

ADDENDUM #01

Project Name: Central County Fire & Rescue – HQ, Training, Maintenance

Project Number: 23121

Date: October 10, 2025

PLEASE NOTE

The following clarifications, deletions, additions, and supplemental instructions have been incorporated into the Project Manual, Construction Drawings and represent a portion of said Construction Documents.

*In the event of a conflict between this Addendum, Project Manual and/or Construction Drawings, **this Addendum shall supersede** all previous instructions, pertaining to said items.*

CLARIFICATIONS and REQUESTS FOR INFORMATION

**Note: If you submitted a question and you do not see if answered below, it will be included in our next addendum scheduled for 10/17/25.*

1. A Project Prebid Conference was held on Wednesday October 1, 2025, per Specifications Section 00 21 13.01 Instructions to Bidders. Per discussions at that time, Architect stated Conference Agenda, Minutes and Sign in Sheet would be issued to all Contractors identified on said Sign in Sheet.
 - a. **Response: Reference attached Prebid Conference Agenda and Sign in Sheet.**
2. After reviewing the specifications, under (05 12 00 – 1.6 A.) it calls for the fabricator and erector to be “AISC certified”. We are asking if that can be changed to “Follow AISC Standards”.
3. We are requesting a review of Region Welding’s qualifications to waive the AISC requirements for them on the CCFR project. Please advise, thanks!
4. Can the AISC requirement for either the steel fabrication and/or erection be waived for this project?
 - a. **Response: AISC Fabricator Certification may be waived for qualified Fabricator’s demonstrating a minimum of 10 years’ experience with successful completion of projects of similar size and complexity. Furthermore, the Fabricator shall include in their cost the fee for the review and sign-off by the owner’s Special Inspector / Certified Welding Inspector to verify shop welding procedures, materials, and methods meet or exceed AWS standards. To be clear, the fee for the Owner’s Special Inspector / Certified Welding Inspector will be paid for by the fabricator for this review and sign-off.**

5. Is this project being bid as one package or multiple?
 - a. **Response: This is a one bid project with three (3) bid packages and Add Alternates. The owner may elect to choose Bid Package #1 and any combination of Bid Package #2, Bid Package #3 and any of the Add Alternates based on budget constraints. All contractors are required to bid all 3 bid packages and add alternates to formulate a complete bid.**

6. Does the contractor need to bid 3 buildings?
 - a. **Response: Yes, the General Contractor must bid all 3 bid packages, and all add alternates to provide a complete bid. This project will be awarded to one general contractor if the owner elects to proceed with all 3 bid packages.**

7. Bid Form has a line-item cost for each package, can you add a line-item cost for all three packages, this may contain a discounted price?
 - a. **Response: Yes, this will be revised on the bid form and issued in Addendum #2.**

8. Has a furniture vendor been selected?
 - a. **Response: Yes, a furniture vendor has been selected.**

9. Is this project tax exempt?
 - a. **Response: Yes, this project is tax exempt.**

10. Who is responsible for Builders Risk?
 - a. **Response: The general contractor is to provide a cost for Builders Risk as an alternate cost. Future addendum will provide contractor with revised bid form and alternates section to pick up this modification.**

11. The AIA General Conditions state the contractor is to secure and pay for all permits, can you please confirm?
12. Will the GC be reimbursed for the permit cost?
13. Who is responsible for permit costs?
 - a. **Response: Contractor to obtain required permits for this project. Contractor will be reimbursed via change order for the cost of the permit only with no overhead costs, special handling fees, etc. Contractor is to provide receipt from AHJ for reimbursement.**

14. Who is responsible for testing?
 - a. **Response: The owner will hire the materials testing company outside the Owner/Contractor contract. The General Contractor is responsible for Coordination with owners testing company.**

15. Can we turn in one copy of the bid form in lieu of two? There is quite a bit of information with three bid packages and five alternates to fill out.
 - a. **Response: Yes, GC to submit one (1) complete bid form.**

16. What is the architect's cost for the project?
 - a. **Response: Architect's total program budget is approximately \$11,500,000.00**

17. The toilet accessory schedule in the HQ bldg call out Bobrick as the manufacturer while the toilet accessory schedule in the Maintenance bldg call out Bradley with an unknown catalog number. Specs reference Phenolic Core. Can you please clarify? Can we bid all Phenolic Core toilet partitions from one manufacturer?
- a. **Response: All toilet partitions are to be Bobrick, black core phenolic for partition type as basis of design. Specifications allow for additional manufacturers. See specifications for additional information.**
18. Can you please clarify which bid package includes the existing pavilion/bathrooms?
- a. **Response: Existing Pavilion/bathrooms will be included in Bid Package #1.**
19. On blueprint page E141, a lot of the symbols have a keyed note symbol next to them. But the page does not list out definitions for the keyed notes. Just wanted to make sure this was known and see if there will be another doc provided?
- a. **Response: Drawing has been updated with keyed note definitions.**
20. Could you please provide an updated E141 drawing with keyed notes? The current drawing has none.
- a. **Response: Drawing has been updated with keyed note definitions.**
21. Sheet E006, keyed notes title has E003 KEYED NOTES. Is this a type-o?
- a. **Response: Sheet E006 has been updated.**
22. Sheet E006, will there be power by fuel tank to pump the fuel?
- a. **Response: Added. Please see drawing.**
23. Are we to include the Geotech's recommendation of undercutting the building pad by 3' and replacing with suitable soils in the base bid?
- a. **Response: Yes, the base bid is to include undercutting the building pad by 3' and replacing with suitable soils. Follow Geotech's report and recommendations.**
24. Does the owner have an anticipated dated they want the building turned over?
- a. **Response: Not a specific date. The owner is wanting to move in as soon as possible. The owner will be reviewing the calendar days noted on the bid form as part of their decision to hire the General Contractor.**
25. Will use of permanent HVAC system be allowed if contractor changes filters before turning over the building?
- a. **Response: No, the permanent HVAC system will NOT be allowed to be used or turned on until ALL construction activities that generate dust have been completed. This condition is subject to the Owner and Architect's discretion. General Contractor is to include all TEMPORARY HVAC requirements throughout the project should the owner elect not to turn on permanent HVAC until project turnover.**
26. Who is responsible for tap and connection fees?
- a. **Response: General Contractor**

27. I see several monitors listed in the key notes for the Headquarters. Are this owner furnished, contractor installed? Please clarify for all buildings.
- a. **Response: Owner furnished, Contractor Install**
28. I have reviewed project manuals 1 & 2 and I find commissioning for fire protection, plumbing, electrical, door hardware, kitchen equipment, and communications. I do not see any information regarding HVAC commissioning requirements. Is this correct? Please verify.
- a. **Response: See attached specification section 23 08 00 – COMMISSIONING OF HVAC-ADD 1**
29. General – there is no insurance exhibit shown in the bid documents. What are the requirements?
- a. **Response: Please see spec section 00 73 00 – Supplementary Conditions included in this addendum.**
30. Equipment – Are the shipping containers to be bid as new or used?
- a. **Response: New shipping containers are required. See Specifications.**
31. Concrete – Sheet C6.0 There are missing page references to the concrete pad, trash enclosure, and concrete patio. Please clarify.
- a. **Response: Trash enclosure is on sheet A007. Patio is on sheet A115. AS002 shows concrete paving around HQ Building.**

PROJECT MANUAL

1. Section 00 01 10 – Table of Contents.
 - a. **Revision column updated.**
 - b. **Reference attached Revised Section.**
2. Section 00 73 00 – Supplementary Conditions
 - a. **Section was missing from the original bid documents.**
 - b. **Reference attached New Section.**
3. Section 23 08 00 – Commissioning
 - a. **Section added.**
 - b. **Reference attached New Section.**

CONSTRUCTION DRAWINGS

GENERAL:

- ***No documents issued within this Addendum.***

CIVIL:

- ***No documents issued within this Addendum.***

LANDSCAPING:

- *No documents issued within this Addendum.*

ARCHITECTURAL:

1. Sheet A241 – Enlarged Plans & Elevations.
 - a. **A1 Enlarged Plan Men's/Women's 105/106.**
 - a. **Located concrete floor depression for shower.**
 - b. **D4 Shower Drain**
 - a. **Changed the depth to 3"**
 - c. **Toilet Accessory Schedule**
 - a. **Phenolic Toilet Partition – Bobrick**
 - b. **Urinal Screen - Bobrick**
 - d. **Reference attached Revised Sheet.**
2. Sheet A255 - Details.
 - a. **B1 Maintenance Pit**
 - a. **Lower the pit floor**
 - b. **Changed the Fiber Glass Grate 2"x2"x2"**
 - c. **Changed the note for metal angle to Reference Structural**
 - b. **Reference attached Revised Sheet.**
3. Sheet A256 – Oil Pit Details.
 - a. **A1 Oil Pit – Enlarged Section @ Stair**
 - a. **Changed the oil pit floor level to 95' 2"**
 - b. **Added water stops**
 - b. **D1 Oil Pit – Section East to West**
 - a. **Changed the oil pit floor level to 95' 2"**
 - b. **Updated stair section**
 - c. **Added note that fiber glass grate to cover oil pit opening**
 - d. **Update dimensions**
 - c. **Reference attached Revised Sheet.**
4. Sheet A411 – Floor Plan.
 - a. **Removed corridor walls**
 - b. **Reference attached Revised Sheet.**
5. Sheet A413 – Reflected Ceiling Plan.
 - a. **Remove corridor walls**
 - b. **Reference attached Revised Sheet.**

6. Sheet A421 – Exterior Elevations.
 - a. **1 North**
 - **Removed corridor wall**
 - b. **4 South**
 - **Removed corridor wall**
 - c. **Keyed Notes Exterior Elev.**
 - **Changed 5 to re-roof**
 - d. **Reference attached Revised Sheet.**

STRUCTURAL:

1. S221 FDN Plan & Mezzanine Framing Plan
 - a. **Response: 2/S221 Added note to coordinate with architectural drawings for shower drain.**
 - b. **Shows the 2 showers getting a depressed slab.**
 - c. **Reference attached Revised Sheet.**

MECHANICAL:

- *No documents issued within this Addendum.*

PLUMBING:

- *No documents issued within this Addendum.*

FIRE PROTECTION:

- *No documents issued within this Addendum.*

ELECTRICAL:

1. Sheet E006 – Partial Electrical Site Plan – Area A
 - a. **Keyed note description changed from E003 to E006.**
 - b. **Modified keyed notes 6, 8, & 9 to change Panel P1 to PH.**
 - c. **Added keyed note 19.**
 - d. **Added power for fuel pump.**
 - e. **Reference attached Revised Sheet.**
2. Sheet E141 – HQ Auxiliary Plan
 - a. **Added the keyed note definitions.**
 - b. **Reference attached Revised Sheet.**

[END OF ADDENDUM #01](#)

Central County Fire and Rescue – Pre-Bid Meeting
**Central County Fire and Rescue Headquarters, Training,
Maintenance (#23121)**
340 and 360 Ecology Drive, St. Peters, MO 63376

A bidders conference has been scheduled for 10:00 A.M., October 1, 2025 at 10100 Mid Rivers Drive, St. Peters, Missouri, 63376.

Future address modifications are underway with city and may be known as:

- Headquarters: 360 Ecology Drive, St. Peters, MO 63376.
- Maintenance: 340 Ecology Drive, St. Peters, MO 63376.

Introductions

Chief John Schneider- Fire Chief

Assist. Chief John LeDoux - Assistant Fire Chief

Assist. Chief Andrew Stecko - Assistant Chief of Training & Chief Medical Officer

Zach White – Steering Committee Firemen

Roy Mangan – Archimages, Inc, Principal in Charge (314)-965-7445

Christopher Woodworth – Archimages, Inc, Project Manager (314)-965-7445

Future Site Visits are by appointment only. Contact to be: Assistant Chief John LeDoux (636) 970-9700

1. Bids signed and under seal, executed, and dated will be received at the office of the Owner, CCFR Administration Building, 1220 Cave Springs Blvd., St. Peters, MO 63376, before 3:00 P.M. on Wednesday, October 29, 2025.
 - a. Offers submitted after the above time may be returned to the bidder unopened.
 - b. Fax or email bids will NOT be accepted. Unsigned bids will NOT be accepted.
 - c. Bids submitted to Archimages' office will NOT be accepted. No late bids will be accepted.
2. Submit two copies of the executed offer on the Bid Forms provided, signed and sealed with the required security in a closed opaque envelope, clearly identified with bidder's name, project name and Owner's name on the outside.
3. Bids shall be accompanied by a security deposit as follows:
 - a. Bid Bond of a sum no less than 5 percent of the Bid Amount on AIA A310 Bid Bond Form.
4. Bids will be held good and may not be withdrawn for a period of sixty (60) calendar days from receipt of bids.
5. Bidders shall complete and submit the qualification form, AIA Document A305-2020, via email to the Architect on or before 2:00 p.m. one week prior to the bid date.

- a. Send the qualification form to: Christopher Woodworth, cwoodworth@archimages-stl.com and Nicole Luedloff, nluedloff@archimages-stl.com.
6. Full set of Construction Documents include full set of drawings and complete specification manual. All Contractors, Sub-contractors, Sub-Sub-contractors, Vendors and Suppliers are responsible for information contained in the full set of documents.
7. Digital copies of the contract documents can also be downloaded for free from the Architects by contacting our office administrator Nicole Luedloff nluedloff@archimages-stl.com. (314)-965-7445.
8. Contractors are responsible for cost of plans and are non-refundable.
9. Direct questions to Christopher Woodworth via e-mail cwoodworth@archimages-stl.com **AND** Nicole Luedloff via email nluedloff@archimages-stl.com - Questions asked via phone or voice mail will not be answered.
10. Addenda may be issued during the bidding period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Amount. Last Addenda to be submitted end of day October 27, 2025
11. Clarifications requested by bidders must be in writing by the end of day October 22, 2025. The reply will be in the form of an Addendum, a copy of which will be forwarded to known recipients.
12. Accepted Bidder: Provide a Performance bond as described in 00 73 00 - Supplementary Conditions.
13. Taxes: This project is Tax Exempt - Refer to Document 00 73 00 - Supplementary Conditions for tax exemption requirements.
14. Project is a prevailing wage project. Certified payroll is required on all monthly pay applications.
15. Project is subject to Liquidated Damages
16. Available Project Information
 - a. Geotechnical Report
 - b. Prevailing Wage Determination and report forms
17. Examine the project site before submitting a bid.
18. Preliminary Award Schedule: (subject to change)
 - a. Open Bids at Board of Directors Meeting 10/29/25
 - b. General Contractor Interviews: Week of 11/3/25 – 11/7/25
 - c. Recommendation to Board of Directors 11/19/25
 - d. Sign/Award Contracts 11/26/25
 - e. Start Construction 12/01/25
 - f. Substantial Completion Spring 2027 anticipated
19. Plans have been submitted to City of St. Peters for Permit review and approval
20. General Contractor will pay for permits.

21. The Work is being bid as three bid packages. Packages will be awarded as a single contract to one General Contractor. Determination of how many of the bid packages to include in the contract will be made by the Owner. If any bid packages are not awarded in this contract, that work will be deferred to a future date and a separate contract.
- a. **Bid Package One** includes the Headquarters Building and all sitework, except for sitework that is described as an added alternate bid item. Utilities are included up to within five-feet of the Bid Package Two and Three buildings.
 - b. **Bid Package Two** includes the Maintenance Building and utilities within five-feet of the building.
 - c. **Bid Package Three** includes the Training Tower and utilities within five-feet of the building except for trench work that is described as an add-alternate bid item.
 - d. The Work shall be completed within one individual phase as delineated within the drawings and other contract documents.
22. Bid Form Discussion
- a. Cost of each bid package separate
 - b. Bid package Two and Three will have ADDITIONAL CALENDAR DAYS
23. Alternates Discussion
- a. Alternate No. One - Covered Patio
 - b. Alternate No. Two - Training Patio Cover
 - c. Alternate No. Three - Additional Irrigation
 - d. Alternate No. Four - Concrete Trench Structure
 - e. Alternate No. Five - Trench Structure Roof
24. Contractor will receive associated site in order to conduct work.
- a. Contractor to work with Owner allowing access and training exercises to the existing burn building and restroom pavilion during the construction period. Contractor will provide site logistics plan coordinating owner's use of the site at the beginning of the project.
 - b. The EXISTING entrance will need to remain open and functional for owner's use.
25. Review Spec Sections
- a. 00 21 13 – Instructions to Bidders and A701-2018
 - b. 00 41 00 – Bid Form (All bidders MUST submit bids using the Bid Form provided in the Project Documents. All areas of the Bid Proposal Form must be completed.)
 - i. We are requesting the number of calendar days needed to complete this project. Owner will take this into account in determining award.
 - ii. Document 00 43 22 - Unit Prices Form: Include a listing of unit prices specifically requested by the Contract Documents.

- iii. Document 00 43 23: Alternates – These will need to be included at bid submission.
- iv. Within 24 hours after submission of this bid submit Document 00 43 36: Include the names of all Subcontractors and the portions of the Work they will perform.
- c. 00 52 00 – Agreement Form / General Conditions / Supplementary Conditions
- d. 01 21 00 – Allowances
 - i. Inspection and testing
 - ii. Unsuitable soil and unforeseen conditions.

26. Drawing Review:

- a.

27. Question and Answer

Date: Wednesday, October 1, 2025
Location: CCFR - 340 and 360 Ecology Drive, St. Peters, MO 63376
Job # & Name: Central County Fire and Rescue Headquarters, Training, Maintenance Facilities (#23121)



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Name	Organization	E-mail Address	Phone #
Jeremy Torpea	Bex Construction	jeremy@bexstl.com	314-486-1912
Gary Gosselt	CSE Services	garyg@cseservicesco.com	314-791-0457
Cory Noda	Ben Hur	cwn@benhurconstruction.com	618-406-3352
Craig Szczuka	Boelter	cszczuka@boelter.com	314-704-2271
Dean Clemens	Solid Platform	dean.clemens@solidplatforms.com	217-971-1687
Ben Childers	G-Force Parking Lot Striping of St. Louis	ben@gogforce.com	636-497-3616
Danny Lamb	LCS	bids@lcsconstruct.com	636-294-6245
Beth Hoelting	Bombshell CS	info@bombshellcs.com	636-233-4085
Joe Stockmann	Hankins Construction	bids@hankinsmidwest.com	314-426-7030
Jim Grzesik	Integrate Construction Partners	jgrzesik@integratecp.com	314-221-5042
John Myers	Vision Construction	jpmyers1959@gmail.com	913-206-5914
Jacob Harke	Landesign	jakeh@lan-design.net	636-775-3479
Devin Olds	Aspire Construction	dolds@aspire-stl.com	636-262-8142
Steve Kuskela	C. Bennett	skuskela@cbennett.net	636-875-0562
Don Klingler	ICS	dklingler@ics-stl.com	314-534-6664

Date: Wednesday, October 1, 2025
Location: CCFR - 340 and 360 Ecology Drive, St. Peters, MO 63376
Job # & Name: Central County Fire and Rescue Headquarters, Training, Maintenance Facilities (#23121)



Name	Organization	E-mail Address	Phone #
Brad Battlage	Ben Hur Const.	bmattlage@benhurconstruction.com	314-705-4435
Hal Klaus	Korte & Lurtjohan	estimating@kortelurtjohan.com	618-654-9877
Bill Lamke	Semke Grading & Pipeworks	blamke@semkegradingandpipe.com	636-432-3324
Bryan Meehan	A Eilers Construction	bids@aeilersconstruction.com	720-252-5256
Lindsey O'Neill	Waste Connections	Lindsey.oneill@wasteconnections.com	314-914-4937
Jake O'Brien	C Rallo	jakeo@crallo.com	314-633-9702
Matt Crady	Ben Hur	mcrady@benhurconstruction.com	864-626-7901
Larry Juern	Demien Construction	bids@demienconstruction.com	636-332-5500
Josh Eise	Legacy Plumbing	josh@legacyplumbingmo.com	314-486-0890
Jeremy Hanson	Martin Door Inc.	Jeremyh@mdstl.com	636-387-2549
Tom Drohr	Freise Construction	tom@freiseconstruction.com	636-661-5176
David Uulf	C Bennett	duulf@cbennett.net	314-648-9800
Patrick Aylesworth	SM Wilson	patrick.aylesworth@smwilson.com	602-370-7979
Nathan Bibb	Wright Construction Services Inc	bids@wrightconstruct.com	636-220-6850
Anthony Schultz	Ford Hotel Supply	aschultz@fordstl.com	618-974-0934

Date: Wednesday, October 1, 2025
Location: CCFR - 340 and 360 Ecology Drive, St. Peters, MO 63376
Job # & Name: Central County Fire and Rescue Headquarters, Training, Maintenance Facilities (#23121)



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Name	Organization	E-mail Address	Phone #
Rob Ditt	United Carpet	rditto@unitedcarpetinc.com	314-302-9381
Noah Snyder	Siemens	noah.snyder@siemens.com	314-236-1139
Casey Huegen	Poettker Construction	chuegen@poettkerconstruction.com	618-830-4679

**SECTION 00 01 10
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21 32 60	Standpipe And Sprinkler Systems		H&S

DIVISION 22	PLUMBING	REVISION	AUTHOR
22 05 00	Basic Mechanical Materials and Methods		H&S
22 05 49	Plumbing Systems Supports, Bracing and Seismic Restraints		H&S
22 06 00	Plumbing Hangers and Supports		H&S

22 08 40	Plumbing Pipe Insulation		H&S
22 11 00	Plumbing Valves		H&S
22 14 00	Plumbing Meters and Gages		H&S
22 21 10	General Service Compressed Air Piping		H&S
22 25 10	General Service Compressed Air Equipment		H&S
22 41 10	Water Distribution Piping		H&S
22 42 00	Drainage And Vent Piping		H&S
22 43 00	Plumbing Specialties		H&S
22 44 00	Plumbing Fixtures		H&S
22 44 10	Sump Pumps		H&S
22 44 50	Plumbing Equipment		H&S

DIVISION 23	HEATING, VENTILATING and AIR CONDITIONING (HVAC)	REVISION	AUTHOR
23 00 00	Mechanical General Requirements		H&S
23 00 50	Basic Mechanical Materials and Methods		H&S
23 05 13	Motors		H&S
23 05 29	Hangers And Pipe Supports		H&S
23 05 48	Mechanical Systems Vibration Control		H&S
23 05 49	Mechanical Supports, Bracing and Seismic Requirements		H&S
23 07 00	Duct Insulation		H&S
23 08 00	Commissioning	Add #1	H&S
23 09 90	HVAC Instrumentation and Controls		H&S
23 11 23	Facility Natural Gas Piping		H&S
23 23 00	Refrigerant Piping		H&S
23 31 13	Metal Ducts		H&S
23 33 00	Duct Accessories		H&S
23 34 23	HVAC Fans and Power Ventilators		H&S
23 36 00	Air Terminal Units		H&S
23 37 13	Diffusers, Registers, Grilles, and Louvers		H&S
23 37 23	HVAC Gravity Ventilators		H&S
23 55 23	Fuel-Fired Radiant Heaters		H&S
237413	Rooftop Air-Conditioners		H&S
23 81 26	Split-System Air Conditioners		H&S
23 82 39	Wall And Ceiling Unit Heaters		H&S

DIVISION 26	ELECTRICAL	REVISION	AUTHOR
26 00 00	Electrical General Requirements		H&S
26 00 50	Basic Electrical Materials and Methods		H&S
26 05 19	Low-Voltage Electrical Power Conductors and Cables		H&S

26 05 26	Grounding And Bonding for Electrical Systems		H&S
26 05 29	Hangers And Supports for Electrical Systems		H&S
26 05 33.13	Conduits For Electrical Systems		H&S
26 05 44	Sleeves And Sleeve Seals for Electrical Raceways and Cabling		H&S
26 05 48	Vibration And Seismic Control for Electrical Systems		H&S
26 05 53	Identification For Electrical Systems		H&S
26 05 73	Overcurrent Protective Device Arc-Flash Study		H&S
26 09 23	Lighting Control Devices		H&S
26 24 16	Panelboards		H&S
26 27 13	Electricity Metering		H&S
26 27 26	Wiring Devices		H&S
26 32 13	Engine Generators		H&S
26 36 00	Transfer Switches		H&S
26 41 13	Lightning Protection for Structures		H&S
26 43 13	Surge Protection for Low- Voltage Electrical Power Circuits		H&S
26 51 00	Interior Lighting		H&S
26 56 00	Exterior Lighting		H&S
26 90 00	Electrical Commissioning		H&S

DIVISION 27	COMMUNICATIONS	REVISION	AUTHOR
27 05 28	Pathways For Communications Systems		H&S
27 05 44	Sleeves and Sleeve Seals for Communications Pathways and Cabling		H&S
27 15 00	Communications Horizontal Cabling		H&S
27 40 00	Audio, Video, Security and Access Control Systems		H&S

DIVISION 28	ELECTRONIC SAFETY and SECURITY	REVISION	AUTHOR
28 05 13	Conductors and Cables for Electronic Safety and Security		H&S
28 05 28	Pathways For Electronic Safety and Security		H&S
28 05 44	Sleeves And Sleeve Seals for Electronic Safety and Security Pathways and Cabling		H&S
28 31 11	Digital, Addressable Voice Fire Alarm System		H&S

DIVISION 31	EARTHWORK	REVISION	AUTHOR
31 00 00	Earthwork		CEDC
31 10 00	Site Clearing		CEDC
31 23 16	Excavation		CEDC
31 23 16.13	Trenching		CEDC
31 23 23	Fill		CEDC

DIVISION 32	EXTERIOR IMPROVEMENTS	REVISION	AUTHOR
32 11 23	Aggregate Base Courses		CEDC
32 12 16	Asphalt Paving		CEDC
32 13 13	Concrete Paving		CEDC
32 17 23.13	Painted Pavement Markings		CEDC
32 31 13	Chain Link Fences and Gates		CEDC

DIVISION 33	UTILITIES	REVISION	AUTHOR
33 11 16	Site Water Utility Distribution Piping		CEDC
33 13 00	Disinfecting of Water Utility Distribution		CEDC
33 31 00	Site Sanitary Sewerage Piping		CEDC
33 41 00	Site Storm Utility Drainage Piping		CEDC
33 46 00	Subdrainage		CEDC

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**SECTION 00 73 00
SUPPLEMENTARY CONDITIONS**

PART 1 GENERAL

1.01 SUMMARY

- A. These Supplementary Conditions amend and supplement the General Conditions defined in Document 00 72 00 - General Conditions and other provisions of the Contract Documents as indicated below. Provisions that are not so amended or supplemented remain in full force and effect.
- B. The terms used in these Supplementary Conditions that are defined in the General Conditions have the meanings assigned to them in the General Conditions.

1.02 MODIFICATIONS TO GENERAL CONDITIONS

A. ARTICLE 1.1 - GENERAL PROVISIONS

- 1. Amend section 1.1.1 to include:
 - a. The Contract Documents, which comprise the entire agreement between the Owner and the Contractor, are to also include the following:
 - 1) AIA 101-2017 and AIA 201-2017
 - 2) Supplemental General Conditions (this document)
 - 3) Bid Form and Bid Bond
 - 4) Contractor's Affidavit for Public Construction Projects
 - 5) Non-Collusion Affidavit
 - 6) Missouri Annual Wage Order
 - 7) All Addenda to the Bid Documents and all Modifications issued after execution of this Contract
 - b. The documents listed above, together with this Agreement, form the Contract and are all as fully a part of the Contract as if attached to this Agreement or repeated herein.

B. ARTICLE 2.3 - INFORMATION AND SERVICES REQUIRED OF THE OWNER

- 1. Delete section 2.3.6 and substitute the following section:
 - a. 2.3.6: The Owner shall furnish the Contractor NO PRINTED copies of the Contract Documents. The Contractor may purchase copies at his own cost. Digital copies are available at no cost.

C. ARTICLE 3.2 - REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

- 1. Add the following section:
 - a. 3.2.5: The Owner is entitled to reimbursement from the Contractor for amounts paid to the Architect for evaluating and responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where the requested information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation.

D. ARTICLE 3.4 - LABOR AND MATERIALS

- 1. Add Section 3.4.2.1 to Section 3.4.2:
 - a. .2.1: After the Contract has been executed, the Owner and Architect will consider requests for the substitution of products in place of those specified only under the conditions set forth in the General Requirements (Division 1 of the Specifications). By making requests for substitution, the Contractor:
 - 1) .1 represents that it has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified;
 - 2) .2 represents that it will provide the same warranty for the substitution as it would have provided for the product specified;

- 3) .3 certifies that the cost data presented is complete and includes all related costs for the substituted product and for Work that must be changed as a result of the substitution, except for the Architect's redesign costs, and waives all claims for additional costs related to the substitution that subsequently become apparent; and
 - 4) .4 shall coordinate the installation of the accepted substitute, making such changes as may be required for the Work to be complete in all respects.
2. Add the following to the end of Section 3.4.2:
 - a. .2.2: The Owner shall be entitled to reimbursement from the Contractor for amounts paid to the Architect for reviewing the Contractor's proposed substitutions and making agreed-upon changes in the Drawings and Specifications resulting from such substitutions.
 3. Add the following to the end of Section 3.4.3:
 - a. 3.4.3.1: The Contractor / Sub Contractors / Sub-Sub Contractors shall provide a sworn affidavit and verification that they are registered with the U.S. Citizenship and Immigration Services E-Verify service and have records of all employees working on this project. Provide records to Owner.
 - b. 3.4.3.2: Any construction employees intending to work on the job site shall complete the OSHA 10 Hour Training Course before their scope of work begins. On site Superintendent shall keep a three ring binder with names and photocopies of all certificates.
 - c. 3.4.3.3: The Contractor shall, at all times, employ sufficient labor and equipment for prosecuting the Work to full completion in the manner and time required by the Contract Documents. All workmen shall have sufficient skill and experience to properly perform the work assigned to them.
- E. ARTICLE 3.6 - TAXES
1. The Owner is a Tax Exempt Not For Profit. Obtain proper paperwork from the Owner for exemption.
- F. ARTICLE 3.9 - SUPERINTENDENT
1. Add Section 3.9.1.1 to Section 3.9.1:
 - a. This superintendent person shall be a non-working superintendent who will be responsible for the satisfactory progression of the Work and to ensure that all work is being completed in accordance with the Plans and Specifications. The superintendent shall be satisfactory to the Owner and shall not be changed except with the consent of the Owner. The superintendent shall also relay any conflicts or discrepancies that arise in the plans to the Owner's representative for resolution or interpretation.
- G. ARTICLE 3.12 - SHOP DRAWINGS, PRODUCT DATA AND SAMPLES
1. Add the following section:
 - a. .11: The Architect's review of Contractor's submittals will be limited to examination of an initial submittal and one (1) resubmittals. The Owner is entitled to obtain reimbursement from the Contractor for amounts paid to the Architect for evaluation of additional resubmittals.
- H. ARTICLE 4.2 - ARCHITECT'S ADMINISTRATION OF THE CONTRACT
1. Add the following section:
 - a. .2.1: The Owner is entitled to reimbursement from the Contractor for amounts paid to the Architect for site visits made necessary by the fault of the Contractor or by defects and deficiencies in the Work.
- I. ARTICLE 7 - CHANGES IN THE WORK
1. Add the following Section 7.1.4 to Section 7.1:
 - a. .4: The combined overhead and profit included in the total cost to the Owner for a change in the Work shall be based on the following schedule:

- 1) .1 For the Contractor, for Work performed by the Contractor's own forces, ten (10) percent of the cost.
- 2) .2 For the Contractor, for Work performed by the Contractor's Subcontractors, five (5) percent of the amount due the Subcontractors.
- 3) .3 For the Subcontractor involved, for Work performed by that Subcontractors own forces, ten (10) percent of the cost.
- 4) .4 For each Subcontractor involved, for Work performed by the Subcontractor's Sub-subcontractors, five (5) percent of the amount due the Sub-subcontractor.
- 5) .5 Cost to which overhead and profit is to be applied shall be determined in accordance with Section 7.3.7.
- 6) .6 In order to facilitate checking of quotations for extras or credits, all proposals, except those so minor that their propriety can be seen by inspection, shall be accompanied by an complete itemization of costs including labor, materials and Subcontracts. Labor and materials shall be itemized in the manner prescribed above. Where major cost items are Subcontracts, they shall be itemized also. In no case will a change involving over \$2,000 be approved without such itemization.

J. ARTICLE 9.11 - LIQUIDATED DAMAGES (add)

1. Add the following Section 9.11.1

- a. In the event Substantial Completion of any aspect of the Work is not achieved by the time specified, the Contractor shall pay the Owner, per site, liquidated damages in the amount of one thousand dollars (1,000.00) per calendar day (including weekends and holidays) after, until Substantial Completion is achieved. The parties acknowledge and agree that the provisions of Section 8.3 of the AIA A201-2017 - General Conditions of the Contract for Construction entered into by the parties and any other provisions of the Contract Documents relating to justified delays or extensions of time, shall not preclude the payment and recovery of liquidated damages required pursuant to section 3.3 of AIA A101-2017 Standard Form of Agreement Between Owner and Contractor. The above provisions calling for the payment of liquidated damages are provided herein in light of the difficulty of determining the amount of damages which may result to the Owner from the Contractor's failure to achieve Substantial Completion on or before time specified. The parties agree that the liquidated damages set forth above are reasonable, and not a penalty, based upon the facts and circumstances of the parties at the time of entering into this Agreement and with due regard to future expectations. The payment of liquidated damages to the Owner shall not be construed as a release or waiver by the Owner of the right to prevent any delays in Substantial Completion through equity or otherwise.

K. ARTICLE 10 - PROTECTION OF PERSONS AND PROPERTY

1. Add the following Section 10.2.3.1 and 10.2.3.2 to Section 10.2.3:

- a. 10.2.3.1: During the progress of the Work, the Contractor shall protect all existing and new work from injury or defacement and particular care shall be taken of all finished parts. Any damage occurring to the work from any cause, including any damage caused by others and utilities, shall be properly repaired and/or replaced at the Contractor's expense to the satisfaction of the Owner or Owner's representative.
- b. 10.2.3.2: The Contractor is also responsible for any repair and/or maintenance required throughout the project limits from Notice to Proceed until final acceptance of the Work by the Owner. These maintenance items or repairs include, but are not limited to: pothole repair, resurfacing temporary roads, maintenance of utility cuts, street sweeping, and mowing.

L. ARTICLE 11 - INSURANCE AND BONDS

1. Add the following Sections 11.1.1.1 through 11.1.1.4 to Section 11.1.1:

- a. .1.1 The limits for Worker's Compensation and Employers' Liability insurance shall meet statutory limits mandated by State and Federal Laws.

- b. .1.2 The limits for Commercial General Liability insurance including coverage for Premises-Operations, Independent Contractors' Protective, Products-Completed Operations, Contractual Liability, Personal Injury and Broad Form Property Damage (including coverage for Explosion, Collapse and Underground hazards) shall be as follows:
 - 1) \$2,000,000.00 Each Occurrence
 - 2) \$4,000,000.00 General Aggregate
 - 3) \$1,000,000.00 Personal and Advertising Injury
 - 4) \$2,000,000.00 Products-Completed Operations Aggregate
 - 5) \$10,000,000.00 Excess Umbrella
 - 6) .1 The policy shall be endorsed to have the General Aggregate apply to this Project only.
 - 7) .2 The Contractual Liability insurance shall include coverage sufficient to meet the obligations in AIA Document A201-2017 under Section 3.18.
 - 8) .3 Products and Completed Operations insurance shall be maintained for a minimum period of at least three (3) year(s) after the expiration of the period for correction of Work.
 - c. .1.3 Automobile Liability insurance (owned, non-owned and hired vehicles) for bodily injury and property damage: \$1,000,000.00 Each Accident
 - d. .1.4 The Contractor shall at the Contractor's own expense provide insurance coverage for materials stored off the site after written approval of the Owner at the value established in the approval, and also for portions of the Work in transit or at the project site until such materials are permanently attached to the Work.
 - e. .1.5 The Contractor shall purchase and maintain Builder's Risk Insurance (also known as Course of Construction Insurance) covering the entire work of the project include, but not limited to property damage, theft, vandalism, fire, lightning, arson, collapse, windstorm, hail, water, etc.
2. Add the following Section 11.2.2.1 to Section 11.2.2:
- a. .2.1 The insurance required by Section 11.2 is not intended to cover machinery, tools or equipment owned or rented by the Contractor that are utilized in the performance of the Work but not incorporated into the permanent improvements. The Contractor shall, at the Contractor's own expense, provide insurance coverage for owned or rented machinery, tools or equipment, which shall be subject to the provisions of Section 11.3.

M. 11.1.2.1 PERFORMANCE AND PAYMENT BOND

- 1. Add Section 11.1.2.1 to Section 11.1.2:
 - a. .2.1 The Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder. Bonds may be obtained through the Contractor's usual source and the cost thereof shall be included in the Contract Sum. The amount of each bond shall be equal to 100% of the Contract Sum.
 - b. .2.2 The Contractor shall deliver the required bonds to the Owner not later than five days following the date the Agreement is entered into, or if the Work is to be commenced prior thereto in response to a letter of intent, the Contractor shall, prior to the commencement for the Work, submit evidence satisfactory to the Owner that such bonds will be furnished.
 - c. .2.3. The Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.

N. ARTICLE 13 MISCELLANEOUS PROVISIONS

- 1. Add the following Section 13.6:
 - a. 13.6: Truck and Traffic Restrictions:
 - 1) 13.6.1: Construction Truck Traffic is not allowed on the existing Firehouse Site which will stay in operations during construction of new house.

- 2) 13.6.2: Traffic Control shall include Flagmen to stop traffic as needed for deliveries, and advance warning signs indicating that construction vehicles are entering and leaving the site.
2. Add the following Section 13.7
 - a. 13.7 Firearms
 - 1) 13.7.1: There shall be absolutely no firearms carried by any individual on any Owner's work site.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

3.01 END OF DOCUMENT

END OF SECTION

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SECTION 23 08 00 - COMMISSIONING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes:
 - 1. Building commissioning of the following systems:
 - a. HVAC components and equipment.
 - b. HVAC system: interaction of cooling, heating, and comfort delivery systems.
 - c. Building Automation System (BAS): control hardware and software, sequence of operations, and integration of factory controls with BAS.
 - d. Domestic hot water systems.
- B. The Owner, Architect/Engineer, and Commissioning Agent are not responsible for construction means, methods, job safety, or management function related to commissioning on the job site.
- C. Related Sections:
 - 1. 01 30 00 – Administrative Requirements
 - 2. 01 40 00 - Quality Requirements
 - 3. 01 57 19.11 - Indoor Air Quality (IAQ) Management
 - 4. 01 57 19.13 – Environmental Management
 - 5. 01 78 23 - Operation & Maintenance Data
 - 6. 22 05 00 – Common Work Results for Plumbing
 - 7. 23 05 00 – Common Work Results for HVAC
 - 8. 26 05 00 – Common Work Results for Electrical

1.2 DEFINITIONS

- A. Basis of Design - The basis of design is the documentation of the primary thought processes and assumptions behind design decisions that were made to meet the Owner's Project Requirements. The basis of design describes the systems, components, conditions and methods chosen to meet the intent. Some reiterating of the Owner's Project Requirements may be included.
- B. Commissioning – Commissioning is a comprehensive and systematic process to verify that the building systems perform as designed to meet the Owner's requirements. Commissioning during the construction, acceptance, and warranty phases is intended to achieve the following specific objectives:

1. Verify and document that equipment is installed and started per manufacturer's recommendations, industry accepted minimum standards, and the Contract Documents.
 2. Verify and document that equipment and systems receive complete operational checkout by installing contractors.
 3. Verify and document equipment and system performance.
 4. Verify the completeness of operations and maintenance materials.
 5. Ensure that the Owner's operating personnel are adequately trained on the operation and maintenance of building equipment.
 6. The commissioning process does not take away from or reduce the responsibility of the system designers or installing contractors to provide a finished and fully functioning product.
- C. Commissioning Plan - an overall plan that provides the structure, schedule and coordination planning for the commissioning process.
- D. Deficiency - a condition in the installation or function of a component, piece of equipment or system that is not in compliance with the Contract Documents, does not perform properly or is not complying with the Owner's Project Requirements.
- E. Owner's Project Requirements - a dynamic document that provides the explanation of the ideas, concepts and criteria that are considered to be very important to the Owner. It is initially the outcome of the programming and conceptual design phases.
- F. Functional Performance Test - test of the dynamic function and operation of equipment and systems using manual (direct observation) or monitoring methods. Functional testing is the dynamic testing of systems (rather than just components) under full operation (e.g., the chiller pump is tested interactively with the chiller functions to see if the pump ramps up and down to maintain the differential pressure setpoint). Systems are tested under various modes, such as during low cooling or heating loads, high loads, component failures, unoccupied, varying outside air temperatures, fire alarm, power failure, etc. The systems are run through all the control system's sequences of operation and components are verified to be responding as the sequences state. Traditional air or water test and balancing (TAB) is not functional testing, in the commissioning sense of the word. TAB's primary work is setting up the system flows and pressures as specified, while functional testing is verifying that which has already been set up. The Commissioning Agent develops the functional test procedures in a sequential written form, coordinates, oversees and documents the actual testing, which is usually performed by the installing contractor or vendor. Functional Performance Tests are performed after prefunctional checklists and startup are complete.
- G. Manual Test - using hand-held instruments, immediate control system readouts or direct observation to verify performance (contrasted to analyzing monitored data taken over time to make the "observation").

- H. Monitoring - the recording of parameters (flow, current, status, pressure, etc.) of equipment operation using dataloggers or the trending capabilities of control systems.
- I. Non-Compliance - see Deficiency.
- J. Prefunctional Checklist - a list of items to inspect and elementary component tests to conduct to verify proper installation of equipment, provided by the Commissioning Agent to the contractor. Prefunctional checklists are primarily static inspections and procedures to prepare the equipment or system for initial operation (e.g., belt tension, oil levels OK, labels affixed, gages in place, sensors calibrated, etc.). However, some prefunctional checklist items entail simple testing of the function of a component, a piece of equipment or system (such as measuring the voltage imbalance on a three-phase pump motor of a chiller system). The word “prefunctional” refers to before functional testing. Prefunctional checklists augment and are combined with the manufacturer’s start-up checklist.
- K. Seasonal Performance Tests - Functional Performance Test that are deferred until the system(s) will experience conditions closer to their design conditions.
- L. Warranty Period - warranty period for entire project, including equipment components. Warranty begins at Substantial Completion and extends for at least one year, unless specifically noted otherwise in the Contract Documents and accepted submittals.

1.3 COORDINATION

- A. Perform commissioning services to expedite the testing process and minimize unnecessary delays, while not compromising the integrity of the procedures.
- B. Commissioning Agent shall provide overall coordination and management of the commissioning program as specified herein.
- C. Commissioning Team: The commissioning process will require cooperation of the Contractor, subcontractors, vendors, Architect/Engineer, Commissioning Agent, Green Consultant, and Owner. The commissioning team shall be comprised of the following.
 - 1. Contractor
 - a. Project Manager
 - b. Test Engineer
 - 2. Subcontractors: As appropriate to product or system being commissioned.
 - 3. Commissioning Agent
 - a. Project Manager
 - b. Project Engineers

4. Owner Representative(s)
 5. Green Consultant
 6. Architect/Engineer
 - a. Architect
 - b. MEP engineers
 - c. Specialty Consultant(s)
- D. Progress Meetings: Attend construction job-site meetings, as necessary, to monitor construction and commissioning progress. Coordinate with contractor to address coordination, deficiency resolution and planning issues.
1. Plan and coordinate additional meetings as required to progress the work.
- E. Site Observations: Perform site visits, as necessary, to observe component and system installations.
- F. Functional Testing Coordination:
1. Equipment shall not be “temporarily” started for commissioning.
 2. Functional performance testing shall not begin until pre-functional, start-up and TAB is completed for a given system.
 3. The controls system and equipment it controls shall not be functionally tested until all points have been calibrated and pre-functional checklists are completed.
- G. Indoor Air Quality (IAQ) baseline evaluation: Coordinate with IAQ baseline evaluation as specified in Section 01 57 19.11 (01352) - Indoor Air Quality (IAQ) Management.

1.4 QUALITY CONTROL

- A. Qualifications for Commissioning Agents: Engage commissioning service personnel, that specialize in the types of inspections and tests to be performed.
1. Inspection and testing service agencies shall be members of the Building Commissioning Association (BCA).

1.5 SUBMITTALS

- A. Commissioning Agent shall submit the following:
1. Basis of Design and Owner’s Project Requirements.
 - a. Update as necessary during the work to reflect the progress on the components and systems. Forward updates to the Green Consultant in a timely manner.
 2. Scoping Meeting Minutes.
 3. Commissioning Plan: Submit within 30 calendar days of authorization to proceed.

- a. Update as necessary during the work to reflect the progress on the components and systems. Forward updates to the Green Consultant in a timely manner.
4. Commissioning Schedule: Submit with Commissioning Plan.
 - a. Update as necessary during the work to reflect the progress on the components and systems. Forward updates to the Green Consultant in a timely manner.
5. Functional performance test forms: Submit minimum 30 calendar days prior to testing.
6. Deficiency Report and Resolution Record: Document items of non-compliance in materials, installation or operation. Document the results from start-up/pre-functional checklists, functional performance testing, and short-term diagnostic monitoring. Include details of the components or systems found to be non-compliant with the drawings and specifications. Identify adjustments and alterations required to correct the system operation, and identify who is responsible for making the corrective changes.
 - a. Update as necessary during the work to reflect the progress on the components and systems. Forward updates to the Green Consultant in a timely manner.
7. Final Commissioning Report: Compile a final Commissioning Report. Summarize all of the tasks, findings, conclusions, and recommendations of the commissioning process. Indicate the actual performance of the building systems in reference to the Owner's Project Requirements and contract documents. Include completed pre-functional inspection checklists, functional performance testing records, diagnostic monitoring results, identified deficiencies, recommendations, and a summary of commissioning activities.
8. O&M Submittals:
 - a. Training plan: Training plan shall include for each training session:
 - Dates, start and finish times, and locations;
 - Outline of the information to be presented;
 - Names and qualifications of the presenters;
 - List of texts and other materials required to support training.
 - b. O&M Database.

PART 2 - PRODUCTS

2.1 TEST EQUIPMENT

- A. Instrumentation shall meet the following standards:
 1. Be of sufficient quality and accuracy to test and measure system performance within the tolerances required to determine adequate performance.
 2. Be calibrated on the manufacturer's recommended intervals with calibration tags permanently affixed to the instrument being used.
 3. Be maintained in good repair and operation condition throughout the duration of use on this project.
- B. All standard testing equipment required to perform startup and initial checkout and required functional performance testing shall be provided by the contractor for the equipment being tested.

- C. Datalogging equipment or software required to test equipment will be provided by the Commissioning Agent, but shall not become the property of the Owner.

PART 3 - EXECUTION

3.1 COMMISSIONING PROCESS

- A. The following activities outline the commissioning tasks and the general order in which they occur. The Commissioning Agent shall coordinate all activities.
 1. Design Review and Documentation.
 - a. Documentation of Basis of Design and Owner's Project Requirements.
 - b. Design Development Review.
 - c. Construction Document Review.
 2. Commissioning Scoping Meeting.
 3. Commissioning Plan.
 4. Submittals Review.
 5. Start-Up/Pre-Functional Checklists.
 6. Functional Performance Testing.
 7. Short-Term Diagnostic Testing.
 8. Deficiency Report and Resolution Record.
 9. Operations and Maintenance Training.
 - a. O&M Manual.
 - b. Training.
 - c. O&M Database.
 10. Record Documents Review.
 11. Final Commissioning Report Documentation.
 12. Deferred Testing.
 - a. Unforeseen Deferred Tests.
 - b. Seasonal Testing.
 - c. End-of-Warranty Review.

3.2 DESIGN REVIEW AND DOCUMENTATION

- A. Documentation of Basis of Design and Owner's Project Requirements: Document basis of design and Owner's Project Requirements as they relate to environmentally responsive characteristics, including: functionality, energy performance, water efficiency, maintainability, system cost, indoor environmental quality and local environmental impacts.

- B. Design Development Review: Review design documents to verify that each commissioned system meets the Owner's Project Requirements.
- C. Construction Document Review: Review construction documents to verify that commissioning is adequately specified, that each commissioned system can be commissioned and is likely to meet the Owner's Project Requirements.

3.3 COMMISSIONING SCOPING MEETING

- A. Commissioning Scoping Meeting:
 - 1. Schedule, coordinate, and facilitate a scoping meeting.
 - 2. Review each building system to be commissioned, including its intended operation, commissioning requirements, and completion and start-up schedules.
 - 3. Establish the scope of work, tasks, schedules, deliverables, and responsibilities for implementation of the Commissioning Plan.
- B. Attendance: Commissioning Team members.

3.4 COMMISSIONING PLAN

- A. Commissioning Plan: Develop a commissioning plan to identify how commissioning activities will be integrated into general construction and trade activities. The commissioning plan shall identify how commissioning responsibilities are distributed. The intent of this plan is to evoke questions, expose issues, and resolve them with input from the entire commissioning team early in construction.
 - 1. Identify who will be responsible for producing the various procedures, reports, Owner notifications and forms.
 - 2. Include the commissioning schedule.
 - 3. Describe the test/acceptance procedure.

3.5 SUBMITTALS REVIEW

- A. Submittal Review: Review the contractor submittals to verify that the equipment and systems provided meet the requirements of the Contract Documents and Owner's Project Requirements.

3.6 START-UP/PRE-FUNCTIONAL CHECKLISTS

- A. Start-Up/Pre-Functional Checklists: Coordinate start-up plans and documentation formats, including providing contractor with pre-functional checklists to be completed during the startup process.
 - 1. Manufacturer's start-up checklists and other technical documentation guidelines may be used as the basis for pre-functional checklists.

- B. Start-Up/Pre-Functional Checklist shall help verify that the systems are complete and operational, so that the functional performance testing can be scheduled.

3.7 FUNCTIONAL PERFORMANCE TESTING

- A. Functional Performance Testing: Test procedures shall fully describe system configuration and steps required for each test; appropriately documented so that another party can repeat the tests with virtually identical results.
 - 1. Test Methods; Functional performance testing and verification may be achieved by direct manipulation of system inputs (i.e. heating or cooling sensors), manipulation of system inputs with the building automation system (i.e. software override of sensor inputs), trend logs of system inputs and outputs using the building automation system, or short-term monitoring of system inputs and outputs using stand alone data loggers. A combination of methods may be required to completely test the complete sequence of operations. The Commissioning Agent shall determine which method, or combination, is most appropriate.
 - 2. Setup: Each test procedure shall be performed under conditions that simulate normal operating conditions as closely as possible. Where equipment requires integral safety devices to stop/prevent equipment operation unless minimum safety standards or conditions are met, functional performance test procedures shall demonstrate the actual performance of safety shutoffs in a real or closely-simulated conditions of failure.
 - 3. Sampling: Multiple identical pieces of non-life-safety or non-critical equipment may be functionally tested using a sampling strategy. The sampling strategy shall be developed by the Commissioning Agent. If, after three attempts at testing the specified sample percentage, failures are still present, then all remaining units shall be tested at the contractors' expense.

- B. Develop functional performance test procedures for equipment and systems. Identify specific test procedures and forms to verify and document proper operation of each piece of equipment and system. Coordinate test procedures with the contractor for feasibility, safety, equipment and warranty protection. Functional performance test forms shall include the following information:
 - 1. System and equipment or component name(s).
 - 2. Equipment location and ID number.
 - 3. Date.
 - 4. Project name.
 - 5. Participating parties.
 - 6. Instructions for setting up the test, including special cautions, alarm limits, etc.

7. Specific step-by-step procedures to execute the test.
8. Acceptance criteria of proper performance with a Yes / No check box.
9. A section for comments.

- C. Coordinate, observe and record the results of contractor's functional performance testing.
1. Coordinate retesting as necessary until satisfactory performance is verified.
 2. Verify the intended operation of individual components and system interactions under various conditions and modes of operation.

3.8 SHORT-TERM DIAGNOSTIC TESTING

- A. Short-Term Diagnostic Testing: After initial occupancy, perform short-term diagnostic testing, using data acquisition equipment or the building automation system to record system operation over a two to three week period.
1. Investigate the dynamic interactions between components in the building system.
 2. Evaluate the scheduling, the interaction between heating and cooling, and the effectiveness of the HVAC system in meeting the comfort requirements.

3.9 DEFICIENCY REPORT AND RESOLUTION RECORD

- A. Deficiency Report and Resolution Record: Document items of non-compliance in materials, installation or operation.
- B. Non-Conformance. Non-conformance and deficiencies observed shall be addressed immediately, in terms of notification to responsible parties, and providing recommended actions to correct deficiencies.
1. Corrections of minor deficiencies identified may be made during the tests at the discretion of the Commissioning Agent. In such cases the deficiency and resolution shall be documented on the procedure form.
 2. For identified deficiencies:
 - a. If there is no dispute on the deficiency and the responsibility to correct it:
 - 1) The Commissioning Agent documents the deficiency and the adjustments or alterations required to correct it. The contractor corrects the deficiency and notifies the Commissioning Agent that the equipment is ready to be retested.
 - 2) The Commissioning Agent reschedules the test and the test is repeated.
 - b. If there is a dispute about a deficiency or who is responsible:
 - 1) The deficiency is documented on the non-compliance form and a copy given to the Green Consultant.
 - 2) Resolutions are made at the lowest management level possible. Additional parties are brought into the discussions as needed. Contractor shall have responsibility for resolving construction deficiencies. If a design revision is

- deemed necessary and approved by Owner, Architect/Engineer shall have responsibility for providing design revision.
- 3) The Commissioning Agent documents the resolution process.
 - 4) Once the interpretation and resolution have been decided, the appropriate party corrects the deficiency and notifies the Commissioning Agent that the equipment is ready to be retested. The Commissioning Agent reschedules the test and the test is repeated until satisfactory performance is achieved.
3. Cost of Retesting: Costs for retesting shall be charged to the Contractor.

3.10 OPERATIONS AND MAINTENANCE TRAINING

- A. O&M Manual: Review the operation and maintenance manuals compiled by the contractor for completeness and for adherence to the requirements of the specifications.
 1. Obtain additional materials from contractor as necessary to stress and enhance the importance of system interactions, troubleshooting, and long-term preventative maintenance and operation.
- B. Training: Develop a Training Plan. Coordinate and review the training programs for Owner's personnel.
 1. Obtain additional materials from contractor as necessary to stress and enhance the importance of system interactions, troubleshooting, and long-term preventative maintenance and operation.
- C. O&M Database: Develop a database from the O&M manual that contains the information required to start a preventative maintenance program.

3.11 RECORD DOCUMENTS REVIEW

- A. Record Documents: Review record documents to verify accuracy.

3.12 FINAL COMMISSIONING REPORT

- A. Final Commissioning Report: Compile final commissioning report. Summarize all of the tasks, findings, conclusions, and recommendations of the commissioning process.

3.13 DEFERRED TESTING

- A. Unforeseen Deferred Tests: If a test cannot be completed due to the building structure, required occupancy condition, or other deficiency, the functional testing may be delayed upon recommendation of the Commissioning Agent and the approval of the Owner. These tests are conducted in the same manner as the seasonal tests as soon as possible.

- B. Seasonal Testing:
 - 1. Schedule, coordinate, observe, and document additional testing for seasonal variation in operations and control strategies during the opposite season to verify performance of the HVAC system and controls. Complete testing during the warranty period to fully test all sequences of operation.
 - 2. Update O&M manuals and Record Documents as necessary due to the testing.

- C. End-of-Warranty Review: Conduct end of warranty review prior to the end of the warranty period. Review the current building operation with the facility maintenance staff. The review shall include outstanding issues from original or seasonal testing. Interview facility staff to identify concerns with building operation. Provide suggestions for improvements and assist owner in developing reports or documentation to remedy problems.
 - 1. Update O&M manuals and Record Documents as necessary due to the testing.

3.14 EQUIPMENT & SYSTEM SCHEDULE

- A. The following equipment shall be commissioned in this project.

System	Equipment	Check
HVAC System	Chillers	
	Pumps	
	Cooling tower	
	Variable frequency drives	
	Air handlers	
	Terminal units	
	Heat exchangers	
	Exhaust fans	
	Supply fans	
BAS System		

Domestic Hot Water		

END OF SECTION



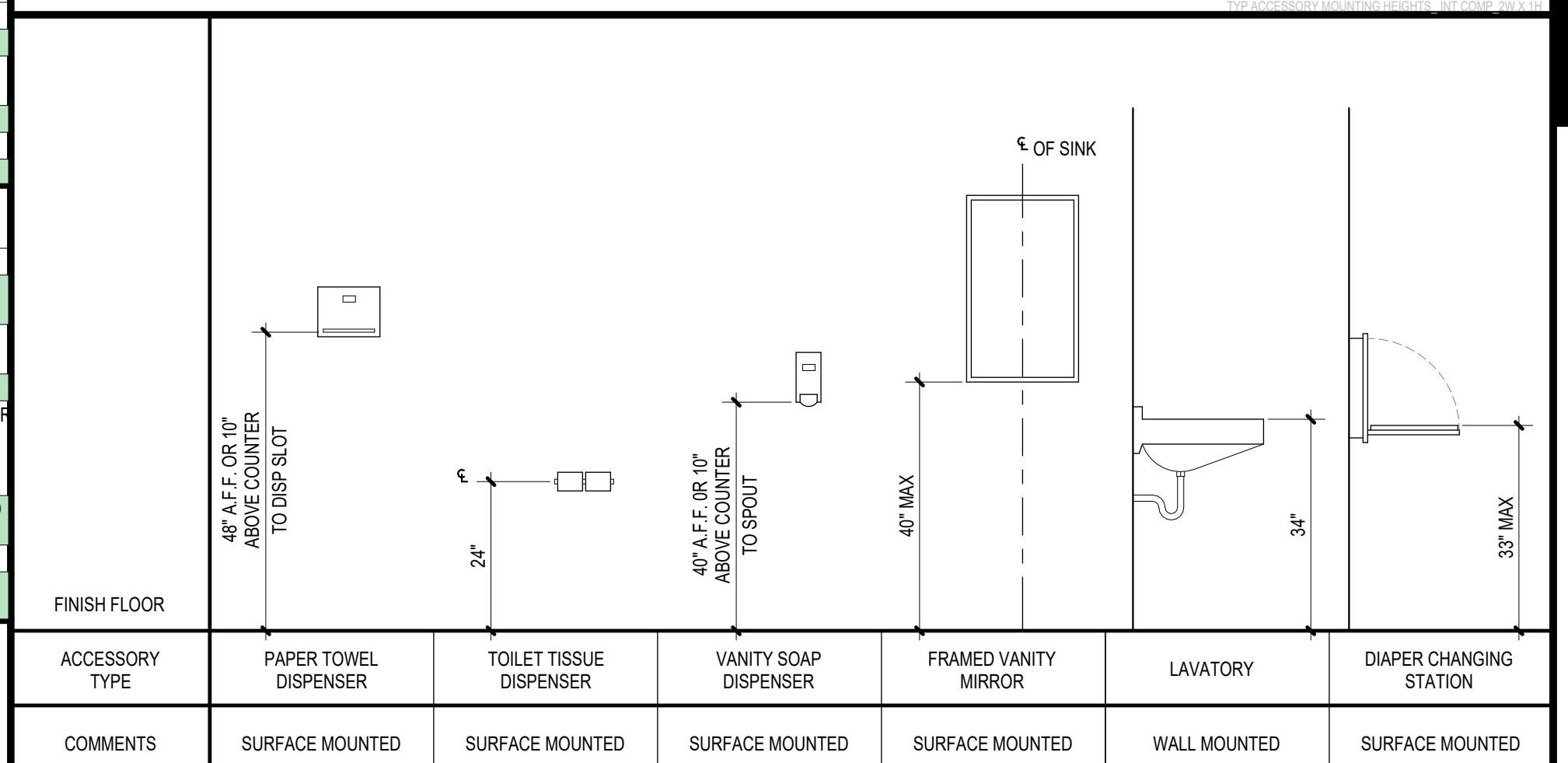
KEYED NOTES FLOOR PLAN TLT.

MARK	DESCRIPTION
1	BUILT-IN CASEWORK. SEE INTERIOR ELEVATIONS FOR DETAILS.
6	DRINKING FOUNTAIN WITH BOTTLE FILLER. SEE PLUMBING AND ELECTRICAL DWGS.
7	MOP SINK W/ MOP AND BROOM HOLDER. SEE PLUMBING DWGS.
8	SHOWER WITH FLOOR SLOPED TOWARDS DRAIN. SEE SHEET A241D4.
21	SHOWERS CURTAIN & ROD.

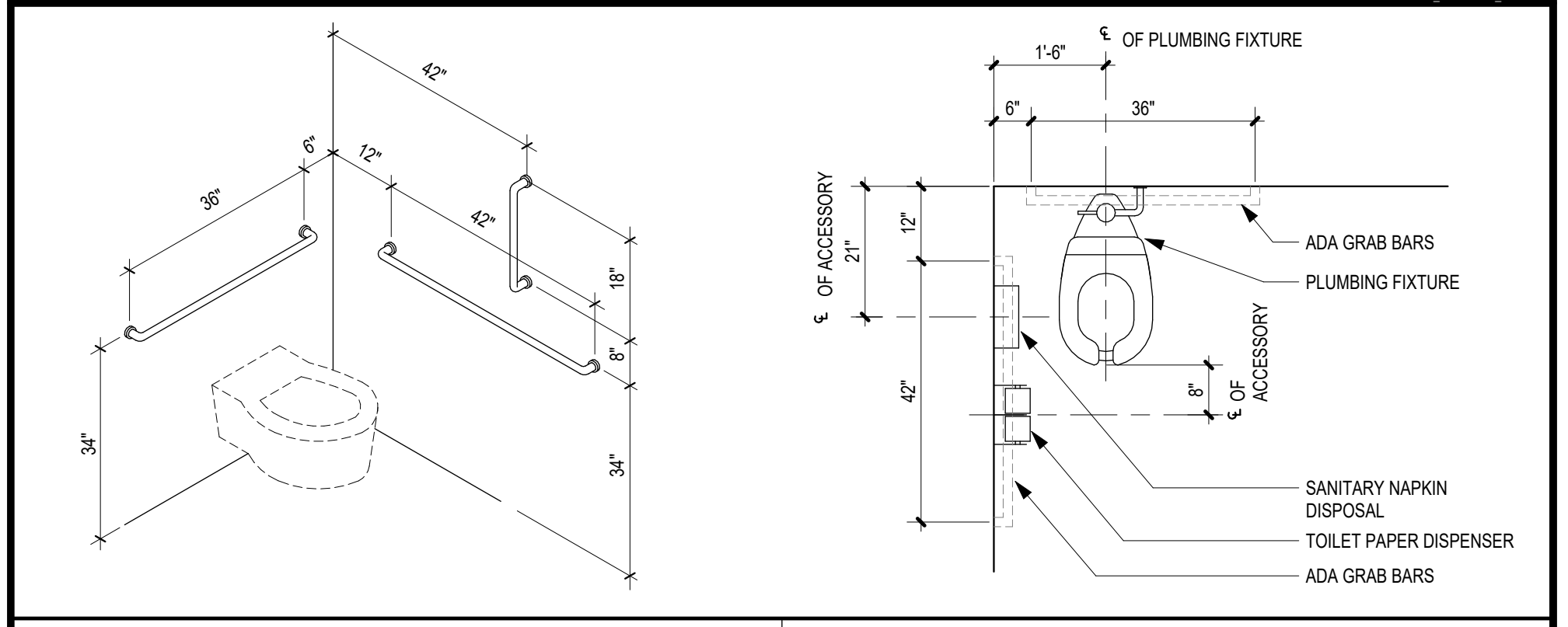
KEYED NOTES INT. ELEV. TLT.

MARK	DESCRIPTION
6	BUILT-IN VANITY TOP WITH 25" D SOLID SURFACE COUNTER WITH INTEGRAL SINK, ANGLD PLAS. LAMINATE ADA VANITY CABINET. SEE FINISH SCHEDULE.
7	TOILET PARTITIONS FLOOR MOUNTED OVERHEAD BRACED, SOLID PHENOLIC. SEE FINISH SCHEDULE.
8	BASE AS SCHEDULED. SEE FINISH SCHEDULE.
9	PROVIDE & INSTALL STEEL HEAVY DUTY CORRIDOR STYLE LOCKERS, LYON OR APPROVED. SINGLE TIE, 1/4" X 2 1/2". STAINLESS. RECESSED HANDLE INCLUDE SLOPED TOPS AND CLOSED BASES. NUMBER PLATES, ANCHOR TO FLOOR & WALL. STANDARD POWDERCOAT COLORS, TBD.
10	PROVIDE & INSTALL HARDWOOD LOCKER ROOM BENCH, LYON OR APPROVED. EQUAL, MOVEABLE BLACK ALUMINUM TRAPEZOID PEDESTAL BASES.
11	PORCELAIN WALL TILE. SEE FINISH SCHEDULE.
16	DRINKING FOUNTAIN WITH BOTTLE FILLER. SEE PLUMBING AND ELECTRICAL DWGS.

TYPICAL ACCESSORY MOUNTING HEIGHTS



TYPICAL TOILET ACCESSORY MOUNTING HEIGHTS & PLAN



ADA TOILET GRAB BAR TYPICAL ACCESSORIES AT ACCESSIBLE TOILET
NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY

TOILET ACCESSORY SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	FINISH	REMARKS
T1	PHENOLIC TOILET PARTITION	BOBRICK	C3069150	PHENOLIC CORE	
T2	URINAL SCREEN (WALL HUNG)	BOBRICK	C1964735	PHENOLIC CORE	
T3	TOILET PAPER DISP. SURFACE MOUNTED, MULTI ROLL	BOBRICK	B-265	SATIN STAINLESS	
T4	PAPER TOWEL DISPENSER	BOBRICK	B-4262	SATIN STAINLESS	
T5	42" HORIZONTAL GRAB BAR	BOBRICK	B-680642	SATIN STAINLESS	
T6	18" VERTICAL GRAB BAR	BOBRICK	B-680618	SATIN STAINLESS	
T7	36" HORIZONTAL GRAB BAR	BOBRICK	B-680636	SATIN STAINLESS	
T8	SOAP DISPENSER	BOBRICK	B-4093	PLASTIC TRANSLUCENT COVER	
T9	MIRROR W/ S.S. CHANNEL FRAME	BOBRICK		STAINLESS STEEL TRIM/GLASS	
T10	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270	SATIN STAINLESS	
T12					
T13	MOP & BROOM HOLDER	BOBRICK	B-223336		

E1 WOMEN'S SOUTH 106
3/8" = 1'-0"

E2 WOMEN'S SOUTH 106 2
3/8" = 1'-0"

E3 WOMEN'S WEST 106
3/8" = 1'-0"

D1 WOMEN'S NORTH 106
3/8" = 1'-0"

D2 WOMEN'S EAST 106
3/8" = 1'-0"

D4 SHOWER DRAIN TYP.
1 1/2" = 1'-0"

C3 DRINKING FOUNTAIN NORTH
3/8" = 1'-0"

C4 ENLARGED PLAN JAN. 102
3/8" = 1'-0"

B3 MEN'S SOUTH 105
3/8" = 1'-0"

B5 MEN'S WEST 105
3/8" = 1'-0"

A1 ENLARGED PLAN MEN'S/WOMEN'S 105/106
3/8" = 1'-0"

A4 MEN'S NORTH 105
3/8" = 1'-0"

A5 MEN'S EAST 105
3/8" = 1'-0"

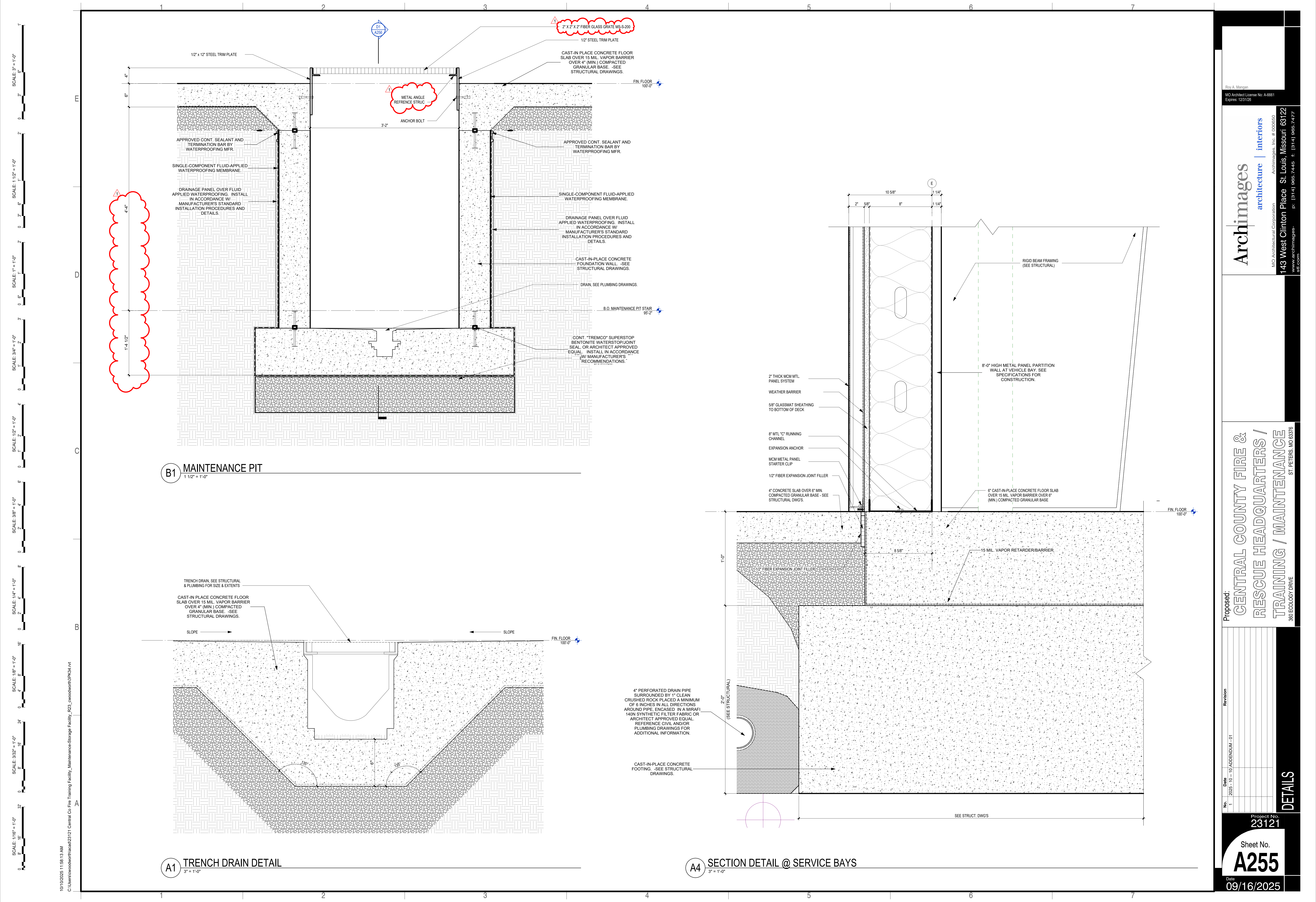
A6 MENS EAST 105 2
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 380 ECOLOGY DRIVE
 ST. PETERS, MO 63376

Date: 10/16/2025
 Revision: 01
 Project No: **23121**
 Sheet No: **A241**
 Date: **09/16/2025**
ENLARGED PLANS & ELEVATIONS



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No.	Date	Description
1	2025-09-16	10 ADDENDUM - 01

Revision

Project No. 23121
Sheet No. **A255**
Date 09/16/2025

DETAILS

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KEYED NOTES RCP

MARK	DESCRIPTION
1	NEW 24" X 24" CEILING ACCESS PANEL
2	EXISTING CEILING ACCESS TO REMAIN. ABANDON AND COVER AS REQ'D.
3	NEW ALUMINUM AIR VENT.
4	EXISTING CEILING FAN TO REMAIN, TYP.
5	EXISTING LIGHT FIXTURE TO REMAIN.
6	EXISTING METAL PANEL CEILING TO REMAIN.
7	NO WORK. ALL PLUMBING & ELECTRICAL FIXTURES TO REMAIN.

Rev. A. Manon

MO Architect License No. A-6661
Expires: 12/31/22

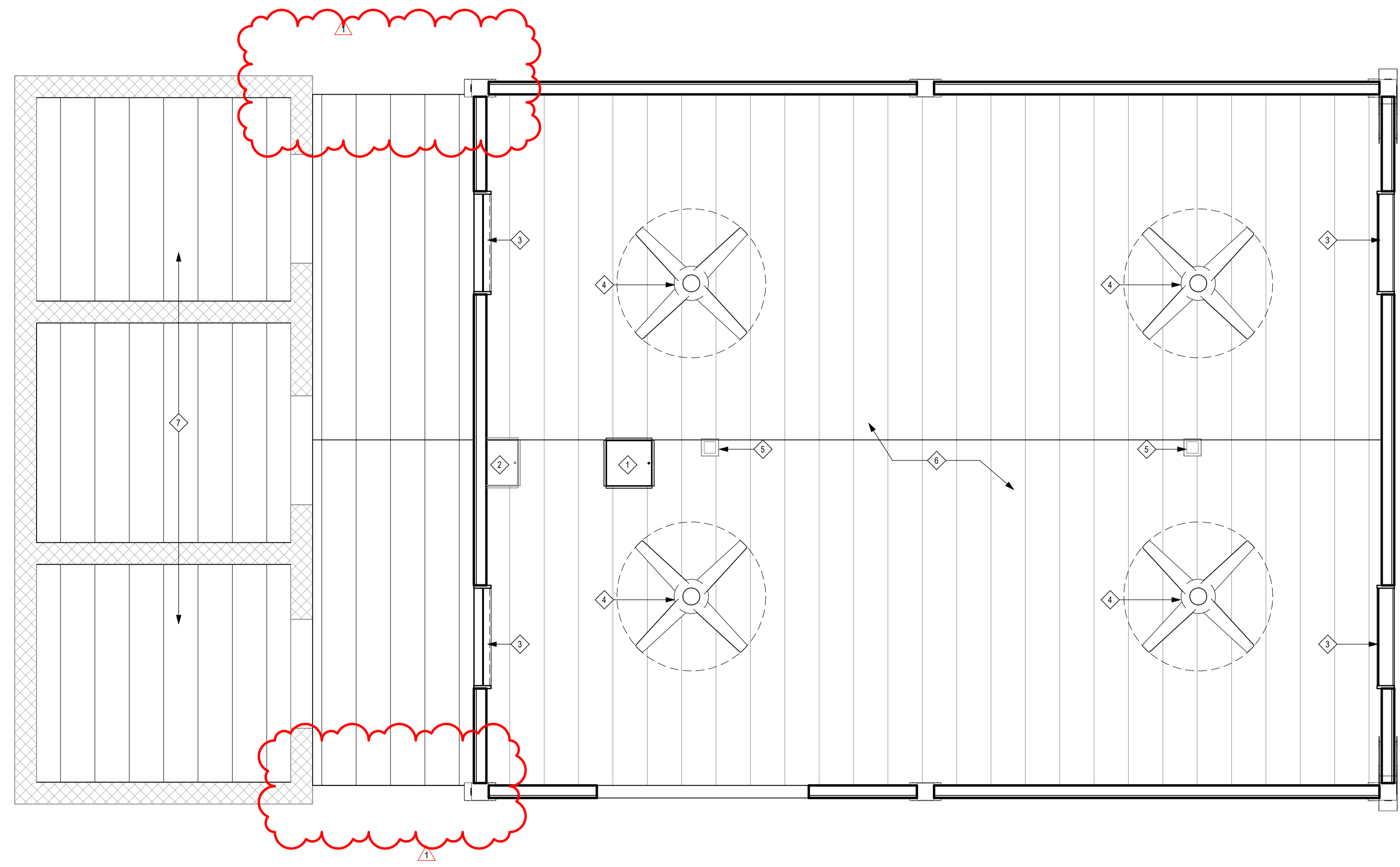
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No.	Date	Revision
1	2025-10-10	ADDENDUM - 01

Project No.
23121
Sheet No.
A413
Date
09/16/2025

REFLECTED CEILING PLAN



A1 REFLECTED CEILING PLAN
1/2" = 1'-0"

REF. CLG. PLAN GENERAL NOTES

1. LIGHT FIXTURES, EXIT SIGNS, FIRE STROBES/CHIMES, ETC. TO MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE.
2. NO COMBUSTIBLE MATERIAL SHALL BE INSTALLED IN A RETURN AIR PLENUM.
3. ALL CEILING, BULKHEAD, AND SOFFIT HEIGHTS ARE TAKEN FROM REFERENCED FINISH FLOOR.
4. PAINT ALL GYPSUM BOARD SOFFITS AND CEILINGS. REFERENCE REFLECTED CEILING PLAN.
5. SUPPLY AND INSTALL SOUND BOOTS ON ALL DIFFUSERS OPEN TO THE CEILING PLENUM, TYP.
6. SHOULD ANY CONFLICT ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, REQUEST CLARIFICATION FROM ARCHITECT PRIOR TO INSTALLATION.
7. MECHANICAL DESIGN-BUILD CONTRACTOR TO REWORK EXISTING/INSTALL NEW SYSTEM AND DIFFUSERS AS REQUIRED TO PROVIDE PROPER CONDITIONING OF THE NEW PLAN. RESEARCH EXISTING CONDITIONS AND VERIFY WORK REQUIRED. INSTALL DAMPERS AT ANY FIRE RATED ASSEMBLIES TO MATCH EXISTING.
8. FIRE PROTECTION DESIGN-BUILD CONTRACTOR TO REWORK EXISTING/INSTALL NEW SPRINKLER LINES AND DEVICES IN THE AREA OF WORK TO PROVIDE PROPER COVERAGE PER GOVERNING CODES. SPRINKLER HEADS TO MATCH BUILDING STANDARD. VERIFY WORK REQUIRED.
9. WHERE SPRINKLER SYSTEMS ARE USED PROVIDE CONCEALED WHITE SPRINKLERS AT ALL GYPSUM BOARD CEILINGS AND SOFFITS UNLESS NOTED OTHERWISE.
10. WHERE SPRINKLERS ARE USED, REFERENCE FIRE PROTECTION DRAWINGS FOR LOCATION OF SPRINKLER HEADS. THIS DRAWING IS FOR COORDINATION CONCEPTS ONLY. NOTE ALL SPRINKLER HEADS LOCATED IN LAY-IN ACOUSTICAL PANELS SHALL BE CENTERED IN CEILING PANELS UNLESS NOTED OTHERWISE.

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KEYED NOTES EXTERIOR ELEV.	
MARK	DESCRIPTION
1	NEW PRESSURE TREATED 2X4 16" O.C. WITH CORRUGATED METAL PANEL ON EXTERIOR SIDE (MTL-3)
2	EXISTING 6" X 6" WOOD COLUMN TO REMAIN, TYP.
3	NEW LOUVER.
4	EXISTING WALL TO REMAIN.
5	EXISTING ROOF: REMOVE ASPHALT SHINGLES, ROOFING UNDERLAYMENT MEMBRANE AND REPLACE ANY DAMAGED PLYWOOD SHEATHING. REPLACE WITH NEW ASPHALT SHINGLES AND ROOF UNDERLAYMENT MEMBRANE. ARCHITECT TO SELECT SHINGLE COLOR. SUBMIT PRODUCT INFORMATION.

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 360 ECOLOGY DRIVE

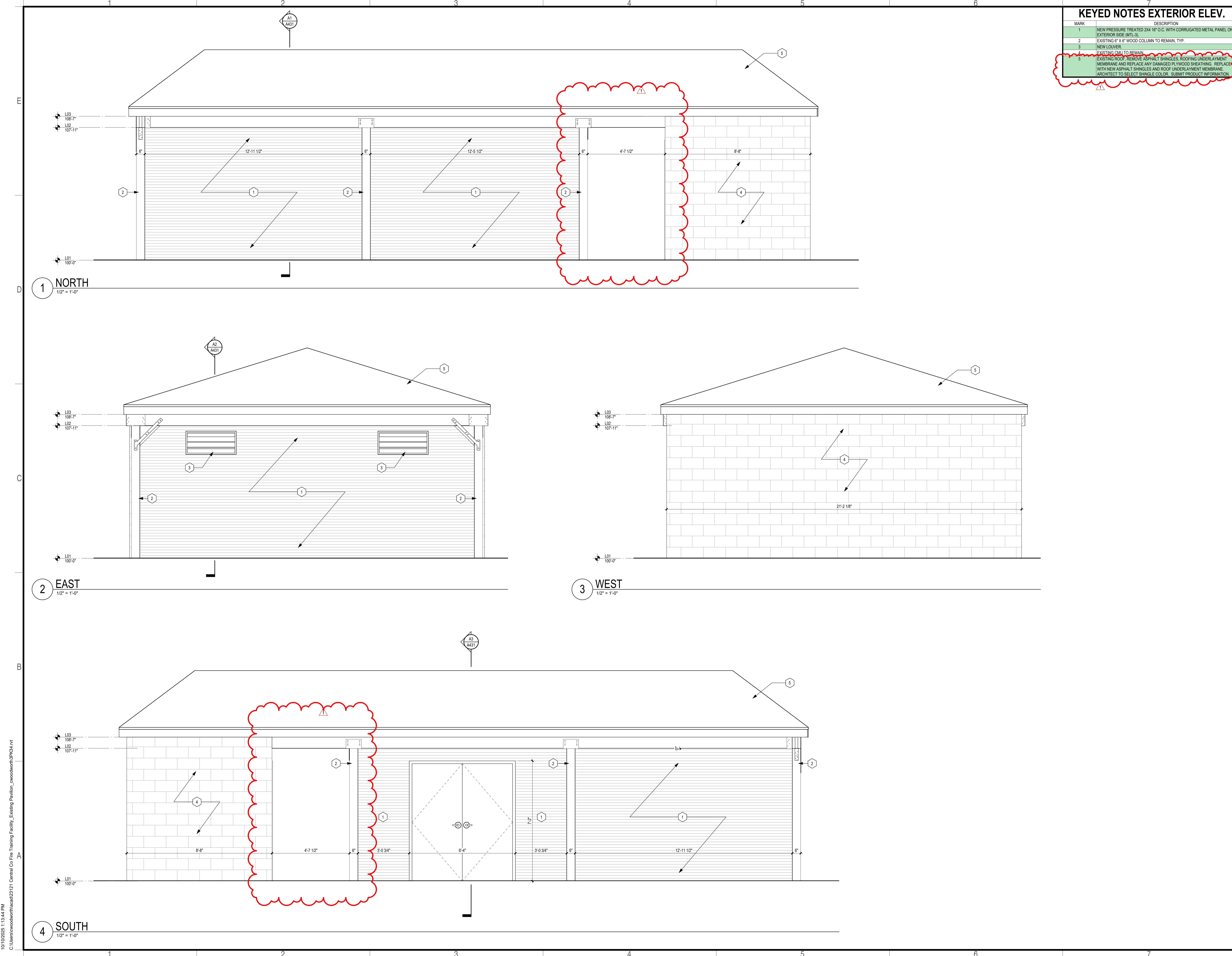
No.	Date	Description
1	2025-10-10	ADDENDUM - 01

Project No.
23121

Sheet No.
A421

Date
09/16/2025

EXTERIOR ELEVATIONS



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