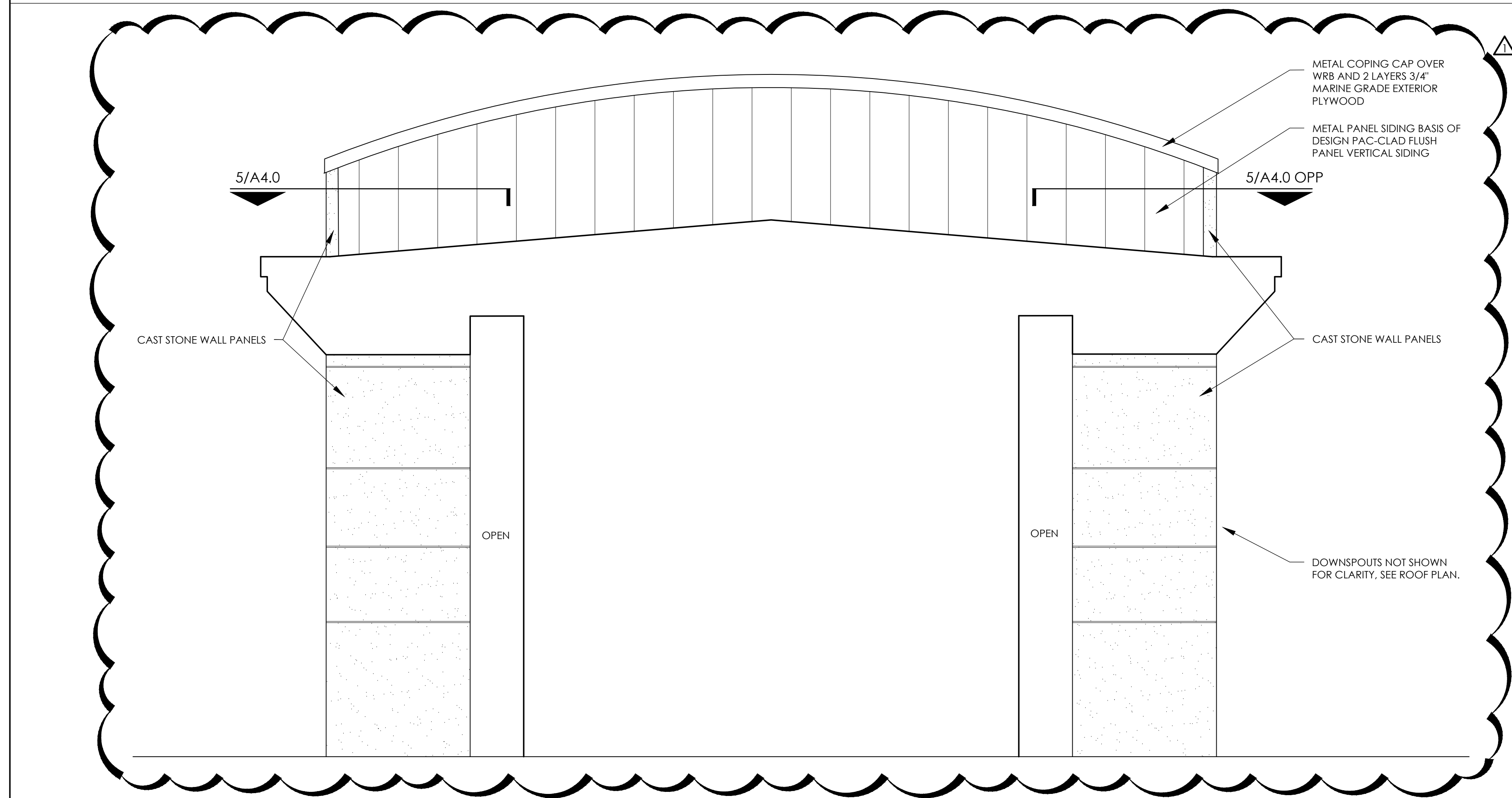
PROJECT NO.: 24-028

DATE: 01.22.2025

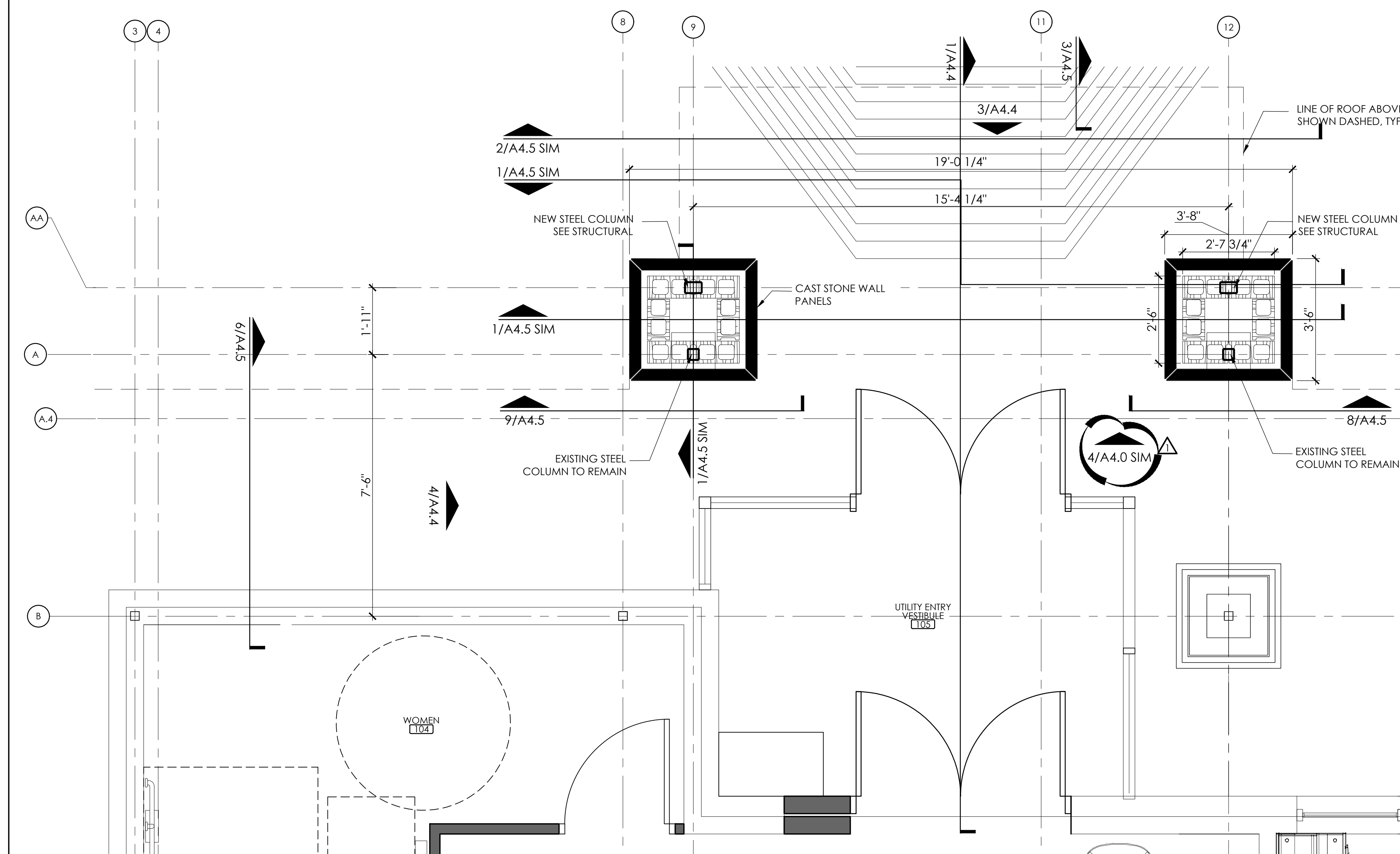
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SHEET NO.: A2.2

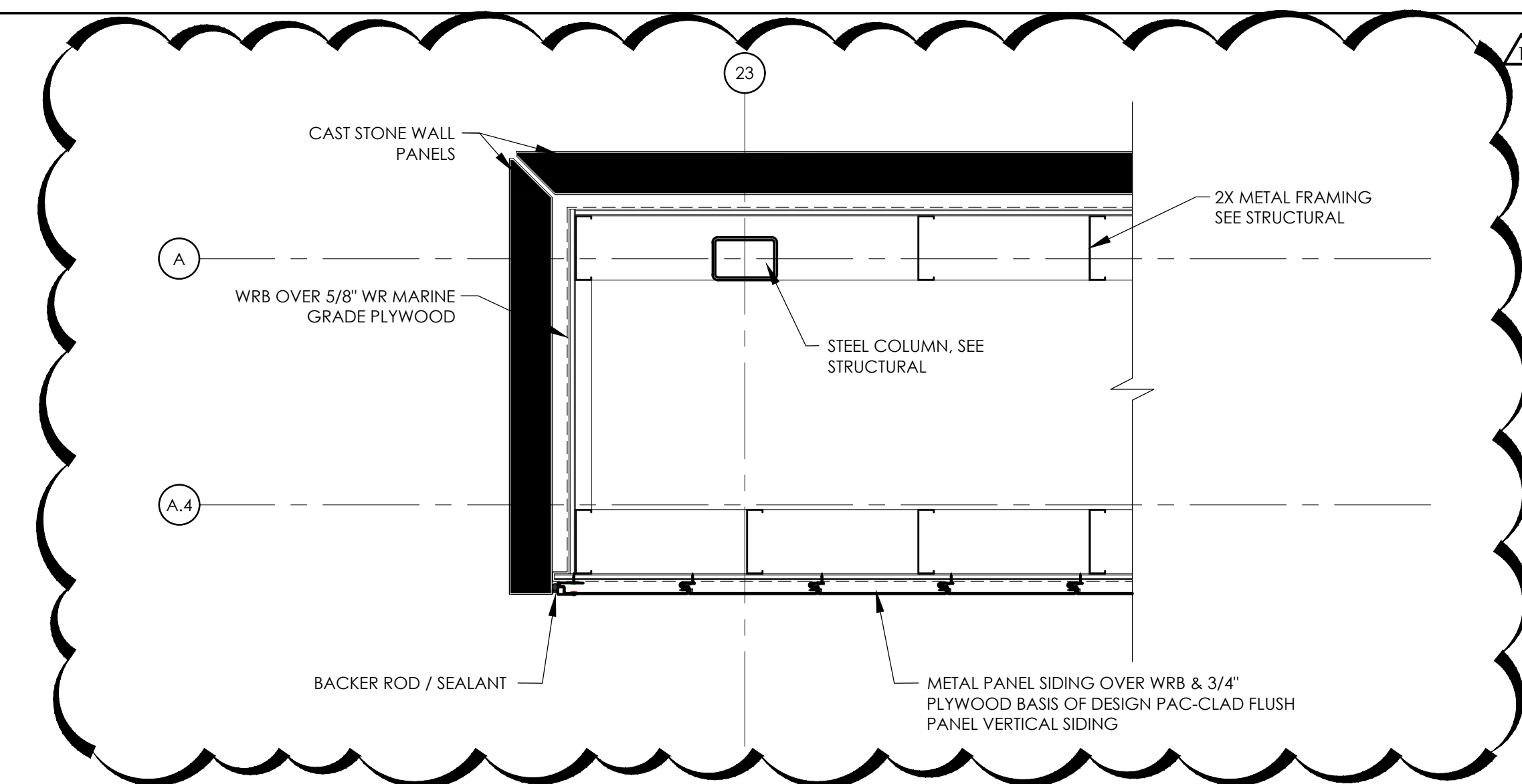




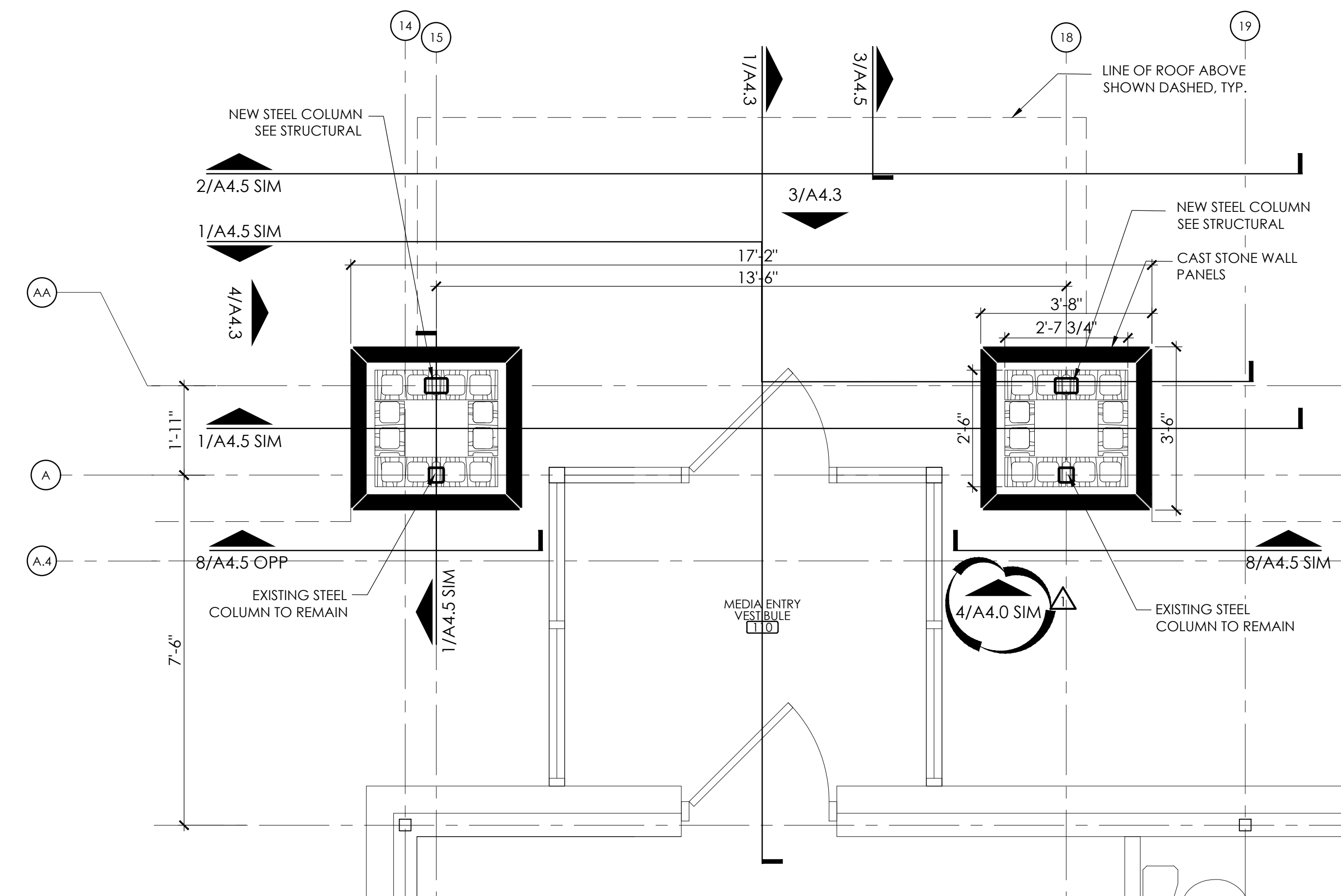
4 ARCHED CANOPY ELEVATION - BACK SIDE
1/2" = 1'-0"



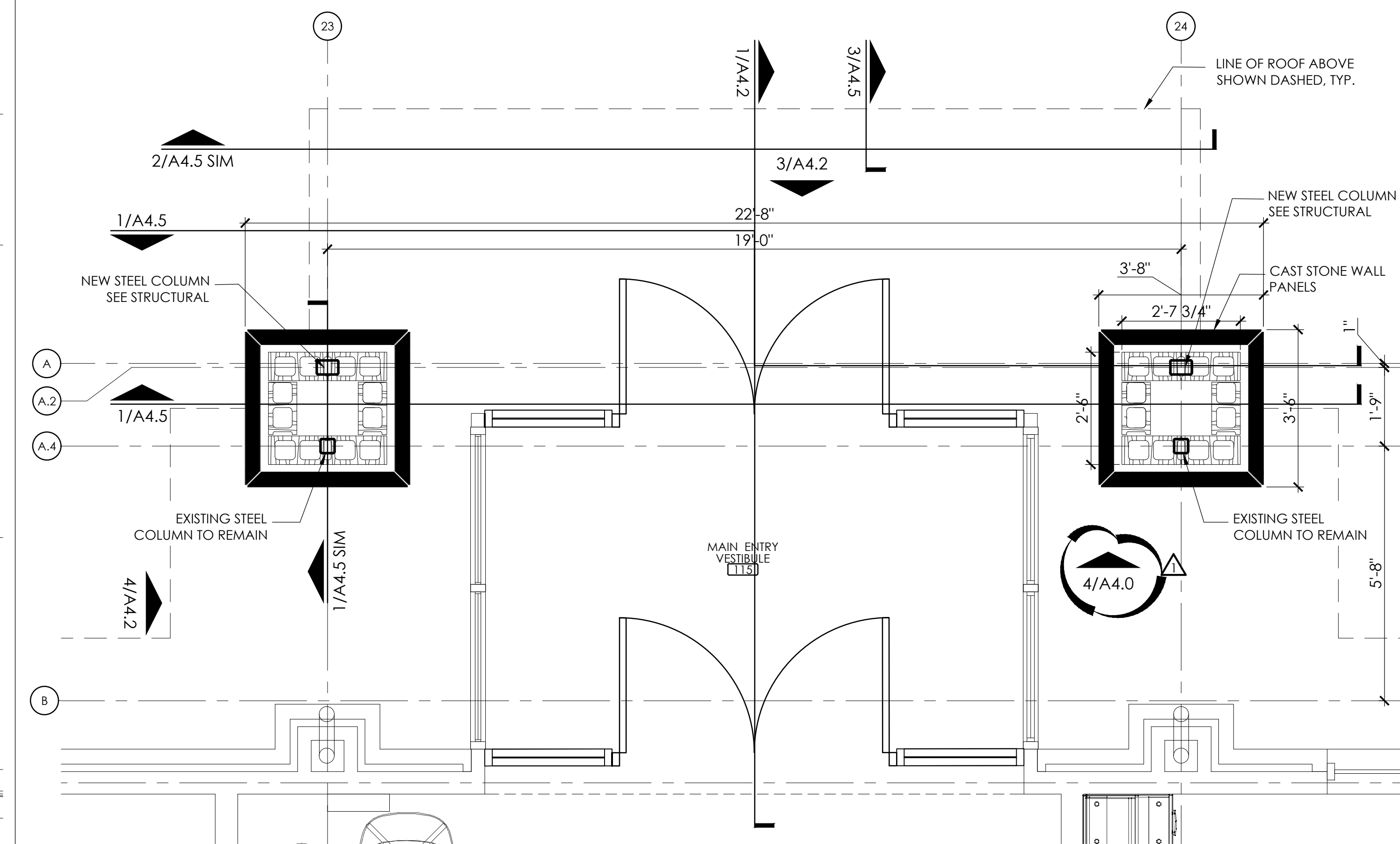
3 ENLARGED VESTIBULE PLAN @ UTILITY ENTRANCE 105
1/2" = 1'-0"



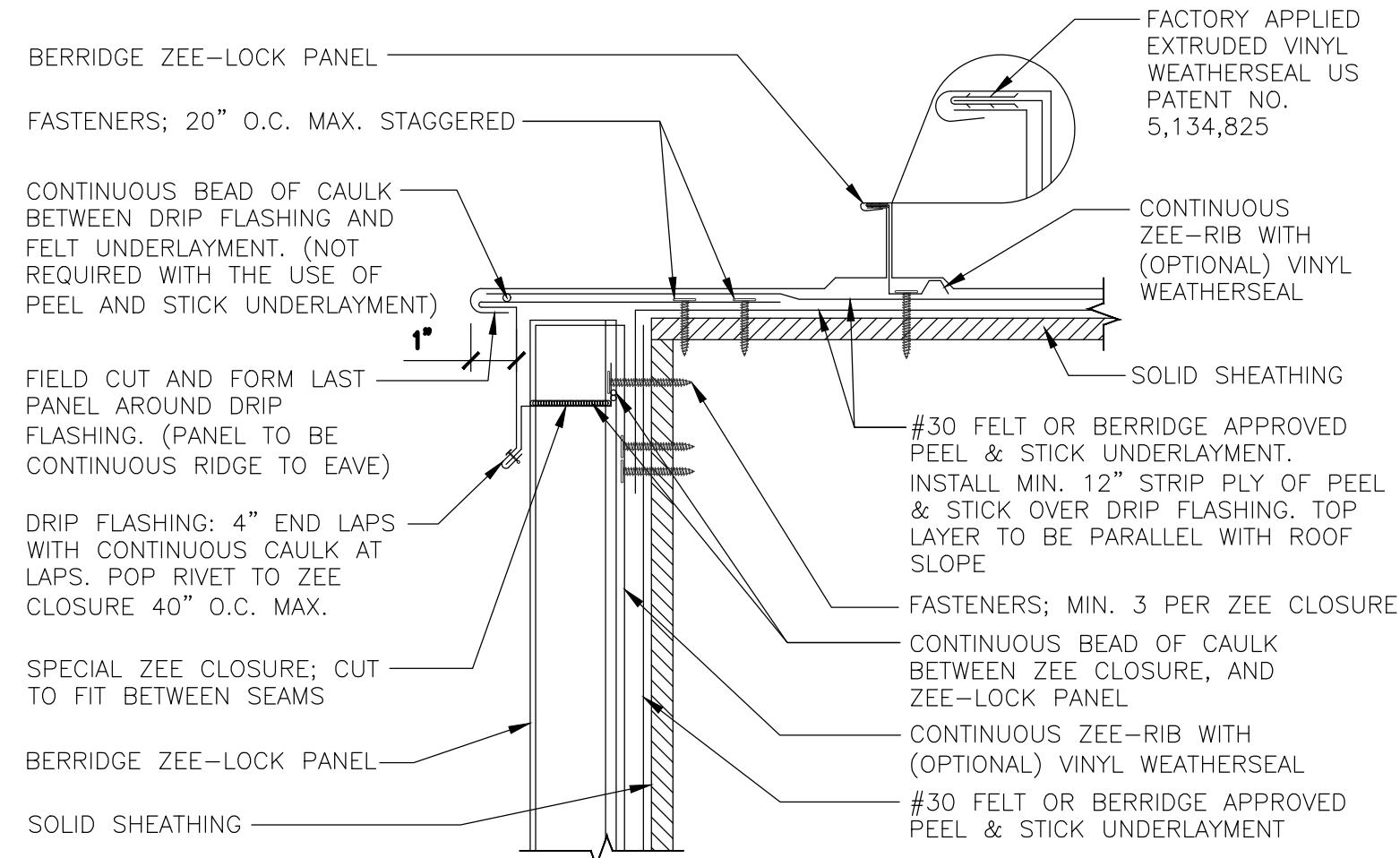
5 ENLARGED PLAN DETAIL AT ARCHED CANOPY
1" = 1'-0"



2 ENLARGED VESTIBULE PLAN @ MEDIA ENTRANCE 110
1/2" = 1'-0"



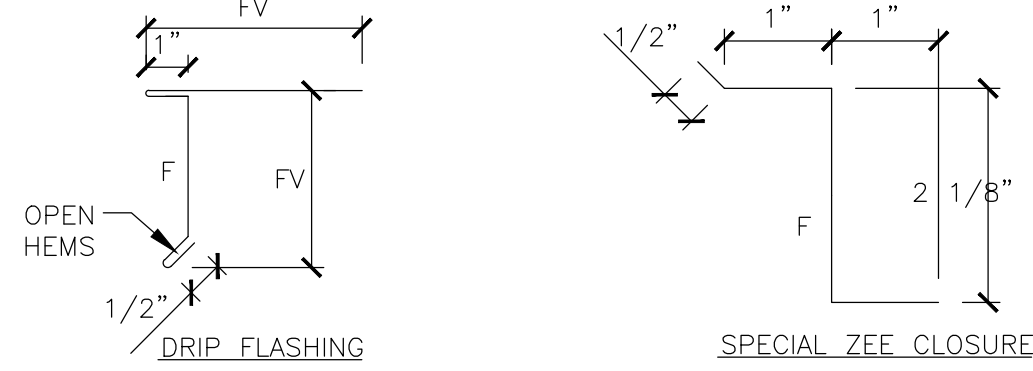
1 ENLARGED VESTIBULE PLAN @ MAIN ENTRANCE 115
1/2" = 1'-0"



1. SOLID SHEATHING (NOT BY BERRIDGE) TO MEET ENGINEERING AND ARCHITECTURAL SPECIFICATIONS MINIMUM REQUIREMENTS, REFERENCE INSTALLATION INSTRUCTIONS.
2. WHEN THIS DETAIL IS USED DIRECTLY OVER RIGID INSULATION, WOOD BLOCKING OR A MINIMUM 16 GA. SUPPORT IS REQUIRED FOR THE STRUCTURAL ATTACHMENT OF FASTENERS.
3. REFERENCE BERRIDGE'S WEB SITE FOR APPROVED UNDERLAYMENT AND CAULK TYPES CONSULT BERRIDGE MANUFACTURING'S ENGINEERING DEPARTMENT REGARDING FASTENER TYPE & SPACING.

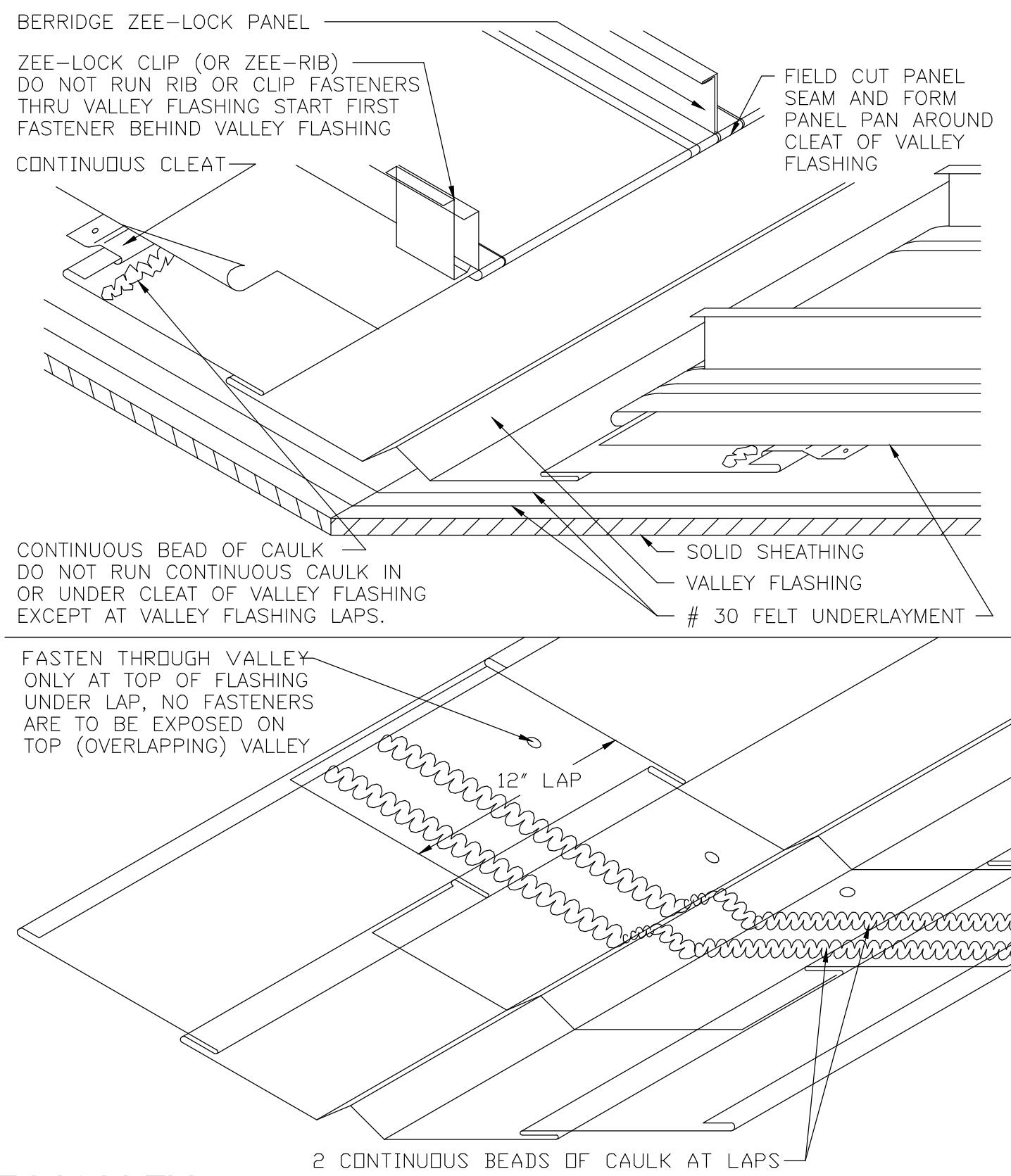
NOTE: ALL FLASHING GAUGES TO BE EQUAL TO THE ASSOCIATED PANEL GAUGE UNLESS NOTED OTHERWISE

F = FINISH SIDE
FV = FIELD VERIFY



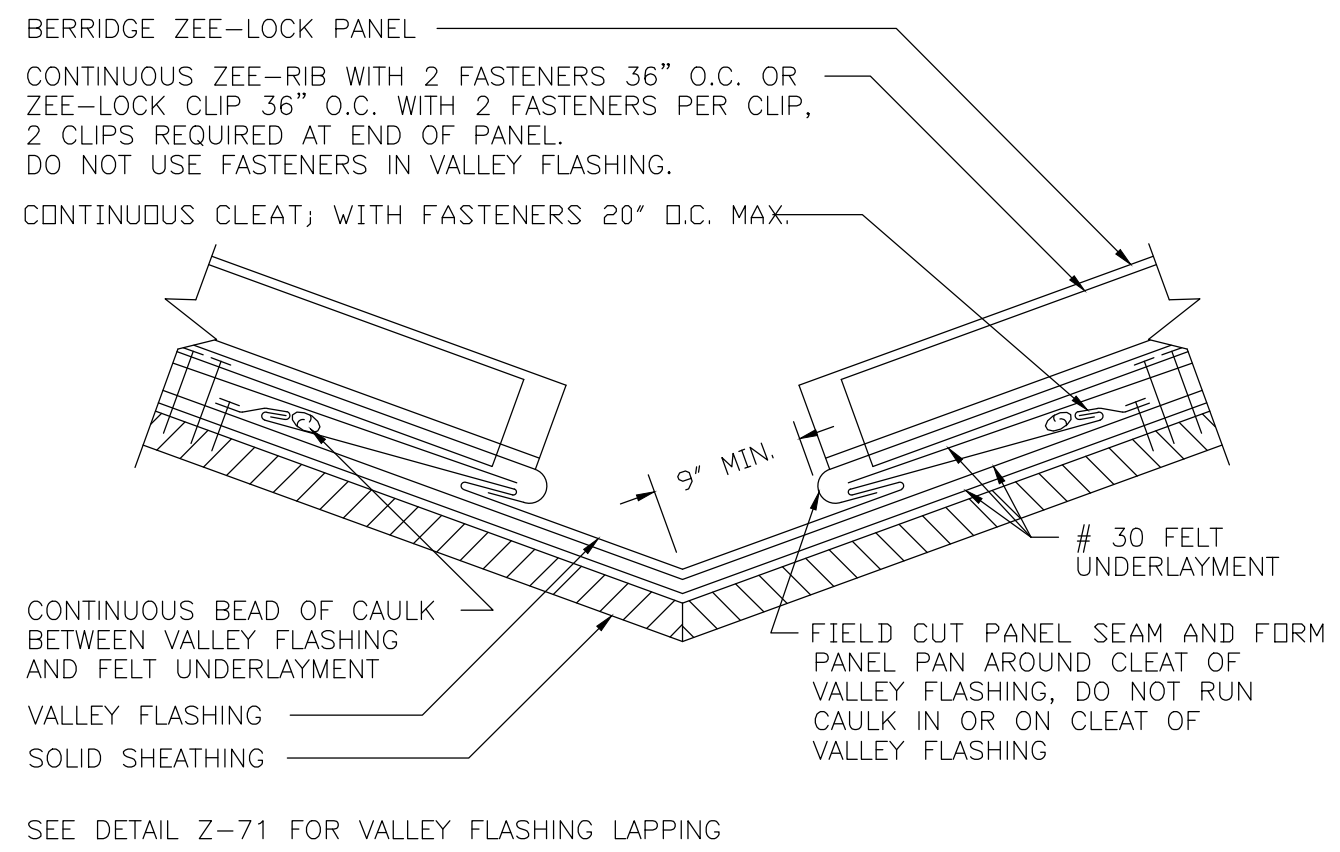
5 DETAIL @ VERTICAL TO HORIZONTAL MTL ROOF PANEL TRANSITION

NTS

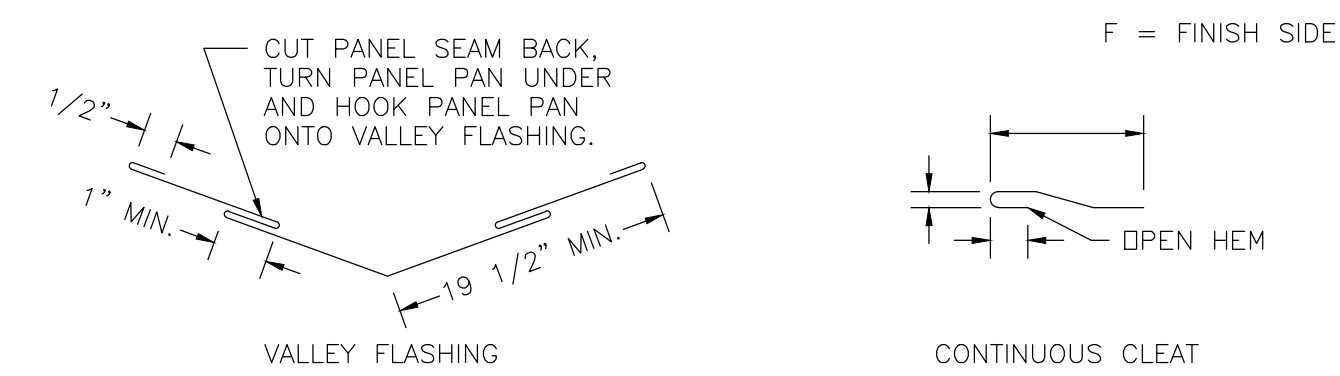


4 DETAIL AT VALLEY

NTS

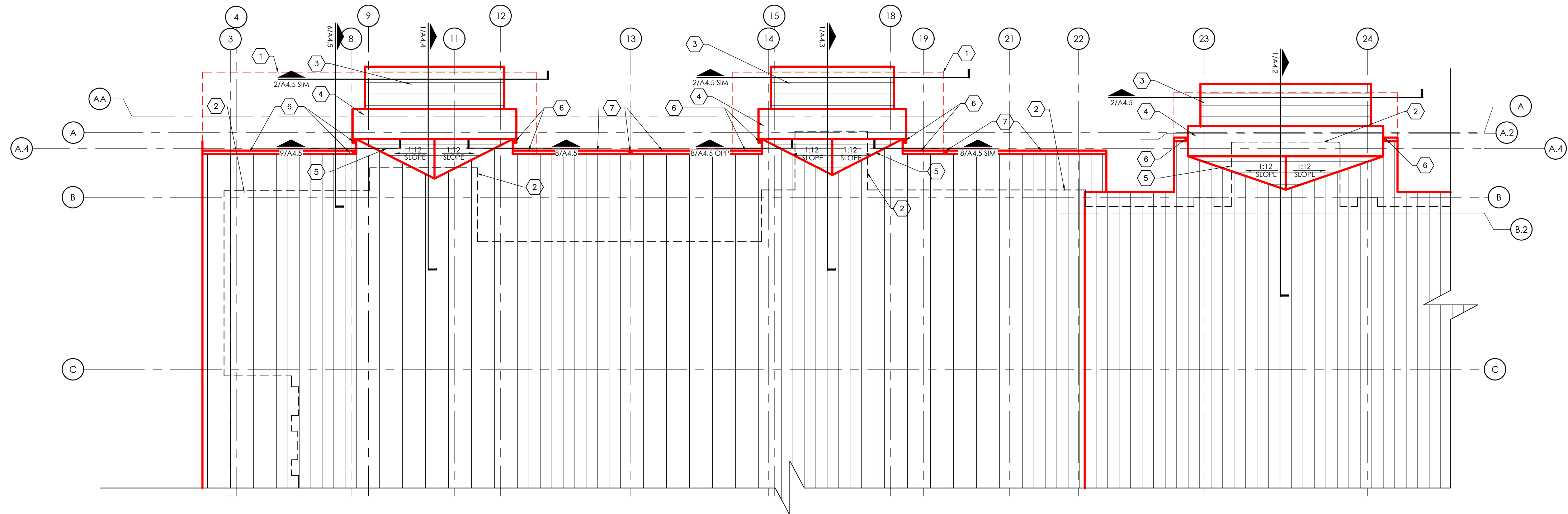


1. FOR EXPANSION AND CONTRACTION OF PANELS, SEE Z1-8 AND Z-10.
2. SOLID SHEATHING (BY OTHERS) TO BE A MINIMUM OF 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
3. ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.



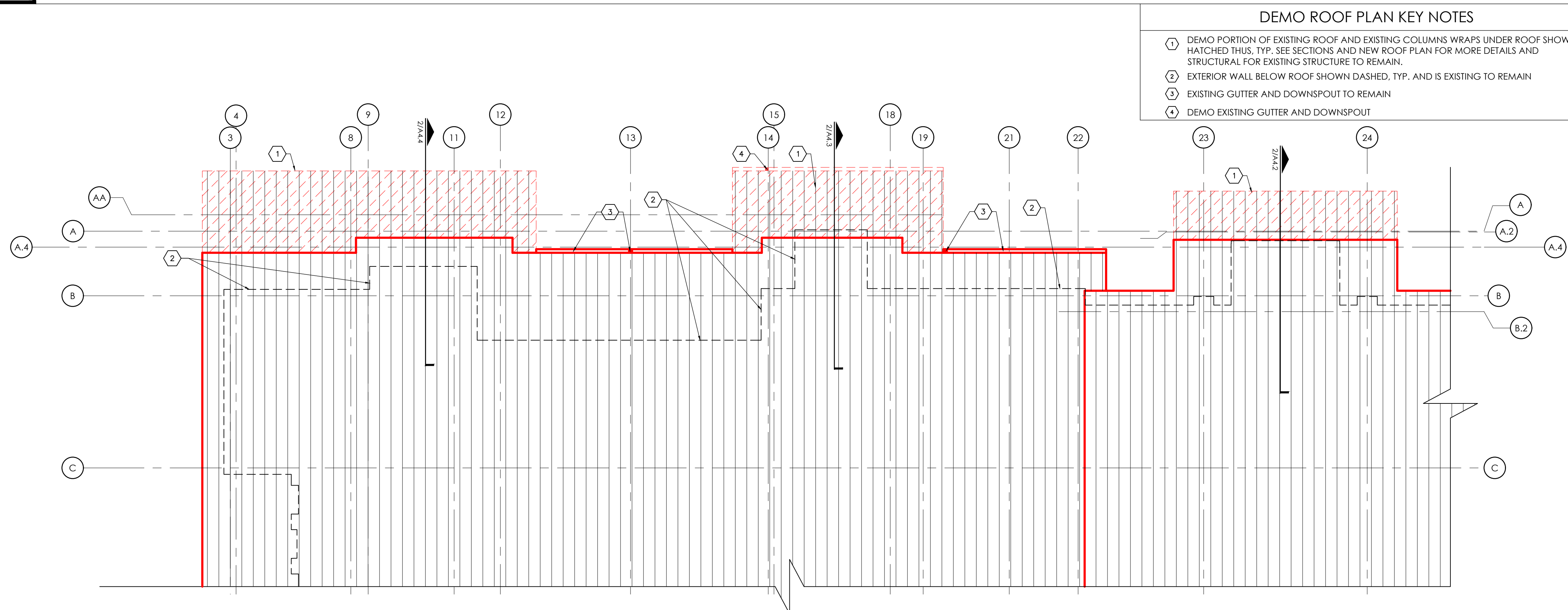
3 DETAIL AT VALLEY

NTS



2 NEW ROOF PLAN

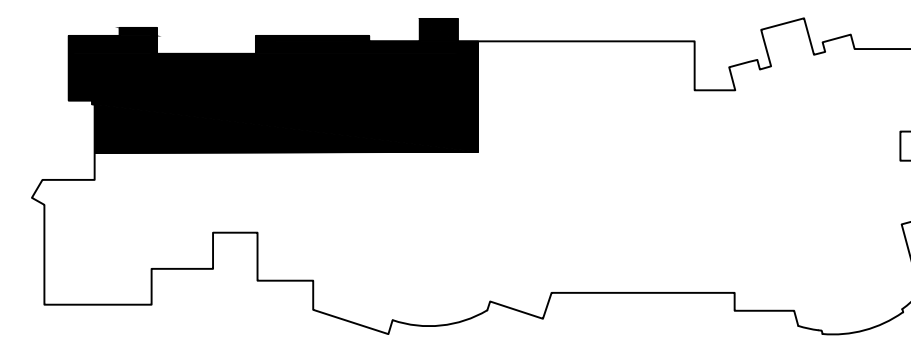
1/8" = 1'-0"



1 DEMO ROOF PLAN

1/8" = 1'-0"

KEYPLAN



NEW ROOF PLAN KEY NOTES

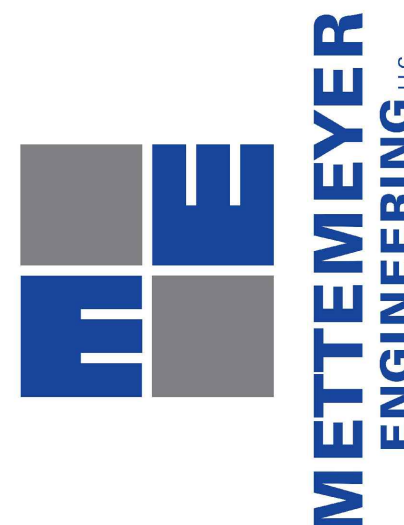
1. EXISTING ROOF LINE TO BE DEMOLISHED SHOWN DASHED, TYP.
2. EXTERIOR WALL BELOW ROOF SHOWN DASHED, TYP. AND IS EXISTING TO REMAIN
3. NEW STANDING SEAM METAL ROOF, NEW ROOF CONSTRUCTION TO MATCH THAT OF EXISTING - SEE SECTIONS.
4. NEW ARCHED ENTRY FEATURE- SEE SECTIONS
5. LOW SLOPE ROOF CRICKET, STANDING SEAM MTL. ROOF MATCH EXISTING
6. NEW PRE-FINISHED GUTTER AND DOWNSPOUT TO MATCH EXISTING, DRAIN BELOW GRADE, TYP.. SEE CIVIL NEW FASCIA AND FLASHING BEHIND NEW GUTTERS TO MATCH FINISH OF EXISTING FASCIA AND FLASHING
7. EXISTING GUTTER AND DOWNSPOUT TO REMAIN, EXISTING FASCIA TO REMAIN.

DEMO ROOF PLAN KEY NOTES

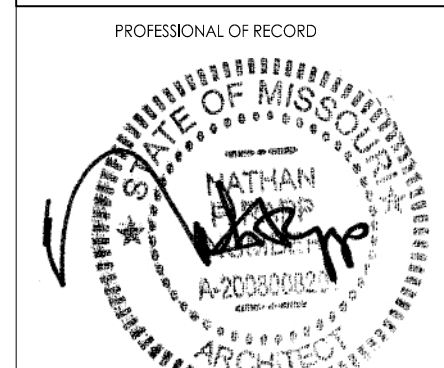
1. DEMO PORTION OF EXISTING ROOF AND EXISTING COLUMNS WRAPS UNDER ROOF SHOWN HATCHED THIS, TYP. SEE SECTIONS AND NEW ROOF PLAN FOR MORE DETAILS AND STRUCTURAL FOR EXISTING STRUCTURE TO REMAIN.
2. EXTERIOR WALL BELOW ROOF SHOWN DASHED, TYP. AND IS EXISTING TO REMAIN
3. EXISTING GUTTER AND DOWNSPOUT TO REMAIN
4. DEMO EXISTING GUTTER AND DOWNSPOUT

NIXA CITY HALL
REMODEL

715 W MT. VERNON ST, NIXA MO



REISSUE DATE



DATE: 01.22.2025

ARCHITECT RAPP

PROJECT NO. 24-028

DATE 01.22.2025

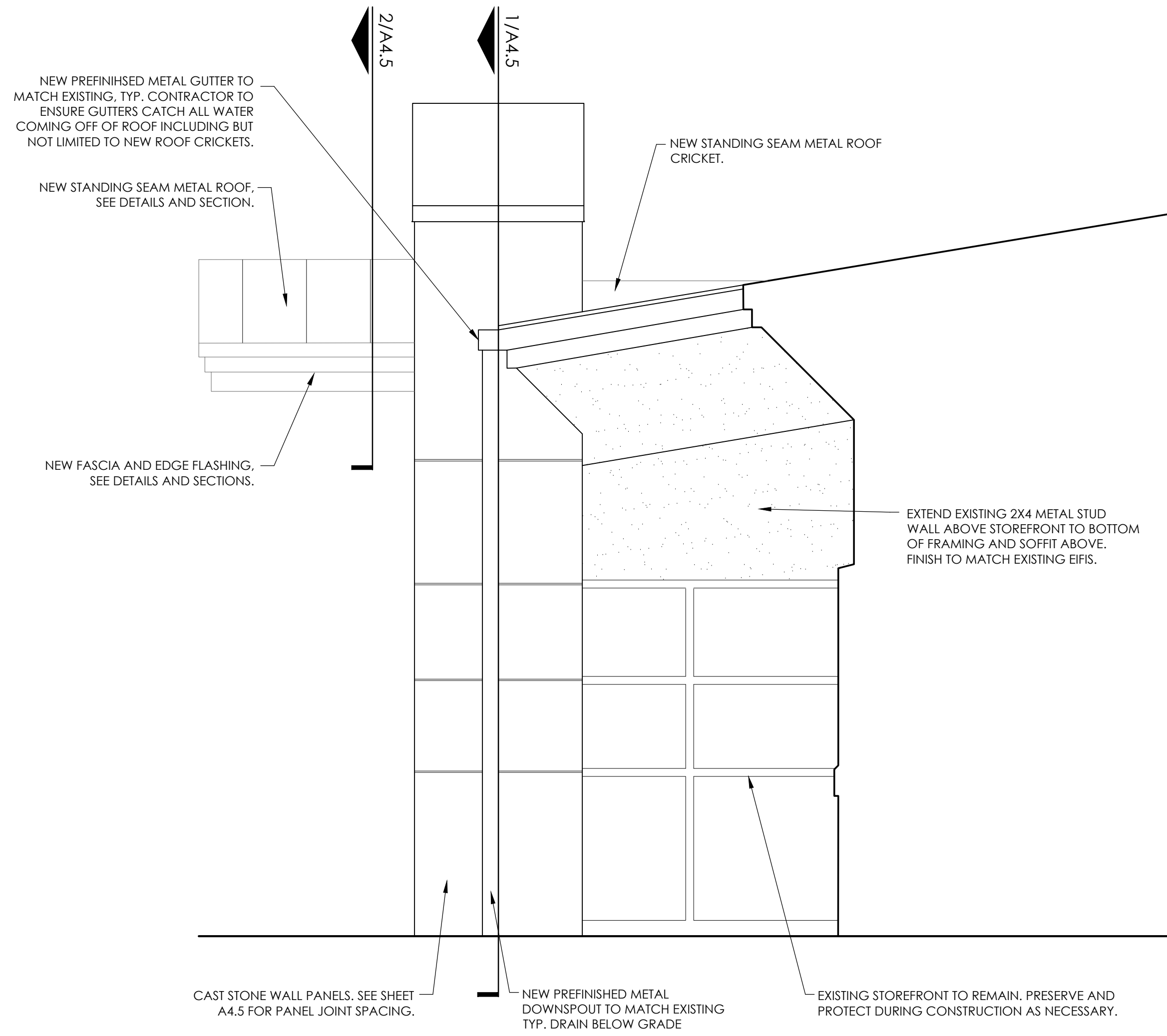
VESTIBULE ROOF
PLANS

SHEET NO.

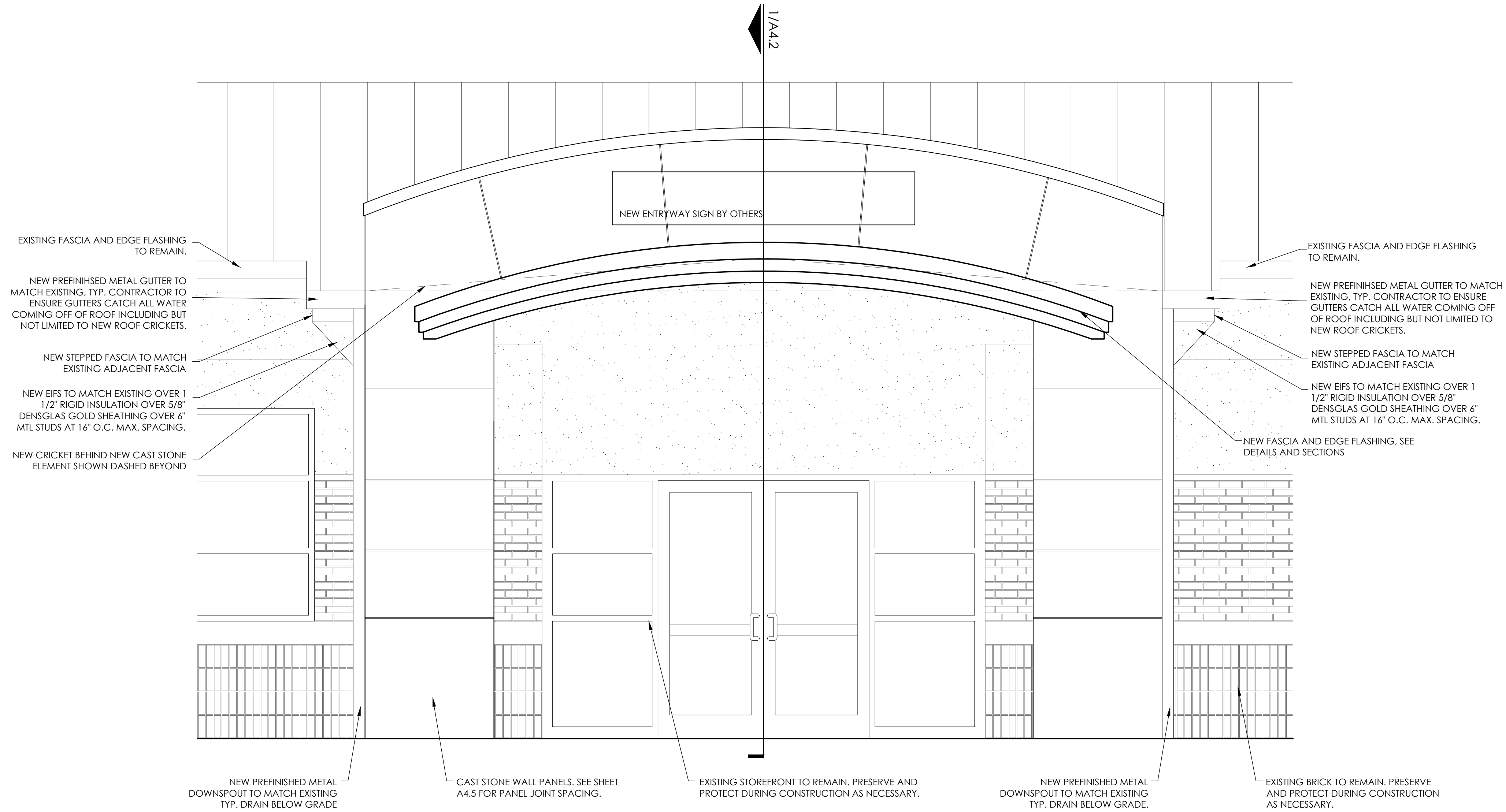
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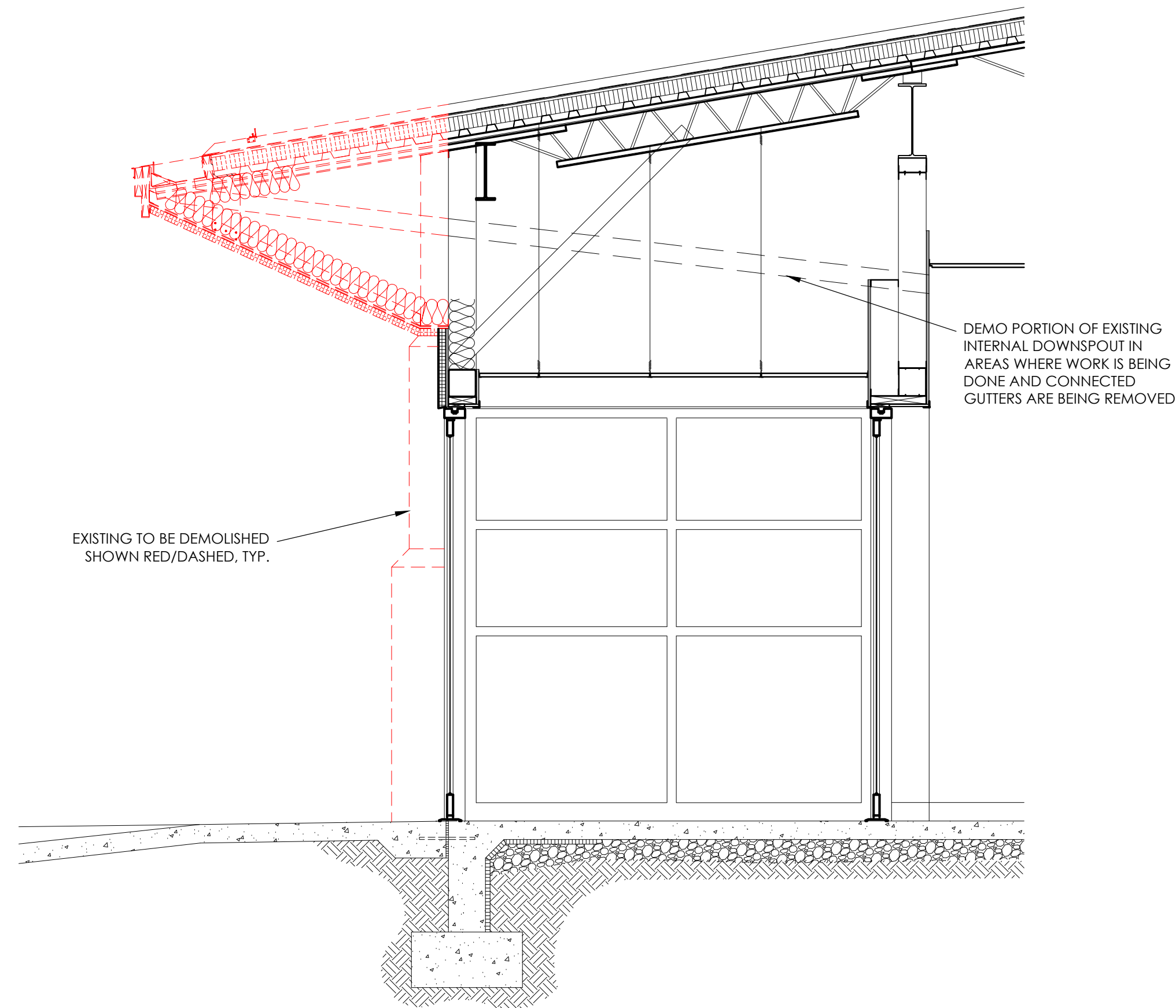
4 NEW BUILDING ELEVATION @ MAIN ENTRANCE 115
1/2" = 1'-0"



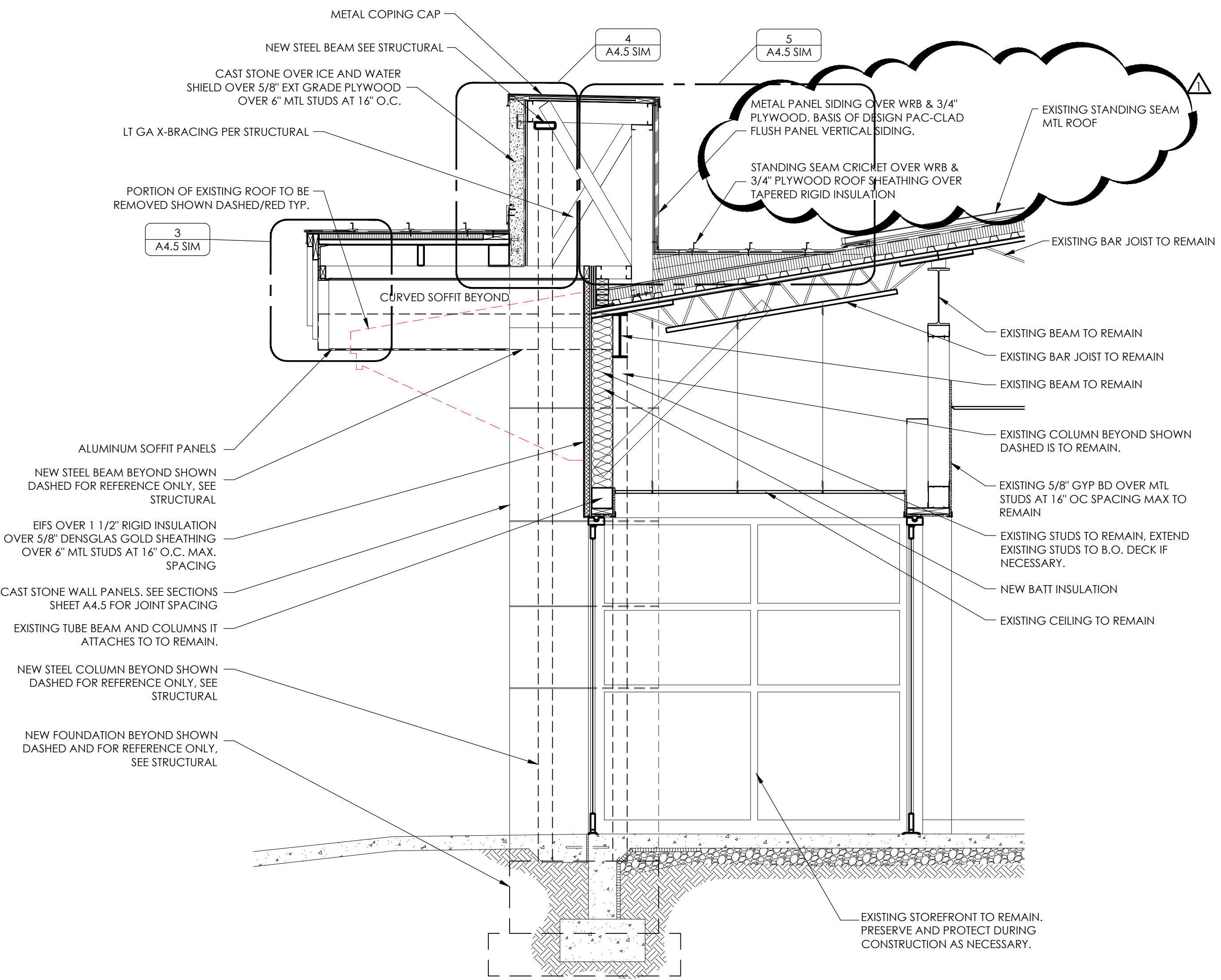
3 NEW BUILDING ELEVATION @ MAIN ENTRANCE 115
1/2" = 1'-0"

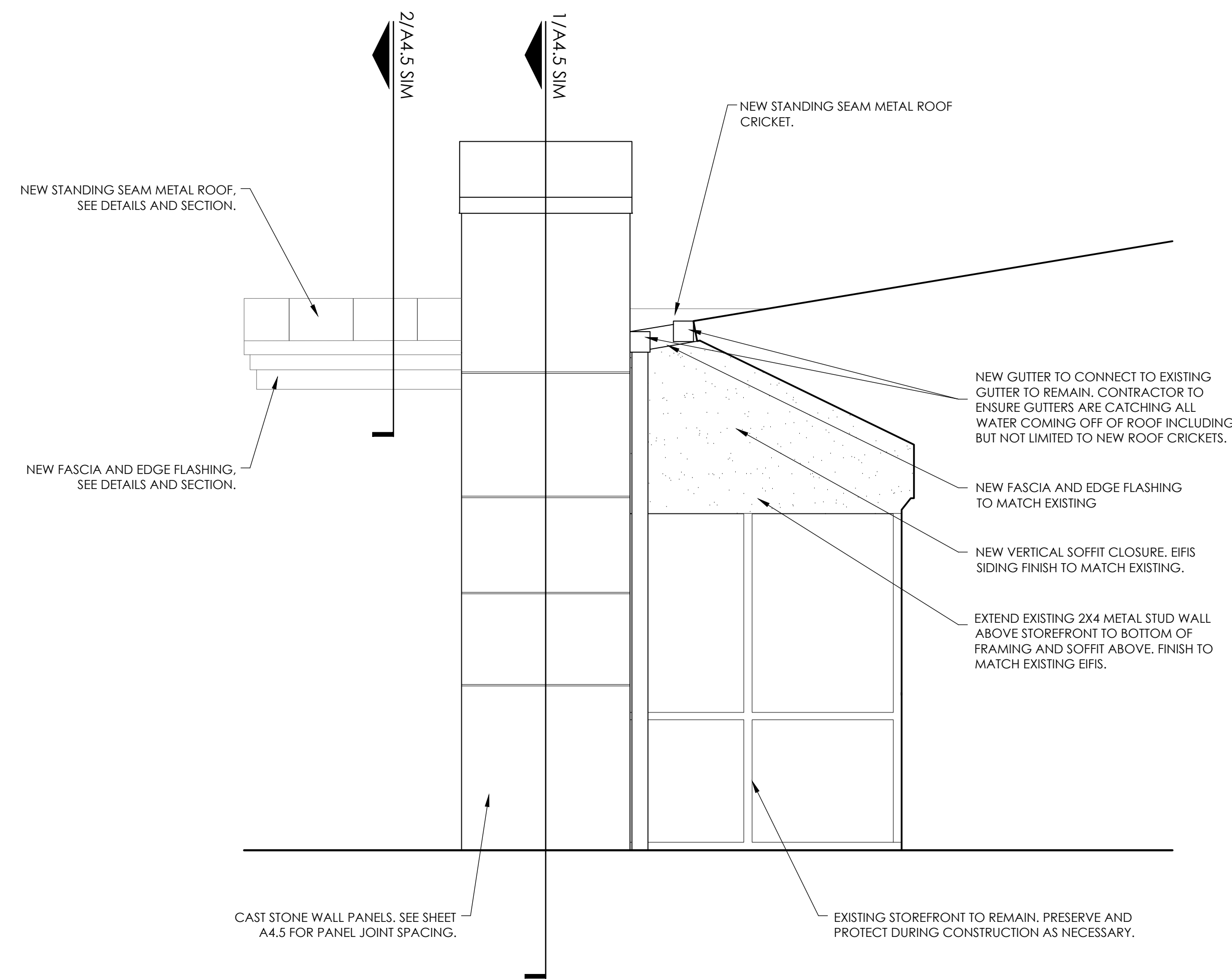


2 EXISTING BUILDING SECTION @ MAIN ENTRANCE 115
1/2" = 1'-0"

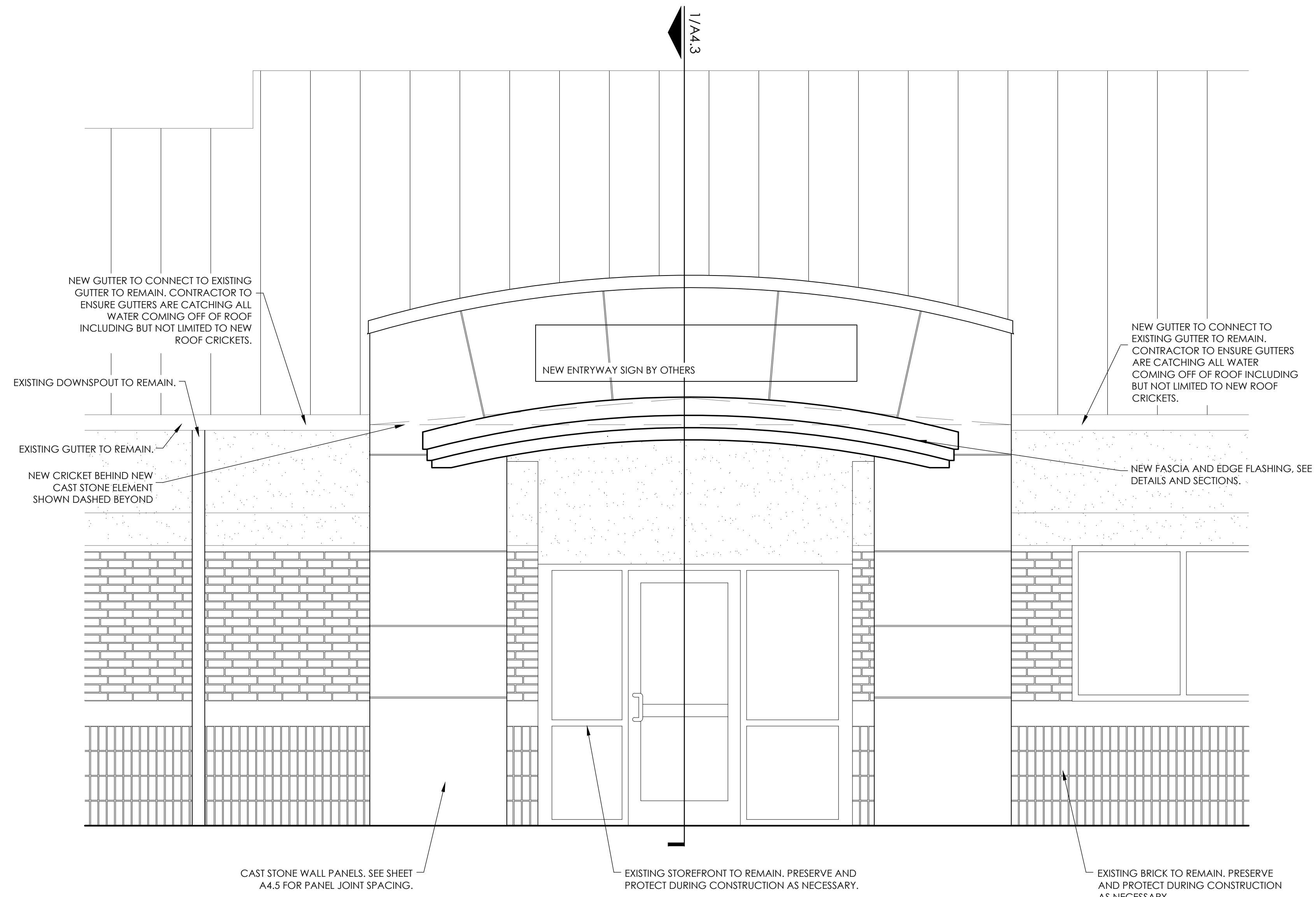


1 NEW BUILDING SECTION @ MAIN ENTRANCE 115
1/2" = 1'-0"

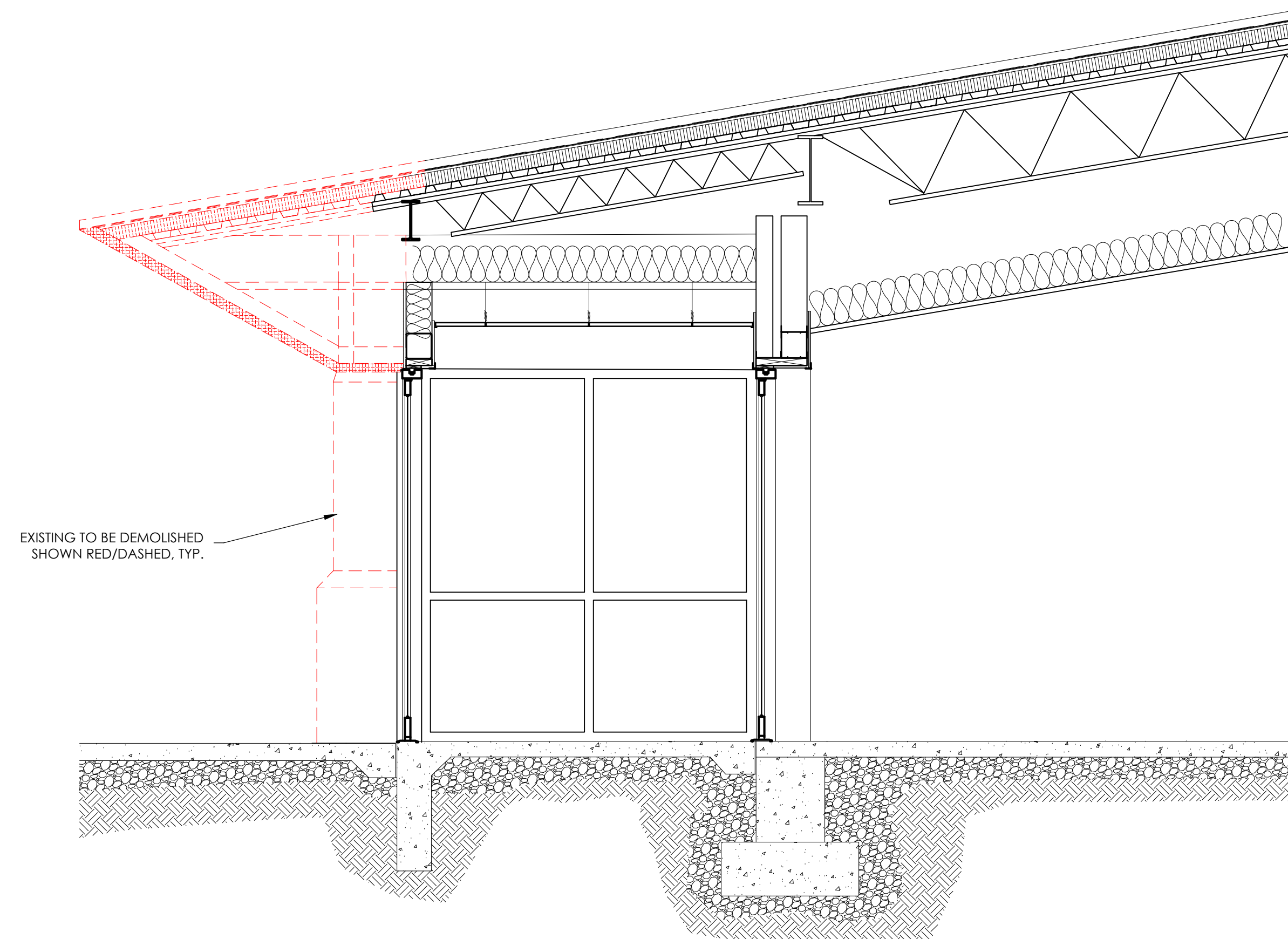




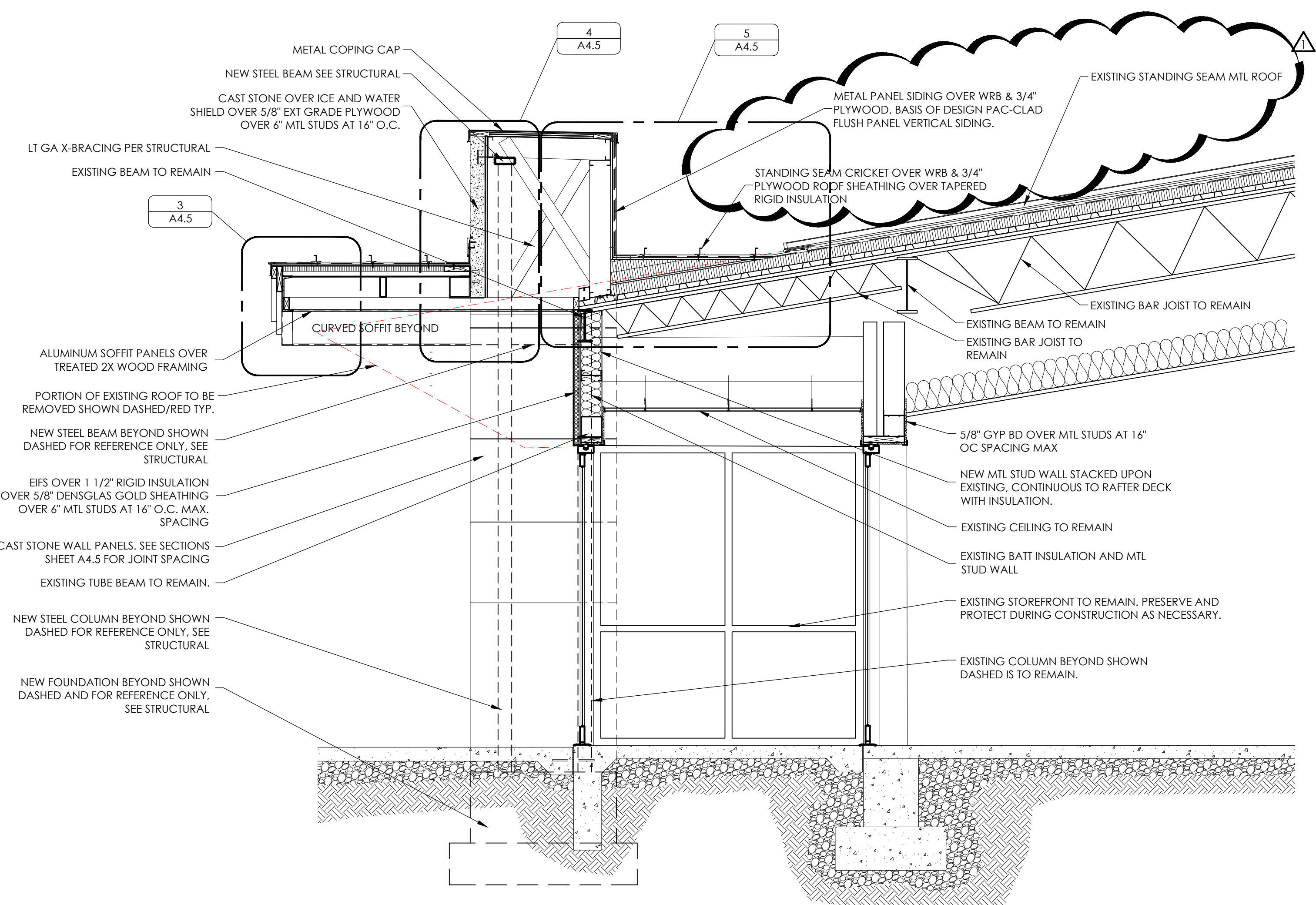
4 NEW BUILDING ELEVATION @ MEDIA ENTRANCE 110
1/2" = 1'-0"



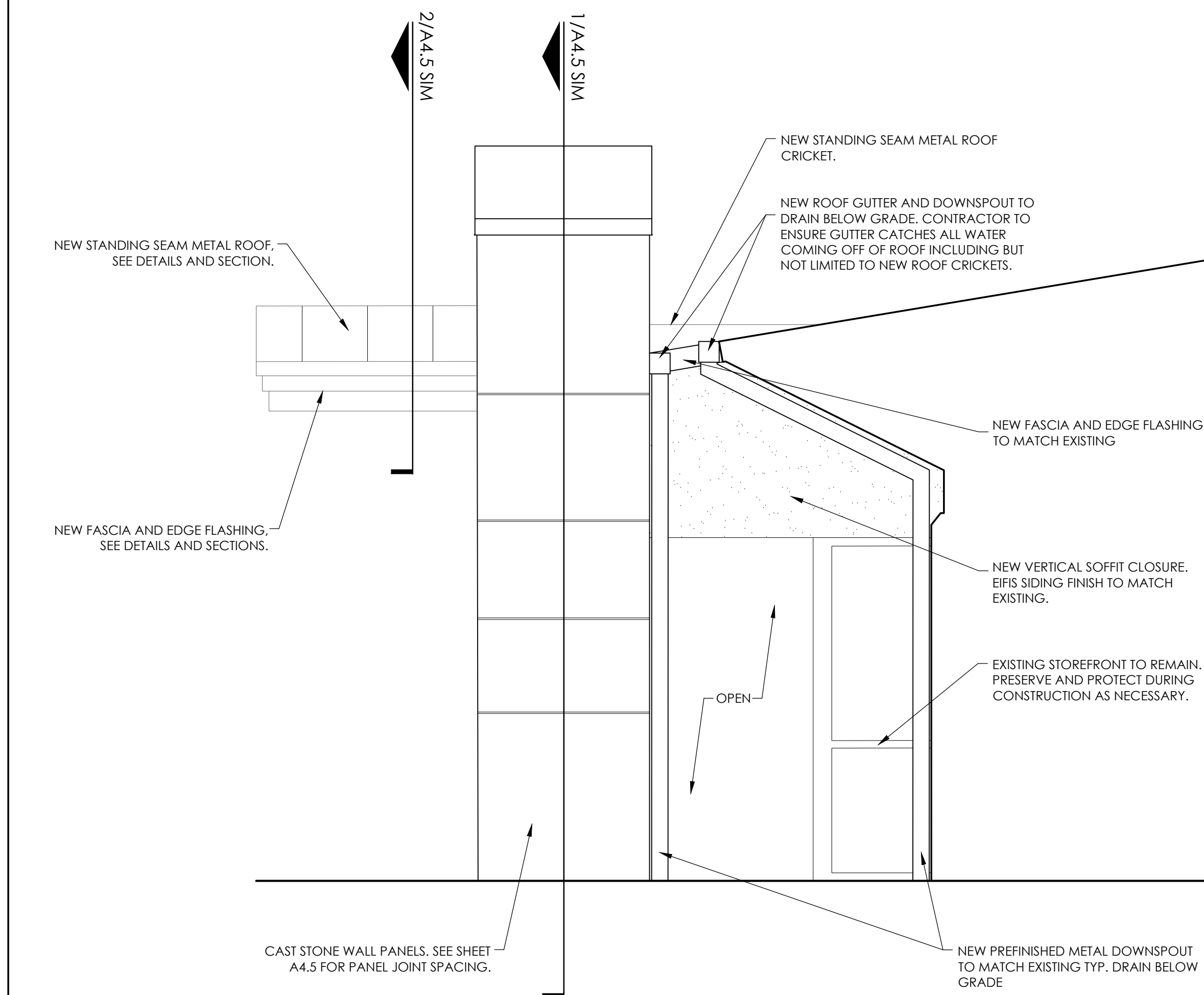
3 NEW BUILDING ELEVATION @ MEDIA ENTRANCE 110
1/2" = 1'-0"



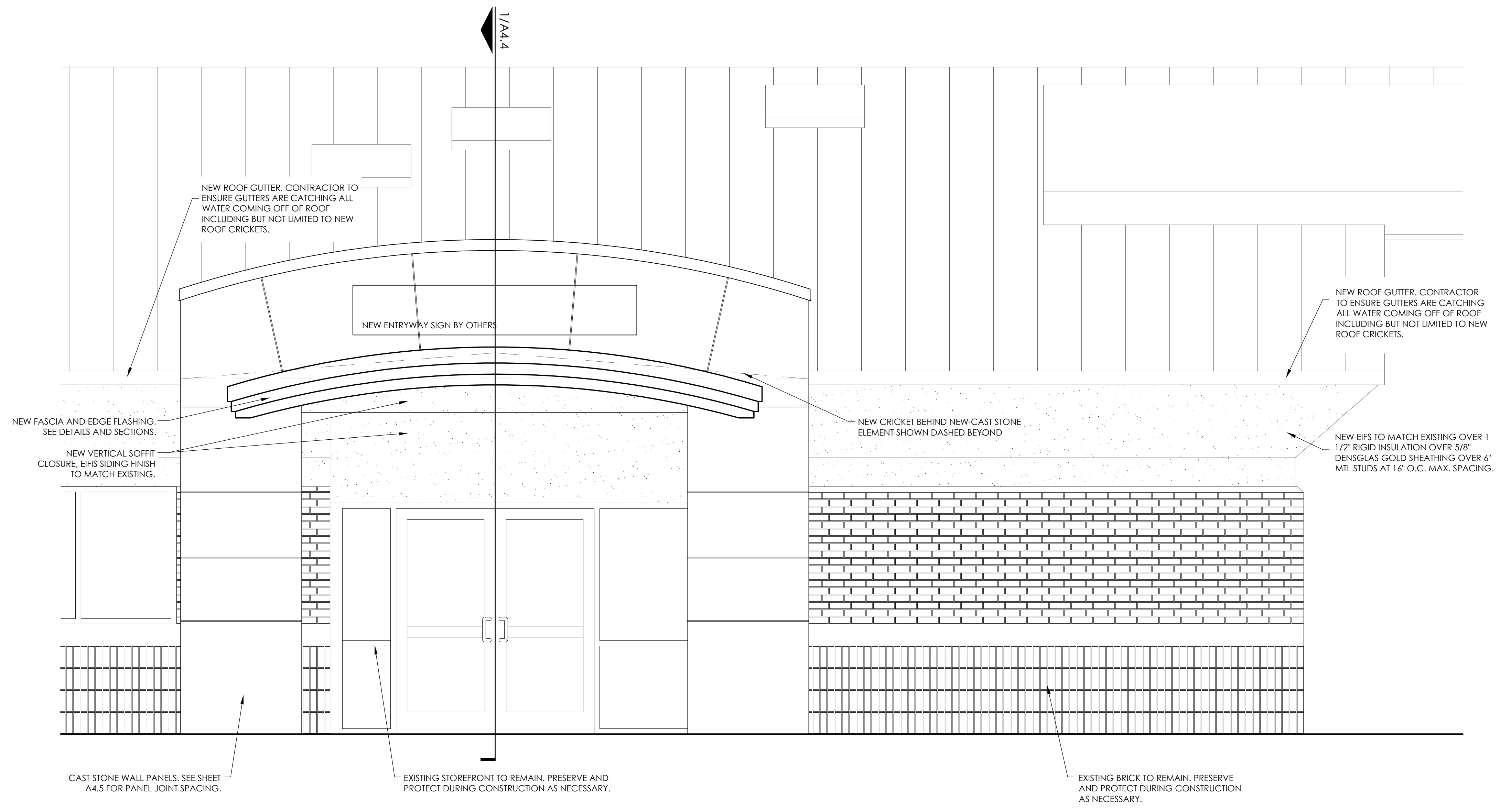
2 EXISTING BUILDING SECTION @ MEDIA ENTRANCE 110
1/2" = 1'-0"



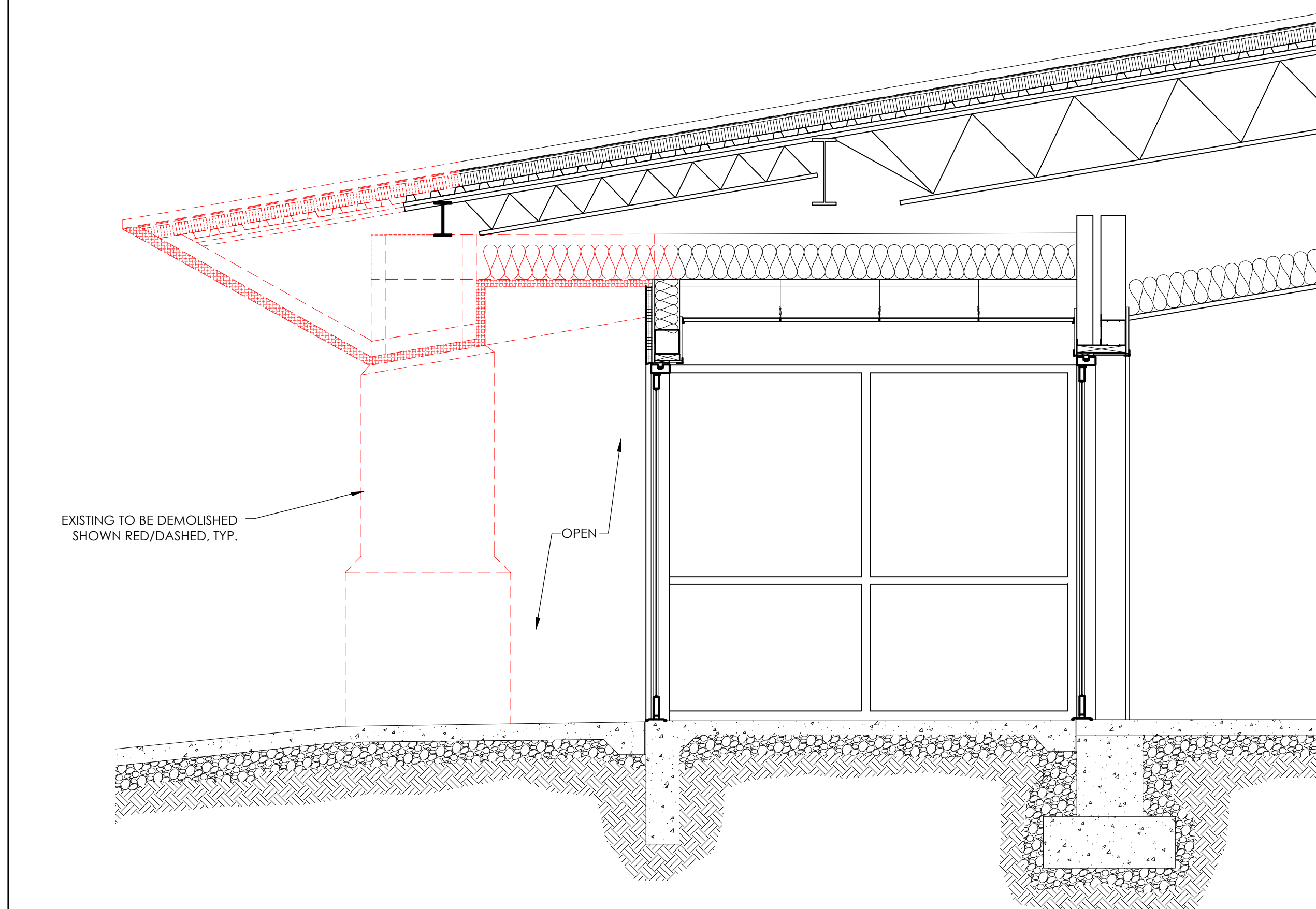
1 NEW BUILDING SECTION @ MEDIA ENTRANCE 110
1/2" = 1'-0"



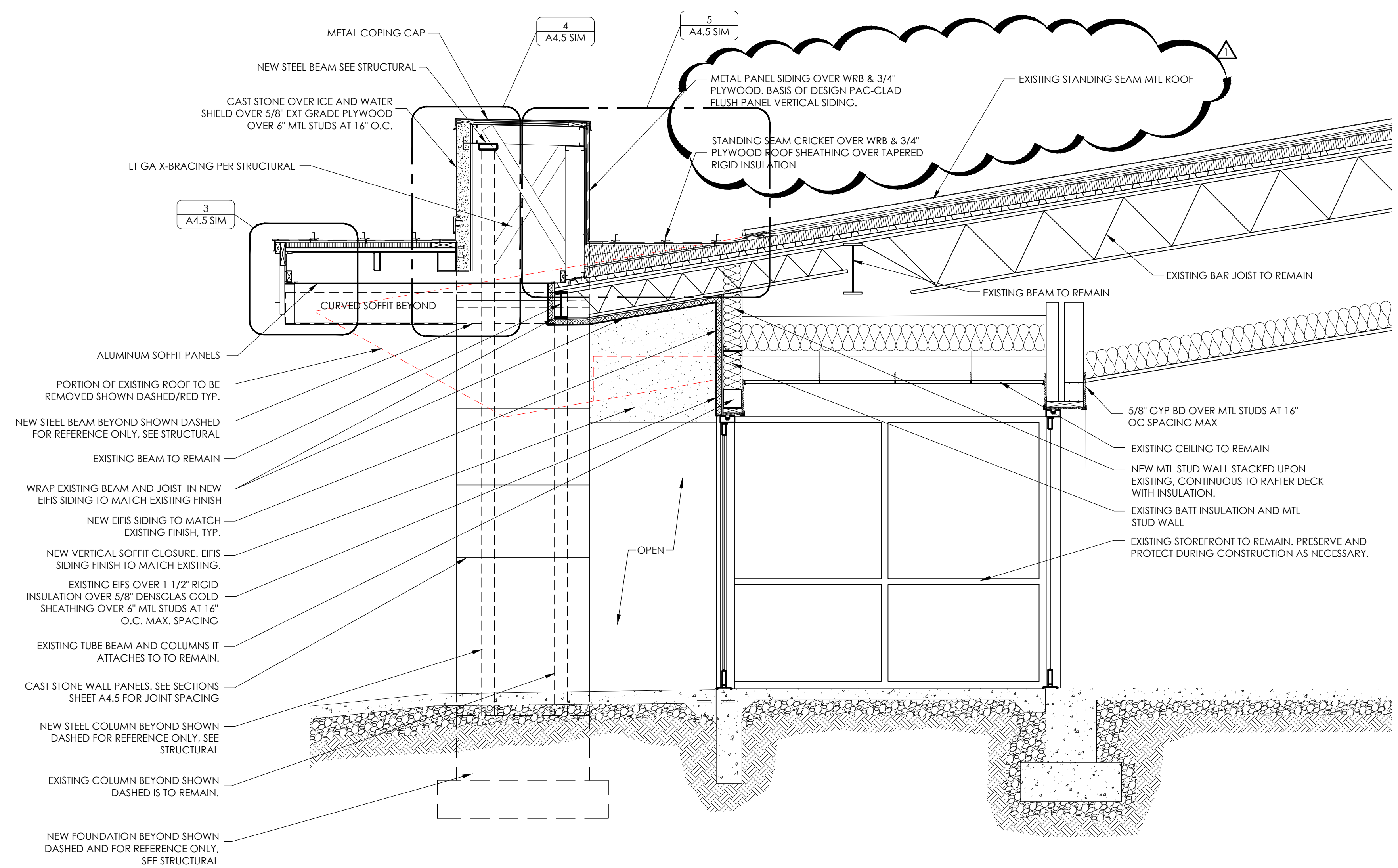
4 NEW BUILDING ELEVATION @ UTILITY ENTRANCE 105
1/2" = 1'-0"



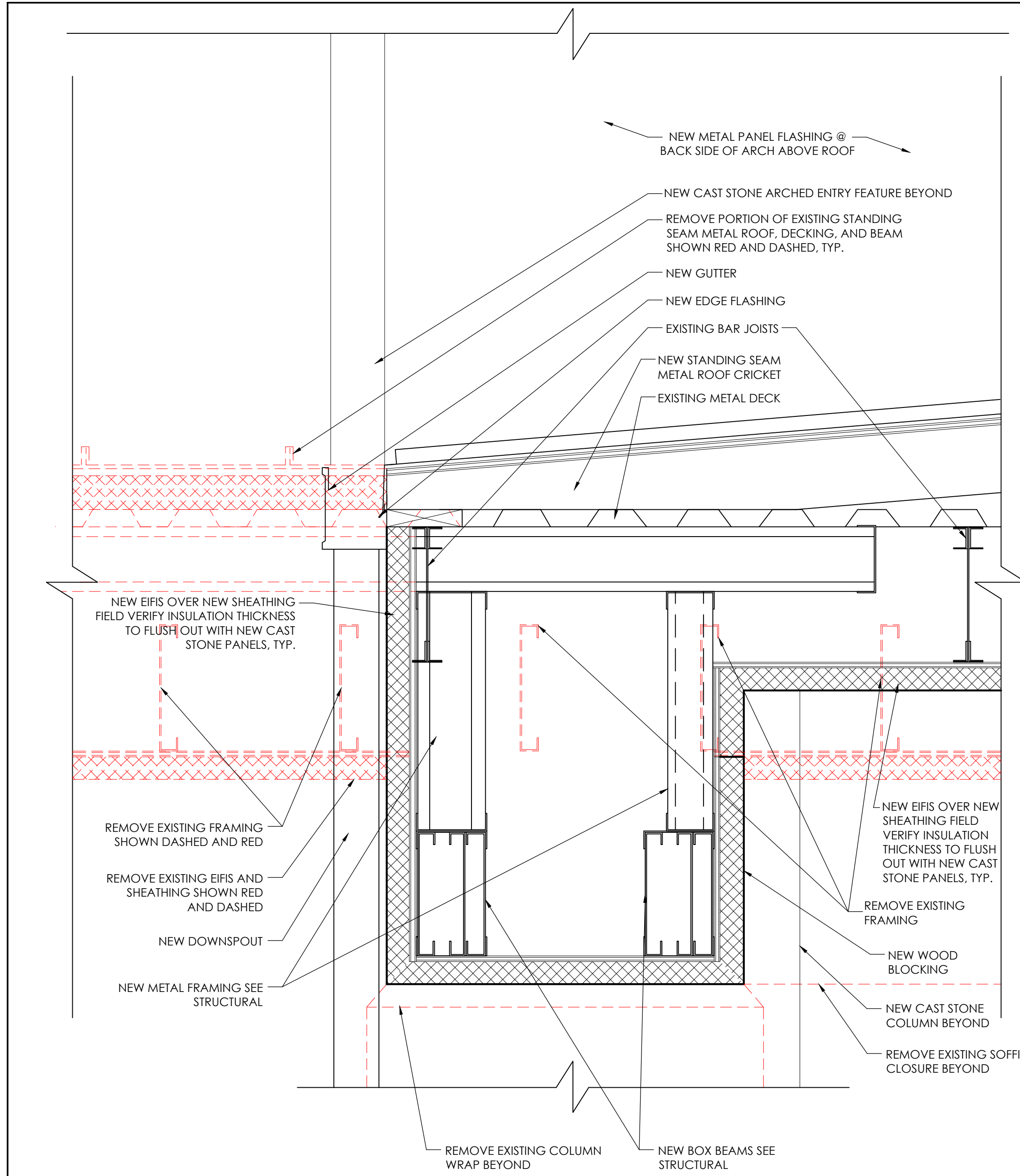
3 NEW BUILDING ELEVATION @ UTILITY ENTRANCE 105
1/2" = 1'-0"



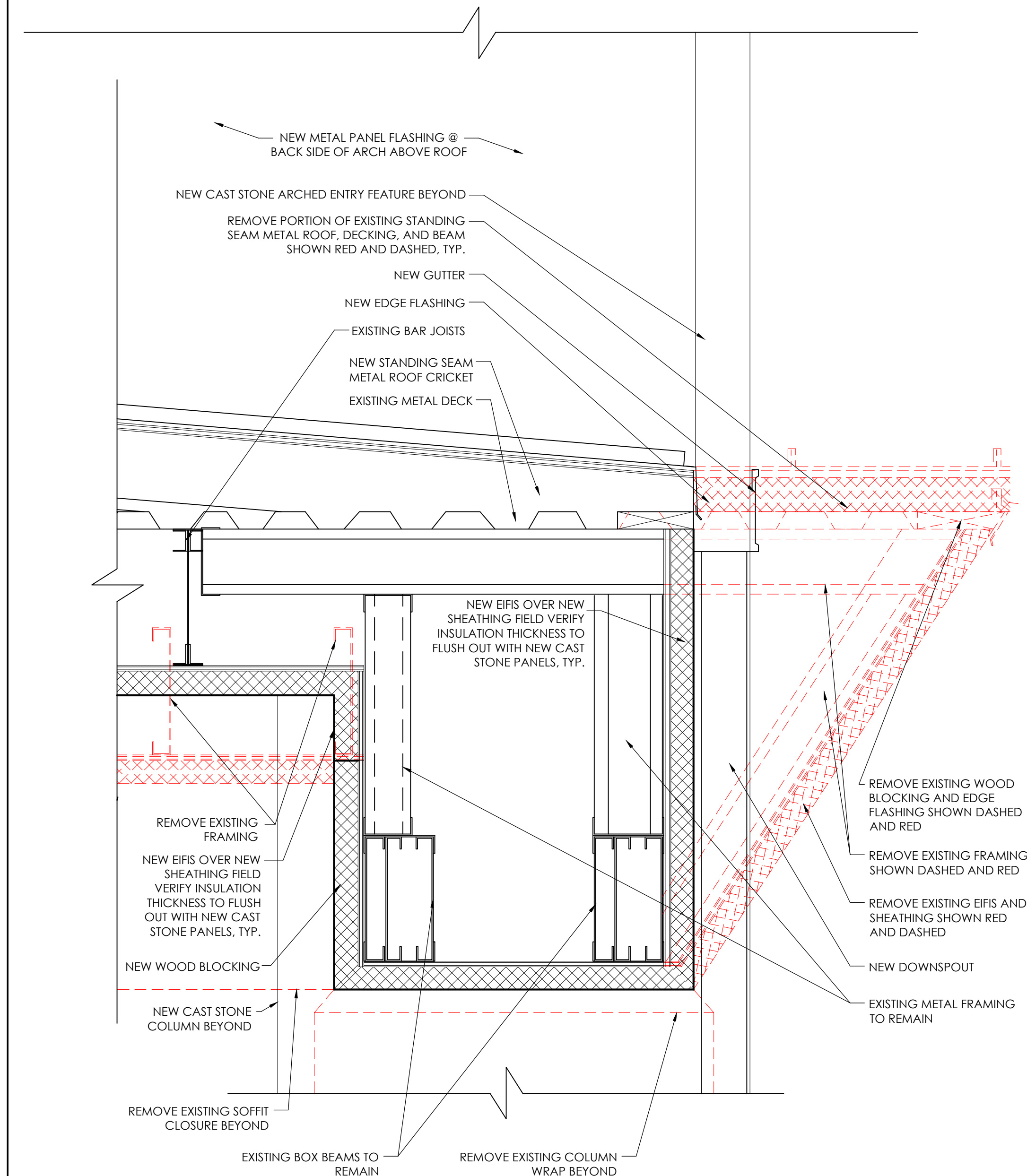
2 EXISTING BUILDING SECTION @ UTILITY ENTRANCE 105
1/2" = 1'-0"



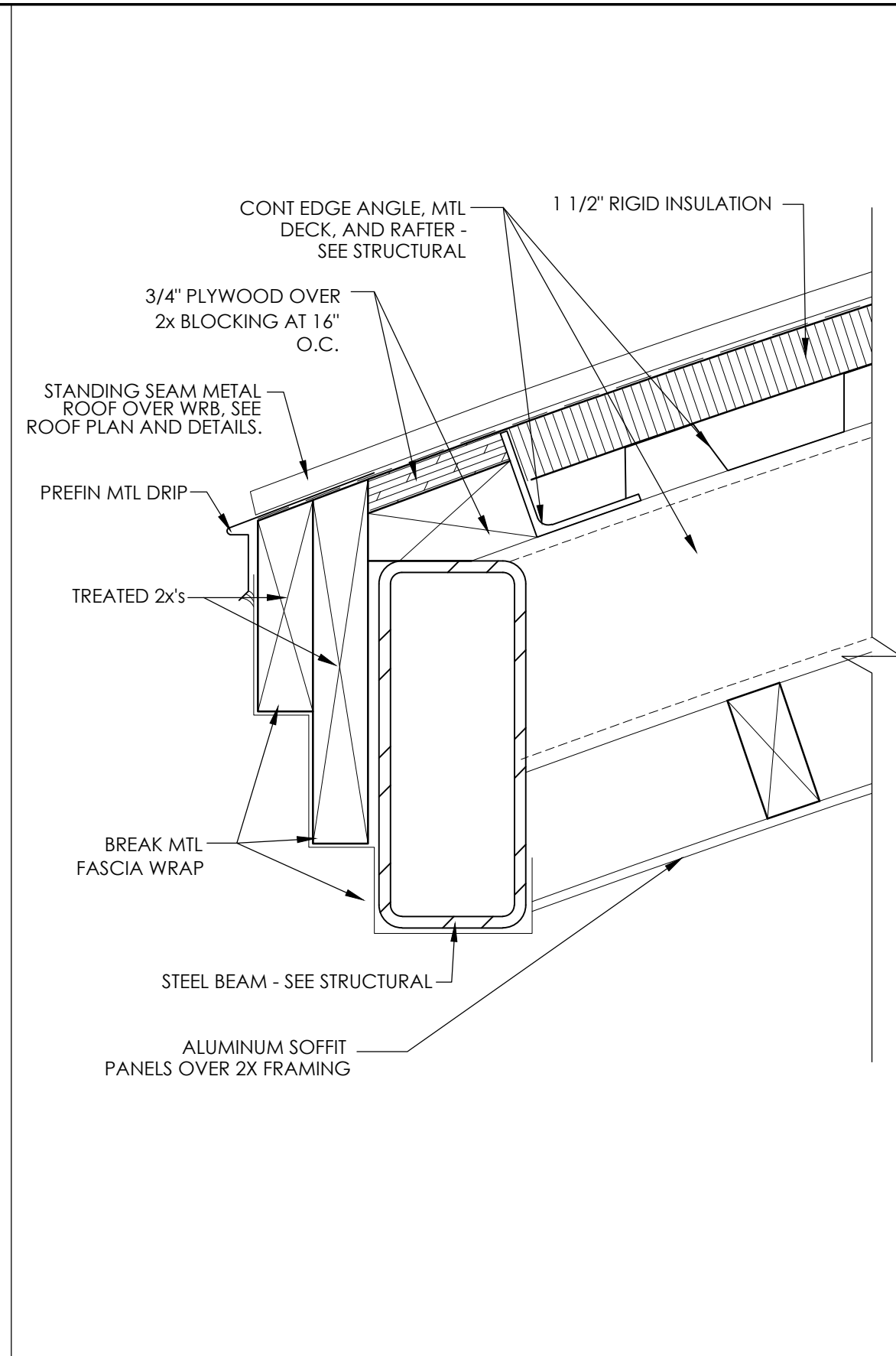
1 NEW BUILDING SECTION @ UTILITY ENTRANCE 105
1/2" = 1'-0"



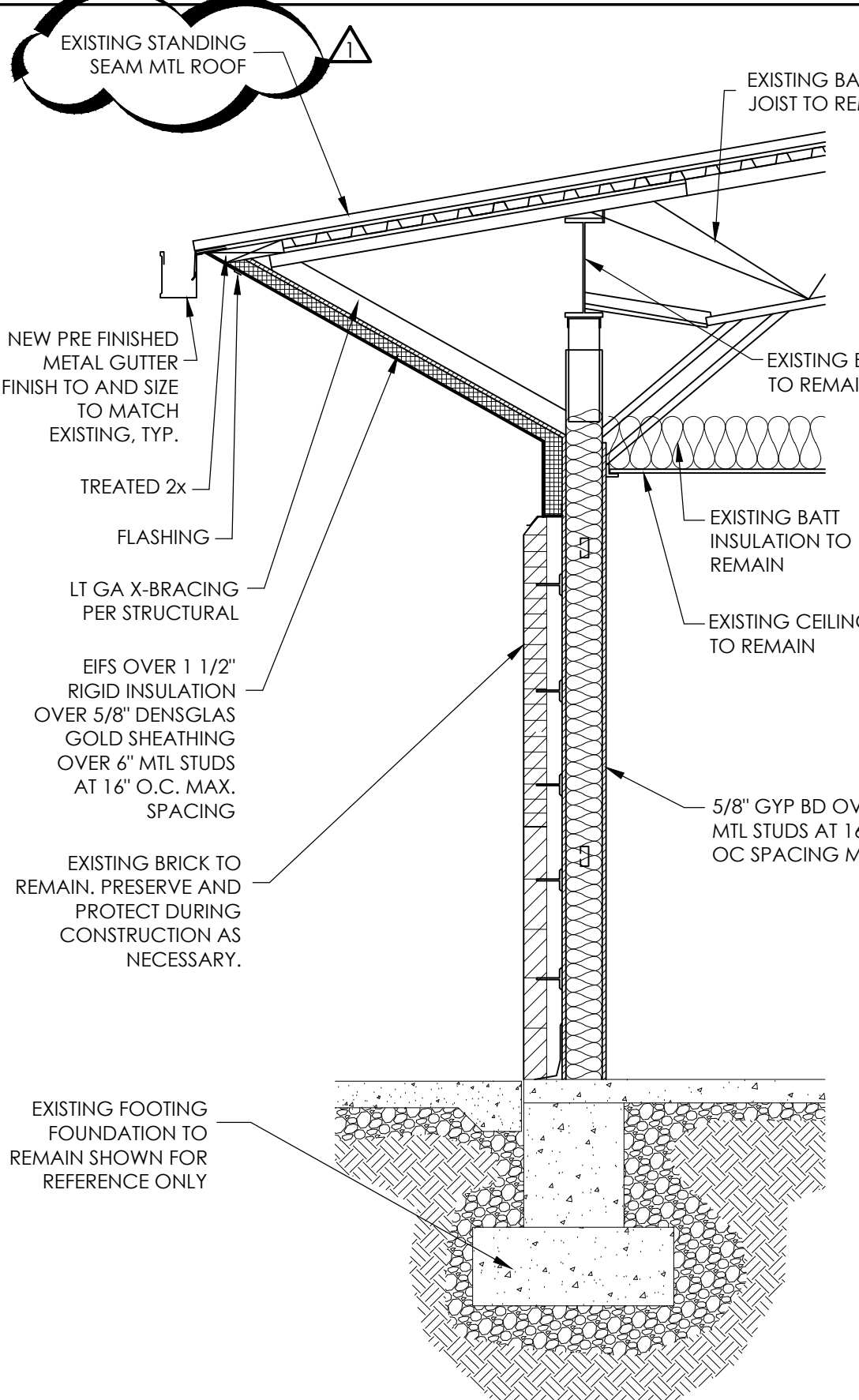
9 FRAMING DETAIL @ NEW ROOF CANOPY
1 1/2 = 1'-0"



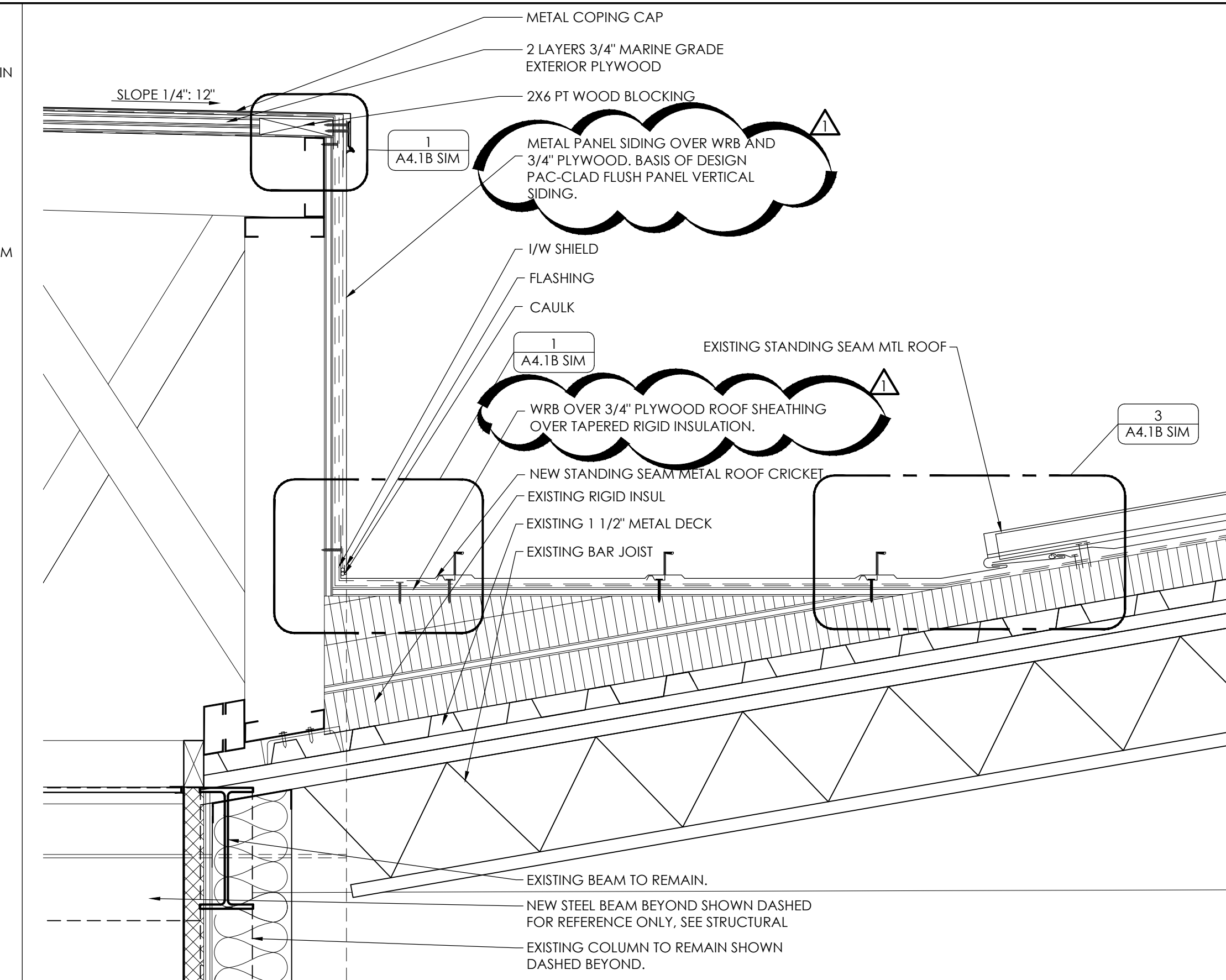
8 FRAMING DETAIL @ NEW ROOF CANOPY
1 1/2 = 1'-0"



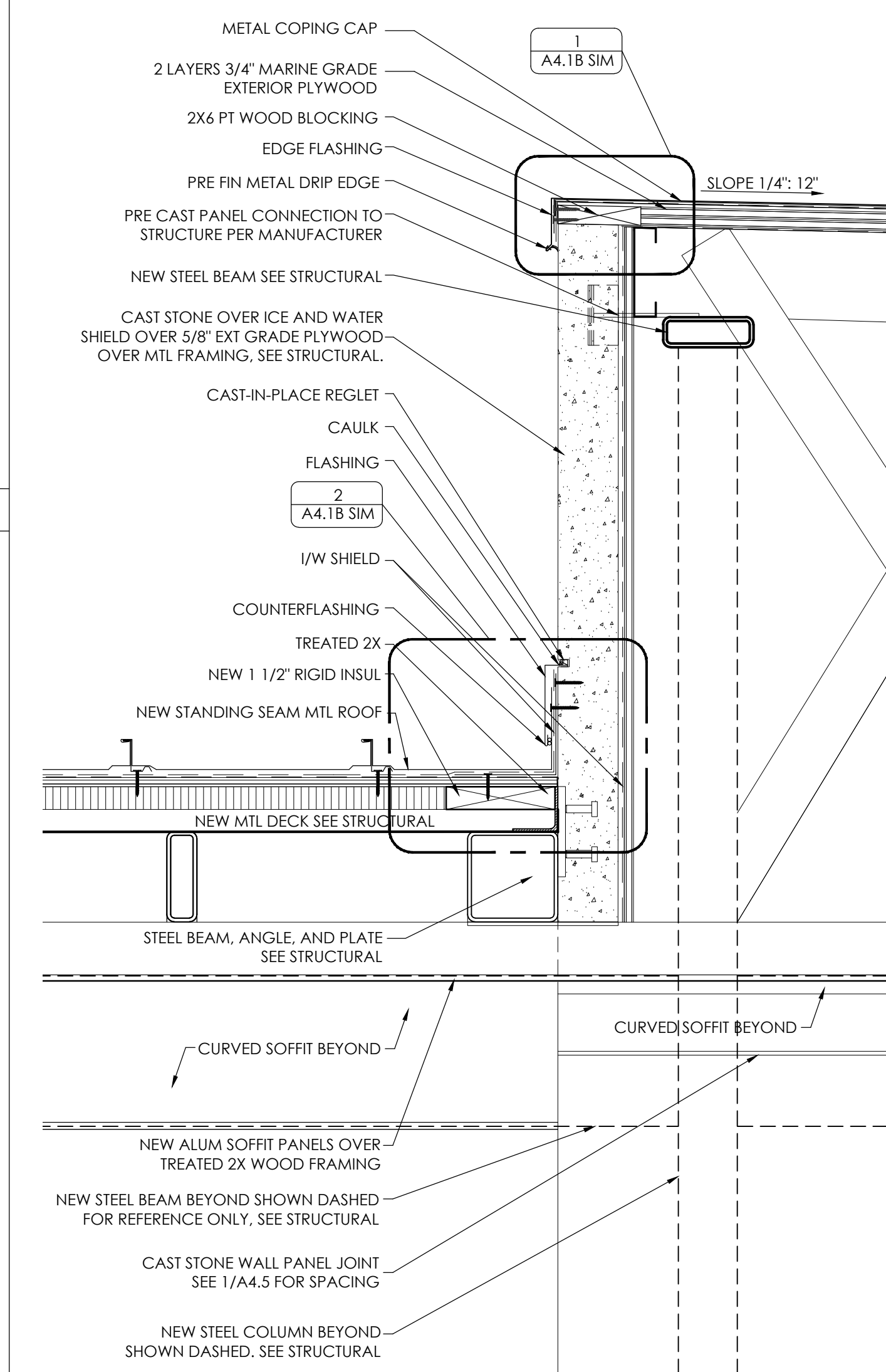
7 DETAIL @ NEW ROOF CANOPY
1 1/2 = 1'-0"



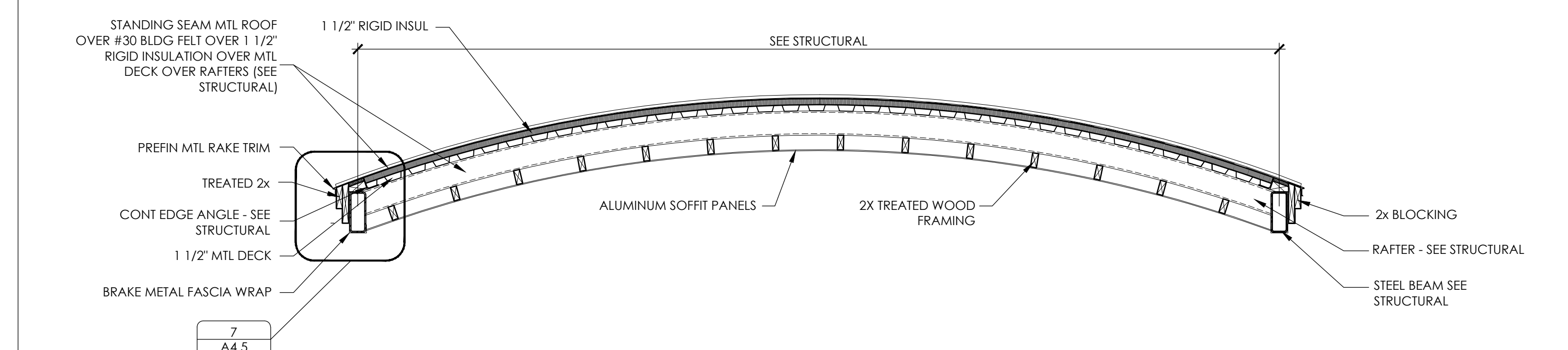
6 NEW WALL SECTION
1/2 = 1'-0"



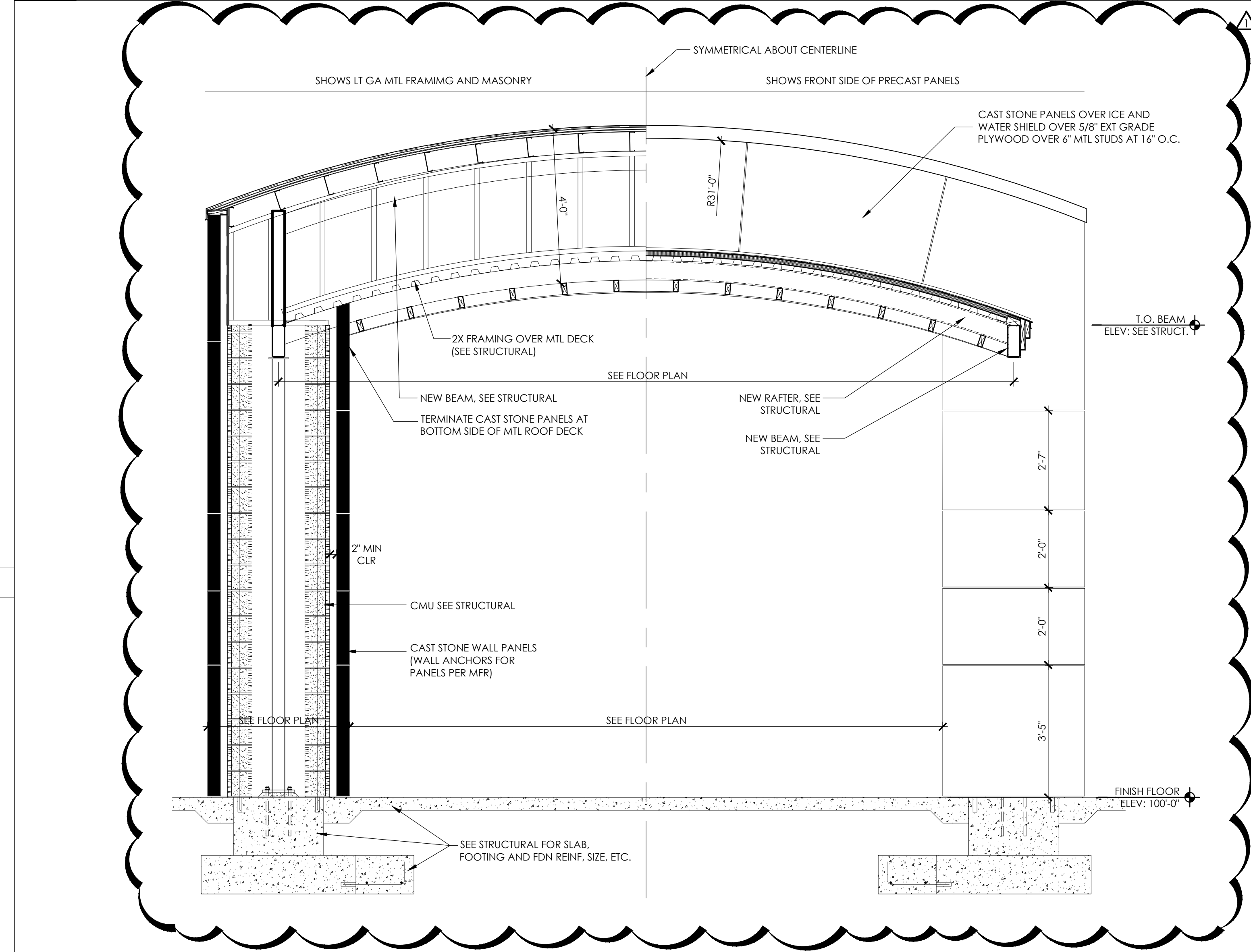
5 DETAIL @ NEW ROOF FEATURE
1 1/2 = 1'-0"



4 ROOF DETAIL @ NEW ROOF CANOPY
1 1/2 = 1'-0"



2 TYPICAL SECTION @ NEW CANOPY
1/2 = 1'-0"



1 TYPICAL SECTION @ NEW ENTRYWAY
1/2 = 1'-0"

3 FASCIA DETAIL @ NEW CANOPY
1 1/2 = 1'-0"

NIXA CITY HALL REMODEL

715 W MT. VERNON ST, NIXA MO

idea ARCHITECT

INSIGHT DESIGN

110 S. Main St. Nixa, MO 65714 PH: 417.224.8933
NATHAN RAPP, ARCHITECT #A-200808201

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REISSUE DATE

ADDENDUM 1 - 02.26.2025

PROFESSIONAL OF RECORD

NATHAN P. RAPP

REGISTERED ARCHITECT

DATE: 02.26.2025

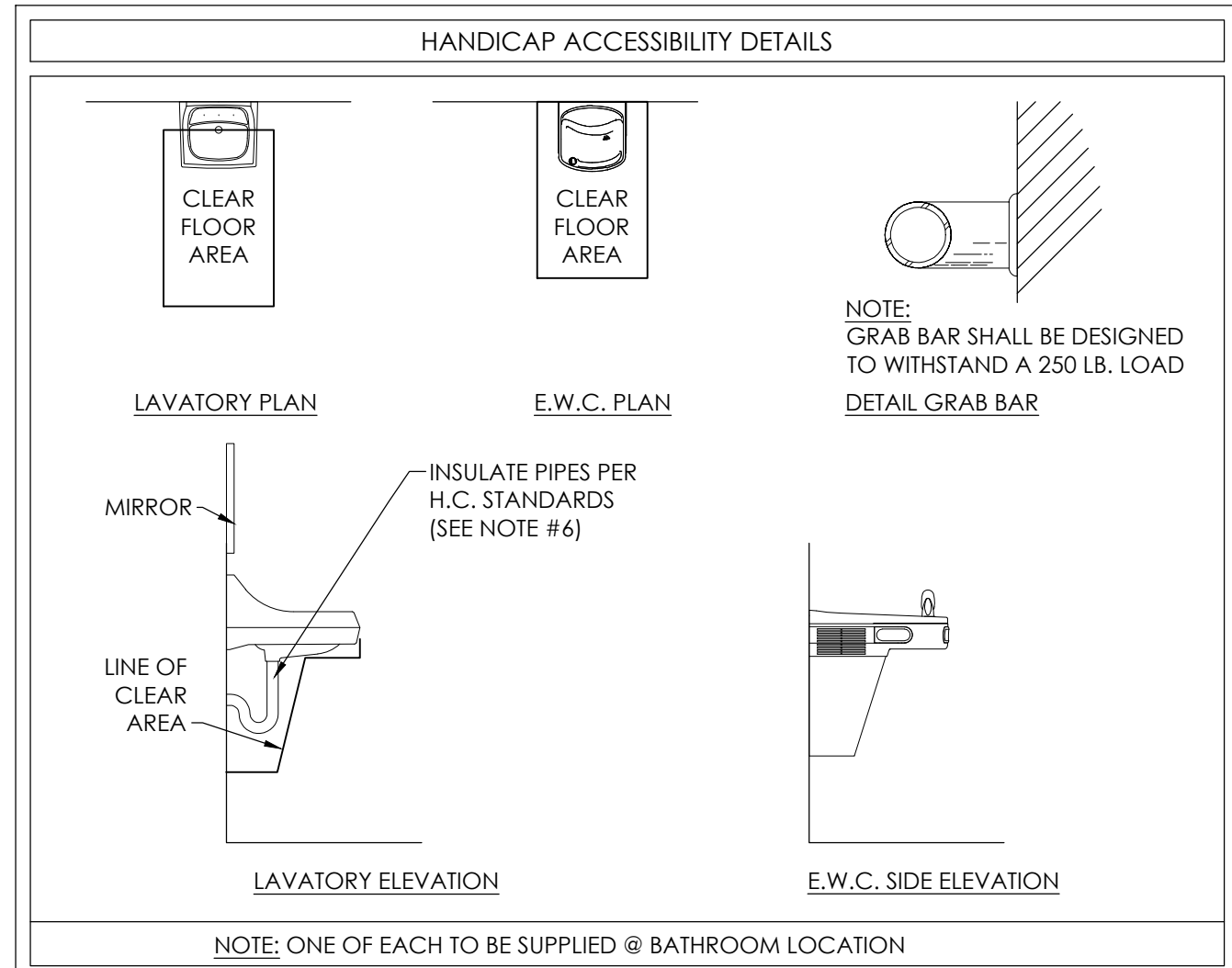
PROJECT NO. RAPP

PROJECT NO. 24-028

DATE 02.26.2025

DRAWING TITLE NEW VESTIBULE SECTIONS

SHEET NO. A4.5



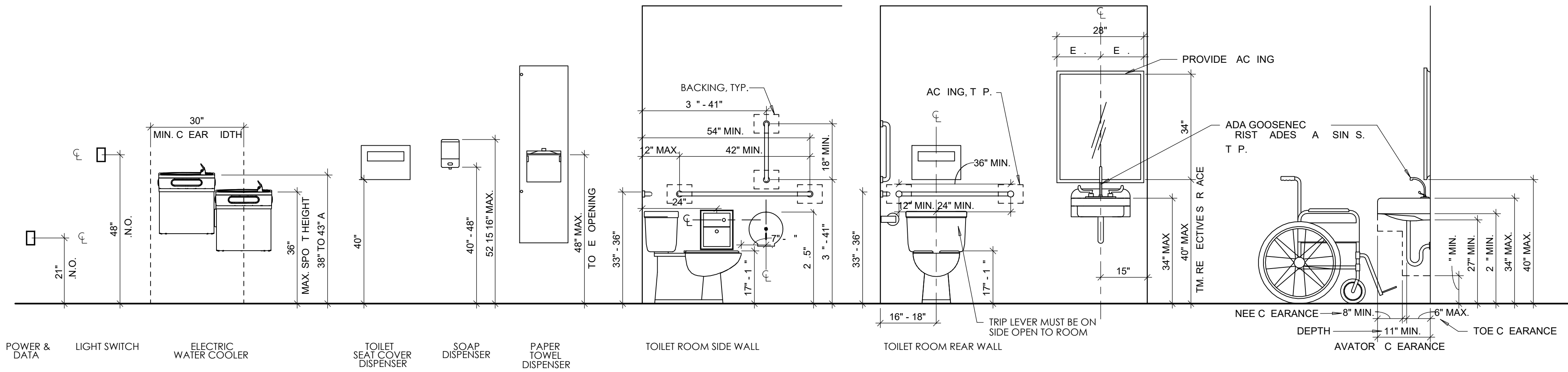
KEYED NOTES - TOILET ACCESSORIES		
MARK	DESCRIPTION	REMARKS
A	PAPER TOWEL DISPENSER CINTAS	TYP: MOUNT B.O. DISPENSER AT 44" CHAIR RAIL HC: MOUNT OPERABLE PARTS AT 44" AFF MAX
B	SOAP DISPENSER CINTAS	TYP: MOUNT B.O. DISPENSER AT 44" AFF HC: MOUNT OPERABLE PARTS AT 44" AFF MAX
C	TOILET TISSUE DISPENSER CINTAS	TYP: SEE DETAIL HC: SEE DETAIL
D	GRAB BAR CINTAS	TYP: SEE DETAIL HC: SEE DETAIL
E	MIRROR WELDED FRAME CINTAS	TYP: MOUNT B.O. REFLECTIVE SURFACE 46" AFF HC: MOUNT B.O. REFLECTIVE SURFACE 40" AFF
F	BABY CHANGING STATION CINTAS	MOUNT 2'-9" AFF TO TOP OF CHANGING STATION SURFACE - RECESSED UNIT MOUNT W/ STAINLESS STL FLANGE
G	TOILET COVER DISPENSER CINTAS	MOUNT 4'-0" AFF TO BOTTOM OF DISPENSER
H	TOILET	SEE PLUMBING DRAWINGS
J	LAVATORY	SEE PLUMBING DRAWINGS

GENERAL NOTES:

1. INSTALL PIPE INSULATION AT ALL EXPOSED HOT WATER AND DRAIN PIPING IN TOILET ROOMS
2. PROVIDE BLOCKING AS REQUIRED BEHIND ALL TOILET ACCESSORIES AND TOILET PARTITIONS OCCURRING AT GYPSIUM BD. WALLS
3. THE OPERATING PARTS OF ANY DISPENSING / DISPOSAL FIXTURE SHALL BE WITHIN 48" MAX. OF FINISHED FLOOR
4. EACH TOILET ROOM SHALL HAVE HANDICAP STALL NOTED AS H.C. AND SHALL MEET ALL LOCAL / STATE CODES AND COMPLY W/ FEDERAL A.D.A. REQUIREMENTS.
5. SET FLOOR DRAINS (F.D.) 1/2" BELOW FINISH FLOOR. SLOPE FLOOR SLAB FOR 24" RADIUS AROUND FLOOR DRAIN - TYPICAL
6. ALL EXPOSED SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED AGAINST CONTACT - PAINT INSULATION TO MATCH ADJACENT WALL
7. TRIM BEHIND ALL ACCESSORIES TO FLUSH OUT WITH TILE
8. CINTAS TOILET ACCESSORIES ARE PROVIDED TO THE CITY OF NIXA BY VENDOR. CONTRACTOR TO INSTALL ACCESSORIES. FINISH SILVER.

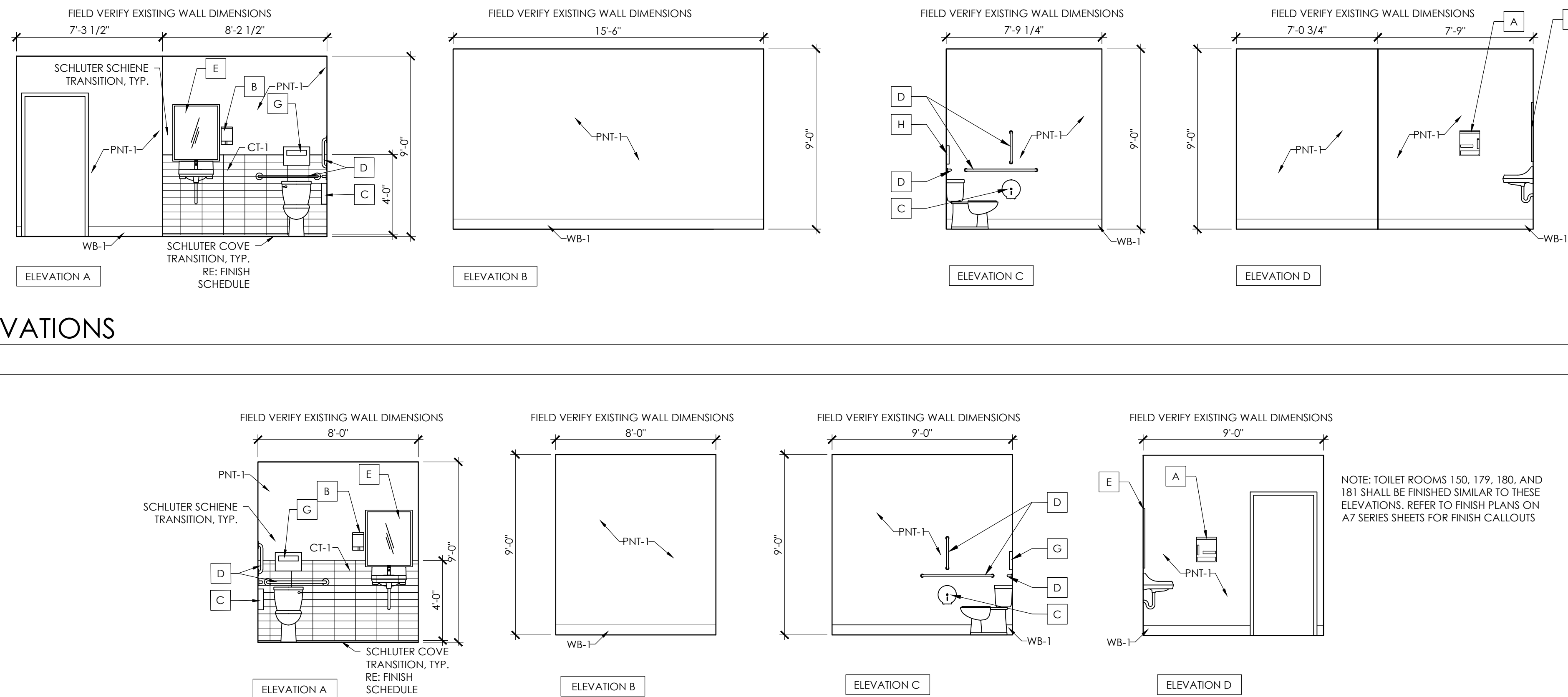
4 MOUNTING HEIGHTS

1/2 = 1'-0"



3 RESTROOM ELEVATIONS

1/4 = 1'-0"

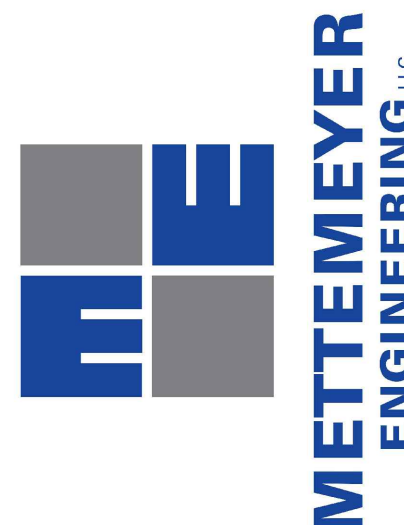
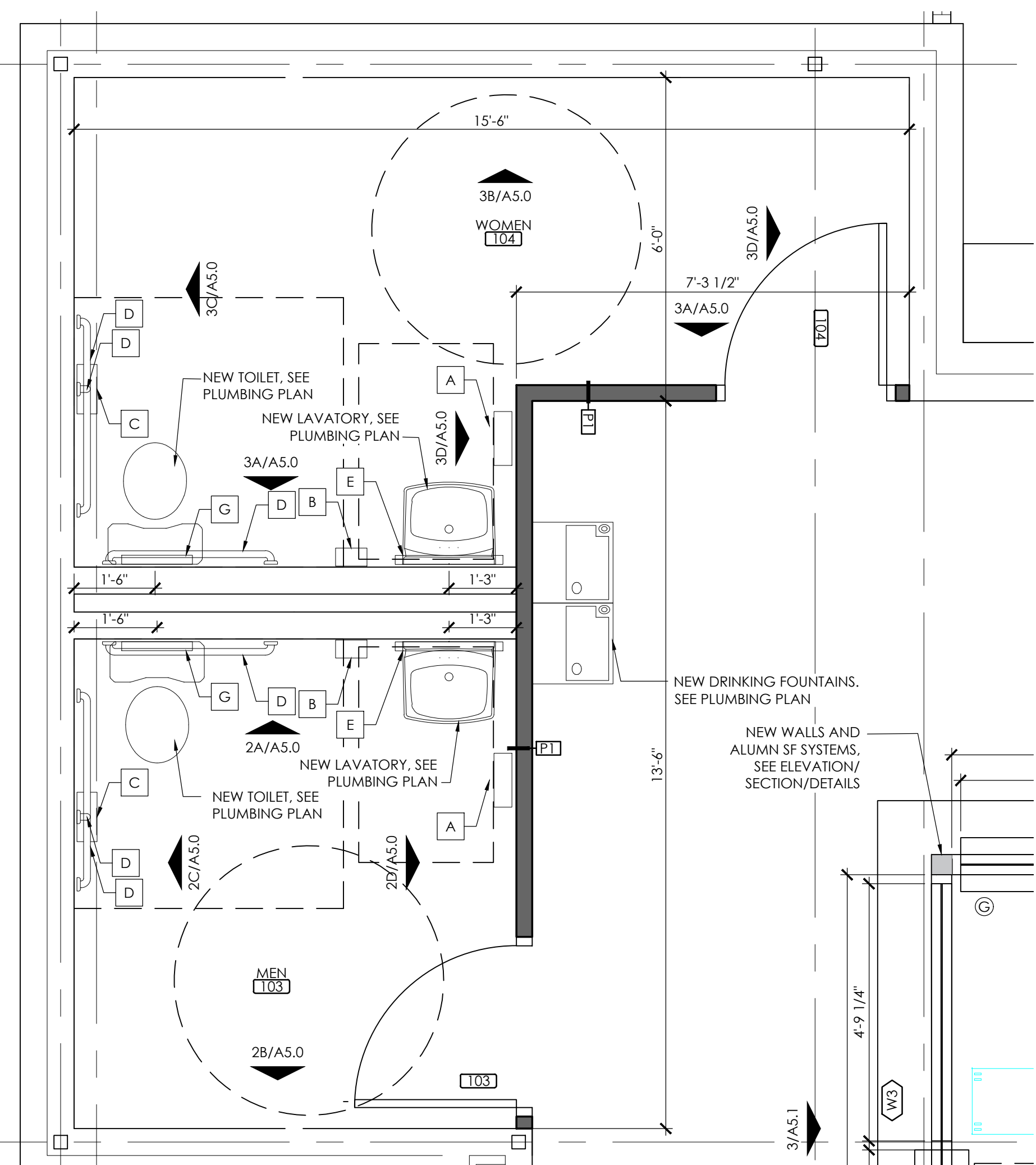


2 RESTROOM ELEVATIONS

1/4 = 1'-0"

1 ENLARGED RESTROOM PLAN

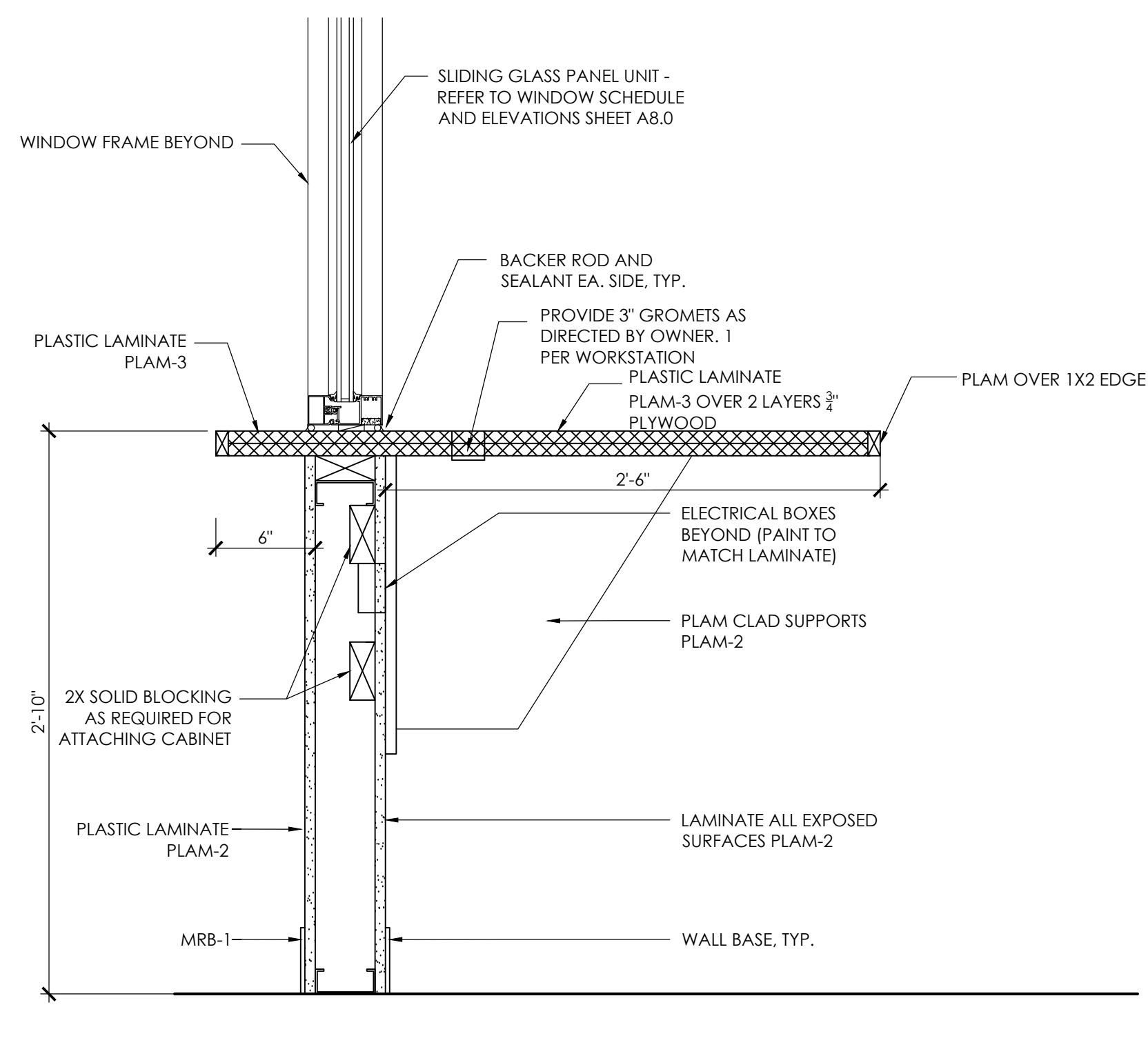
1/2 = 1'-0"



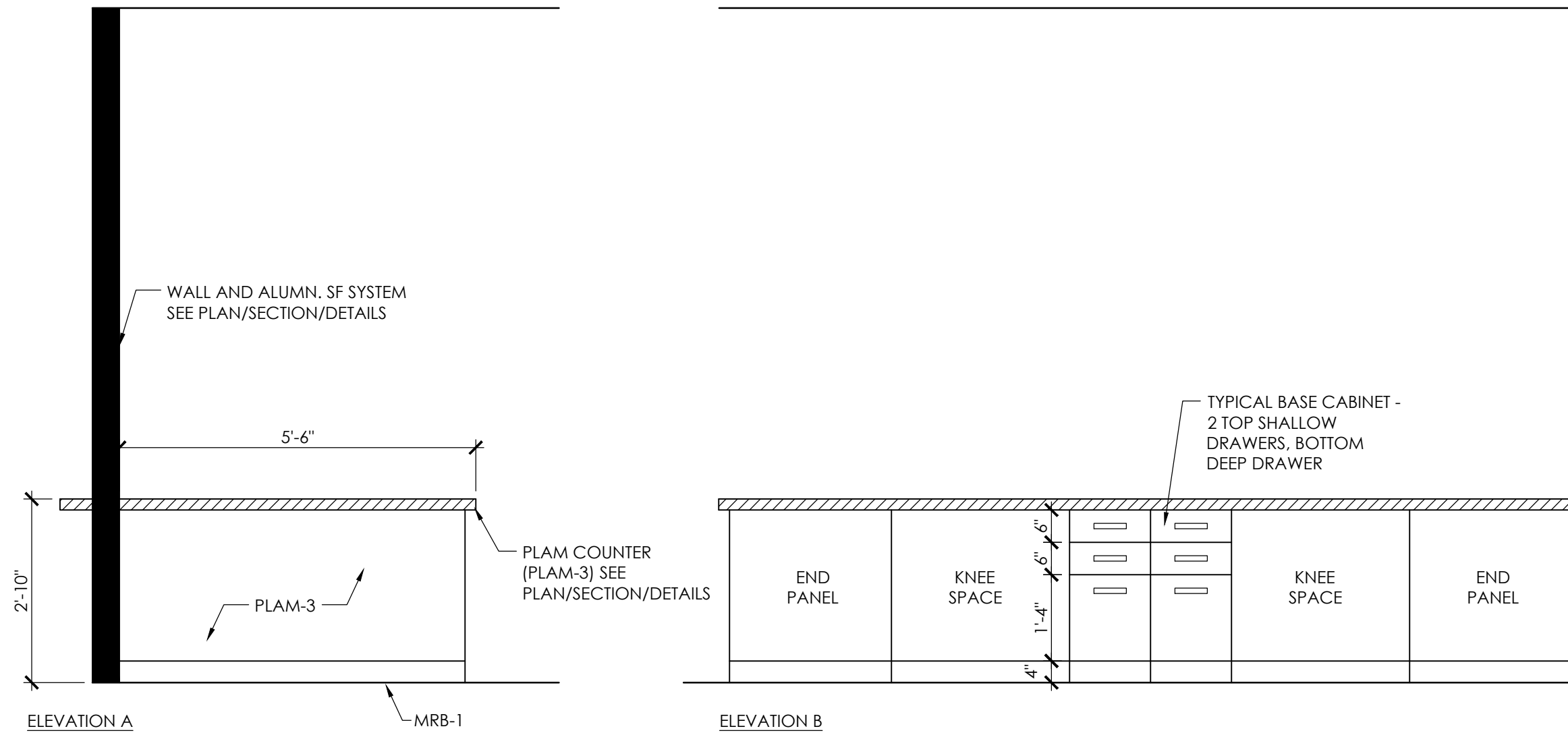
REISSUE DATE	
PROFESSIONAL OF RECORD	
DATE	01.22.2025
ARCHITECT	RAPP
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	ENLARGED RESTROOM PLANS
SHEET NO.	A5.0

NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO

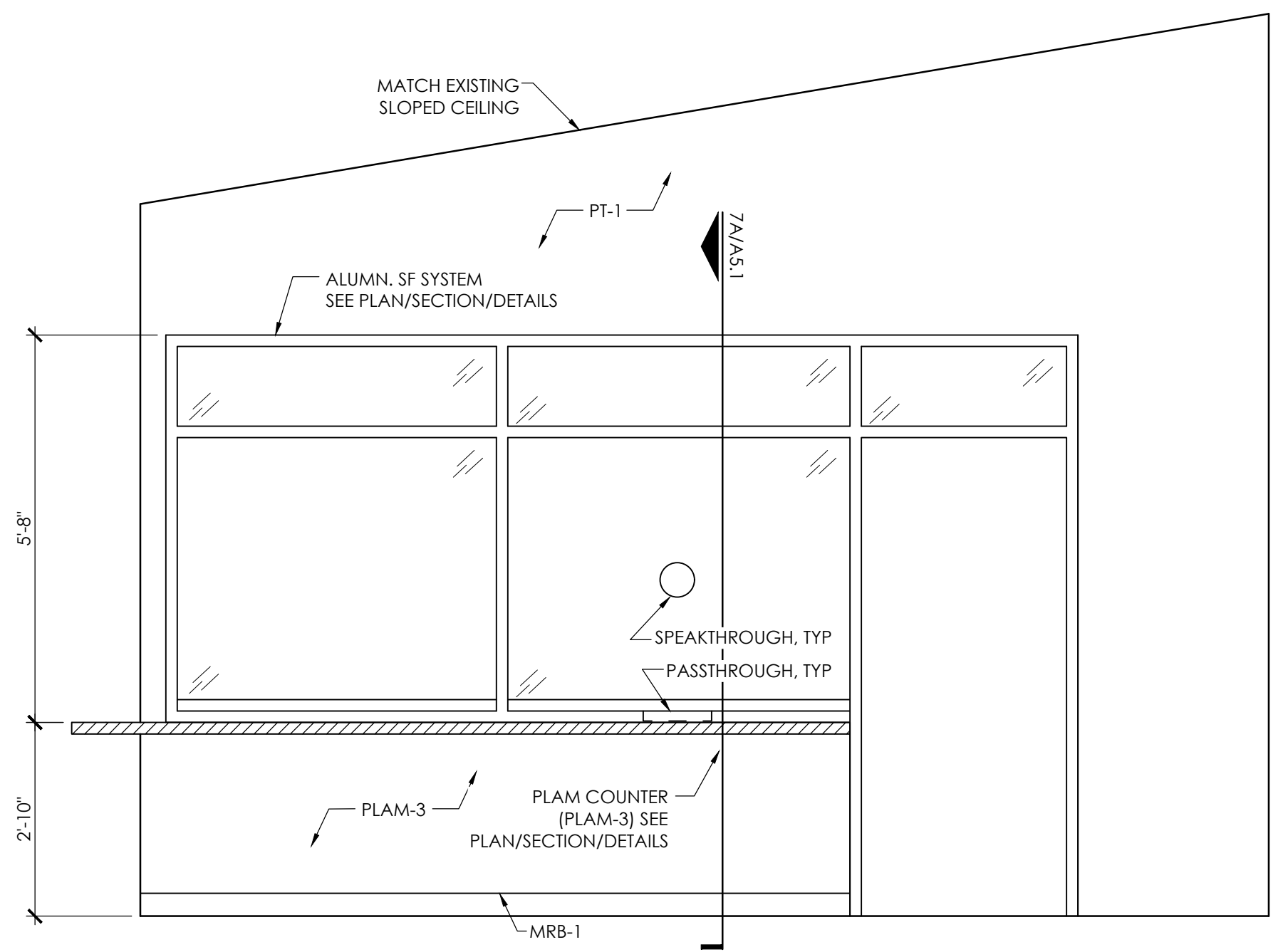
110 S. Main St. Nixa, MO 65714 PH: 417.724.8933
NATHAN RAPP, ARCHITECT #A-2008008201



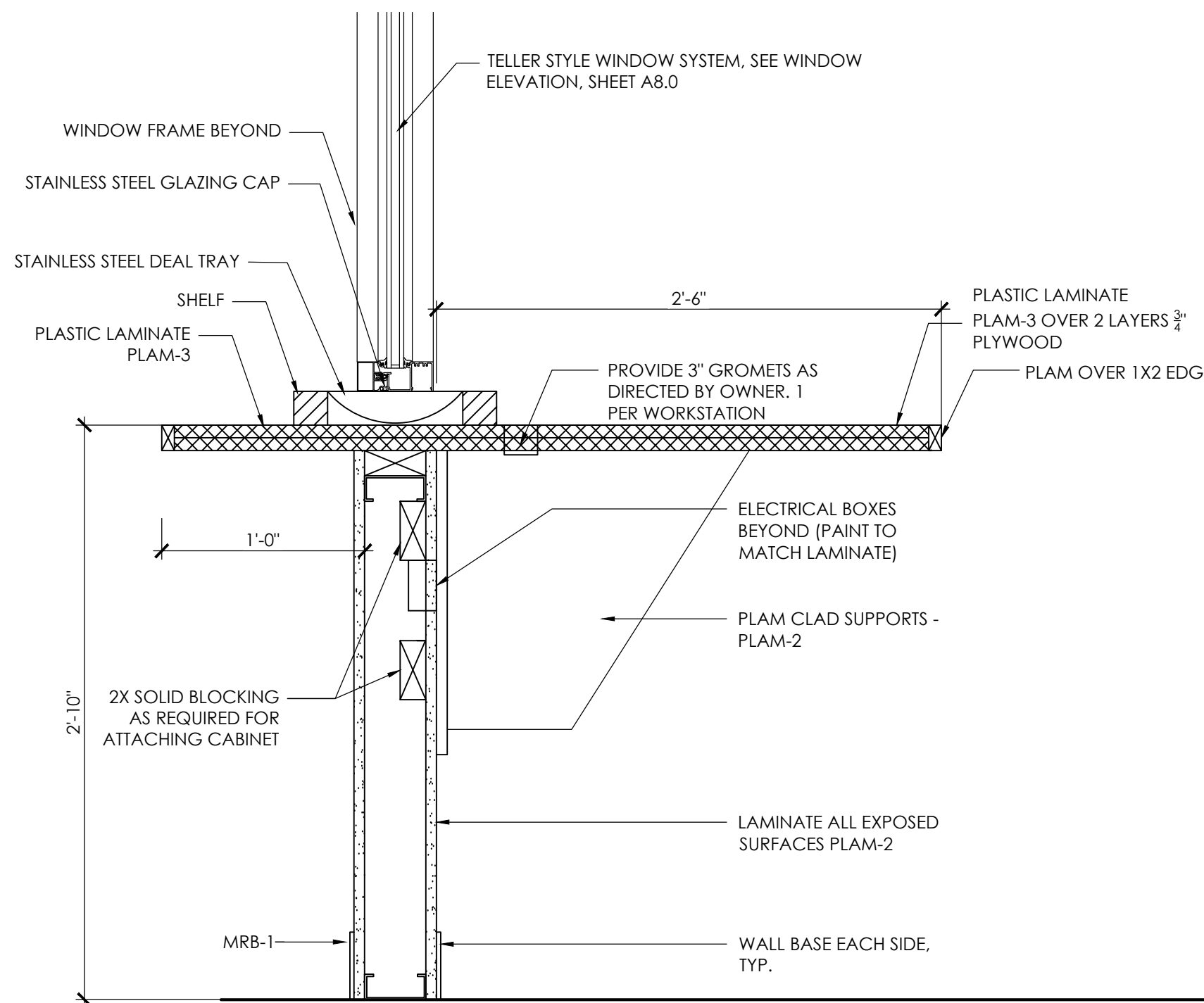
9 COUNTER/ PASS-THRU WINDOW DETAIL @RECEPTION 170
1 1/2 = 1'-0"



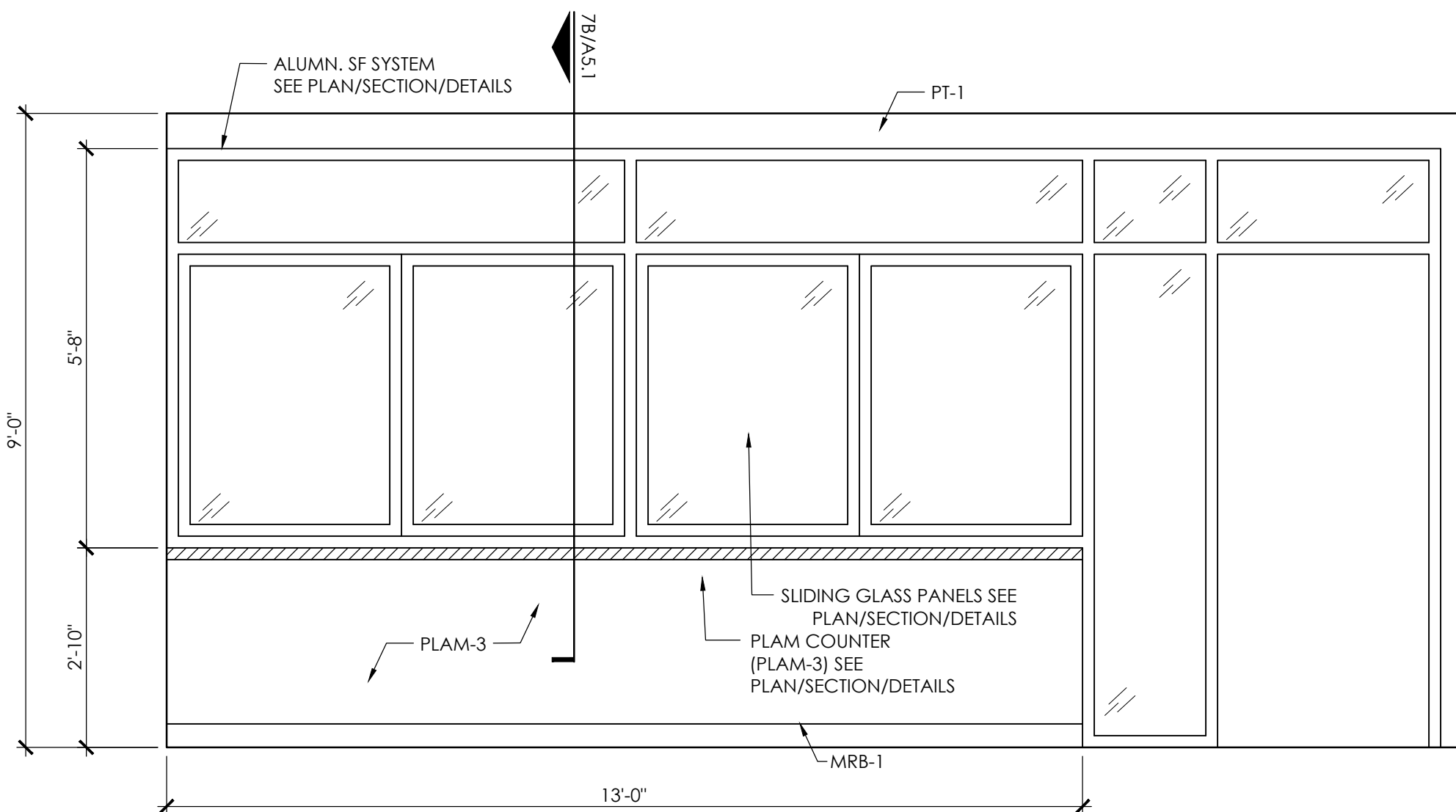
6 MILLWORK ELEVATION @RECEPTION 170
1/2 = 1'-0"



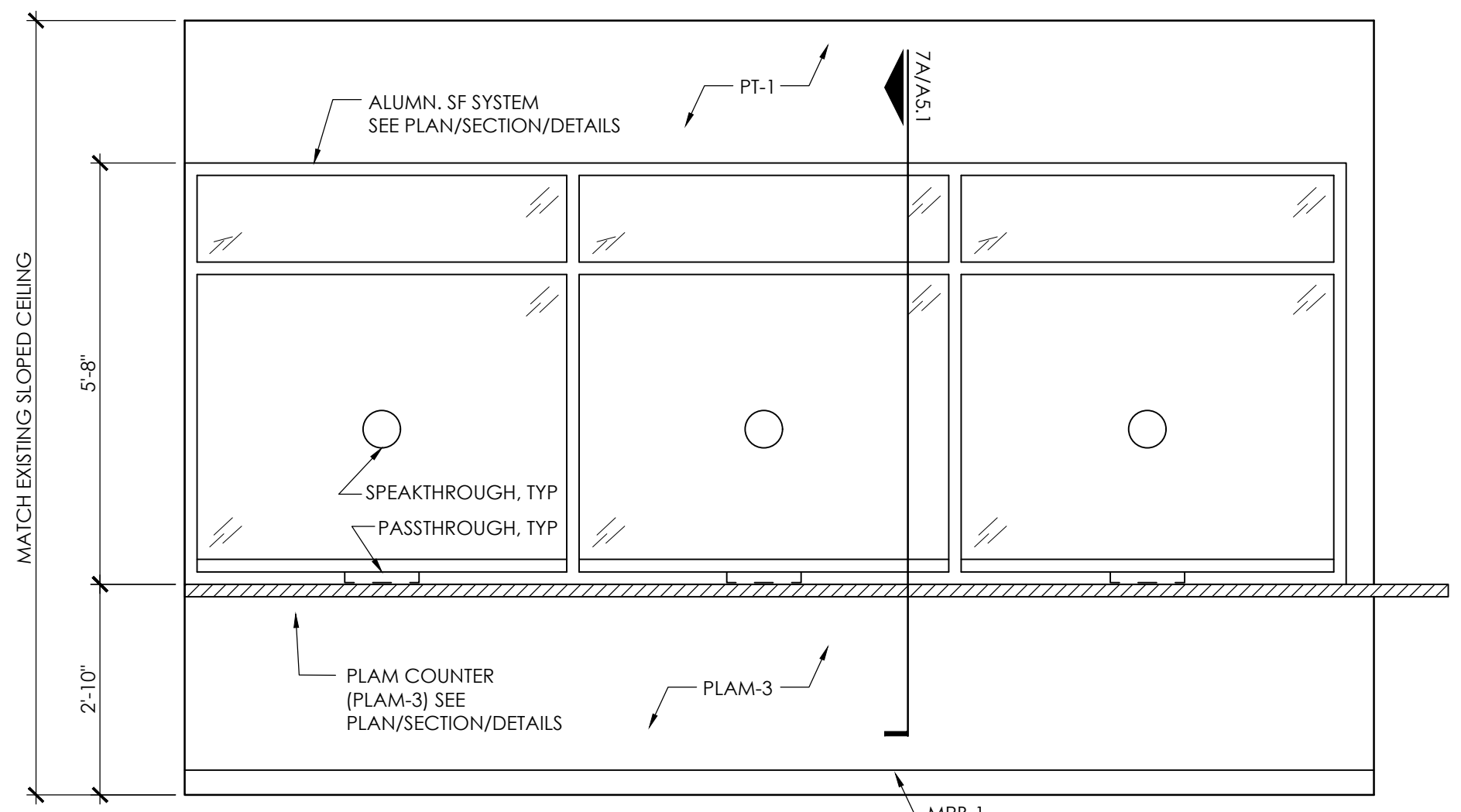
3 INTERIOR ELEVATION @RECEPTION 101
1/2 = 1'-0"



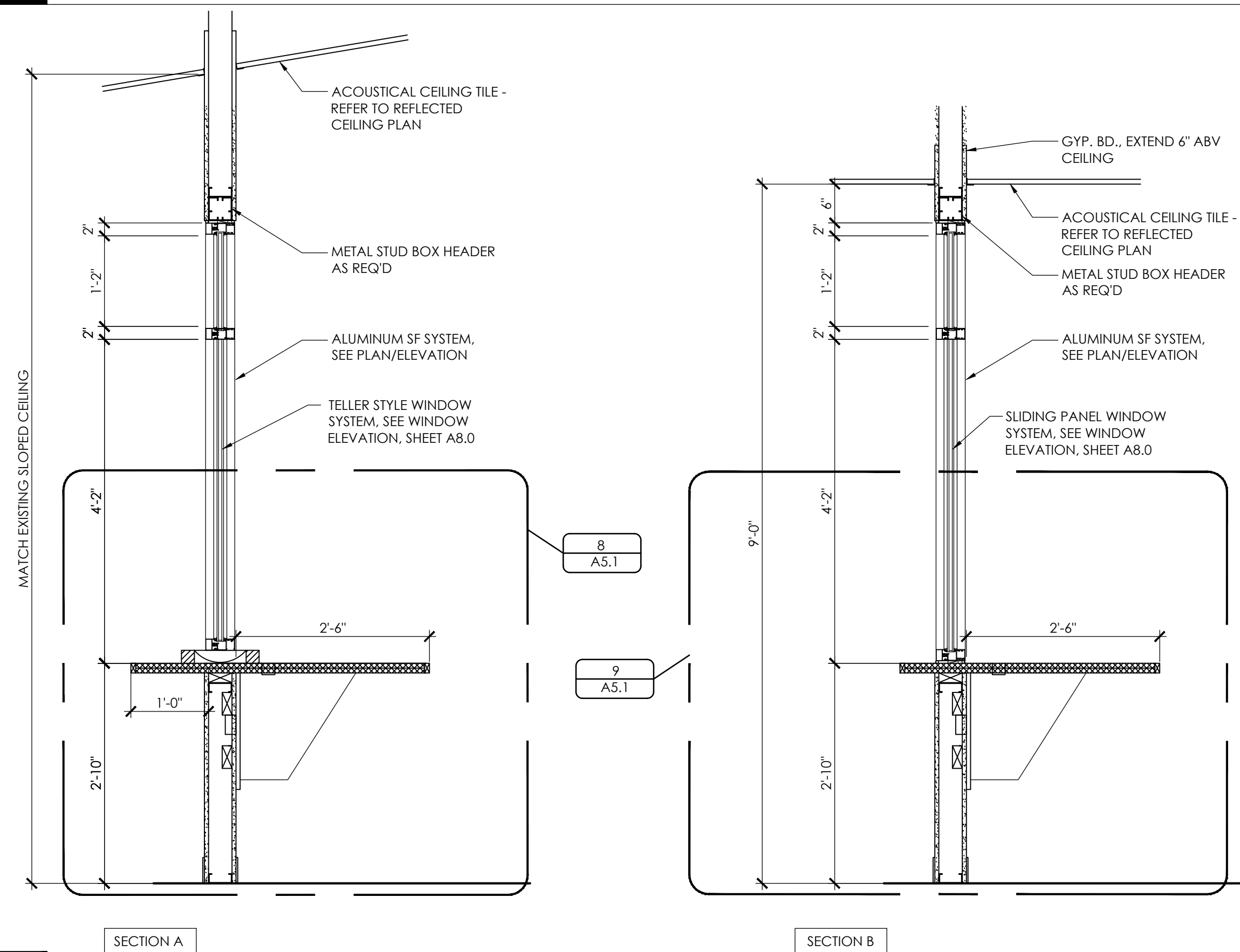
8 COUNTER DETAIL @RECEPTION 101
1 1/2 = 1'-0"



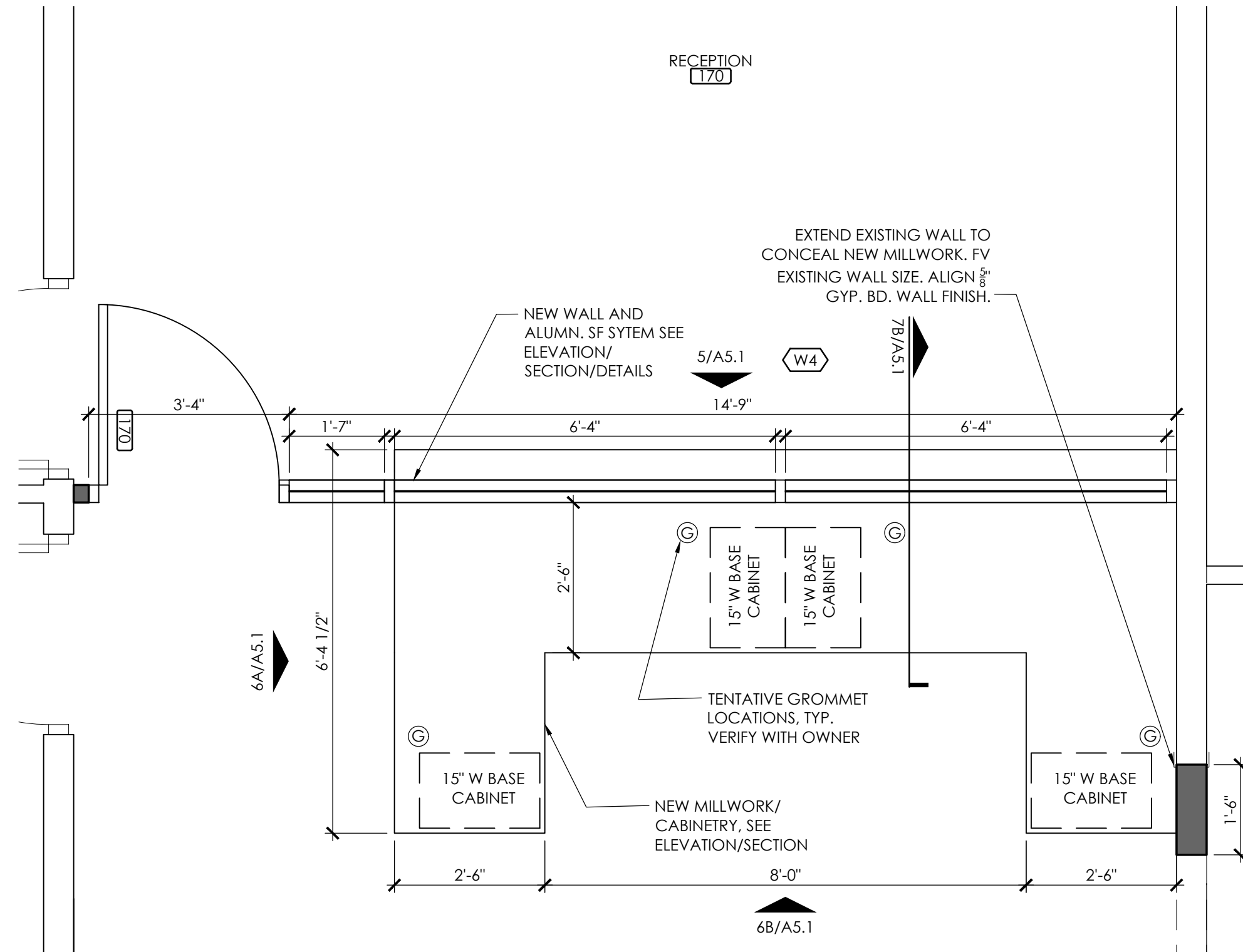
5 INTERIOR ELEVATION @RECEPTION 170
1/2 = 1'-0"



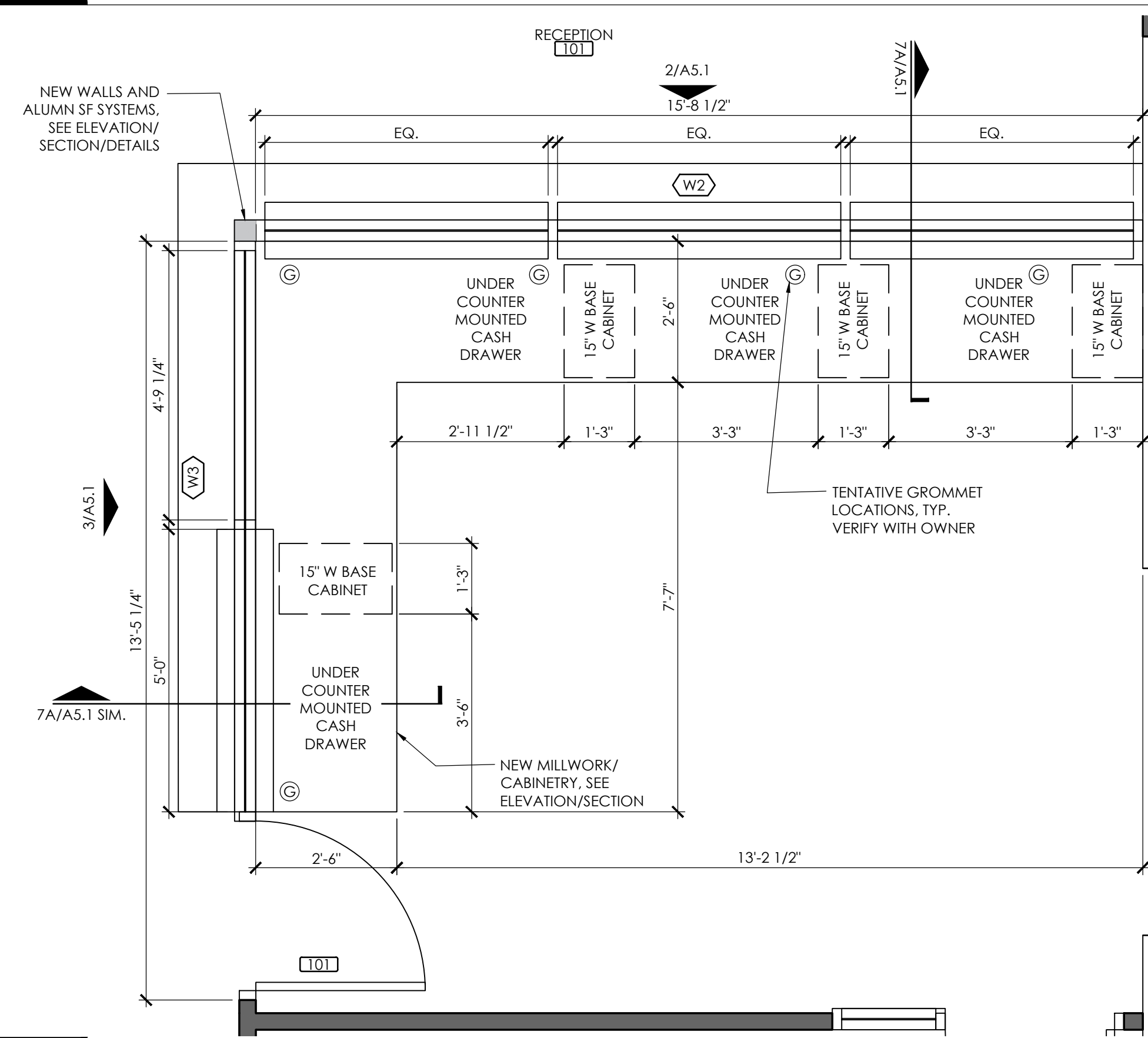
2 INTERIOR ELEVATION @RECEPTION 101
1/2 = 1'-0"



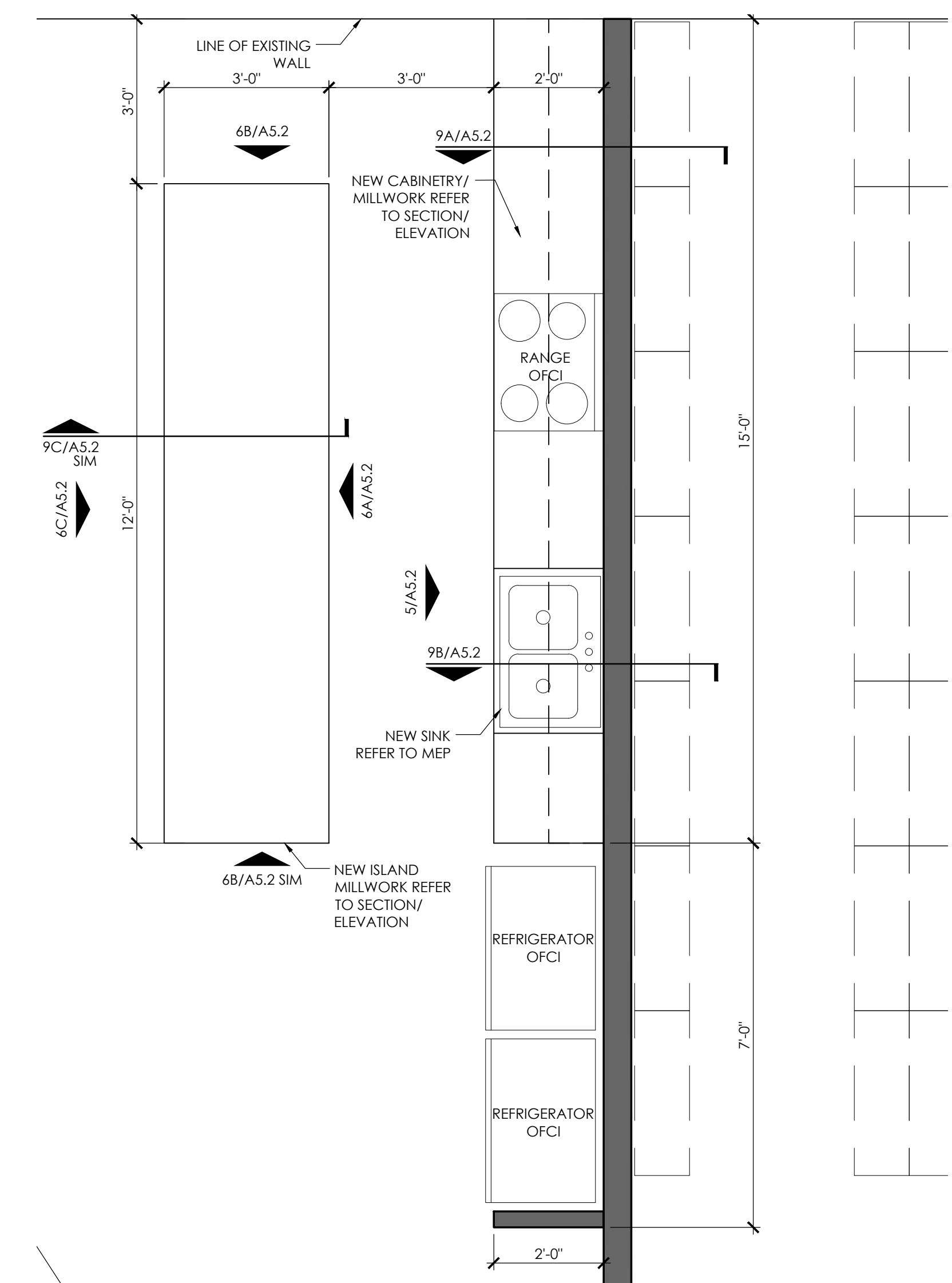
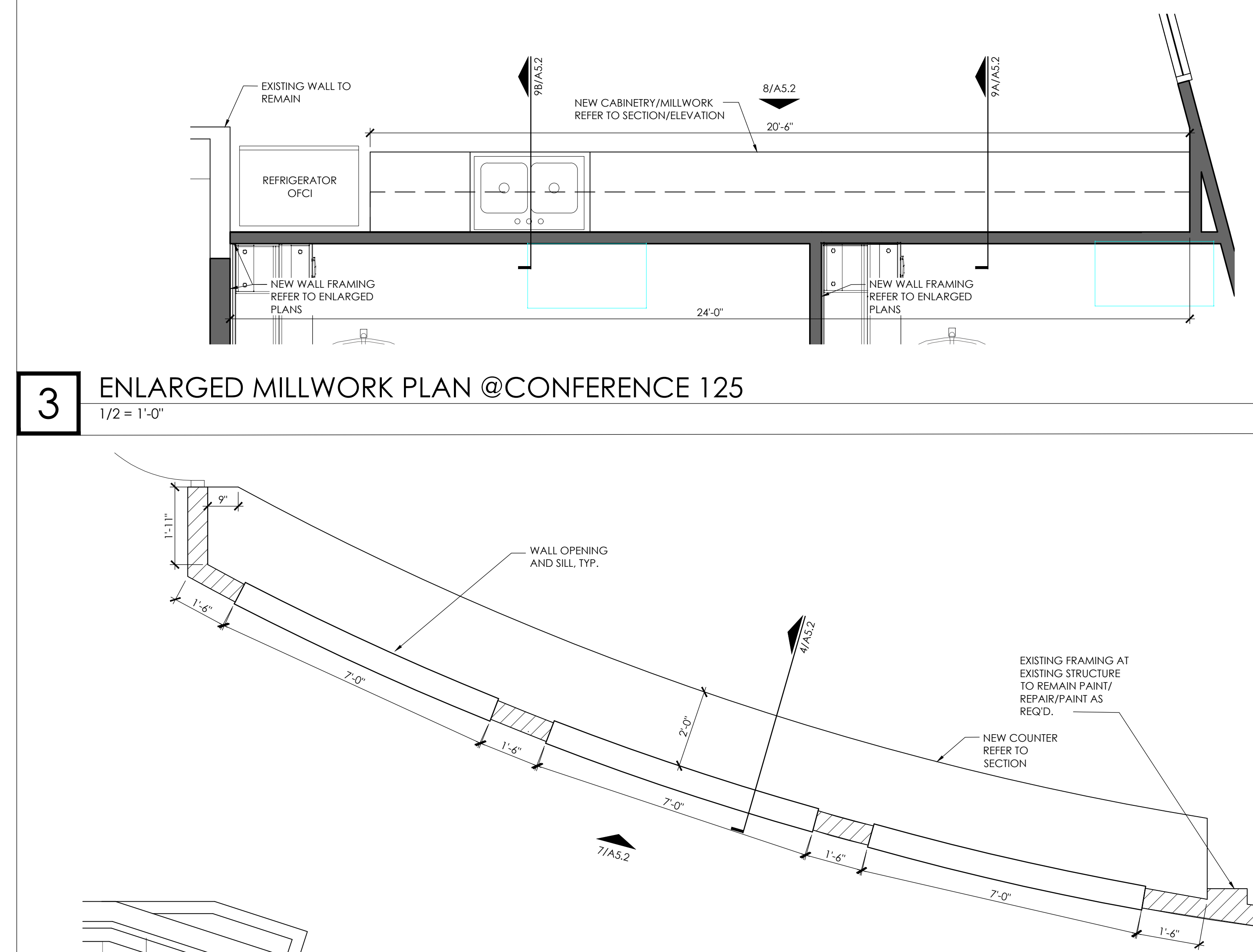
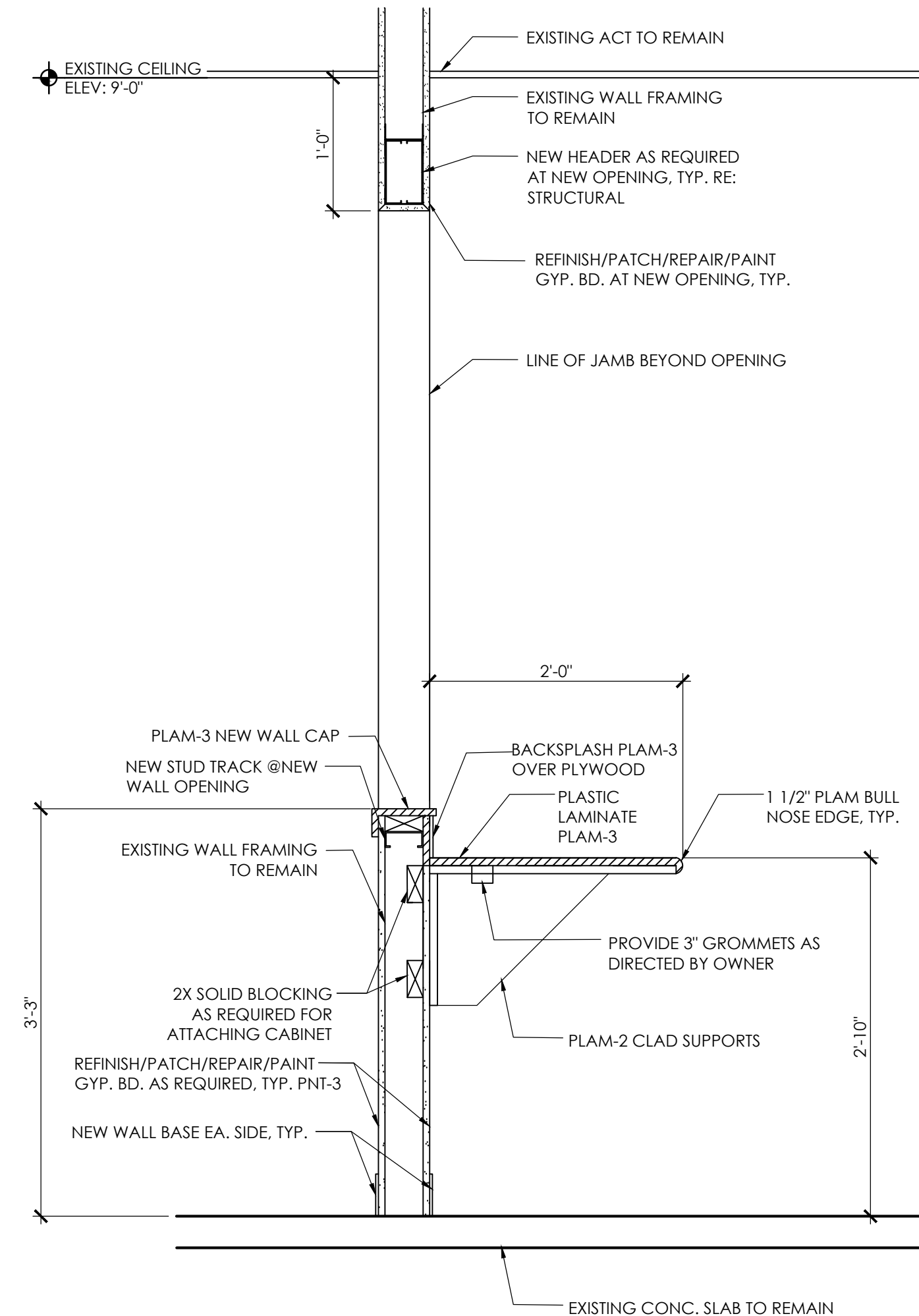
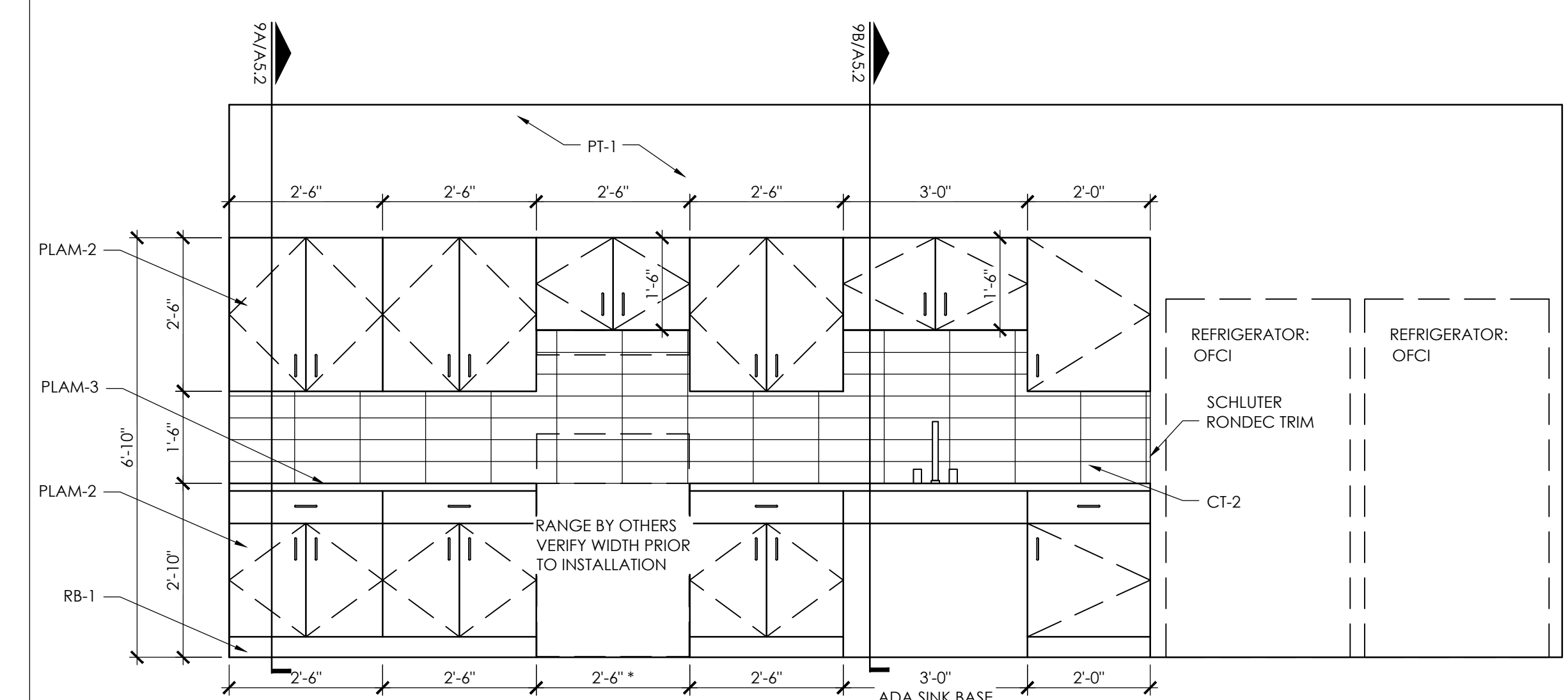
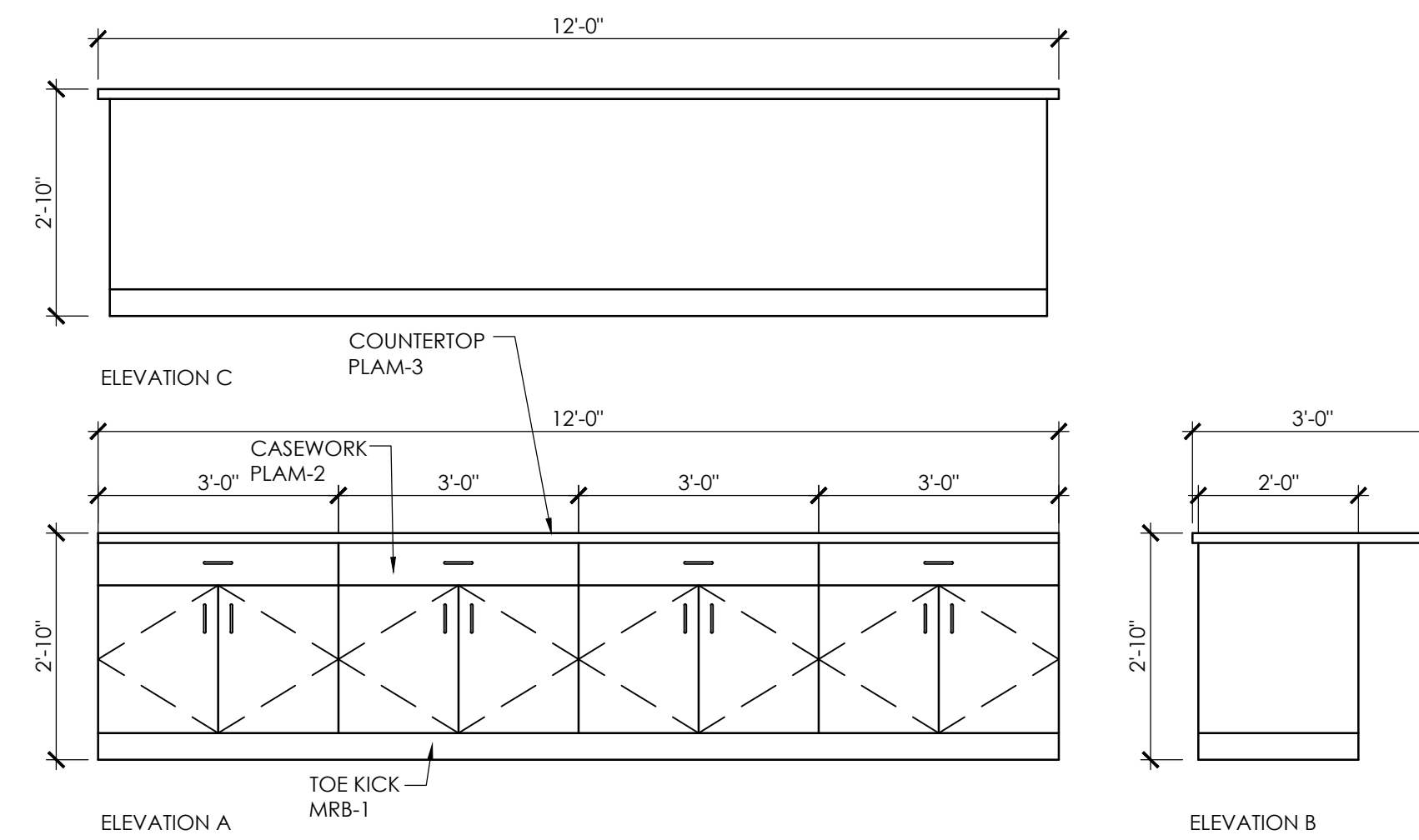
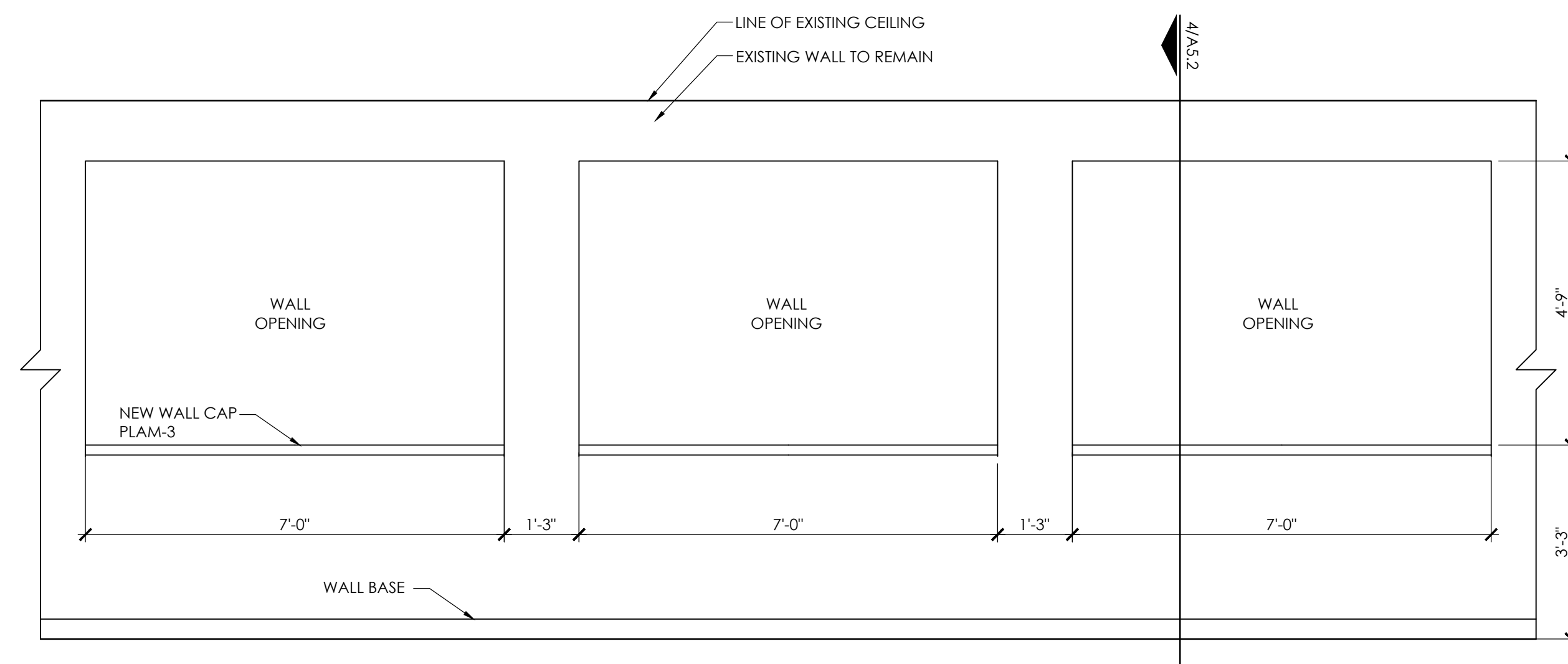
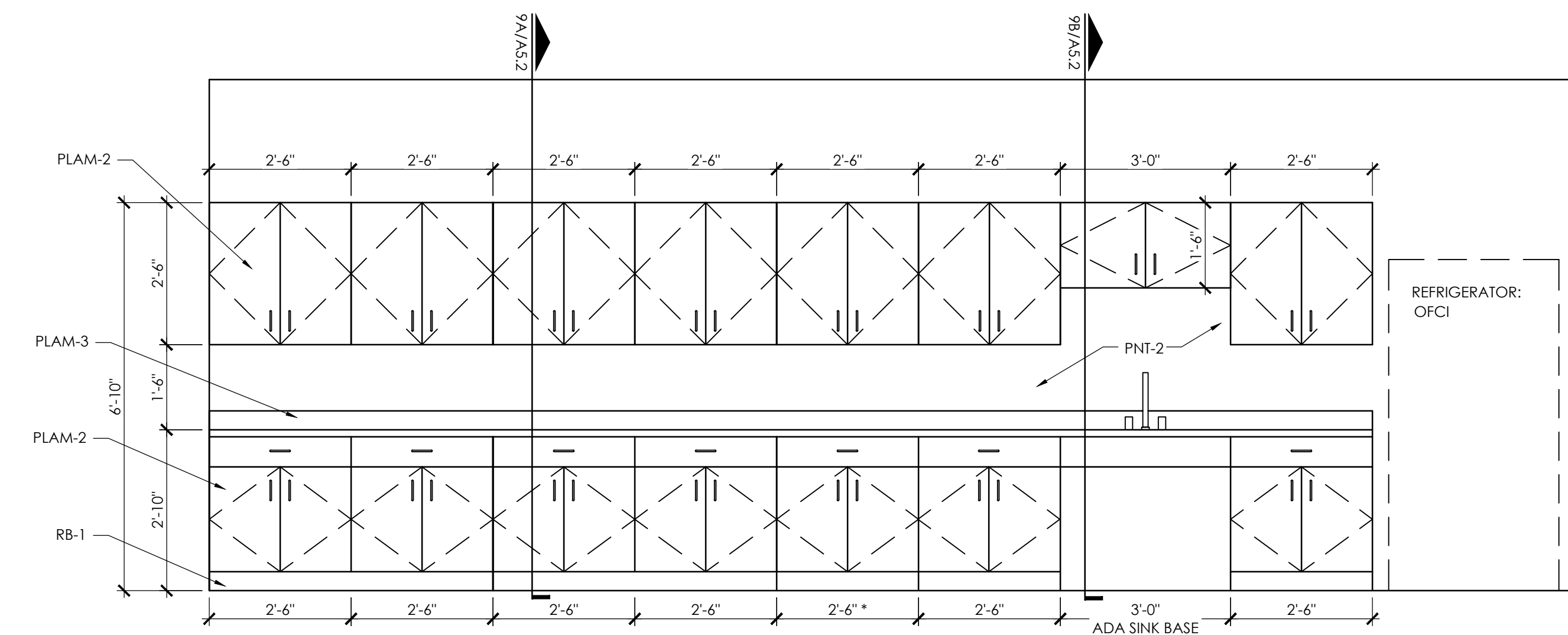
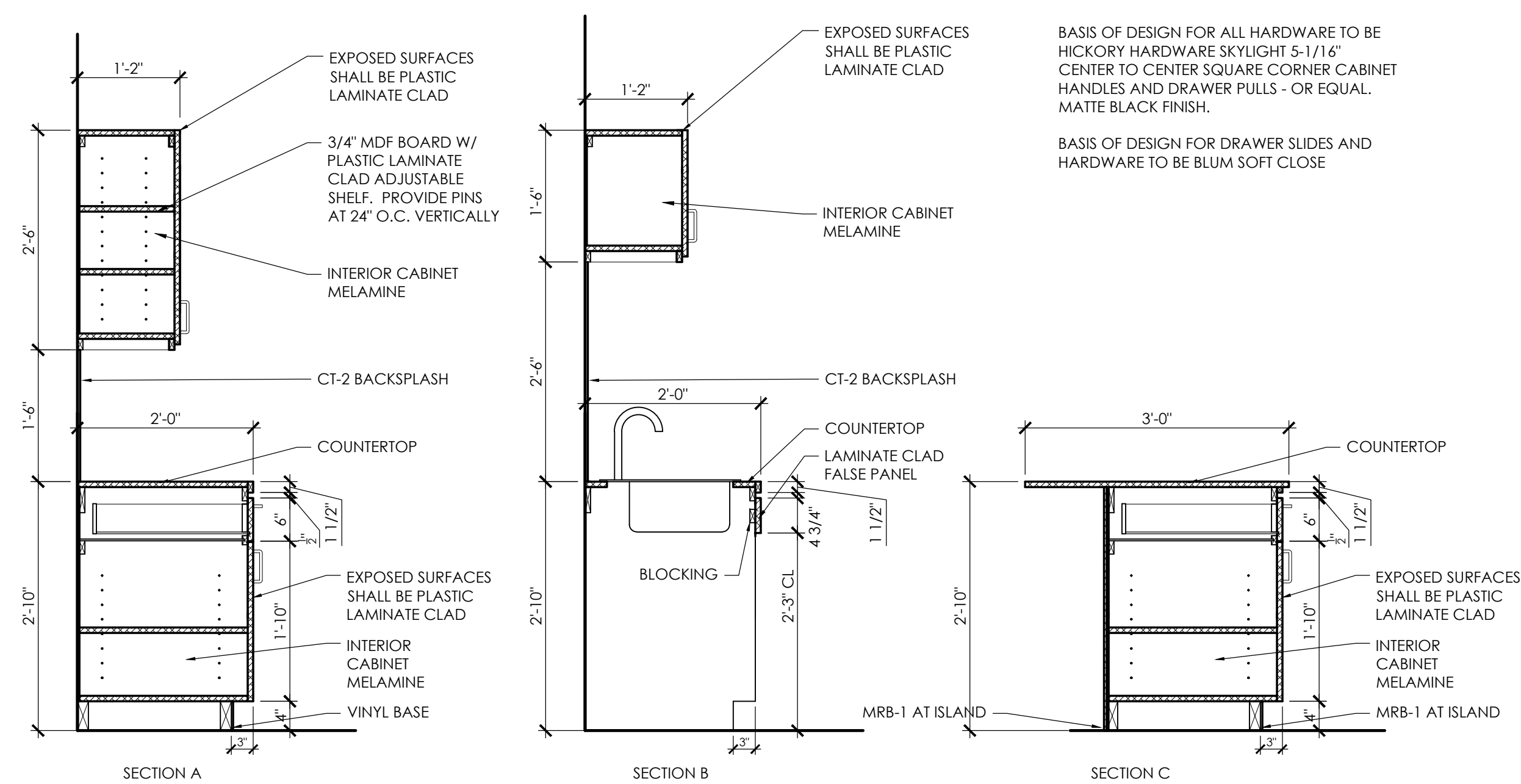
7 MILLWORK SECTIONS
3/4 = 1'-0"

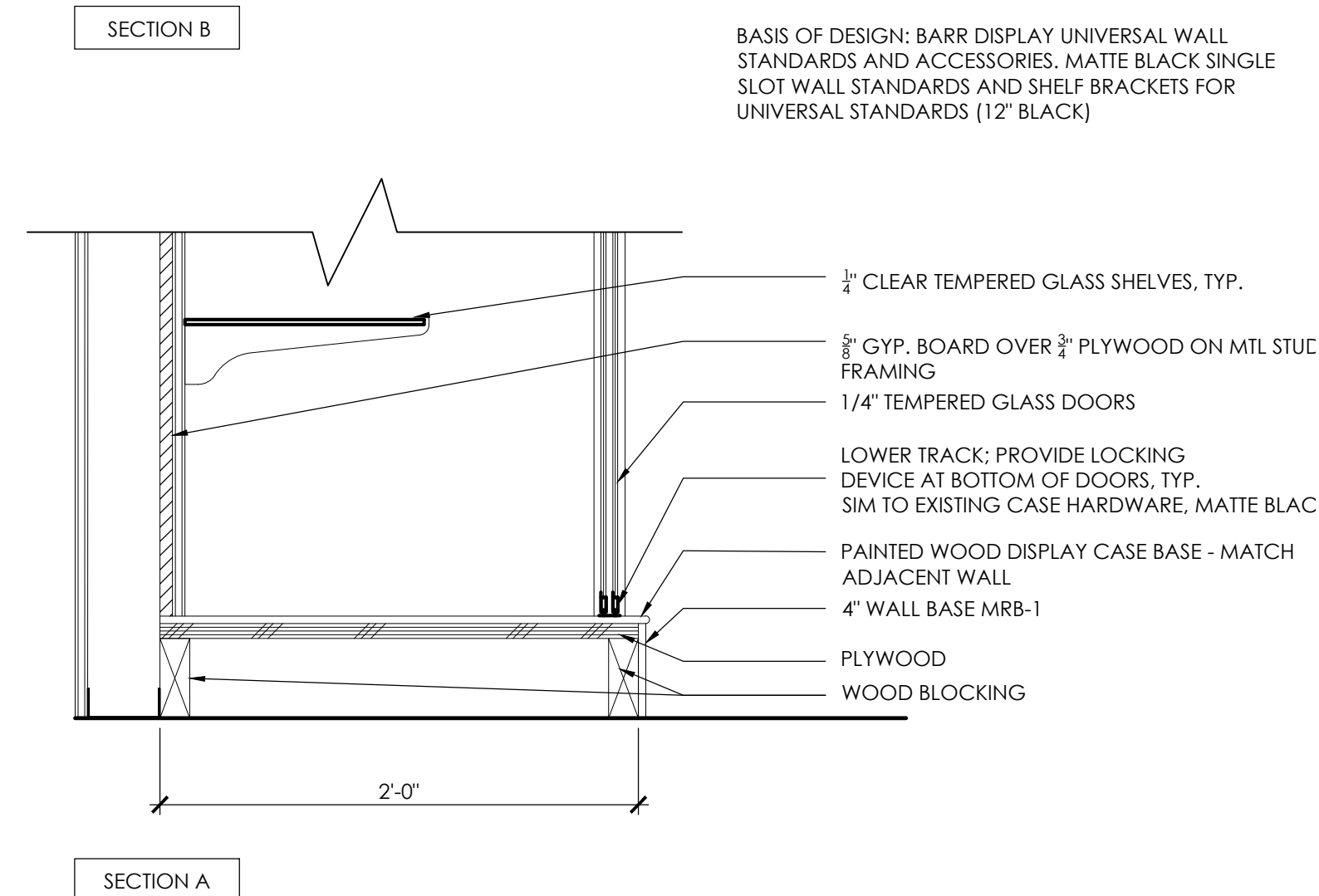
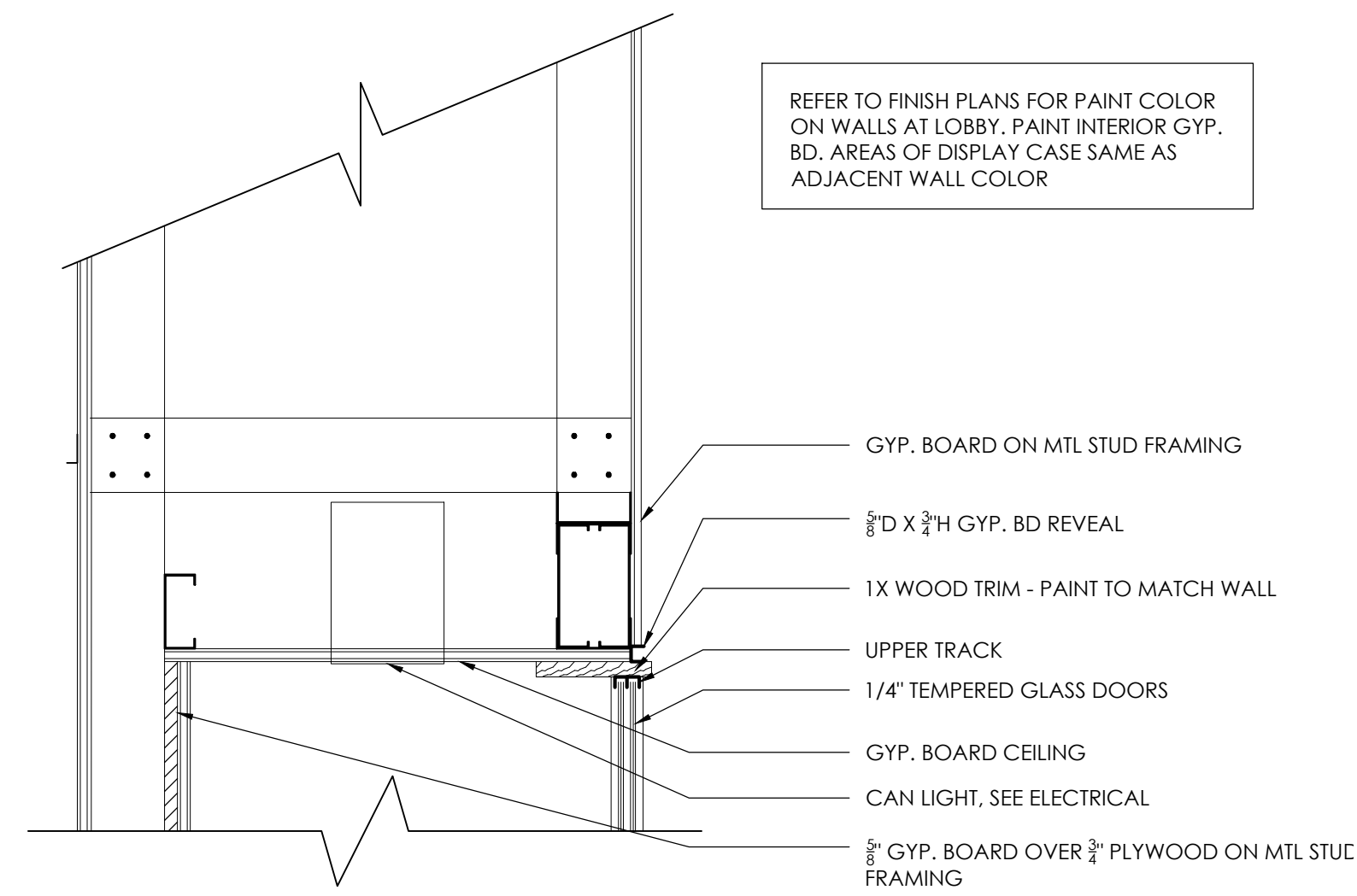


4 ENLARGED MILLWORK PLAN @RECEPTION 170
1/2 = 1'-0"

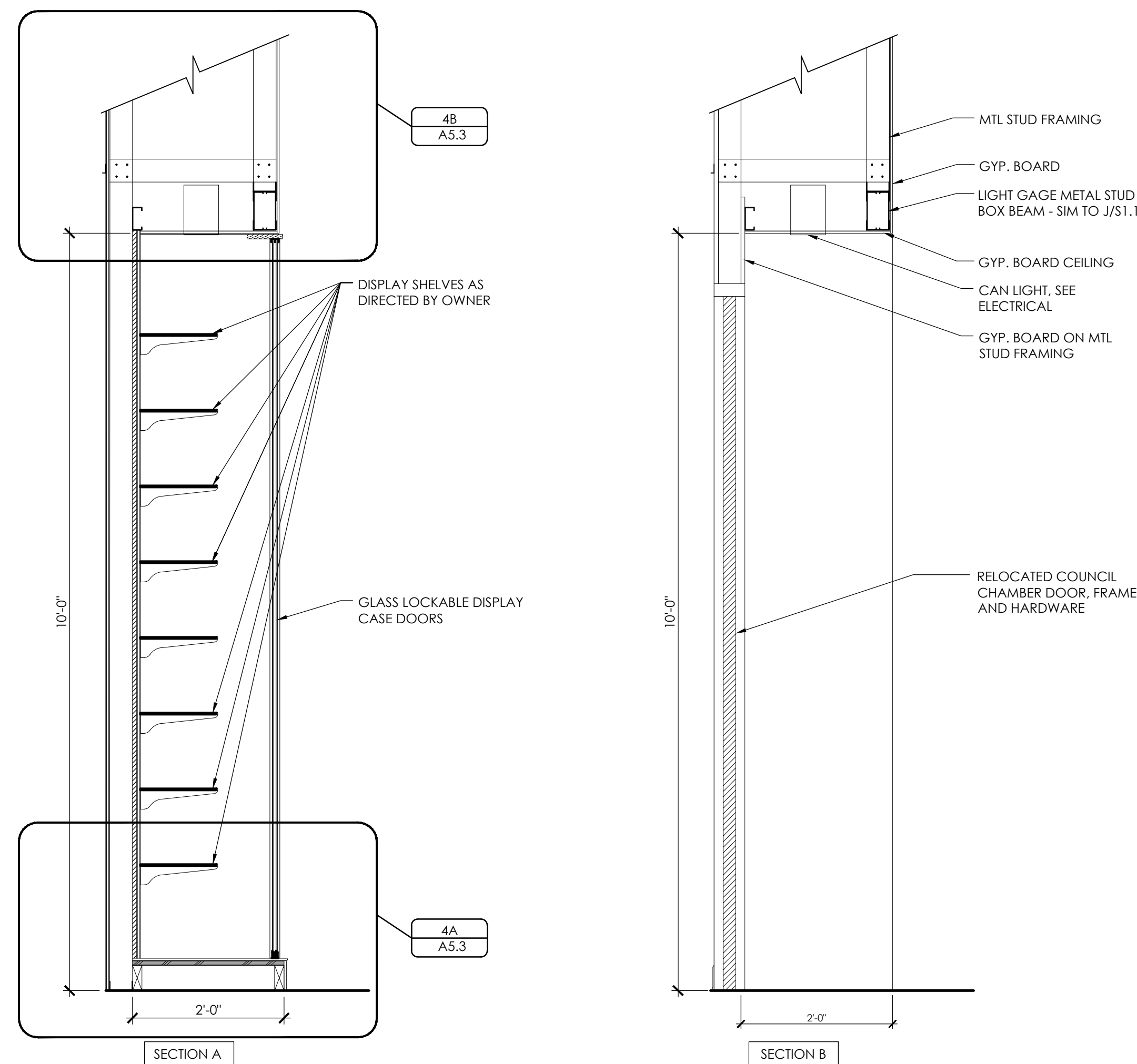


1 ENLARGED MILLWORK PLAN @RECEPTION 101
1/2 = 1'-0"

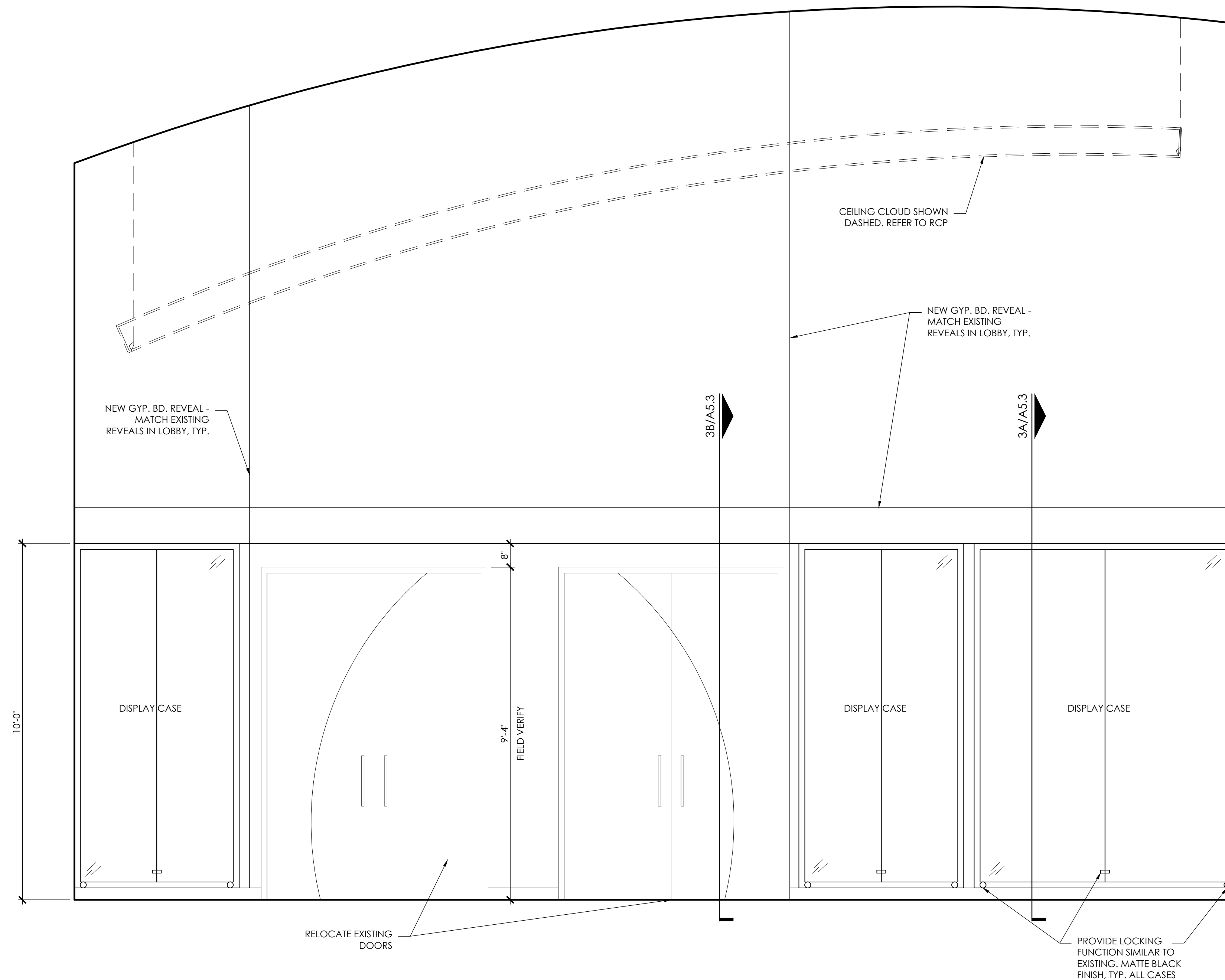




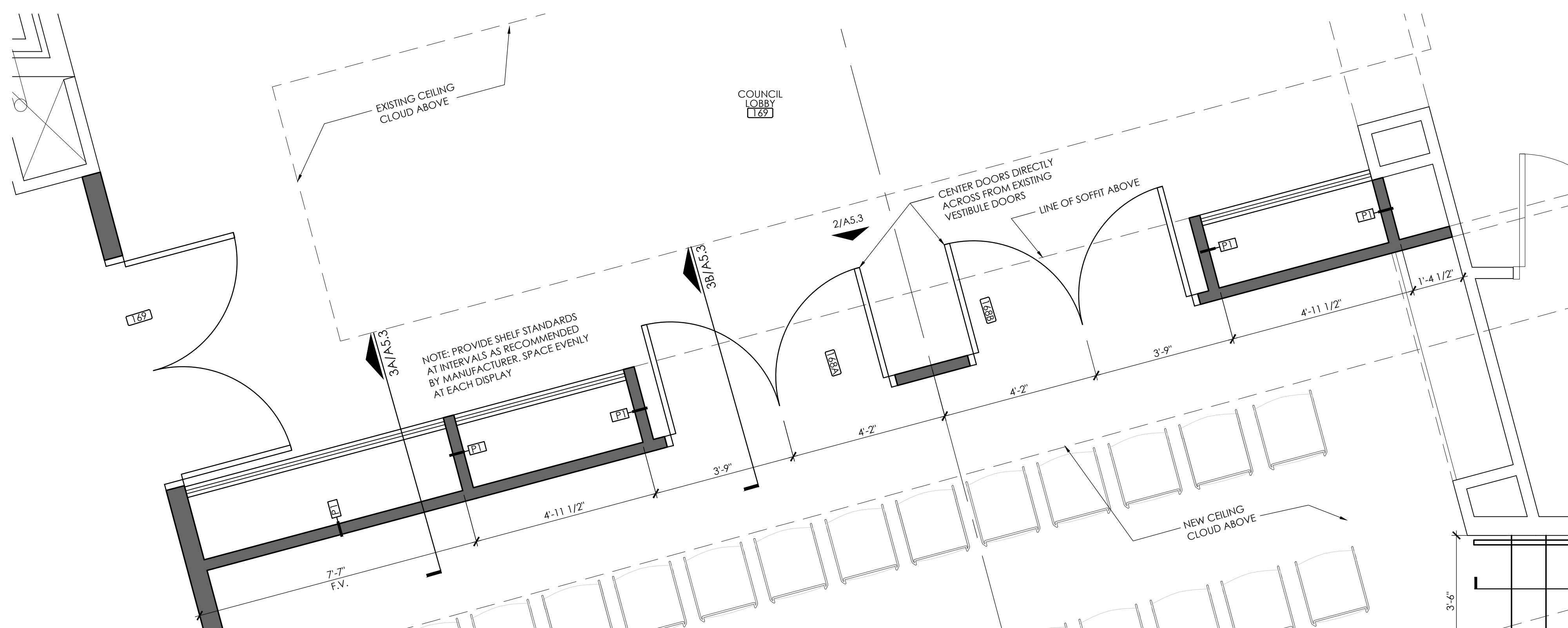
4 MILL WORK SECTIONS @COUNCIL LOBBY 169
1 1/2 = 1'-0"



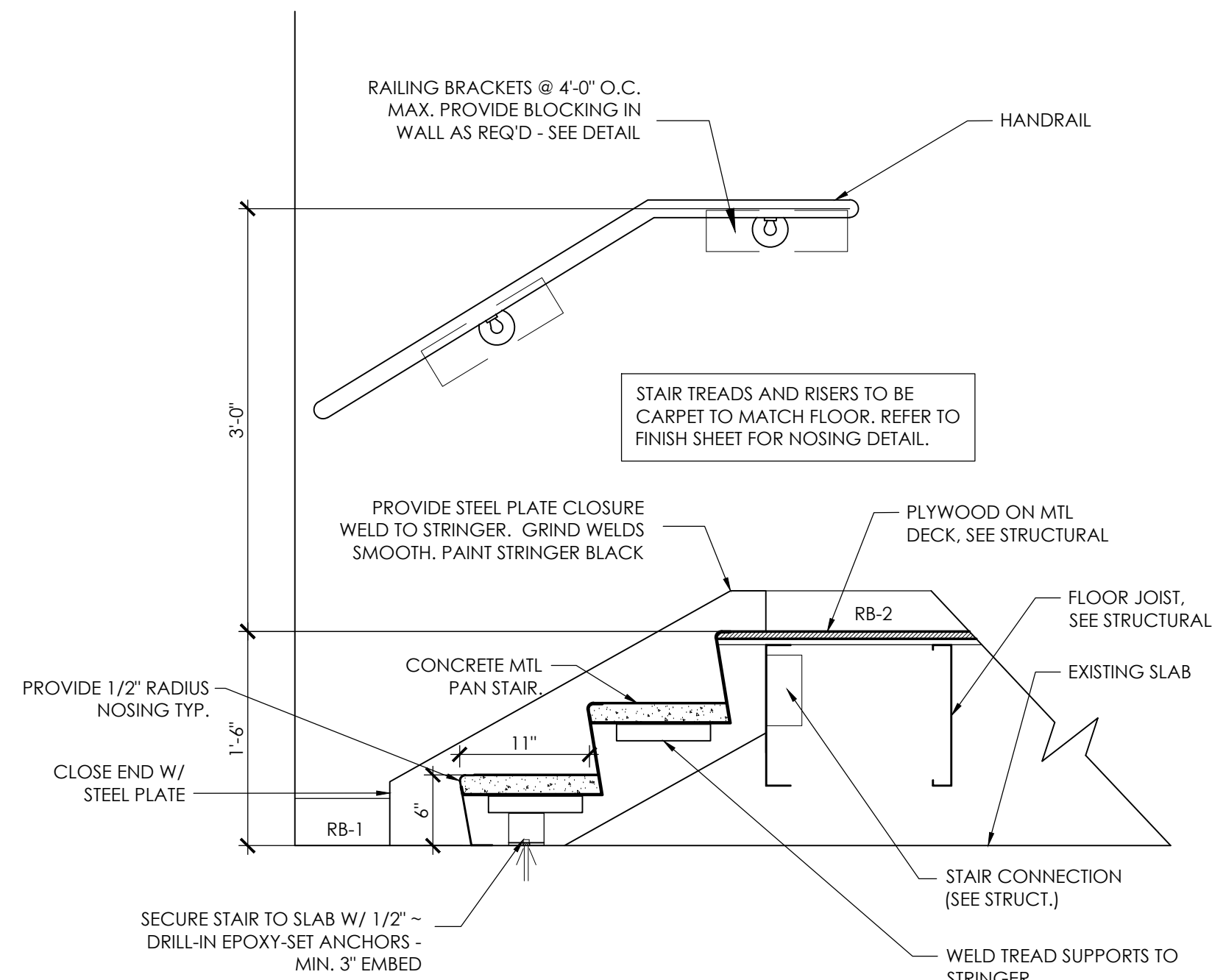
3 MILL WORK SECTIONS @COUNCIL LOBBY 169
3/4 = 1'-0"



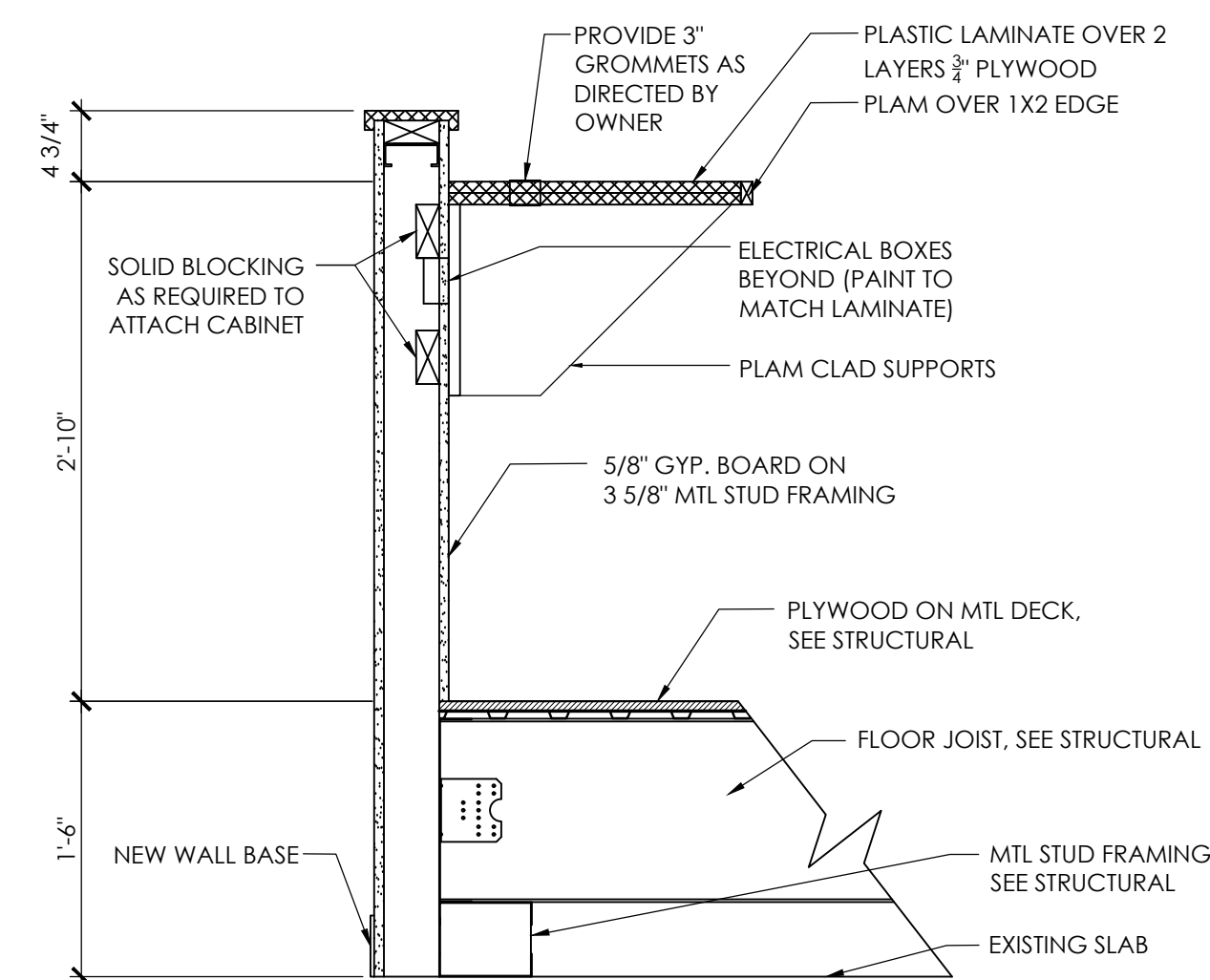
2 MILLWORK ELEVATION @COUNCIL LOBBY 169
1/2 = 1'-0"



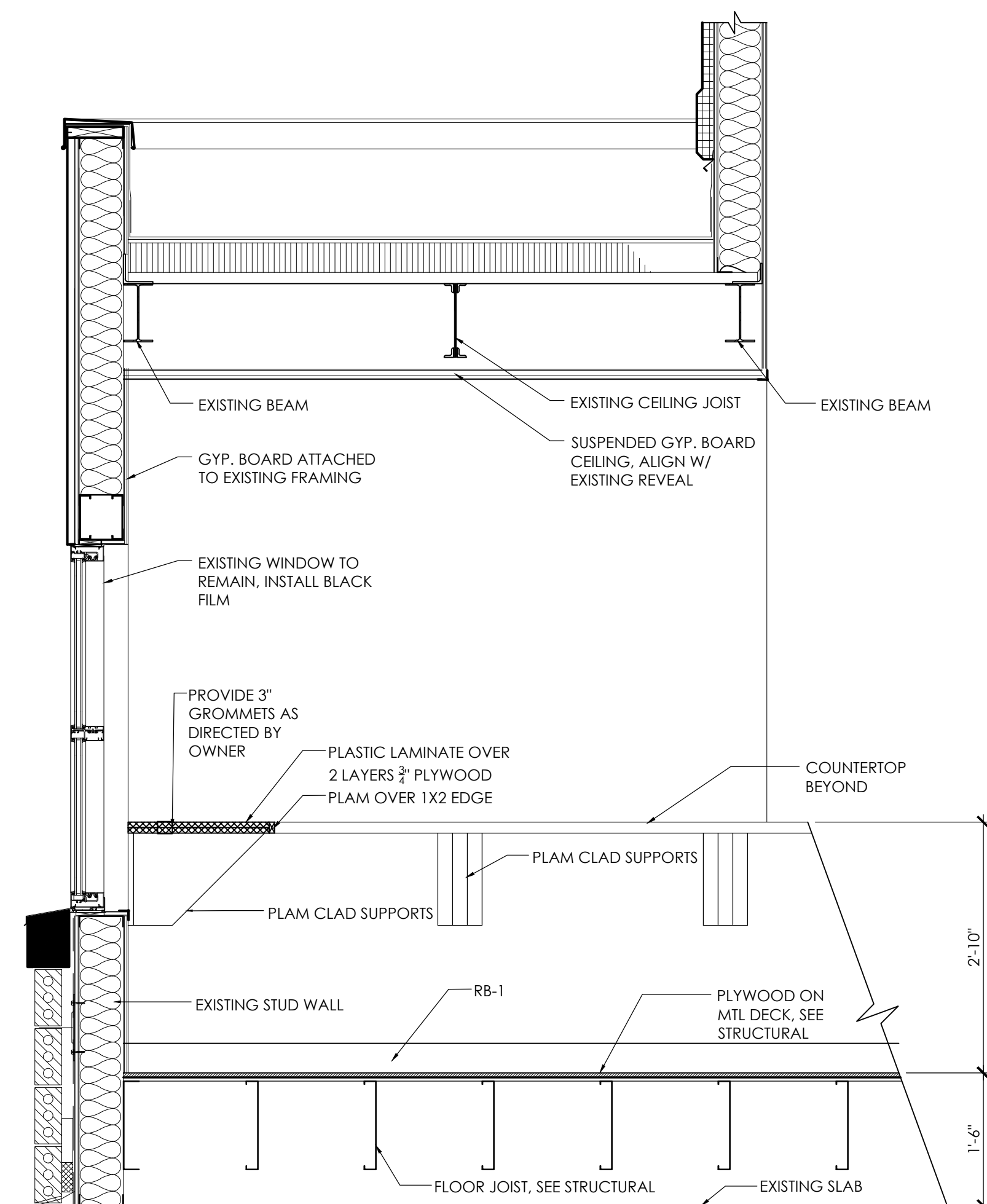
1 ENLARGED MILLWORK PLAN @COUNCIL LOBBY 169
1/2 = 1'-0"



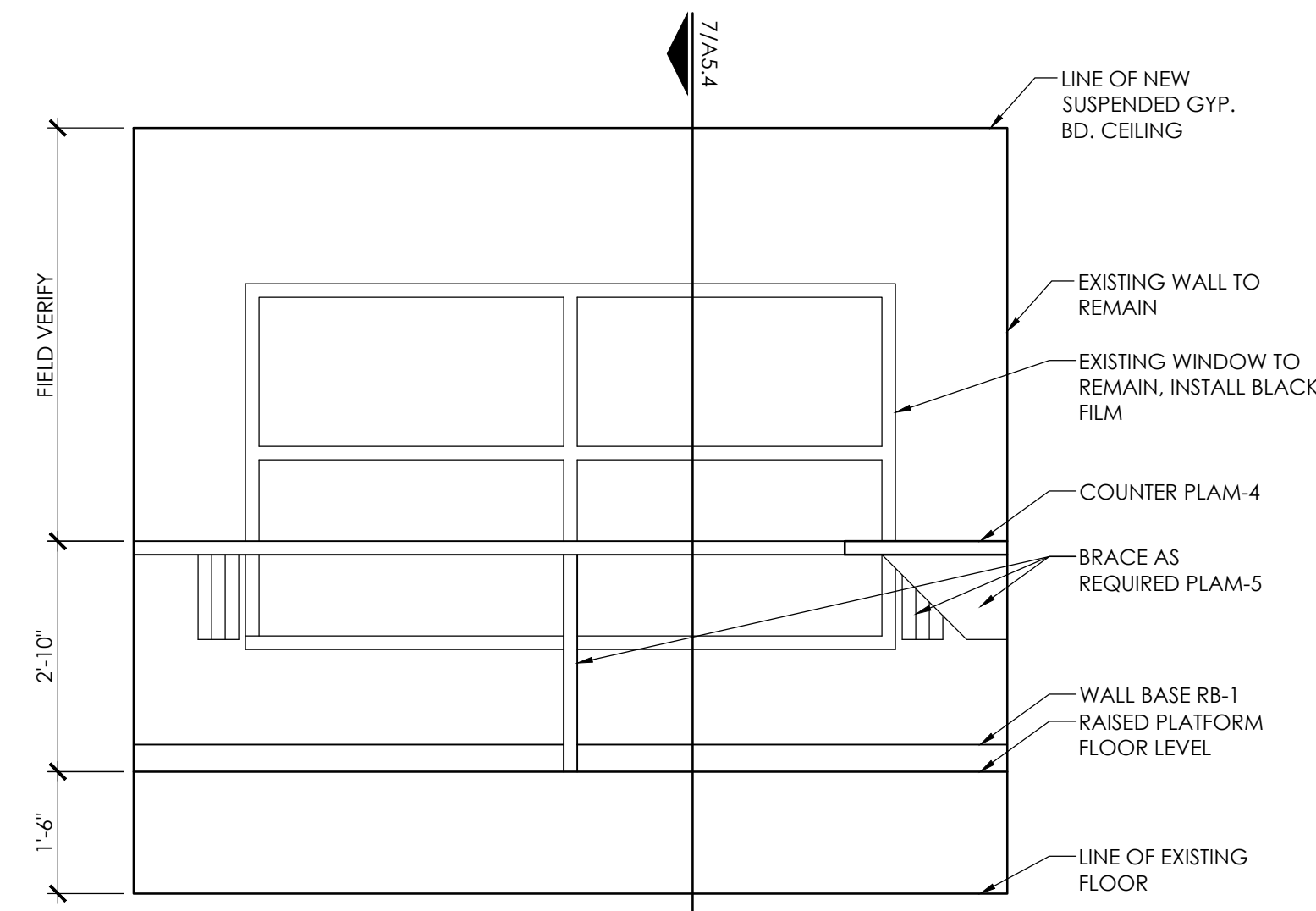
9 STAIR SECTION @A/V 145
1/2 = 1'-0"



8 MILLWORK SECTION @A/V 145
1/2 = 1'-0"



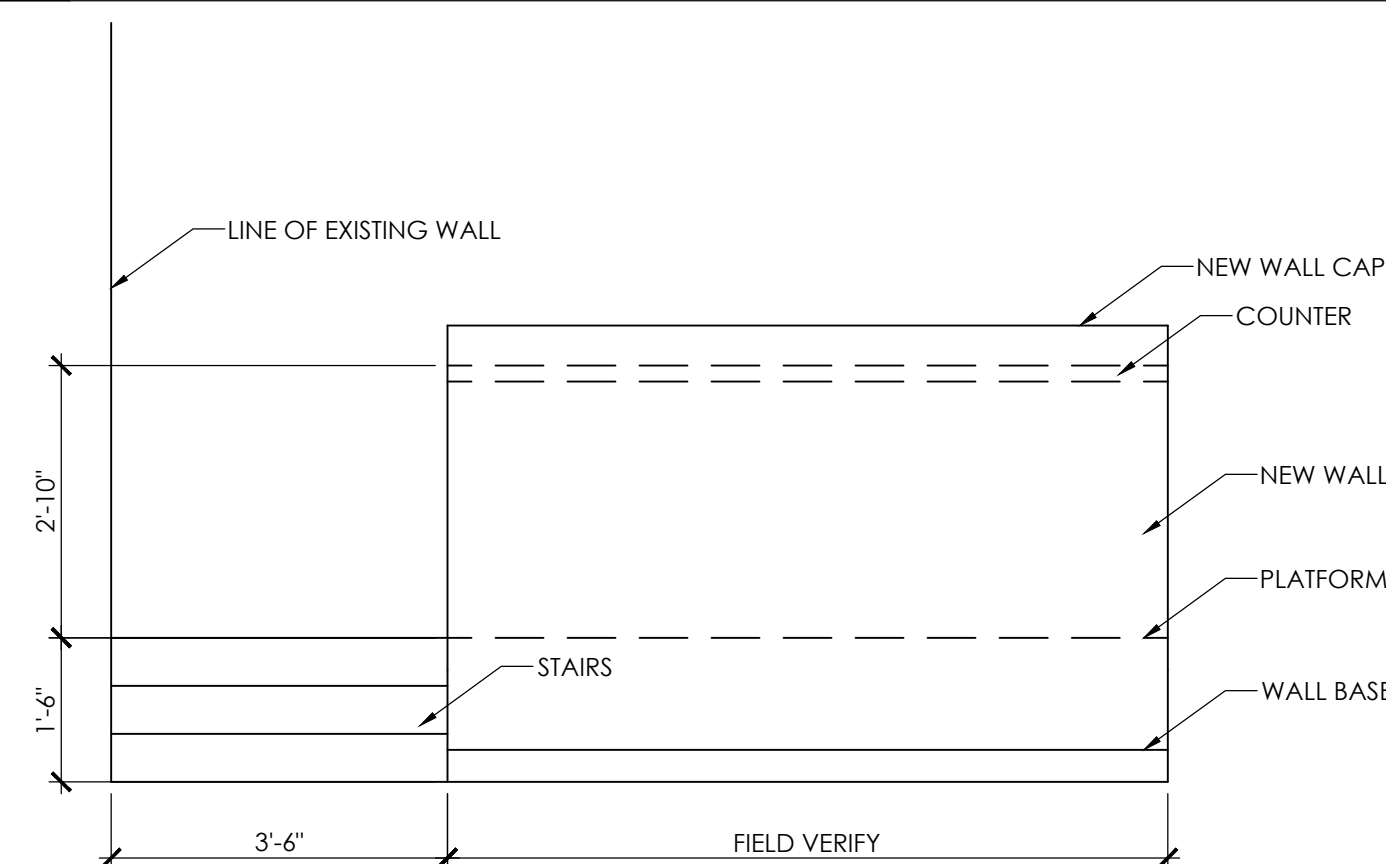
7 MILLWORK SECTION @A/V 145
3/4 = 1'-0"



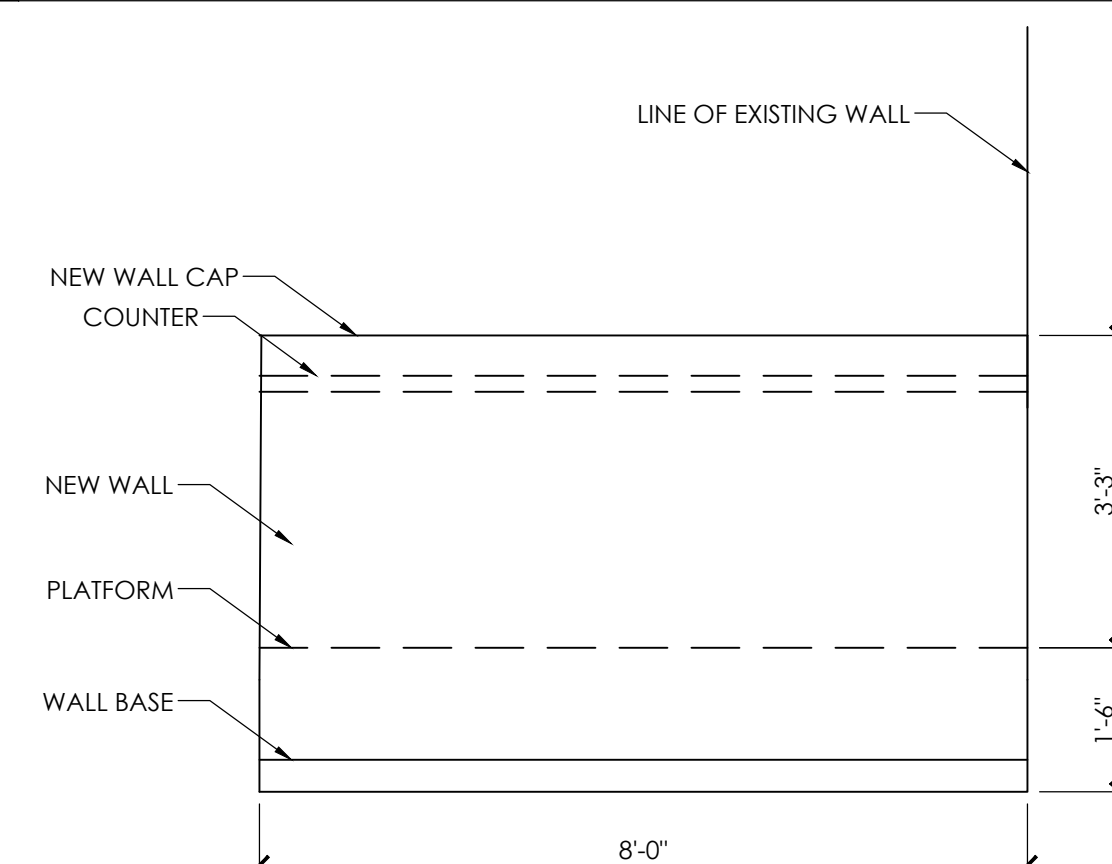
6 MILLWORK ELEVATION @A/V 145
1/2 = 1'-0"

5 NOT USED
1/2 = 1'-0"

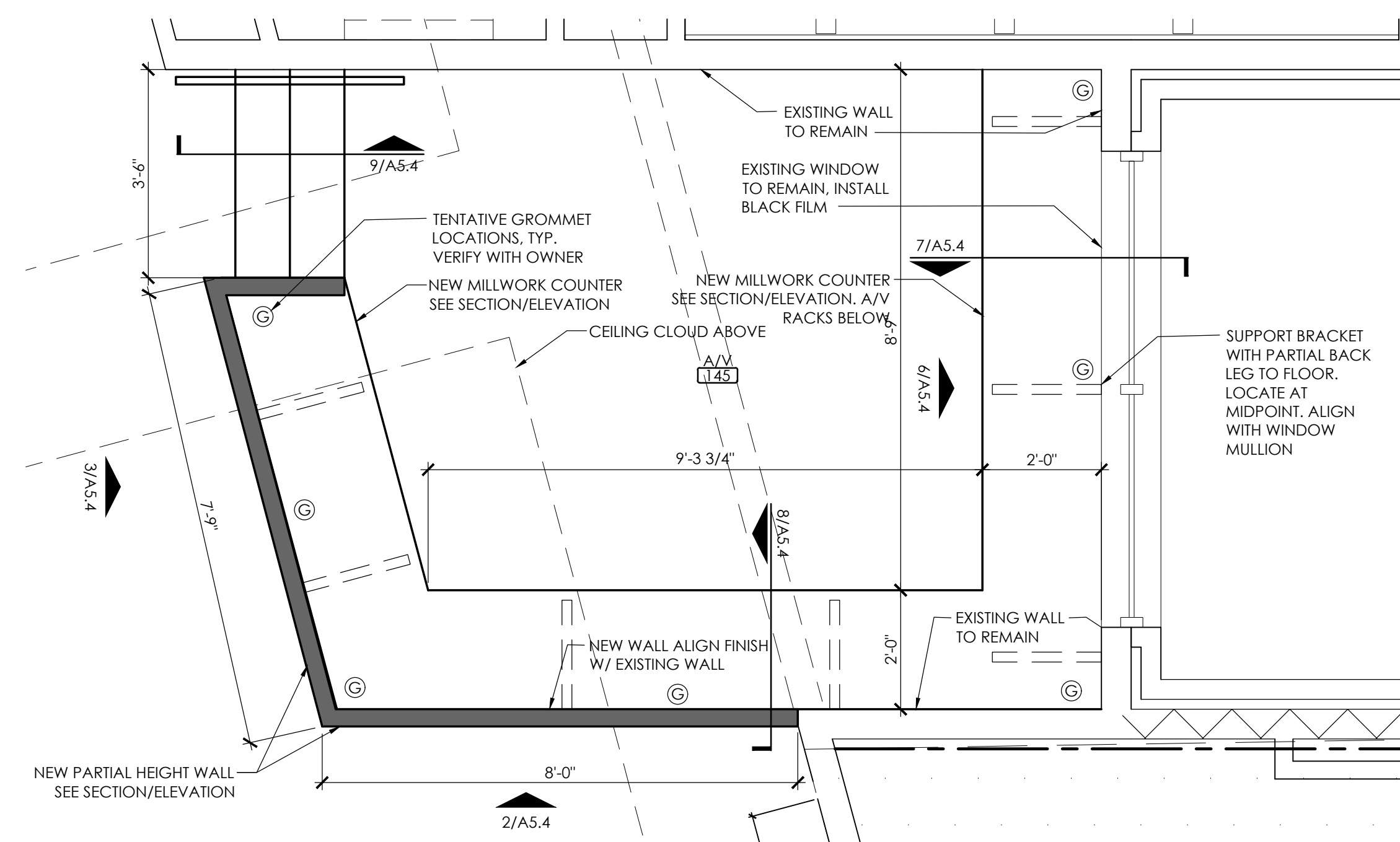
4 NOT USED
1/2 = 1'-0"



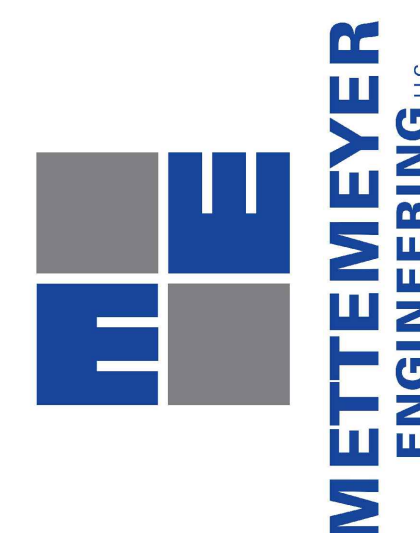
3 MILLWORK ELEVATION @A/V 145
1/2 = 1'-0"



2 MILLWORK ELEVATION @A/V 145
1/2 = 1'-0"



1 ENLARGED MILLWORK PLAN @A/V 145
1/2 = 1'-0"



REISSUE DATE

PROFESSIONAL OF RECORD



DATE: 01.22.2025

THESE PRINTS ARE THE PROPERTY OF NATHAN RAPP ARCHITECTS, LLC. AND SHALL BE USED ONLY FOR THE PROJECT REFERENCED ABOVE.

ARCHITECT: RAPP

PROJECT NO.: 24-028

DATE: 01.22.2025

DRAWING TITLE: ENLARGED A/V ROOM PLANS

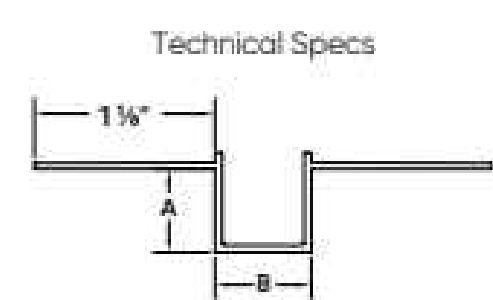
SHEET NO. A5.4

TRIM-TEX
DRYWALL SOLUTIONS

Architectural Reveal Bead

Reveals are a great way to add interesting design elements to a bare wall — they give any room in which they're installed a sleek, modern and unique quality. Trim-Tex's Architectural Reveal Bead creates the sharpest, cleanest aesthetic reveals in drywall you can get, with 1/8" of built-in expansion control.

Installation Guide



Before Installation:

Measure, cut and dry fit the bead.

Step 1:

Coat both the bead and edge of drywall with Trim-Tex 847 Spray Adhesive.

Step 2:

Press the bead in place, applying pressure to the mud legs.

Step 3:

Staple every 6"-8" using 1/2" staples.

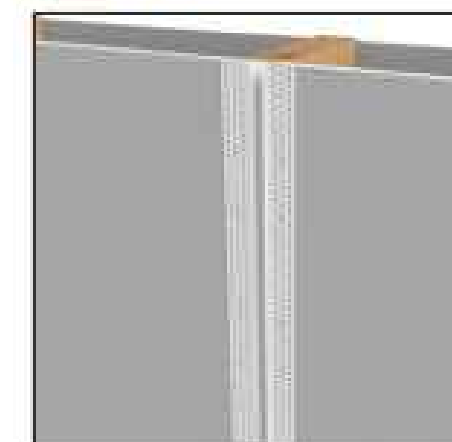
Step 4:

Finish with drywall compound.

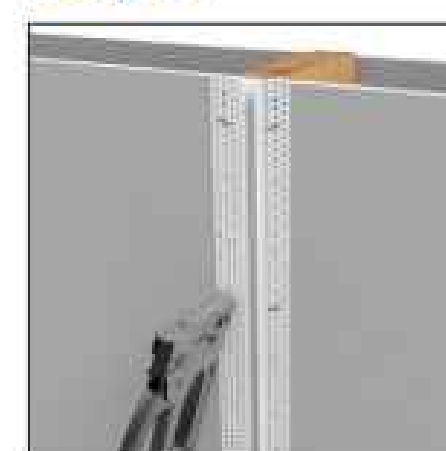
Step 1:



Step 2:



Step 3:



Step 4:



4

GYPSUM BOARD REVEAL BASIS OF DESIGN (OR EQUAL)

NTS

1

CHAMBER WALL ELEVATION

1/4 = 1'-0"

2

CHAMBER WALL ELEVATION

1/4 = 1'-0"

3

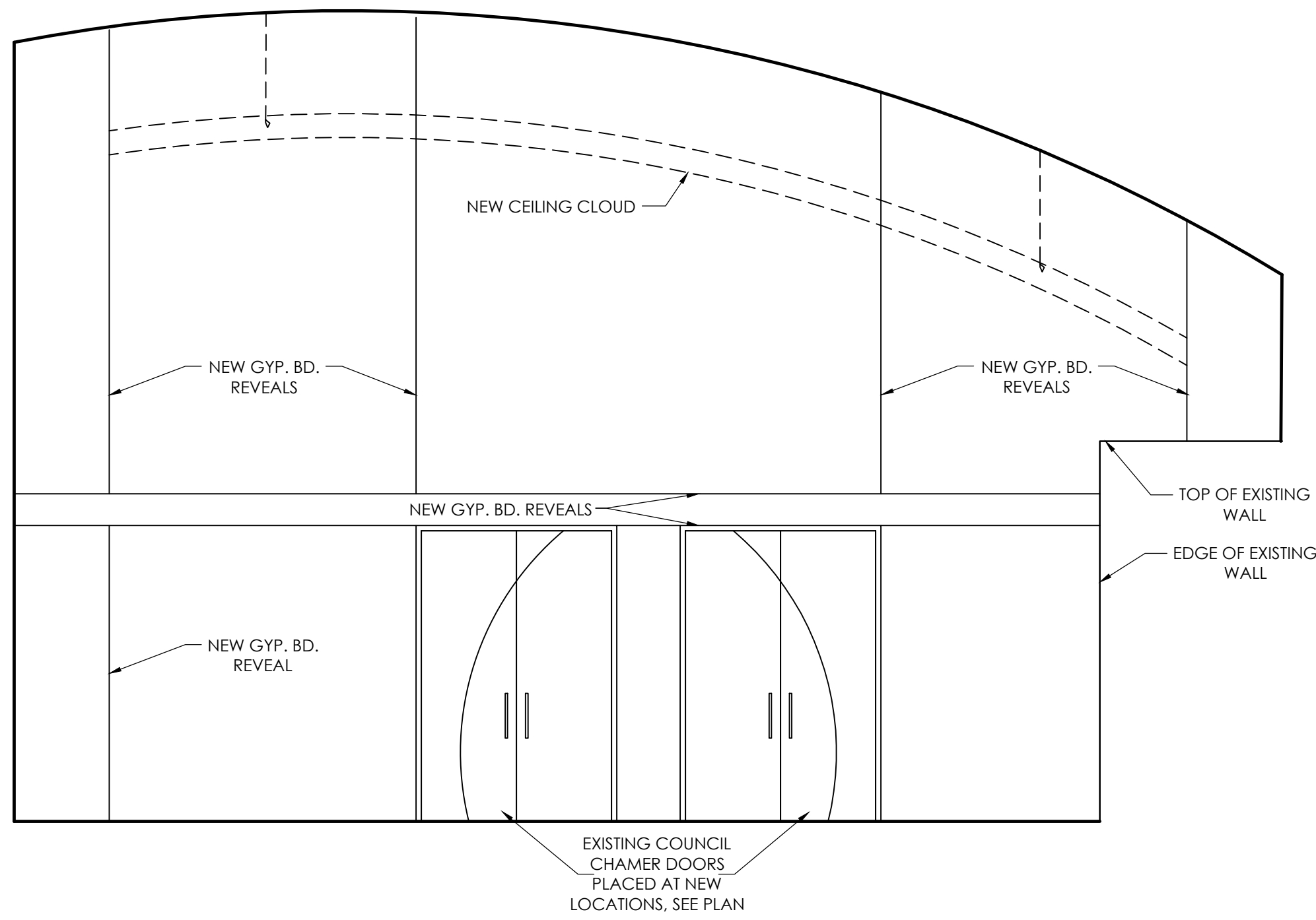
CHAMBER WALL ELEVATION

1/4 = 1'-0"

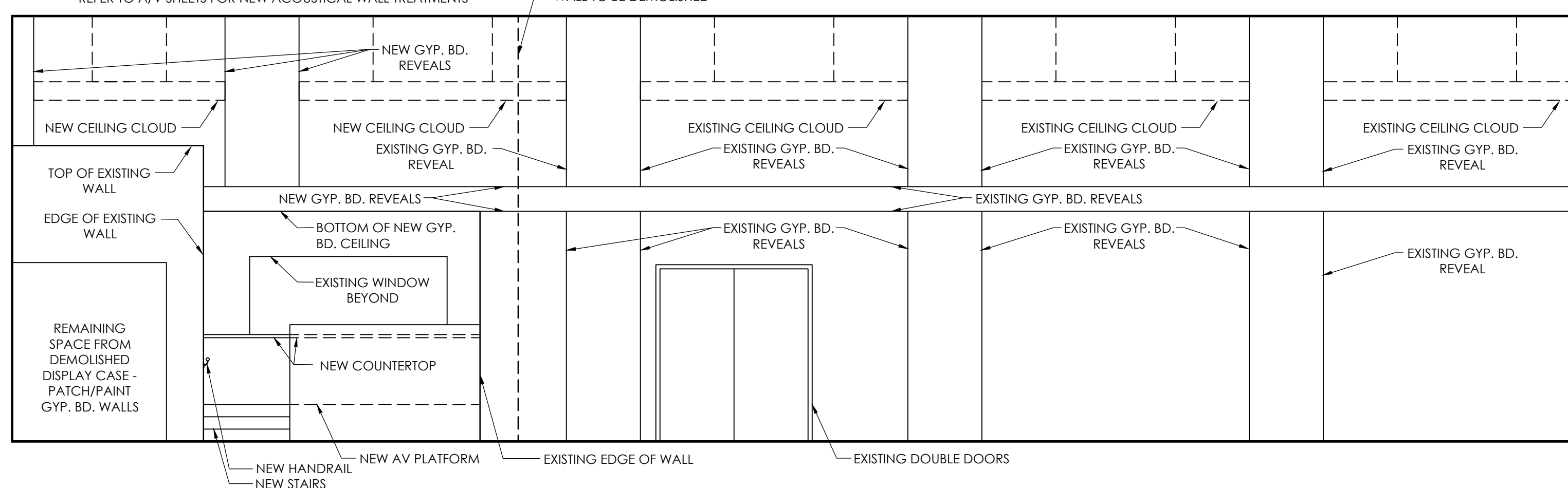
GENERAL NOTES

1. FIELD VERIFY DIMENSIONS OF ALL EXISTING CONDITIONS

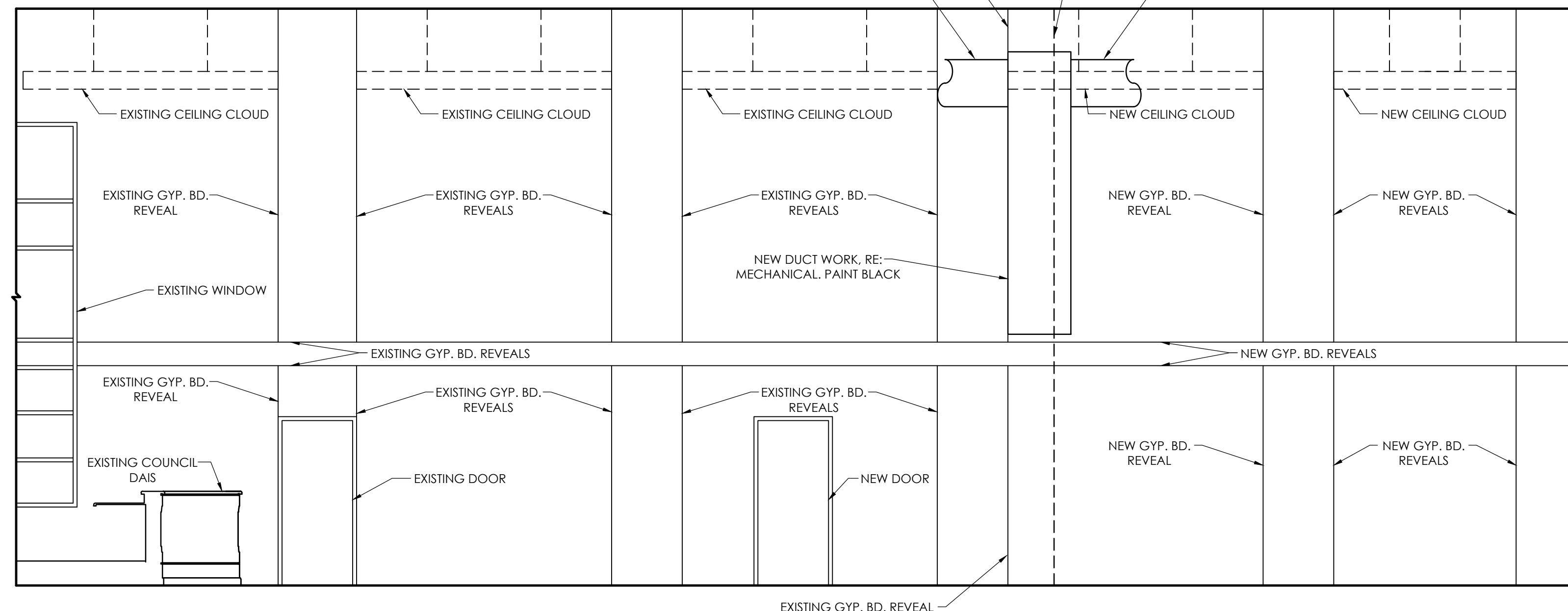
REFER TO A/V SHEETS FOR NEW ACOUSTICAL WALL TREATMENTS



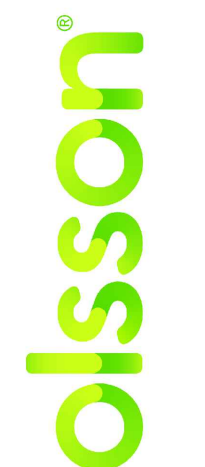
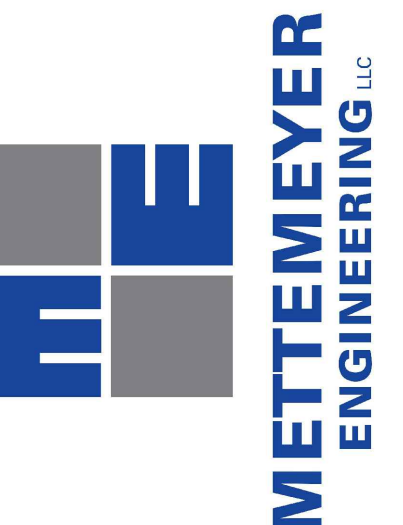
REFER TO A/V SHEETS FOR NEW ACOUSTICAL WALL TREATMENTS



REFER TO A/V SHEETS FOR NEW ACOUSTICAL WALL TREATMENTS



110 S. Main St., Nixa, MO 65714 PH: 417.724.8693
NATHAN RAPP, ARCHITECT #A-200800201



REISSUE DATE



DATE: 01.22.2025

ARCHITECT RAPP

PROJECT NO. 24-028

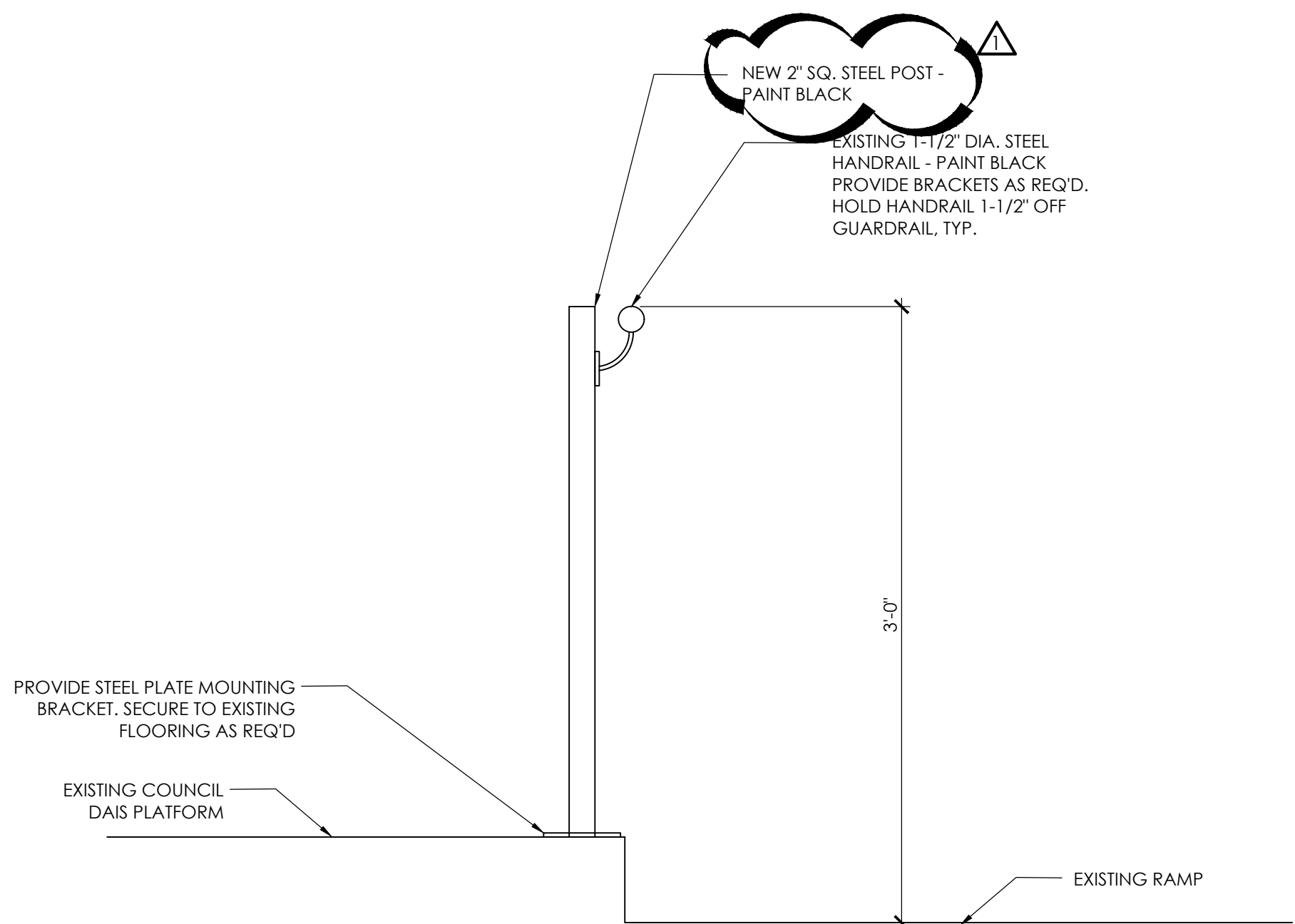
DATE 01.22.2025

DRAWING TITLE
COUNCIL CHAMBER
INTERIOR ELEVATIONS

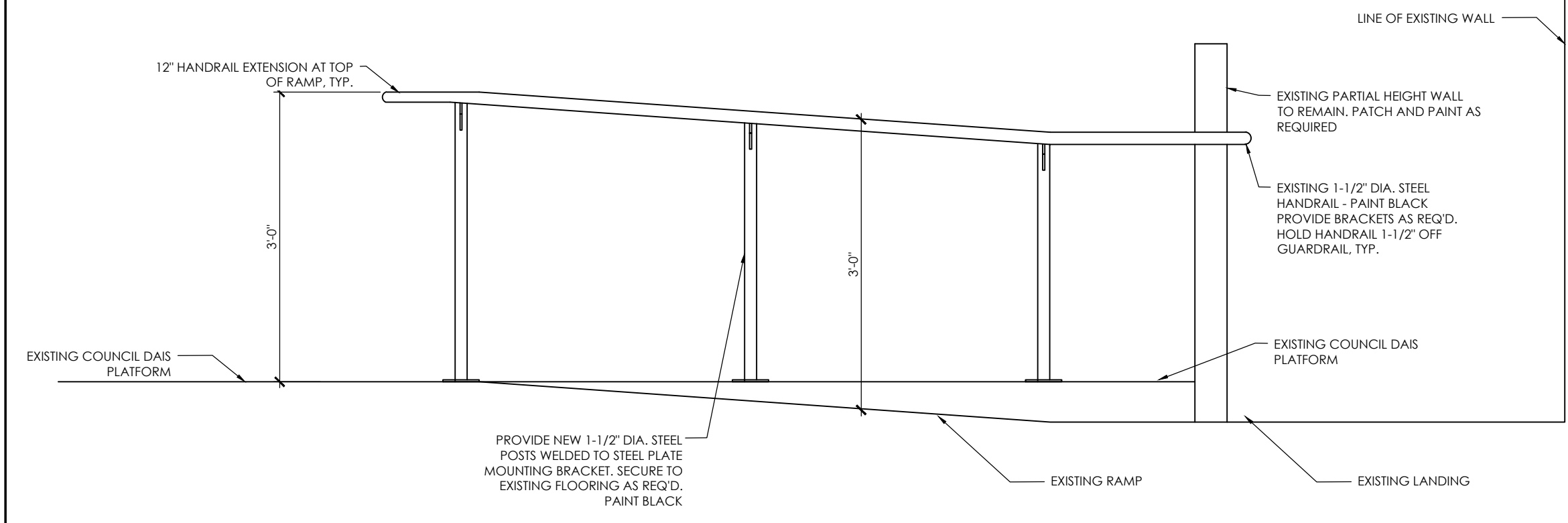
SHEET NO.

A5.5

NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO



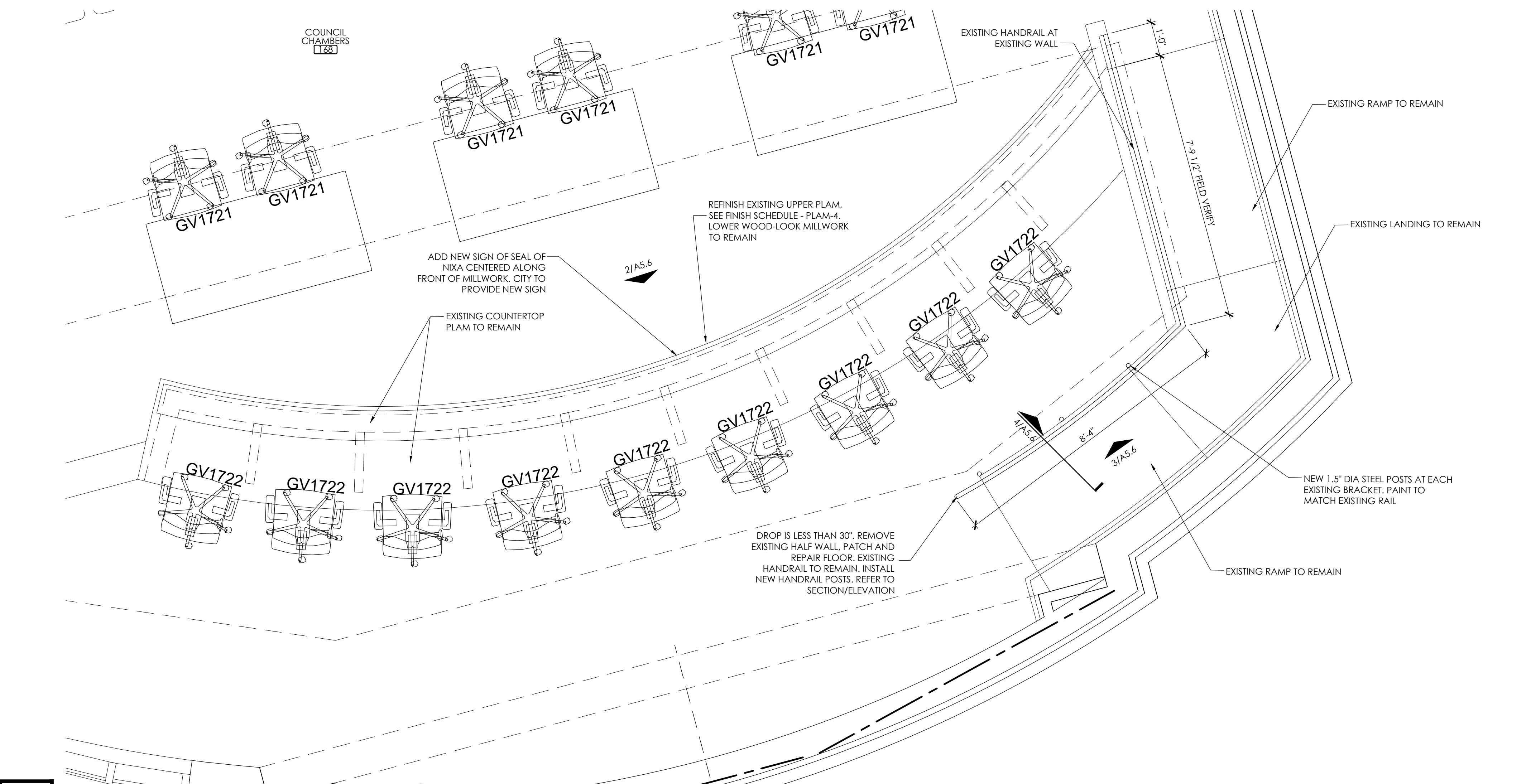
4 GUARDRAIL SECTION @COUNCIL CHAMBERS 168
1 1/2" = 1'-0"



3 GUARDRAIL ELEVATION @COUNCIL CHAMBERS 168
3/4" = 1'-0"



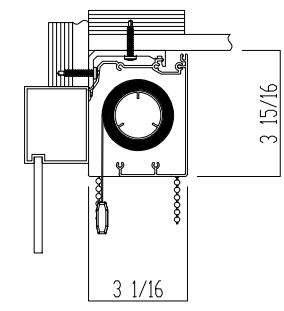
2 COUNCIL DAIS ELEVATION
NTS



1 ENLARGED GUARDRAIL PLAN @COUNCIL CHAMBERS 168
1/2" = 1'-0"

FLOOR FINISHES LEGEND

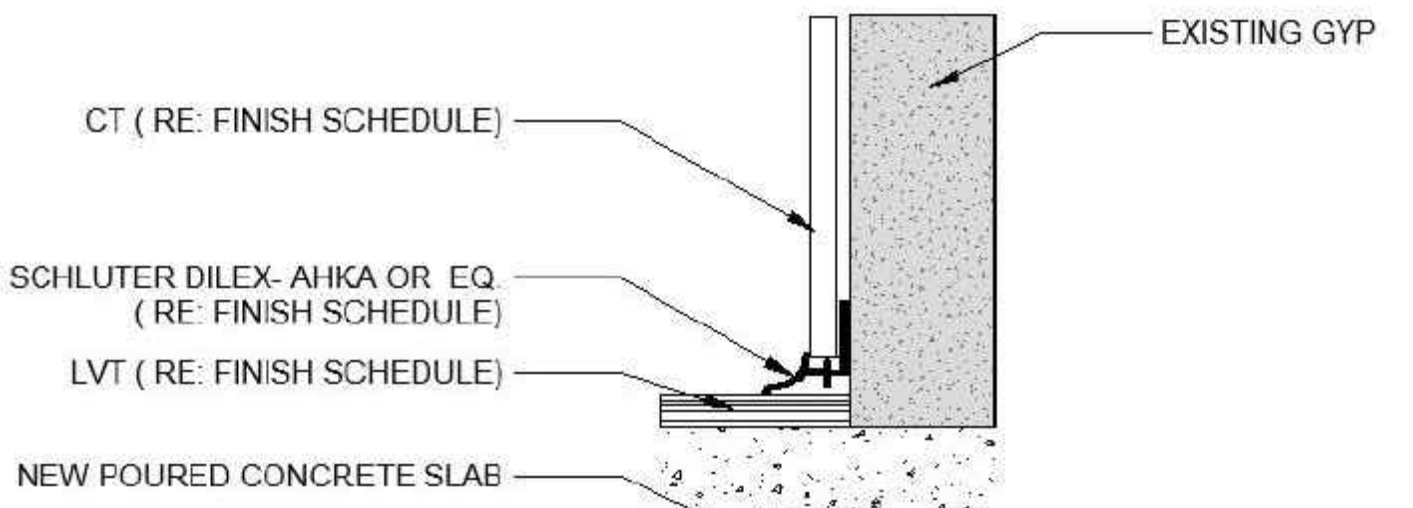
CPT-1	CARPET LOCATION: GENERAL MANUFACTURER: MILLIKEN PRODUCT: NEW GROUNDS COLOR: SAND
CPT-2	CARPET LOCATION: COUNCIL CHAMBERS MANUFACTURER: BENTLEY PRODUCT: PAGEENTRY COLOR: ALMA MATER MODEL NUMBER: 404326
WOC-1	WALK OFF CARPET LOCATION: VESTIBULES PATTERN: OBEY - CUT FIZZ COLOR: DARK GREY
LVT-1	LUXURY VINYL FLOORING LOCATION: GENERAL MANUFACTURER: BENTLEY PRODUCT: MOMENT COLOR: MINIMALIST
LVT-2	LUXURY VINYL FLOORING LOCATION: BREAK ROOM MANUFACTURER: MILLIKEN PRODUCT: LONGSTRAW COLOR: PAMPAS
PT-1	PORCELAIN TILE LOCATION: LOBBIES, BATHROOM MANUFACTURER: CROSSVILLE PRODUCT: OWEN STONE COLOR: BUNNY SIZE: 24X24



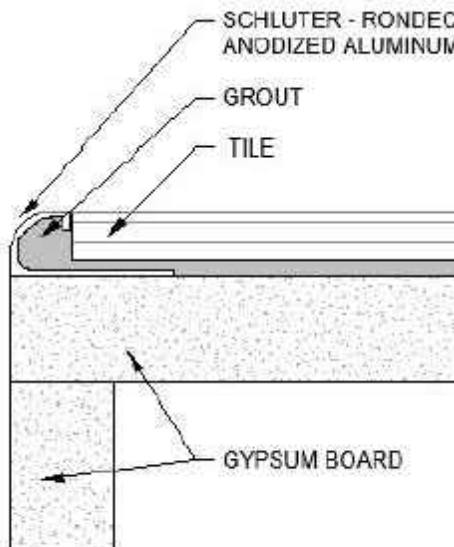
TELESHADE 4 MANUAL CASSETTE SYSTEM
SF-T1
WS-1 - TYPICAL LEGRAND TELESHADE DETAIL
COORDINATE SIZE WITH ACTUAL WINDOW SPACING - FIELD VERIFY WITH PRODUCT REP

FINISH AND MATERIAL SCHEDULE

ABBREVIATION	DESCRIPTION	MANUFACTURER	PATTERN	MODEL #	COLOR	SIZE	FINISH	NOTES	MANUFACTURER CONTACT
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG CEILINGS	ULTIMA TEGULAR	1910	WHITE	24"X24"X3/4"	LATEX PAINT	GRID: 15/16" SQUARE LAY-IN	ELIZABETH MOORE: EMOORE@ARMSTRONGCEILINGS.COM: 816.216.2890
CG-1	CORNER GUARD	INPRO	FLEXIBLE CORNER GUARD	TBD	TBD	4" H	RUBBER	REFER TO FINISH PLAN FOR LOCATIONS	ANGE STOKER: ASTOKER@INPROCORP.COM: 314.375.3557
CPT-1	CARPET	MILLIKEN	NEW GROUNDS	NEW235	TBD	9.7" X 39.3"	STAINSMART	GENERAL CARPET: INSTALL: ASHLAR	NICK JANNETT: NICK.JANNETT@MILLIKEN.COM: 314.440.6255
CPT-2	CARPET	BENTLEY	PAGEENTRY	404326	ALMA MATER	12"	N/A	COUNCIL CHAMBER: INSTALL: BROADLOOM	TEHANI AJER: TEHANI.AJER@BENTLEYMILLIKEN.COM: 314.440.6255
CT-1	CERAMIC TILE	DALTILE	MYTHOLOGY	MY95	AURA UNDULATED	4"X12"	GLOSSY	INSTALL: HORIZONTAL STACK; RESTROOM WET WALL TILE	JOHANNA WHITAKER: JOHANNA.WHITAKER@DALTILE.COM: 314.629.0125
CT-2	CERAMIC TILE	DALTILE	MYTHOLOGY	MY90	SANTORINI UNDULATED	4"X12"	GLOSSY	INSTALL: HORIZONTAL STACK; BREAK ROOM WET WALL TILE	JOHANNA WHITAKER: JOHANNA.WHITAKER@DALTILE.COM: 314.629.0125
F-1	ACOUSTIC PANEL FABRIC	MAHARAM	MUSE	466487-006	REFRESH	54"W	100% PC RECYCLED POLYESTER	FOR ACOUSTICAL PANELS IN COUNCIL CHAMBERS	TEHANI AJER: TEHANI.AJER@BENTLEYMILLIKEN.COM: 314.440.6255
LVT-1	LUXURY VINYL TILE	BENTLEY	MOMENT	801986	MINIMALIST	9"X48"X3/16"	20 MIL WEAR LAYER	GENERAL LVT: INSTALL: ASHLAR; 5MM THICKNESS RECOMM.	TEHANI AJER: TEHANI.AJER@BENTLEYMILLIKEN.COM: 314.440.6255
LVT-2	LUXURY VINYL TILE	MILLIKEN	LONGSTRAW	2710030919	PAMPAS	9.8"X59"X3/16"	PROGUARD MAX	BREAK ROOM FLOOR: INSTALL: ASHLAR	NICK JANNETT: NICK.JANNETT@MILLIKEN.COM: 314.412.8000
PLAM-1	LAMINATE	WILSONART	BASICS	D504-60	FOSSIL SHALE	48"X96"	60 MATTE	GENERAL CASEWORK AND RESTROOM CABINERY	MARIA LAAMERT: M.LAAMERT@COMPOSITEBROTHERS.COM: 314.809.5114
PLAM-2	LAMINATE	WILSONART	BASICS	8242-38	JUBILEE OAK	48"X96"	38 FINE VELVET TEXTURE FINISH	BREAK ROOM CASEWORK	MARIA LAAMERT: M.LAAMERT@COMPOSITEBROTHERS.COM: 314.809.5114
PLAM-3	LAMINATE	FORMICA	180FX	7408-58	ICE ONYX	48"X96"	MATTE	GENERAL COUNTERTOP	ANN YOUNG: ANN.YOUNG@AMERHART.COM: 314.221.2434
PLAM-4	LAMINATE	FORMICA	180FX	9483	FERRO GRAFITE	48"X96"	SATIN TOUCH	COUNCIL CHAMBER DAIS	ANN YOUNG: ANN.YOUNG@AMERHART.COM: 314.221.2434
PLAM-5	LAMINATE	WILSONART	BASICS	1595-60	BLACK	48"X96"	MATTE	AV GENERAL CASEWORK	ANN YOUNG: ANN.YOUNG@AMERHART.COM: 314.221.2434
PNT-1	PAINT	SHERWIN WILLIAMS	N/A	7653	SILVERPOINTE	N/A	PROMAR 20 ZERO VOC LOW GLOSS EGGSHELL	GENERAL WALL PAINT	HANK MEHRING: HANK.MEHRING@SHERWIN.COM: 314.281.7485
PNT-2	PAINT	SHERWIN WILLIAMS	N/A	9172	STUDIO CLAY	N/A	PROMAR 20 ZERO VOC LOW GLOSS EGGSHELL	ACCENT PAINT: RE: FINISH PLANS FOR LOCATION	HANK MEHRING: HANK.MEHRING@SHERWIN.COM: 314.281.7485
PNT-3	PAINT	SHERWIN WILLIAMS	N/A	7605	GALE FORCE	N/A	PROMAR 20 ZERO VOC LOW GLOSS EGGSHELL	ACCENT PAINT: RE: FINISH PLANS FOR LOCATION	HANK MEHRING: HANK.MEHRING@SHERWIN.COM: 314.281.7485
PNT-4	PAINT	SHERWIN WILLIAMS	N/A	7047	PORPOISE	N/A	PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL SEMI-GLOSS	DOOR FRAME PAINT	HANK MEHRING: HANK.MEHRING@SHERWIN.COM: 314.281.7485
PNT-5	PAINT	SHERWIN WILLIAMS	N/A	6443	RELISH	N/A	PROMAR 20 ZERO VOC LOW GLOSS EGGSHELL	ACCENT PAINT: RE: FINISH PLANS FOR LOCATION	HANK MEHRING: HANK.MEHRING@SHERWIN.COM: 314.281.7485
PNT-6	PAINT	SHERWIN WILLIAMS	N/A	7006	EXTRA WHITE	N/A	PROMAR 20 ZERO VOC LOW GLOSS FLAT	CEILING PAINT	HANK MEHRING: HANK.MEHRING@SHERWIN.COM: 314.281.7485
PT-1	PORCELAIN TILE	CROSSVILLE	OWEN STONE	OSTO2.12424EXT	BUNNY	24"X24"X3/8"	EXT	REFER TO TS-2 FOR TRANSITION	JILL PATTERSON: JILL.PATTERSON@VIRGINIA TILE.COM: 314.206.7962
RB-1	RUBBER BASE	TARKETT	BASEWORKS	TBS-29	MOONROCK	4"H	RUBBER	GENERAL WALL BASE	AMY ELLIS: AMY.ELLIS@TARKETT.COM: 314.346.7677
RB-2	RUBBER BASE	TARKETT	BASEWORKS	TBS-40	BLACK	4"H	RUBBER	AV WALL BASE	AMY ELLIS: AMY.ELLIS@TARKETT.COM: 314.346.7677
MRB-1	MILLWORK BASE	TARKETT	REVEAL 4.25"	MW-29	MOONROCK	4.25"H	RUBBER	LOBBIES	AMY ELLIS: AMY.ELLIS@TARKETT.COM: 314.346.7677
TS-1	TRANSITION STRIP	TARKETT	SUMILINE	SLT-29-A	MOONROCK	3/8" TO 1/2"	RUBBER	LVT TO CPT - NEEDED IF LVT IS 2MM THICK OPPOSED TO 5 MM	AMY ELLIS: AMY.ELLIS@TARKETT.COM: 314.346.7677
TS-2	TRANSITION STRIP	SCHLUTER	RENO	AETK100	ANODIZED ALUMINUM	3/8"	METAL	PT TO LVT OR CPT	MATT BAUER: M.BAUER@SCHLUTER.COM: 913.702.4331
TS-3	TRANSITION STRIP	TARKETT	THRSHOLD	VT-29-M6	MOONROCK	1-3/4"	RUBBER	CPT TO CPT THRESHOLD	AMY ELLIS: AMY.ELLIS@TARKETT.COM: 314.346.7677
TS-4	TRANSITION STRIP	TARKETT	STAIR NOSING	SLN-18-A	NAVY BLUE	3/8"	RUBBER	CPT TREADS AND RISER NOSING - AV STAIRS	AMY ELLIS: AMY.ELLIS@TARKETT.COM: 314.346.7677
TS-5	TRANSITION STRIP	FUTURA TRANSITIONS	NO UP JOINER	LVT 155 MF	MILL FINISH	1 1/2" X 5 MM	METAL	AT LVT-1 AND LVT-2 TRANSITION	EJ WELCH COMPANY: CUSTOMERSERVICE@EJWELCH.COM: 888.396.1280
WOC-1	WALK OFF CARPET	MILLIKEN	OBEY-CUT FIZZ	FZC118-119	DARK GREY	19"X71X.9"	N/A	INSTALL: MONOLITHIC AT ENTRY VESTIBULES	NICK JANNETT: NICK.JANNETT@MILLIKEN.COM: 314.412.8000
WS-1	WINDOW SHADE	LEGRANDE	SOLARFACTIVE	SW2703-3%	CHARCOAL 80P645	FIELD VERIFY	N/A	EXTERIOR WINDOWS - REFER TO FINISH PLAN LOCATIONS	USA UPHOF: LUNOP@LANE.NET: 314.860.8554



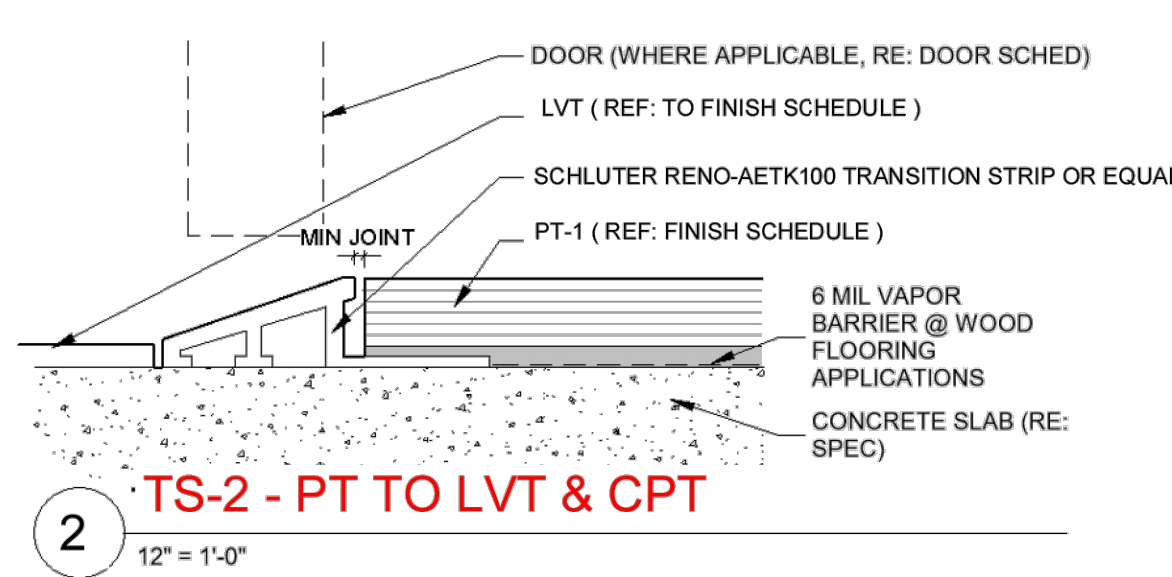
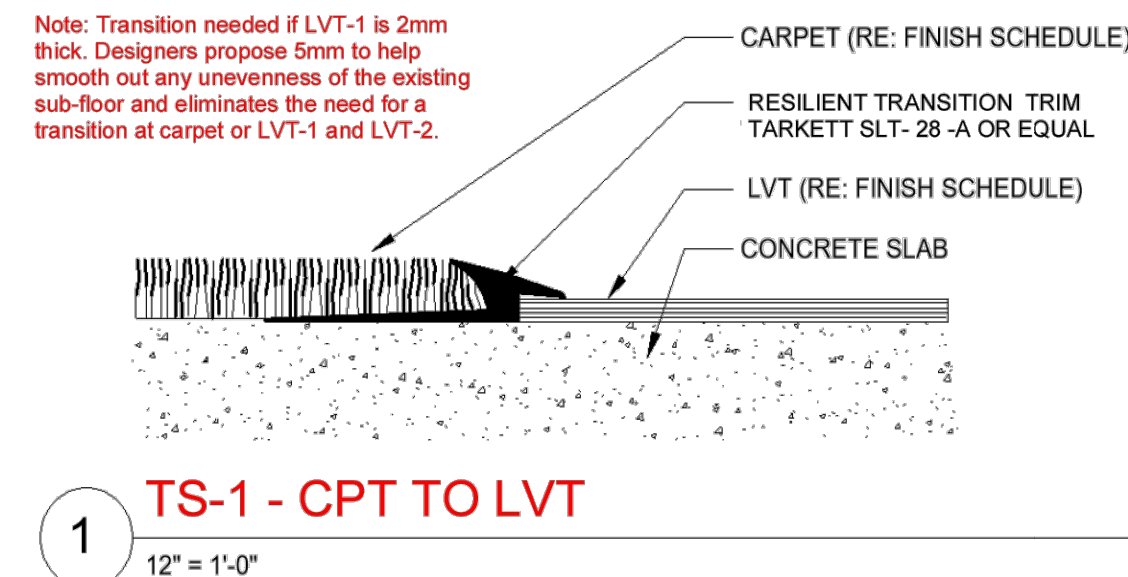
S h t r-DI EX-AH A



FINISH EDGE- TILE @ END OF WALL EXPOSED EDGE

TRANSITION TYPES

Note: Transition needed if LVT-1 is 2mm thick. Designers propose 5mm to help smooth out any unevenness of the existing sub-floor and eliminates the need for a transition at carpet or LVT-1 and LVT-2.



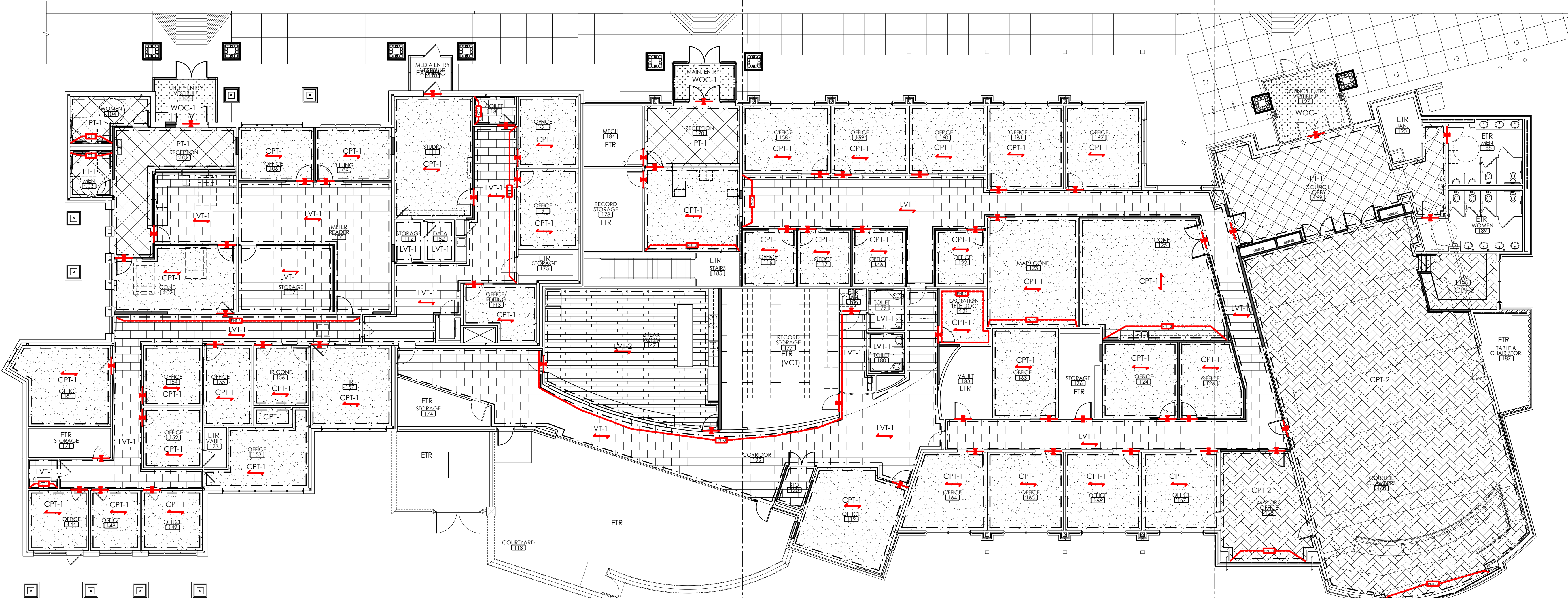
GENERAL NOTES
1. CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE NEW MATERIALS ARE APPLIED. SUBSTRATE SHALL BE SMOOTH, FREE OF DEFECTS, AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL. MANUFACTURERS WRITTEN RECOMMENDATIONS AND REQUIREMENTS.
2. UPON COMPLETION OF PORCELAIN/CERAMIC TILE INSTALLATION, CONTRACTOR TO CLEAN ALL TILE SURFACES PER MANUFACTURERS WRITTEN RECOMMENDATIONS TO BE FREE OF FOREIGN MATTER AND CONTAMINANTS. APPLY (2) COATS OF GROUT SEALER PER MANUFACTURERS RECOMMENDATION. PROTECT TILED FLOORS FROM TRAFFIC FOR A MINIMUM OF 7 DAYS FOLLOWING GROUTING SEALER INSTALLATION.
3. SCHEDULED FLOORING TO RUN CONTINUOUS FROM PARTITION TO PARTITION AND EXTENDING UNDER CASEWORK, UNLESS NOTED OTHERWISE.
4. FLOOR TRANSITIONS AT A DOOR SHALL OCCUR AT CENTERLINE OF THE DOOR, UNLESS NOTED OTHERWISE. FLOOR TRANSITIONS AT A WALL OPENING, CASED OR OTHERWISE, SHALL ALIGN WITH ONE SIDE OF THE WALL, UNLESS NOTED OTHERWISE. SEE PLAN FOR ALIGNMENT SIDE. COORDINATE WITH ARCHITECT IF NOT SHOWN.
5. FOR DOORWAYS INTO EXISTING SPACES THAT HAVE NO WORK, RUN NEW LVT FLOORING TO MIDWAY POINT UNDER EXISTING DOORS.

TYPICAL FINISHES
1. ALL WALLS SHALL BE PAINTED (PNT-1) UNLESS NOTED OTHERWISE.
2. ALL DOOR FRAMES TO BE PAINTED TO MATCH (PNT-4) UNLESS NOTED OTHERWISE. RE: A7.0 FOR SCHEDULE.
3. ALL GYPSUM BOARD CEILINGS TO BE PAINTED (PNT-6) UNLESS NOTED OTHERWISE. RE: A7.0 FOR SCHEDULE.
4. ALL ACOUSTICAL CEILINGS TO BE (ACT-1) UNLESS NOTED OTHERWISE. RE: A7.0 FOR SCHEDULE.
5. ALL RECEPTACLES, SWITCHES, COVER PLATES, ETC., ARE TO BE WHITE UNLESS NOTED OTHERWISE. COORDINATE WITH ELECTRICAL DOCUMENTS FOR REMODEL ROOMS WITH EXISTING RECEPTACLES, SWITCHES, AND PLATES - MATCH FINISH THROUGHOUT THE ROOM.

ABBREVIATIONS - FINISH PLAN
ACT - ACOUSTICAL CEILING TILE
CG - CORNER GUARD
CPT - CARPET
LVT - LUXURY VINYL TILE
PLAM - PLASTIC LAMINATE
PNT - PAINT
PT - PORCELAIN TILE
SPS - SOLID POLYMER SURFACE
WF - WINDOW FILM
WOC - WALK OFF CARPET
WS - WINDOW SHADE
ETR - EXISTING TO REMAIN
CT - CERAMIC TILE

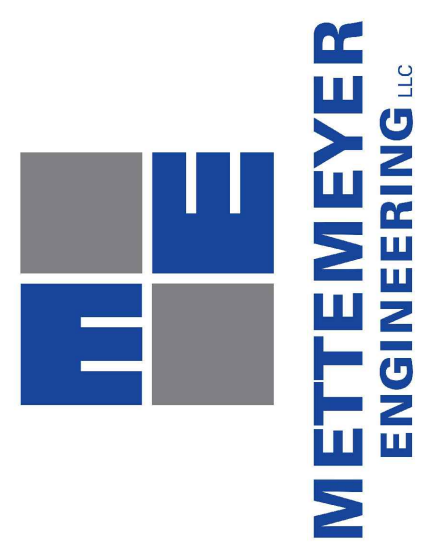
KEYNOTES - FINISH PLAN
1. RECEPTION NEW CASEWORK LAMINATE (PLAM-1) AND COUNTERTOP (PLAM-3).
2. BREAKROOM CASEWORK LAMINATE (PLAM-2) AND COUNTERTOP (PLAM-3).
3. BREAKROOM COUNTERTOP LAMINATE (PLAM-3).
4. NEW DIAS LAMINATE (PLAM-4). ONLY REPLACE MAROON COLORED LAMINATE, WOOD LOOK AND COUNTERTOP TO REMAIN. DO NOT REPLACE LAMINATE ON BACK SIDE OF MILLWORK UNDER COUNTERTOPS. RE: A5.6.
5. REPLACE ALL TILE AND BASE IN COUNCIL LOBBY.
6. PROVIDE BLACK OUT FILM AT EXISTING EXTERIOR WINDOW AT A/V 145 TO ELIMINATE VISIBILITY FROM EXTERIOR.
7. RESTROOM ADA SKIRT LAMINATE (PLAM-1) AND COUNTERTOP (PLAM-3).
8. RESTROOM ADA SKIRT LAMINATE (PLAM-2) AND COUNTERTOP (PLAM-3).
9. AT LOBBY PORCELAIN TILE, USE TARKETT MILLWORK BASE. STYLE: REVEAL 4.25" H MW-29-F COLOR: MOONROCK. IF NEEDED TO COVER GAPS, ADD QUARTER ROUND.
10. AT RESTROOM WET WALLS, USE SCHLUTER COVE BASE DILEX-AHKA-AHKA-TODAS.
11. CONFERENCE ROOM COUNTERTOP LAMINATE (PLAM-3) GENERAL CASEWORK (PLAM-2).
12. AV 145 COUNTERTOP LAMINATE (PLAM-4). GENERAL CASEWORK (PLAM-5). RB-2 AT A/V

FINISH SYMBOLS AND LEGEND
FLOOR TRANSITION
WALL FINISH
MATERIAL ABBREVIATION
MATERIAL NUMBER
FLOOR INSTALL DIRECTION

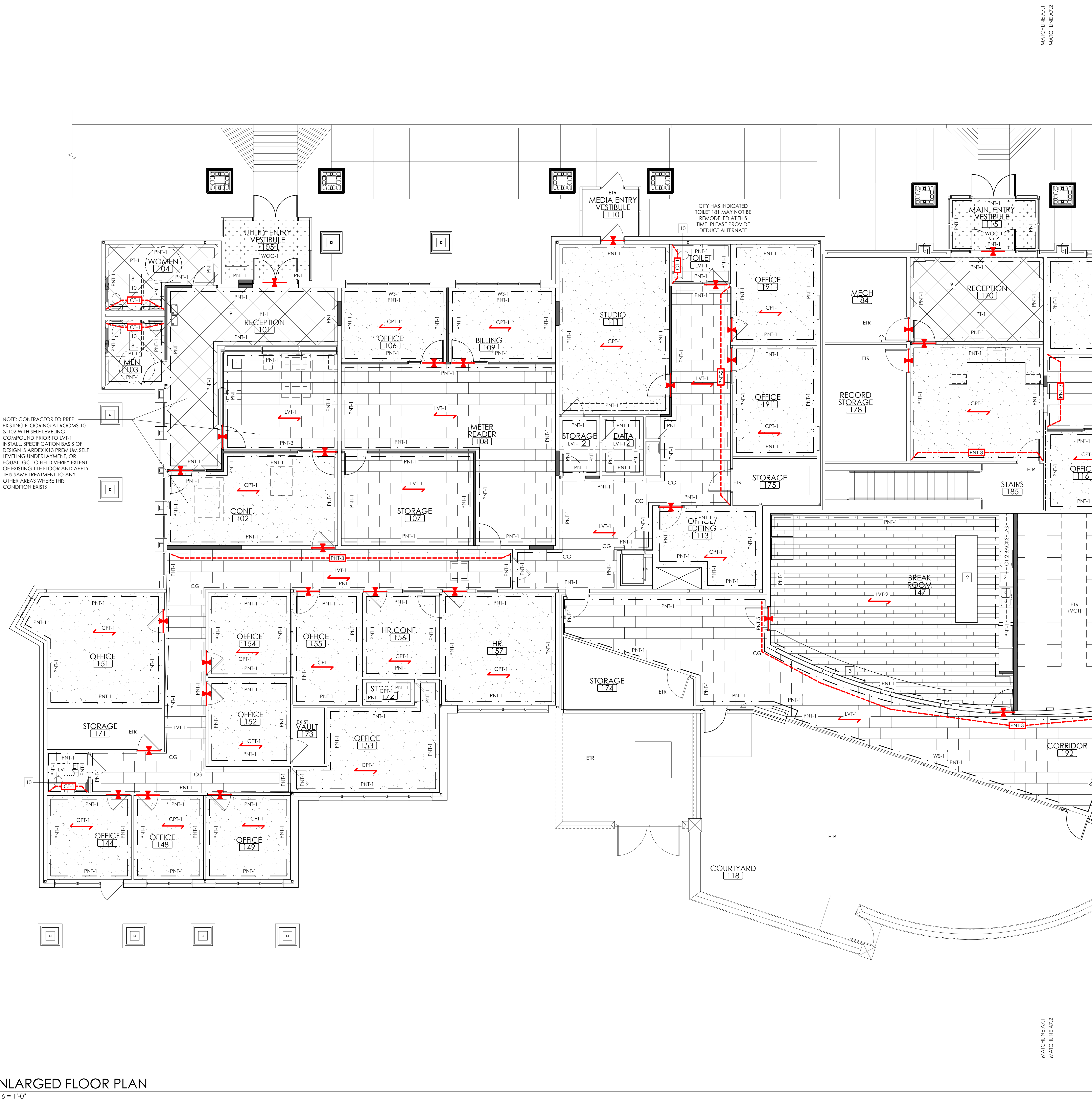


1 OVERALL FINISH PLAN
3/32 = 1'-0"

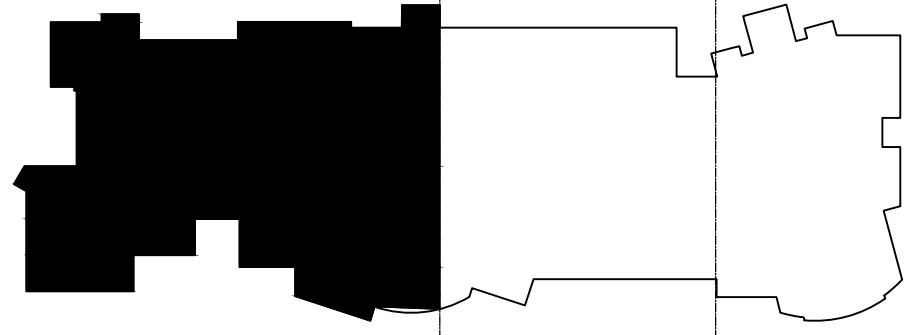
NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO



REISSUE DATE	
PROFESSIONAL OF RECORD	
DATE	01.22.2025
ARCHITECT	RAPP
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	OVERALL FINISH PLAN
SHEET NO.	A7.0



KEYPLAN



GENERAL FLOOR PLAN NOTES

- GENERAL NOTES
1. CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE NEW MATERIALS ARE APPLIED. SUBSTRATE SHALL BE SMOOTH, FREE OF DEFECTS, AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL. MANUFACTURERS WRITTEN RECOMMENDATIONS AND REQUIREMENTS.
 2. UPON COMPLETION OF PORCELAIN/CERAMIC TILE INSTALLATION, CONTRACTOR TO CLEAN ALL TILE SURFACES PER MANUFACTURERS WRITTEN RECOMMENDATIONS TO BE FREE OF FOREIGN MATTER AND CONTAMINANTS. APPLY (2) COATS OF GROUT SEALER PER MANUFACTURERS RECOMMENDATION. PROTECT TILED FLOORS FROM TRAFFIC FOR A MINIMUM OF 7 DAYS FOLLOWING GROUTING SEALER INSTALLATION.
 3. SCHEDULED FLOORING TO RUN CONTINUOUS FROM PARTITION TO PARTITION AND EXTENDING UNDER CASEWORK, UNLESS NOTED OTHERWISE.
 4. FLOOR TRANSITIONS AT A DOOR SHALL OCCUR AT CENTERLINE OF THE DOOR, UNLESS NOTED OTHERWISE. FLOOR TRANSITIONS AT A WALL OPENING, CASED OR OTHERWISE, SHALL ALIGN WITH ONE SIDE OF THE WALL, UNLESS NOTED OTHERWISE. SEE PLAN FOR ALIGNMENT SIDE. COORDINATE WITH ARCHITECT IF NOT SHOWN.
 5. FOR DOORWAYS INTO EXISTING SPACES THAT HAVE NO WORK, RUN NEW LVT FLOORING TO MIDWAY POINT UNDER EXISTING DOORS.

- TYPICAL FINISHES
1. ALL WALLS SHALL BE PAINTED (PNT-1) UNLESS NOTED OTHERWISE.
 2. ALL DOOR FRAMES TO BE PAINTED TO MATCH (PNT-4) UNLESS NOTED OTHERWISE. RE: A7.0 FOR SCHEDULE.
 3. ALL GYPSUM BOARD CEILINGS TO BE PAINTED (PNT-6) UNLESS NOTED OTHERWISE. RE: A7.0 FOR SCHEDULE.
 4. ALL ACOUSTICAL CEILINGS TO BE (ACT-1) UNLESS NOTED OTHERWISE. RE: A7.0 FOR SCHEDULE.
 5. ALL RECEPTACLES, SWITCHES, COVER PLATES, ETC. ARE TO (WHITE) UNLESS NOTED OTHERWISE. COORDINATE WITH ELECTRICAL DOCUMENTS, FOR REMODEL ROOMS WITH EXISTING RECEPTACLES, SWITCHES, AND PLATES - MATCH FINISH THROUGHOUT THE ROOM.

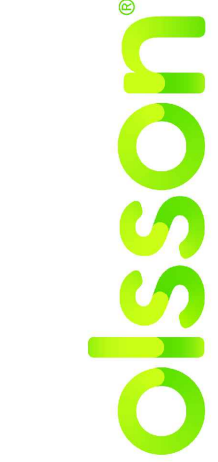
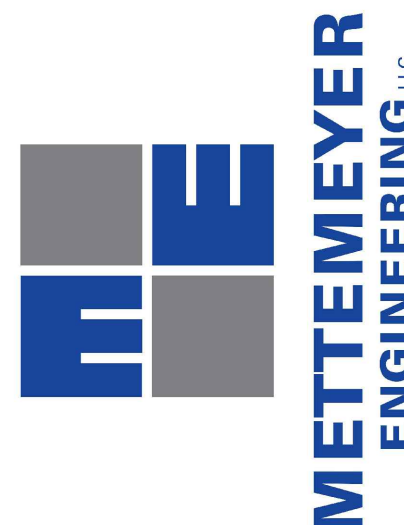
- ABBREVIATIONS - FINISH PLAN
- ACT - ACOUSTICAL CEILING TILE
CG - CORNER GUARD
CPT - CARPET
LVT - LUXURY VINYL TILE
PLAM - PLASTIC LAMINATE
PNT - PAINT
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WF - WINDOW FILM
WOC - WALK OFF CARPET
WS - WINDOW SHADE
ETR - EXISTING TO REMAIN
CT - CERAMIC TILE

- KEYNOTES - FINISH PLAN
1. RECEPTION NEW CASEWORK LAMINATE (PLAM-1) AND COUNTERTOP (PLAM-3).
 2. BREAKROOM CASEWORK LAMINATE (PLAM-2) AND COUNTERTOP (PLAM-3).
 3. BREAKROOM COUNTERTOP LAMINATE (PLAM-3).
 4. NEW DIA LAMINATE (PLAM-4). ONLY REPLACE MAROON COLORED LAMINATE, WOOD LOOK AND COUNTERTOP TO REMAIN. DO NOT REPLACE LAMINATE ON BACK SIDE OF MILLWORK UNDER COUNTERTOPS. RE: A5.4.
 5. REPLACE ALL TILE AND BASE IN COUNCIL LOBBY.
 6. PROVIDE BLACK OUT FILM AT EXISTING EXTERIOR WINDOW AT A/V 145 TO ELIMINATE VISIBILITY FROM EXTERIOR.
 7. RESTROOM ADA SKIRT LAMINATE (PLAM-1) AND COUNTERTOP (PLAM-3).
 8. RESTROOM ADA SKIRT LAMINATE (PLAM-2) AND COUNTERTOP (PLAM-3).
 9. AT LOBBY PORCELAIN TILE. USE TARKETT MILLWORK BASE. STYLE REVEAL 4.25" MW-29-F COLOR: MOONROCK. IF NEEDED TO COVER GAPS, ADD QUARTER ROUND.
 10. AT RESTROOM WET WALLS, USE SCHLUTER COVE BASE DILEX-AHKA-AHKA-100AE.
 11. CONFERENCE ROOM COUNTERTOP LAMINATE (PLAM-3) GENERAL CASEWORK (PLAM-2).
 12. A/V 145 COUNTERTOP LAMINATE (PLAM-4). GENERAL CASEWORK (PLAM-5). RB-2 AT A/V

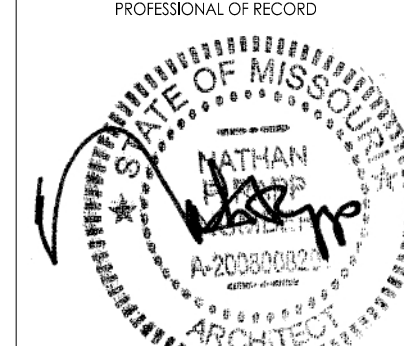
- FINISH SYMBOLS AND LEGEND
- FLOOR TRANSITION
WALL FINISH
MATERIAL ABBREVIATION
MATERIAL NUMBER
FLOOR INSTALL DIRECTION

NIXA CITY HALL
REMODEL

715 W MT. VERNON ST, NIXA MO



REISSUE DATE



DATE: 01.22.2025

ARCHITECT: RAPP

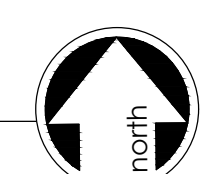
PROJECT NO.: 24-028

DATE: 01.22.2025

DRAWING TITLE: AREA ONE

ENLARGED FINISH PLAN

SHEET NO.: A7.1




GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE MATERIALS ARE TO BE APPLIED. CONTRACTOR SHALL SMOOTH, FREE DEFECTS, AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL.
2. MATERIALS SHOWN WRITTEN RECOMMENDATIONS AND REQUIREMENTS.
3. UPON COMPLETION OF PORCELAIN/CERAMIC TILE INSTALLATION, CONTRACTOR TO CLEAN ALL GLASS AND POLYMER MEMBRANES. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS TO BE FREE OF FOREIGN MATERIAL AND CONTAMINANTS. APPLY (2) COATS OF GROUT WATER EMULSION TO ALL SUBSTRATES TO BE PROTECTED TILES FLOORS FROM TRAFFIC FOR A MINIMUM OF 7 DAYS FOLLOWING GROUTING SEALER INSTALLATION. CONTRACTOR SHALL PROTECT ALL SUBSTRATES FROM PARTITION TO PARTITION AND EXTENDING UNDER CASEWORK, UNLESS NOTED OTHERWISE.
4. FLOOR TRANSITIONS AT A DOOR SHALL OCCUR AT THE DOOR THRESHOLD. THE FINISHED FLOOR SHALL BE FLOOR TRANSITIONS AT A WALL OPENING, CASSED OR OTHERWISE, SHALL ALIGN WITH ONE SIDE OF THE WALL. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ADJACENT SIDE, COORDINATE WITH ARCHITECT IF NOT SHOWN.
5. FOR DOORWAYS INTO EXISTING SPACES THAT HAVE NO WALK RUN, RUN NEW LVT FLOORING TO MIDWAY POINT OF DOOR.


ABBREVIATIONS - FINISH PLAN
ACT - ACOUSTICAL CEILING TILE
CG - CORNER GUARD
CPT - CARPET
LVT - LUXURY VINYL TILE
PLAM - PLASTIC LAMINATE
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SPS - SOLID POLYMER SURFACE
WF - WINDOW FILM
WOC - WALK OFF CARPET
WS - WINDOW SHADE
ETR - EXISTING TO REMAIN
CT - CERAMIC TILE

KEYNOTES - FINISH PLAN


- 1. RECEPTION NEED CASEWORK LAMINATE (PLAM-1) AND COUNTERTOP (PLAM-3).
- 2. BREAKROOM CASEWORK LAMINATE (PLAM-2) AND COUNTERTOP (PLAM-3).
- 3. BREAKROOM CASEWORK LAMINATE (PLAM-2) AND COUNTERTOP (PLAM-3).
- 4. NEW DASH LAMINATE (PLAM-4). WOOD LOOK MAROON COLORED LAMINATE. WOOD REPAIR AND COUNTERTOP TO BE REFINISHED. DO NOT REFINISH LAMINATE ON BACK SIDE OF MILLWORK UNDER COUNTERTOPS. REF: A5.6
- 5. REPLACE ALL TILE AND GLASS IN COUNCIL LOBBY. PROVIDE BACKLASH FILM AT EXISTING EXTERIOR WINDOW AT A/V 145 TO INCREASE VISIBILITY FROM EXTERIOR.
- 6. RESTROOM ADD SKIRT LAMINATE (PLAM-1) AND COUNTERTOP (PLAM-3).
- 8. RESTROOM ADD SKIRT LAMINATE (PLAM-2) AND COUNTERTOP (PLAM-3).
- 9. AT LOBBY PORCELAIN TILE, USE TARKETT MILLWORK BAYE STYLE. REVEAL 4.25" H W/29-2" COLOR: BROWN. CHOOSE 2" NEED TO COVER GAPS, ADD QUARTER ROUND.
- 10. AT RESTROOM WEET WALLS, USE SCHULTER COVE DILEX-AH-100.
- 11. CONFERENCE ROOM, COUNTERTOP LAMINATE (PLAM-3) GENERAL CASEWORK (PLAM-2).
- 11. AT 145 CATERED AREA, LAMINATE (PLAM-4) GENERAL CASEWORK (PLAM-5). RB-2 AT A/V



METTEMAYER
ENGINEERING LLC



PROFESSIONAL OF RECORD

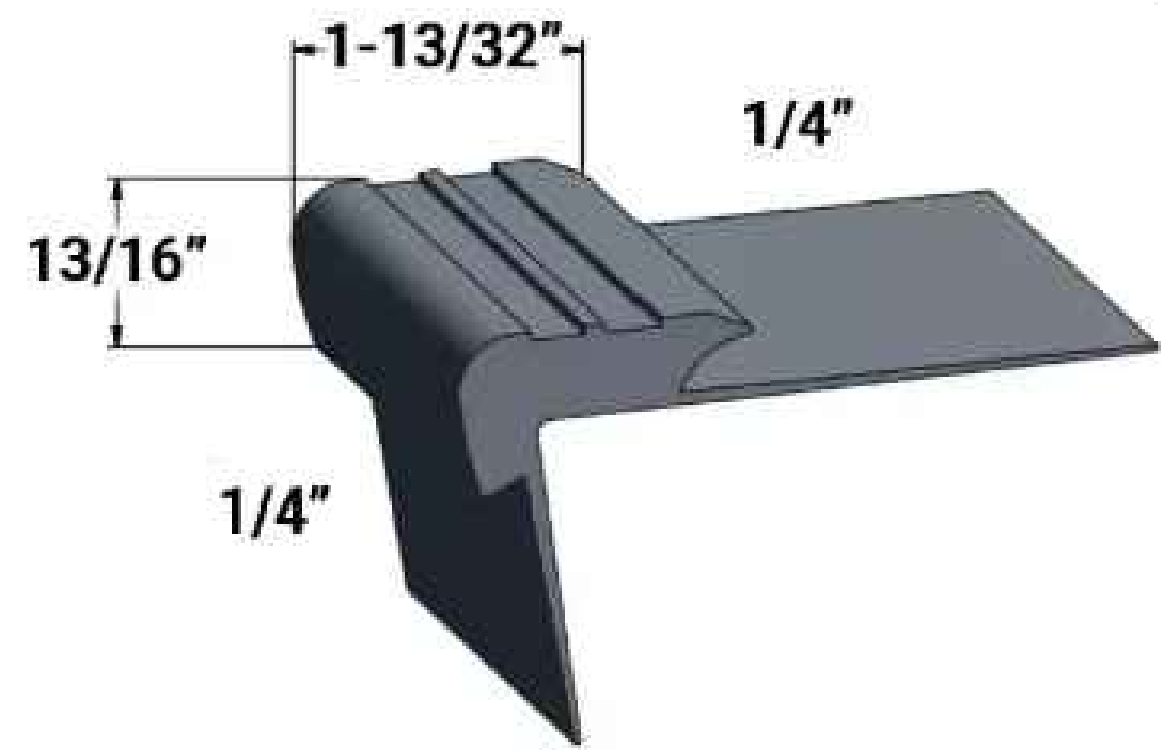
The seal is circular with the text "STATE OF MISSOURI" around the top and "ARCHITECT" around the bottom. In the center, it says "NATHAN J. BAE" and "A-20365-DISC". There is a handwritten signature over the name and a star on the left side.

DATE: 01.22.2025

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ARCHITECT	RAPP
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	AREA TWO ENLARGED FINISH PLAN
SHEET NO.	A7.2



TARKETT JOHNSONITE
STAIR NOSING SLNA
COLOR: 18 NAVY BLUE

SLN-XX-A

1/4" material on step and riser

4 STAIR NOSING DETAIL - TS-4

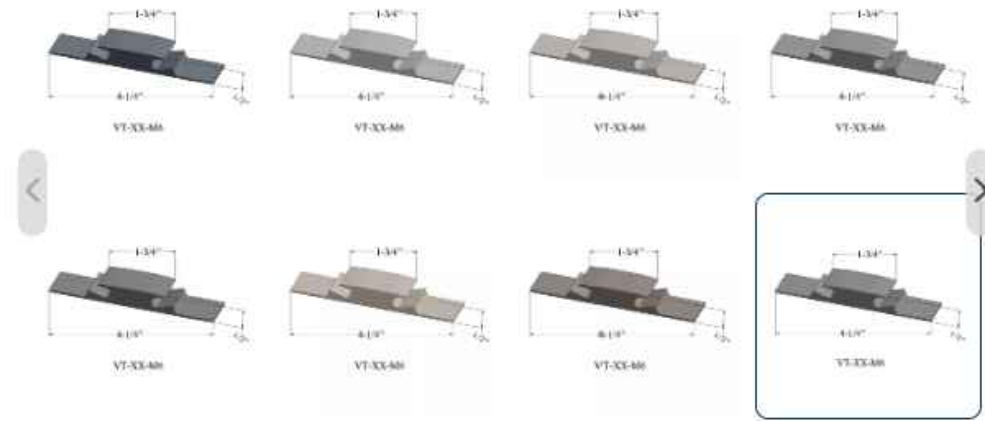
NTS

VT-29-M6
1 3/4" EXPOSED SURFACE
THRESHOLD FOR STRETCH-IN
ADHERED CARPET



TS-3 - CPT TO CPT

NTS



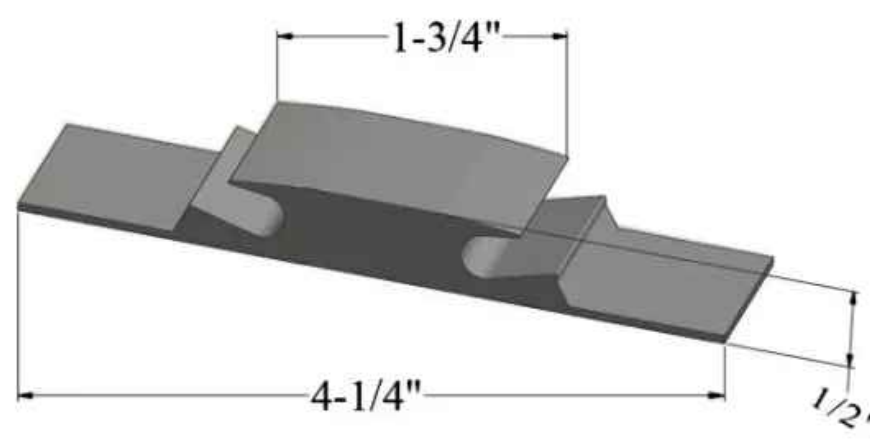
YOUR SELECTION

VT 29 M6 1-3/4" exposed
surface threshold 29
Moon Rock

Available References 1
Part Number S102901-29-VTM6
Ref 440674012

ORDER SAMPLES

PRODUCT DATA SHEET



VT-XX-M6

3 CPT TO CPT TRANSITION (JOHNSONITE) TS-3

NTS

NO-LIP RAMP

5MM to 5MM LVT No-Lip Ramp

- Transitions from LVT or resilient to other flooring type. Extruded in the USA by Bonnell Aluminum. Made from durable and recyclable aluminum. Reveal width 2.5mm.
- Floor Location

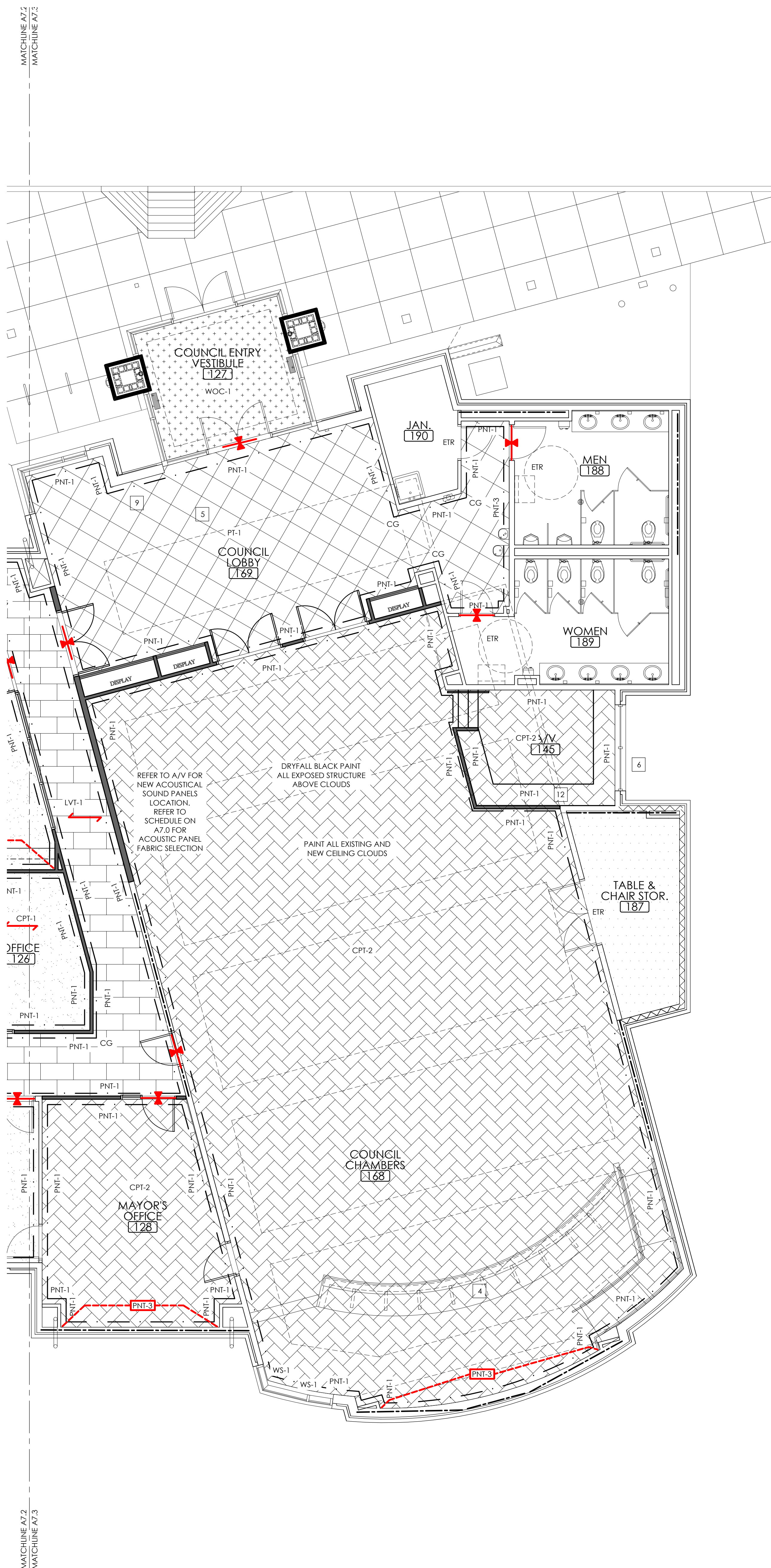


2 LVT TO LVT TRANSITION TS-5

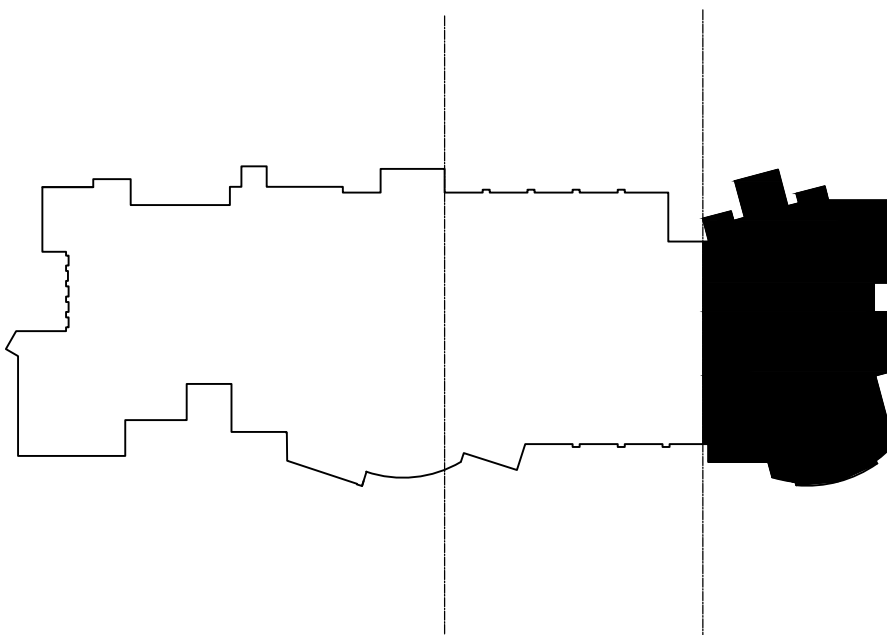
NTS

1 ENLARGED FLOOR PLAN

3/16" = 1'-0"



KEYPLAN



GENERAL FLOOR PLAN NOTES

GENERAL NOTES

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3. SCHEDULED FLOORING TO RUN CONTINUOUS FROM PARTITION TO PARTITION AND EXTENDING UNDER CASEWORK, UNLESS NOTED OTHERWISE.
4. FLOOR TRANSITIONS AT A DOOR SHALL OCCUR AT CENTERLINE OF THE DOOR, UNLESS NOTED OTHERWISE. FLOOR TRANSITIONS AT A WALL OPENING, CASED OR OTHERWISE, SHALL ALIGN WITH ONE SIDE OF THE WALL, UNLESS NOTED OTHERWISE. SEE PLAN FOR ALIGNMENT SIDE. COORDINATE WITH ARCHITECT IF NOT SHOWN.
5. FOR DOORWAYS INTO EXISTING SPACES THAT HAVE NO WORK, RUN NEW LVT FLOORING TO MIDWAY POINT UNDER EXISTING DOORS.

TYPICAL FINISHES

1. ALL WALLS SHALL BE PAINTED (PNT-1) UNLESS NOTED OTHERWISE.
2. ALL DOOR FRAMES TO BE PAINTED TO MATCH (PNT-4) UNLESS NOTED OTHERWISE. RE: A7.0 FOR SCHEDULE.
3. ALL GYPSUM BOARD CEILINGS TO BE PAINTED (PNT-6) UNLESS NOTED OTHERWISE. RE: A7.0 FOR SCHEDULE.
4. ALL ACOUSTICAL CEILINGS TO BE (ACT-1) UNLESS NOTED OTHERWISE. RE: A7.0 FOR SCHEDULE.
5. ALL RECEPTACLES, SWITCHES, COVER PLATES, ETC. ARE TO (WHITE) UNLESS NOTED OTHERWISE. COORDINATE WITH ELECTRICAL DOCUMENTS, FOR REMODEL ROOMS WITH EXISTING RECEPTACLES, SWITCHES, AND PLATES - MATCH FINISH THROUGHOUT THE ROOM.

ABBREVIATIONS - FINISH PLAN

- ACT - ACOUSTICAL CEILING TILE
CG - CORNER GUARD
CPT - CARPET
LVT - LUXURY VINYL TILE
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KEYNOTES - FINISH PLAN

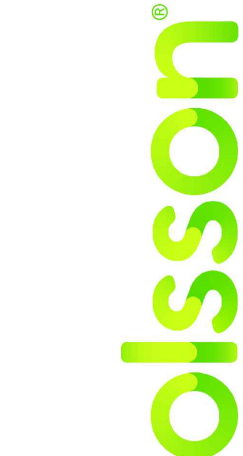
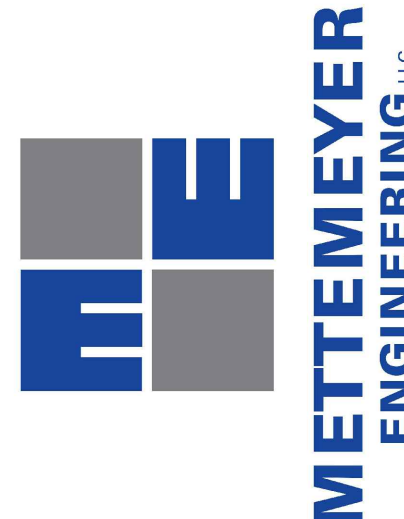
1. RECEPTION NEW CASEWORK LAMINATE (PLAM-1) AND COUNTERTOP (PLAM-3).
2. BREAKROOM CASEWORK LAMINATE (PLAM-2) AND COUNTERTOP (PLAM-3).
3. BREAKROOM COUNTERTOP LAMINATE (PLAM-3).
4. NEW DIAS LAMINATE (PLAM-4). ONLY REPLACE MAROON COLORED LAMINATE, WOOD LOOK AND COUNTERTOP TO REMAIN. DO NOT REPLACE LAMINATE ON BACK SIDE OF MILLWORK UNDER COUNTERTOPS. RE: A5.6.
5. REPLACE ALL TILE AND BASE IN COUNCIL LOBBY.
6. PROVIDE BLACK OUT FILM AT EXISTING EXTERIOR WINDOW AT A/V 145 TO ELIMINATE VISIBILITY FROM EXTERIOR.
7. RESTROOM ADA SKIRT LAMINATE (PLAM-1) AND COUNTERTOP (PLAM-3).
8. RESTROOM ADA SKIRT LAMINATE (PLAM-2) AND COUNTERTOP (PLAM-3).
9. AT LOBBY PORCELAIN TILE. USE TARKETT MILLWORK BASE. STYLE: REVEAL 4.25" H MW-29-F COLOR: MOONROCK. IF NEEDED TO COVER GAPS, ADD QUARTER ROUND.
10. AT RESTROOM WET WALLS, USE SCHLUTER COVE BASE DILEX-AHKA-#AHKA-100AE.
11. CONFERENCE ROOM COUNTERTOP LAMINATE (PLAM-3) GENERAL CASEWORK (PLAM-2).
12. A/V 145 COUNTERTOP LAMINATE (PLAM-4). GENERAL CASEWORK (PLAM-3). RB-2 AT A/V

FINISH SYMBOLS AND LEGEND

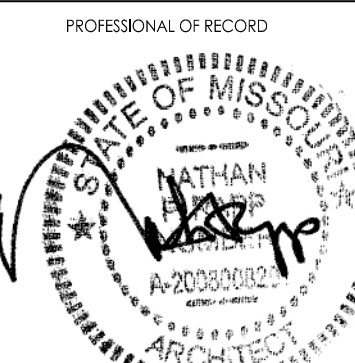
- FLOOR TRANSITION
 WALL FINISH
 MATERIAL ABBREVIATION MATERIAL NUMBER
 FLOOR INSTALL DIRECTION

NIXA CITY HALL
REMODEL

715 W MT. VERNON ST, NIXA MO



REISSUE DATE



DATE: 01.22.2025

ARCHITECT RAPP

PROJECT NO. 24-028

DATE 01.22.2025

DRAWING TITLE AREA THREE

ENLARGED FINISH PLAN

SHEET NO.

A7.3

INTERIOR DOOR SCHEDULE														
NO.	LOCATION	DOOR						FRAME					HARDWARE	REMARKS
		SIZE			ELEV	MATL	FINISH	DETAILS		ELEV	MATL	FINISH		
		WD	HGT	THK				HEAD	JAMB					
101	RECEPTION	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W3	AL	PF	2A	-
102A	CONF.	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2B	-
102B	CONF.	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2B	-
103	MEN	3'-0"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	3	-
104	WOMEN	3'-0"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	3	-
105A	UTILITY ENTRY VESTIBULE	PR 3'-0"	7'-0"	1 3/4"	D2	AL	PF	-	-	ETR	ETR	ETR	1A	2.4
105B	UTILITY ENTRY VESTIBULE	PR 3'-0"	7'-0"	1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	3
106	OFFICE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2	-
107	STORAGE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	2	-
108	METER READER	3'-0"	7'-0"	1 3/4"	D3	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	4	-
109	BILLING	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2	-
111	STUDIO	3'-0"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	2B	-
112	STORAGE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	2	-
115A	MAIN ENTRY VESTIBULE	PR 3'-0"	7'-0"	1 3/4"	D2	AL	PF	4/A8.0	4/A8.0	W6	AL	PF	1A	2
115B	MAIN ENTRY VESTIBULE	PR 3'-0"	7'-0"	1 3/4"	D2	AL	PF	4/A8.0	4/A8.0	W6	AL	PF	1	2
116	OFFICE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2	-
117	OFFICE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2	-
120	STO	PR 2'-6"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	2.2	-
121	LACTATION TELE DOC	3'-0"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	2	-
122	OFFICE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2	-
124	OFFICE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2	-
125	CONF.	PR 3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W5	AL	PF	2.3	-
126	OFFICE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2	-
128	MAYOR'S OFFICE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2	-
128A	MAYOR'S OFFICE	3'-0"	7'-0"	1 3/4"	ETR	ETR	ETR	5/A8.0	5/A8.0	ETR	ETR	PNT	-	1
146	OFFICE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W1	AL	PF	2	-
147	BREAK ROOM	3'-0"	7'-0"	1 3/4"	D3	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	4	-
168A	COUNCIL CHAMBERS	PR 3'-0"	7'-0"	1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	3
168B	COUNCIL CHAMBERS	PR 3'-0"	7'-0"	1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	3
168C	COUNCIL CHAMBERS	3'-0"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	1B	-
169	COUNCIL LOBBY	PR 3'-0"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	9B/A701	F1	HM	PT	1C	-
170	RECEPTION	3'-0"	7'-0"	1 3/4"	D4	WD	ST	4/A8.0	4/A8.0	W4	AL	PF	2B	-
176	STORAGE	3'-0"	7'-0"	1 3/4"	D4	WD	ST	5/A8.0	5/A8.0	F1	HM	PT	2	-
192	CORRIDOR	3'-0"	7'-0"	1 3/4"	D2	AL	PF	-	-	F2	AL	PF	1.1	2
192A	CORRIDOR	3'-0"	7'-0"	1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	ETR	PNT	ETR	1

SET 1 DR. 115B
6 HINGES TA2314 4 1/2 X 4 1/2 630 NRP M
2 EXIT DEVICE 6270ED X AU626F 630 Y
2 RIM CYLINDER 1109 626 Y
2 CLOSER 4400 689 Y
2 DROP PLATE 4488 689 Y
1 THRESHOLD 170A 72" P
1 WEATHERSTRIP BY DOOR MFG

SET 1 J. DR. 192
3 HINGES TA2314 4 1/2 X 4 1/2 630 NRP M
1 EXIT DEVICE 620ED X AU626F 630 Y
1 RIM CYLINDER 1109 626 Y
1 CLOSER 4430 689 Y
1 DROP PLATE 4488 689 Y
1 THRESHOLD 170A 36" P
1 WEATHERSTRIP BY DOOR MFG
1 SWEEPS 315CN 36" P

SET 1A DR. 105A, 115A
6 HINGES TA2314 4 1/2 X 4 1/2 630 NRP M
2 EXIT DEVICE 6270-MELR X AU626F 630 Y
2 RIM CYLINDER 1109 626 Y
2 CLOSER 4430 689 Y
2 DROP PLATE 4488 689 Y
1 THRESHOLD 170A 72" P
1 WEATHERSTRIP BY DOOR MFG
2 SWEEP 315CN 36" P
2 POWER TRANSFER EL-CEPT 630 S
1 HARNESS QC-C1500P M
1 HARNESS QC-C300P M

SET 1B DR. 168C
3 HINGES TA2714 4 1/2 X 4 1/2 626 M
1 EXIT DEVICE 7100-D-O-Y AU627F 630 Y
1 RIM CYLINDER 1109 626 Y
1 CLOSER 4400 689 Y
1 KICK PLATE 10" X 34" 630 R
1 WALL STOP 409 630 R
1 THRESHOLD 170A 36" P
1 SEAL SBD 17" P
1 POWER TRANSFER EL-CEPT 630 S
1 HARNESS QC-C1500P M
1 HARNESS QC-C300P M

SET 1 C DR. 169
6 HINGES TA2714 4 1/2 X 4 1/2 626 M
2 EXIT DEVICE 7220-MELR X AU626F 630 Y
2 RIM CYLINDER 1109 626 Y
2 CLOSER 4400 689 Y
2 KICK PLATE 10" X 34" 630 R
1 THRESHOLD 170A 72" P
1 SEAL SBD 20" P
2 MEETING STILE 18041CNB 84" P
2 POWER TRANSFER EL-CEPT 630 S
2 HARNESS QC-C1500P M
2 HARNESS QC-C300P M

SET 2 DR. 106, 109, 116, 117, 121, 122, 124, 126, 128, 144
3 HINGES TA2714 4 1/2 X 4 1/2 626 M
1 LOCK AU4701LN 626 Y
1 CLOSER 4400 689 Y
1 KICK PLATE 10" X 34" 630 R
1 WALL STOP 409 630 R

SET 2.1 DR. 107, 112, 176
3 HINGES TA2714 4 1/2 X 4 1/2 626 M
1 LOCK AU4701LN 626 Y
1 CLOSER 4400 689 Y
1 KICK PLATE 10" X 34" 630 R
1 WALL STOP 409 630 R

SET 2.2 DR. 120
6 HINGES TA2714 4 1/2 X 4 1/2 626 M
1 LOCK AU4701LN 626 Y
2 CLOSER 4400 689 Y
2 KICK PLATE 10" X 34" 630 R
2 WALL STOP 409 630 R
2 FLUSH BOLTS 555 626 R
1 DUST STRIKE 570 626 R

SET 2.3 DR. 125
6 HINGES TA2714 4 1/2 X 4 1/2 626 M
1 LOCK AU4701LN 626 Y
2 CLOSER 4400 689 Y
2 KICK PLATE 10" X 34" 630 R
2 WALL STOP 409 630 R
2 FLUSH BOLTS 555 626 R
1 DUST STRIKE 570 626 R

SET 2A DR. 101
3 HINGES TA2714 4 1/2 X 4 1/2 626 M
1 LOCK AU4701LN 626 Y
1 CLOSER 4400 689 Y
1 KICK PLATE 10" X 34" 630 R
1 WALL STOP 409 630 R
1 ELECTRIC STRIKE 1500C 630 H

SET 2B DR. 102A, 102B, 111, 170
3 HINGES TA2714 4 1/2 X 4 1/2 626 M
1 LOCK AU4791LN 24V 626 Y
1 CLOSER 4400 689 Y
1 KICK PLATE 10" X 34" 630 R
1 WALL STOP 409 630 R
1 POWER TRANSFER EL-CEPT 630 S
1 HARNESS QC-C1500P M
1 HARNESS QC-C300P M

SET 3 DR. 103, 104
3 HINGES TA2714 4 1/2 X 4 1/2 626 M
1 PRIVACY AU4702LN 626 Y
1 WALL STOP 409 630 R

SET 4 DR. 106, 147
3 HINGES TA2714 4 1/2 X 4 1/2 626 M
1 PASSAGE AU4701LN 626 Y
1 WALL STOP 409 630 R

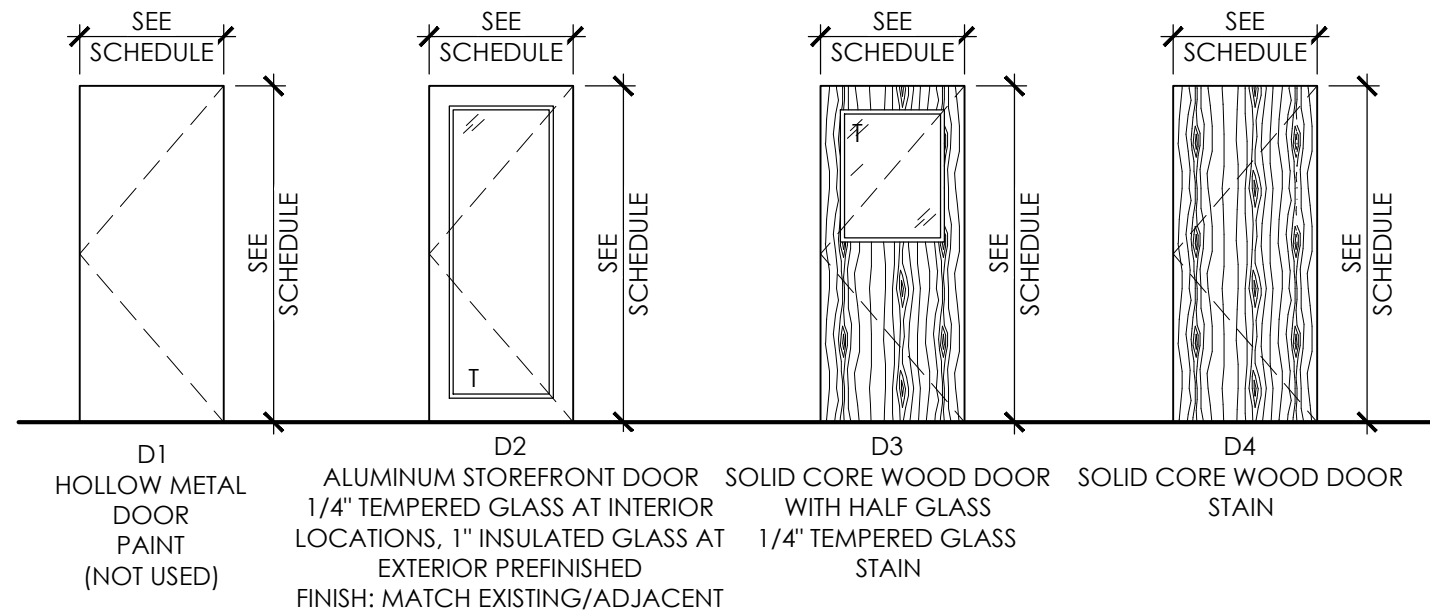
LEGEND
M MCKINNEY
Y YALE
R ROCKWOOD
P PEMKO
H HES
S SECURITRON

NOTE:
VERIFY ALL HARDWARE WITH OWNER
PREFERENCES PRIOR TO ORDERING
REMARKS:
1. NEW ELECTRONIC LOCKSET IN
EXISTING DOOR
2. FIELD VERIFY DOOR SIZE WITH
EXISTING ALSP SYSTEM
3. RELOCATE AND REUSE EXISTING
DOOR, FRAME, AND HARDWARE
4. PROVIDE NEW ADA OPERATOR

- DOOR NOTES
- LOCK SHALL BE AUTOMATIC ALL RELEASED WHEN INTERIOR LEVER OR THUMB TURN IS OPERATED.
 - ALL DOORS WITH CLOSERS SHALL PUSH AND PULL WITH 5.0 LBS OF FORCE MAX. FIRE DOORS AND EXTERIOR DOORS ARE EXEMPT. THE MAXIMUM FORCE PERTAINS TO THE CONTINUOUS APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR. NOT THE INITIAL FORCE NEEDED TO OVERCOME THE INERTIA OF THE DOOR. THE DOOR MUST TAKE AT LEAST 5 SECONDS TO CLOSE AFTER IT IS OPENED FROM A POINT FULLY OPEN TO A POINT 1/2" FROM BEING LATCHED.
 - ALL HARDWARE ON LABELED DOORS TO BE U.L. LISTED
 - ALL PUBLIC ACCESS DOORS TO HAVE ADA COMPLIANT LEVER HANDLES. LEVER DESIGN TO BE CONFIRMED BY SHOP DRAWINGS.
 - HARDWARE SUPPLIER SHALL COORDINATE ALL HARDWARE WITH DOORS AND FRAMES.
 - ALL MASTER KEYING SHALL BE COORDINATED WITH THE OWNER.
 - THRESHOLDS SHALL BE 1/4" HIGH MAX.
 - ALL DOOR HARDWARE, INCLUDING BUT NOT LIMITED TO LEVER HANDLES, SHALL BE COMPLIANT WITH THE ICCANSI A117.1 2009 AMERICAN NATIONAL STANDARD CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA), WHICHEVER IS MORE STRINGENT.
 - EGRESS DOOR OPERATING HARDWARE FOR ALL OCCUPIABLE SPACES MUST BE ACCESSIBLE, AND FROM THE EGRESS SIDE IT MUST OVERRIDE THE LOCK. UNLATCHING MUST BE WITH A SINGLE MOTION. COMPLY WITH IBC SECTION 1008.1.9 - NOTE 1008.1.9.5 AND A117.1 SECTION 404.2.6

1 DOOR FRAME ELEVATIONS

1/4" = 1'-0"



2 DOOR ELEVATIONS

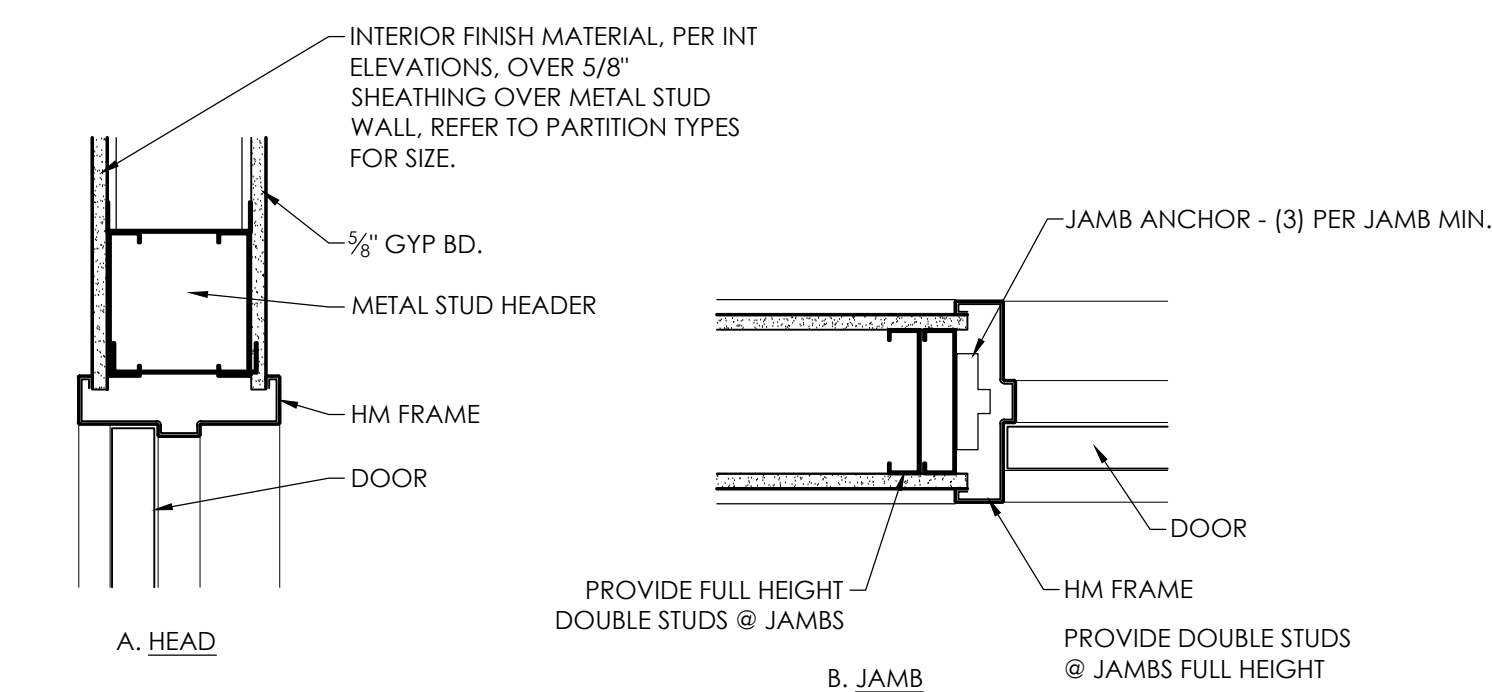
1/4" = 1'-0"

3 NOT USED

1/4" = 1'-0"

4 ALUMINUM STOREFRONT FRAMING DETAILS

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



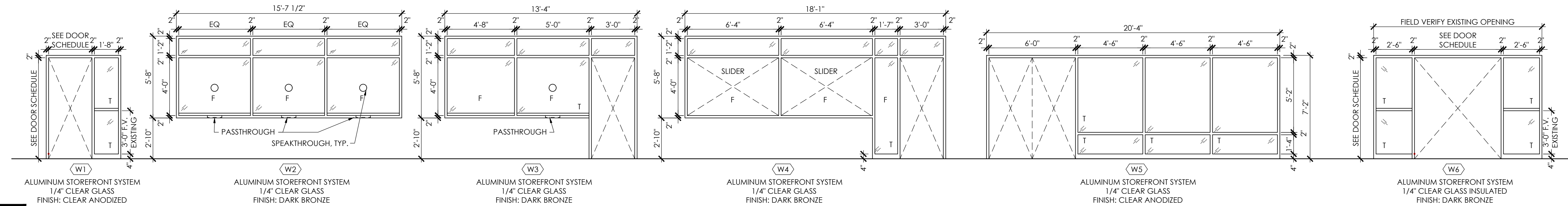
5 HM FRAME @ INT MTL STUD WALL W/ GYP BD

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

AT PASSTHROUGH LOCATIONS, BASIS OF DESIGN IS READY ACCESS 503/603 TICKET, TELLER, CASHIER WINDOW, 2" CLEAR TEMPERED GLASS WITH STAINLESS STEEL SPEAK THRU FOR 2" GLAZING. PROVIDE PRICING FOR 2" OR 1-1/4" LEXAN LEVEL 1 OR LEVEL 3 BULLET RESISTANCE W/ LEXAN SPEAK THRU. INCLUDE 2.25" STAINLESS STEEL SHELF WITH DEAL TRAY. IF BULLET RESISTANT LEXAN IS CHOSEN, ADDITIONAL SAFE HAVEN FILM IS NOT REQUIRED.

AT LOCATIONS INDICATED "F" - PROVIDE FILM, BASIS OF DESIGN BULLET RESISTANT LAMINATE BY SAFE HAVEN DEFENSE PRODUCT SW400BR. PROVIDE PRICING FOR 22 MIL FORCED ENTRY RESISTANT, 35 MIL ROT RESISTANT, AND 45-50 MIL BULLET RESISTANT FOR EVALUATION BY OWNER, CONTACT NATE MCVICKEAT AT SAFE HAVEN DEFENSE, 618-973-9174

AT SLIDER LOCATIONS, BASIS OF DESIGN IS READY ACCESS 275 SINGLE PANEL SLIDING TRANSACTION WINDOW, 2" CLEAR TEMPERED GLASS - PROVIDE PRICING FOR 2" OR 1-1/4" LEXAN LEVEL 1 OR LEVEL 3 BULLET RESISTANCE W/ LEXAN SPEAK THRU. PROVIDE THUMBTURN LOCK SO PANEL CANNOT BE LIFTED FROM THE EXTERIOR. PROVIDE HANDLE AND LATCH WITH NO PINCHING OR TWISTING REQUIRED FOR SMOOTH OPENING. PROVIDE FLIP DOWN NIGHT LOCKING BAR. IF BULLET RESISTANT LEXAN IS CHOSEN, ADDITIONAL SAFE HAVEN FILM IS NOT REQUIRED.



6 WINDOW ELEVATIONS

1/4" = 1'-0"

DOOR REMARKS

DOOR SCHEDULE ABBREVIATIONS

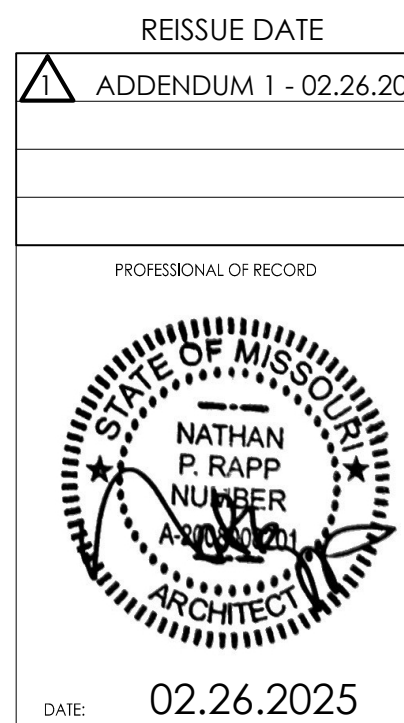
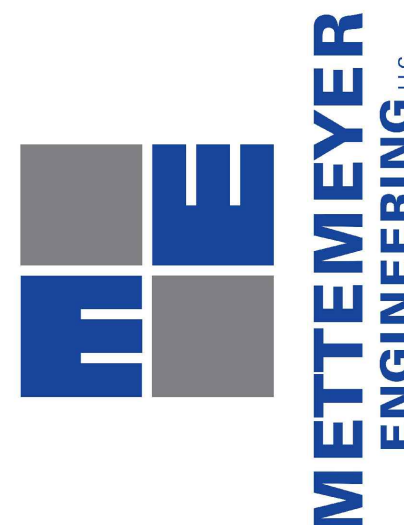
AL - ALUMINUM
CR - CORROSION RESISTANT
FG - FIBERGLASS
HW - HARDWARE
HM - HOLLOW METAL
PF - PREFINISHED
PT - PAINT - ALL H.M. DOORS AND FRAMES TO BE PAINTED SHALL BE SATIN FINISH
STL - STEEL
ST - STAIN
WD - WOOD
WW - WHITE WASH
SS-STAINLESS STEEL
RL-RIGHT DOOR LEAF
LL- LEFT DOOR LEAF

WINDOW AND DOOR NOTES

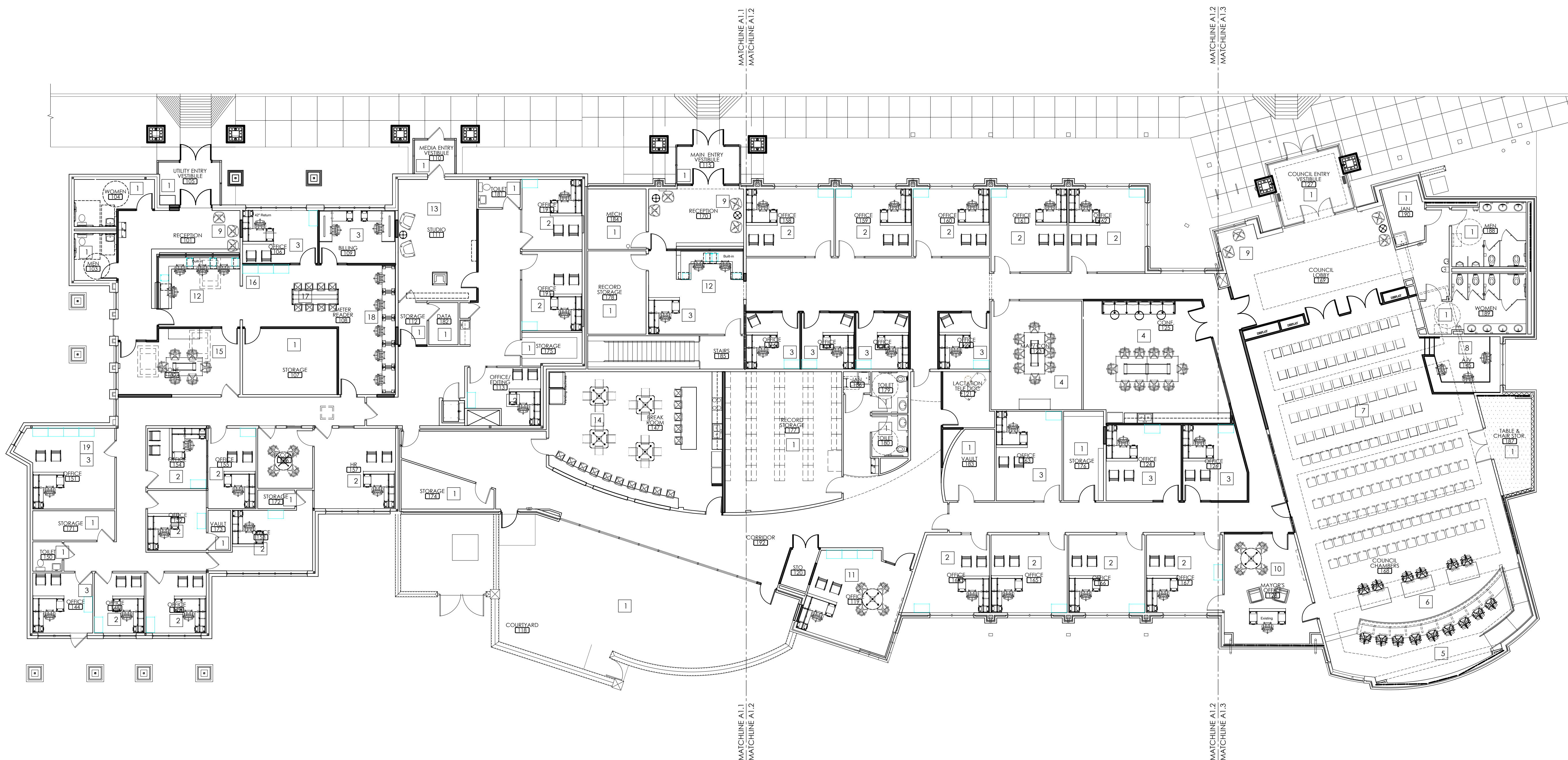
- GENERAL CONTRACTOR TO COORDINATE ALL WINDOW SIZES WITH ROUGH OPENINGS IN THE FIELD.
- PROVIDE TEMPERED GLASS AT ALL LOCATIONS DESIGNATED BY "T".
- ALL EXTERIOR WINDOWS SHALL HAVE 1" INSULATED GLASS AND ALL INTERIOR GLASS SHALL HAVE 1/2" GLASS UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO COORDINATE ALL WINDOW SIZES WITH ROUGH OPENINGS IN THE FIELD. ALLOW FOR CLEARANCE AROUND FRAMES PER MFR RECOM. FOR SHIMS AND SEALANT. ALL ELEVATIONS ARE VIEWED FROM THE EXTERIOR. GC TO COORDINATE ALL JAMB AND SILL SUB FRAMING WITH SELECTED WINDOW MFR REQUIREMENTS AND ADJUST DETAIL ACCORDINGLY.
- ALL ALUMINUM STOREFRONT WINDOWS SYSTEM SHALL BE 2"X4".
- ALL WINDOW SEALANT SHALL MATCH WINDOW FRAME COLOR.

NIXA CITY HALL
REMODEL

715 W MT. VERNON ST, NIXA MO



ARCHITECT RAPP
PROJECT NO. 24-028
DATE 02.26.2025
DRAWING TITLE DOOR SCHEDULE & ELEVATIONS
SHEET NO. A8.0

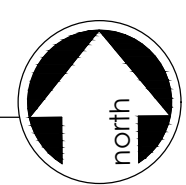


GENERAL NOTES:














































1. THIS SHEET IS FOR REFERENCE ONLY. A FURNITURE CONSULTANT HAS BEEN SECURED BY THE CITY OF NIXA TO FURNISH AND INSTALL A FURNITURE PACKAGE.

KEYNOTES:





1. NO NEW FURNITURE IN THIS AREA.
2. EXISTING OFFICE FURNITURE SET. FURNITURE CONSULTANT TO PROVIDE COST FOR REPLACEMENT FURNITURE SET. VERIFY CHAIR REPLACEMENT.
3. NEW OFFICE SET
4. REUSE EXISTING CONFERENCE TABLE. PROVIDE NEW CHAIRS.
5. NEW HIGH BACK CHAIRS FOR COUNCIL MEMBERS.
6. EXISTING STAFF COUNCIL TABLES TO REMAIN.
7. 88 CURRENT CHAIRS IN GENERAL SEATING. PROVIDE REMAINDER SHOWN AS NEW - MATCH EXISTING.
8. NEW CHAIRS AT A/V - COUNTER IS MILLWORK
9. NEW TABLE AND CHAIRS AT LOBBY
10. NEW OFFICE SET AT MAYOR'S OFFICE. EXISTING DESK TO BE RE-USED. ADD SMALL MEETING TABLE AND CHAIRS.
11. NEW OFFICE SET AT CITY MANAGER'S OFFICE. ADD FILE STORAGE AND SMALL MEETING TABLE AND CHAIRS.
12. NEW MILLWORK AT LOBBY. PROVIDE NEW CHAIRS.
13. PROVIDE NEW PODIUM. SWAP PODIUM FROM EXISTING COUNCIL CHAMBER TO STUDIO LOCATION. PRICE SMALL MEETING TABLE AND CHAIRS.
14. AT BREAKROOM PROVIDE TABLE AND CHAIR SEATING. PROVIDE SEATING AT ISLAND AND COUNTER SEATING ALONG CORRIDOR WALL.
15. AT CONFERENCE ROOM 102. PROVIDE CONFERENCE TABLE AND CHAIRS, AND TABLE/CREDENZA
16. UTILITY BILLING FILES STORAGE
17. MEETING TABLE WITH STORAGE.
18. OPEN DESKS AND CHAIRS.
19. PROVIDE STORAGE SHELVING



ELECTRICAL SYMBOLS:

	EXIT LIGHT, WALL MOUNTED / CEILING MOUNTED
	FLUORESCENT LIGHT FIXTURE
	UNSWITCHED NIGHT LIGHT FIXTURE
	DIMMER SWITCH
	RECESSED CAN LIGHT FIXTURE
	WALL-MOUNT LIGHT FIXTURE
	20AMP, SINGLE POLE, 120/277V SWITCH
	20AMP, THREE-WAY, 120/277V SWITCH
	20AMP, FOUR-WAY, 120/277V SWITCH
	20AMP, DOUBLE POLE, 120/277V SWITCH WITH LOAD ON, LIGHT ON PILOT LIGHT
	20AMP, MOMENTARY CONTACT, 120/277V SWITCH
	CEILING-MOUNTED OCCUPANCY SENSOR
	WALL-MOUNTED OCCUPANCY SENSOR
	INTERCOM STATION, COORDINATE ROUGH-IN REQUIREMENTS WITH SYSTEM SUPPLIER/INSTALLER
	DOOR ACTUATOR PUSHBUTTON, COORDINATE ROUGH-IN REQUIREMENTS WITH SYSTEM SUPPLIER/INSTALLER
	CARD READER/ACCESS CONTROL DEVICE, COORDINATE ROUGH-IN REQUIREMENTS WITH SYSTEM SUPPLIER
	SECURITY CAMERA, PROVIDE DOUBLE-GANG BOX, SINGLE-GANG PLASTER RING, AND 0.75" CONDUIT TO ACCESSIBLE CEILING SPACE OR ELECTRICAL/OF ROOM
	SIMPLEX RECEPTACLE 2P, 3W, 20A, 125V
	DUPLEX RECEPTACLE 2P, 3W, 20A, 125V
	DUPLEX RECEPTACLE MOUNTED @ 42" ABOVE FINISHED FLOOR
	DUPLEX RECEPTACLE INSTALLED FLUSH WITH CEILING
	DUPLEX RECEPTACLE MOUNTED 6" ABOVE CONDUIT BACKLASH
	DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTER
	DUPLEX RECEPTACLE FOR TV, COORDINATE MOUNTING HEIGHT WITH ARCHITECT AND TV SUPPLIER/INSTALLER
	DUPLEX RECEPTACLE SWITCHED, BOTTOM HALF ONLY
	DUPLEX RECEPTACLE TAMPER RESISTANT
	DUPLEX RECEPTACLE W/ USB CHARGING PORT, PROVIDE RECEPTACLE EQUAL TO HUBBELL #650204 SERIES
	DUPLEX RECEPTACLE WEATHERPROOF
	DOUBLE DUPLEX RECEPTACLE WITH COMMON FACEPLATE
	JUNCTION BOX - CEILING MOUNTED
	JUNCTION BOX - WALL MOUNTED
	LIGHTING & POWER PANELBOARD
	ELECTRICAL EQUIPMENT, REFER TO SCHEDULE FOR TAGGED EQUIPMENT
	DISCONNECT SWITCH
	CONDUIT CONCEALED IN CEILING OR WALL
	CONDUIT ROUTED EXPOSED AT STRUCTURE
	#12 CONDUCTORS, TICK MARKS INDICATE QUANTITY
	HOME RUN WITH PANEL AND CIRCUIT DESIGNATION
	P1-1 PARTIAL HOME RUN WITH PANEL AND CIRCUIT DESIGNATION
	GROUND WIRE
	FEEDER PER SCHEDULE
	VOLUME CONTROL STATION - PROVIDE SINGLE-GANG JUNCTION BOX WITH 0.75" CONDUIT TO ACCESSIBLE CEILING SPACE
	TELEPHONE/COMMUNICATIONS OUTLET
	CABLE TELEVISION OR SATV OUTLET, COORDINATE MOUNTING HEIGHT WITH ARCHITECT AND TV SUPPLIER/INSTALLER
	TELEPHONE/COMMUNICATIONS OUTLET INSTALLED IN FLUSH FLOOR BOX



















SECURITY / ACCESS CONTROL SYMBOLS:

	WALL MOUNTED SECURITY CAMERA, PROVIDE SINGLE GANG JUNCTION BOX WITH 0.75" CONDUIT STUBBED TO ACCESSIBLE CEILING SPACE, COORDINATE WITH SECURITY SENSOR FOR EXACT MOUNTING HEIGHT AND LOCATION
	CEILING MOUNTED SECURITY CAMERA, PROVIDE SINGLE GANG JUNCTION BOX WITH 0.75" CONDUIT STUBBED TO ACCESSIBLE CEILING SPACE, COORDINATE WITH SECURITY SENSOR FOR EXACT LOCATION
	PROXIMITY CARD OR FOB READER, PROVIDE SINGLE GANG JUNCTION BOX MOUNTED AT 42" O.C. A.T.F. WITH 0.75" CONDUIT STUBBED TO ACCESSIBLE CEILING SPACE
	ELECTRONIC DOOR CONTROL LOCKDOWN (ELECTRIC STRIKE, MAGNETIC LOCK, OR SOLENOID), PROVIDE SINGLE GANG JUNCTION BOX (AS APPLICABLE) WITH 0.75" CONDUIT STUBBED TO ACCESSIBLE CEILING SPACE, COORDINATE EXACT ROUGH-IN REQUIREMENTS WITH SYSTEM INSTALLER

FIRE ALARM GENERAL NOTES:

- GENERAL:
- PROVIDE EXPANSION OF AND MODIFICATIONS TO EXISTING COMPLETE STAND-ALONE PROGRAMMABLE MICROPROCESSOR-BASED ADDRESSABLE FIRE ALARM SYSTEM WITH NON-VOLATILE PROGRAMMABLE MEMORY FOR ALARM NOTIFICATION, ELUSTRATOR, LOCAL CONTROL, MONITORING OF FIRE SPRINKLER AND CLEAN-AGENT SYSTEM ALARMS AND DUCT SMOKE DETECTORS AS INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. WORK INCLUDES FURNISHING OF LABOR, EQUIPMENT, MATERIALS, INSTALLATION AND PROGRAMMING, INCLUDING SUPPORT CONTROL UNITS(ANNUATION/NOTES) MANUAL STATIONS, AUTOMATIC SMOKE DETECTORS, NOTIFICATION APPLIANCES, WIRING, TERMINATIONS, ELECTRICAL BOXES AND ALL OTHER NECESSARY MATERIALS FOR A COMPLETE OPERATING SYSTEM.
 - THE SYSTEM SHALL BE COMPLETE IN ALL RESPECTS INCLUDING LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE SYSTEM SHALL BE EXPANDED FROM EXISTING, FIELD VERIFY EXIST. REQUIREMENTS.
 - THE FIRE ALARM SYSTEM SHALL BE THE LEGAL OFFICE OF A NATIONALLY RECOGNIZED ORGANIZATION WITHIN A 30-MILE RADIUS OF THE JOB SITE. THIS OFFICE SHALL BE STARTED WITH A MINIMUM THREE (3) SERVICE TECHNICIANS ALL OF WHOM ARE EMPLOYEES OF THE MANUFACTURER AND HAVE BEEN TRAINED BY THE MANUFACTURER ON THE FIRE ALARM SYSTEM PROPOSED AND BID. BIDS BY INDEPENDENT CONTRACTORS AND FINISHED SCHEDULES, OR ANY FORM INVOICE, PRINCIPAL, BUSINESS IS NOT THAT OF MANUFACTURING AND INSTALLING OF FIRE ALARM SYSTEMS WILL NOT BE ACCEPTABLE. THE MANUFACTURER MUST BE THE INSTALLER AND BE EMPLOYED BY THE MANUFACTURER. THE FIRE ALARM SYSTEM CONTRACTOR SHALL HAVE A TEN YEAR EXPERIENCE RECORD IN THE DESIGN AND INSTALLATION OF FIRE ALARM SYSTEMS SIMILAR IN SCOPE AND PERFORMANCE TO THAT SPECIFIED HEREIN, AND SHALL PROVIDE EVIDENCE OF THIS HISTORY AS CONDITION OF ACCEPTANCE WITHIN 30 DAYS AFTER AWARD OF BID FOR REVIEW. ACCEPTABLE MANUFACTURERS ARE: SIMPLEX-GHANEL, NOTIFIER AND SENSIMO.
 - FIRE ALARM SYSTEM AND DETECTION EQUIPMENT SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. EVERY ITEM OF THE FIRE ALARM SYSTEM SHALL BE U.L. LISTED.
 - CONTRACTOR SHALL PROVIDE SIX (6) COPIES SHOP DRAWINGS AND MANUFACTURER'S STANDARD SPECIFICATION DATA SHEETS, WIRING DIAGRAMS AND SEQUENCES OF OPERATIONS FOR ALL HARDWARE AND SOFTWARE COMPONENTS TO BE PROVIDED. NO WORK MAY BEGIN ON ANY PORTION OF THIS PROJECT UNTIL THE ENGINEER HAVE REVIEWED SUBMITTALS FOR CONFORMITY WITH THE PLAN AND SPECIFICATIONS. THE FIRE ALARM SYSTEM EQUIPMENT SUBMITTALS SHALL INCLUDE: PRODUCT DATA SHEETS, EQUIPMENT WIRING DIAGRAMS, SEQUENCE OF OPERATIONS, VOLTAGE DROP CALCULATIONS, BATTERY CALCULATIONS, OEM MANUALS, OPERATORS MANUAL, PROGRAMMING MANUAL, ENGINEERING INSTALLATION AND MAINTENANCE MANUALS, LICENSES, GUARANTEES AND WARRANTIES.
 - LABOR & MATERIALS FOR FIRE ALARM SYSTEM SPECIFIED SHALL BE WARRANTED FREE FROM DEFECTS FOR A PERIOD OF TWELVE (12) MONTHS AFTER SUBSTANTIAL COMPLETION. FIRE ALARM SYSTEM CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR REVIEW AND APPROVAL OF PROPOSED SUBSTITUTIONS TO COLIN JONES DAVIS LLC NOT LESS THAN FIVE WORKING DAYS PRIOR TO BID DATE. APPROVAL OR ACCEPTANCE OF PROPOSED SUBSTITUTION OF MANUFACTURERS OR ITEMS IS FOR THE PURPOSES OF BIDDING ONLY AND DOES NOT RELIEVE THE PROPOSED SUBSTITUTION FROM THE SUBMITTAL/SHOP DRAWING REVIEW AND DOES NOT CONSTITUTE APPROVAL OF PROPOSED SUBSTITUTIONS.
 - PERMITS: PROVIDE A MINIMUM OF 6 HOURS FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO DEMONSTRATE THE SYSTEM AND TRAIN OWNER'S PERSONNEL.
 - ACTIVATION OF A SUPERVISORY DEVICE SHALL ACTIVATE AN AUDIBLE SIGNAL AND ILLUMINATE AN LED AT THE CONTROL PANEL AND ANNUNCIATOR AND TRANSMIT THE ALARM TO THE SUPERVISING STATION.
- EXCEPTIONS:
- FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARDS AND MANUFACTURER'S RECOMMENDATIONS BY PERSONS WHO ARE QUALIFIED AND EXPERIENCED IN THE INSTALLATION, OPERATION AND TESTING OF FIRE ALARM SYSTEMS WITH MINIMUM OF 3 YEARS EXPERIENCE. PERFORM OPERATIONAL SYSTEM TESTS UPON COMPLETION OF INSTALLATION. CORRECT DEFICIENCIES AND RETEST PRIOR TO OWNER OCCUPANCY OF BUILDING. PROVIDE A COMPLETED 12 RECORD OF COMPLETION FORM TO THE OWNER AND AUTHORITY HAVING JURISDICTION.
 - INSTALLATION CONTRACTOR SHALL COMPLETE ALL OF THE FOLLOWING: PROVIDE THE START-UP TECHNICIAN TO THE SITE. THE INSTALLING CONTRACTOR SHALL PROVIDE THE REQUIRED LABOR AND SERVICES TO ASSIST THE FACTORY START-UP TECHNICIAN IN THE START-UP OF THIS EQUIPMENT.
 - PROVIDE THE SERVICES OF A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO DEMONSTRATE THE SYSTEM AND TRAIN OWNER'S PERSONNEL.
 - INSTALLATION SHALL MEET THE REQUIREMENTS OF 2018 IBC, 2018 IFIC, 2017 NFPA 70 (NEC) AND 2016 NFPA 72 AND LOCAL AUTHORITIES HAVING JURISDICTION.
 - FIRE ALARM SYSTEM SHALL BE INSTALLED BY A FACTORY-AUTHORIZED AND TRAINED INSTALLER.
 - SYSTEM CONNECTIONS FOR WIRING DEVICES SHALL BE CLASS B, STYLE D, NOTIFICATION APPLIANCE CIRCUITS SHALL BE CLASS B, STYLE T. ALL FIRE ALARM SYSTEM WIRING SHALL BE INSTALLED COMPLETELY IN ENMT CONDUIT. PAINT FIRE ALARM JUNCTION BOXES RED.
 - PAINT FIRE ALARM SYSTEM JUNCTION BOXES RED.

FIRE ALARM SYMBOLS:

	CEILING MOUNTED AUDIO/VISUAL, FIRE ALARM ANNUNCIATING DEVICE
	WALL-CEILING MOUNTED CARBON MONOXIDE DETECTOR MONITORED BY FIRE ALARM SYSTEM
	CEILING MOUNTED HEAT DETECTOR
	CEILING MOUNTED SMOKE DETECTOR
	DUCT MOUNTED COMBINATION SMOKE/HEAT DETECTOR
	DUCT MOUNTED SMOKE DETECTOR WITH SAMPLING TUBE, INSTALL AT RETURN DUCT UNLESS OTHERWISE NOTED
	FIRE ALARM SYSTEM CONTROL PANEL
	WALL MOUNTED AUDIO/VISUAL, FIRE ALARM ANNUNCIATING DEVICE
	EXTERIOR AUDIO/VISUAL, FIRE ALARM ANNUNCIATING DEVICE
	FIRE ALARM DOOR HOLDER
	REMOTE ALARM PANEL
	FIRE ALARM BELL
	FLOW SWITCH
	FIRE ALARM SYSTEM INDIVIDUAL ADDRESSABLE MODULE
	MANUAL PULL STATION
	DUCT SMOKE DETECTOR REMOTE TEST SWITCH
	TAMPER SWITCH
	WALL MOUNTED VISUAL FIRE ALARM ANNUNCIATING DEVICE

ELECTRICAL GENERAL NOTES:

- GENERAL:
- CED LLC, BEING THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS, RESERVES THE RIGHT OF FINAL INTERPRETATION OF ANY ADDITIONAL WORK OR COSTS RESULTING FROM THE CONTRACTORS OWN INTERPRETATION AS TO THE INTENT OR MEANING WITHOUT CONSULTATION WITH CED LLC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO OWNER OR A/E.
 - THE INTENT OF THE WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS IS TO PROVIDE A FULLY FUNCTIONING SYSTEM IN COMPLETE WORKING ORDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE NECESSARY MATERIALS TO ACCOMMODATE EXISTING CONDITIONS AND TO PROVIDE THE NECESSARY MATERIALS TO PROVIDE SYSTEMS AND EQUIPMENT THAT OPERATE SATISFACTORILY AS DESIGNED AND INTENDED.
 - ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS AND SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES AS ADOPTED BY THE CITY OF Nixa, MISSOURI.
 - THE CONTRACTOR SHALL INCLUDE ALL PERMIT AND INSPECTION FEES IN BID.
 - PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO CIVIL, STRUCTURAL AND ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS FOR DIMENSIONS. FIELD VERIFY DIMENSIONS.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
 - CONDUIT LAYOUTS ARE DIAGRAMMATIC. FIELD COORDINATE EXACT LOCATIONS AND ROUTINGS WITH STRUCTURE, PILING, DUCTWORK, ETC. FINAL RESULT SHALL BE EQUIVALENT TO THAT INDICATED ON DRAWINGS.
 - COORDINATE CLOSELY WITH ALL OTHER TRADES TO EXPEDITE CONSTRUCTION AND AVOID INTERFERENCES AND CONFLICTS BEFORE ANY PILING, DUCTWORK, CONDUIT, ETC. IS INSTALLED. IT SHALL BE COORDINATED CAREFULLY BETWEEN ALL TRADES.
 - MAINTAIN ALL CLEARANCES REQUIRED BY MECHANICAL AND ELECTRICAL EQUIPMENT. COORDINATE WITH PLUMBING AND HVAC CONTRACTORS TO MAINTAIN ALL CLEARANCES REQUIRED FOR EQUIPMENT. DO NOT ROUTE PIPING, DUCTWORK, ETC. ABOVE ELECTRICAL PANELS.
 - THE CONTRACTOR SHALL SCHEDULE AND EXECUTE THE WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COSTS TO DUCT, PATCH AND REPAIR EXISTING PLUMBING AND HVAC CONTRACTORS AS REQUIRED TO INSTALL NEW PLUMBING FIXTURES, PIPING, ETC. ARE INCLUDED IN THE BID PRICE.
 - IF CONTRACTOR WISHES TO INCORPORATE PRODUCTS OTHER THAN THOSE NAMED IN SPECIFICATIONS IN HIS BID OR PRODUCTS BY MANUFACTURERS OTHER THAN THOSE LISTED AS APPROVED MANUFACTURERS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR REVIEW AND APPROVAL OF PROPOSED SUBSTITUTIONS TO COLIN JONES DAVIS LLC NOT LESS THAN FIVE WORKING DAYS PRIOR TO BID DATE. APPROVAL OR ACCEPTANCE OF PROPOSED SUBSTITUTION OF MANUFACTURERS OR ITEMS IS FOR THE PURPOSES OF BIDDING ONLY AND DOES NOT RELIEVE THE PROPOSED SUBSTITUTION FROM THE SUBMITTAL/SHOP DRAWING REVIEW AND DOES NOT CONSTITUTE APPROVAL OF PROPOSED SUBSTITUTIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF LARGER WIRING, CONDUIT, ENCLOSURES, CONTROLS AND OVERCURRENT PROTECTIVE DEVICES, ETC. RESULTING FROM SUBSTITUTION OF EQUIPMENT OTHER THAN THAT WHICH WAS THE BASIS OF DESIGN AT NO COST TO OWNER OR A/E.
 - THE CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT, ACCESSORIES, AND MATERIAL FURNISHED BY HIM FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COSTS TO DUCT, PATCH AND REPAIR EXISTING WALL, ROOF AND CEILING CONSTRUCTION AS REQUIRED TO INSTALL NEW DUCTWORK, GRILLES, DIFFUSERS, ETC. ARE INCLUDED IN THE BID PRICE.
 - COORDINATE LIGHTING FIXTURE LOCATIONS WITH REFLECTED CEILING PLANS.
 - COORDINATE INFORMATION OUTLET, RECEPTACLE, AND OTHER DEVICE LOCATIONS WITH OWNER AND WITH ARCHITECT/INTERIOR DESIGNER.
 - INFORMATION OUTLET (DATA AND TELEPHONE) DEVICES, WALL PLATES, AND ASSOCIATED PLENUM NED WIRING SHALL BE SUPPLIED AND INSTALLED BY OTHERS UNDER A SEPARATE CONTRACT WITH THE OWNER.
- EXCEPTIONS:
- LIGHT SWITCHES SHALL BE HUBBELL 1220 SERIES, 20-AMP, 120/277-VOLT, IN COLOR SELECTED BY THE ARCHITECT/INTERIOR DESIGNER.
 - DUPLEX RECEPTACLES SHALL BE HUBBELL 5300 SERIES, 20A, 125V, NEMA CONFIGURATION 5-20R, IN COLOR SELECTED BY THE ARCHITECT/INTERIOR DESIGNER.
 - ELECTRICAL DEVICE WALL PLATES SHALL BE OF MILD STEEL IN COLOR AS SELECTED BY THE ARCHITECT/INTERIOR DESIGNER.
 - EQUIVALENT WIRING DEVICES BY BRYANT, COOPER, HUBBELL AND LEYTON.
 - EQUIVALENT PANELBOARDS, LIGHTING CONTROLS AND DISCONNECT SWITCHES BY CUTLER HAMMER, GENERAL ELECTRIC, AND SQUARE D.
- EXCEPTIONS:
- ALL WIRING SHALL BE INSTALLED IN ENMT CONDUIT AND SHALL BE CONCEALED UNLESS OTHERWISE NOTED. PVC CONDUIT WILL BE ALLOWED BELOW SLAB AND IN GRASSY AREAS. ALL TRANSITIONS FROM PVC TO STEEL CONDUIT SHALL BE MADE BELOW GRADE. MINIMUM CONDUIT SIZE FOR LIGHTING AND POWER BRANCH CIRCUITS ABOVE GRADE SHALL BE 1/2" MINIMUM CONDUIT SIZE FOR LIGHTING AND POWER BRANCH CIRCUITS BELOW GRADE SHALL BE 3/4" CONDUIT SHALL HAVE THE OPTION TO USE METALLIC CLAD (N/C) CABLE FOR CONCEALED BRANCH CIRCUIT WIRING.
 - INSTALL BRANCH CIRCUIT WIRING, TELE/DATA, ETC. IN WAREHOUSE SERIES 3000 SURFACE METAL RACEWAY WHERE EXISTING CONDITIONS NECESSITATE ITS INSTALLATION TO BE SURFACE MOUNTED AND ONLY WHEN APPROVED BY ARCHITECT/ENGINEER. EQUIVALENT BY HUBBELL. PAINT SURFACE MOUNTED RACEWAY CIRCUITS BELOW GRADE SHALL BE 3/4" CONDUIT SHALL HAVE THE OPTION TO USE METALLIC CLAD (N/C) CABLE FOR CONCEALED BRANCH CIRCUIT WIRING.
 - MINIMUM CONDUIT SIZE FOR INFORMATION OUTLETS SHALL BE 3/4" CONDUIT STUBS SHALL BE TERMINATED WITH INSULATING BUSHINGS.
 - FEEDERS AND BRANCH CIRCUIT WIRING SHALL BE COPPER, 800V WITH THRU-THE-WALL INSULATION. BRANCH CIRCUIT WIRING SHALL BE #12 AND MINIMUM. HOMEWIRING FOR BRANCH CIRCUITS OVER 75 FEET LONG SHALL BE #10 AWG, OVER 100 FEET LONG, #8 AWG UNLESS INDICATED OTHERWISE.
 - ALL LIGHTING AND POWER CIRCUITS SHALL HAVE A GROUNDING CONDUCTOR.
 - ALL RECEPTACLES, TELECOMMUNICATIONS OUTLETS, AND TELEVISION OUTLETS SHALL BE INSTALLED AT 18" AFF TO CENTER UNLESS NOTED OTHERWISE. ALL SWITCHES SHALL BE INSTALLED AT 48" AFF TO CENTER UNLESS NOTED OTHERWISE.
 - PROVIDE THREED CIRCUIT DIRECTORIES FOR ALL PANELBOARDS. DIRECTORY INFORMATION SHALL INCLUDE CIRCUIT NUMBER AND EQUIPMENT SERVED.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN FOR THERMOSTATS AND SENSOR. PROVIDE SINGLE-GANG BOX WITH 0.75" CONDUIT TO ABOVE ACCESSIBLE CEILING OR TO ASSOCIATED EQUIPMENT. THERMOSTATS, SENSORS, AND WIRING SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.
 - PROVIDE SLEEVES AT CONDUIT PENETRATIONS OF EXTERIOR WALLS. SEAL PENETRATIONS WEATHERTIGHT.
 - SEAL PENETRATIONS THROUGH FIRE RATED PARTITIONS WITH HALT ELASTOMERIC FIRE STOP SEALANT. INSTALL IN ACCORDANCE WITH FIRE STOPPING SEALANT MANUFACTURER'S DETAILS. EQUAL BY 3M AND STI.
 - CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO KITCHEN EQUIPMENT. PROVIDE ADAPTERS, FITTINGS, CONDUIT/PLUG CONNECTIONS, ETC. AS REQUIRED. COORDINATE SPECIFIC REQUIREMENTS WITH EQUIPMENT SUPPLIERS. REFER TO EQUIPMENT TEMPLATES / DRAWINGS FOR ADDITIONAL INFORMATION.

MECHANICAL DEMOLITION GENERAL NOTES:

ELECTRICAL DEMOLITION GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR GENERAL SCOPE OF WORK FOR ENTIRE PROJECT. REMOVE EXISTING ELECTRICAL SYSTEM COMPONENTS AS REQUIRED TO SUPPORT SCOPE OF WORK. MAINTAIN CONTINUITY OF EXISTING SYSTEM. FIELD VERIFY EXIST. REQUIREMENTS.

























FIRE SPRINKLER GENERAL NOTES:

- GENERAL:
- PROVIDE ENGINEERING, FABRICATION, MATERIALS, AND EQUIPMENT NECESSARY FOR MODIFICATIONS/EXPANSION OF EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM INCLUDING ALL ASPECTS OF SITE SERVICE PIPING, FIRE HYDRANTS, ETC. BUILDING AUTATION AND ALL AREAS AFFECTED BY FIRE HYDRANT SHALL BE PROTECTED BY AN AUTOMATIC WET PIPE AND/OR DRY PIPE FIRE SPRINKLER SYSTEM.
 - PROVIDE COMPLETE NEW SERVICES PIPING AND SYSTEM COMPLETE WITH STANDPIPES AS INDICATED AND AS REQUIRED. FIELD VERIFY EXIST. REQUIREMENTS TO ACCOMMODATE EXISTING CONDITIONS.
 - ALL PERMITS, LICENSES, TAP FEES, INSPECTIONS, ENGINEERING FEES, ETC. REQUIRED FOR THIS WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. CONTRACTOR SHALL ALSO PAIR FOR ALL TAP FEES AND EQUIPMENT COSTS ASSOCIATED WITH THE FIRE SPRINKLER SYSTEM.
 - THE FIRE SPRINKLER SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 13, FACTORY MUTUAL, STATE AND LOCAL CODES AS ADOPTED BY THE CITY OF Nixa, MISSOURI.
 - FIRE SPRINKLER WORK SHALL BE PERFORMED BY A QUALIFIED FIRE SPRINKLER CONTRACTOR WITH AT LEAST 5 YEARS OF INSTALLATION EXPERIENCE ON PROJECTS WITH FIRE PROTECTION WORK SIMILAR TO THAT REQUIRED FOR THE PROJECT.
 - THE FIRE SPRINKLER SYSTEM SHALL BE ENGINEERED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MISSOURI WITH AT LEAST 5 YEARS OF SUCCESSFUL FIRE SPRINKLER SYSTEM ENGINEERING EXPERIENCE. BEFORE THE REGISTERED PROFESSIONAL ENGINEER IS AN EMPLOYEE OF THE SPRINKLER CONTRACTOR, THE CONTRACTOR SHALL HAVE A CERTIFICATE OF AUTHORITY TO RENDER PROFESSIONAL SERVICES IN ACCORDANCE WITH MISSOURI CODE OF STATE REGULATION. THE CONTRACTOR OR ENGINEERING FIRM EMPLOYING THE SPRINKLER SYSTEM ENGINEER, ALL SPRINKLER DESIGN DRAWINGS, ALL WORK SHALL BE IN ACCORDANCE WITH SPRINKLER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
 - THE FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING HIS OWN FLOW READINGS FOR PURPOSES OF DESIGN.
 - THE SPRINKLER ENGINEER BE RESPONSIBLE FOR VERIFICATION OF APPROPRIATE DESIGN OCCUPANCIES WITH THE OWNER'S INSURANCE UNDERWRITER, NFPA 13, AND LOCAL AUTHORITIES.
 - THE FIRE SPRINKLER DESIGN SHALL INCLUDE ALL COMPONENTS OF THE SYSTEM INCLUDING SITE SERVICE PIPING, STANDPIPES, TAP FEES, INSPECTIONS, ENGINEERING FEES, ETC. ALL PIPING, EQUIPMENT, COMPONENT DETAILING AND SPECIFICATIONS SHALL BE INCLUDED IN THE FIRE SPRINKLER DESIGN.
 - THE FIRE SPRINKLER SYSTEM ENGINEER SHALL CARRY PROFESSIONAL LIABILITY INSURANCE WITH A MINIMUM OF \$1,000,000 COVERAGE FOR EACH CLAIM AND \$1,000,000 AGGREGATE. INCLUDE CERTIFICATE OF INSURANCE WITH FIRE SPRINKLER SUBMITTALS.
 - SUBMIT DRAWINGS, CALCULATIONS, ETC. AS REQUIRED, TO LOCAL AUTHORITIES BEFORE PROCEEDING WITH INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF LOCAL AUTHORITIES.
 - SUBMIT SCALED DRAWINGS INDICATING THE LOCATIONS OF SPRINKLER HEADS AND HOW THEY INTERFACE WITH CEILING TILES, LIGHTING FIXTURES, GRILL GRILLES AND DIFFUSERS, ETC. BEFORE BEGINNING ANY SPRINKLER INSTALLATION WORK.
 - SUBMISSIONS OF MATERIALS, EQUIPMENT, CALCULATIONS, DESIGN, ETC. WILL BE REVIEWED BY CED LLC FOR GENERAL COMPLIANCE. THE REVIEW AND COMMENT HEREON IS NOT A GUARANTEE OF THE SPRINKLER SYSTEM ENGINEER. THE SPRINKLER SYSTEM ENGINEER WILL NOT BE RELIEVED OF LIABILITY OR RESPONSIBILITY FOR ANY PORTION OF THE SYSTEM DUE TO APPROVAL OF SHOP DRAWINGS BY CED LLC.













EXCEPTIONS:

- ALL SPRINKLER HEADS, VALVES, PIPING MATERIALS, SUPPORTS, ETC. SHALL BE U.L. LISTED. NO PLASTIC PIPING SHALL BE INSTALLED UNDER BUILDING.
 - SPRINKLER HEADS LOCATED IN OVSIFUM AND LAY-IN CEILING AREAS SHALL BE CONCEALED TYPE WITH COVER PLATE COLOR/GRANITE AS SELECTED BY ARCHITECT. HEADS IN AREAS WITH EXPOSED STRUCTURE SHALL BE BRASS, UPRIGHT HEADS.
- EXCEPTIONS:
- CENTER SPRINKLER HEADS IN CEILING TILES.
 - ALL PIPING SHALL BE HYDROSTATICALLY TESTED FOR A PERIOD OF NOT LESS THAN TWO HOURS AT A PRESSURE NOT LESS THAN 200 PSI. IF LEAKS APPEAR, LINES SHALL BE DRAINED AND REPAIRED AND TEST SHALL BE REPEATED IN FIELD. NO PIPING SHALL BE CONCEALED OR REPAIRED UNLESS APPROVED BY ARCHITECT/ENGINEER. APPROVED TESTS SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR FROM THE AUTHORITY HAVING JURISDICTION.
 - UPON COMPLETION OF WORK, CONTRACTOR SHALL SUBMIT CERTIFICATION THAT THE SYSTEM HAS BEEN TESTED IN ACCORDANCE WITH NFPA 13 AND THAT SYSTEM IS COMPLETE, FULLY OPERATIONAL, AND FREE OF DEFECTS.
 - SEAL FIRE PENETRATIONS THROUGH FIRE RATED PARTITIONS WITH HALT ELASTOMERIC FIRE STOP SEALANT. INSTALL IN ACCORDANCE WITH FIRE STOPPING SEALANT MANUFACTURER'S DETAILS. EQUAL BY 3M AND STI.

PLUMBING SYMBOLS:

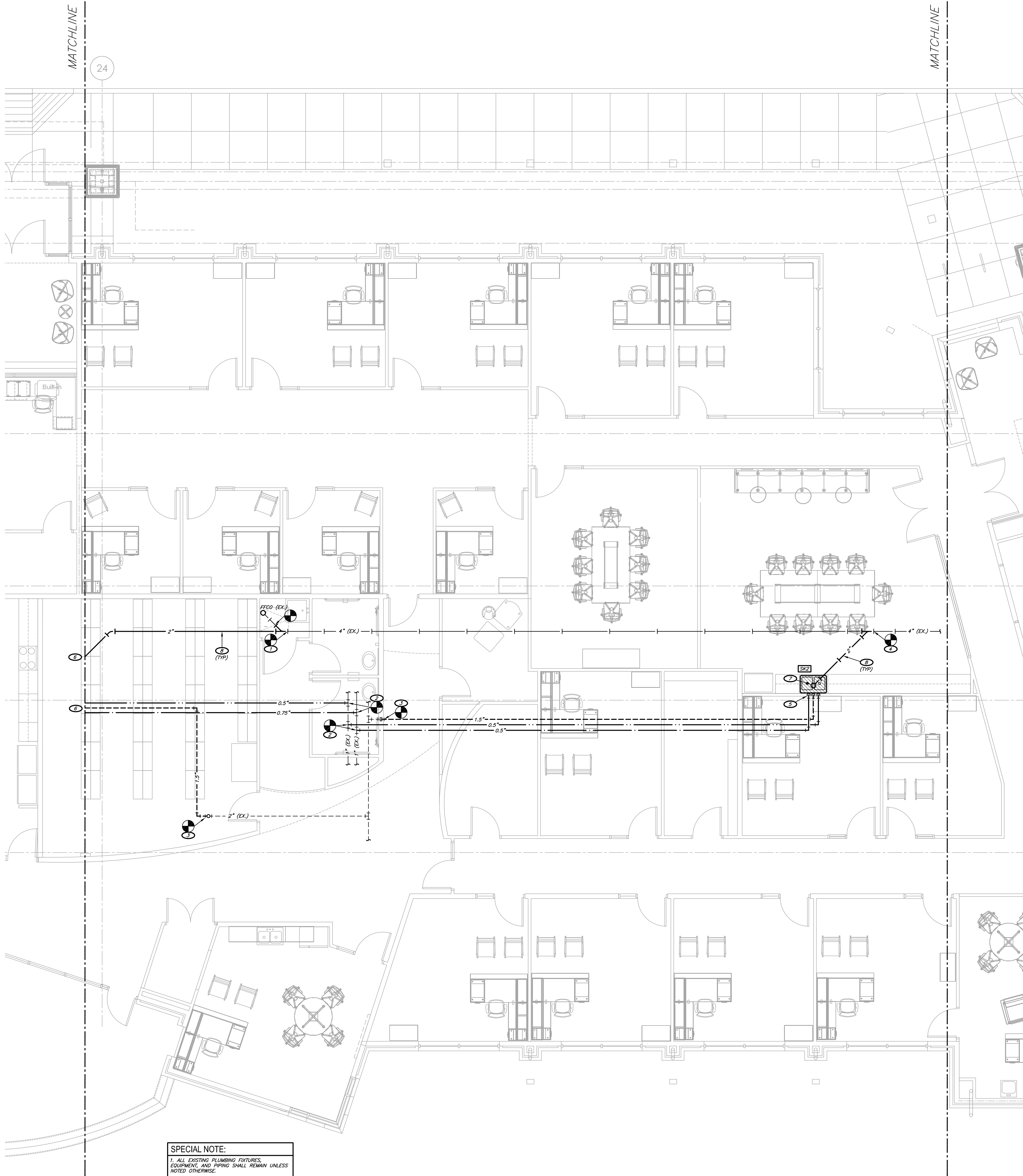
	SANITARY WASTE PIPING BELOW SLAB
	SANITARY WASTE PIPING ABOVE SLAB
	SANITARY COMBINATION WASTE AND VENT PIPING
	DOMESTIC COLD WATER PIPING
	DOMESTIC HOT WATER RETURN PIPING
	PLUMBING VENT PIPING
	CONDENSATE DRAIN PIPING
	NATURAL GAS PIPING
	COMPRESSED AIR
	FUEL OIL
	SHUT-OFF VALVE
	BALANCE VALVE
	UNION
	CHECK VALVE
	SHOCK ABSORBER
	PRESSURE GAUGE
	TEE / ELBOW DOWN WITH VALVE IN VERTICAL PIPE
	FREEZE/PROOF WALL HYDRANT / HOSE BIBB
	BACKFLOW PREVENTER
	PRESSURE REGULATOR
	FLOOR DRAIN TYPE AND SIZE
	FINISH GRADE CLEANOUT
	FINISH FLOOR CLEANOUT
	FINISH WALL CLEANOUT

HVAC SYMBOLS:

	FLEXIBLE DUCTWORK
	CEILING RETURN/EXHAUST GRILLE
	DOWNWARD SUPPLY DIFFUSER
	SIDEWALL GRILLE
	LINEAR SLOT DIFFUSER
	THERMOSTAT
	CARBON DIOXIDE SENSOR
	REMOTE TEMPERATURE SENSOR
	DUCTWORK (WIDTH/HEIGHT)
	FLEXIBLE CONNECTION
	DIFFUSER TYPE, CFM
	RECTANGULAR TO ROUND TAKE-OFF WITH DAMPER

MECHANICAL GENERAL NOTES:

- GENERAL:
- CED LLC, BEING THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS, RESERVES THE RIGHT OF FINAL INTERPRETATION AS TO THEIR INTENT AND MEANING. ANY ADDITIONAL WORK OR COSTS RESULTING FROM THE CONTRACTORS OWN INTERPRETATION AS TO THE INTENT OR MEANING WITHOUT CONSULTATION WITH CED LLC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO OWNER OR A/E.
 - THE INTENT OF THE WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS IS TO PROVIDE A FULLY FUNCTIONING SYSTEM IN COMPLETE WORKING ORDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTORS SUPPLIERS TO INCLUDE ALL ACCESSORIES, COMPONENTS, PARTS, ETC. THAT MAY NOT BE INDICATED ON THESE CONSTRUCTION DOCUMENTS TO PROVIDE SYSTEMS AND EQUIPMENT THAT OPERATE SATISFACTORILY AS DESIGNED AND INTENDED.
 - ALL MECHANICAL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE, AS ADOPTED BY THE CITY OF Nixa, MISSOURI.
 - THE CONTRACTOR SHALL INCLUDE ALL PERMIT AND INSPECTION FEES IN BID.
 - PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO CIVIL, STRUCTURAL AND ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS FOR DIMENSIONS. FIELD VERIFY DIMENSIONS.
 - COORDINATE CLOSELY WITH ALL OTHER TRADES TO EXPEDITE CONSTRUCTION AND AVOID INTERFERENCES AND CONFLICTS BEFORE ANY PILING, DUCTWORK, CONDUIT, ETC. IS INSTALLED. IT SHALL BE COORDINATED CAREFULLY BETWEEN ALL TRADES.
 - COORDINATE CLOSELY WITH ALL OTHER TRADES TO EXPEDITE CONSTRUCTION AND AVOID INTERFERENCES AND CONFLICTS BEFORE ANY PILING, DUCTWORK, CONDUIT, ETC. IS INSTALLED. IT SHALL BE COORDINATED CAREFULLY BETWEEN ALL TRADES.
 - COORDINATE CLOSELY WITH ALL OTHER TRADES TO EXPEDITE CONSTRUCTION AND AVOID INTERFERENCES

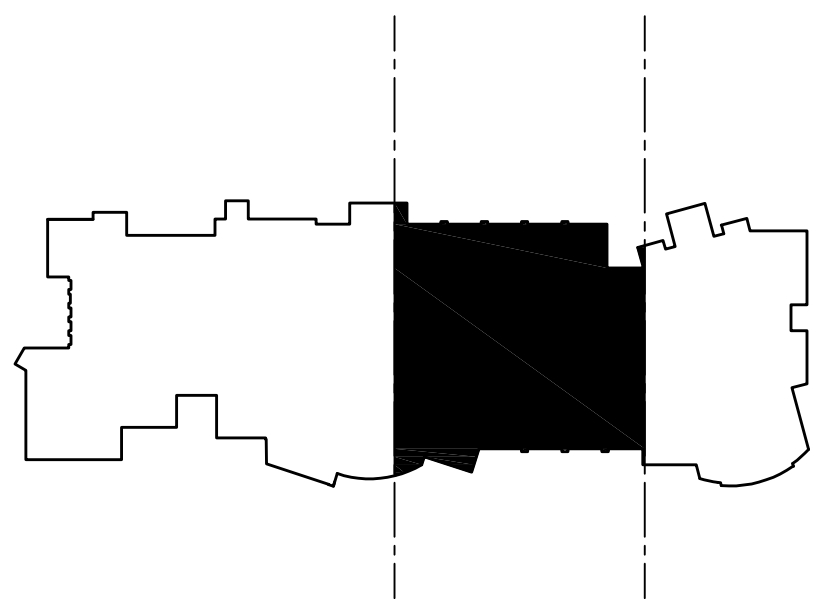


SPECIAL NOTE:
1. ALL EXISTING PLUMBING FIXTURES, EQUIPMENT, AND PIPING SHALL REMAIN UNLESS NOTED OTHERWISE.
2. PARTIAL DETAILING OF EXISTING PLUMBING IS BASED ON INFORMATION FROM PREVIOUS CONSTRUCTION DRAWINGS AND MAY NOT REPRESENT EXACT EXISTING FIELD CONDITIONS. NOTIFY ENGINEER OF CONFLICTS/ISSUES.

1 ENLARGED PLUMBING PLAN - AREA B
3/16" = 1'-0"



KEYPLAN:



KEYNOTES:

- 1. CONNECT NEW 2" WASTE TO EXISTING 4" WASTE. REPLACE EXISTING 1/8 BEND FITTING WITH NEW WYE FITTING. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- 2. CONNECT NEW 0.5" HOT AND 0.75" COLD WATER TO EXISTING 1" HOT AND COLD WATER. PROVIDE FITTINGS AS REQUIRED. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- 3. CONNECT NEW 1.5" VENT TO EXISTING 2" VENT. REPLACE EXISTING ELBOW WITH NEW TEE FITTING. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- 4. CONNECT NEW 2" WASTE TO EXISTING 4" WASTE WITH NEW WYE FITTING. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- 5. 0.5" HOT AND COLD WATER AND 1.5" VENT DOWN TO SINK.
- 6. REFER TO ENLARGED PLUMBING PLAN 1/M1.1 FOR CONTINUATION.
- 7. 2" WASTE UP TO SINK.
- 8. COORDINATE FOR REMOVAL AND REPLACEMENT OF GENERAL CONSTRUCTION AND FINISHES AS REQUIRED TO ACCOMMODATE INSTALLATION OF UNDERSLAB PLUMBING.



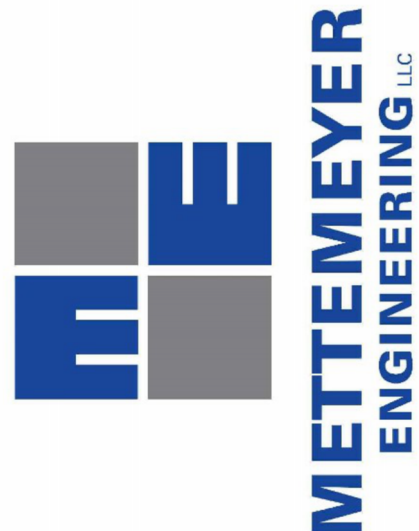
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REMODEL

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REISSUE DATE

REVISIONS OF RECORD



ALLEN DAVIS - ENGINEER
PE-2004017155

DATE: 01/22/2025

DRAWN: QCJ

PROJECT NO: 24-028

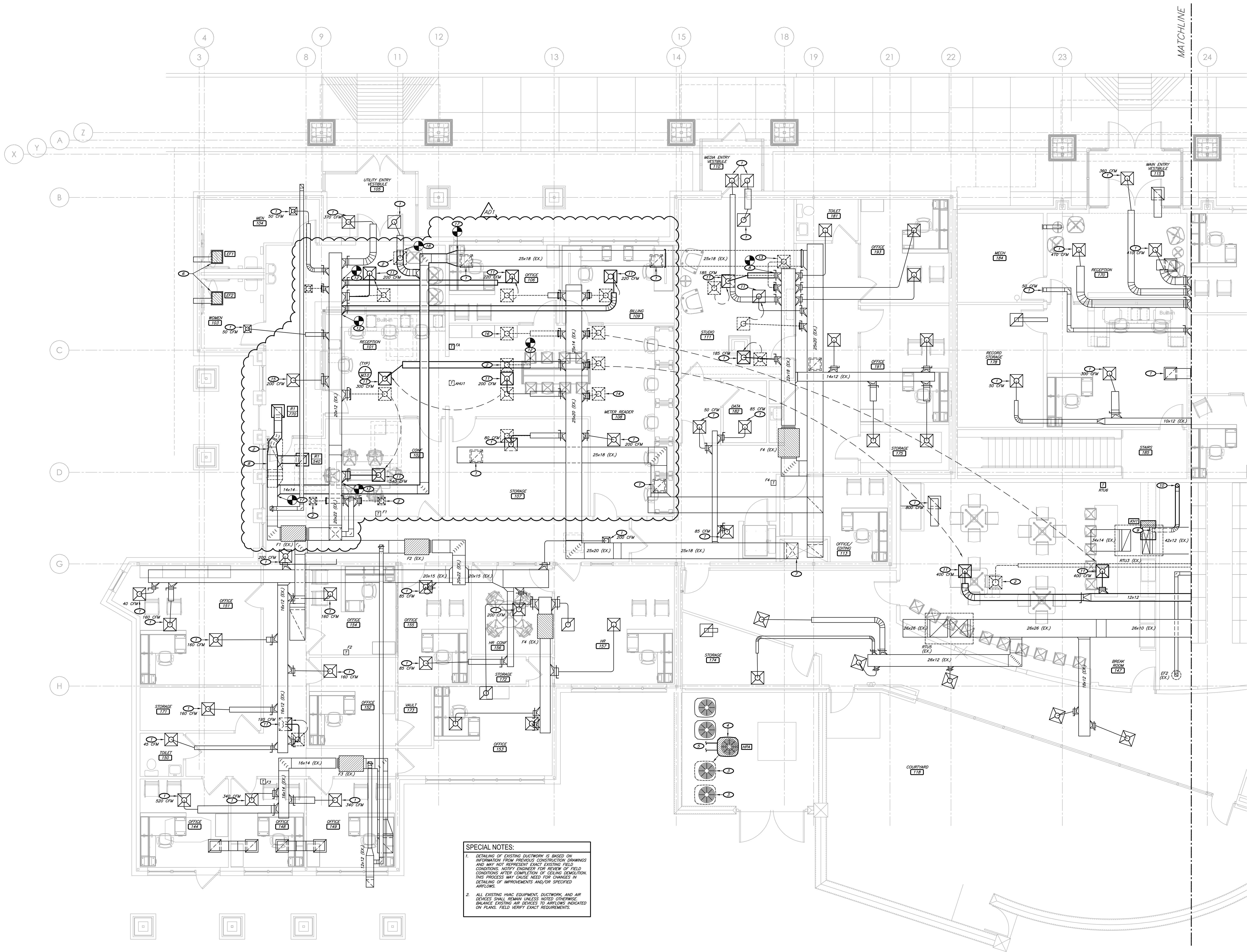
DATE: 01.22.2025

DRAWING TITLE:

ENLARGED PLUMBING
PLAN - AREA B

SHEET NO:

M1.2



SPECIAL NOTES:

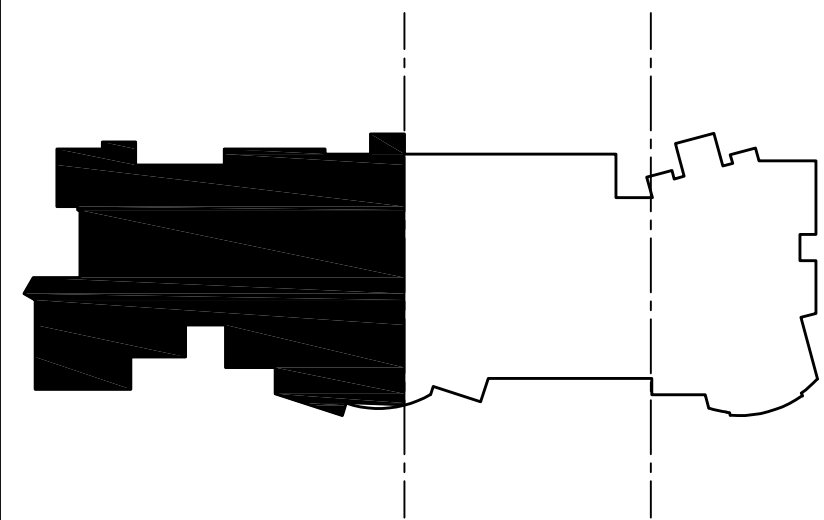
1. DETAILING OF EXISTING DUCTWORK IS BASED ON INFORMATION FROM PREVIOUS CONSTRUCTION DRAWINGS AND MAY NOT REPRESENT EXISTING FIELD CONDITIONS. NOTIFY ENGINEER FOR REVIEW OF FIELD CONDITIONS AFTER COMPLETION OF FIELD DEMOLITION. THIS PROCESS MAY CAUSE NEED FOR CHANGES IN DETAILING OF IMPROVEMENTS AND/OR SPECIFIED AIRFLOWS.

2. ALL EXISTING HVAC EQUIPMENT, DUCTWORK, AND AIR DEVICES SHALL REMAIN UNLESS NOTED OTHERWISE. BALANCE EXISTING AIR DEVICES TO AIRFLOWS INDICATED ON PLANS. FIELD VERIFY EXACT REQUIREMENTS.

1 ENLARGED MECHANICAL PLAN - AREA A
3/16" = 1'-0"



KEYPLAN:



KEYNOTES:

- 1. REMOVE, CLEAN, AND REINSTALL EXISTING AIR DEVICE IN NEW CEILING. BALANCE TO AIRFLOW AS INDICATED ON PLAN.
- 2. REMOVE EXISTING AIR DEVICE AND ASSOCIATED DUCTWORK AND CAP WHERE INDICATED. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- 3. REMOVE EXISTING CONDENSING UNITS AND ASSOCIATED REFRIGERANT PIPING.
- 4. INSTALL NEW HEAT PUMP IN PLACE OF "DUST". FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- 5. ROUTE REFRIGERANT LIQUID AND SUCTION PIPING TO FURNACE "YA". SIZE PER MANUFACTURER'S RECOMMENDATIONS.
- 6. REPLACE EXISTING EXHAUST FANS WITH NEW AS SCHEDULED.
- 7. EXISTING SUPPLY AND RETURN DUCTS DOWN IN CHASE TO FURNACE "YA". REFER TO ENLARGED MECHANICAL PLAN 3/AN2.2 FOR CONTINUATION.
- 8. EXTEND EXISTING RETURN DUCT TO NEW RETURN GRILLES.
- 9. 6" EXHAUST DUCT DOWN TO RANGE HOOD. PROVIDE SLEEVE EXTENSION AS REQUIRED TO COVER EXHAUST IN ROOM COMPLETELY. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HOOD MANUFACTURER.
- 10. 8" EXHAUST DUCT UP THRU ROOF. PROVIDE CAP AT TERMINATION. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- 11. REMOVE, CLEAN, AND RELOCATE EXISTING AIR DEVICE MODIFY AND/OR PROVIDE NEW BRANCH DUCTWORK AS REQUIRED. BALANCE TO AIRFLOW AS INDICATED ON PLAN.
- 12. CONNECT NEW DUCTWORK TO EXISTING.
- 13. RELOCATE EXISTING AIR DEVICE TO ROOM 122 - "OFFICE". REFER TO 1/AN2.2 FOR NEW LOCATION.
- 14. RELOCATE EXISTING AIR DEVICE TO ROOM 128 - "MAYOR'S OFFICE". REFER TO 1/AN2.3 FOR NEW LOCATION.
- 15. RELOCATE EXISTING 12" ROUND NECK SUPPLY DIFFUSER TO ROOM 125 - "CONFERENCE". REFER TO 1/AN2.2 FOR NEW LOCATION. REPLACE WITH RELOCATED 10" ROUND NECK SUPPLY DIFFUSER FROM ROOM 125 - "CONFERENCE". BALANCE TO AIRFLOW AS INDICATED ON PLAN. FIELD VERIFY EXACT REQUIREMENTS.
- 16. RELOCATE EXISTING AIR DEVICE TO ROOM 146 - "OFFICE". REFER TO 1/AN2.2 FOR NEW LOCATION.
- 17. CONNECT NEW 14x14 RETURN DUCT TO EXISTING RETURN DUCT. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- 18. EXTEND AND CONNECT EXISTING 10" ROUND DUCT TO NEW 14x14 RETURN DUCT.

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12/22/2025

24-028

01.22.2025

ENLARGED HVAC PLAN
AREA A

M2.1

REISSUE DATE

1	ADDENDUM #1	02.26.2025
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PROFESSIONAL OF RECORD

STATE OF MISSOURI
DAVIS
NUMBER
PE-2004017155
PROFESSIONAL ENGINEER
ALLEN DAVIS - ENGINEER
PE-2004017155
DATE: 02/26/2025

DRAWN: QCJ
PROJECT NO: 24-028
DATE: 01.22.2025
DRAWING TITLE: ENLARGED HVAC PLAN AREA A
SHEET NO: M2.1

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INSIGHT DESIGN
iDeA
ARCHITECTS

112 S. Main St., Nixa, MO 65714 PH: 417-274-8553
NATHAN RAPP, ARCHITECT #A-200508201

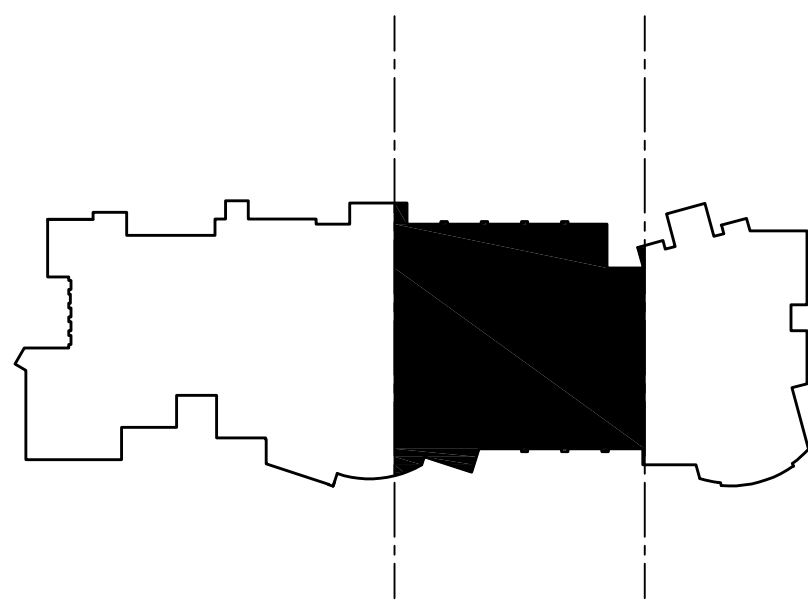
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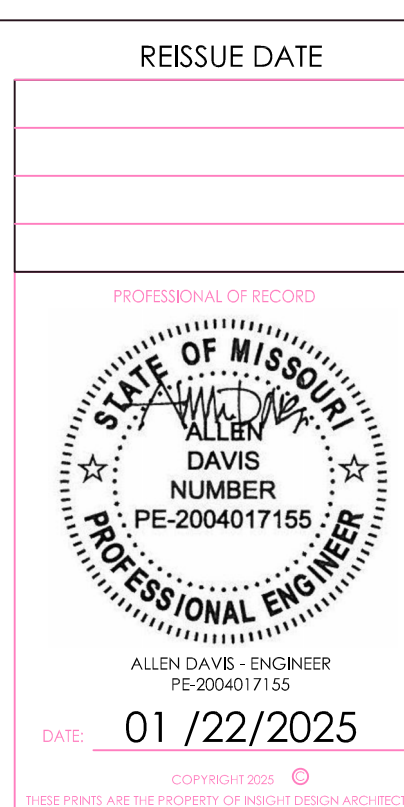
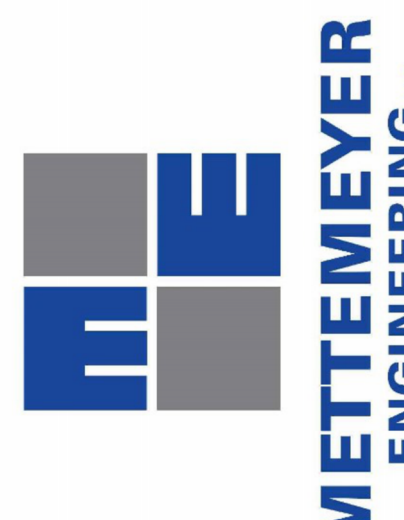
KEYPLAN:



KEYNOTES:

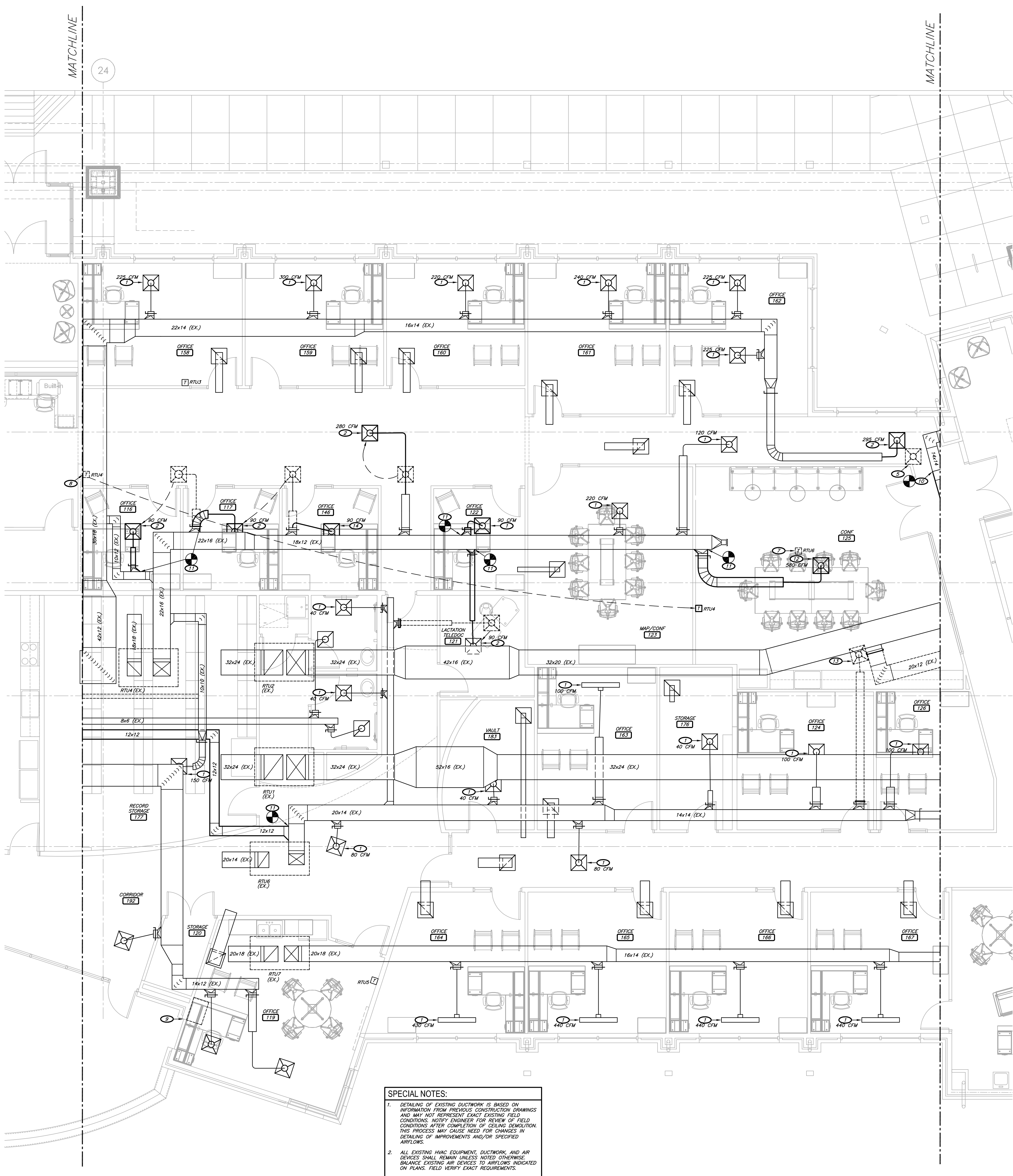
- REMOVE, CLEAN, AND REINSTALL EXISTING AIR DEVICE IN NEW CEILING. BALANCE TO AIRFLOW INDICATED ON PLAN.
- REMOVE, CLEAN, AND RELOCATE EXISTING AIR DEVICE. MODIFY AND/OR PROVIDE NEW BRANCH DUCTWORK AS REQUIRED. BALANCE TO AIRFLOW INDICATED ON PLAN.
- REMOVE EXISTING TRUNKED FURNACES AND ASSOCIATED REFRIGERANT PIPING. BALANCE ALL OTHER CONNECTIONS FOR NEW FURNACE.
- CONNECT NEW FURNACE TO EXISTING SUPPLY AND RETURN DUCTS. NATURAL GAS, CONDENSATE DRAIN, AND COMBUSTION FLE AND INTAKE PIPING. PROVIDE FLEXIBLE CONNECTIONS AND TRANSITIONS AS REQUIRED. VERIFY ADEQUACY OF EXISTING COMBUSTION FLE AND INTAKE PIPING. FIELD VERIFY EXACT REQUIREMENTS.
- REMOVE EXISTING AIR DEVICE AND ASSOCIATED DUCTWORK AND CAP WHERE INDICATED. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- BALANCE EXISTING OUTSIDE AIR CONNECTION TO AIRFLOW SPECIFIED ON SPLIT SYSTEM SCHEDULE.
- RELOCATE EXISTING THERMOSTAT TO ROOM 147 - "BREAK ROOM". REFER TO 1/402.1 FOR NEW LOCATION.
- RELOCATE EXISTING THERMOSTAT TO LOCATION SHOWN ON PLAN.
- REMOVE EXISTING RANGE HOOD AND CAP EXHAUST DUCT ABOVE CEILING. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
- ADVANCE NEW DUCTWORK TO EXISTING.
- RELOCATE 12" ROUND NECK SUPPLY DIFFUSER FROM ROOM 101 - "RECEPTION". BALANCE TO AIRFLOW AS INDICATED ON PLAN.
- RELOCATE 10" ROUND NECK SUPPLY DIFFUSER TO ROOM 101 - "RECEPTION". REFER TO 1/402.1 FOR CONNECTION.
- RELOCATED AIR DEVICE FROM ROOM 108 - "METER READER". BALANCE TO AIRFLOW AS INDICATED ON PLAN.

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DRAWN	QCJ
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	ENLARGED HVAC PLAN AREA B
SHEET NO.	M2.2



SPECIAL NOTES:

- DETAILING OF EXISTING DUCTWORK IS BASED ON INFORMATION FROM PREVIOUS CONSTRUCTION DRAWINGS AND MAY NOT REPRESENT EXACT EXISTING FIELD CONDITIONS. NOTIFY ENGINEER FOR REVIEW OF FIELD CONDITIONS AFTER COMPLETION OF CEILING DEMOLITION. THIS PROCESS MAY CAUSE NEED FOR CHANGES IN DETAILING OF IMPROVEMENTS AND/OR SPECIFIED AIRFLOWS.
- ALL EXISTING HVAC EQUIPMENT, DUCTWORK, AND AIR DEVICES SHALL REMAIN UNLESS NOTED OTHERWISE. BALANCE EXISTING AIR DEVICES TO AIRFLOWS INDICATED ON PLANS. FIELD VERIFY EXACT REQUIREMENTS.

3 ENLARGED MECHANICAL PLAN - LOWER LEVEL
1/4" = 1'-0"



2 ENLARGED MECHANICAL DEMO PLAN - LOWER LEVEL
1/4" = 1'-0"

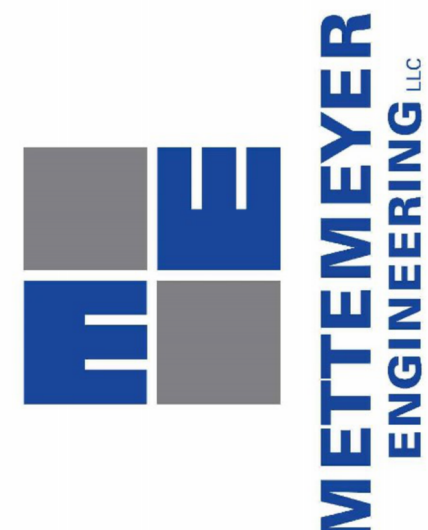


1 ENLARGED MECHANICAL PLAN - AREA B
3/16" = 1'-0"





- 71 REMOVE, CLEAN AND REINSTALL EXISTING AIR TERMINAL. BALANCE TO AIRFLOW AS INDICATED ON PLAN.
- 72 RELOCATE EXISTING THERMISTAT/CO2 SENSOR.
- 73 REMOVE AND REPAIR ASSOCIATED DOWNSTREAM CAP DUCT WORK WHERE REQUIRED. FIELD VERIFY DUCT LOCATION AND REQUIREMENTS.
- 74 MODIFY EXISTING BRANCH DUCT AND/OR PROVIDE NEW AS REQUIRED TO MEET EXISTING VENTILATION REQUIREMENTS.
- 75 REMOVE EXISTING DOWNSTREAM AND PROVIDE NEW RECTANGULAR FLOW RETURN AND REMOTE DUCT SECTION.
- 76 REMOVE, CLEAN AND REINSTALL AIR SERVICE. MODIFY AND/OR PROVIDE NEW BRANCH DUCTWORK AS REQUIRED. BALANCE TO AIRFLOW INDICATED ON PLAN.
- 77 REINSTALL UNDERSLAB DUCTWORK SHALL REMAIN.
- 78 NO WORK IN THIS AREA. EXISTING HALL SHOWN FOR REFERENCE ONLY.
- 79 PROVIDE MINIMUM OF 20+18 WALL OPENING TO ALLOW FOR FLENUM RETURN TO EXISTING ROOM/UP.
- 80 STACK NEW 16" RECTANGULAR DUCTS.
- 81 INSTALL NEW RETURN GRILLES AT 12'-0" A.F.F. WITH DUCT SLEVE OPEN TO FLENUM.
- 82 INSTALL RETURN DUCTWORK GRILLE AT SAME ELEVATION AS PREVIOUS LOCATION.
- 83 REMOVE PORTION OF EXISTING DOWNSTREAM AND REPLACE WITH NEW AS INDICATED.
- 84 CONNECT NEW DUCTWORK TO EXISTING.
- 85 REMOVE AIR SERVICES FROM ROOM 108 - "METER READER". BALANCE TO AIRFLOW AS INDICATED ON PLAN.



REISSUE DATE



DATE: 01 / 22 / 2025

DRAWN

QCLJ

PROJECT NO. 24-028

DATE 01 22 2025

01.22.2023

ENLARGED HVAC PLAN

AREA C

SHEET NO. _____

ММЗ 3

MZ.5

112 S. Main St., Nixa, MO 65714 PH:417-724-8553
NATHAN RAPP, ARCHITECT #A-2008008201



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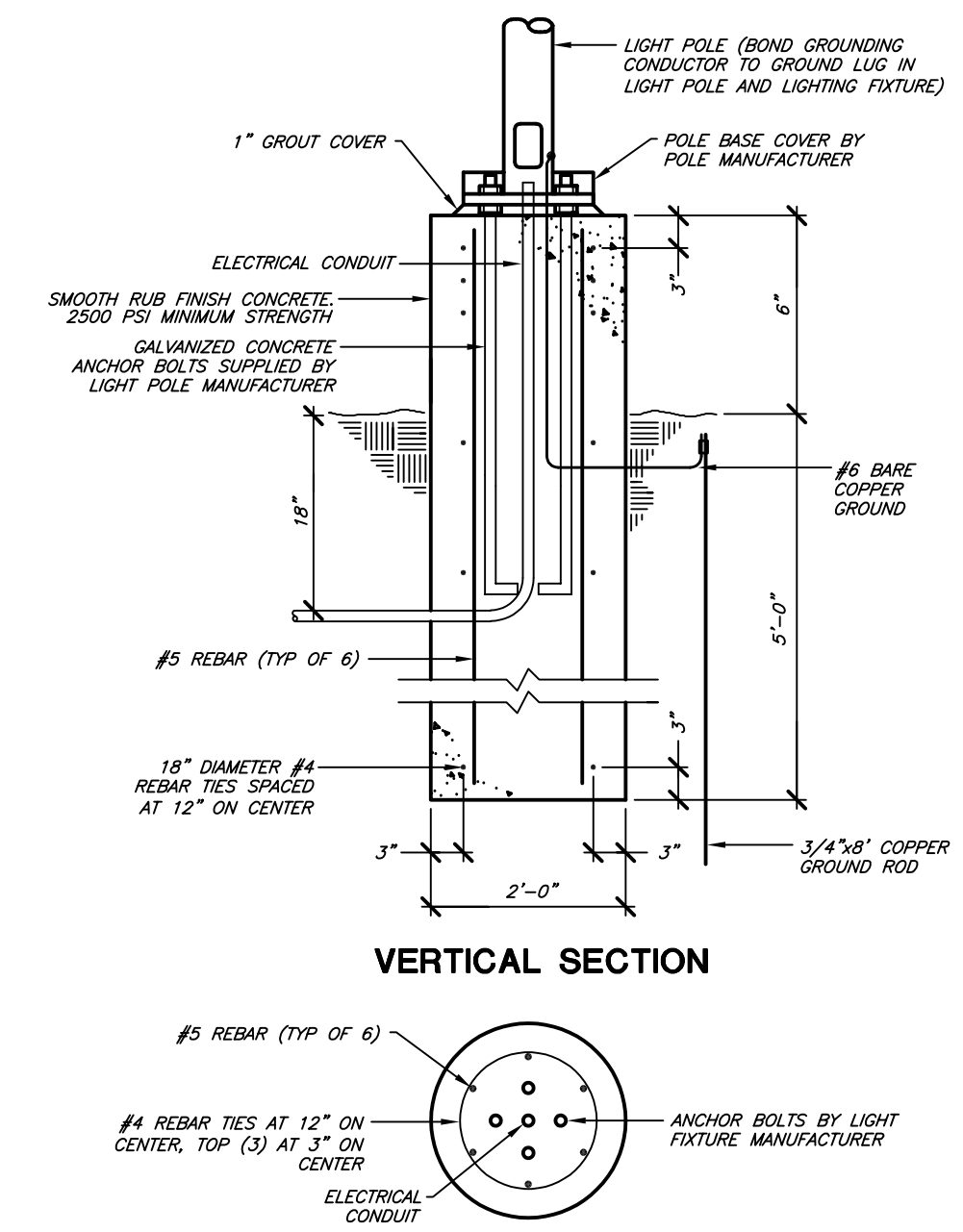
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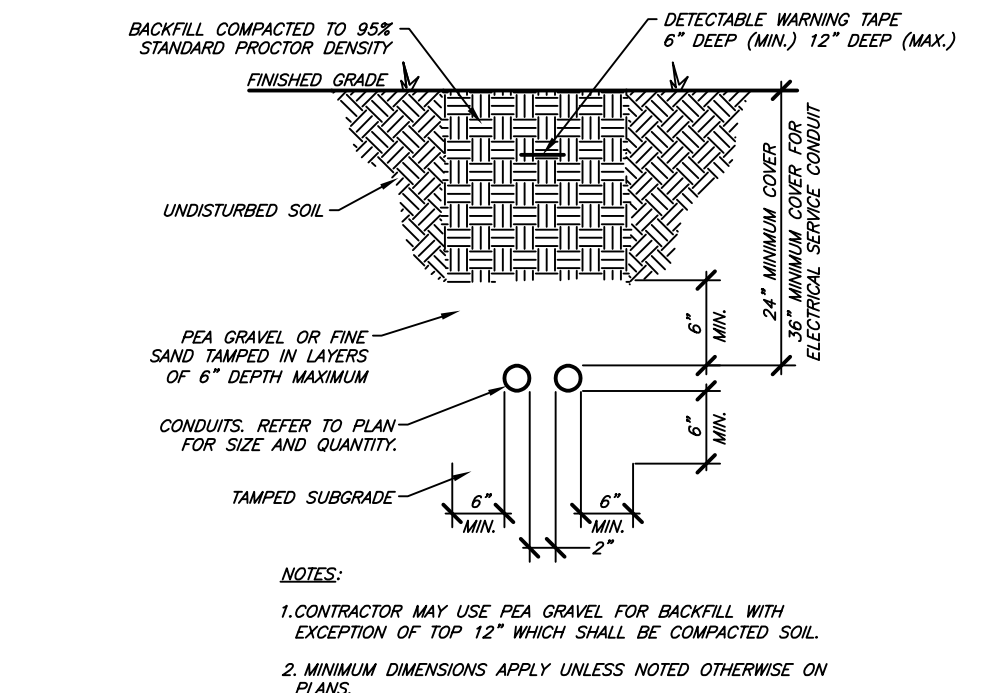
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GENERAL NO

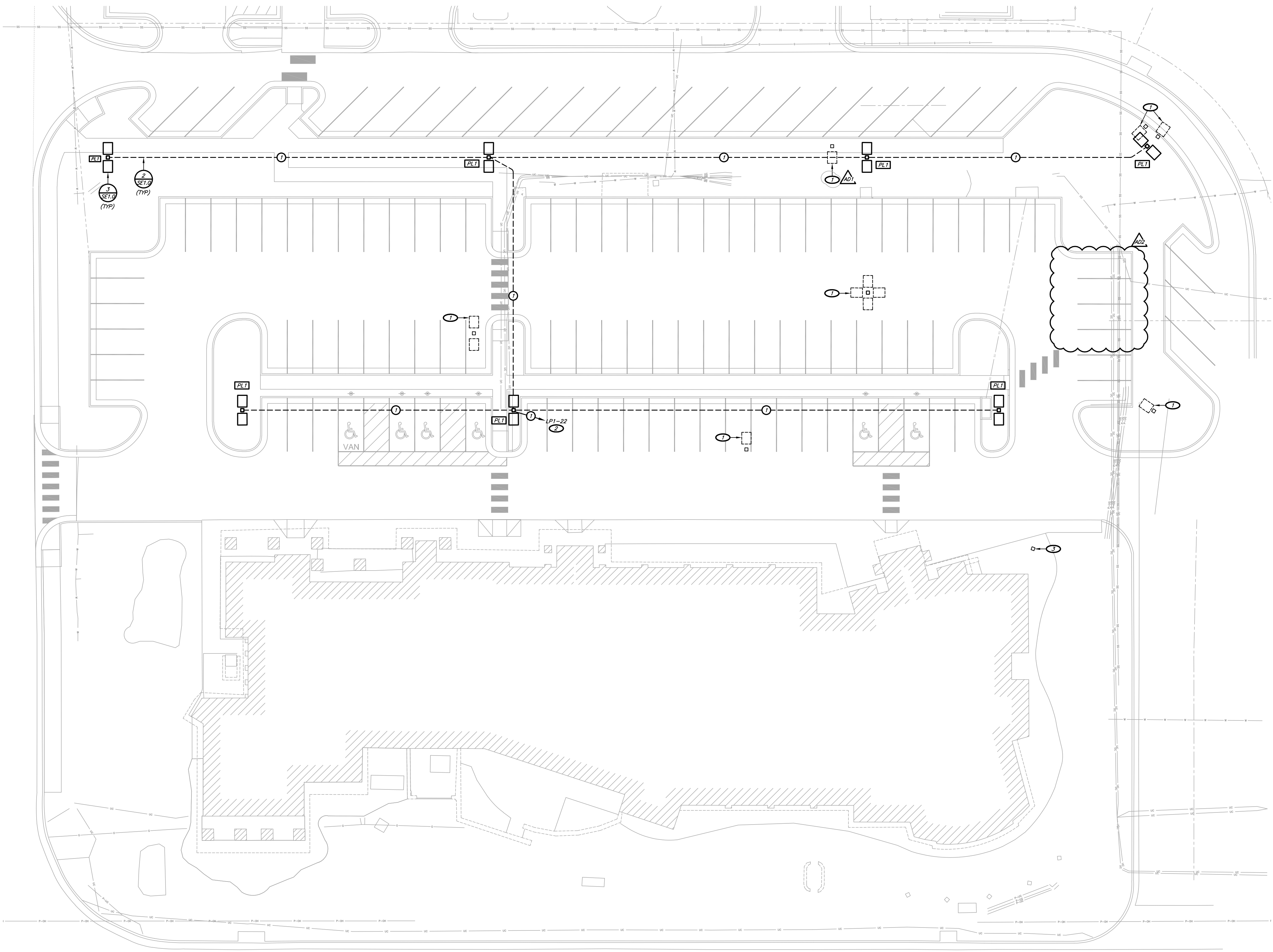
3 LIGHT POLE CONCRETE BASE
NO SCALE



2 ELECTRICAL CONDUIT TRENCH DETAIL
NO SCALE



1 SITE ELECTRICAL PLAN
1" = 20'-0"

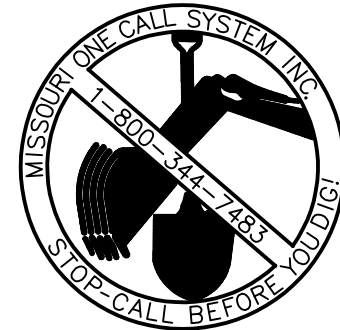


KEYNOTES:

- 1 REMOVE EXISTING POLE LIGHTS AND ASSOCIATED POLE BASE. REUSE CIRCUITRY AS APPLICABLE. WHERE EXISTING PROPERLY SUPPORTS IMPROVEMENTS.
- 2 CONNECT TO (ONE OF SEVERAL) EXISTING (LIGHTING CONTACTOR CONTROLLED) 10-AMP, 120-VOLT CIRCUIT PREVIOUSLY SERVING REMODELED PARKING LOT LIGHTING FIXTURES. VERIFY CONTINUITY OF CONDUCTORS, REPLACE AS REQUIRED. FIELD VERIFY EXIST ROUTING AND REQUIREMENTS.
- 3 EXISTING FLOOD LIGHT SHALL REMAIN.

CONDUIT AND CONDUCTOR SCHEDULE:

- 1 (2) #10 AND (1) #10 GROUND IN 0.75" CONDUIT.



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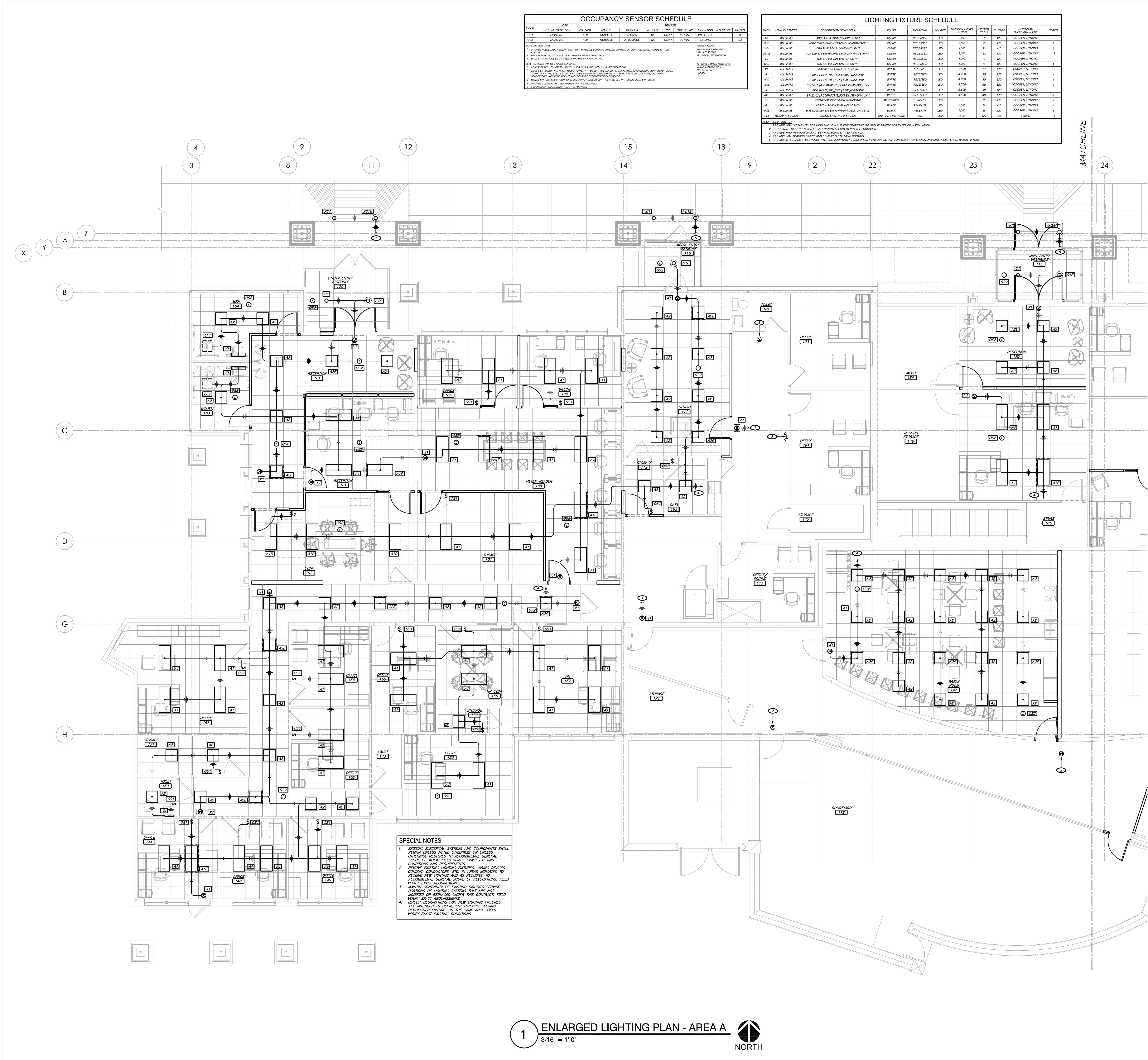
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REISSUE DATE	
1	ADDENDUM #1 02.26.2025
2	ADDENDUM #2 03.07.2025
PROFESSIONAL RECORD	
STATE OF MISSOURI ALLEN D. DAVIS NUMBER PE-2004017155 PROFESSIONAL ENGINEER 03/07/2025	

DRAWN	QCJ
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	SITE ELECTRICAL PLAN
SHEET NO.	SE1.0



KEYPLAN:

KEYNOTES:

- CONNECT TO EXISTING LIGHTING CIRCUIT IN SAME ROOM/AREA.
- EXISTING LIGHTING: FUTURE SHALL REMAIN.
- REMOVE EXISTING LIGHTING FIXTURE AND ASSOCIATED CIRCUITRY.
- CONNECT TO EXISTING CIRCUIT PREVIOUSLY SERVING DEMOLISHED LIGHTING IN THIS ROOM/AREA OR TO NEW 20-AMP, SINGLE-POLE CIRCUIT BREAKER IN PANELBOARD PREVIOUSLY SERVING DEMOLISHED LIGHTING IN THIS AREA. FIELD VERIFY EXACT REQUIREMENTS.
- CONNECT TO NEAREST EXISTING TIME SWITCH CONTROLLED EXTERIOR LIGHTING CIRCUIT. FIELD VERIFY EXACT REQUIREMENTS.

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Missouri State Certificate of Authority #2005026903

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NORTH

REISSUE DATE

PROFESSIONAL ENGINEER

STATE OF MISSOURI

ALLEN DAVIS

NUMBER

PE-2004017155

DATE

01/22/2025

DRAWN

AKD

PROJECT NO.

24-028

DATE

01.22.2025

DRAWING TITLE

ENLARGED LIGHTING PLAN - AREA A

SHEET NO.

E1.1

NIXA CITY HALL
REMODEL

715 W MT. VERNON ST, NIXA MO

INSIGHT DESIGN
iDea
ARCHITECTS

CJD
Engineering | Energy | Innovation

ME
METTEMEYER
ENGINEERING LLC

Chardine
ARCHITECTS

olsson

REISSUE DATE

PROFESSIONAL ENGINEER

STATE OF MISSOURI

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DRAWN

AKD

PROJECT NO.

24-028

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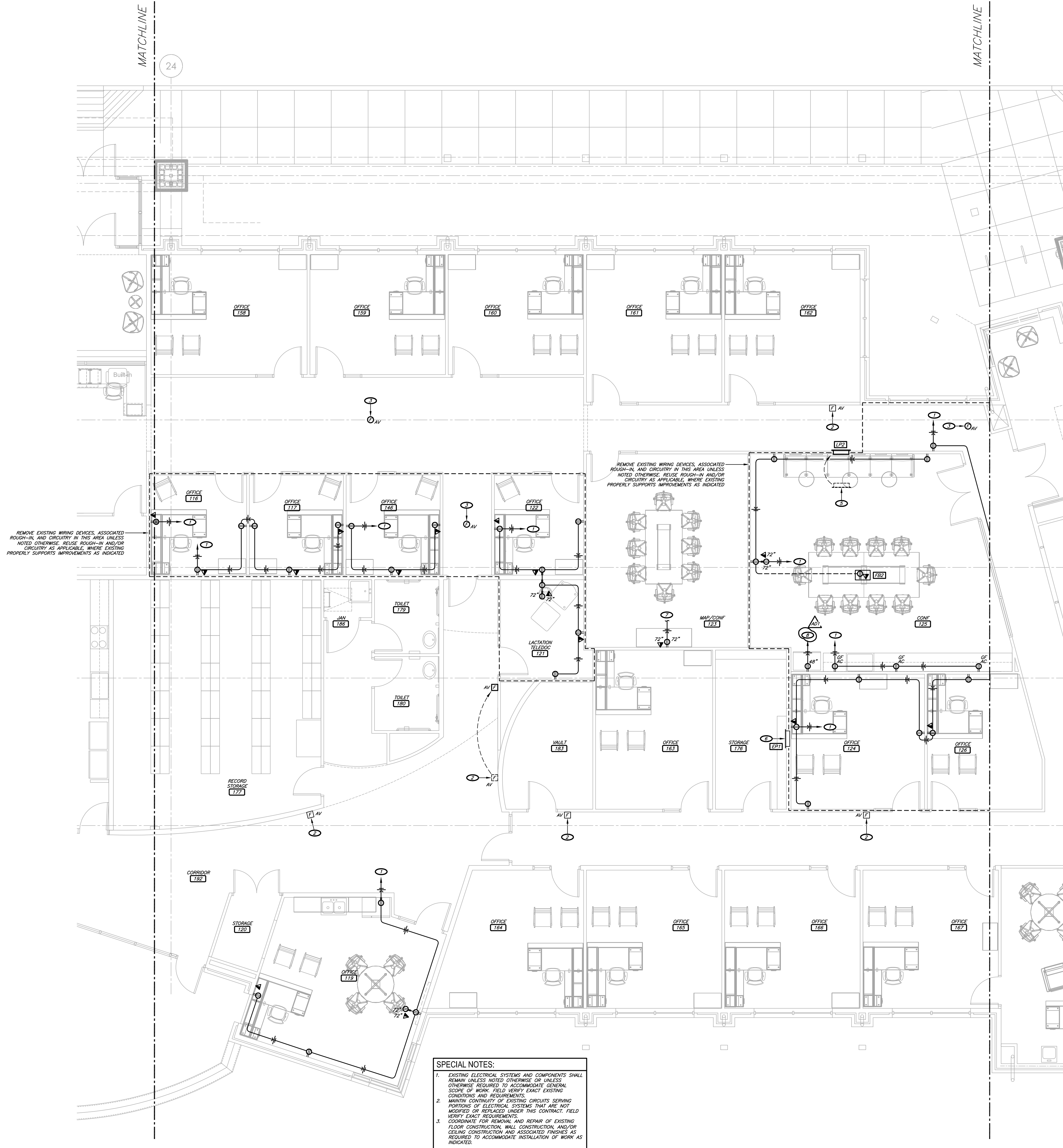
01.22.2025

DRAWING TITLE

ENLARGED LIGHTING PLAN - AREA A

SHEET NO.

E1.1



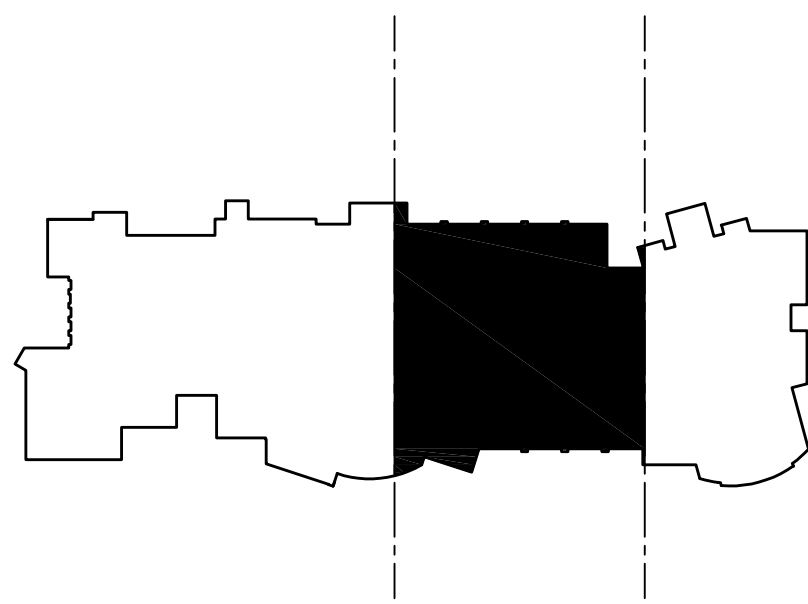
SPECIAL NOTES:

- EXISTING ELECTRICAL SYSTEMS AND COMPONENTS SHALL REMAIN UNLESS NOTED OTHERWISE OR UNLESS OTHERWISE REQUIRED TO ACCOMMODATE GENERAL SCOPE OF WORK. FIELD VERIFY EXISTING CONDITIONS AND REQUIREMENTS.
- MAINTAIN CONTINUITY OF EXISTING CIRCUITS SERVING PORTIONS OF ELECTRICAL SYSTEMS THAT ARE NOT MODIFIED OR REPLACED UNDER THIS CONTRACT. FIELD VERIFY EXISTING REQUIREMENTS.
- COORDINATE FOR REMOVAL AND REPAIR OF EXISTING FLOOR CONSTRUCTION, WALL CONSTRUCTION, AND/OR CEILING CONSTRUCTION AND ASSOCIATED FINISHES AS REQUIRED TO ACCOMMODATE INSTALLATION OF WORK AS INDICATED.

1 ENLARGED POWER PLAN - AREA B
3/16" = 1'-0"



KEYPLAN:



KEYNOTES:

- CONNECT TO EXISTING CIRCUIT PREVIOUSLY SERVING DEMOLISHED RECEPTACLES IN THIS ROOM/AREA OR TO NEW 20-AMP, SINGLE-POLE CIRCUIT BREAKER IN PANELBOARD PREVIOUSLY SERVING DEMOLISHED RECEPTACLES IN THIS AREA. FIELD VERIFY EXACT REQUIREMENTS.
- EXISTING FIRE ALARM DEVICE SHALL REMAIN.
- NEW FIRE ALARM DEVICE.
- RELOCATE EXISTING FIRE ALARM DEVICE.
- RELOCATE EXISTING PANELBOARD. REMOVE EXISTING UNDERLAMP FEEDER CONDUCTIONS AND ABANDON UNDERLAMP CONDUIT. PROVIDE NEW OVERHEAD FEEDERS FROM EXISTING PANELBOARD W/2". CONNECT TO AND EXTEND EXISTING BRANCH CIRCUITS AS REQUIRED. FIELD VERIFY EXACT REQUIREMENTS.
- EXISTING ELECTRICAL PANELBOARD SHALL REMAIN.
- CONNECT TO EXISTING CIRCUIT SERVING RECEPTACLES IN SAME ROOM.
- CONNECT NEW 60A CIRCUIT BREAKER IN PANELBOARD PREVIOUSLY SERVING DEMOLISHED RECEPTACLES IN THIS AREA. FIELD VERIFY EXACT REQUIREMENTS.

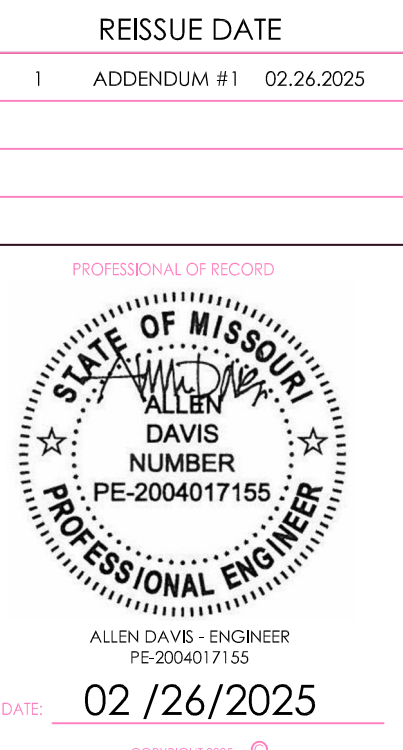
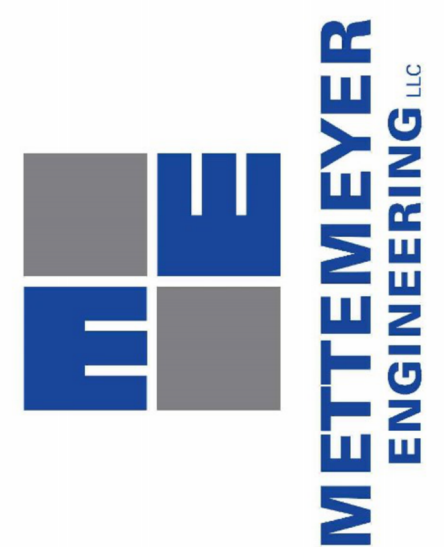


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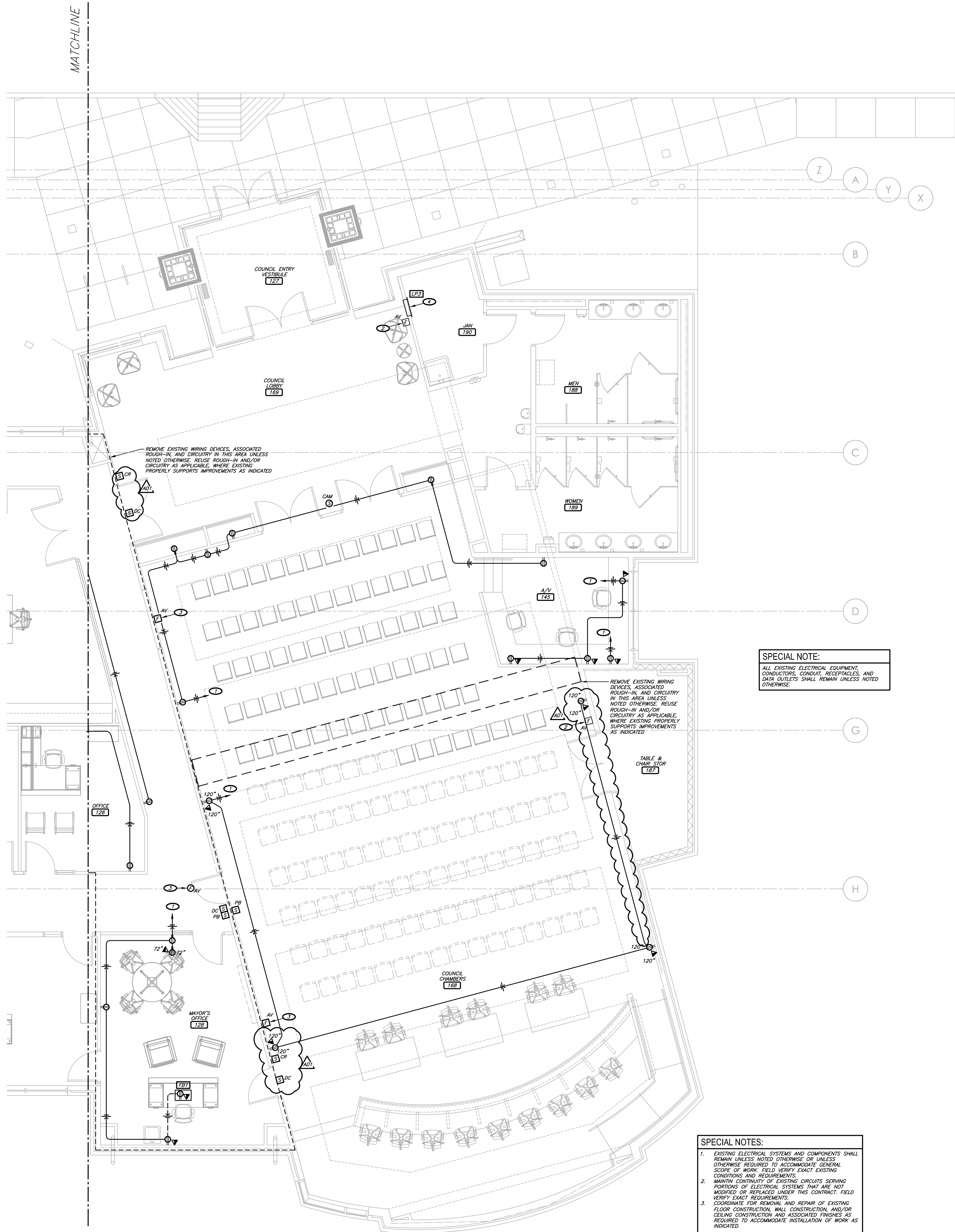
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NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO



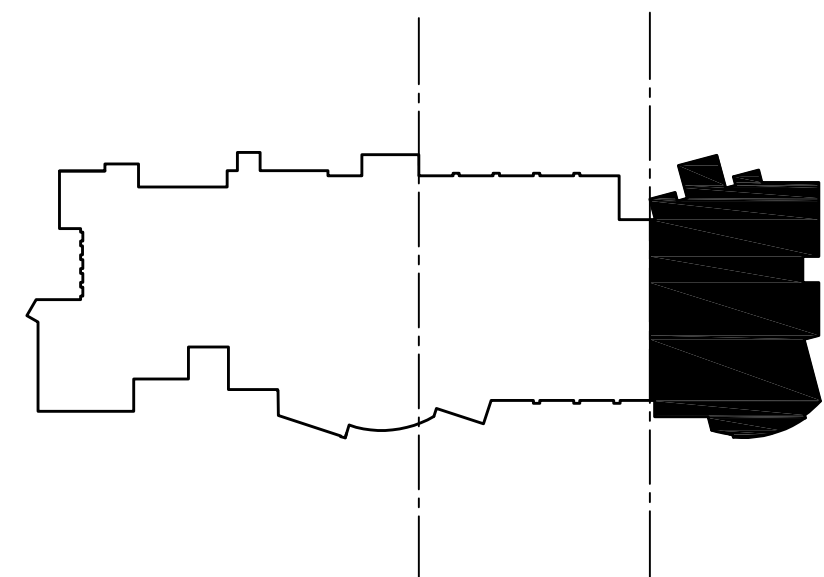
DRAWN	AKD
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	ENLARGED POWER PLAN - AREA B
SHEET NO.	E2.2



1 ENLARGED POWER PLAN - AREA C
3/16" = 1'-0"



KEYPLAN:



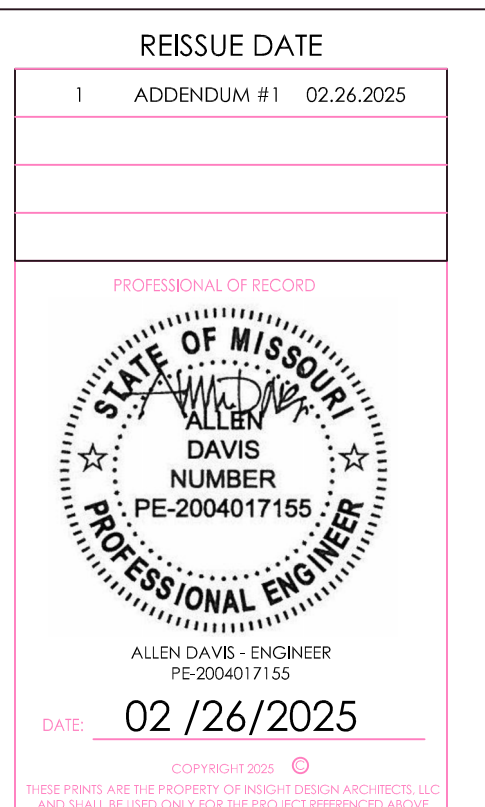
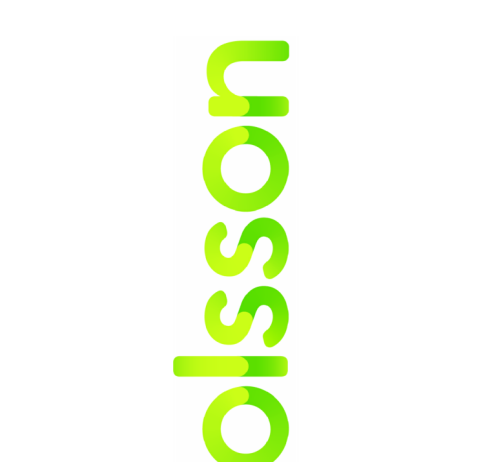
KEYNOTES:

- CONNECT TO EXISTING CIRCUIT PREVIOUSLY SERVING DEMOLISHED RECEPTACLES IN THIS ROOM/AREA OR TO NEW 20-AMP, SINGLE-POLE CIRCUIT BREAKER IN PANELBOARD PREVIOUSLY SERVING DEMOLISHED RECEPTACLES IN THIS AREA. FIELD VERIFY EXISTING REQUIREMENTS.
- EXISTING FIRE ALARM DEVICE SHALL REMAIN.
- NEW FIRE ALARM DEVICE.
- EXISTING PANELBOARD SHALL REMAIN.

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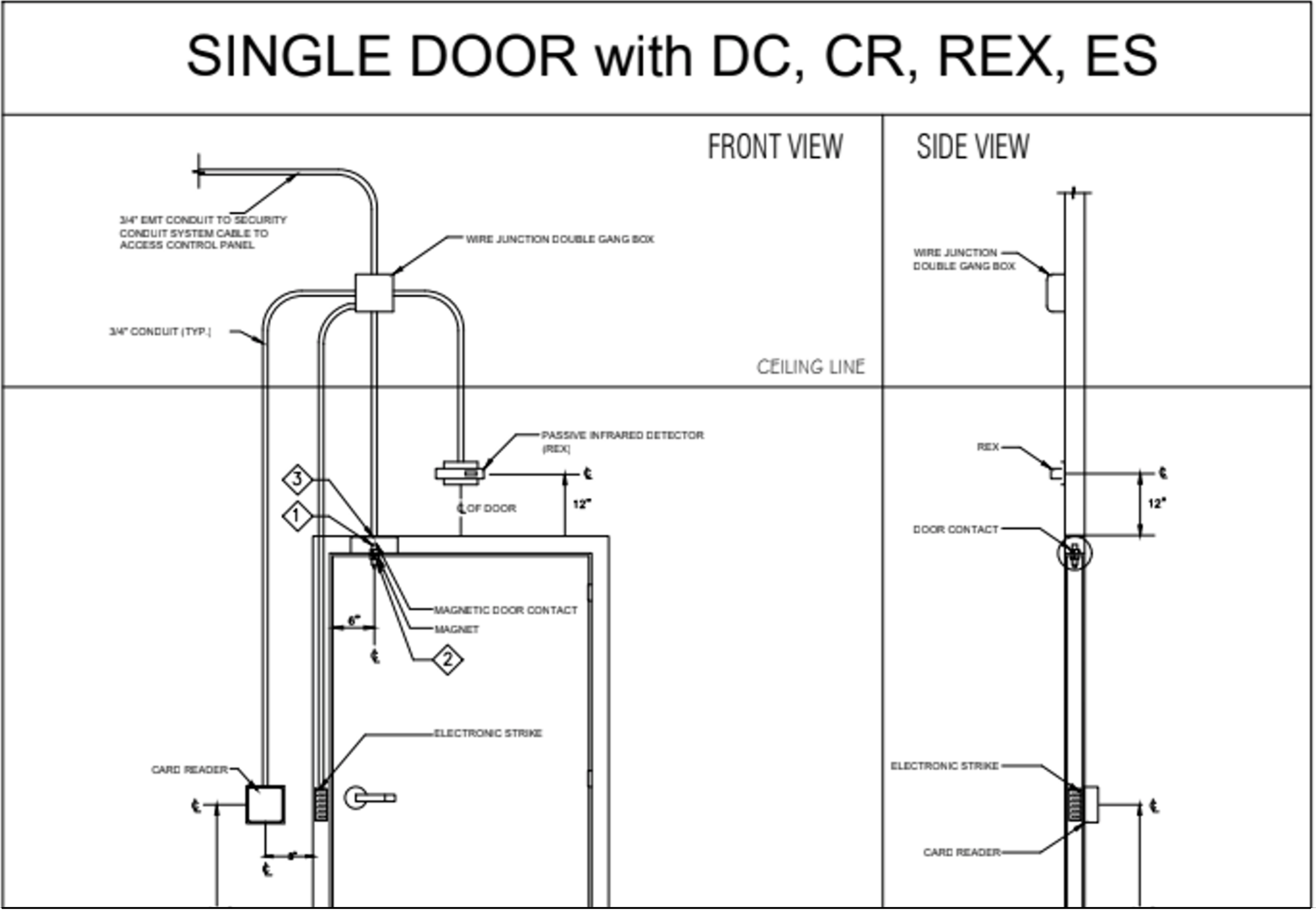
NIXA CITY HALL
REMODEL
715 W MT. VERNON ST, NIXA MO



DRAWN	AKD
PROJECT NO.	24-028
DATE	01.22.2025
DRAWING TITLE	ENLARGED POWER PLAN - AREA C
SHEET NO.	E2.3

SYMBOL LIST		
SYMBOL:	DESCRIPTION:	REQUIREMENTS:
▼	TECHNOLOGY DATA OUTLET ROUGH-IN AT OUTLET HEIGHT	2 GANG ELECTRICAL BOX WITH 1 GANG MUD RING WITH ¾ CONDUIT TO ACCESSIBLE CEILING AND SLEEVE FROM ROOM TO HALL. DATA CABLE QUANTITY INSTALLED BY NUMBER SHOWN AT LOCATION.
TV	TELEVISION OUTLET ROUGH-IN AT 50" AFF UNLESS OTHERWISE SPECIFIED	2 GANG ELECTRICAL BOX WITH 1 GANG MUD RING WITH 1 1/4 CONDUIT TO ACCESSIBLE CEILING. 1 DATA CABLE AND 1 COAX.
AV	A\V JUNCTION BOX 12" AFF UNDER COUNTER	12X12X6 METAL ELECTRICAL ENCLOSURE WITH 2 1 1/4 CONDUIT TO ACCESSIBLE CEILING IN STORAGE ROOM.
AV-FB	A\V, DATA, AC OUTLET FLOOR BOX ROUGH-IN	FLOOR BOX ENCLOSURE WITH 1 ¼ CONDUIT TO TV BOX IN SAME ROOM
FB	DATA AND AC OUTLET FLOOR BOX ROUGH-IN	FLOOR BOX ENCLOSURE WITH 1 ¼ CONDUIT TO ACCESSIBLE CEILING
CAM	CCTV CAMERA ROUGH-IN	CAMERA AND 1DATA CABLE
DC	DOOR ACCESS CONTROL ROUGH-IN	REFER TO DIAGRAM FOR CONDUIT REQUIREMENTS

MATRIX OF RESPONSIBILITY		
ITEM:	FURNISHED BY:	INSTALLED BY:
LOW VOLTAGE AND AUDIO VISUAL ROUGH-IN	E.C.	E.C.
CONDUIT SLEEVE FOR LV AND AV AS NEEDED BY CONTRACTOR	E.C.	E.C.
LOW VOLTAGE AND AUDIO VISUAL CABLING, TERMINATIONS, JACKS, PLATE	PITT TECHNOLOGY GROUP	PITT TECHNOLOGY GROUP
CCTV CAMERA AND ACCESS CONTROL EQUIPMENT AND INSTALLATION	NETWATCH	NETWATCH



EZIQC Price Proposal Summary By Category Package Report

Exhibit B

Category 1	Category 2	Install Total	NPP Total	Demo Total	Category Total
01 - General Requirements		\$317,091.93	\$0.00	\$0.00	\$317,091.93
01 Material Testing		\$2,329.69	\$0.00	\$0.00	\$2,329.69
02 - Demolition		\$81,009.48	\$0.00	\$19,014.44	\$100,023.92
03 - Concrete		\$12,891.95	\$0.00	\$0.00	\$12,891.95
04 - Masonry		\$4,953.20	\$0.00	\$0.00	\$4,953.20
05 - Handrail		\$6,533.38	\$0.00	\$0.00	\$6,533.38
05 - Metal		\$29,816.85	\$0.00	\$0.00	\$29,816.85
06 - Blocking		\$3,034.05	\$0.00	\$0.00	\$3,034.05
07 - EIFS		\$19,097.49	\$0.00	\$0.00	\$19,097.49
08 - Doors and Hardware		\$141,636.28	\$0.00	\$7,778.30	\$149,414.58
08 - Storefront		\$107,631.41	\$0.00	\$4,816.27	\$112,447.68
09 - Ceilings		\$63,255.73	\$0.00	\$0.00	\$63,255.73
09 - Flooring		\$217,270.50	\$0.00	\$41,633.80	\$258,904.30
09 - MS Drywall		\$115,605.19	\$0.00	\$4,314.43	\$119,919.62
09 - Painting		\$134,718.16	\$0.00	\$0.00	\$134,718.16
09 - Wood Door Finish		\$5,149.93	\$0.00	\$0.00	\$5,149.93
11 - Equipment		\$294.68	\$0.00	\$0.00	\$294.68
12 - Cabinets lu0026 Countertops		\$98,797.54	\$0.00	\$3,963.62	\$102,761.16
21 - Sprinklers		\$32,352.83	\$0.00	\$0.00	\$32,352.83
22 - Plumbing		\$42,958.74	\$0.00	\$2,352.79	\$45,311.53
23 - HVAC		\$148,678.53	\$0.00	\$5,032.63	\$153,711.16
26 - Electrical		\$306,534.71	\$0.00	\$904.18	\$307,438.89
Line Count: 430			Proposal Total:		\$1,981,452.71
			The Percentage of Non Pre-Priced on this Proposal:		0.0%

EZIQC Price Proposal Detail By Category Package Report

Category 1 :01 - General Requirements									\$317,091.93	
	Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total	
No Category	1	012216000002	Reimbursable Fees	Install	59,354.98	\$1.00	EA	1.2715	\$75,469.86	
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00	
Includes Labor No			Includes Equipment No	Includes Materials Yes						
			User Note:	Bond.						
			Item Note:	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						
									Total: \$75,469.86	
No Category	2	012216000002	Reimbursable Fees	Install	100,000.00	\$1.00	EA	1.2715	\$127,150.00	
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00	
Includes Labor No			Includes Equipment No	Includes Materials Yes						
			User Note:	Allowance for Low voltage IT Data Access Controls						
			Item Note:	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						
									Total: \$127,150.00	
No Category	3	012223001040	5,000 Lb. Capacity, Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator	Install	6.00	\$13,872.34	MO	1.2715	\$105,832.08	
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00	
Includes Labor Yes			Includes Equipment No	Includes Materials Yes						
			User Note:	Duration of jobsite material handling from storage containers to buildings from designated staging area.						
			Item Note:							
									Total: \$105,832.08	
No Category	4	012223001040	For Equipment Without Operator, Deduct	MOD: 0037	Install	4.00	-\$10,269.34	MO	1.2715	-\$52,229.86
Includes Labor Yes			Includes Equipment No	Includes Materials No						
									Total: -\$52,229.86	
No Category	5	012223001040	For >6 Months (>26 Weeks), Deduct	MOD: 0117	Install	6.00	-\$144.12	MO	1.2715	-\$1,099.49
Includes Labor No			Includes Equipment No	Includes Materials Yes						
									Total: -\$1,099.49	
No Category	6	015213000032	8' x 8' x 20' Storage Container	Install	16.00	\$141.68	MO	1.2715	\$2,882.34	
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00	
Includes Labor No			Includes Equipment No	Includes Materials Yes						
			User Note:	Owner requested 2 storage containers for material storage.						
			Item Note:							
									Total: \$2,882.34	
No Category	7	015213000032	For Each Delivery And Removal, Two Round Trips, Add	MOD: 0018	Install	2.00	\$125.40	MO	1.2715	\$318.89
Includes Labor No			Includes Equipment No	Includes Materials Yes						
									Total: \$318.89	

EZIQC Price Proposal Detail By Category Package Report

No Category	8	015616000002	6 Mil, Plastic Sheeting, Applied To Floors		Install	23,477.00	\$0.27	SF	1.2715	\$8,059.77	
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment No Includes Materials Yes										
	User Note:			Floor, walls, & misc. protection and dust control during renovation.							
	Item Note:			Includes removal after use.							
	Total: \$8,059.77										
No Category	9	015616000003	6 Mil, Plastic Sheeting, Applied To Walls		Install	6,000.00	\$0.34	SF	1.2715	\$2,593.86	
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment No Includes Materials Yes										
	User Note:			Plastic Sheeting on walls and around owner's existing furniture, shelving, doorways, etc.							
	Item Note:			Includes removal after use.							
	Total: \$2,593.86										
No Category	10	015616000081	38" Wide, 46 Mil Fiberboard, Ram Board® For Temporary Floor Protection		Install	8,000.00	\$0.99	LF	1.2715	\$10,070.28	
					Demo:	0.000000	\$0.00	LF	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment No Includes Materials Yes										
	User Note:			Flooring Protection							
	Item Note:			Includes removal after use.							
	Total: \$10,070.28										
No Category	11	015626000147	Temporary 6' High Chain Link Fence Panels (Portable), >6 To 12 Months		Install	525.00	\$7.28	LF	1.2715	\$4,859.67	
					Demo:	0.000000	\$0.00	LF	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
	User Note:			Temp fence for staging area and building entrances.							
	Item Note:										
	Total: \$4,859.67										
No Category	12	015626000147	For >250 To 500, Deduct	MOD: 0055	Install	500.00	-\$0.49	LF	1.2715	-\$311.52	
	Includes Labor No Includes Equipment No Includes Materials Yes										
	Total: -\$311.52										
	No Category	13	015626000158	Temporary Chain Link Fence Panels (Portable) Sandbag		Install	41.00	\$4.56	BAG	1.2715	\$237.72
						Demo:	0.000000	\$0.00	BAG	1.2715	\$0.00
		Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note:			fence anchors								
Item Note:			Includes placement and removal.								
Total: \$237.72											
No Category	14	017113000002	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed Truck		Install	11.00	\$366.95	EA	1.2715	\$5,132.35	
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials No										
	User Note:			Equipment delivery.							
	Item Note:			Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.							
	Total: \$5,132.35										

EZIQC Price Proposal Detail By Category Package Report

No Category	15	017113000002	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed Truck	Install	2.00	\$366.95	EA	1.2715	\$933.15
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No									
User Note: delivery of containers									
Item Note: Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.									
									Total: \$933.15
No Category	16	017413000002	Clean Miscellaneous Surfaces, Wipe Down With Mild Detergent	Install	670.00	\$13.46	CSF	1.2715	\$11,466.64
				Demo:	0.000000	\$0.00	CSF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No									
User Note: Clean surfaces after construction.									
Item Note:									
									Total: \$11,466.64
No Category	17	017419000012	10 CY Dumpster (1 Ton) "Construction Debris"	Install	1.00	\$481.59	EA	1.2715	\$612.34
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials Yes									
User Note: Hopper for debris transfer to 40 yd dumpster.									
Item Note: Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.									
									Total: \$612.34
No Category	18	017419000016	40 CY Dumpster (4 Ton) "Construction Debris"	Install	11.00	\$725.83	EA	1.2715	\$10,151.82
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials Yes									
User Note: Excavation and breaking concrete for footings									
Item Note: Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.									
									Total: \$10,151.82
No Category	19	090160910010	Vacuum Floors	Install	250.00	\$15.61	MSF	1.2715	\$4,962.03
				Demo:	0.000000	\$0.00	MSF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: Multiple cleaning Vacuum Flooring									
Item Note:									
									Total: \$4,962.03
Category 1 :23 - HVAC									
									\$153,711.16
	Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	20	012220000006	Carpenter	Install	28.00	\$63.05	HR	1.2715	\$2,244.71
				Demo:	0.000000	\$0.00	HR	1.2715	\$0.00
Includes Labor Yes Includes Equipment No Includes Materials No									
User Note: Sheetrock repair and replacement for new line set for DAIKIN HVAC UNIT within existing wall to accommodate unit.									
Item Note: For tasks not included in the Construction Task Catalog® and as directed by owner only.									
									Total: \$2,244.71
No Category	21	0122230000060	25' Electric, Scissor Platform Lift	Install	5.00	\$1,056.35	MO	1.2715	\$6,715.75
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials Yes									
User Note: HVAC work									
Item Note:									
									Total: \$6,715.75

EZIQC Price Proposal Detail By Category Package Report

No Category	22	230130510004	>4 SF To 8 SF Cross Section, Clean Supply/Return Ductwork		Install	441.00	\$3.79	LF	1.2715	\$2,125.17
					Demo:	0.000000	\$0.00	LF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
User Note: clean existing grilles										
Item Note: Includes sealing registers, grilles, diffusers as required. Excludes cleaning of registers, grilles, diffusers, or other devices.										
										Total: \$2,125.17
No Category	23	230130510004	For Exhaust Ductwork, Add	MOD: 0166	Install	240.00	\$0.95	LF	1.2715	\$289.90
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
										Total: \$289.90
No Category	24	230130510012	Clean Grille/Diffuser/Register		Install	165.00	\$17.95	EA	1.2715	\$3,765.87
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No										
										Total: \$3,765.87
No Category	25	230593000011	Balancing Package A/C Unit		Install	1.00	\$252.45	EA	1.2715	\$320.99
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No										
										Total: \$320.99
No Category	26	230593000012	Balancing Rooftop Heat And Cool Unit		Install	1.00	\$336.60	EA	1.2715	\$427.99
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No										
										Total: \$427.99
No Category	27	230593000015	Balancing HVAC Duct System, Ceiling Height To 12' Supply, Return, Exhaust, Register And Diffuser		Install	277.00	\$53.84	EA	1.2715	\$18,962.74
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No										
User Note: Office Area balancing per device										
Item Note:										
										Total: \$18,962.74
No Category	28	230593000016	Balancing HVAC Duct System, Ceiling Height >12' Supply, Return, Exhaust, Register And Diffuser		Install	11.00	\$89.74	EA	1.2715	\$1,255.15
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No										
User Note: Council Chamber balancing per device										
Item Note:										
										Total: \$1,255.15

EZIQC Price Proposal Detail By Category Package Report

No Category	29	230593000018	Balance Variable Air Volume Box	Install	1.00	\$50.56	EA	1.2715	\$64.29
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
			Includes Labor Yes Includes Equipment Yes Includes Materials No						
			User Note: Testing new unit						
			Item Note:						
									Total: \$64.29
No Category	30	230713000015	2" Thick, Type 150, 1.5 Lb./CF, FSK Fiber Glass Duct Wrap Insulation	Install	1,056.00	\$7.58	SF	1.2715	\$10,177.70
				Demo:	448.000000	\$3.25	SF	1.2715	\$1,851.30
			Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
									Total: \$12,029.00
No Category	31	230923270021	3 Heating Stage, 2 Cooling Stage Programmable Thermostat (Peco T12532-001)	Install	2.00	\$311.61	EA	1.2715	\$792.42
				Demo:	2.000000	\$9.65	EA	1.2715	\$24.54
			Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
			User Note: relocate existing thermostat						
			Item Note:						
									Total: \$816.96
No Category	32	230923530016	EMCS Field Balance Support	Install	1.00	\$72.34	EA	1.2715	\$91.98
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
			Includes Labor Yes Includes Equipment Yes Includes Materials No						
									Total: \$91.98
No Category	33	233113130005	Seal Class A, Rectangular Or Square, Galvanized Steel Sheet Metal Ductwork	Install	2,100.00	\$11.07	LB	1.2715	\$29,558.56
				Demo:	1,000.000000 0	\$1.89	LB	1.2715	\$2,403.14
			Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
			User Note: Duct						
			Item Note:						
									Total: \$31,961.70
No Category	34	233113130005	For >2,000 To 5,000, Add MOD: 0523	Install	2,100.00	\$0.41	LB	1.2715	\$1,094.76
			Includes Labor Yes Includes Equipment No Includes Materials Yes						
									Total: \$1,094.76

EZIQC Price Proposal Detail By Category Package Report

No Category	35	233113160085	22" Diameter, 26 Gauge, Seal Class C, Slip Joint, Galvanized, Spiral Duct		Install	60.00	\$44.46	LF	1.2715	\$3,391.85
					Demo:	0.000000	\$3.31	LF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
	User Note: Spiral duct									
Item Note:										
Total: \$3,391.85										
No Category	36	233113160085	For Seal Class A, Add	MOD: 0506	Install	60.00	\$7.89	LF	1.2715	\$601.93
	Includes Labor Yes			Includes Equipment Yes		Includes Materials No				
	Total: \$601.93									
	No Category	37	233113160085	For 16 Gauge, Add	MOD: 0530	Install	44.00	\$34.65	LF	1.2715
Includes Labor No			Includes Equipment No		Includes Materials Yes					
Total: \$1,938.53										
No Category		38	233113160097	22" Diameter, 26 Gauge, Seal Class C, Slip Joint, Galvanized, Spiral Duct 90 Degree Elbow		Install	2.00	\$358.53	EA	1.2715
					Demo:	0.000000	\$62.21	EA	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
	Total: \$911.74									
No Category	39	233113160097	For Seal Class A, Add	MOD: 0506	Install	2.00	\$99.88	EA	1.2715	\$253.99
	Includes Labor Yes			Includes Equipment Yes		Includes Materials No				
	Total: \$253.99									
	No Category	40	233113160109	22" Diameter, 26 Gauge, Seal Class C, Slip Joint, Galvanized, Spiral Duct 45 Degree Elbow		Install	1.00	\$333.57	EA	1.2715
					Demo:	0.000000	\$62.21	EA	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
User Note: 22" spiral duct angle										
Item Note:										
Total: \$424.13										
No Category	41	233113160109	For Seal Class A, Add	MOD: 0506	Install	1.00	\$99.88	EA	1.2715	\$127.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials No				
	Total: \$127.00									

EZIQC Price Proposal Detail By Category Package Report

No Category	42	233113160160	22 Diameter, 26 Gauge, Seal Class C, Slip Joint, Galvanized, Spiral Duct Coupling		Install	4.00	\$260.34	EA	1.2715	\$1,324.09
					Demo:	0.000000	\$125.07	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$1,324.09						
No Category	43	233113160160	For Seal Class A, Add	MOD: 0506	Install	4.00	\$99.88	EA	1.2715	\$507.99
					Includes Labor Yes Includes Equipment Yes Includes Materials No					
				Total: \$507.99						
No Category	44	233113160172	22" Diameter, 26 Gauge, Seal Class C, Slip Joint, Galvanized, Spiral Duct Cap		Install	1.00	\$169.53	EA	1.2715	\$215.56
					Demo:	0.000000	\$60.22	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$215.56						
			User Note: 22" spiral duct							
			Item Note:							
No Category	45	233113160172	For Seal Class A, Add	MOD: 0506	Install	1.00	\$48.12	EA	1.2715	\$61.18
					Includes Labor Yes Includes Equipment Yes Includes Materials No					
				Total: \$61.18						
No Category	46	233346000004	6" Diameter Flexible Duct, R8.0 Insulated With Polyester Inner Liner Over Fiberglass Insulation And Metallized Outer Jacket		Install	30.00	\$8.12	LF	1.2715	\$309.74
					Demo:	30.000000	\$1.43	LF	1.2715	\$54.55
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$364.29						
No Category	47	233346000006	8" Diameter Flexible Duct, R8.0 Insulated With Polyester Inner Liner Over Fiberglass Insulation And Metallized Outer Jacket		Install	60.00	\$10.60	LF	1.2715	\$808.67
					Demo:	60.000000	\$2.14	LF	1.2715	\$163.26
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$971.93						
No Category	48	233346000007	10" Diameter Flexible Duct, R8.0 Insulated With Polyester Inner Liner Over Fiberglass Insulation And Metallized Outer Jacket		Install	32.00	\$13.82	LF	1.2715	\$562.31
					Demo:	0.000000	\$2.14	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$562.31						

EZIQC Price Proposal Detail By Category Package Report

No Category	49	233346000008	12" Diameter Flexible Duct, R8.0 Insulated With Polyester Inner Liner Over Fiberglass Insulation And Metallized Outer Jacket	Install	32.00	\$18.11	LF	1.2715	\$736.86
				Demo:	0.000000	\$2.86	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$736.86					
No Category	50	233346000016	6" Diameter Flexible Duct Collar, Spin In Type, Sheet Metal, With Damper	Install	4.00	\$47.36	EA	1.0000	\$189.44
				Demo:	0.000000	\$5.01	EA	1.0000	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$189.44					
No Category	51	233346000018	8" Diameter Flexible Duct Collar, Spin In Type, Sheet Metal, With Damper	Install	6.00	\$62.37	EA	1.2715	\$475.82
				Demo:	0.000000	\$7.87	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$475.82					
No Category	52	233346000019	10" Diameter Flexible Duct Collar, Spin In Type, Sheet Metal, With Damper	Install	2.00	\$74.01	EA	1.2715	\$188.21
				Demo:	0.000000	\$9.31	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$188.21					
No Category	53	233346000020	12" Diameter Flexible Duct Collar, Spin In Type, Sheet Metal, With Damper	Install	6.00	\$83.02	EA	1.2715	\$633.36
				Demo:	0.000000	\$10.73	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$633.36					
No Category	54	233416000310	Aluminum Roof Cap For Up To 8" Duct, Installed On Flat Roofs (Broan® 611)	Install	1.00	\$207.47	EA	1.2715	\$263.80
				Demo:	0.000000	\$35.90	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$263.80					
No Category	55	233713130022	24" x 24" Ceiling Diffuser, Louver Face, Adjustable Pattern, Surface Mounted, Aluminum Construction With Damper	Install	24.00	\$285.16	EA	1.2715	\$8,701.94
				Demo:	0.000000	\$37.86	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$8,701.94					

EZIQC Price Proposal Detail By Category Package Report

No Category	56	233713130204	18" x 8" 4-Way Adjustable Wall Supply Grille, Adjustable Deflection, Aluminum Construction	Install	9.00	\$348.88	EA	1.2715	\$3,992.41	
				Demo:	0.000000	\$14.36	EA	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			User Note: supply grilles spiral duct						
			Item Note:							
Total: \$3,992.41										
No Category	57	234323000013	2' x 4' Suspension Ceiling Mounted, Air Purification System (Armstrong VidaShield UV24)	Install	7.00	\$3,648.47	EA	1.2715	\$32,473.21	
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			User Note: GPS air purification systems for existing RTUs not ceiling mounted.						
			Item Note:							
Total: \$32,473.21										
No Category	58	238149000005	3 Ton, 14 SEER, Outdoor Heat Pump Unit	Install	1.00	\$4,896.49	EA	1.2715	\$6,225.89	
				Demo:	1.000000	\$314.88	EA	1.2715	\$400.37	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
Total: \$6,626.26										
No Category	59	238149000005	For 18 SEER, Add	MOD: 0409	Install	1.00	\$1,944.52	EA	1.2715	\$2,472.46
	Includes Labor No Includes Equipment No Includes Materials Yes									
	Total: \$2,472.46									
No Category	60	238149000016	3 Ton Indoor Section Split Heat Pump Packaged Unit, Horizontal Upflow With 5 KW Electric Heat	Install	1.00	\$1,352.52	EA	1.2715	\$1,719.73	
				Demo:	1.000000	\$106.54	EA	1.2715	\$135.47	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
Total: \$1,855.20										
No Category	61	238149000016	For Additional 5 KW Electric Heat, Add	MOD: 0410	Install	1.00	\$124.58	EA	1.2715	\$158.40
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
	Total: \$158.40									
No Category	62	468283003638	Filter For Ventilation (YSI 821 969Y, Filter REP)	Install	7.00	\$125.87	EA	1.2715	\$1,120.31	
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00	
	Includes Labor No Includes Equipment No Includes Materials Yes			User Note: Change out filters in 7 existing RTUs						
			Item Note:							
Total: \$1,120.31										

Category 1 :12 - Cabinets lu0026 Countertops									\$102,761.16
Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total	

EZIQC Price Proposal Detail By Category Package Report

No Category	63	012220000006	Carpenter	Install	60.00	\$63.05	HR	1.2715	\$4,810.08
				Demo:	0.000000	\$0.00	HR	1.2715	\$0.00
	Includes Labor Yes Includes Equipment No Includes Materials No								
			User Note: Carpenter to re-laminate council chambers millwork and countertops.						
			Item Note: For tasks not included in the Construction Task Catalog® and as directed by owner only.						
									Total: \$4,810.08
No Category	64	016619000005	Transfer Delivered Materials Distances Greater Than 125', Per CY Of Material Per 125'	Install	40.00	\$4.20	CY	1.2715	\$213.61
				Demo:	0.000000	\$0.00	CY	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No								
			User Note: Transfer cabinets and countertops to installation location						
			Item Note:						
									Total: \$213.61
No Category	65	064193000002	4" To 6" Long, 1/2" Diameter, Cabinet Bar Pull	Install	90.00	\$17.81	EA	1.2715	\$2,038.09
				Demo:	0.000000	\$5.47	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: Hickory Skylight 5-1/16" square matte black (12) RM101, (34) RM147, (12) RM170, (32) RM125						
			Item Note:						
									Total: \$2,038.09
No Category	66	064219000002	1/16" Plastic Laminate Faced Panel	Install	88.00	\$8.96	SF	1.2715	\$1,002.55
				Demo:	0.000000	\$2.25	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: Laminate for the front of the Chamber Desk						
			Item Note: Includes cutting to fit.						
									Total: \$1,002.55
No Category	67	085659000009	16" Wide x 10" Deep x 1-9/16" High, Brushed Stainless Steel, Standard Drop-In Deal Tray (CRL CTDB16)	Install	1.00	\$402.37	EA	1.2715	\$511.61
				Demo:	0.000000	\$24.38	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: Deal Tray						
			Item Note:						
									Total: \$511.61
No Category	68	123623130002	Plastic Laminate Countertop Without Backsplash	Install	213.00	\$12.63	SF	1.2715	\$3,420.58
				Demo:	240.000000	\$6.43	SF	1.2715	\$1,962.18
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: RM 101 (87 sf), RM147 (63 sf), RM170 (45 sf), RM145 (18 sf)						
			Item Note:						
									Total: \$5,382.76
No Category	69	123623130002	Plastic Laminate Countertop Without Backsplash	Install	9.00	\$12.63	SF	1.2715	\$144.53
				Demo:	0.000000	\$6.43	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: Plastic Laminate Wall Cap for A/V RM145 (9 sf) and RM147 (14 sf)						
			Item Note:						
									Total: \$144.53

EZIQC Price Proposal Detail By Category Package Report

No Category	70	123623130003	Plastic Laminate Countertop With 4" Backsplash	Install	139.00	\$16.04	SF	1.2715	\$2,834.89
				Demo:	0.000000	\$6.43	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: RM147 (60 sf), RM125 (43 sf), RM145 (36 sf)						
			Item Note:						
									Total: \$2,834.89
No Category	71	123623130004	Plastic Laminate End Splash For Plastic Laminate Countertops	Install	16.00	\$28.44	LF	1.2715	\$578.58
				Demo:	16.000000	\$1.93	LF	1.2715	\$39.26
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
									Total: \$617.84
No Category	72	123623130005	Cutout For Sink And/or Faucet In Plastic Laminate Countertop	Install	2.00	\$53.56	EA	1.2715	\$136.20
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No								
									Total: \$136.20
No Category	73	123661160006	1/2" Thick, Solid Color, Solid Surface Countertop With 4" Backsplash	Install	0.00	\$62.74	SF	1.2715	\$0.00
				Demo:	240.000000	\$6.43	SF	1.2715	\$1,962.18
	Includes Labor No Includes Equipment No Includes Materials No								
			User Note: Demo Only - Reception area.						
			Item Note:						
									Total: \$1,962.18
No Category	74	125653000344	15" Wide x 28-1/2" High x 22.3" Deep, 3 Drawer, Plastic Laminate Laboratory Base Cabinet	Install	8.00	\$1,466.25	EA	1.2715	\$14,914.70
				Demo:	0.000000	\$90.63	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: (4) RM101 and (4) RM170 White melamine interiors, melamine drawer boxes, Blum soft close slides, 110 deg. soft close hinges						
			Item Note:						
									Total: \$14,914.70
No Category	75	125653000363	24" Wide x 28-1/2" High x 22.3" Deep, 1 Drawer Over Cupboard, Plastic Laminate Laboratory Base Cabinet	Install	1.00	\$1,202.36	EA	1.2715	\$1,528.80
				Demo:	0.000000	\$74.36	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: (1) RM147 White melamine interiors, melamine drawer boxes, Blum soft close slides, 110 deg. soft close hinges						
			Item Note:						
									Total: \$1,528.80
No Category	76	125653000364	30" Wide x 28-1/2" High x 22.3" Deep, Double Drawer Over Cupboard, Plastic Laminate Laboratory Base Cabinet	Install	10.00	\$1,783.56	EA	1.2715	\$22,677.97
				Demo:	0.000000	\$110.31	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: (3) RM147, (7) RM125 White melamine interiors, melamine drawer boxes, Blum soft close slides, 110 deg. soft close hinges						
			Item Note:						
									Total: \$22,677.97

EZIQC Price Proposal Detail By Category Package Report

No Category	77	125653000365	36" Wide x 28-1/2" High x 22.3" Deep, Double Drawer Over Cupboard, Plastic Laminate Laboratory Base Cabinet	Install	4.00	\$1,865.64	EA	1.2715	\$9,488.65
				Demo:	0.000000	\$115.39	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes User Note: (4) RM147 White melamine interiors, melamine drawer boxes, Blum soft close slides, 110 deg. soft close hinges Item Note:								
									Total: \$9,488.65
No Category	78	125653000374	30" Wide x 28-1/2" High x 22.3" Deep, Sink, Plastic Laminate Laboratory Base Cabinet	Install	1.00	\$1,253.37	EA	1.2715	\$1,593.66
				Demo:	0.000000	\$77.51	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes User Note: ADA Sink Apron w/ Panel & Leg (1) RM147 White melamine interiors, melamine drawer boxes, Blum soft close slides, 110 deg. soft close hinges Item Note:								
									Total: \$1,593.66
No Category	79	125653000375	36" Wide x 28-1/2" High x 22.3" Deep, Sink, Plastic Laminate Laboratory Base Cabinet	Install	3.00	\$1,317.70	EA	1.2715	\$5,026.37
				Demo:	0.000000	\$81.49	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes User Note: ADA Sink Apron w/ Panel & Leg (1) RM125, (1) RM179, (1) RM180 White melamine interiors, melamine drawer boxes, Blum soft close slides, 110 deg. soft close hinges Item Note:								
									Total: \$5,026.37
No Category	80	125653000390	24" Wide x 30.6" High x 12" Deep, Solid Swinging Door, Plastic Laminate Laboratory Wall Cabinet	Install	1.00	\$1,204.57	EA	1.2715	\$1,531.61
				Demo:	0.000000	\$74.48	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes User Note: (1) RM147 White melamine interiors, melamine drawer boxes, Blum soft close slides, 110 deg. soft close hinges Item Note:								
									Total: \$1,531.61
No Category	81	125653000391	30" Wide x 30.6" High x 12" Deep, Solid Swinging Door, Plastic Laminate Laboratory Wall Cabinet	Install	11.00	\$1,575.05	EA	1.2715	\$22,029.44
				Demo:	0.000000	\$97.44	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes User Note: (4) RM147, (7) RM125 White melamine interiors, melamine drawer boxes, Blum soft close slides, 110 deg. soft close hinges Item Note:								
									Total: \$22,029.44
No Category	82	125653000392	36" Wide x 30.6" High x 12" Deep, Solid Swinging Door, Plastic Laminate Laboratory Wall Cabinet	Install	2.00	\$1,697.06	EA	1.2715	\$4,315.62
				Demo:	0.000000	\$104.97	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes User Note: (1) RM147, (1) RM125 White melamine interiors, melamine drawer boxes, Blum soft close slides, 110 deg. soft close hinges Item Note:								
									Total: \$4,315.62
Category 1 :01 Material Testing									\$2,329.69

Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total
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EZIQC Price Proposal Detail By Category Package Report

No Category	83	012220000048	On-Site Certified Materials Testing Technician	Install	6.00	\$78.05	HR	1.2715	\$595.44
				Demo:	0.000000	\$0.00	HR	1.2715	\$0.00
Includes Labor Yes			Includes Equipment No	Includes Materials No					
			User Note: Welding testing.						
			Item Note:						
									Total: \$595.44
No Category	84	012220000048	On-Site Certified Materials Testing Technician	Install	4.00	\$78.05	HR	1.2715	\$396.96
				Demo:	0.000000	\$0.00	HR	1.2715	\$0.00
Includes Labor Yes			Includes Equipment No	Includes Materials No					
			User Note: Rebar and Epoxy Testing						
			Item Note:						
									Total: \$396.96
No Category	85	014523000013	Density And Classification Test, Field Soils Test	Install	1.00	\$104.27	EA	1.2715	\$132.58
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No			Includes Equipment No	Includes Materials Yes					
									Total: \$132.58
No Category	86	014523000058	Concrete Cores Compression Test, ASTM C-42	Install	4.00	\$148.40	EA	1.2715	\$754.76
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No			Includes Equipment No	Includes Materials Yes					
									Total: \$754.76
No Category	87	014523000065	Concrete Slump Test, ASTM C143	Install	1.00	\$57.08	EA	1.2715	\$72.58
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No			Includes Equipment No	Includes Materials Yes					
									Total: \$72.58
No Category	88	014523000074	Stability Tests, Lab. Mixed, ASTM D1559	Install	1.00	\$296.79	EA	1.2715	\$377.37
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No			Includes Equipment No	Includes Materials Yes					
									Total: \$377.37
Category 1 :05 - Metal									\$29,816.85
	Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	89	012223000023	34' Engine Powered, Articulating (Up/Over) Boom Man Lift With Platform	Install	2.00	\$1,064.05	WK	1.2715	\$2,705.88
				Demo:	0.000000	\$0.00	WK	1.2715	\$0.00
Includes Labor No			Includes Equipment No	Includes Materials Yes					
			User Note: Lift for Archway						
			Item Note:						
									Total: \$2,705.88

EZIQC Price Proposal Detail By Category Package Report

No Category	90	050521000010	3/16" Vertical Fillet Weld		Install	120.00	\$13.26	LF	1.2715	\$2,023.21
					Demo:	0.000000	\$0.00	LF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
	User Note:			Field Welds for Archway						
			Item Note:							
Total: \$2,023.21										
No Category	91	050523001165	12-24 x 1-1/2", Hex Washer Head, Teks® 5 Self Drilling Screw		Install	250.00	\$2.66	EA	1.2715	\$845.55
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
	User Note:			Screws for Archway						
			Item Note:							
Total: \$845.55										
No Category	92	050523001578	>1/2" To 7/8" Diameter Drill Through >1/2" To 1" Steel Plate		Install	8.00	\$25.57	EA	1.2715	\$260.10
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials No				
	User Note:			Drill 8 Holes in 3/4" Base Plate for Archway						
			Item Note:							
Total: \$260.10										
No Category	93	050523001578	For >5 To 10, Deduct	MOD: 0191	Install	8.00	-\$2.56	EA	1.2715	-\$26.04
	Includes Labor Yes			Includes Equipment Yes		Includes Materials No				
	Total: -\$26.04									
	No Category	94	051223000050	Column Base Plates, Up To 150 Lb. / Each, A36 Miscellaneous Steel Items		Install	100.00	\$4.38	LB	1.2715
					Demo:	0.000000	\$0.66	LB	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
User Note:			3/4" Column Base Plates x2							
			Item Note:							
Total: \$556.92										
No Category	95	051223000050	For ASTM A242 Type 2 High Strength Steel, Add	MOD: 0001	Install	75.00	\$0.29	LB	1.2715	\$27.66
	Includes Labor No			Includes Equipment No		Includes Materials Yes				
	Total: \$27.66									
	No Category	96	051223000050	For Hot Dip Galvanizing, Add	MOD: 0002	Install	100.00	\$1.03	LB	1.2715
Includes Labor No			Includes Equipment No		Includes Materials Yes					
Total: \$130.96										

EZIQC Price Proposal Detail By Category Package Report

No Category	97	051223000081	6" x 6" Weight Range 15-35 Lb./LF Structural Tubing - Square		Install	0.33	\$9,303.64	TON	1.2715	\$3,903.76
					Demo:	0.000000	\$1,184.12	TON	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			User Note: Steel Column x2 for Archway Structure						
			Item Note:							Total: \$3,903.76
No Category	98	051223000081	For ASTM A242 Type 2 High Strength Steel, Add	MOD: 0001	Install	0.25	\$643.25	TON	1.2715	\$204.47
	Includes Labor No Includes Equipment No Includes Materials Yes									
				Total: \$204.47						
No Category	99	051223000081	For Hot Dip Galvanizing, Add	MOD: 0002	Install	0.33	\$2,251.36	TON	1.2715	\$944.66
	Includes Labor No Includes Equipment No Includes Materials Yes									
				Total: \$944.66						
No Category	100	051223000118	1/8" Plate Weight 6.16 Lb./SF Connection And Stiffener Plates		Install	0.05	\$22,646.67	TON	1.2715	\$1,439.76
					Demo:	0.000000	\$0.00	TON	1.2715	\$0.00
	Includes Labor No Includes Equipment No Includes Materials Yes			User Note: Simpson Framing Clips						
			Item Note:							Total: \$1,439.76
No Category	101	051223000713	4" x 2" x 3/16" Square Steel Tubing		Install	60.00	\$24.93	LF	1.2715	\$1,901.91
					Demo:	0.000000	\$6.02	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			User Note: Cold Roll Framing for Archway						
			Item Note:							Total: \$1,901.91

EZIQC Price Proposal Detail By Category Package Report

No Category	102	054100000003	3-5/8" Width, 16" On Center, 18 Gauge, Load Bearing, Structural Metal Stud Framing With Tracks And Runners		Install	876.00	\$5.27	SF	1.2715	\$5,869.91
					Demo:	0.000000	\$0.57	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: 16-gauge framing for archway							
			Item Note:							
Total: \$5,869.91										
No Category	103	054100000003	For Walls >10' High, Add	MOD: 0213	Install	876.00	\$1.05	SF	1.2715	\$1,169.53
	Includes Labor Yes Includes Equipment No Includes Materials Yes									
Total: \$1,169.53										
No Category	104	054100000003	For Curved Wall, Add	MOD: 0214	Install	876.00	\$0.41	SF	1.2715	\$456.67
	Includes Labor Yes Includes Equipment No Includes Materials No									
Total: \$456.67										
No Category	105	055813000010	36" Diameter Architectural Column Cover, Aluminum, Anodized Finish, Snapform Section		Install	30.00	\$134.81	LF	1.2715	\$5,142.33
					Demo:	0.000000	\$0.00	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Archway Cap							
			Item Note: Includes column base and top collar.							
Total: \$5,142.33										
No Category	106	060523000005	3/4" Diameter x 12" Long, Threaded Anchor Bolt		Install	8.00	\$46.75	EA	1.2715	\$475.54
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Anchor bolts for archway.							
			Item Note:							
Total: \$475.54										
No Category	107	076213000034	20 Gauge, 0.04" Thick, Galvanized Steel Flashing		Install	55.00	\$11.96	SF	1.2715	\$836.39
					Demo:	0.000000	\$2.80	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Drip edge flashing for archway.							
			Item Note:							
Total: \$836.39										
No Category	108	076213000034	For Up To 100, Add	MOD: 0001	Install	55.00	\$3.00	SF	1.2715	\$209.80
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
Total: \$209.80										

EZIQC Price Proposal Detail By Category Package Report

No Category	109	331413130556	10" Epoxy Coated Mechanical Joint Gland, Gasket, T-Head Bolts And Nuts	Install	8.00	\$72.54	EA	1.2715	\$737.88
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials Yes									
User Note: Epoxy for anchor bolt embedment in concrete for archway columns.									
Item Note: Includes eight (8) 3/4" diameter plain finish bolts with nut.									

Total: \$737.88

Category 1 :26 - Electrical									\$307,438.89
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	Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	110	012223000060	25' Electric, Scissor Platform Lift	Install	5.00	\$1,056.35	MO	1.2715	\$6,715.75
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials Yes									
User Note: Electrical work									
Item Note:									

Total: \$6,715.75

No Category	111	015126000003	Temporary 10 Light String With Cages	Install	65.00	\$67.42	EA	1.2715	\$5,572.09
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: Temp lighting									
Item Note:									

Total: \$5,572.09

No Category	112	050523001269	3/8" Diameter, Plain Finish Steel, B-7 Alloy Threaded Rod	Install	30.00	\$8.29	LF	1.2715	\$316.22
				Demo:	0.000000	\$0.59	LF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
Total: \$316.22									

No Category	113	050523001269	For Zinc Plating, Add	MOD: 0036	Install	30.00	\$3.56	LF	1.2715	\$135.80
Includes Labor No Includes Equipment No Includes Materials Yes										
										Total: \$135.80

No Category	114	050523001385	1/4" Inside Diameter, Zinc Plated Steel, Low Carbon Flat Washer	Install	250.00	\$0.05	EA	1.2715	\$15.89
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials Yes									
User Note: Misc. for strut connections									
Item Note:									

Total: \$15.89

No Category	115	260120910002	Lock Out/Tag Out Local Disconnect	Install	33.00	\$23.15	EA	1.2715	\$971.36
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No									
User Note: Lockout tag out for each circuit									
Item Note: Excludes tag or padlock See CSI section 26 01 20 91 0005 for tag(s), 26 01 20 91 0004 for padlock.									

Total: \$971.36

EZIQC Price Proposal Detail By Category Package Report

No Category	116	260120910008	Lighting, Existing Circuit Tracing Per Circuit							
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials No									
			User Note: Electrical circuit tracing and identification.							
			Item Note:							
Total: \$271.80										
No Category	117	260519160014	#12 AWG, Type THHN-THWN, 600 Volt, Copper, Single Solid Cable, Installed In Conduit	Install	12.00	\$523.83	MLF	1.2715	\$7,992.60	
				Demo:	0.000000	\$167.13	MLF	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: #12 wire							
			Item Note:							
Total: \$7,992.60										
No Category	118	260519160193	2 Conductors, #12 AWG, Type MC, Solid Or Stranded, Galvanized Steel Armored Cable	Install	7.00	\$2,770.00	MLF	1.2715	\$24,654.39	
				Demo:	0.000000	\$720.33	MLF	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: 12/2 MC cable							
			Item Note:							
Total: \$24,654.39										
No Category	119	260519160246	3/4" Armored Cable Connector	Install	478.00	\$4.30	EA	1.2715	\$2,613.44	
				Demo:	0.000000	\$1.41	EA	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: MC Connectors							
			Item Note:							
Total: \$2,613.44										
No Category	120	260519160246	For Elevated Installation >10' To 15', Add	MOD: 0032	Install	215.00	\$0.35	EA	1.2715	\$95.68
	Includes Labor Yes Includes Equipment No Includes Materials No									
	Total: \$95.68									
No Category	121	260519160246	For Elevated Installation >15' To 20', Add	MOD: 0033	Install	74.00	\$0.70	EA	1.2715	\$65.86
	Includes Labor Yes Includes Equipment No Includes Materials No									
	Total: \$65.86									
No Category	122	260519160559	#1 AWG, Single Conductor, Insulated Stranded Copper Cable, Installed On Poles	Install	5.00	\$3,524.52	MLF	1.2715	\$22,407.14	
				Demo:	0.000000	\$484.51	MLF	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: #1 copper							
			Item Note:							
Total: \$22,407.14										

EZIQC Price Proposal Detail By Category Package Report

No Category	123	260529000018	>4' Cut Lengths x 1-5/8" Wide x 13/16" High, 12 Gauge, Steel Unistrut Channel		Install	30.00	\$12.23	LF	1.2715	\$466.51
					Demo:	0.000000	\$1.32	LF	1.2715	\$0.00
	Includes Labor Yes		Includes Equipment Yes		Includes Materials Yes					
				User Note: Deep unistrut						
				Item Note:						
Total: \$466.51										
No Category	124	260529000198	1/2", One Hole Steel Conduit Strap		Install	389.00	\$2.63	EA	1.2715	\$1,300.83
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes		Includes Equipment Yes		Includes Materials Yes					
				User Note: 1/2" one hole strap						
				Item Note:						
Total: \$1,300.83										
No Category	125	260529000198	For >250 To 500, Deduct	MOD: 0113	Install	389.00	-\$0.45	EA	1.2715	-\$222.58
	Includes Labor Yes		Includes Equipment No		Includes Materials Yes					
	Total: -\$222.58									
No Category	126	260529000199	3/4", One Hole Steel Conduit Strap		Install	360.00	\$2.69	EA	1.2715	\$1,231.32
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes		Includes Equipment Yes		Includes Materials Yes					
				User Note: 3/4" conduit strap						
				Item Note:						
Total: \$1,231.32										
No Category	127	260529000199	For >250 To 500, Deduct	MOD: 0113	Install	360.00	-\$0.46	EA	1.2715	-\$210.56
	Includes Labor Yes		Includes Equipment No		Includes Materials Yes					
	Total: -\$210.56									
No Category	128	260529000246	3/4" Conduit Clip		Install	625.00	\$3.25	EA	1.2715	\$2,582.73
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes		Includes Equipment Yes		Includes Materials Yes					
				User Note: Caddy straps bang on.						
				Item Note:						
Total: \$2,582.73										
No Category	129	260529000246	For >500, Deduct	MOD: 0114	Install	625.00	-\$0.73	EA	1.2715	-\$580.12
	Includes Labor Yes		Includes Equipment No		Includes Materials Yes					
	Total: -\$580.12									

EZIQC Price Proposal Detail By Category Package Report

No Category	130	260529000265	5/16" To 1/2" Flange Thickness, Beam Clamp (Caddy 6TA58)		Install	48.00	\$3.98	EA	1.2715	\$242.91
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes	Includes Materials Yes					
			User Note: beam clamp							
			Item Note:							
										Total: \$242.91
No Category	131	260529000298	1-1/2" Diameter, Electrical Metallic Tubing (EMT) Conduit Clamp For Unistrut Channel		Install	22.00	\$6.50	EA	1.2715	\$181.82
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes	Includes Materials Yes					
			User Note: Conduit hanger							
			Item Note:							
										Total: \$181.82
No Category	132	260529000314	16" Stud Spacing, 1-1/2" Or 2-1/8" Box Depth, Screw Gun Between Studs Box Bracket (Caddy SGB16A)		Install	214.00	\$7.87	EA	1.2715	\$2,141.43
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes	Includes Materials Yes					
										Total: \$2,141.43
No Category	133	260529000314	For >100 To 250, Deduct	MOD: 0112	Install	214.00	-\$0.49	EA	1.2715	-\$133.33
	Includes Labor Yes			Includes Equipment No	Includes Materials Yes					
No Category	134	260529000371	#8 Diameter, 2" Length, Zinc Plated Steel, Machine Screw		Install	86.00	\$1.52	EA	1.2715	\$166.21
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes	Includes Materials Yes					
			User Note: Box of screws for mounting and fastening.							
			Item Note:							
										Total: \$166.21
No Category	135	260529000371	For >50 To 100, Deduct	MOD: 0120	Install	86.00	-\$0.14	EA	1.2715	-\$15.31
	Includes Labor Yes			Includes Equipment No	Includes Materials No					

EZIQC Price Proposal Detail By Category Package Report

No Category	136	260529000372	#10 Diameter, 2" Length, Zinc Plated Steel, Machine Screw		Install	100.00	\$1.57	EA	1.2715	\$199.63
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Box of screws for mounting and fastening.							
			Item Note:							
										Total: \$199.63
No Category	137	260529000372	For >50 To 100, Deduct	MOD: 0120	Install	100.00	-\$0.14	EA	1.2715	-\$17.80
										Total: -\$17.80
No Category	138	260533130601	1/2" Electrical Metallic Tubing (EMT) Conduit		Install	740.00	\$3.31	LF	1.2715	\$3,114.41
					Demo:	0.000000	\$1.06	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: conduit circuits							
			Item Note:							
										Total: \$3,114.41
No Category	139	260533130601	For >500 To 1,000, Deduct	MOD: 0026	Install	740.00	-\$0.18	LF	1.2715	-\$169.36
										Total: -\$169.36
No Category	140	260533130601	For Installation In Metal Stud Wall, Add	MOD: 0028	Install	450.00	\$0.26	LF	1.2715	\$148.77
	Includes Labor Yes Includes Equipment No Includes Materials No									
										Total: \$148.77
No Category	141	260533130601	For Elevated Installation >10' To 15', Add	MOD: 0032	Install	210.00	\$0.26	LF	1.2715	\$69.42
	Includes Labor Yes Includes Equipment No Includes Materials No									
										Total: \$69.42

EZIQC Price Proposal Detail By Category Package Report

No Category	142	260533130602	3/4" Electrical Metallic Tubing (EMT) Conduit		Install	800.00	\$3.98	LF	1.2715	\$4,048.46	
					Demo:	0.000000	\$1.18	LF	1.2715	\$0.00	
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
	User Note: 3/4" conduit										
	Item Note:										
Total: \$4,048.46											
No Category	143	260533130602	For >500 To 1,000, Deduct	MOD: 0026	Install	800.00	-\$0.23	LF	1.2715	-\$233.96	
	Includes Labor Yes			Includes Equipment No		Includes Materials Yes					
	Total: -\$233.96										
	No Category	144	260533130602	For Installation In Metal Stud Wall, Add	MOD: 0028	Install	460.00	\$0.29	LF	1.2715	\$169.62
		Includes Labor Yes			Includes Equipment No		Includes Materials No				
Total: \$169.62											
No Category		145	260533130602	For Elevated Installation >10' To 15', Add	MOD: 0032	Install	320.00	\$0.29	LF	1.2715	\$118.00
		Includes Labor Yes			Includes Equipment No		Includes Materials No				
	Total: \$118.00										
	No Category	146	260533130605	1-1/2" Electrical Metallic Tubing (EMT) Conduit		Install	150.00	\$7.58	LF	1.2715	\$1,445.70
						Demo:	0.000000	\$1.64	LF	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes						
User Note: 1-1/2" conduit											
Item Note:											
Total: \$1,445.70											
No Category	147	260533130634	1/2" Electrical Metallic Tubing (EMT) Set Screw Coupling		Install	760.00	\$3.18	EA	1.2715	\$3,072.96	
					Demo:	0.000000	\$1.41	EA	1.2715	\$0.00	
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
	User Note: 1/2" set screw coupling.										
	Item Note:										
Total: \$3,072.96											
No Category	148	260533130634	For Elevated Installation >10' To 15', Add	MOD: 0032	Install	0.00	\$0.29	EA	1.2715	\$0.00	
	Includes Labor No			Includes Equipment No		Includes Materials No					
	Total: \$0.00										

EZIQC Price Proposal Detail By Category Package Report

No Category	149	260533130635	3/4" Electrical Metallic Tubing (EMT) Set Screw Coupling		Install	828.00	\$3.89	EA	1.2715	\$4,095.40
					Demo:	0.000000	\$1.41	EA	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
	User Note: 3/4" Couplings									
Item Note:										
Total: \$4,095.40										
No Category	150	260533130635	For Elevated Installation >10' To 15', Add	MOD: 0032	Install	460.00	\$0.35	EA	1.2715	\$204.71
	Includes Labor Yes			Includes Equipment No		Includes Materials No				
	Total: \$204.71									
	No Category	151	260533130649	1-1/2" Electrical Metallic Tubing (EMT) Compression Coupling		Install	150.00	\$11.06	EA	1.2715
					Demo:	0.000000	\$3.28	EA	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
User Note: couplings										
Item Note:										
Total: \$2,109.42										
No Category	152	260533130649	For Elevated Installation >10' To 15', Add	MOD: 0032	Install	60.00	\$0.82	EA	1.2715	\$62.56
	Includes Labor Yes			Includes Equipment No		Includes Materials No				
	Total: \$62.56									
	No Category	153	260533130690	3/4" Electrical Metallic Tubing (EMT) Insulated Straight Box Connector With Set Screw		Install	388.00	\$4.81	EA	1.2715
					Demo:	0.000000	\$1.70	EA	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
User Note: 3/4" set screw box connector										
Item Note:										
Total: \$2,372.98										
No Category	154	260533130690	For Elevated Installation >10' To 15', Add	MOD: 0032	Install	125.00	\$0.43	EA	1.2715	\$68.34
	Includes Labor Yes			Includes Equipment No		Includes Materials No				
	Total: \$68.34									
	No Category	155	260533130700	1/2" Electrical Metallic Tubing (EMT) Straight Box Compression Connector		Install	380.00	\$3.85	EA	1.2715
					Demo:	0.000000	\$1.41	EA	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
User Note: 1/2" connector										
Item Note:										
Total: \$1,860.20										

EZIQC Price Proposal Detail By Category Package Report

No Category	156	260533130704	1-1/2" Electrical Metallic Tubing (EMT) Straight Box Compression Connector	Install	4.00	\$10.08	EA	1.2715	\$51.27
				Demo:	0.000000	\$3.28	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: connectors								
	Item Note:								
	Total: \$51.27								
No Category	157	260533132399	3/4" Flexible Metallic Conduit	Install	275.00	\$3.33	LF	1.2715	\$1,164.38
				Demo:	0.000000	\$1.02	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: 3/4" flex conduit								
	Item Note:								
	Total: \$1,164.38								
No Category	158	260533132422	3/4" Flexible Straight Connectors, Insulated	Install	36.00	\$8.89	EA	1.2715	\$406.93
				Demo:	0.000000	\$2.82	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: 3/4 flex connectors								
	Item Note:								
	Total: \$406.93								
No Category	159	260533160005	3-1/2" Depth, 4" Square Steel Box	Install	214.00	\$26.42	EA	1.2715	\$7,188.91
				Demo:	0.000000	\$9.62	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: 4s bracket boxes								
	Item Note:								
	Total: \$7,188.91								
No Category	160	260533160009	5/8" Depth, 1 Gang, 4" Square Steel Mud Ring	Install	226.00	\$7.72	EA	1.2715	\$2,218.41
				Demo:	0.000000	\$3.20	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: mud ring								
	Item Note:								
	Total: \$2,218.41								
No Category	161	260533160034	Flat, 4" Square Steel Exposed Work Cover	Install	110.00	\$7.17	EA	1.2715	\$1,002.83
				Demo:	0.000000	\$3.20	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: 4s blank covers								
	Item Note:								
	Total: \$1,002.83								
No Category	162	260533160098	2 Device, Gang Box Flat Cover	Install	123.00	\$11.60	EA	1.2715	\$1,814.18
				Demo:	0.000000	\$3.20	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	Total: \$1,814.18								

EZIQC Price Proposal Detail By Category Package Report

No Category	163	260533160107	2-1/2" Depth, 2 Device, Stud Bracket, Steel Box	Install	98.00	\$27.08	EA	1.2715	\$3,374.36
				Demo:	0.000000	\$8.01	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
Total: \$3,374.36									
No Category	164	260533160332	Recessed Assembly With Flush Style Cover (Wiremold 8AT)	Install	18.00	\$982.52	EA	1.2715	\$22,486.94
				Demo:	0.000000	\$25.65	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: 8" Compact Cylinder Round 8CR-TL-12-L80/835/RDB-BLK-DIM-UNV-OW-CS-CM24BLK-S2438/W EQUAL TO									
Item Note: For tile, wood and laminate floors. For use in 8" diameter cored hole. Devices are recessed 3 1/4" below floor surface. Diecast aluminum cover assembly is available in the following finishes: (BK) painted black, (GY) painted gray, (NK) nickel, (BS) brass, and (BZ) bronze.									
Total: \$22,486.94									
No Category	165	260553000019	Labeling Existing Wire	Install	24.00	\$2.02	EA	1.2715	\$61.64
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: Labeling for circuit changes.									
Item Note:									
Total: \$61.64									
No Category	166	260923000254	Dual Technology, Wall Switch Mounted, Wired Occupancy Sensor (Encelium DW-100-24)	Install	25.00	\$452.11	EA	1.2715	\$14,371.45
				Demo:	0.000000	\$32.15	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: Dual Tech Wall Switch Occup. sensor Ivory color									
Item Note: Excludes GB II cable.									
Total: \$14,371.45									
No Category	167	260923000435	1,000 SF 360 Degree Coverage, Isolated Relay, Passive Infrared, Ceiling Mounted Occupancy Sensor (Watt Stopper DT-300)	Install	28.00	\$281.33	EA	1.2715	\$10,015.91
				Demo:	0.000000	\$14.46	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: DT-300 Occupancy sensor 24VDC, CENTER MOUNT 360-EH									
Item Note:									
Total: \$10,015.91									
No Category	168	260923000450	120/277 Volt AC, 20 Amperes, Dual Voltage, Occupancy Sensor Power Pack (Watt Stopper BZ-100)	Install	38.00	\$92.96	EA	1.2715	\$4,491.55
				Demo:	0.000000	\$12.86	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: Power Pack BZ-50									
Item Note:									
Total: \$4,491.55									
No Category	169	262413000063	125 To 225 Amperes, 120 / 240 Volt, MC Branch Breaker	Install	10.00	\$906.44	EA	1.2715	\$11,525.38
				Demo:	0.000000	\$39.42	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
Total: \$11,525.38									

EZIQC Price Proposal Detail By Category Package Report

No Category	170	262416000036	225 Ampere Rating, 120/240 Volt, 3 Wire, 1 Phase, >100 To 225 Ampere Main Breaker, 42 Circuit Capacity Assembled Panelboard With Thirty-Four 20 Ampere Breakers		Install	1.00	\$3,485.87	EA	1.2715	\$4,432.28
					Demo:	0.000000	\$666.74	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$4,432.28						
No Category	171	262416000036	For Door-In-Door (Hinged) Trim Front, Add	MOD: 0194	Install	1.00	\$216.84	EA	1.2715	\$275.71
	Includes Labor No Includes Equipment No Includes Materials Yes			Total: \$275.71						
No Category	172	262716000078	24" x 24" x 8" Screw Cover, Galvanized Steel NEMA 1 Enclosure		Install	2.00	\$351.19	EA	1.2715	\$893.08
					Demo:	0.000000	\$70.51	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$893.08						
			User Note: 24 x 24 Junction Box.							
			Item Note:							
No Category	173	262716000134	24" x 24" x 8" Screw Cover, Galvanized Steel NEMA 12 Enclosure		Install	2.00	\$1,690.32	EA	1.2715	\$4,298.48
					Demo:	0.000000	\$70.51	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$4,298.48						
			User Note: 24 x 24 Junction Box.							
			Item Note:							
No Category	174	262726000005	20 Amperes, 1 Gang, NEMA 5-20, Duplex Receptacle Assembly		Install	114.00	\$59.67	EA	1.2715	\$8,649.23
					Demo:	17.000000	\$24.36	EA	1.2715	\$526.55
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$9,175.78						
			User Note: duplex receptacle.							
			Item Note:							
No Category	175	262726000068	20 Amperes, Ground Fault Circuit Interrupter (GFCI), Duplex Receptacle		Install	12.00	\$36.60	EA	1.2715	\$558.44
					Demo:	0.000000	\$9.62	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$558.44						
No Category	176	262726000138	1 Gang, 20 Amperes, 120/277 Volt, SPST, Switch Assembly		Install	4.00	\$63.35	EA	1.2715	\$322.20
					Demo:	0.000000	\$24.36	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes			Total: \$322.20						
			User Note: New switch for new walls/offices							
			Item Note:							
			Total: \$322.20							

EZIQC Price Proposal Detail By Category Package Report

No Category	177	262726000152	20 Amperes, 120/277 Volt, 3-Way Switch	Install	0.00	\$29.36	EA	1.2715	\$0.00
				Demo:	0.000000	\$9.62	EA	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials No									
Total: \$0.00									
No Category	178	262726000186	1,500 Watt Dimmers With SPST Switch	Install	3.00	\$167.35	EA	1.2715	\$638.36
				Demo:	0.000000	\$23.21	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note:	LED/Fluor Dimmer 0-10V Single Pole/3-Way Wattstopper RH4FBL3PTC-EH					
			Item Note:						
Total: \$638.36									
No Category	179	262726000241	1 Gang Plastic Switch Wall Plates	Install	36.00	\$1.26	EA	1.2715	\$57.68
				Demo:	0.000000	\$0.32	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment No Includes Materials Yes									
Total: \$57.68									
No Category	180	262726000246	2 Gang Duplex Plastic Wall Plate	Install	114.00	\$2.22	EA	1.2715	\$321.79
				Demo:	33.000000	\$0.48	EA	1.2715	\$20.14
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note:	Duplex receptacle cover					
			Item Note:						
Total: \$341.93									
No Category	181	262816130003	1 Pole, 120/240 Volt, 15 To 30 Amperes, Branch Circuit Breaker, 10,000 Amperes Interrupting Capacity	Install	10.00	\$38.02	EA	1.2715	\$483.42
				Demo:	0.000000	\$11.54	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note:	20-amp single pole Square D qob breaker					
			Item Note:						
Total: \$483.42									
No Category	182	265119000079	2' x 4', 3,100 Lumens, Architectural, 120-277 Volt, Lay-In/Troffer LED Fixture (Cree® CR24™)	Install	11.00	\$499.41	EA	1.2715	\$6,985.00
				Demo:	0.000000	\$27.28	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note:	Emergency lights					
			Item Note:	CCT 30K to 50K					
Total: \$6,985.00									
No Category	183	265119000085	2' x 4', 4,700 Lumens, Architectural, Lay-In/Troffer LED Fixture (Metalux® Accord™ 2AC)	Install	81.00	\$320.49	EA	1.2715	\$33,007.75
				Demo:	0.000000	\$27.28	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note:	24CGTS-L3C3 METALUX 2X4 A1 A1D A1E					
			Item Note:						
Total: \$33,007.75									

EZIQC Price Proposal Detail By Category Package Report

No Category	184	265119000087	2' x 2', 4,301 Lumens, Architectural, Lay-In/Troffer LED Fixture (Finelite HPR LED A 2x2)	Install	72.00	\$374.69	EA	1.2715	\$34,302.12	
				Demo:	0.000000	\$23.41	EA	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
		User Note:	Light Fixture Metalux 22CGTS-L3C3 EL7W A2 A2E							
		Item Note:								
									Total: \$34,302.12	
No Category	185	265119000102	2' x 4', 3,300 Lumens, 32 Watt, LED Edge Lite Panel (Sylvania PANELF1A/032UNVD840/24G/WH)	Install	83.00	\$204.40	EA	1.2715	\$21,571.25	
				Demo:	0.000000	\$27.28	EA	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
		User Note:	Light fixture							
		Item Note:								
									Total: \$21,571.25	
No Category	186	265213160021	Single Face, Edge-Lit LED Exit Sign With Battery Back-Up (Lithonia EDG-1-R-EL-M6)	Install	24.00	\$257.06	EA	1.2715	\$7,844.44	
				Demo:	12.000000	\$23.43	EA	1.2715	\$357.49	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
		User Note:	Light Fixture Schedule Universal, Single Face, Edge Lit. HE Williams Exit/EL-SF-R-CP-AN-EM-D							
		Item Note:								
									Total: \$8,201.93	
Category 1 :02 - Demolition									\$100,023.92	
	Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total	
No Category	187	012223000060	25' Electric, Scissor Platform Lift	Install	1.30	\$1,056.35	MO	1.2715	\$1,746.09	
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00	
	Includes Labor No Includes Equipment No Includes Materials Yes									
		User Note:	Demolition work in chambers area							
		Item Note:								
									Total: \$1,746.09	
No Category	188	015423000005	Scaffolding With Bracing Accessories - Area Based On 3' Wide Sections (CCF / Month)	Install	11.00	\$59.54	CCF	1.2715	\$832.76	
				Demo:	0.000000	\$0.00	CCF	1.2715	\$0.00	
	Includes Labor No Includes Equipment No Includes Materials Yes									
		User Note:	demolition							
		Item Note:								
									Total: \$832.76	
No Category	189	015423000005	For Up To 25, Add	MOD: 0021	Install	11.00	\$23.82	CCF	1.2715	\$333.16
	Includes Labor No Includes Equipment No Includes Materials Yes									
									Total: \$333.16	

EZIQC Price Proposal Detail By Category Package Report

No Category	190	016619000005	Transfer Delivered Materials Distances Greater Than 125', Per CY Of Material Per 125'	Install	423.00	\$4.20	CY	1.2715	\$2,258.95
				Demo:	0.000000	\$0.00	CY	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No User Note: Remove demo materials from building to dumpster. Item Note: Total: \$2,258.95								
No Category	191	017413000003	Collect Existing Debris And Load Into Truck Or Dumpster	Install	120.00	\$15.81	CY	1.2715	\$2,412.29
				Demo:	0.000000	\$0.00	CY	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No User Note: Existing owner furnishings, decorations, etc to be discarded Item Note: Per CY of debris removed. Total: \$2,412.29								
No Category	192	024119130037	Demolish 12" Thick Brick Exterior Wall	Install	18.00	\$5.00	SF	1.2715	\$114.44
				Demo:	18.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No User Note: Demo masonry wall RM105 Item Note: Total: \$114.44								
No Category	193	024119130058	Saw Cut Minimum Charge	Install	1.00	\$805.88	EA	1.2715	\$1,024.68
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes User Note: Demo masonry wall RM105 Item Note: For projects where the total saw cutting charge is less than the minimum charge, use this task exclusively. This task should not be used in conjunction with any other tasks in this section. Total: \$1,024.68								
No Category	194	024119160009	Demolish Drywall Ceiling	Install	600.00	\$0.59	SF	1.2715	\$450.11
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment No Includes Materials No User Note: Demo soffit in RM121 and RM169, clouds in Council areas Item Note: Total: \$450.11								
No Category	195	024119160045	Demolish Wood Or Metal Framed Interior Partition/Wall With Drywall 1 Side	Install	120.00	\$1.95	SF	1.2715	\$297.53
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No User Note: Demo window seat (30 lf) Item Note: Total: \$297.53								

EZIQC Price Proposal Detail By Category Package Report

No Category	196	024119160046	Demolish Wood Or Metal Framed Interior Partition/Wall With Drywall 2 Sides		Install	3,580.00	\$2.27	SF	1.2715	\$10,332.97
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials No				
	User Note:			Removal of existing walls						
			Item Note:							
Total: \$10,332.97										
No Category	197	024119160046	For Heights >14' To 20', Add	MOD: 0028	Install	655.00	\$0.34	SF	1.2715	\$283.16
	Includes Labor Yes			Includes Equipment No		Includes Materials No				
	Total: \$283.16									
	No Category	198	024119160046	For Heights >20', Add	MOD: 0029	Install	2,245.00	\$0.46	SF	1.2715
Includes Labor Yes			Includes Equipment Yes		Includes Materials No					
Total: \$1,313.08										
No Category		199	061116000014	2" x 8" Wood Floor Joist		Install	0.00	\$0.00	LF	1.2715
					Demo:	190.000000	\$0.72	LF	1.2715	\$173.94
	Includes Labor No			Includes Equipment No		Includes Materials No				
	User Note:			Demo of existing platform						
			Item Note:							
Total: \$173.94										
No Category	200	061633000030	3/4" Thick Plywood Underlayment BC Grade		Install	0.00	\$0.00	SF	1.2715	\$0.00
					Demo:	250.000000	\$0.45	SF	1.2715	\$143.04
	Includes Labor No			Includes Equipment No		Includes Materials No				
	User Note:			Demo of platform						
			Item Note:							
Total: \$143.04										
No Category	201	064113000336	24" Wide, 35" High x 23-3/4" Deep, Single Drawer and Single Door, Solid Wood Face Frame, Decorative Laminate Veneer Door and Drawer Front, Base Cabinet		Install	0.00	\$464.03	EA	1.2715	\$0.00
					Demo:	77.000000	\$25.73	EA	1.2715	\$2,519.11
	Includes Labor No			Includes Equipment No		Includes Materials No				
	User Note:			Demo existing base cabinets. Total of 154 linear feet.						
			Item Note:							
Total: \$2,519.11										
No Category	202	064113000394	24" Wide, 30" High x 12" Deep, Single Door, Solid Wood Face Frame and Decorative Laminate Veneer Door, Wall Cabinet		Install	0.00	\$393.09	EA	1.2715	\$0.00
					Demo:	12.000000	\$25.73	EA	1.2715	\$392.59
	Includes Labor No			Includes Equipment No		Includes Materials No				
	User Note:			Demo of existing wall cabinets. Total of 24 linear feet.						
			Item Note:							
Total: \$392.59										

EZIQC Price Proposal Detail By Category Package Report

No Category	203	084313000034	9' High, 2" x 4-1/2" Frame, Vertical Mullions 4' On Center, Aluminum Storefront Framing Assembly	Install	550.00	\$0.00	SF	1.2715	\$0.00	
				Demo:	0.000000	\$5.23	SF	1.2715	\$0.00	
	Includes Labor No	Includes Equipment No	Includes Materials No							
			User Note:	Demo storefront assembly in Council Lobby						
			Item Note:							
Total: \$0.00										
No Category	204	084313000041	7' High With Horizontal Mullion, 2" x 4-1/2" Frame, Vertical Mullions 4' On Center, Aluminum Storefront Framing Assembly	Install	0.00	\$0.00	SF	1.2715	\$0.00	
				Demo:	280.000000	\$7.77	SF	1.2715	\$2,766.28	
	Includes Labor No	Includes Equipment No	Includes Materials No							
			User Note:	Demo storefront assemblies RM105 and RM115						
			Item Note:							
Total: \$2,766.28										
No Category	205	088123130073	1" Thick, Laminated Insulating Glass, Factory Installed Glass	Install	488.00	\$82.05	SF	1.2715	\$50,911.37	
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00	
	Includes Labor No	Includes Equipment No	Includes Materials Yes							
			User Note:	Demolition only of existing frameless glass from existing main entrance.						
			Item Note:	Insulated glass units consisting of 1/4" thick inner pane, 3/16" air gap, and outer laminated pane of 0.060" PVB film between two layers 1/4" thick glass.						
Total: \$50,911.37										
No Category	206	088123130073	For Low-E Coated Glass, Add MOD: 0060	Install	488.00	\$20.51	SF	1.2715	\$12,726.29	
	Includes Labor No	Includes Equipment No	Includes Materials Yes							
Total: \$12,726.29										
No Category	207	088123130073	For >400, Deduct MOD: 0277	Install	488.00	-\$7.38	SF	1.2715	-\$4,579.23	
	Includes Labor No	Includes Equipment No	Includes Materials Yes							
Total: -\$4,579.23										
No Category	208	095113000004	2' x 4' x 3/4" Thick, Square Edge, Fiberglass Acoustical Ceiling Panel (Armstrong Optima®)	Install	0.00	\$7.67	SF	1.2715	\$0.00	
				Demo:	6,200.000000	\$0.25	SF	1.2715	\$1,970.83	
	Includes Labor No	Includes Equipment No	Includes Materials No							
			User Note:	Demo of ceiling tile						
			Item Note:							
Total: \$1,970.83										

EZIQC Price Proposal Detail By Category Package Report

No Category	209	095323000005	2' x 4' Grid, Hot Dipped Galvanized Steel, 15/16" T Bar Ceiling Suspension System		Install	0.00	\$1.95	SF	1.2715	\$0.00
					Demo:	6,200.000000	\$0.32	SF	1.2715	\$2,522.66
Includes Labor No Includes Equipment No Includes Materials No										
Total: \$2,522.66										
No Category	210	095323000005	For Ceilings >10' High, Add	MOD: 0430	Install	6,200.00	\$0.07	SF	1.2715	\$551.83
					Includes Labor Yes Includes Equipment No Includes Materials No					
Total: \$551.83										
No Category	211	096816000053	26 Ounce, Medium Traffic, Non-Patterned, Nylon Broadloom Carpet		Install	0.00	\$0.00	SY	1.2715	\$0.00
					Demo:	28.000000	\$15.87	SY	1.2715	\$565.00
Includes Labor No Includes Equipment No Includes Materials No										
User Note: Demo of existing platform										
Item Note:										
Total: \$565.00										
No Category	212	101200000007	72" High x 20" Deep x 70" Wide, Upright Display Case		Install	0.00	\$3,850.60	EA	1.2715	\$0.00
					Demo:	2.000000	\$98.54	EA	1.2715	\$250.59
Includes Labor No Includes Equipment No Includes Materials No										
User Note: Demo of existing display case in lobby. (84"x20")										
Item Note:										
Total: \$250.59										
No Category	213	102113140038	24" x 58" x 1", Stainless Steel, Toilet Partition Door		Install	0.00	\$0.00	EA	1.2715	\$0.00
					Demo:	3.000000	\$12.86	EA	1.2715	\$49.05
Includes Labor No Includes Equipment No Includes Materials No										
User Note: Demo restroom partitions										
Item Note:										
Total: \$49.05										
No Category	214	102113140038	24" x 58" x 1", Stainless Steel, Toilet Partition Door		Install	0.00	\$0.00	EA	1.2715	\$0.00
					Demo:	1.000000	\$12.86	EA	1.2715	\$16.35
Includes Labor No Includes Equipment No Includes Materials No										
User Note: Demo restroom partitions										
Item Note:										
Total: \$16.35										
No Category	215	102113140053	58" x 58" x 1", Stainless Steel, Toilet Partition Panel		Install	0.00	\$0.00	EA	1.2715	\$0.00
					Demo:	1.000000	\$32.80	EA	1.2715	\$41.71
Includes Labor No Includes Equipment No Includes Materials No										
User Note: Demo restroom partitions										
Item Note:										
Total: \$41.71										

EZIQC Price Proposal Detail By Category Package Report

No Category	216	115213130007	84" x 84" Pull Down Projection Screen (Da-Lite B)	Install	0.00	\$0.00	EA	1.2715	\$0.00	
				Demo:	1.000000	\$144.72	EA	1.2715	\$184.01	
Includes Labor No Includes Equipment No Includes Materials No										
			User Note:	Salvage of existing projector screen in Council Chambers for client						
			Item Note:							
									Total: \$184.01	
No Category	217	123623130002	Plastic Laminate Countertop Without Backsplash	Install	0.00	\$12.63	SF	1.2715	\$0.00	
				Demo:	866.000000	\$6.43	SF	1.2715	\$7,080.20	
Includes Labor No Includes Equipment No Includes Materials No										
			User Note:	Demo of existing countertops. Total of 308 sf. Demo of existing council chambers area-all laminate counters and face.						
			Item Note:							
									Total: \$7,080.20	
No Category	218	125519000010	96" Long x 12" Wide Cell Bench, Red Oak	Install	0.00	\$499.71	EA	1.2715	\$0.00	
				Demo:	4.000000	\$66.67	EA	1.2715	\$339.08	
Includes Labor No Includes Equipment No Includes Materials No										
			User Note:	demo existing benches in old council chambers area.						
			Item Note:							
									Total: \$339.08	
Category 1 :09 - MS Drywall									\$119,919.62	
	Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total	
No Category	219	012223000060	25' Electric, Scissor Platform Lift	Install	3.50	\$1,056.35	MO	1.2715	\$4,701.02	
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00	
Includes Labor No Includes Equipment No Includes Materials Yes										
			User Note:	Drywall and ceiling work for entire project.						
			Item Note:							
									Total: \$4,701.02	
No Category	220	012223000060	25' Electric, Scissor Platform Lift	Install	2.00	\$1,056.35	MO	1.2715	\$2,686.30	
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00	
Includes Labor No Includes Equipment No Includes Materials Yes										
			User Note:	Framing.						
			Item Note:							
									Total: \$2,686.30	
No Category	221	050523001165	12-24 x 1-1/2", Hex Washer Head, Teks® 5 Self Drilling Screw	Install	50.00	\$2.66	EA	1.2715	\$169.11	
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00	
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
			User Note:	Fasteners						
			Item Note:							
									Total: \$169.11	
No Category	222	050523001165	For >10 To 50, Deduct	MOD: 0220	Install	50.00	-\$0.10	EA	1.2715	-\$6.36
Includes Labor Yes Includes Equipment No Includes Materials No										
									Total: -\$6.36	

EZIQC Price Proposal Detail By Category Package Report

No Category	223	051223000534	C2 x 1.78 - 2" Wide Channel		Install	300.00	\$7.48	LF	1.2715	\$2,853.25
					Demo:	0.000000	\$3.66	LF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
			User Note: C Channel at Cloud framing							
			Item Note:							
Total: \$2,853.25										
No Category	224	055113000002	3'-6" Wide Open Concrete Filled Metal Pan Tread Stair		Install	2.00	\$1,105.59	RSR	1.2715	\$2,811.52
					Demo:	0.000000	\$41.10	RSR	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
			User Note: Stairs at AV room							
			Item Note:							
Total: \$2,811.52										
No Category	225	055113000002	For Closed Riser, Add	MOD: 0038	Install	2.00	\$128.96	RSR	1.2715	\$327.95
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
Total: \$327.95										
No Category	226	072116000012	3-1/2" Thick, Unfaced, R-13 Fiberglass Flexible Insulation		Install	6,320.00	\$1.20	SF	1.2715	\$9,643.06
					Demo:	1,500.000000	\$0.26	SF	1.2715	\$495.89
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
			User Note: Wall insulation for new framed walls							
			Item Note:							
Total: \$10,138.95										
No Category	227	072116000014	5-1/2" Thick, Unfaced, R-21 Fiberglass Flexible Insulation		Install	1,916.00	\$1.78	SF	1.2715	\$4,336.43
					Demo:	2,080.000000	\$0.26	SF	1.2715	\$687.63
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
			User Note: Wall insulation for new framed walls							
			Item Note:							
Total: \$5,024.06										
No Category	228	090190520014	Hand Wash, Minor Repair And Light Sanding Drywall Surfaces, Surface Preparation		Install	1,500.00	\$0.53	SF	1.2715	\$1,010.84
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials No				
			User Note: Prep and patch walls affected by demo.							
			Item Note:							
Total: \$1,010.84										
No Category	229	092213130009	7/8", 25 Gauge, 16" On Center, Installed On Ceilings, Hat Furring Channel		Install	540.00	\$4.28	SF	1.2715	\$2,938.69
					Demo:	0.000000	\$1.25	SF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
			User Note: Furring Strips at Cloud framing							
			Item Note:							
Total: \$2,938.69										

EZIQC Price Proposal Detail By Category Package Report

No Category	230	092216130010	3-5/8" Width, 16" On Center, 20 Gauge, Non-Load Bearing, Non-Structural, Galvanized Steel Stud Framing With Tracks And Runners		Install	6,320.00	\$3.38	SF	1.2715	\$27,161.27
						Demo: 3,210.000000	\$0.47	SF	1.2715	\$1,918.31
						0				
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
Total: \$29,079.58										
No Category	231	092216130010	For Powder-Actuated Fasteners Every 2', Add	MOD: 0001	Install	6,320.00	\$0.04	SF	1.2715	\$321.44
Includes Labor Yes Includes Equipment No Includes Materials Yes										
Total: \$321.44										
No Category	232	092216130010	For Walls >10' High, Add	MOD: 0002	Install	3,220.00	\$0.68	SF	1.2715	\$2,784.08
Includes Labor Yes Includes Equipment No Includes Materials Yes										
Total: \$2,784.08										
No Category	233	092216130010	For >1,000, Deduct	MOD: 0012	Install	6,320.00	-\$0.39	SF	1.2715	-\$3,133.99
Includes Labor Yes Includes Equipment No Includes Materials Yes										
Total: -\$3,133.99										
No Category	234	092216130012	6" Width, 16" On Center, 20 Gauge, Non-Load Bearing, Non-Structural, Galvanized Steel Stud Framing With Tracks And Runners		Install	1,916.00	\$5.55	SF	1.2715	\$13,520.88
						Demo: 1,834.000000	\$0.52	SF	1.2715	\$1,212.60
						0				
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
Total: \$14,733.48										
No Category	235	092216130012	For Walls >10' High, Add	MOD: 0002	Install	1,916.00	\$1.11	SF	1.2715	\$2,704.18
Includes Labor Yes Includes Equipment No Includes Materials Yes										
Total: \$2,704.18										
No Category	236	092216130012	For >1,000, Deduct	MOD: 0012	Install	1,916.00	-\$0.71	SF	1.2715	-\$1,729.70
Includes Labor Yes Includes Equipment No Includes Materials Yes										
Total: -\$1,729.70										

EZIQC Price Proposal Detail By Category Package Report

No Category	237	092910000009	5/8" Type X Fire Rated Gypsum Board			Install	16,472.00	\$1.28	SF	1.2715	\$26,808.51
						Demo:	0.000000	\$0.38	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
	User Note: 5/8" Drywall.										
	Item Note:										
	Total: \$26,808.51										
No Category	238	092910000009	For >1,536, Deduct	MOD: 0055		Install	16,472.00	-\$0.11	SF	1.2715	-\$2,303.86
	Includes Labor Yes Includes Equipment No Includes Materials Yes										
	Total: -\$2,303.86										
	No Category	239	092910000038	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board			Install	16,472.00	\$0.58	SF	1.2715
						Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes											
User Note: Drywall finishing											
Item Note:											
Total: \$12,147.61											
No Category	240	092910000038	For >5,400, Deduct	MOD: 0044		Install	12,640.00	-\$0.06	SF	1.2715	-\$964.31
	Includes Labor Yes Includes Equipment No Includes Materials Yes										
	Total: -\$964.31										
	No Category	241	092910000044	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board			Install	460.00	\$1.16	LF	1.2715
						Demo:	0.000000	\$0.00	LF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes											
User Note: Inside corners											
Item Note:											
Total: \$678.47											
No Category	242	092910000050	Casing, Galvanized Steel J-Bead For Gypsum Board			Install	1,100.00	\$2.77	LF	1.2715	\$3,874.26
						Demo:	0.000000	\$0.65	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
	User Note: Mud on ceiling bead.										
	Item Note:										
	Total: \$3,874.26										
No Category	243	092910000050	For >500, Deduct	MOD: 0014		Install	1,100.00	-\$0.14	LF	1.2715	-\$195.81
	Includes Labor Yes Includes Equipment No Includes Materials Yes										
	Total: -\$195.81										

EZIQC Price Proposal Detail By Category Package Report

No Category	244	092910000051	Corner Bead, Galvanized Steel For Gypsum Board		Install	460.00	\$2.53	LF	1.2715	\$1,479.77
					Demo:	0.000000	\$0.65	LF	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
Total: \$1,479.77										
No Category	245	102613000006	1-1/2" Wing, 90 Degree Angle, Surface Mounted, Rigid Vinyl Corner Guard (Pawling CG-12)		Install	160.00	\$5.94	LF	1.2715	\$1,208.43
					Demo:	0.000000	\$1.93	LF	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
			User Note: 1.5"x1.5"x4' 90-degree angle Heavy Duty Clear Lexan Screw on Corner Guards to match existing.							
			Item Note:							
Total: \$1,208.43										
No Category	246	102613000006	For >100 To 200, Deduct	MOD: 0162	Install	160.00	-\$1.12	LF	1.2715	-\$227.85
Includes Labor Yes			Includes Equipment Yes		Includes Materials No					
Total: -\$227.85										
Category 1 :09 - Painting										\$134,718.16
	Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	247	012223000060	25' Electric, Scissor Platform Lift		Install	1.00	\$1,056.35	MO	1.2715	\$1,343.15
					Demo:	0.000000	\$0.00	MO	1.2715	\$0.00
Includes Labor No			Includes Equipment No		Includes Materials Yes					
			User Note: Lift for Painting							
			Item Note:							
Total: \$1,343.15										
No Category	248	015616000002	6 Mil, Plastic Sheeting, Applied To Floors		Install	22,000.00	\$0.27	SF	1.2715	\$7,552.71
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor Yes			Includes Equipment No		Includes Materials Yes					
			User Note: Floor, walls, & misc. for protection during painting							
			Item Note: Includes removal after use.							
Total: \$7,552.71										
No Category	249	099113000091	1 Coat Primer, Brush Work, Paint Exterior Stucco Wall Surfaces		Install	512.00	\$1.32	SF	1.2715	\$859.33
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
			User Note: Prime and paint stucco on entryway arch							
			Item Note:							
Total: \$859.33										
No Category	250	099113000093	2 Coats Paint, Brush Work, Paint Exterior Stucco Wall Surfaces		Install	512.00	\$2.72	SF	1.2715	\$1,770.74
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
			User Note: Prime and paint stucco on entryway arch							
			Item Note:							
Total: \$1,770.74										

EZIQC Price Proposal Detail By Category Package Report

No Category	251	099113000372	1 Coat Alkyd Primer, Brush/Roller Work, 2 Rails, Paint Pipe Rail And Pickets		Install	17.00	\$2.83	LF	1.2715	\$61.17
					Demo:	0.000000	\$0.00	LF	1.2715	\$0.00
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
					User Note: Prime and paint handrail in Council Chambers					
					Item Note:					
										Total: \$61.17
No Category	252	099113000374	2 Coats Alkyd Enamel Paint, Brush/Roller Work, 2 Rails, Paint Pipe Rail And Pickets		Install	17.00	\$5.13	LF	1.2715	\$110.89
					Demo:	0.000000	\$0.00	LF	1.2715	\$0.00
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
					User Note: Prime and paint handrail in Council Chambers					
					Item Note:					
										Total: \$110.89
No Category	253	099123000065	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls		Install	0.00	\$0.68	SF	1.2715	\$0.00
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
					Includes Labor No Includes Equipment No Includes Materials No					
										Total: \$0.00
No Category	254	099123000065	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls		Install	45,405.00	\$0.68	SF	1.2715	\$39,258.07
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
					User Note: The following rooms will be prepped and painted with PNT-1 Silverpointe: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 111, 112, 113, 115, 116, 117, 119, 120, 122, 123, 124, 125, 126, 128, 144, 145, 146, 147, 148, 149, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 173, 179, 180, 189, 190, and 191. Walls in the Lactation Tele Doc 121 will be prepped and painted PNT-2 Studio Clay.					
					Item Note:					
										Total: \$39,258.07
No Category	255	099123000065	For >20,000, Deduct	MOD: 0285	Install	45,405.00	-\$0.14	SF	1.2715	-\$8,082.54
					Includes Labor Yes Includes Equipment No Includes Materials Yes					
										Total: -\$8,082.54
No Category	256	099123000067	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls		Install	45,405.00	\$1.36	SF	1.2715	\$78,516.14
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
					User Note: The following rooms will be prepped and painted with PNT-1 Silverpointe: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 111, 112, 113, 115, 116, 117, 119, 120, 122, 123, 124, 125, 126, 128, 144, 145, 146, 147, 148, 149, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 173, 179, 180, 189, 190, and 191. Walls in the Lactation Tele Doc 121 will be prepped and painted PNT-2 Studio Clay.					
					Item Note:					
										Total: \$78,516.14
No Category	257	099123000067	For >20,000, Deduct	MOD: 0285	Install	0.00	-\$0.27	SF	1.2715	\$0.00
					Includes Labor No Includes Equipment No Includes Materials No					
										Total: \$0.00

EZIQC Price Proposal Detail By Category Package Report

No Category	258	099123000158	1 Coat Primer, Brush/Roller Work, Paint Interior Drywall/Plaster Ceiling		Install	1,820.00	\$0.80	SF	1.2715	\$1,851.30
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Prime and paint ceiling in A/V 145, soffit in Council Lobby 169, and all ceiling clouds in Council Chambers 168 with PNT-6 Extra White							
			Item Note:							
										Total: \$1,851.30
No Category	259	099123000158	For Work >15' To 20' Above Floor, Add	MOD: 0275	Install	1,820.00	\$0.09	SF	1.2715	\$208.27
	Includes Labor Yes Includes Equipment No Includes Materials No									
										Total: \$208.27
No Category	260	099123000160	2 Coats Paint, Brush/Roller Work, Paint Interior Drywall/Plaster Ceiling		Install	1,820.00	\$1.44	SF	1.2715	\$3,332.35
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Prime and paint ceiling in A/V 145, soffit in Council Lobby 169, and all ceiling clouds in Council Chambers 168 with PNT-6 Extra White							
			Item Note:							
										Total: \$3,332.35
No Category	261	099123000160	For Work >15' To 20' Above Floor, Add	MOD: 0275	Install	1,820.00	\$0.17	SF	1.2715	\$393.40
	Includes Labor Yes Includes Equipment No Includes Materials No									
										Total: \$393.40
No Category	262	099123000161	1 Coat Primer, Sprayed, Paint Interior Drywall/Plaster Ceiling		Install	2,783.00	\$0.67	SF	1.2715	\$2,370.85
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Council Chambers Room 168 will receive Dryfall on entire ceiling including behind the ceiling clouds.							
			Item Note:							
										Total: \$2,370.85
No Category	263	099123000161	For Work >15' To 20' Above Floor, Add	MOD: 0275	Install	2,783.00	\$0.07	SF	1.2715	\$247.70
	Includes Labor Yes Includes Equipment Yes Includes Materials No									
										Total: \$247.70

EZIQC Price Proposal Detail By Category Package Report

No Category	264	099123000163	2 Coats Paint, Sprayed, Paint Interior Drywall/Plaster Ceiling		Install	2,783.00	\$1.06	SF	1.2715	\$3,750.90
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
User Note: Council Chambers Room 168 will receive Dryfall on entire ceiling including behind the ceiling clouds.										
Item Note:										
										Total: \$3,750.90
No Category	265	099123000163	For Work >15' To 20' Above Floor, Add	MOD: 0275	Install	2,783.00	\$0.11	SF	1.2715	\$389.24
					Demo:					
Includes Labor Yes Includes Equipment Yes Includes Materials No										
										Total: \$389.24
No Category	266	099123000250	1 Coat Primer, Brush/Roller Work, Paint Interior Metal Door Frame And Trim		Install	182.00	\$1.08	LF	1.2715	\$249.93
					Demo:	0.000000	\$0.00	LF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
User Note: The following frames will be painted PNT-4 Porpoise: 103, 104, 107, 108, 111, 112, 120, 121, 128A, 147, 168C, 169, 176, and 192A.										
Item Note:										
										Total: \$249.93
No Category	267	099123000252	2 Coats Paint, Brush/Roller Work, Paint Interior Metal Door Frame And Trim		Install	182.00	\$2.31	LF	1.2715	\$534.56
					Demo:	0.000000	\$0.00	LF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
User Note: The following frames will be painted PNT-4 Porpoise: 103, 104, 107, 108, 111, 112, 120, 121, 128A, 147, 168C, 169, 176, and 192A.										
Item Note:										
										Total: \$534.56
No Category	268	099123000356	1 Coat Alkyd Anticorrosive Metal Primer, Brush/Roller Work, Paint Interior Miscellaneous Metal Surfaces		Install	0.00	\$0.80	SF	1.2715	\$0.00
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials No										
										Total: \$0.00
No Category	269	099123000358	2 Coats Alkyd Enamel Paint, Brush/Roller Work, Paint Interior Miscellaneous Metal Surfaces		Install	0.00	\$1.67	SF	1.2715	\$0.00
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials No										
										Total: \$0.00
No Category	270	099123000395	Metal Primer Ductwork With Glove/Mitt		Install	0.00	\$71.27	CSF	1.2715	\$0.00
					Demo:	0.000000	\$0.00	CSF	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials No										
User Note: Primer coat for exposed ductwork.										
Item Note:										
										Total: \$0.00

EZIQC Price Proposal Detail By Category Package Report

No Category	271	099123000396	Enamel Paint, Oil Base Paint Ductwork With Glove/Mitt		Install	0.00	\$53.27	CSF	1.2715	\$0.00
					Demo:	0.000000	\$0.00	CSF	1.2715	\$0.00
Includes Labor No				Includes Equipment No	Includes Materials No					
				User Note:	Paint exposed ductwork.					
				Item Note:						
Total: \$0.00										
Category 1 :09 - Ceilings										\$63,255.73
	Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	272	012223000060	25' Electric, Scissor Platform Lift		Install	2.00	\$1,056.35	MO	1.2715	\$2,686.30
					Demo:	0.000000	\$0.00	MO	1.2715	\$0.00
Includes Labor No				Includes Equipment No	Includes Materials Yes					
				User Note:	2 Lifts for ceiling install					
				Item Note:						
Total: \$2,686.30										
No Category	273	072116000015	6-1/4" Thick, Unfaced, R-19 Fiberglass Flexible Insulation		Install	6,820.00	\$1.85	SF	1.2715	\$16,042.52
					Demo:	0.000000	\$0.26	SF	1.2715	\$0.00
Includes Labor Yes				Includes Equipment Yes	Includes Materials Yes					
				User Note:	Sound proofing insulation for above ceiling tile					
				Item Note:						
Total: \$16,042.52										
No Category	274	095113000032	2' x 2' x 3/4" Thick, Square Edge, Mineral Fiber Acoustical Ceiling Panel (Armstrong Fine Fissured)		Install	6,820.00	\$2.72	SF	1.2715	\$23,586.83
					Demo:	0.000000	\$0.25	SF	1.2715	\$0.00
Includes Labor Yes				Includes Equipment Yes	Includes Materials Yes					
				User Note:	Armstrong 1910 Tegular Tiles					
				Item Note:						
Total: \$23,586.83										
No Category	275	095113000032	For >5,000, Deduct	MOD: 0098	Install	6,820.00	-\$0.22	SF	1.2715	-\$1,907.76
Includes Labor Yes				Includes Equipment No	Includes Materials Yes					
Total: -\$1,907.76										
No Category	276	095113000032	For Individual Room Quantities <495, Add	MOD: 0099	Install	3,480.00	\$0.44	SF	1.2715	\$1,946.92
Includes Labor Yes				Includes Equipment No	Includes Materials Yes					
Total: \$1,946.92										
No Category	277	095113000032	For Ceilings >10' High, Add	MOD: 0430	Install	3,480.00	\$0.06	SF	1.2715	\$265.49
Includes Labor Yes				Includes Equipment No	Includes Materials No					
Total: \$265.49										

EZIQC Price Proposal Detail By Category Package Report

No Category	278	095323000004	2' x 2' Grid, Hot Dipped Galvanized Steel, 15/16" T Bar Ceiling Suspension System		Install	6,820.00	\$2.37	SF	1.2715	\$20,551.76
					Demo:	0.000000	\$0.32	SF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
User Note: Armstrong 15/16" T-Bar System										
Item Note:										
										Total: \$20,551.76

No Category	279	095323000004	For Individual Room Quantities <495, Add	MOD: 0118	Install	3,480.00	\$0.23	SF	1.2715	\$1,017.71
Includes Labor Yes Includes Equipment No Includes Materials Yes										
										Total: \$1,017.71

No Category	280	095323000004	For >5,000, Deduct	MOD: 0125	Install	6,820.00	-\$0.13	SF	1.2715	-\$1,127.31
Includes Labor Yes Includes Equipment No Includes Materials Yes										
										Total: -\$1,127.31

No Category	281	095323000004	For Ceilings >10' High, Add	MOD: 0430	Install	1,900.00	\$0.08	SF	1.2715	\$193.27
Includes Labor Yes Includes Equipment No Includes Materials No										
										Total: \$193.27

Category 1 :03 - Concrete										\$12,891.95
	Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	282	012223000389	1,500 FT-Lb. Hydraulic Hammer Attachment For Hydraulic Excavators		Install	2.00	\$694.37	DAY	1.2715	\$1,765.78
					Demo:	0.000000	\$0.00	DAY	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials Yes										
User Note: Demo for concrete footings for outside entryway										
Item Note:										
										Total: \$1,765.78

No Category	283	012223000420	11,000 Lb. Capacity, Mini-Excavator With Full-Time Operator		Install	2.75	\$939.23	DAY	1.2715	\$3,284.14
					Demo:	0.000000	\$0.00	DAY	1.2715	\$0.00
Includes Labor Yes Includes Equipment No Includes Materials Yes										
User Note: Excavation and breaking of concrete for footings.										
Item Note:										
										Total: \$3,284.14

No Category	284	014523000061	Concrete Mix Design Review		Install	1.00	\$433.77	EA	1.2715	\$551.54
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials Yes										
User Note: concrete mix design review										
Item Note:										
										Total: \$551.54

EZIQC Price Proposal Detail By Category Package Report

No Category	285	017419000018	Rampless Concrete Washout Bin							
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00	
	Includes Labor No Includes Equipment No Includes Materials Yes									
			User Note: Washout pit for concrete washout							
			Item Note: Includes delivery.							
Total: \$633.94										
No Category	286	017419000018	Rampless Concrete Washout Bin	Install	1.00	\$498.58	MO	1.2715	\$633.94	
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00	
	Includes Labor No Includes Equipment No Includes Materials Yes									
			User Note: Washout Pit Phase 2 Concrete							
			Item Note: Includes delivery.							
Total: \$633.94										
No Category	287	017419000018	Rampless Concrete Washout Bin	Install	1.00	\$498.58	MO	1.2715	\$633.94	
				Demo:	0.000000	\$0.00	MO	1.2715	\$0.00	
	Includes Labor No Includes Equipment No Includes Materials Yes									
			User Note: Washout Pit Phase 1 Concrete							
			Item Note: Includes delivery.							
Total: \$633.94										
No Category	288	024119130058	Saw Cut Minimum Charge	Install	1.00	\$805.88	EA	1.2715	\$1,024.68	
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Sidewalk for footings							
			Item Note: For projects where the total saw cutting charge is less than the minimum charge, use this task exclusively. This task should not be used in conjunction with any other tasks in this section.							
Total: \$1,024.68										
No Category	289	031113000018	>36" To 48" Square Column Wood Formwork	Install	16.00	\$151.86	LF	1.2715	\$3,089.44	
				Demo:	0.000000	\$0.00	LF	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Forms for Concrete at Archway							
			Item Note:							
Total: \$3,089.44										
No Category	290	032111000091	#6, Grade 60, Footings, Steel Reinforcement Bar	Install	32.00	\$2.64	LF	1.2715	\$107.42	
				Demo:	32.000000	\$0.00	LF	1.2715	\$0.00	
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: footings for entryway.							
			Item Note:							
Total: \$107.42										
No Category	291	032111000091	For Up To 100, Add	MOD: 0173	Install	32.00	\$2.09	LF	1.2715	\$85.04
	Includes Labor Yes Includes Equipment No Includes Materials Yes									
	Total: \$85.04									

EZIQC Price Proposal Detail By Category Package Report

No Category	292	033113000005	6" 3,000 PSI Slab On Grade Concrete Slab Assembly		Install	24.00	\$7.93	SF	1.2715	\$241.99
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
	User Note: Exterior footing area for columns.									
	Item Note:									
	Total: \$241.99									
No Category	293	033113000005	For 4,000 PSI Concrete, Add	MOD: 0154	Install	24.00	\$0.33	SF	1.2715	\$10.07
	Includes Labor No Includes Equipment No Includes Materials Yes									
	Total: \$10.07									
	No Category	294	033113000005	For Up To 500, Add	MOD: 0159	Install	24.00	\$2.64	SF	1.2715
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
Total: \$80.56										
No Category		295	033113000087	Delivery Fee For Small Concrete Purchases (Short Load) Per CY For Each CY Less Than 9 CY		Install	9.00	\$27.00	CY	1.2715
					Demo:	0.000000	\$0.00	CY	1.2715	\$0.00
	Includes Labor No Includes Equipment No Includes Materials Yes									
	User Note: Footings for entryway.									
	Item Note: The task quantity is 9 minus the number of CY's delivered. For example, the delivery fee for 2CY's is: (9-2) = 7.									
	Total: \$308.97									
No Category	296	036213000003	2" Deep, Fluid Type, Non-Metallic Non-Shrink Grout For Bases		Install	12.00	\$28.87	SF	1.2715	\$440.50
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
	User Note: Grout for Columns									
	Item Note:									
	Total: \$440.50									
Category 1 :22 - Plumbing										
\$45,311.53										
	Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	297	016619000005	Transfer Delivered Materials Distances Greater Than 125', Per CY Of Material Per 125'		Install	8.00	\$4.20	CY	1.2715	\$42.72
					Demo:	0.000000	\$0.00	CY	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No									
	User Note: Debris from under slab plumbing									
	Item Note:									
	Total: \$42.72									
No Category	298	017413000003	Collect Existing Debris And Load Into Truck Or Dumpster		Install	8.00	\$15.81	CY	1.2715	\$160.82
					Demo:	0.000000	\$0.00	CY	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No									
	User Note: Debris from underslab plumbing									
	Item Note: Per CY of debris removed.									
	Total: \$160.82									

EZIQC Price Proposal Detail By Category Package Report

No Category	299	024119130058	Saw Cut Minimum Charge	Install	1.00	\$805.88	EA	1.2715	\$1,024.68
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: saw cutting for under slab plumbing.						
			Item Note: For projects where the total saw cutting charge is less than the minimum charge, use this task exclusively. This task should not be used in conjunction with any other tasks in this section.						
									Total: \$1,024.68
No Category	300	033113000081	150' Haul, Non-Motorized, Concrete Buggy	Install	3.00	\$20.17	CY	1.2715	\$76.94
				Demo:	0.000000	\$0.00	CY	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No								
			User Note: Concrete material for under slab plumbing						
			Item Note:						
									Total: \$76.94
No Category	301	220716000002	Neoprene Insulation Kit For Under Lavatories	Install	4.00	\$355.02	EA	1.2715	\$1,805.63
				Demo:	4.000000	\$14.61	EA	1.2715	\$74.31
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: (4) Lavatory insulation kits						
			Item Note:						
									Total: \$1,879.94
No Category	302	220719001254	3/8" I.D. (1/2" Outside Diameter Pipe), 3/8" Wall Flexible Elastomeric Unicellular Insulation	Install	0.00	\$5.55	LF	1.2715	\$0.00
				Demo:	0.000000	\$1.94	LF	1.2715	\$0.00
	Includes Labor No Includes Equipment No Includes Materials No								
									Total: \$0.00
No Category	303	220719001255	1/2" I.D. (5/8" Outside Diameter Pipe), 3/8" Wall Flexible Elastomeric Unicellular Insulation	Install	245.00	\$5.95	LF	1.2715	\$1,853.53
				Demo:	0.000000	\$2.01	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
			User Note: Pipe insulation						
			Item Note:						
									Total: \$1,853.53
No Category	304	220719001256	3/4" I.D. (7/8" Outside Diameter Pipe), 3/8" Wall Flexible Elastomeric Unicellular Insulation	Install	138.00	\$6.29	LF	1.2715	\$1,103.69
				Demo:	0.000000	\$2.09	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
									Total: \$1,103.69
No Category	305	220719001257	1" I.D. (1-1/8" Outside Diameter Pipe), 3/8" Wall Flexible Elastomeric Unicellular Insulation	Install	140.00	\$6.65	LF	1.2715	\$1,183.77
				Demo:	0.000000	\$2.12	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
									Total: \$1,183.77

EZIQC Price Proposal Detail By Category Package Report

No Category	306	220719001277	1/2" I.D. (5/8" Outside Diameter Pipe), 3/4" Wall Flexible Elastomeric Unicellular Insulation	Install	160.00	\$8.99	LF	1.2715	\$1,828.93
				Demo:	0.000000	\$2.39	LF	1.2715	\$0.00
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
Total: \$1,828.93									
No Category	307	220719001278	3/4" I.D. (7/8" Outside Diameter Pipe), 3/4" Wall Flexible Elastomeric Unicellular Insulation	Install	80.00	\$9.88	LF	1.2715	\$1,004.99
				Demo:	0.000000	\$2.42	LF	1.2715	\$0.00
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
Total: \$1,004.99									
No Category	308	221116000868	1/2" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings Assembly	Install	160.00	\$20.01	LF	1.2715	\$4,070.83
				Demo:	80.000000	\$2.55	LF	1.2715	\$259.39
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
Total: \$4,330.22									
No Category	309	221116000869	3/4" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings Assembly	Install	80.00	\$23.16	LF	1.2715	\$2,355.84
				Demo:	40.000000	\$3.29	LF	1.2715	\$167.33
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
Total: \$2,523.17									
No Category	310	221119000220	Plastic Ice Maker Outlet Box, 1/2" Quarter Turn Ball Valve With Water Hammer Arrestor, Wall Mount	Install	2.00	\$132.51	EA	1.2715	\$336.97
				Demo:	2.000000	\$18.24	EA	1.2715	\$46.38
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
User Note: Valves for Breakroom ice makers									
Item Note:									
Total: \$383.35									
No Category	311	221316000011	1-1/2" Aboveground No Hub Cast Iron Soil Pipe Assembly	Install	110.00	\$32.42	LF	1.2715	\$4,534.42
				Demo:	10.000000	\$5.04	LF	1.2715	\$64.08
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
Total: \$4,598.50									
No Category	312	221316000508	2" Underground Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe Assembly	Install	100.00	\$13.30	LF	1.2715	\$1,691.10
				Demo:	40.000000	\$0.00	LF	1.2715	\$0.00
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
Total: \$1,691.10									

EZIQC Price Proposal Detail By Category Package Report

No Category	313	224126000003	1/2 HP Insulated Garbage Disposal	Install	1.00	\$260.70	EA	1.2715	\$331.48
				Demo:	1.000000	\$40.34	EA	1.2715	\$51.29
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: (1) garbage disposal Breakroom								
	Item Note:								
	Total: \$382.77								
No Category	314	224213130013	2 Piece Tank Type, Pressure Assisted, Siphon Jet, Wall Mounted, Wall Outlet, Handicap Accessible, Elongated Vitreous China Water Closet (American Standard Glenwall™)	Install	3.00	\$1,013.75	EA	1.2715	\$3,866.95
				Demo:	5.000000	\$107.54	EA	1.2715	\$683.69
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: Install (2) toilets in RM 103 & RM104; Demo (3) toilets								
	Item Note:								
	Total: \$4,550.64								
No Category	315	224213130063	Removal And Reinstallation Of Wall Hung Water Closet With Flush Valve	Install	2.00	\$384.29	EA	1.2715	\$977.25
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: Remove and reinstall (2) toilets in RM179 & RM180								
	Item Note:								
	Total: \$977.25								
No Category	316	224213160003	Wall Hung Washout, Vitreous China Urinal (American Standard Maybrook™)	Install	0.00	\$0.00	EA	1.2715	\$0.00
				Demo:	1.000000	\$89.90	EA	1.2715	\$114.31
	Includes Labor No Includes Equipment No Includes Materials No								
	User Note: Demo (1) urinal in RM103/104								
	Item Note:								
	Total: \$114.31								
No Category	317	224216130011	20" x 18" Vitreous China Wall Hung Lavatory (American Standard Lucerne™)	Install	2.00	\$400.31	EA	1.2715	\$1,017.99
				Demo:	2.000000	\$56.29	EA	1.2715	\$143.15
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: (2) ADA wall mounted restroom sinks								
	Item Note:								
	Total: \$1,161.14								
No Category	318	224216130019	15" x 12" Vitreous China Undermount Lavatory (American Standard Ovalyn™)	Install	0.00	\$0.00	EA	1.2715	\$0.00
				Demo:	2.000000	\$68.05	EA	1.2715	\$173.05
	Includes Labor No Includes Equipment No Includes Materials No								
	User Note: Demo (2) lavatory sinks								
	Item Note:								
	Total: \$173.05								

EZIQC Price Proposal Detail By Category Package Report

No Category	319	224216130088	Removal And Reinstallation Of Wall Hung Lavatory With Faucet	Install	2.00	\$247.10	EA	1.2715	\$628.38
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No									
User Note: Remove & reinstall restroom sinks in RM179/180									
Item Note:									
									Total: \$628.38
No Category	320	224216160015	31" x 22" x 11-1/2" Stainless Steel Kitchen Sink, Single Bowl, 18 Gauge (Elkay DLR312210)	Install	2.00	\$1,681.42	EA	1.2715	\$4,275.85
				Demo:	2.000000	\$89.90	EA	1.2715	\$228.62
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: (1) kitchen sink RM125, (1) kitchen sink RM147, demo (2) sinks									
Item Note:									
									Total: \$4,504.47
No Category	321	224239000018	Chrome Single Handle Kitchen Faucet With Integrated Spray (Elkay LKGT1041CR)	Install	2.00	\$735.31	EA	1.2715	\$1,869.89
				Demo:	2.000000	\$42.01	EA	1.2715	\$106.83
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: (1) kitchen sink RM125, (1) kitchen sink RM147, demo (2) sinks									
Item Note:									
									Total: \$1,976.72
No Category	322	224239000140	Electronic Lavatory Faucet (Chicago Faucet 116.112.AB.1)	Install	2.00	\$989.59	EA	1.2715	\$2,516.53
				Demo:	0.000000	\$70.07	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: (2) Electronic faucets RM103 & RM104, Sloan EBF-85 sensor hardwired faucet									
Item Note:									
									Total: \$2,516.53
No Category	323	224713000017	Bi-Level, Stainless Steel Wall-Mounted Indoor Bottle Filling Station With Drinking Fountains (Elkay LZSTL8WSSP)	Install	1.00	\$2,814.86	EA	1.2715	\$3,579.09
				Demo:	1.000000	\$189.04	EA	1.2715	\$240.36
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: (1) ADA water fountain RM101									
Item Note:									
									Total: \$3,819.45
No Category	324	312316130007	Excavation For Trenching By Hand In Soil	Install	8.00	\$80.66	CY	1.2715	\$820.47
				Demo:	0.000000	\$0.00	CY	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No									
User Note: Trench for new under slab plumbing for new break area.									
Item Note: Includes stockpiling excess materials and trimming sides and bottom of trench.									
									Total: \$820.47
Category 1 :09 - Flooring									\$258,904.30
Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total

EZIQC Price Proposal Detail By Category Package Report

No Category	325	035416000002	1/8" Thick Self Leveling Cementitious Underlayment For Floors		Install	9,800.00	\$1.56	SF	1.2715	\$19,438.69
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
					User Note: Floor patching and leveling as required.					
					Item Note: Including Surface Preparation					
Total: \$19,438.69										
No Category	326	090190520006	Hand Scrape, Concrete And Masonry Surfaces, Surface Preparation		Install	12,800.00	\$0.55	SF	1.2715	\$8,951.36
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
					Includes Labor Yes Includes Equipment No Includes Materials No					
Total: \$8,951.36										
No Category	327	090190520006	For >10,000 To 15,000, Deduct	MOD: 0329	Install	12,800.00	-\$0.06	SF	1.2715	-\$976.51
					Includes Labor Yes Includes Equipment No Includes Materials No					
Total: -\$976.51										
No Category	328	093013000004	8" x 8" And Larger Unmounted Ceramic Floor Tile		Install	0.00	\$10.92	SF	1.2715	\$0.00
					Demo:	3,036.000000 0	\$1.35	SF	1.2715	\$5,211.37
					Includes Labor No Includes Equipment No Includes Materials No					
					User Note: Demo Only - Existing Tile Approximately 3,036 sq. ft.					
					Item Note: Includes glazed porcelain, unglazed porcelain and glazed ceramic tiles.					
Total: \$5,211.37										
No Category	329	093013000004	8" x 8" And Larger Unmounted Ceramic Floor Tile		Install	1,677.00	\$10.92	SF	1.2715	\$23,284.78
					Demo:	0.000000	\$1.35	SF	1.2715	\$0.00
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
					User Note: PT - 1 Approximately 1,677 sq. ft.					
					Item Note: Includes glazed porcelain, unglazed porcelain and glazed ceramic tiles.					
Total: \$23,284.78										
No Category	330	093013000004	For >1,000, Deduct	MOD: 0067	Install	1,677.00	-\$0.54	SF	1.2715	-\$1,151.44
					Includes Labor Yes Includes Equipment No Includes Materials No					
Total: -\$1,151.44										

EZIQC Price Proposal Detail By Category Package Report

No Category	331	093013000007	8" x 8" And Larger Unmounted Ceramic Wall Tile		Install	223.00	\$12.14	SF	1.2715	\$3,442.23
					Demo:	0.000000	\$1.65	SF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: CT1 - 181 sq ft CT2 - 42 sq ft							
			Item Note: Includes glazed porcelain, unglazed porcelain and glazed ceramic tiles.							
Total: \$3,442.23										
No Category	332	093013000007	For >50 To 250, Add	MOD: 0071	Install	223.00	\$1.32	SF	1.2715	\$374.28
	Includes Labor Yes Includes Equipment Yes Includes Materials No									
Total: \$374.28										
No Category	333	093013000010	4-1/4" To 4-1/2" High, Ceramic Cove Base Or Trim		Install	0.00	\$8.90	LF	1.2715	\$0.00
					Demo:	224.000000	\$1.88	LF	1.2715	\$535.45
	Includes Labor No Includes Equipment No Includes Materials No									
			User Note: Demo Only - Existing tile base Approximately 224 ln. ft.							
			Item Note: Includes glazed porcelain, unglazed porcelain and glazed ceramic tiles.							
Total: \$535.45										
No Category	334	096513130004	4" High, 1/8" Thick, Type TV Thermoplastic Vinyl Wall Base, All Colors		Install	4,520.00	\$4.12	LF	1.2715	\$23,678.38
					Demo:	0.000000	\$0.80	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: RB1 - 4,080 Ln. Ft. RB2 - 120 Ln. Ft. MRB1 - 320 Ln. Ft.							
			Item Note:							
Total: \$23,678.38										
No Category	335	096513130004	For >960, Deduct	MOD: 0457	Install	4,520.00	-\$0.50	LF	1.2715	-\$2,873.59
	Includes Labor Yes Includes Equipment No Includes Materials Yes									
Total: -\$2,873.59										
No Category	336	096513360002	Vinyl Transition Strip, Brown Or Black		Install	235.00	\$2.04	LF	1.2715	\$609.56
					Demo:	0.000000	\$0.58	LF	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Transition strips.							
			Item Note:							
Total: \$609.56										
No Category	337	096519190002	1/8" Thick, Class 2 Through Pattern, Vinyl Composition Tile (VCT) (Armstrong® Standard Excelon Imperial Texture®)		Install	0.00	\$3.35	SF	1.2715	\$0.00
					Demo:	3,711.000000	\$0.96	SF	1.2715	\$4,529.80
						0				
Includes Labor No Includes Equipment No Includes Materials No										
			User Note: Demo Only - Existing VCT Approximately 3,711 sq. ft.							
			Item Note:							
Total: \$4,529.80										

EZIQC Price Proposal Detail By Category Package Report

No Category	338	096519230020	5mm Thick, 20 Mil Wear Layer, Glue-down, Luxury Vinyl Tile (LVT) (Shaw Thoughtful)		Install	5,668.00	\$5.84	SF	1.2715	\$42,088.07
					Demo:	0.000000	\$1.28	SF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
		User Note:	LVT 1 Approximately 5,668 sq. ft.							
		Item Note:								
Total: \$42,088.07										
No Category	339	096519230020	For >3,000 To 6,000, Deduct	MOD: 0147	Install	5,668.00	-\$0.29	SF	1.2715	-\$2,089.99
	Includes Labor Yes			Includes Equipment No		Includes Materials Yes				
	Total: -\$2,089.99									
No Category	340	096519230020	5mm Thick, 20 Mil Wear Layer, Glue-down, Luxury Vinyl Tile (LVT) (Shaw Thoughtful)		Install	830.00	\$5.84	SF	1.2715	\$6,163.21
					Demo:	0.000000	\$1.28	SF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
		User Note:	LVT 2 Approximately 830 sq. ft.							
		Item Note:								
Total: \$6,163.21										
No Category	341	096519330005	7/32" Thick Rubber Tile With Raised Discs		Install	0.00	\$31.09	SF	1.2715	\$0.00
					Demo:	260.000000	\$0.77	SF	1.2715	\$254.55
	Includes Labor No			Includes Equipment No		Includes Materials No				
		User Note:	Demo Only - Existing rubber flooring Approximately 260 sq. ft.							
		Item Note:	Smooth, raised disc or other patterned surface.							
Total: \$254.55										
No Category	342	096813000007	26 Ounce, Non-Patterned, Nylon Carpet Tile		Install	945.00	\$50.82	SY	1.2715	\$61,063.66
					Demo:	0.000000	\$3.86	SY	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes				
		User Note:	CPT 1 Approximately 8,500 sq. ft.							
		Item Note:								
Total: \$61,063.66										
No Category	343	096813000007	For >900 To 1,500, Deduct	MOD: 0413	Install	945.00	-\$3.17	SY	1.2715	-\$3,808.97
	Includes Labor Yes			Includes Equipment No		Includes Materials Yes				
	Total: -\$3,808.97									
No Category	344	096813000007	For Cushion Backed Tile, Add	MOD: 0420	Install	945.00	\$6.00	SY	1.2715	\$7,209.41
	Includes Labor No			Includes Equipment No		Includes Materials Yes				
	Total: \$7,209.41									

EZIQC Price Proposal Detail By Category Package Report

No Category	345	096813000026	32 Ounce, Patterned, Nylon Carpet Tile	Install	47.00	\$10.42	SY	1.2715	\$622.70		
					Demo:	0.000000	\$3.86	SY	1.2715	\$0.00	
					Includes Labor Yes Includes Equipment Yes Includes Materials No						
					User Note: WOC -1 Approximately 419 sq. ft.						
Item Note:						Total: \$622.70					
No Category	346	096816000054	28 Ounce, Medium Traffic, Non-Patterned, Nylon Broadloom Carpet	Install	0.00	\$48.17	SY	1.2715	\$0.00		
					Demo:	1,423.000000 0	\$17.19	SY	1.2715	\$31,102.63	
					Includes Labor No Includes Equipment No Includes Materials No						
					User Note: Demo Only - Existing carpeting. Approximately 12,800 sq. ft.						
Item Note:						Total: \$31,102.63					
No Category	347	096816000069	38 Ounce, Heavy Traffic, Patterned, Nylon Broadloom Carpet	Install	434.00	\$57.95	SY	1.2715	\$31,978.61		
					Demo:	0.000000	\$18.51	SY	1.2715	\$0.00	
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
					User Note: CPT 2 Approximately 3,900 sq. ft.						
Item Note:						Total: \$31,978.61					
No Category	348	096816000069	For >400 To 600, Deduct	MOD: 0405	Install	434.00	-\$1.33	SY	1.2715	-\$733.94	
						Includes Labor No Includes Equipment No Includes Materials Yes					
						Total: -\$733.94					
						Category 1 :04 - Masonry					
	Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total		
No Category	349	040120910002	Cut And Repoint, Hard Mortar, Running Bond, Brick	Install	200.00	\$8.33	SF	1.2715	\$2,118.32		
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00	
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
					User Note: Remove, Clean and Reinstall Brick						
Item Note:						Total: \$2,118.32					
No Category	350	040523160019	0.005" Thick Paper Backed 2 Sides, Stainless Steel Through Wall Flashing	Install	12.00	\$5.13	SF	1.2715	\$78.27		
					Demo:	0.000000	\$1.00	SF	1.2715	\$0.00	
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
					Total: \$78.27						
No Category	351	042113000002	Standard Size Red Brick, Running Bond	Install	100.00	\$21.68	SF	1.2715	\$2,756.61		
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00	
					Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
					Total: \$2,756.61						
Category 1 :05 - Handrail						\$6,533.38					

EZIQC Price Proposal Detail By Category Package Report

	Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	352	057323000003	Aluminum Ornamental Handrail Vertical Square Bars At 6", Shaped Top Rail, Up To 42" High		Install	22.00	\$170.87	LF	1.2715	\$4,779.75
					Demo:	0.000000	\$13.55	LF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes	Includes Materials Yes					
	User Note:			Council Chambers new handrail on ramp						
	Item Note:									
Total: \$4,779.75										
No Category	353	057323000003	For Curved Railings, Add	MOD: 0168	Install	22.00	\$62.69	LF	1.2715	\$1,753.63
	Includes Labor Yes			Includes Equipment Yes	Includes Materials Yes					
	Total: \$1,753.63									
	Category 1 :06 - Blocking									
	\$3,034.05									
	Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	354	061116000149	2" x 8" Wood Blocking To Steel		Install	385.00	\$5.82	LF	1.2715	\$2,849.05
					Demo:	0.000000	\$2.17	LF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes	Includes Materials Yes					
	User Note:			Add wood blocking as required.						
	Item Note:									
Total: \$2,849.05										
No Category	355	061116000149	2" x 8" Wood Blocking To Steel		Install	25.00	\$5.82	LF	1.2715	\$185.00
					Demo:	0.000000	\$2.17	LF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes	Includes Materials Yes					
	User Note:			Blocking for Signage on Archway						
	Item Note:									
Total: \$185.00										
Category 1 :07 - EIFS										
\$19,097.49										
	Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	356	072413000003	1" Thick, R3.85, Molded Expanded Polystyrene, Foam Board Insulation For Exterior Insulation Finishing Systems (EIFS), Adhesive Applied		Install	606.00	\$3.36	SF	1.2715	\$2,588.98
					Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment No	Includes Materials Yes					
	User Note:			Foam board insulation for archway						
	Item Note:									
Total: \$2,588.98										
No Category	357	072413000003	For Adhesive And Mechanically Fastened To Wood Or Steel, Add	MOD: 0355	Install	606.00	\$0.97	SF	1.2715	\$747.41
	Includes Labor Yes			Includes Equipment No	Includes Materials Yes					
	Total: \$747.41									

EZIQC Price Proposal Detail By Category Package Report

No Category	358	072413000011	6.0 OZ, Fiberglass Reinforcing Mesh For Exterior Insulation Finishing Systems (EIFS) (Dryvit SP-Mesh), Embedded In A Layer Of Base Coat	Install	606.00	\$4.40	SF	1.2715	\$3,390.33
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: EIFS stucco system for archway									
Item Note:									
									Total: \$3,390.33
No Category	359	072413000018	Hydrostatic Water Resistant, Acrylic Co-Polymer Base Coat For Exterior Insulation Finishing Systems (EIFS) (Dryvit Dryflex®)	Install	606.00	\$6.65	SF	1.2715	\$5,124.02
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor Yes Includes Equipment No Includes Materials Yes									
User Note: EIFS stucco system for archway									
Item Note:									
									Total: \$5,124.02
No Category	360	072413000023	Lightweight Elastic, 100% Acrylic-Based Aggregate Textured Finish Coat For Exterior Insulation Finishing Systems (EIFS) (Dryvit E™ Finish)	Install	606.00	\$4.26	SF	1.2715	\$3,282.45
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: EIFS stucco system for archway									
Item Note:									
									Total: \$3,282.45
No Category	361	072413000031	100% Acrylic Emulsion Primer/Sealer For Exterior Insulation Finishing Systems (EIFS) (Dryvit SealClear™)	Install	606.00	\$0.91	SF	1.2715	\$701.18
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00
Includes Labor Yes Includes Equipment No Includes Materials Yes									
									Total: \$701.18
No Category	362	072413000042	1" Width, Polyvinyl Chloride (PVC) Perforated "J" Channel Drainage Track With Drip Edge (Dryvit Starter Trac STDE)	Install	100.00	\$4.09	LF	1.2715	\$520.04
				Demo:	0.000000	\$0.00	LF	1.2715	\$0.00
Includes Labor Yes Includes Equipment No Includes Materials Yes									
									Total: \$520.04
No Category	363	077300000005	5/8" Thick, Fiberglass Mat Faced, Moisture Resistant Gypsum Core, Roof Protection Board, Cold Adhesive Applied (Georgia-Pacific DensDeck®)	Install	606.00	\$3.56	SF	1.2715	\$2,743.08
				Demo:	0.000000	\$0.38	SF	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
User Note: Fiberglass Sheeting for Archway									
Item Note:									
									Total: \$2,743.08
Category 1 :08 - Storefront									\$112,447.68

Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total
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EZIQC Price Proposal Detail By Category Package Report

No Category	364	079213000034	1/4" x 1/4" Joint, Polyurethane Sealant And Caulking	Install	4.00	\$218.38	CLF	1.2715	\$1,110.68				
				Demo:	0.000000	\$57.85	CLF	1.2715	\$0.00				
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
				User Note: Sealant for aluminum doors/windows									
				Item Note:									
				Total: \$1,110.68									
No Category	365	080513000051	Removal And Reinstallation Of Door	Install	2.00	\$54.67	EA	1.2715	\$139.03				
				Demo:	2.000000	\$0.00	EA	1.2715	\$0.00				
				Includes Labor Yes Includes Equipment Yes Includes Materials No									
				User Note: Remove and Reinstall Door 105B.									
				Item Note:									
				Total: \$139.03									
No Category	366	084213000002	3' x 7' x 1-3/4" Medium Stile, Clear Anodized Finish, Aluminum Framed Entrance Doors	Install	1.00	\$6,033.52	EA	1.2715	\$7,671.62				
				Demo:	1.000000	\$623.82	EA	1.2715	\$793.19				
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
				User Note: Door 192									
				Item Note: Including Glazing, Trim And Hardware									
				Total: \$8,464.81									
No Category	367	084213000002	For Black Finish, Add MOD: 0493	Install	8.00	\$1,625.32	EA	1.2715	\$16,532.76				
				Includes Labor No Includes Equipment No Includes Materials Yes									
				Total: \$16,532.76									
				No Category	368	084229330010	4" x 4", Americans With Disabilities Act Compliant Push Button For Door Operator (MS Sedco 59-H)	Install	8.00	\$159.80	EA	1.2715	\$1,625.49
								Demo:	0.000000	\$25.65	EA	1.2715	\$0.00
								Includes Labor Yes Includes Equipment Yes Includes Materials Yes					
Total: \$1,625.49													
No Category	369	084313000033	8' High, 2" x 4-1/2" Frame, Vertical Mullions 4' On Center, Aluminum Storefront Framing Assembly					Install	0.00	\$21.04	SF	1.2715	\$0.00
								Demo:	564.000000	\$5.61	SF	1.2715	\$4,023.08
				Includes Labor No Includes Equipment No Includes Materials No									
				User Note: Demo existing Storefront Glass by reception area.									
				Item Note:									
				Total: \$4,023.08									
No Category	370	087113000008	Automatic Door Operator, Surface Mount Americans With Disabilities Act Compliant Pair Door Operator with Arms (LCN 9563)	Install	4.00	\$8,797.66	EA	1.2715	\$44,744.90				
				Demo:	0.000000	\$128.64	EA	1.2715	\$0.00				
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
				Total: \$44,744.90									

EZIQC Price Proposal Detail By Category Package Report

No Category	371	087113000031	24 Volt AC, 3 Amperes, Transformer (Von Duprin PT 750)	Install	10.00	\$200.22	EA	1.2715	\$2,545.80
				Demo:	0.000000	\$14.47	EA	1.2715	\$0.00
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes					

Total: \$2,545.80

No Category	372	088123130066	1" Thick, Insulated Factory Installed Glass	Install	195.00	\$30.27	SF	1.2715	\$7,505.22	
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00	
				Includes Labor No Includes Equipment No Includes Materials Yes						
				User Note: entryways						
				Item Note: Two 5/16" lites with 3/8" air space.						

Total: \$7,505.22

No Category	373	088123130066	For Low-E Coated Glass, Add	MOD: 0060	Install	195.00	\$7.57	SF	1.2715	\$1,876.92
	Includes Labor No Includes Equipment No Includes Materials Yes									

Total: \$1,876.92

No Category	374	088123130066	For One Piece Fully Tempered Glass, Add	MOD: 0066	Install	195.00	\$6.05	SF	1.2715	\$1,500.05
Includes Labor No Includes Equipment No Includes Materials Yes										

Total: \$1,500.05

No Category	375	088123130066	For >50 To 200, Deduct	MOD: 0275	Install	195.00	-\$0.91	SF	1.2715	-\$225.63
Includes Labor No Includes Equipment No Includes Materials Yes										

Total: -\$225.63

No Category	376	088713000004	Tinted, Abrasion Resistant, Solar Control Window Film (3M Scotchint™)	Install	200.00	\$13.68	SF	1.2715	\$3,478.82	
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00	
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
				User Note: Window tinting.						
				Item Note:						

Total: \$3,478.82

No Category	377	088723160005	0.006" Clear, High Performance, Security And Safety Glazing Film (3M Scotchshield™ Ultra600)	Install	889.00	\$16.92	SF	1.2715	\$19,125.75	
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00	
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
				User Note: 35mil security laminate						
				Item Note:						

Total: \$19,125.75

Category 1 :08 - Doors and Hardware									\$149,414.58
Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total	

EZIQC Price Proposal Detail By Category Package Report

No Category	378	079213000034	1/4" x 1/4" Joint, Polyurethane Sealant And Caulking		Install	2.40	\$218.38	CLF	1.2715	\$666.41
					Demo:	2.400000	\$57.85	CLF	1.2715	\$176.54
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
	User Note: Sealant for aluminum doors/windows									
	Item Note:									
	Total: \$842.95									
No Category	379	079213000034	For Up To 6 CLF, Add	MOD: 0092	Install	2.40	\$12.04	CLF	1.2715	\$36.74
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
	Total: \$36.74									
	No Category	380	080513000005	For >4 To 6 SF, Factory Installed 20 Gauge Galvannealed Steel Frame With 3/8" Glazing Pocket For Vision Glass In Door, Add		Install	2.00	\$283.24	EA	1.2715
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor No Includes Equipment No Includes Materials Yes										
User Note: Door Glass Kit for Doors (108,147)										
Item Note:										
Total: \$720.28										
No Category	381	081213130041	3' x 6'-8" Through 7'-2" High, 5-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame		Install	7.00	\$805.77	EA	1.2715	\$7,171.76
					Demo:	15.000000	\$64.32	EA	1.2715	\$1,226.74
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
	User Note: Door Frames for doors (103,104,107,111,112,121,176)									
	Item Note:									
	Total: \$8,398.50									
No Category	382	081213130041	For Welded Frames, Add	MOD: 0074	Install	7.00	\$284.75	EA	1.2715	\$2,534.42
	Includes Labor No Includes Equipment No Includes Materials Yes									
	Total: \$2,534.42									
	No Category	383	081213130045	5' x 6'-8" Through 7'-2" High, 5-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame		Install	1.00	\$929.72	EA	1.2715
					Demo:	0.000000	\$77.18	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
User Note: Door Frame for Door 120										
Item Note:										
Total: \$1,182.14										
No Category	384	081213130045	For Welded Frames, Add	MOD: 0074	Install	1.00	\$284.75	EA	1.2715	\$362.06
	Includes Labor No Includes Equipment No Includes Materials Yes									
	Total: \$362.06									

EZIQC Price Proposal Detail By Category Package Report

No Category	385	081213130107	3' x 6'-8" Through 7'-2" High, 6-7/8" Through 8-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame		Install	3.00	\$1,281.02	EA	1.2715	\$4,886.45
					Demo:	4.000000	\$64.32	EA	1.2715	\$327.13
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Door Frames for Doors (108,147,168C)							
			Item Note:							
Total: \$5,213.58										
No Category	386	081213130107	For Welded Frames, Add	MOD: 0074	Install	0.00	\$284.75	EA	1.2715	\$0.00
	Includes Labor No Includes Equipment No Includes Materials No									
Total: \$0.00										
No Category	387	081213130114	6' x 6'-8" Through 7'-2" High, 6-7/8" Through 8-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame		Install	1.00	\$1,530.74	EA	1.2715	\$1,946.34
					Demo:	1.000000	\$83.62	EA	1.2715	\$106.32
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Door Frame for Door 169							
			Item Note:							
Total: \$2,052.66										
No Category	388	081213130114	For Welded Frames, Add	MOD: 0074	Install	1.00	\$284.75	EA	1.2715	\$362.06
	Includes Labor No Includes Equipment No Includes Materials Yes									
Total: \$362.06										
No Category	389	081416000144	3'-0" x 7' x 1-3/4" Thick, 5 Ply, Hollow Core (HC), Birch Faced Wood Door		Install	29.00	\$256.52	EA	1.2715	\$9,458.79
					Demo:	19.000000	\$38.59	EA	1.2715	\$932.28
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: 3070 Forte Prefinished White Birch Wood Doors (101,102A,102B,103,104,106,107,108,109,111,112,116,117,120 (P),121,122,124,125(P),126,128,146,147,168C,169(P),170,176)							
			Item Note:							
Total: \$10,391.07										
No Category	390	081723000100	3' x 7' x 1-3/4" Prehung Solid Core, Birch Faced Door		Install	4.00	\$541.57	EA	1.2715	\$2,754.43
					Demo:	5.000000	\$43.42	EA	1.2715	\$276.04
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: 3'0"x7'0" Solid Core (Birch) Door Slabs. Removal of Dutch door in room 111.							
			Item Note:							
Total: \$3,030.47										
No Category	391	084213000004	6' x 7' x 1-3/4" Medium Stile, Clear Anodized Finish, Aluminum Framed Entrance Doors		Install	3.00	\$10,233.76	PR	1.2715	\$39,036.68
					Demo:	3.000000	\$935.55	PR	1.2715	\$3,568.66
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Door 115A, 115B, 105A							
			Item Note: Including Glazing, Trim And Hardware							
Total: \$42,605.34										

EZIQC Price Proposal Detail By Category Package Report

No Category	392	087111000027	4-1/2" x 4-1/2" Heavy-Duty, Full Mortise, Plain Bearing, Brass/Bronze, Satin Chrome Finish Hinge		Install	44.00	\$120.56	PR	1.2715	\$6,744.85
					Demo:	26.000000	\$7.07	PR	1.2715	\$233.73
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Hinges - IVES 5BB1 4.5 x 4.5 NRP 630 for doors (168C,169) IVES 5BB1 4.5 x 4.5 652 for doors (106,107,109,112,116,117,121,122,124,126,128,146,176,101,170,120,125,103,104,108,147,102A,102B,111)							
			Item Note:							
Total: \$6,978.58										
No Category	393	087111000027	For Pair Of Non-Removable Pins (NRP), Add	MOD: 0202	Install	44.00	\$6.00	PR	1.2715	\$335.68
	Includes Labor No Includes Equipment No Includes Materials Yes									
Total: \$335.68										
No Category	394	087111000496	3-3/4" Projection, Rigid Type, Bright Chrome Finish, Brass Wall Stop (Ives WS11)		Install	29.00	\$77.96	EA	1.2715	\$2,874.66
					Demo:	19.000000	\$4.83	EA	1.2715	\$116.69
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Door Wall Stops							
			Item Note:							
Total: \$2,991.35										
No Category	395	087111000496	3-3/4" Projection, Rigid Type, Bright Chrome Finish, Brass Wall Stop (Ives WS11)		Install	4.00	\$77.96	EA	1.2715	\$396.50
					Demo:	4.000000	\$4.83	EA	1.2715	\$24.57
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Ives wall stops for doors #109, 110, 112, & 113.							
			Item Note:							
Total: \$421.07										
No Category	396	087111000553	Satin Aluminum Finish, Aluminum Kick Down Door Holder (Ives FS455)		Install	29.00	\$21.27	EA	1.2715	\$784.30
					Demo:	19.000000	\$4.83	EA	1.2715	\$116.69
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Toe Kick to hold open doors							
			Item Note:							
Total: \$900.99										
No Category	397	087111000616	Replacement Of Rubber Door Silencers		Install	87.00	\$1.12	EA	1.2715	\$123.89
					Demo:	57.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Door Silencers							
			Item Note: For repair / maintenance only. This task is not to be used in conjunction with new door or frame installations.							
Total: \$123.89										

EZIQC Price Proposal Detail By Category Package Report

No Category	398	087111000803	10" x 34", 0.050" Thick, Satin Aluminum Finish, Aluminum Kick Plate		Install	24.00	\$74.68	EA	1.2715	\$2,278.93
					Demo:	17.000000	\$5.14	EA	1.2715	\$111.10
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Door Kickplates 10" x 34" 630							
			Item Note:							
Total: \$2,390.03										
No Category	399	087111000803	For Four Beveled Edges, Add	MOD: 0498	Install	0.00	\$1.76	EA	1.2715	\$0.00
	Includes Labor No Includes Equipment No Includes Materials No									
Total: \$0.00										
No Category	400	087111000803	10" x 34", 0.050" Thick, Satin Aluminum Finish, Aluminum Kick Plate		Install	2.00	\$74.68	EA	1.2715	\$189.91
					Demo:	2.000000	\$5.14	EA	1.2715	\$13.07
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Kick Plate.							
			Item Note:							
Total: \$202.98										
No Category	401	087111002140	3' Push Bar, Rim Type, Exit Device (Von Duprin Series 98/99)		Install	6.00	\$1,388.54	EA	1.2715	\$10,593.17
					Demo:	0.000000	\$72.36	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Door 168C Hardware Von Duprin LX-99-L-626-3"-LHR-M996-626							
			Item Note: Clear anodized satin aluminum US28 (BHMA 628) finish.							
Total: \$10,593.17										
No Category	402	087111002140	For Satin Chrome Plated US26D (BHMA 626) Finish, Add	MOD: 0230	Install	1.00	\$115.97	EA	1.2715	\$147.46
	Includes Labor No Includes Equipment No Includes Materials Yes									
Total: \$147.46										
No Category	403	087111002242	Surface Mounted Heavy-Duty Door Closer (LCN 4010/4020/4110 Series)		Install	22.00	\$516.57	EA	1.2715	\$14,450.01
					Demo:	0.000000	\$18.65	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: LCN 4040XP RW/PA 689							
			Item Note:							
Total: \$14,450.01										
No Category	404	087111002297	Extra Heavy-Duty Cylindrical, F87 Utility Lockset		Install	28.00	\$774.04	EA	1.2715	\$27,557.37
					Demo:	17.000000	\$16.08	EA	1.2715	\$347.58
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes									
			User Note: Falcon Door Locks							
			Item Note: Satin chrome plated US26D (BHMA 626) - BHMA 156.2-1989, Grade 1(Corbin Russwin CL 3300).							
Total: \$27,904.95										

EZIQC Price Proposal Detail By Category Package Report

No Category	405	087111002548	Removal And Reinstallation Of Door Lockset, Entrance	Install	1.00	\$48.24	EA	1.2715	\$61.34
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes Includes Equipment Yes Includes Materials No								
	User Note: Door 110.								
	Item Note:								
	Total: \$61.34								
No Category	406	087233000004	7/16" Width, 9/32" Height, Edge Mount, Single Fin, Adhesive Backed Flexible Astragal (Pemko S771)	Install	37.00	\$4.77	LF	1.2715	\$224.41
				Demo:	17.000000	\$0.49	LF	1.2715	\$10.59
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: Weather Strip for Doors 168C & 169								
	Item Note:								
	Total: \$235.00								
No Category	407	087233000066	For Sealing Up To 5/8" Gap, Bottom Mount, Rubber Tack On Door Sweep (Pemko R364)	Install	34.00	\$4.93	LF	1.2715	\$213.13
				Demo:	34.000000	\$1.61	LF	1.2715	\$69.60
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: Pemko 2891APK Door Seal								
	Item Note:								
	Total: \$282.73								
No Category	408	087233000143	2-1/2" Aluminum Overhead Rain Drip With Slotted Holes (Pemko 346C)	Install	7.00	\$14.04	LF	1.2715	\$124.96
				Demo:	7.000000	\$2.57	LF	1.2715	\$22.87
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: Rain Drip.								
	Item Note:								
	Total: \$147.83								
No Category	409	087243000010	5" Width, 1/4" Height, Aluminum Saddle Threshold (Pemko 271A)	Install	9.00	\$32.45	LF	1.2715	\$371.34
				Demo:	6.000000	\$6.43	LF	1.2715	\$49.05
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: Thresholds for Doors 168C & 169								
	Item Note:								
	Total: \$420.39								
No Category	410	087243000057	7" Width, 1/2" Height, 1/4" Offset, Aluminum Offset Saddle Threshold (Pemko 2727A)	Install	6.00	\$44.53	LF	1.2715	\$339.72
				Demo:	6.000000	\$6.43	LF	1.2715	\$49.05
	Includes Labor Yes Includes Equipment Yes Includes Materials Yes								
	User Note: Pemko 2005A 36" Threshold.								
	Item Note:								
	Total: \$388.77								

EZIQC Price Proposal Detail By Category Package Report

No Category	411	088123230072	1" Thick, Insulated Field Installed Glass	Install	14.00	\$46.04	SF	1.2715	\$819.56	
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00	
				Includes Labor Yes Includes Equipment Yes Includes Materials Yes						
				User Note: Glass for side lites of doors 1' x 7' each side of doors.						
				Item Note: Two 1/4" lites with 1/2" air space.						

Total: \$819.56

No Category	412	088123230072	For Low-E Coated Glass, Add	MOD: 0060	Install	14.00	\$7.33	SF	1.2715	\$130.48
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Includes Labor No Includes Equipment No Includes Materials Yes

Total: \$130.48

No Category	413	088123230072	For One Piece Fully Tempered Glass, Add	MOD: 0066	Install	14.00	\$5.86	SF	1.2715	\$104.31
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Includes Labor No Includes Equipment No Includes Materials Yes

Total: \$104.31

No Category	414	088713000004	Tinted, Abrasion Resistant, Solar Control Window Film (3M Scotchint™)	Install	35.00	\$13.68	SF	1.2715	\$608.79
				Demo:	0.000000	\$0.00	SF	1.2715	\$0.00

Includes Labor Yes Includes Equipment Yes Includes Materials Yes

User Note: 1 sets of doors
35 SQFT each
Item Note:

Total: \$608.79

No Category	415	281611000197	600 Lb., Single Door, Surface Mount, Magnetic Door Lock	Install	1.00	\$820.25	EA	1.2715	\$1,042.95
				Demo:	0.000000	\$64.11	EA	1.2715	\$0.00

Includes Labor Yes Includes Equipment Yes Includes Materials Yes

User Note: Door Electronic Strike HES 1500C 630
Item Note:

Total: \$1,042.95

Category 1 :09 - Wood Door Finish									
									\$5,149.93

	Record #	CSI Number	Description	Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	416	099323130008	Stain Wood Door, 1 Coat Stain With Brush And Wipe Off Wood Door (Per Face)	Install	26.00	\$48.52	EA	1.2715	\$1,604.02
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00

Includes Labor Yes Includes Equipment Yes Includes Materials Yes

User Note: The following doors will be Stained: 101, 102A, 102B, 103, 104, 106, 107, 108, 109, 111, 112, 116, 117, 120, 121, 122, 124, 125, 126, 128, 146, 147, 168C, 169, 170, and 176.
Item Note:

Total: \$1,604.02

No Category	417	099323530012	Varnish Or Polyurethane Wood Door, 3 Coats Shellac, With Light Sanding Between Coats (Per Face)	Install	26.00	\$107.26	EA	1.2715	\$3,545.91
				Demo:	0.000000	\$0.00	EA	1.2715	\$0.00

Includes Labor Yes Includes Equipment Yes Includes Materials Yes

User Note: The following doors will be Stained: 101, 102A, 102B, 103, 104, 106, 107, 108, 109, 111, 112, 116, 117, 120, 121, 122, 124, 125, 126, 128, 146, 147, 168C, 169, 170, and 176.
Item Note:

Total: \$3,545.91

EZIQC Price Proposal Detail By Category Package Report

Category 1 :11 - Equipment										\$294.68
	Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	418	113013130015	30" Venting Range Hood (Broan 40000)		Install	1.00	\$212.05	EA	1.2715	\$269.62
					Demo:	0.000000	\$40.34	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials Yes										
Total: \$269.62										
No Category	419	113013130015	For Stainless Steel, Add	MOD: 0018	Install	1.00	\$19.71	EA	1.2715	\$25.06
Includes Labor No Includes Equipment No Includes Materials Yes										
Total: \$25.06										
Category 1 :21 - Sprinklers										\$32,352.83
	Record #	CSI Number	Description		Type	Quantity	Unit Price	UOM	Factor	Line Total
No Category	420	210110910003	Relocate 2 To 4 Existing Sprinkler Heads And Branch Piping		Install	4.00	\$270.32	EA	1.2715	\$1,374.85
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No										
User Note: Relocate 4 Heads in Room 147										
Item Note: To adjust or swing existing sprinkler heads to different ceiling grid configuration or location.										
Total: \$1,374.85										
No Category	421	210110910008	>100 To 250', Up To 1-1/2" Diameter Pipe, Purge Liquid System (For Sprinkler Upgrades)		Install	3.00	\$429.23	EA	1.2715	\$1,637.30
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No										
Total: \$1,637.30										
No Category	422	210110910009	>250 To 500', Up To 1-1/2" Diameter Pipe, Purge Liquid System (For Sprinkler Upgrades)		Install	3.00	\$514.30	EA	1.2715	\$1,961.80
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No										
User Note: Drain System for head adjustments										
Item Note:										
Total: \$1,961.80										
No Category	423	210130910011	Disarm/Arm System		Install	6.00	\$63.08	EA	1.2715	\$481.24
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
Includes Labor Yes Includes Equipment Yes Includes Materials No										
User Note: Shut down system during ceiling demo and construction										
Item Note:										
Total: \$481.24										

EZIQC Price Proposal Detail By Category Package Report

No Category	424	211313000003	Exposed Piping, Light Hazard, Per Head, Complete Wet-Pipe Sprinkler System Assembly		Install	15.00	\$711.63	EA	1.2715	\$13,572.56	
					Demo:	0.000000	\$0.00	EA	1.2715	\$0.00	
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
	User Note:			Added Heads per new room layouts							
	Item Note:			Includes branch pipe and fittings, supports and sprinkler heads.							
Total: \$13,572.56											
No Category	425	211313000003	For >10 To 20, Add	MOD: 0009	Install	15.00	\$114.50	EA	1.2715	\$2,183.80	
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
	Total: \$2,183.80										
	No Category	426	211313000003	For Tamper Resistant Pendent Sprinkler Head, Add	MOD: 0038	Install	15.00	\$27.05	EA	1.2715	\$515.91
		Includes Labor No			Includes Equipment No		Includes Materials Yes				
Total: \$515.91											
No Category		427	211313000007	Concealed Piping, Ordinary Hazard, Per Head, Complete Wet-Pipe Sprinkler System Assembly		Install	6.00	\$859.10	EA	1.2715	\$6,554.07
						Demo:	0.000000	\$0.00	EA	1.2715	\$0.00
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
	User Note:			New Head concealment covers							
	Item Note:			Includes branch pipe and fittings, supports and sprinkler heads with flat or conical escutcheon.							
Total: \$6,554.07											
No Category	428	211313000007	For >5 To 10, Add	MOD: 0008	Install	6.00	\$234.78	EA	1.2715	\$1,791.14	
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
	Total: \$1,791.14										
	No Category	429	211313000208	1" Female NPT x 3/4" Female NPT x 7.35" Minimum Length To 10.35" Maximum Length, Adjustable Steel Drop Nipple (Anvil F3.175)		Install	20.00	\$52.50	EA	1.2715	\$1,335.08
						Demo:	0.000000	\$11.56	EA	1.2715	\$0.00
Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes						
User Note:			Drop Rods for Lower Ceiling Areas								
Item Note:											
Total: \$1,335.08											
No Category	430	211313000249	White Cover Plate For Concealed Pendent Sprinkler Head		Install	24.00	\$30.97	EA	1.2715	\$945.08	
					Demo:	0.000000	\$4.59	EA	1.2715	\$0.00	
	Includes Labor Yes			Includes Equipment Yes		Includes Materials Yes					
	Total: \$945.08										
	Proposal Total: \$1,981,452.71										
The Percentage of Non Pre-Priced on this Proposal:										0.0%	