POSTPONED DUE TO INCLEMENT WEATHER

CITY COUNCIL MEETING
January 7, 2025 6:00 p.m.
Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith
Blue Springs, Missouri

The meeting can be viewed live on the City's website at
www.bluespringsgov.com/CityMeetingsLive

Anyone wishing to address the Mayor and Council, either in a Public Hearing or in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the Multipurpose Room. After completion, the form is to be given to the City Clerk prior to the start of the Council meeting.

Invocation and Pledge of Allegiance

1. Call meeting to order

2. Confirmation of a Quorum

3. Consent Agenda

   All matters under Item 3, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

   a. Minutes of the December 16, 2024 City Council meeting
   b. Resolution No. 01-2025 approving disposition of records
   c. Resolution No. 02-2025 approving the purchase of utility meters and meter parts
   d. Resolution No. 03-2025 approving a contract for the demolition and renovation of the Pink Hill Parks Maintenance office and breakroom
   e. Approve Liquor License for HR Mart
   f. Approve Liquor License for Blue Mart
   g. Resolution No. 04-2025 approving Task Order #5 with Cochran for South Outer Road watermain improvement
   h. Approve Councilmember Appointment
   i. Approve Board and Commission Appointment
   j. Resolution No. 05-2025 authorizing the City to offer General Obligation Bonds for sale to provide funding for street projects
   k. Resolution No. 06-2025 approving Parks, Recreation and Open Space Master Plan

4. Introduction and readings of Bill No. 5281 approving amendments to the Code of Ordinances related to invalid insurance cards

5. Introduction and readings of Bill No. 5282 approving amendments to the Code of Ordinances related to possession of a defaced firearm

6. Introduction and readings of Bill No. 5283 approving amendments to the Code of Ordinances related to seatbelts as a primary offense

7. Introduction and readings of Bill No. 5284 accepting easements for the 2024 Community Development Block Grant Sidewalk Program

8. Introduction and readings of Bill No. 5285 authorizing condemnation proceedings and acquisition of easements at 9304 South M-7 Highway

9. Presentation – Charter Review Commission recommendations

10. Discussion – Charter Review Commission recommendations and amendments

11. Motion to direct staff to draft Charter amendment ballot language for the April 8, 2025 municipal election

12. Visitors

13. Councilmember Comments

14. Mayoral Announcements

15. Adjourn

Miscellaneous Items
Park Commission Meeting – Tuesday, January 7, 6:00 PM
Public Arts Commission Meeting – Wednesday, January 8, 3:00 PM
Planning Commission Meeting – Monday, January 13, 6:30 PM
Martin Luther King Jr. Day – **City Offices Closed –** Monday, January 20
City Council Meeting – Tuesday, January 21, 6:00 PM
Planning Commission Meeting – Monday, January 27, 6:30 PM
Public Safety Citizen Advisory Board Meeting – Tuesday, January 28, 6:00 PM
City Council Meeting – Monday, February 3, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Sunday, January 5, 2025.

Erin Ford
City Clerk

TO: Mayor, City Council,
Department Directors, and Press

FROM: Christine Cates
City Administrator

DATE: January 2, 2025

SUBJECT: Agenda Explanations

Item 3b – Disposition of Records
Adopt a Resolution to approve the disposition of Information Technology and Public Works department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Item 3c – Purchase of Utility Meters
Adopt a Resolution approving the purchase of utility meters and meter parts in an amount up to $300,000 from Schulte Supply, Inc. Refer to Council Information Form from Superintendent of Public Works Nathan Lea for additional information.

Item 3d – Contract for Pink Hill Parks Maintenance Building Demolition and Renovation
Adopt a Resolution approving a contract in the amount of $615,021.00 with CAMM Construction, Inc., for the demolition and renovation of the Pink Hill Parks Maintenance office and breakroom. This project is approved as CIP PR-81 for the Pink Hill Park Maintenance Building Improvements. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 3e – Liquor License – HR Mart
Approve a new liquor license for HR Mart LLC dba HR Mart located at 1501 NW Woods Chapel Rd, Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption off premises (weekdays only) and Sunday Sales. The location was formerly occupied by Minit Mart LLC dba Minit Mart LLC 583. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 3f – Liquor License – Blue Mart
Approve a new liquor license for Blue Springs Mart LLC dba Blue Mart located at 1900 SW Eastbound US 40 Hwy, Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption off premises (weekdays only) and Sunday Sales. The location was formerly occupied by Minit Mart LLC dba Minit Mart LLC 584. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 3g – South Outer Road Watermain Improvement
Adopt a Resolution approving Task Order #5 to Contract No. 2024-166 with SC Engineering, LLC dba Cochran for South Outer Road watermain improvement design, bidding, subsurface exploration and construction management in the amount of $304,190. The project is approved as CIP WA-19 South Outer Road Watermain Replacement. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 3h –Councilmember Appointment
Pursuant to Blue Springs Home Rule Charter Section 3.10, a vacancy of a City Councilmember shall be filled by appointment by the Mayor and approval by the City Council. The Mayor's recommended appointment of Nick Brummel to fill the District 3 Council seat vacated by Councilmember Ron Fowler is submitted to the City Council for approval. Refer to Council Information Form from Assistant to the City Administrator Sheryl Morgan for additional information.

Item 3i – Board and Commission Appointment
Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. An appointment to the Public Art Commission is submitted to the Council for approval. Refer to Council Information Form from Assistant to the City Administrator Sheryl Morgan for additional information.

Item 3j – Bond Sale for Street Projects
Adopt a Resolution authorizing the City of Blue Springs, Missouri to offer General Obligation Bonds for sale to provide funding for street projects. Refer to Council Information Form from Finance Senior Director Karen VanWinkle for additional information.

Item 3k – Parks, Recreation and Open Space Master Plan
Adopt a Resolution approving a contract in the amount of $283,783.00 with Berry, Dunn, McNeil & Parker LLC to conduct a Parks, Recreation and Open Space Master Plan. Refer to Council Information Form from Parks and Recreation Director Justin Stuart for additional information.

Item 4 – Code Amendment - Invalid Insurance Card
Passage of a Bill amending Chapter 380 the Code of Ordinances, City of Blue Springs Missouri, adding Section 380.145, Alteration, Production or Sale of an Invalid Insurance Card. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 5 – Code Amendment – Possession of a Defaced Firearm
Passage of a Bill amending Chapter 220 Article XI Offenses Concerning Weapons and Firearms of the Code of Ordinances, City of Blue Springs Missouri, adding Section 220.861, Possession of a Defaced Firearm. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 6 – Code Amendment – Seat Belts as Primary Offense
Passage of a Bill amending Section 385.050 Seat Belts, of the Code of Ordinances City of Blue Springs, Missouri to allow this offense to be a primary basis for a stop or detention. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 7 – Easements for the 2024 Community Development Block Grant Sidewalks
Passage of a Bill accepting temporary construction easements and a permanent sidewalk easement from the abutting property owners for the 2024 Community Development Block Grant

(CDBG) Sidewalk Program, Project 24-09-01. Refer to Council Information Form from Public Works Assistant Director Adam Hilgedick for additional information.

Item 8 – 9304 S. M-7 Highway Condemnation and Easement Negotiations
Passage of a Bill authorizing legal counsel to institute condemnation proceedings if property interests cannot be acquired by purchase through good faith negotiations and authorizing the City to acquire a permanent sanitary sewer easement and a temporary construction easement for property located at 9304 S. M-7 Highway. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Items 9, 10 & 11 – Charter Review Commission Presentation, Discussion and Motion
Ken Horrell and Kelli Montgomery, Chair and Vice Chair, respectively of the 2024 Charter Review Commission, will present the Commission's findings, recommendations for amendment, as well as items for future City Council consideration. After the presentation and Council discussion, a motion will be in order directing staff to draft ballot language for the April 8, 2025 municipal election. Refer to Council Information Form from Assistant to the City Administrator Sheryl Morgan for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
December 16, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, December 16, 2024, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Katie Tholen
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were Assistant City Administrator Dennis Dovel, City Attorney Jennifer Baird, and City Clerk Erin Ford.

INVOCATION AND PLEDGE

Tom Manz with Summit Springs Church gave the invocation and Councilmember Edmondson led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:01 p.m. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Edmondson moved to approve the Consent Agenda and the motion was seconded by Councilmember Kaylor.

- Minutes of the December 2, 2024 City Council Meeting.
- **Resolution No. 105-2024** approving a contract in the amount of $190,834.00 with SheDigs It, LLC, for Hidden Valley restroom plumbing replacement.
- **Resolution No. 106-2024** approving a contract in the amount of $126,001.00 with SheDigs It, LLC, to furnish and install water softeners at Carson Ross Community Recreation Complex, City Hall, and Public Safety Building. Payment for this project is from the American Rescue Plan Act (ARPA) Funds allocated to this project.
- **Resolution No. 107-2024** approving a contract in the amount of $103,716.55 with Martin Underground Construction, Inc., for installation of conduit and fiber line for City owned property connectivity. Payment for this project is from the American Rescue Plan Act (ARPA) Funds allocated to this project.
- **Liquor License for Shree Shiv Inc. dba Woods Chapel Liquor** located at 1110 NW Woods Chapel Road, Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption off premises and Sunday Sales.
- **Resolution No. 108-2024** approving Amendment #1 to Contract 2024-127 in the amount of $17,266.00 with Terry Snelling Construction Inc. for installation of 170ft of new 2” conduit and wiring for electric service from the transformer to the new prefabricated restroom facility at Ward Park.

The Consent Agenda was approved with the following vote:

DRAFT

Kaylor – Aye
Tholen – Aye
Fowler – Aye
Ericson– Aye
Edmondson – Aye
Culpepper – Aye
Mayor Lievsay – Aye

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT RELATED TO DOWNTOWN REVIEW BOARD AND HISTORIC PRESERVATION COMMISSION (UDCT-11-24-9411)

Mayor Lievsay opened the Public Hearing to consider amendments to Sections 402.060 – Downtown Review Board, 404.240.M. – Downtown Development Code – Planned Zoning, 402.050.A.4 – Historic Preservation Commission Duties and Powers, Sub-Paragraphs c, d, e, and f, and 407.040.D.3.c.(5) – Other Fences Design Standards, of the Blue Springs Unified Development Code to improve processes by decreasing redundant or unnecessary steps for development in downtown Blue Springs at 6:02 p.m. (UDCT-11-24-9411). The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Senior Director of City Development Mike Mallon reviewed the details of the proposed amendments to the Unified Development Code and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:12 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5278 – UNIFIED DEVELOPMENT CODE AMENDMENT RELATED TO DOWNTOWN REVIEW BOARD AND HISTORIC PRESERVATION COMMISSION (UDCT-11-24-9411)

Councilmember Culpepper introduced Bill No. 5278 approving amendments to Sections 402.060 – Downtown Review Board, 404.240.M. – Downtown Development Code – Planned Zoning, 402.050.A.4 – Historic Preservation Commission Duties and Powers, Sub-Paragraphs c, d, e, and f, and 407.040.D.3.c.(5) – Other Fences Design Standards, of the Blue Springs Unified Development Code. City Clerk Erin Ford made the first reading of Bill No. 5278 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5278 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5278

Ms. Ford made the second reading of Bill No. 5278 by title. Councilmember Edmondson moved to adopt Bill No. 5278 upon its second reading and give it **ORDINANCE NO. 5383,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

Tholen – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5279 – 2025 REGIONAL HOUSEHOLD

Councilmember Culpepper introduced Bill No. 5279 approving an Intergovernmental Agreement with Mid-America Regional Council's Solid Waste Management District to participate in the 2025 Regional Household Hazardous Waste Collection Program in the amount of $68,409.07. City Clerk Erin Ford made the first reading of Bill No. 5279

HAZARDOUS WASTE COLLECTION PROGRAM

by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5279 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5279

Ms. Ford made the second reading of Bill No. 5279 by title. Councilmember Edmondson moved to adopt Bill No. 5279 upon its second reading and give it **ORDINANCE NO. 5384,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Tholen – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5280 – CONCRETE CHANNEL REPLACEMENT EASEMENTS

Councilmember Culpepper introduced Bill No. 5280 accepting temporary construction easements and permanent drainage easements from the abutting property owners for the Concrete Channel Replacement which runs parallel to NW 5th Street between NW R. D. Mize Road to NW Vesper Street. City Clerk Erin Ford made the first reading of Bill No. 5280 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5280 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5280

Ms. Ford made the second reading of Bill No. 5280 by title. Councilmember Edmondson moved to adopt Bill No. 5280 upon its second reading and give it **ORDINANCE NO. 5385** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Tholen – Aye
Fowler – Aye
Mayor Lievsay – Aye

PRESENTATION – DONATION FROM THE CITIZEN'S POLICE ACADEMY ALUMNI ASSOCIATION

Police Chief Bob Muenz presented a donation from the Citizen's Police Academy Alumni Association in the amount of $17,500, containing a check for $15,000 and LifeVac kits valued at $2,500.

COUNCIL COMMENTS

Councilmember Edmondson announced that there was a fundraising event by Police Family Network at Culvers on December 16.

Councilmember Fowler announced that January 6 would be his last City Council meeting.

Councilmember Tholen noted that it was Councilmember Culpepper's birthday and the Council wished her a Happy Birthday.

MAYORAL ANNOUNCEMENTS

- City services will be closed on Christmas Eve and Christmas Day.
- The Parks and Recreation Department will hold a "Noon" Years Eve at Blue Surf Bay on December 31.

CLOSED SESSION

At 6:28 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Ericson and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 10, 2024

SUBMITTED BY: Erin Ford **DEPARTMENT: Administration**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution to approve the disposition of Information Technology department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.

BACKGROUND/JUSTIFICATION

Exhibit A to the Resolution lists the records from the Information Technology Department to be disposed of by destruction or donation. Once the Certification of Destruction section of the disposition list has been signed, the disposition list will be filed and stored for permanent record to keep a history of all records the City destroys.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Immediately	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with disposition list attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

Resolution No. 01-2025

A RESOLUTION APPROVING THE DISPOSITION OF RECORDS THAT HAVE MET THE REQUIRED RETENTION PERIODS AND NO LONGER PROVIDE ANY VALUE TO THE CITY OF BLUE SPRINGS

WHEREAS, it has been determined by the Records Manager that Information Technology department records have met the required retention periods as set by the Blue Springs Records Retention Schedule within the Records Retention, Management, and Destruction Policy; and

WHEREAS, the disposition of records that have met the required retention periods provides for efficient and cost-effective management of City records, reduces physical and electronic storage costs, and reduces the liability of the City of Blue Springs for housing inactive records beyond the required retention period that may be subject to discovery during pending litigation; and

WHEREAS, a copy of the Disposition List that lists the records, the retention periods, and the allowed disposition dates is attached to this Resolution as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to direct the Records Manager or their designee to properly dispose of the records listed in the disposition list attached hereto as Exhibit "A" and incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said disposition.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Exhibit A

The City of Blue Springs Missouri

DISPOSITION LIST

The Records Manager respectfully requests authority to destroy the inactive records listed below:

BOX NO. / Item	Date of Record(s)	Contents	Destruction Date
N/A		All data, media, and content captured through third-party	Ongoing per policy
		cameras, excluding records that have been retained	
		for official investigative or other legal purpose.	

To be completed by Records Manager:	**Approved by Resolution _____-_____**
STATE OF MISSOURI COUNTY OF JACKSON CITY OF BLUE SPRINGS I, Erin Ford, Records Manager, City of Blue Springs, a municipal Corporation within and for said County and State aforesaid, do hereby certify that the attached is a true and complete enumeration of records which will be destroyed by recycling, throwing away, deleting, or shredding. IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of said City of Blue Springs, Missouri, at its office in Blue Springs, Missouri, on this _____ day of _____, 20____. _____	

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 17, 2024

SUBMITTED BY: Nathan Lea **DEPARTMENT: Public Works**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving the purchase of utility meters and meter parts in an amount up to $300,000 from Schulte Supply, Inc.

BACKGROUND/JUSTIFICATION

The Public Works Department is responsible for providing and maintaining utility meters for all customers of the City's water and sewer districts. These meters are used to account for and report water consumption and/or sewer outputs from each customer, which is then reported to the billing department.

These devices are replaced for reasons such as, but not limited to, end of life, mechanical malfunctioning, or damages. The Department purchases approximately 65 meters a month, as well as additional meter parts. These meters range in size and price, based on the current stock levels and work demand. Schulte Supply, Inc. is a sole source provider of these meters and meter parts. This Resolution will allow for the Public Works Department to purchase compatible replacement meters and meter parts in a timely and efficient manner, in order to reduce down time for meters that are malfunctioning or needing replaced due to age or damage.

FINANCIAL IMPACT

Contractor:	Schulte Supply, Inc.
Amount of Request/ Contract:	Up to $300,000
Amount Budgeted:	$320,000
Budget Year:	FY24/25
Funding Source/Account #:	430-33010-540470 - $150,000 460-36010-540470 - $150,000
Account Balance:	430-33010-540470 - $160,000 460-36010-540470 - $160,000 Date: 12/19/2024

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 6, 2025	September 30, 2025
Years and Months Contract in effect	**Number of times renewable**
10 Months	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Quote attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Nathan Lea***	Budget: ***Lori Turner***
Legal: ***N/A***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	
Wage Order, by reference	☐	Wage Order Number: N/A
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☒	
Contractor address and email:	☐	5998 Redbud Lane PO Box 338 Edwardsville, IL 62025 chrisheitzman@schuletsupply.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	N/A

Resolution No. 02-2025

A RESOLUTION APPROVING THE ANNUAL METER & METER PARTS PURCHASE FROM SCHULTE SUPPLY, INC.

WHEREAS, the City of Blue Springs is responsible for providing and maintaining utility meters for all customers of the City's water and sewer districts; and

WHEREAS, Schulte Supply, Inc. is a sole source provider, the Department now recommends that the City make an annual meter and meter parts purchase from Schulte Supply, Inc. in an amount up to $300,000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to purchase annual meters and meter parts from Schulte Supply, Inc., 5998 Redbud Lane, PO Box 388, Edwardsville, IL 62025, in an amount up to $300,000.

Section 2. All pricing shall be in accordance with the Quote from Schulte Supply, Inc. dated December 17, 2024, attached hereto as Exhibit A.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

Schulte Supply, Inc.
4331 So Washington Ave
INDEPENDENCE MO 64055
816-252-2323 Fax 816-252-2373

Quotation

QUOTE DATE	QUOTE NUMBER
12/17/24	S1223588

ORDER TO:
Schulte Supply, Inc.
4331 So Washington Ave
INDEPENDENCE MO 64055
816-252-2323 Fax 816-252-2373

PAGE NO: 1

QUOTE TO: 816-228-0195 Fax
City of Blue Springs Public Works
500 SE Sunnyside School Rd.
BLUE SPRINGS, MO 64015

SHIP TO:
City of Blue Springs Public Wo
Randy Lindemann
500 SW Sunnyside School Rd
BLUE SPRINGS, MO 64014

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
11635	Meter/Register Quote		Chris Heitzman

WRITER	SHIP VIA	TERMS	BID DATE	FREIGHT ALLOWED
Chuck Winsea	FREE DELIVERY	NET 30 DAYS	12/17/24	Yes

ORDER QTY	PART NO	DESCRIPTION	Net Prc	Ext Prc
1ea	34513	RW2G11SG89 (RW2G13) 5/8" Neptune Trident 10 Register with Integrated R900i Radio Register in Gallons for Pit Applications Includes 6' Antenna	289.950	289.95
1ea	12162	RW2G33SG89 1" Neptune Trident 10 Register with Integrated R900i Radio Register in Gallons for Pit Applications Includes 6' Antenna	298.000	298.00
1ea	19473	RW2G53SG89 (RW2G51) 2" Neptune Trident 10 Register Only with Integrated R900i Radio Register in Gallons for Pit Applications Includes 6' Antenna	298.000	298.00
1ea	19869	RW2G41SG89 (RW2G43) 1 1/2" Neptune Trident 10 Register Only with Integrated R900i Radio Register in Gallons for Pit Applications Includes 6' Antenna ** Nonstock item-Not Returnable **	298.000	298.00
1ea	26481	RW8G13SG89 5/8" Register, Ecoder/R900i for 2" & 3" T/F Meter, Gallon Pit Application Includes 6' Antenna ** Nonstock item-Not Returnable **	289.950	289.95
1ea	28631	RW8G21 RW8G23	298.000	298.00

*** Continued on Next Page ***

Schulte Supply, Inc.
4331 So Washington Ave
INDEPENDENCE MO 64055
816-252-2323 Fax 816-252-2373

Quotation

QUOTE DATE	QUOTE NUMBER
12/17/24	S1223588

ORDER TO:	PAGE NO.
Schulte Supply, Inc. 4331 So Washington Ave INDEPENDENCE MO 64055 816-252-2323 Fax 816-252-2373	2

QUOTE TO: 816-228-0195 Fax
City of Blue Springs Public Works
500 SE Sunnyside School Rd.
BLUE SPRINGS, MO 64015

SHIP TO:
City of Blue Springs Public Wo
Randy Lindemann
500 SW Sunnyside School Rd
BLUE SPRINGS, MO 64014

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
11635	Meter/Register Quote		Chris Heitzman

WRITER	SHIP VIA	TERMS	BID DATE	FREIGHT ALLOWED
Chuck Winsea	FREE DELIVERY	NET 30 DAYS	12/17/24	Yes

ORDER QTY	PART NO	DESCRIPTION	Net Prc	Ext Prc
1ea	8869	3/4" Neptune Tru/Flo R900i Gallon Register ** Nonstock item-Not Returnable ** ED2B31RWG1SG89 (ED2B31RWG3) 5/8" x 3/4" Neptune Trident 10 Water Meter with Integrated R900i Radio Register in Gallons for Pit Applications Includes 6' Antenna	309.950	309.95
1ea	10438	ED2F11RWG1SG89 1" Neptune Trident 10 Water Meter with Integrated R900i Radio Register in Gallons for Pit Applications Includes 6' Antenna	796.000	796.00
1ea	10922	ED2H11RWG1SG89 1 1/2" Flanged Neptune Trident 10 Water Meter with Integrated R900i Radio Register in Gallons in Pit Applications Includes 6' Antenna	835.950	835.95
1ea	10923	ED2J11RWG1SG89 2" Neptune Trident 10 Water Meter with Integrated R900i Radio Register in Gallons for Pit Applications Includes 6' Antenna	1145.950	1145.95
1ea	10925	EC3BRWG1SG89 3" Flanged Neptune HP Compound Tru/Flo Water Meter with Integrated R900i Register in	4317.000	4317.00

*** Continued on Next Page ***

Schulte Supply, Inc.
4331 So Washington Ave
INDEPENDENCE MO 64055
816-252-2323 Fax 816-252-2373

Quotation

QUOTE DATE	QUOTE NUMBER
12/17/24	S1223588

ORDER TO:
Schulte Supply, Inc.
4331 So Washington Ave
INDEPENDENCE MO 64055
816-252-2323 Fax 816-252-2373

PAGE NO.
3

QUOTE TO: 816-228-0195 Fax
City of Blue Springs Public Works
500 SE Sunnyside School Rd.
BLUE SPRINGS, MO 64015

SHIP TO:
City of Blue Springs Public Wo
Randy Lindemann
500 SW Sunnyside School Rd
BLUE SPRINGS, MO 64014

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
11635	Meter/Register Quote		Chris Heitzman

WRITER	SHIP VIA	TERMS	BID DATE	FREIGHT ALLOWED
Chuck Winsea	FREE DELIVERY	NET 30 DAYS	12/17/24	Yes

ORDER QTY	PART NO	DESCRIPTION	Net Prc	Ext Prc
		Gallons for Pit Applications Includes 2-6' Antenna TAXES NOT INCLUDED		

	Subtotal	9176.75
	S&H CHGS	0.00
	Amount Due	9176.75

This is a Quotation.

Prices are subject to change without notice.
Applicable taxes extra.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 2, 2024 **CONTRACT NO.**

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Parks and Recreation**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving a contract in the amount of $615,021.00 with CAMM Construction, Inc., for the demolition and renovation of the Pink Hill Parks Maintenance office and breakroom. This project is approved as CIP PR-81 for the Pink Hill Park Maintenance Building Improvements.

BACKGROUND/JUSTIFICATION

The Park Maintenance division is officed at Pink Hill Park located at 2715 NW Park Drive. The maintenance facility where staff reports is a building that is over 50 years old. The facility has been utilized for several functions over the years prior to utilization as Park Maintenance headquarters. The staff area requires major renovations while the remainder of the shop is in good shape for the functions it provides.

SFS Architecture was hired in 2024 to provide architectural services for demolition and renovation design work for the current facility. Documents were completed in the summer of 2024 and used to develop a Request for Proposals to secure bids for the work specified in the documents. The work includes demolition of the entire office, locker room, restrooms and breakroom area. Walls will be removed, and a new configuration will be constructed to provide private office space and cubical workspaces for staff, improved locker rooms and restrooms facilities that meet today's standards, and a new breakroom that will be utilized for training, staff meetings and lunchroom space for the employees.

Staff worked with SFS Architecture to develop a Request for Proposals (bid specifications) and advertised the project. A non-mandatory pre-bidding meeting was held with contractors. Two addendums were issued during the bidding phase. Four proposals were received, with all proposals including **Addendum #1** (clarification on window shades, mechanical floor plan and general clarification on specifications) in the proposed base bid cost and only one firm providing cost for **Addendum #2** (clarification on demo of existing furnace and duct work). This was due to Addendum #2 being issued late in the bidding process and three of the firms not receiving it. Staff went back to the low bidder to request a price for the additional work specified in Addendum #2 to ensure they were still the lowest and best bid. The cost for Addendum #2 has been included it in the overall proposal pricing chart below.

There were four alternates that were included in the original Request for Proposals and staff recommends taking alternates 1, 2, and 4. Alternate #1 is for new exterior signage and Alternate #2 is for new windows. Alternate #3 is for a portion of the exterior building to be painted while Alternate #4 is to paint the entire exterior of the building. After reviewing all bids and including all addendums and alternates, CAMM Construction is the lowest and best bid.

The estimated construction time is twelve weeks once notice to proceed has been issued. The following were the four bids received.

Firm	Base Bid plus Addendum #1	Alternate #1	Alternate #2	Alternate #4	Addendum #2 Scope	Total Bid including Alternates
Camm Construction	$577,694	$1,500	$6,114	$25,963	$3,750	$615,021
Harmon Construction	$611,800	$1,200	$6,300	$23,980	Addendum #2 not included	$643,280
Royal Construction	$673,000	$1,600	$6,000	$25,500	Addendum #2 included in base	$706,100
21st Enterprise / Servpro	$944,776.50	$6,000	$14,400	$98,800	Addendum #2 not included	$1,063,976.50

Staff recommends a contract with CAMM Construction, Inc. for the demolition and renovation of the Pink Hill Park Maintenance facility for an amount of $615,021.00.

FINANCIAL IMPACT

Contractor:	CAMM Construction, Inc. 4006 E. 137th Terr. Grandview, MO 64030
Amount of Request/ Contract:	$615,021
Amount Budgeted:	$750,000
Budget Year:	FY 2024-25
Funding Source/Account #:	158-73000-544100 PR-81
Account Balance:	$719,500 Date: 12/10/2024

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 13, 2025	June 30, 2025
Years and Months Contract in effect	**Number of times renewable**
6 months	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Contract attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☒	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	
Wage Order, by reference	☒	Wage Order Number: 31 for Jackson County, MO
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☒	Included in the CIF Background Section
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	CAMM Construction 406 E. 137th Terr Grandview, MO 64030 Susan Hughes 816-927-6701 susan@cammconstructioninc.com
Project Exemption Certificate needed:	☒	
Other:	☐	

A RESOLUTION APPROVING A CONTRACT WITH CAMM CONSTRUCTION, INC. FOR THE DEMOLITION AND RENOVATION TO THE PARKS MAINTENANCE OFFICES AND BREAKROOM (CIP PR-81)

WHEREAS, OSHA requirements under Section 292.675, RSMo 2009, require:

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo 2009, in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs a and b above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site

employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction;" and

WHEREAS, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this Contract; and

WHEREAS, the Parks and Recreation Department hired SFS Architecture to develop construction documents for the demolition and renovation of the Parks Maintenance Office and Breakroom area; and

WHEREAS, SFS Architecture, along with the Parks and Recreation Department, prepared specifications and secured quotations for the demolition and renovation of the Parks Maintenance Office and Breakroom; and

WHEREAS, the Department received four bids and now recommends that the City award a contract to CAMM Construction, Inc., for work based on scope of services in the amount of $615,021.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract with CAMM Construction, Inc., 4006 E. 137th Terr., Grandview, MO 64030 for demolition and renovation of the Parks Maintenance Office and Breakroom in the amount of $615,021.00. A copy of the proposed Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract.

Section 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January 2024.

CITY OF BLUE SPRINGS

ATTEST:

Chris Lievsay, Mayor

Erin Ford, City Clerk

EFFECTIVE DATE: January 7, 2025	TERMINATION DATE: December 31, 2025	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**CAMM Construction, Inc.** **4006 E. 137th Terr.** **Grandview, MO 64030**
Department: Parks and Recreation	Attention: Susan Hughes
Phone: 816-228-0105	Phone: 816-927-6701

CONTRACTOR CONTRACT

THIS CONTRACT, made and entered into this 12 day of December 2024, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor and/or provide materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

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

1. **Services.** The City agrees to engage the services of the Contractor and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications.

2. **Addition to Services.** The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data.** All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will 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 work or services covered by this contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, as described in the Maximum Payment section of ***Exhibit 1*** for this contract and Paragraph 7.b which cannot be exceeded unless this contract is amended. The Contractor shall notify the City if Contractor anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

7. **Payment.**

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Contractor for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed, the sum of **$615,021.00** unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** 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 by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor or the third day following mailing of the notice of termination, whichever first occurs. In the event

of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, and materials as required of the Contractor under this contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq.* RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. 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, 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.

12. **Occupational License:** The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this contract until this occupational license has been obtained.

13. **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.

14. **American Made Products.** Pursuant RSMo 34.353, as amended, if this contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute.

15. **Nonresident/Foreign Contractors.** The Contractor shall procure and maintain during the life of this contract:

a. 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 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. 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.

16. **General Independent Contractor Clause.** This contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will 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, Missouri Prevailing Wage requirements, 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 will retain sole and absolute discretion in the judgment of the 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 will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **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.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this contract and on each anniversary of such insurance coverage during the term of this contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of

the policy. (If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: statutory requirements.

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity.** The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. 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.

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

d. 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, officers, agents and employees, for which indemnification is sought.

e. 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, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. This contract, and any part of it, is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses with regard to sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

20. **Excessive Unemployment Requirements**. Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Payment Bond.** If this contract is estimated to exceed $50,000 and is a public works contracts which involves the erection, construction, alteration, repair or improvement of any building, road, street, public utility or other public facility owned by the City, every contractor for such work shall furnish to the City a bond with good and sufficient sureties in the amount of the contract, or such other amount fixed by the City, and such bond, among other conditions, shall be conditioned for the payment of any and all materials, incorporated, consumed or used in connection with the construction of such public work, and all insurance premiums, both for compensation, and for all other kinds of insurance, said work, and for all labor performed in such work whether by subcontractor or otherwise, such that said bond and the giving thereof, shall comply with Section 107.170 RSMo.

22. **Prevailing Wage**. If this contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this contract. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said contract shall be one hundred dollars ($100) per worker, per day.

23. **OSHA Requirements** under Section 292.675 RSMo.

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said

contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. "On-site employees" are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction."

24. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens.** If this contract, awarded to a business entity, is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. (*Note: If the contract is not in excess of five thousand dollars, this provision does not apply and the affidavit need not be signed.*) Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.*

The following Affidavit shall be used by the Contractor and any subcontractors that are required to sign:

Work Authorization Affidavit

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared Mike Leardi, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is Mike Leardi and I am currently the President of Camm Construction (hereinafter "Company"), whose business address is 4006 E 137th Terr, Grandview MO, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

Affiant / Contractor

Mike Leardi
Printed Name

Subscribed and sworn to before me this 12 day of December 2024.

SEAL

SUSAN HUGHES
Notary Seal
State of Missouri
Jackson County
Commission # 15999721
My Commission Expires 09-24-2027

Notary Public

25. **Anti-Discrimination Against Israel Act.** Pursuant to Section 34.600, RSMo, Contractor agrees to comply with Missouri law regarding the Anti-Discrimination Against Israel Act, and execution of this contract constitutes Contractor's certification of compliance with the Anti-Discrimination Against Israel Act, including that it 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; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

26. **Notices**. All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

27. **Jurisdiction**. This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence.

28. **Entire Contract**. This contract contains the entire contract of the parties. 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.

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

CAMM CONSTRUCTION, INC.

By: _____
Name: Mike Lester
Title: President

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

Jennifer M. Baird

_____
Jennifer M. Baird, City Attorney

Exhibit 1 to Contract **Scope of Work**		
Name of Contractor	**CAMM Construction, Inc.** **4006 137th Terr** **Grandview, MO 64030**	
Scope of Work (Job Description)	Demolition and Renovation of the Parks Maintenance Offices located at 2715 NW Park Drive based on drawing and construction documents designed by SFS Architecture. Specific specifications are included in the attachments named Blue Springs Parks Maintenance Construction Documents / Specifications and incorporated as part of the contract. Construction time is estimated to be 12 weeks from notice to proceed with April 4, 2024 as the anticipated completion date. Attachments: 1) 2024.08.20 Blue Springs Parks Maintenance Building Renovation – Permit Set 1 2) Prevailing Wage Order #31, Jackson County, MO, by reference 31-WO048 3) Camm Construction Proposal 4) Revised Price for Addendum #2 email 5) Request for Proposals – Park Maintenance Building Renovation - Final 6) Addendum #1 7) Addendum #2	
Start Date	January 7, 2025	
Interim Deadlines (if applicable)	**Date**	**Phase of Project To Be Completed**
Final Completion Deadline	December 31, 2025	
Reimbursable Expenses	☒ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$ 615,021.00	Maximum payment for services rendered
	$0.00	Maximum amount of expenses to be reimbursed
	$ 615,021.00	Total maximum amount to be paid to Contractor

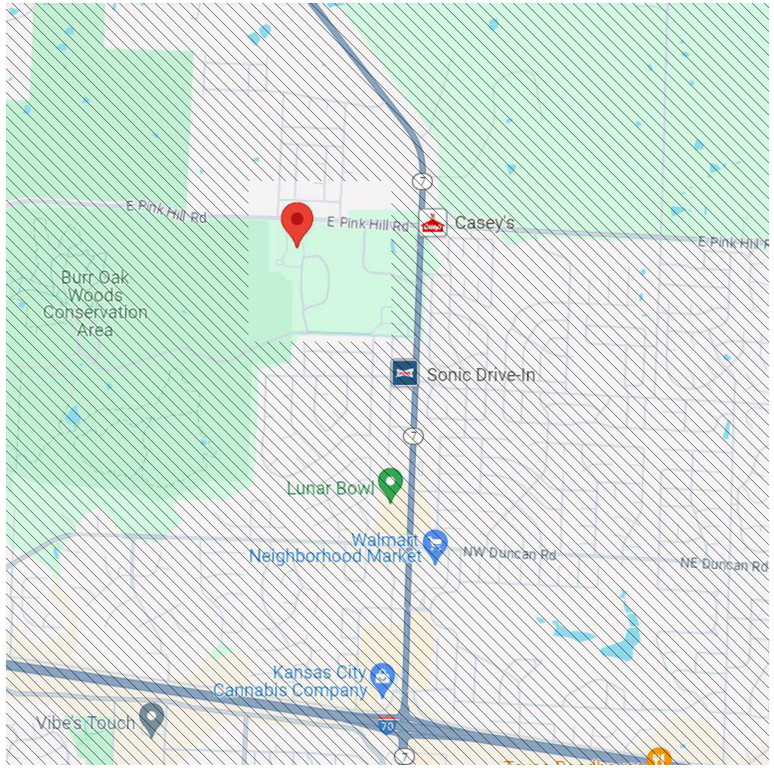
Method of Payment	☐ Lump sum of entire amount upon satisfactory completion of project ☐ Monthly payments based on rate of $_____ per hour ☒ Incremental payments as follows: Monthly as billed based on percentage of work completed and materials stored onsite minus retainage as noted below. ☒ 10% retainage held until completion of project.

ATTACHMENT 1

sfsarchitecture

08/20/2024
PERMIT

PROJECT TEAM



PROJECT LOCATION
1 1/2" = 1'-0"

DRAWING INDEX

SHEET NUMBER	SHEET NAME	DDs - 03/11/2024	95% PROGRESS DOCUMENTS - 04/22/2024	BID DOCUMENTS - 06/13/2024
G001	COVER	●	●	●
G002	CODE SUMMARY	●	●	●
G003	PARTITION TYPES	●	●	●
G004	TYPICAL ADA CLEARANCES	●	●	●
G005	PROJECT SYMBOLS AND TYP. MOUNTING HEIGHTS	●	●	●
S001	GENERAL NOTES		●	●
S002	CMU DETAILS		●	●
S100	FOUNDATION PLANS		●	●
S201	SECTIONS		●	●
S202	SECTIONS			●
A001	ARCHITECTURAL SPECIFICATIONS			●
A002	ARCHITECTURAL SPECIFICATIONS			●
A003	ARCHITECTURAL SPECIFICATIONS			●
A004	ARCHITECTURAL SPECIFICATIONS			●
A005	ARCHITECTURAL SPECIFICATIONS			●
A006	ARCHITECTURAL SPECIFICATIONS			●
A007	ARCHITECTURAL SPECIFICATIONS			●
AD111	FIRST FLOOR DEMOLITION PLAN	●	●	●
A111	FLOOR PLAN - LEVEL 1	●	●	●
A131	CEILING PLAN - LEVEL 1	●	●	●
A151	FINISH PLAN - LEVEL 1	●	●	●
A161	FURNITURE PLAN - FOR REFERENCE ONLY - LEVEL 1	●	●	●
A211	INTERIOR ELEVATIONS	●	●	●
A541	INTERIOR CASEWORK DETAILS		●	●
A542	INTERIOR CASEWORK DETAILS		●	●
A543	INTERIOR CASEWORK DETAILS		●	●
A561	SIGNAGE TYPES AND SCHEDULES	●	●	●
A601	DOOR & WINDOW TYPES AND SCHEDULES	●	●	●
M101	MECHANICAL NOTES, SYMBOLS & ABBREVIATIONS	●	●	●
M201	MECHANICAL FLOOR PLAN	●	●	●
M301	MECHANICAL SPECIFICATIONS	●	●	●
P101	PLUMBING NOTES, SYMBOLS & ABBREVIATIONS	●	●	●
P102	PLUMBING DETAILS AND SCHEDULES	●	●	●
P201	PLUMBING WASTE AND VENT PLAN	●	●	●
P202	PLUMBING WATER AND GAS PLAN	●	●	●
P301	PLUMBING SPECIFICATIONS	●	●	●
E101	ELECTRICAL NOTES, SYMBOLS & ABBREVIATIONS	●	●	●
E201	ELECTRICAL POWER PLAN	●	●	●
E301	ELECTRICAL LIGHTING PLAN	●	●	●
E401	ELECTRICAL RISER DIAGRAM & SCHEDULES	●	●	●
E501	ELECTRICAL SPECIFICATIONS	●	●	●
E502	ELECTRICAL SPECIFICATIONS	●	●	●

ARCHITECT-OF-RECORD:

SFS ARCHITECTURE
2100 CENTRAL, SUITE 31
KANSAS CITY MISSOURI 64108

O: 816.474.1397
F: 816.421.8024

STRUCTURAL ENGINEER:

BOB D. CAMPBELL, AND CO.
4338 BELLEVIEW
KANSAS CITY, MO 64111

O: 816.531.4144

M/E/P/F ENGINEER:

EBS, LLC
P.O. BOX 11101
OVERLAND PARK, KANSAS 66207

O: 913.735.5654

OWNER:

CITY OF BLUE SPRINGS, MISSOURI
903 WEST MAIN STREET
BLUE SPRINGS, MISSOURI 64105

O: 816.228.0110

231202

08/20/2024

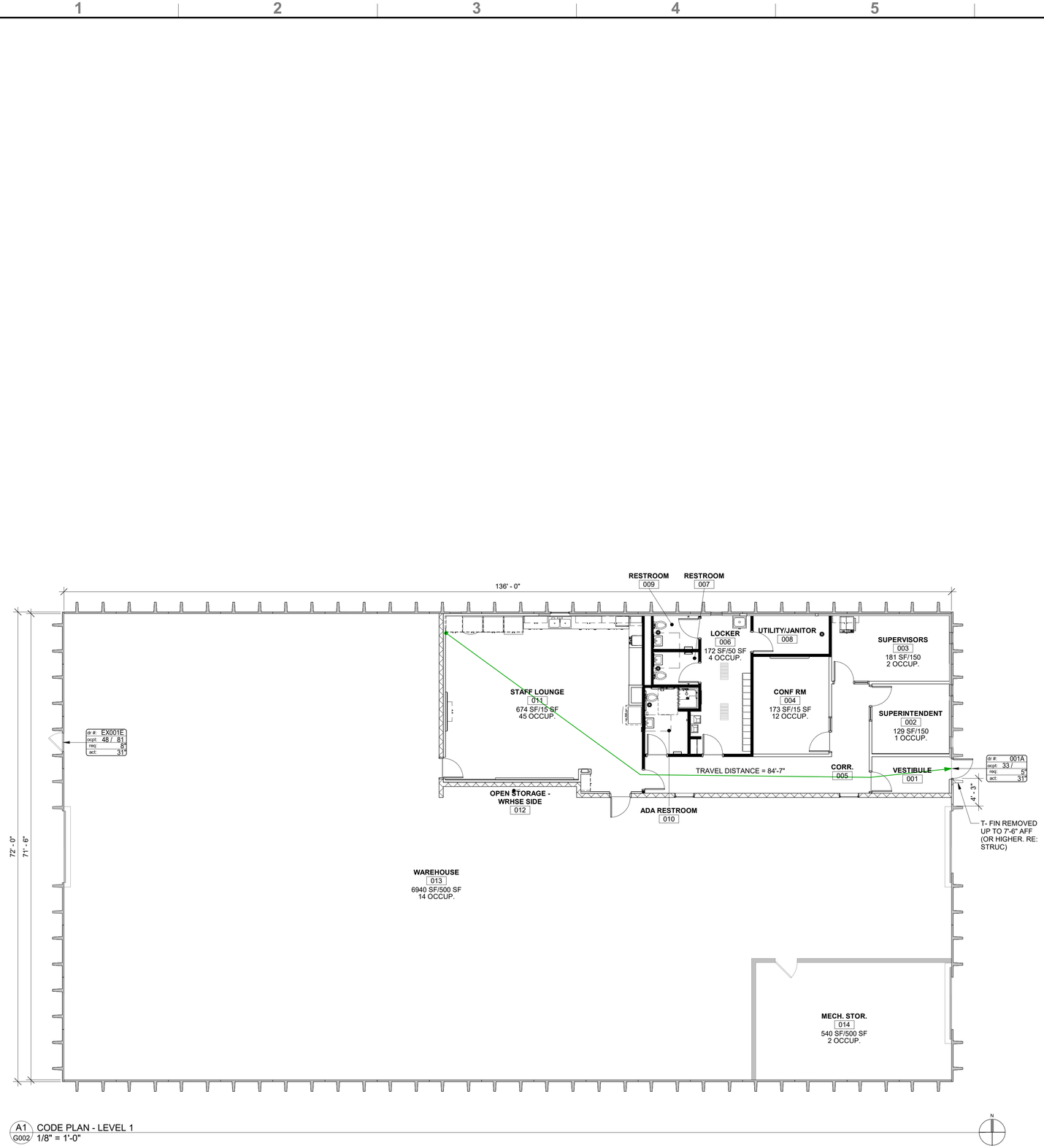
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BLUE SPRINGS PARKS MAINTENANCE

2715 NW PARK DR, BLUE SPRINGS, MO 64015

BLUE SPRINGS PARKS MAINTENANCE

FOR:
CITY OF BLUE SPRINGS, MISSOURI



A1 / G002 CODE PLAN - LEVEL 1
1/8" = 1'-0"

PROJECT INFORMATION

PROJECT NAME:	BLUE SPRINGS PARKS MAINTENANCE BUILDING RENOVATION
OWNER:	CITY OF BLUE SPRINGS, MISSOURI
LOCATION:	2715 NW PARK DR, BLUE SPRINGS, MO 64015
DESCRIPTION:	COMPLETE RENOVATION OF EXISTING ADMINISTRATION OFFICES FOR PARKS MAINTENANCE OPERATIONS

APPLICABLE DESIGN BUILDING CODES AND STANDARDS

2018: INTERNATIONAL BUILDING CODE (IBC)
2018: INTERNATIONAL FIRE CODE (IFC)
2018: INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017: NATIONAL ELECTRICAL CODE (NEC): NFPA 70
2018: INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018: INTERNATIONAL FUEL GAS CODE (IFGC)
2018: INTERNATIONAL PLUMBING CODE (IPC)
2018: INTERNATIONAL MECHANICAL CODE (IMC)
2010: ADA ACCESSIBILITY GUIDELINES (ADAAG)

PROJECT DATA SUMMARY (SECTIONS 304, 310, AND 311 TABLES 504.3, 504.4, 506.2, AND 506.3)

OCCUPANCY CLASSIFICATION:	**S-1**, STORAGE (PRIMARY); **B**, BUSINESS (ANCILLARY)
CONSTRUCTION TYPE:	**II-B**, **NONSPRINKLERED**
ALLOWABLE AREA:	**76,000** SQUARE FEET
ACTUAL AREA:	RENOVATED SPACE: **2,059** SQUARE FEET *EXISTING SHOP (NOT IN SCOPE): **7,665** SQUARE FEET* *TOTAL BUILDING: 9,724 SQUARE FEET*
ZONING:	**LI** (LIGHT INDUSTRIAL)
OCCUPANCY:	RENOVATED SPACE: **65** *EXISTING SHOP (NOT IN SCOPE)*:16 TOTAL: 81

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HRS) - (TABLE 601)

STRUCTURAL FRAME (COLUMNS, GIRDERS, BEAMS, TRUSSES SPANDRELS):	0 HRS
BEARING WALLS (EXTERIOR):	0 HRS
BEARING WALLS (INTERIOR):	0 HRS
NON-BEARING WALLS (EXTERIOR):	0 HRS
NON-BEARING WALLS (INTERIOR):	0 HRS
FLOOR CONSTRUCTION (BEAMS, JOISTS, DECKING):	0 HRS
ROOF CONSTRUCTION (BEAMS, JOISTS, DECKING):	0 HRS

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (HRS) (TABLE 602)

FIRE SEPARATION DISTANCE IN FEET (HRS): X < 10' = 1 HR RATING
FIRE SEPARATION DISTANCE IN FEET (HRS): X ≥ 10' = 0 HRS RATING

OCCUPANCY LOAD CRITERIA (1004.5)
(SEE CODE PLAN FOR OCCUPANCY AND EGRESS PLAN CALCULATIONS)

ASSEMBLY SPACES:	15 SF NET / OCC. (UNCONCENTRATED - TABLES AND CHAIRS)
BUSINESS AREAS:	150 SF GROSS / OCC.
WAREHOUSE:	500 SF GROSS / OCC.

EGRESS WIDTH PER OCCUPANT SERVED (SECTION 1005.3)

EGRESS COMPONENTS (INCHES/ OCCUPANT): 0.15"
36" DOOR (33" CLEAR) = 220 MAX OCCUPANTS

COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)

OCCUPANCY - B: 100' MAX.

EXIT ACCESS TRAVEL DISTANCE (1017.2)

OCCUPANCY - B: 300' MAX.

NUMBER OF EXITS PER OCCUPANT LOAD (SECTION 1006)

1 EXITS:	49 MAX. (B) / 20 MAX. (R-2) / 29 MAX. (S-2)
2 EXITS:	1-500
3 EXITS:	501-1,000
4 EXITS:	GREATER THAN 1000

NOTE: SEPARATION DISTANCE OF EXIT DOORS OR EXIT ACCESS SHALL NOT BE LESS THAN 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION.

MINIMUM CORRIDOR WIDTH (TABLE 1020.2)

THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED BY THE NUMBER OF OCCUPANTS SERVED, BUT NOT LESS THAN 44"; OR 36" CLEAR WITH A REQUIRED CAPACITY OF LESS THAN 50.

DEAD ENDS (SECTION 1020.4)

OCCUPANCIES B: 50' MAX. IN LENGTH

PLUMBING CODE REVIEW (SECTION 2902)

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:

OCCUPANCY TYPE:	**B (BUSINESS)**
WATER CLOSETS REQ.:	1 PER 25 FOR THE FIRST 50, THEN 1 PER 50
LAVATORIES REQ.:	1 PER 40 FOR THE FIRST 80, THEN 1 PER 50
DRINKING FOUNTAINS:	1 PER 100
SERVICE SINKS:	1 PER BUILDING

TOTAL BUILDING OCCUPANTS: **65** (RENOVATED SPACE) + 16 (WAREHOUSE) **= 81**

OCC.	PEOPLE	WCs REQ.	WCs PROVIDED	URINALS REQ.	URINALS PROVIDED	LAVS. REQ.	LAVS. PROVIDED	DRINKING FOUNTAINS REQ.	DRINKING FOUNTAINS PROVIDED
TOTAL:	87	3	3	-	-	2	3	1	2

OCC.	PEOPLE	SHOWERS REQ.	SHOWERS PROVIDED
TOTAL:	87	0	1

CODE PLAN LEGEND

NEW CONSTRUCTION

EXISTING CONSTRUCTION

CMBUP COMBINED EXIT LOAD (PERSON)

INDUP INDIVIDUAL ROOM EXIT LOAD (PERSON)

FE-# FIRE EXTINGUISHER AND CABINET TYPE DESIGNATION. PORTABLE FIRE EXTINGUISHERS ARE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH NFPA 10. REFER TO SECTION 104413 OF THE PROJECT MANUAL FOR CABINETS AND EXTINGUISHER TYPES.

ROOM NAME
ROOM NUMBER
SQUARE FEET/ OCCUPANT LOAD FACTOR
NUMBER OF OCCUPANTS
→ **ROOM NAME** / #### / ## SF/## / ## OCCUP.

DOOR NUMBER
OCCUPANT EGRESS (ACTUAL / ALLOWED)
EGRESS WIDTH REQUIRED
EGRESS WIDTH PROVIDED
→ dr #: ### / occpt: ### / ### / req: 000 / act: 000

sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 www.sfsarch.com

STATE OF MISSOURI
KERRY K. NEWMAN
NUMBER A-005831
ARCHITECT
8/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

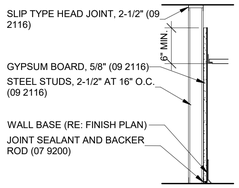
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ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
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CODE SUMMARY

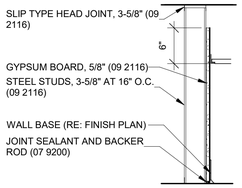
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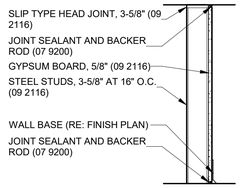
(F2)

ONE LAYER OF 5/8" GWB ON ONE SIDE OF 2 1/2" MTL STUD WITH GYP 6" ABOVE CEILING



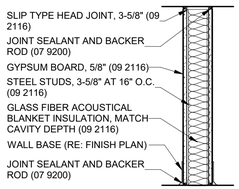
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ONE LAYER OF 5/8" GWB ON ONE SIDE OF 3 5/8" MTL STUD WITH GYP 6" ABOVE CEILING



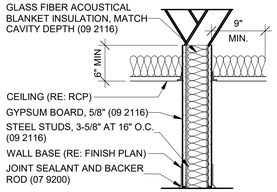
(F4)

ONE LAYER OF 5/8" GWB ON ONE SIDE OF 3 5/8" MTL STUD WITH GYP UP TO STRUCTURE



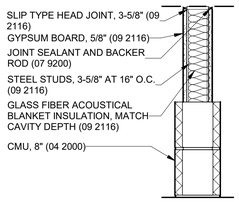
(G1)

ONE LAYER OF 5/8" GWB ON BOTH SIDES OF 3 5/8" MTL STUD WITH GYP UP TO STRUCTURE & GLASS FIBER ACOUSTICAL INSULATION



(G3)

ONE LAYER OF 5/8" GWB ON BOTH SIDES OF 3 5/8" MTL STUD WITH GYP 6" ABOVE CEILING & GLASS FIBER ACOUSTICAL INSULATION



(M3)

8" CONCRETE MASONRY UNIT UP TO 11'-0" AND ONE LAYER OF 5/8" GWB ON BOTH SIDES OF 3 5/8" MTL STUD WITH GYP UP TO STRUCTURE & GLASS FIBER ACOUSTICAL INSULATION SEE ALSO: STRUCT.

GENERAL NOTES - PARTITIONS

1. REFER TO PARTITION TYPE SYMBOLS ON FLOOR PLANS.
2. REFER TO CODE PLAN FOR MINIMUM REQUIRED FIRE RATING IN HOURS.
3. PARTITION TYPES DO NOT INDICATE WHICH SIDE FINISH MATERIALS ARE APPLIED. REFER TO FINISH PLAN.
4. REFER TO THE PROJECT MANUAL FOR MINIMUM GAGE STUDS, RUNNERS, FURRING CHANNELS, MISC. ANGLES & CLIPS.
5. FIRE RATED WALLS SHALL MAINTAIN FIRE RATING AS SCHEDULED CONTINUOUSLY TO UNDERSIDE OF SLAB OR ROOF DECK.
6. PARTITIONS ARE DIMENSIONED TO THE FACE OF THE GYPSUM/ VENEER/BACKER BOARD - NOT APPLIED FINISH MATERIAL (i.e. VENEER, CERAMIC TILE, ETC.)
7. COORDINATE THE LOCATION OF FIRE RATED PARTITIONS WITH CODE PLANS.
8. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING OF ALL MASONRY PARTITIONS, INCLUDING TOP OF WALL ANCHORING, AND DESIGN OF LOAD BEARING PARTITIONS.
9. HOLD ALL GYPSUM BOARD 1/2" ABOVE CONCRETE SLAB TO AVOID WICKING ACTION.
10. CONTRACTOR TO PROVIDE FIRE RETARDANT BLOCKING IN FIRE RATED WALLS AS NECESSARY TO MOUNT FIXTURES, RAILS, MILLWORK, AND ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS TO MEET APPLICABLE BUILDING CODES. WHERE MASONRY CONSTRUCTION IS INDICATED, CONTRACTOR TO PROVIDE ANCHORS INTO MASONRY AND GROUT CELLS FULL AS REQUIRED TO MOUNT FIXTURES AND ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS.
11. FIRE STOPPING IS REQUIRED AT: A. ALL PENETRATIONS THROUGH FIRE AND SMOKE RESISTIVE FLOOR AND ROOF CONSTRUCTION. B. ALL VOIDS AND JOINTS AT TOP AND BOTTOM OF ALL FIRE AND SMOKE RESISTIVE WALLS AND PARTITIONS. C. CONTROL AND EXPANSION JOINTS IN ALL FIRE / SMOKE RESISTIVE WALLS AND PARTITIONS AND FIRE RESISTIVE FLOOR AND ROOF CONSTRUCTION.
12. WHERE INTERIOR MASONRY IS TO BE EXPOSED, BULLNOSE OUTER CORNER UNITS SHALL BE USED.
13. WHERE MASONRY CONSTRUCTION IS INDICATED, CONTRACTOR SHALL COORDINATE LOCATION, SIZE, TYPE, AND SPACING OF ALL MASONRY ANCHORS AND REINFORCEMENT WITH STRUCTURAL DRAWINGS.
14. WHERE GYPSUM BOARD IS INDICATED TO BE INSTALLED AT WET LOCATIONS, INCLUDING BUT NOT LIMITED TO TOILETS AND JANITOR'S CLOSETS, MOISTURE AND MOLD-RESISTANT GYPSUM BOARD SHALL BE PROVIDED.
15. FOR WALL TYPES WHERE A UL LISTING IS INDICATED, REFERENCE LISTING FOR FULL ASSEMBLY REQUIREMENTS

sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(0) 816.474.1397 (F) 816.421.5824 www.sfsarch.com

STATE OF MISSOURI
KERRY KARL NEWMAN
NUMBER A-005831
ARCHITECT
8/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

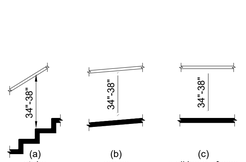
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ISSUE DATE: 08/20/2024
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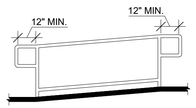
PARTITION TYPES

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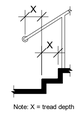
HANDRAIL HEIGHT



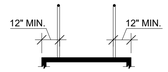
TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS



TOP HANDRAIL EXTENSION AT STAIRS



BOTTOM HANDRAIL EXTENSION AT STAIRS



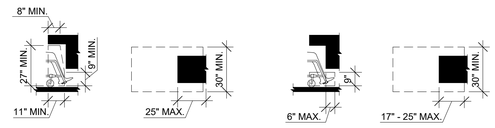
EXTENDED FLOOR OR GROUND SURFACE EDGE PROTECTION



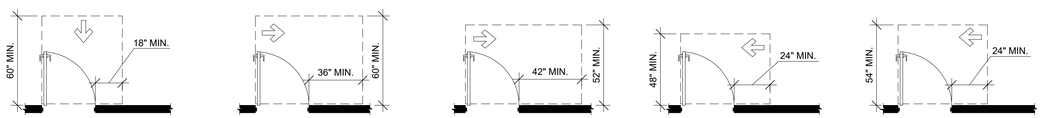
CURB OR BARRIER EDGE PROTECTION

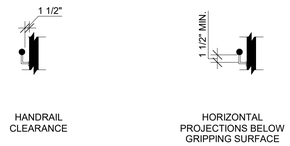
LEGEND - TYPICAL ADA HANDRAIL HEIGHTS AND EXTENSIONS
1/4" = 1'-0"

LEGEND - TYPICAL ADA RAILING EDGE PROTECTION
1/4" = 1'-0"

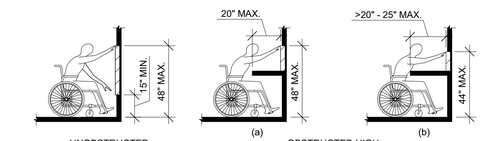


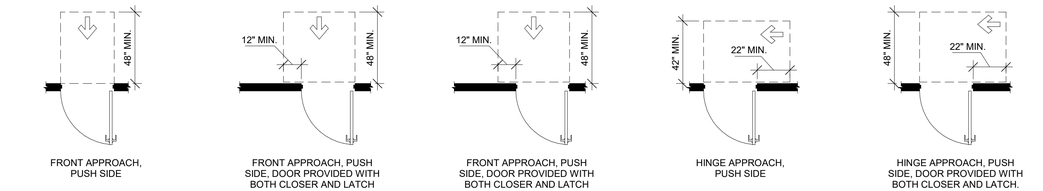
LEGEND - TYPICAL ADA LEG CLEARANCES
1/4" = 1'-0"

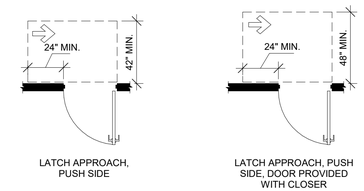




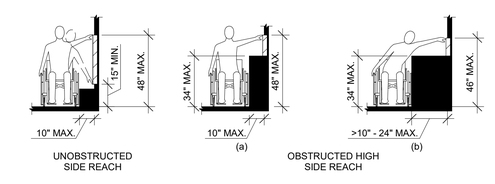
LEGEND - TYPICAL ADA HANDRAIL CLEARANCES
1/2" = 1'-0"





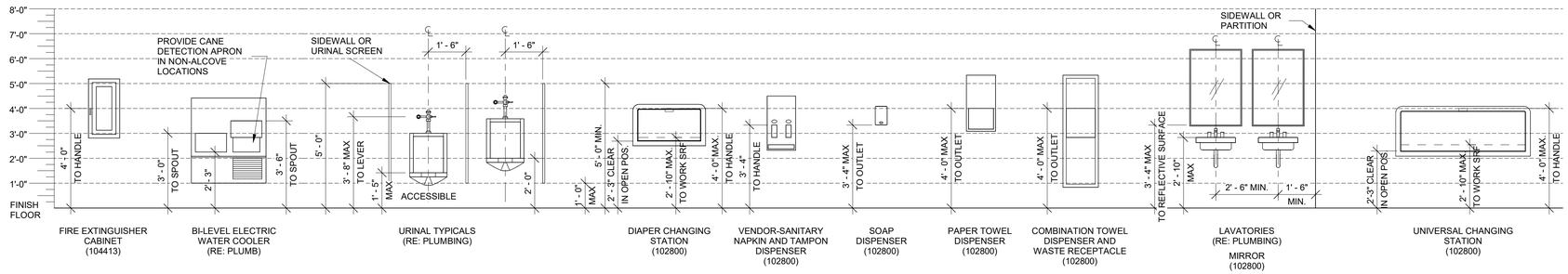


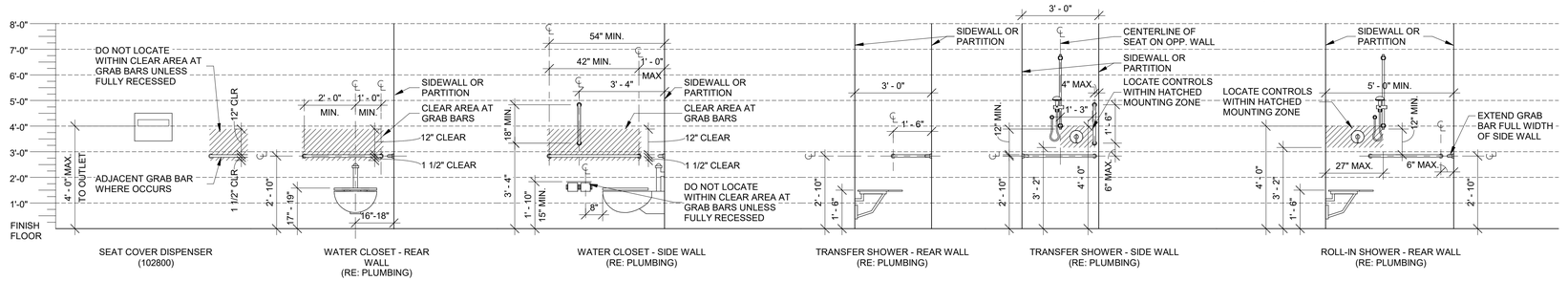
LEGEND - TYPICAL ADA DOOR CLEARANCES
1/4" = 1'-0"



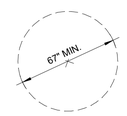
LEGEND - TYPICAL ADA REACH RANGES
1/4" = 1'-0"

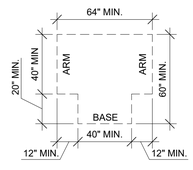
LEGEND - TYPICAL TOILET ACCESSORY AND PLUMBING FIXTURE HEIGHTS RE: SUBMITTALS FOR SPECIFIC MOUNTING HEIGHT





LEGEND - TYPICAL FIXTURE HEIGHTS
3/8" = 1'-0"





LEGEND - TYPICAL TURNING CLEARANCES
1/4" = 1'-0"

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sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(O) 816.474.1397 (F) 816.421.5824 www.sfsarch.com

STATE OF MISSOURI
KERRY K. NEWMAN
NUMBER A-005831
8/20/2024
ARCHITECT

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

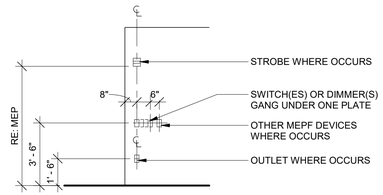
MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
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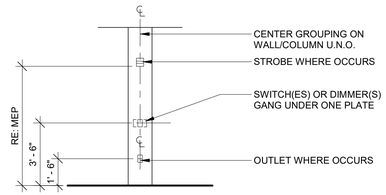
TYPICAL ADA CLEARANCES

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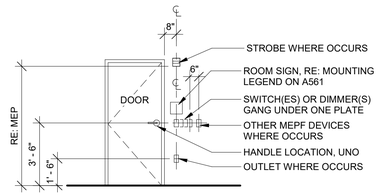
LEGEND - TYPICAL MOUNTING LOCATIONS AND ALIGNMENTS FOR DEVICES AND SIGNAGE



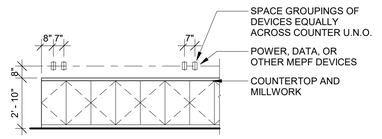
ELEVATION - DEVICE LOCATIONS AT OUTSIDE CORNERS



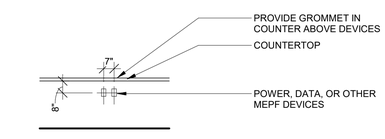
ELEVATION - DEVICE LOCATIONS AT MID-WALL AND COLUMNS



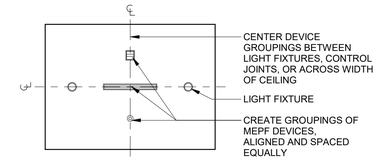
ELEVATION - DEVICE LOCATIONS AT DOOR JAMBS



ELEVATION - DEVICE LOCATIONS AT MILLWORK COUNTERS
24" DEPTH OR SHALLOWER



ELEVATION - DEVICE LOCATIONS AT WORK SURFACES



REFLECTED CEILING PLAN - TYPICAL DEVICE LOCATIONS

GENERAL NOTES - MOUNTING LEGEND

1. MOUNTING GUIDELINES APPLY TO ALL MEPF & AV DEVICES. LOCATIONS OF DEVICES SHOWN IN MEPF & AV DRAWINGS ARE DIAGRAMMATIC AND ARE TO BE COORDINATED WITH DIMENSIONAL INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS AND THIS LEGEND
2. TYPICAL DEVICES ARE INDICATED, AND OTHER DEVICE TYPES MAY BE NOTED IN MEPF DRAWINGS AND SHOULD BE LOCATED WITH SIMILAR ALIGNMENTS AND GROUPINGS
3. REFER TO MEPF DRAWINGS FOR MOUNTING HEIGHTS OF DEVICES U.N.O.
4. GANG ADJACENT SWITCHES, OUTLETS, ETC UNDER SINGLE PLATE
5. PROVIDE ALL DEVICES MOUNTED ON SAME WALL FINISH IN SINGLE MATCHING COLOR U.N.O.
6. CONDUCT MEPF ROUGH-IN WALKTHROUGH WITH ARCHITECT TO REVIEW MOUNTING LOCATIONS PRIOR TO AND AFTER DEVICE ROUGH-IN

PROJECT SYMBOLS

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- ROOM NAME AND NUMBER (ROOM NAME / ####)
- CENTER LINE
- MATCH LINE
- LEVEL IDENTIFIER (Name / Elevation)
- DOOR INDICATION TAG (101)
- PARTITION TYPE (##)
- WINDOW TYPES (X)
- PLAN KEYNOTES (?)
- SPOT ELEVATION
- DRAWING REVISION (1)
- NORTH ARROW (N)
- EXTERIOR ELEVATION REFERENCE (## / 1 / A101)
- INTERIOR ELEVATION REFERENCE (##Ref / Ref ## / A101)
- BUILDING SECTION REFERENCE TAG (SIM / 1 / A101)
- WALL SECTION REFERENCE TAG (SIM / 1 / A101)
- DETAIL SECTION REFERENCE TAG (SIM / 1 / A101)
- VIEW TITLE (## View Name / A### 1/8" = 1'-0")
- NEW GRID IDENTIFIER (##.#)
- EXISTING GRID IDENTIFIER (##.#)

sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(O) 816.474.1397 (F) 816.421.5924 www.sfsarch.com

STATE OF MISSOURI
KERRY KARL NEWMAN
NUMBER A-005831
08/20/2024
ARCHITECT

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
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PROJECT SYMBOLS AND TYP. MOUNTING HEIGHTS

G005

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GENERAL NOTES - STRUCTURAL

1. General Information

A. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
B. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. In the case of work in an existing building the contractor shall scan existing structure to locate all rebar in the area of the new core/opening using ground penetrating radar and notify the engineer of record for review prior to coring/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.
C. All design and construction work for this project shall conform to the requirements of the following governing design codes:
1. International Building Code (IBC 2018) and referenced standards as amended by the city of Blue Springs, MO
2. Minimum Design Loads for Buildings and Other Structures (ASCE7-16)
3. Specification for Structural Steel Buildings (AISC 360-16)
Member Design Basis is Allowable Stress Design (ASD)
Connection Design Basis is Allowable Stress Design (ASD)
4. Structural Welding Code (AWS D1.4/D1.4M - 2017)
5. Building Code Requirements for Structural Concrete (ACI 318-14)
6. Building Code Requirements for Masonry Structures (TMS 402-16)
7. North American Specification for the Design of Cold-Formed Steel Structural Members (AISI S100-16)
D. These drawings are for this specific project and no other use is authorized.

2. Structural Load Design Criteria

A. Roof Live = 20 psf
B. Snow: Pg = 20psf, Pf =14psf, Is = 1.0, Ce = 1.0, Ct = 1.0, Drift per ASCE/SEI 7
C. Lateral Loads:
1. Wind:
- V = 109 mph, Exposure C
- Occupancy [Risk] Category II, Iw=1.0 GCpi=+/-0.18
- Design wind pressures to be used for the design of exterior component and cladding materials on the designated zones of wall and roof surfaces shall be per section 30.7 and Table 30.7-2 of ASCE/SEI 7. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable
2. Seismic:
- Ss = 0.99, S1 = 0.068
- Occupancy [Risk] Category II, Ie=1.0,
- Site Classification D; Sds = 0.106; Sd1 = 0.109
- Seismic Design Category B
- Basic Seismic Force-resisting System: Ordinary Precast Shear Walls
- Equivalent Lateral Force Procedure
- R = 3; V = 0.035W; Omega = 2.5; Cd = 3
D. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the International Building Code.

3. Concrete

A. All concrete for foundations (grade beams, footings) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
B. All concrete for interior flatwork shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 540 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.40 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete design mix shrinkage is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
C. All concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
D. Concrete for infill of existing precast wall shall be a self-consolidating mix and shall develop a minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 560 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, and not over 5 gallons of water per 100 pounds of cement.
E. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
F. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
G. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be lapped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.
H. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
I. Control joints in dirt formed slab to be as shown on plans. Where not shown, limit controlled areas to not more than 144 square feet, or 12 feet on any side. Slab panel side ratio shall not exceed 1 1/2 to 1.
J. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
K. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
L. No aluminum items shall be embedded in any concrete.

4. Reinforcing Steel

A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A185.
B. Clear coverage of concrete over reinforcing steel shall be as follows:
1. Concrete placed against earth: 3"
2. Formed concrete against earth: 2"
3. Slabs: 1"
4. Beams or Columns: 1-1/2"
5. Other 2"
All coverage shall be nominal bar diameter minimum.
C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).
D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-0" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars.
E. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
F. At all holes in concrete walls and slabs, add 2 - #5 bars (opening dimension plus 96 diameters long) at each of four sides and add 2 - #5 x 5'-0" diagonally at each of four corners of hole. Openings in 8" thick walls are reinforced similar, but with 1 - # 5 instead of 2 - #5, respectively.
G. Unless otherwise covered on architectural plans or specifications, vertical control joints in concrete wall shall be spaced at a maximum of 20'-0" on center and coordinated with the architect. Every other horizontal wall reinforcing bar shall be discontinuous at control joints except heavy top and bottom bars unless noted otherwise. Provide base seal waterstop style number 772 (by Greenstreak Inc. or approved equal) on dirt face side of wall at all walls below grade.
H. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.
I. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way. All exterior porches and stoops not otherwise detailed may be constructed in any standard manner, solid or hollow, but must be reinforced with #4 bars at 12" on center each way minimum. Porches shall be doweled to adjacent walls or grade beams with #4 bars at 12" on center, hooked or embedded 48 diameters into both members. Slope porches 1/8" per foot for drainage unless noted otherwise.
J. Allow 1/4 tons of reinforcing bars #4 or larger to be used as directed in the field for special conditions by the engineer of record (labor for placing same to be included).

5. Structural Steel

A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel (except at moment connections where plates shall be ASTM A572, grade 50). Hollow Structural Sections (HSS) shall be ASTM A500, grade C. Fabrication and erection shall be in accordance with AISC 303 "Code of Standard Practice for Steel Buildings and Bridges" in the referenced edition of the AISC Steel Construction Manual.
B. All welding shall conform to the recommendations of the AWS.
C. All exterior steel and connections, and brick relief angles shall be hot-dip galvanized.
D. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned.
E. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise. Plate washers of minimum size and thickness for the given anchor diameter in Table 14-2 of the AISC Steel Construction Manual shall be provided at every column anchor bolt. Plate washers shall have a standard size hole for the anchor bolt. At braced frames, plate washers shall be welded all around to the column base plate with 3/16" fillet weld.
F. Loose lintels for support of masonry veneer over all openings up to 8'-0" wide in new and existing masonry walls not otherwise noted shall be one L 6x3 1/2x5/16 (LLV) with 8" bearing at each end. All exterior lintels shall be hot-dip galvanized.
G. Allow 1.0 tons of structural steel to be used as directed in the field for special conditions by the engineer of record. Cost for shop drawings, fabrication, delivery, detailing, and erection to be included. 50% of structural steel allowance shall be bid as miscellaneous galvanized angle and plate.

6. Post-installed Anchors

A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post installed anchors. The contractor shall coordinate an on-site meeting with the post installed anchor manufacturer field representative to educate the construction team on the anchor installation guidelines and requirements.
B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.
C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.
D. Mechanical anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC01. All anchors shall be installed per the anchor manufacturer's written instructions.
E. Adhesive anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC58. All anchors shall be installed per the anchor manufacturer's written instructions.
F. Anchors used in hollow concrete masonry shall have been tested and qualified in accordance with ICC-ES AC106 or ICC-ES AC58 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions with appropriate screen tubes used for adhesives.

7. Foundations

A. All footings and foundations are designed to bear on engineered fill or undisturbed soil capable of safely sustaining 1,500 psf.
B. Contractor shall provide for dewatering at excavations from either surface water or seepage.
C. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.
D. All concrete in the structural portion retaining the backfill shall have attained its design strength prior to being backfilled.
E. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

8. Concrete Masonry Units

A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 2650 psi and laid up using type N mortar such that f'm equals 2000 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.
B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.
C. All concrete block shall have 9 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).
D. Cavity wall construction shall be reinforced as designed for specific concrete block used. The horizontal joint reinforcing shall be of the ladder or truss style per specification and continuous between brick and block, as prescribed by the architectural drawings.
E. Concrete block shall be reinforced per schedule and/or details on the drawings. Where not otherwise noted, non-load-bearing interior partition walls shall be reinforced as follows in 6", 8", 10", and 12" walls:
1. Vertical reinforcing shall be a minimum of 1 - #4 bar in 6" and 8" walls and 2 - #4 bars in 10" and 12" walls at 4'-0" on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters, 24" minimum.
2. Horizontal reinforcing:
A. Horizontal joint reinforcing as noted above.
B. Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction).
F. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 3/8" maximum aggregate size.
G. Non-load bearing concrete block walls shall be isolated from adjacent structural elements with vertical 3/8" control joints and at the top of the wall with 1" air space or compressible material and support per architectural detail.
H. Unless otherwise covered on architectural plans or specifications, vertical control joints in masonry construction shall be 3/8" wide, full height of wall. Joints shall be spaced at a maximum of 24'-0" on center and coordinated with the architect. All horizontal joint reinforcing shall be discontinuous at control joints in masonry. All bond beam horizontal reinforcing shall be continuous through control joints.
I. Lintels over all openings up to 8'-0" wide in new and existing masonry walls not otherwise noted shall be one L 6x3 1/2x5/16 (LLV) for each 4" width of masonry. All exterior lintels shall be galvanized.
J. Walls shall be anchored top and bottom by dowels matching wall vertical reinforcing(unless noted otherwise) from floor slab bottom and bracing angles at the top, per details on the drawings.

9. Cold-Formed Metal Framing

A. All cold-formed structural studs, track, and bridging shall be of the type, size, gage, and spacing as shown on the drawings, minimum.
B. All materials shall be 33,000 psi minimum yield, except studs of 16 gage or heavier shall have a minimum yield of 50,000 psi.
C. All properties, fabrication, and erection shall be in accordance with latest editions of the AISI "Specifications for the Design of Cold-Formed Structural Members."
D. All framing components shall be cut squarely or at an angle to fit squarely against abutting members. Splicing of axially loaded members is not permitted. Members shall be held firmly in place until properly fastened. Attachments of similar components shall be by welding, screw attachment, or bolting. Wire tying of components is not permitted.
E. Tracks shall be securely anchored to floor and overhead members. Special anchorage requirements required for wind bracing shall be as shown on the plans.

10. Shop Drawings and Deferred Submittals

A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.
B. Deferred submittals shall be submitted to the architect of record for review who shall forward to the building official for review and approval. Design calculations for deferred sub mittals shall be submitted at the same time as the shop drawings for review. Design calculations shall be prepared and sealed by a Professional Engineer licensed in the state of the project. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.
C. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:
1. Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
2. Review and approve each submission.
3. Stamp each submission as approved.
D. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.
E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.
F. Required shop drawings and related material (if any) are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
1. Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
2. Reinforcing steel shop drawings including erection drawings and bending details.Bar list will not be reviewed for correct quantities.
3. Elevations of all reinforced concrete masonry walls at a scale no smaller than 3/8" = 1'-0" showing all required reinforcing.
4. Grout mix designs (for CMU).
5. Construction and control joint plans and/or elevations.
6. Structural steel shop drawings including erection drawings and piece details. Include joist, decking and connector submittals. Include miscellaneous framing specified on the structural drawings, but do not submit framing specified on non-structural drawings for Bob D. Campbell and Company, Inc. review.
7. Miscellaneous anchors shown on the structural drawings.

11. Statement of Structural Special Inspections

A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
B. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
C. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
D. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.
E. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
1. Shop Fabrication – structural steel per Section 1704.2.5 unless AISC certified shop
2. Shop Fabrication – pre-engineered wood trusses per Section 1704.2.5 unless TPI certified shop
3. Shop Fabrication – precast concrete per Section 1704.2.5 unless PC certified shop
4. Steel Construction per Section 1705.2 and the quality assurance requirements of AISC 341 Chapter J (as referenced by AISC 360)
5. Cold-Formed Steel Deck per Section 1705.2.2 and the quality assurance requirements of SDI QA/QC.
6. Cold-formed steel trusses spanning 60 feet or greater per Section 1705.2.2.2
7. Concrete Construction per Section 1705.3 and Table 1705.3
a. Reinforcing Steel Placement
b. Cast in Place Anchors
c. Post Installed Anchors
d. Design Mix Verification
e. Concrete Sampling and Testing
f. Concrete Placement
g. Concrete Curing
8. Masonry Construction per Section 1705.4 and the quality assurance requirements of TMS 402/ACI530/ASCE5 and TMS602/A530.1/ASCE6 Level B

12. Copyright and Disclaimer

A. All drawings in the structural set (S-series drawings) are the copyrighted work of Bob D. Campbell and company, Inc. These drawings may not be photographed, traced, or copies in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose or in any manner.
B. I, Christopher W. Boos, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

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(816)474-1397 (F)816.421.8324 www.sfsarch.com

STATE OF MISSOURI
CHRISTOPHER W BOOS
NUMBER PE-2008023332
PROFESSIONAL ENGINEER
8-20-24

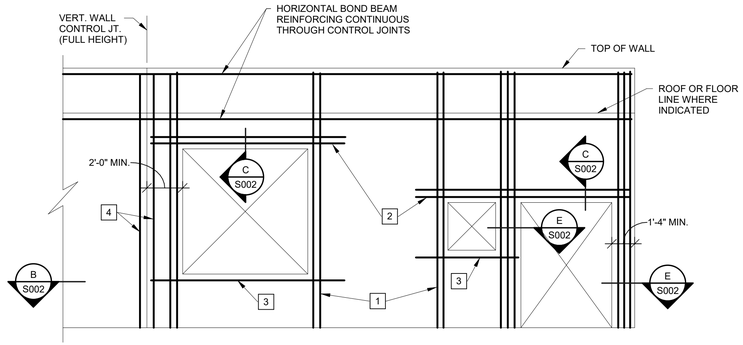
BLUE SPRINGS PARKS MAINTENANCE
CITY OF BLUE SPRINGS, MISSOURI
2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: 100% CD's
ISSUE DATE: 08/20/2024
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GENERAL NOTES

S001

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TYPICAL CMU WALL REINFORCING AT OPENINGS

LEGEND:

1. FULL HEIGHT VERTICAL BARS AS JAMB REINFORCING IN FIRST 2 CELLS ADJACENT TO OPENING. REINFORCE EACH CELL WITH SIZE & QUANTITY OF BAR TO MATCH WALL REINFORCING (1 BAR TYPICAL IN 8" WALLS AND 2 BARS TYPICAL IN 12" WALLS).
2. LINTEL REINFORCING PER SECTION C. EXTEND 2'-0" PAST EDGE OF OPENING ON EACH SIDE (TYPICAL).
3. 2-#5 CONTINUOUS HORIZONTAL BARS AS SILL REINFORCING IN 8" COURSE BELOW OPENING (U.N.O.). EXTEND 2'-0" PAST EDGE OF OPENING ON EACH SIDE (TYPICAL).
4. FULL HEIGHT VERTICAL BARS PER MASONRY VERTICAL REINFORCING SCHEDULE LOCATED IN END CELL AT EACH SIDE OF VERTICAL WALL CONTROL JOINTS.

GENERAL CRITERIA: (SECTION A CONTINUED):

1. VERTICAL REINFORCING BARS SHALL BE DOWELED TO FOUNDATION WITH A DOWEL OF MATCHING SIZE AND SPACING.
2. CONTRACTOR SHALL COORDINATE AND VERIFY OPENINGS IN MASONRY WALLS. OPENINGS SHALL BE DETAILED ON REINFORCING STEEL SHOP DRAWING ELEVATIONS.
3. VERTICAL CONTROL JOINTS IN MASONRY WALLS SHALL BE 3/8" WIDE, FULL HEIGHT OF WALL. JOINTS SHALL BE SPACED AT A MAXIMUM OF 24'-0" ON CENTER AND NOT LESS THAN 2'-0" FROM THE EDGE OF ANY OPENING. ALL HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL JOINTS. ALL BOND BEAM HORIZONTAL REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL JOINTS. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONTROL JOINT LOCATIONS.

MASONRY VERTICAL REINFORCING SCHEDULE
FOR LOAD BEARING MASONRY (CMU) WALLS

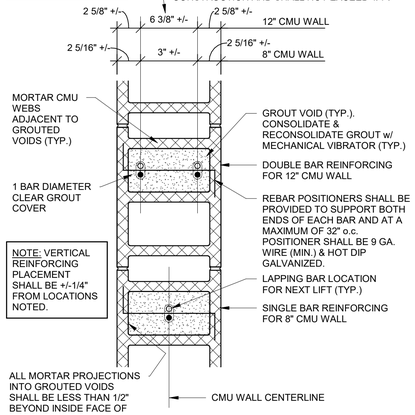
WALL THICKNESS	LOCATION	VERTICAL REINF. (IN GROUTED CELLS)	SPACING
8"	ALL 8" WALLS (U.N.O.)	1- #5	24"oc

NOTES:
1. IN ADDITION TO SPACING SHOWN IN SCHEDULE, VERTICAL REINFORCING SHALL BE PROVIDED IN GROUTED CELLS AT THE FOLLOWING LOCATIONS
   - A.) IN THE FIRST 2 CELLS ADJACENT TO EACH OPENING
   - B.) IN THE END CELLS ON EACH SIDE OF VERTICAL CONTROL JOINTS
   - C.) IN THE END CELLS OF EACH LENGTH OF WALL
   - D.) AT EACH CORNER OF WALLS
2. ALL MASONRY VOIDS AND BOND BEAMS TO BE GROUTED SHALL BE FREE OF DEBRIS AND MORTAR DROPPINGS PRIOR TO GROUTING. ANY MASONRY w/ DROPPINGS OR DEBRIS OBSERVED IN VOIDS SHALL BE REJECTED.

A CMU WALL ELEVATION
1 1/2" = 1'-0"

NOTE: REINFORCING SHALL BE PLACED IN POSITIONEERS PRIOR TO GROUTING.

ADJUSTMENTS TO DIMENSIONS TO PROVIDE DEFINED CLEAR GROUT COVER ARE ACCEPTABLE, BUT ALL ADJUSTMENTS SHALL BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION AND SHALL NOT EXCEED 1/4".



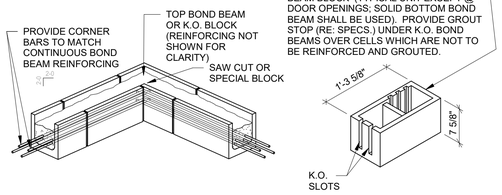
NOTE: VERTICAL REINFORCING PLACEMENT SHALL BE +/-1/4" FROM LOCATIONS NOTED.

ALL MORTAR PROJECTIONS INTO GROUTED VOIDS SHALL BE LESS THAN 1/2" BEYOND INSIDE FACE OF MASONRY.

NOTE: ALL MASONRY VOIDS AND BOND BEAMS TO BE GROUTED SHALL BE FREE OF DEBRIS AND MORTAR DROPPINGS PRIOR TO GROUTING. ANY MASONRY w/ DROPPINGS OR DEBRIS OBSERVED IN VOIDS SHALL BE REJECTED.

TYPICAL REBAR POSITIONING DETAIL

B SECTION
1 1/2" = 1'-0"

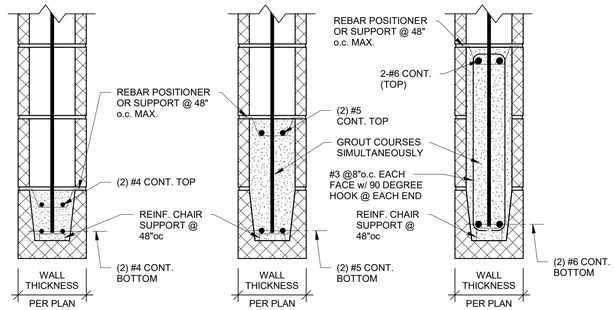


TYPICAL BOND BEAM DETAIL AT CORNER OF CMU WALL

D DETAIL
3/4" = 1'-0"

TYPICAL MASONRY REINFORCING NOTE:

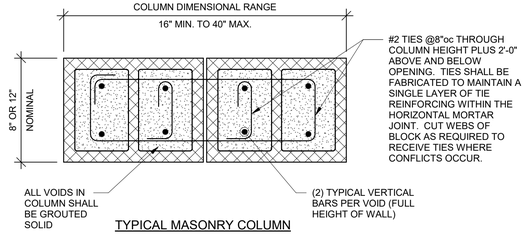
ALL INTERIOR & EXTERIOR MASONRY WALLS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE TO BE REINFORCED HORIZONTALLY WITH BOND BEAMS (2 - #5 BOTTOM) AT BOTTOM COURSE, TOP COURSE, JOIST BEARING ELEVATION AND AT 8'-0" MAXIMUM O.C. AND VERTICALLY AS INDICATED ON DRAWINGS. THESE WALLS ARE TO BE ANCHORED TOP AND BOTTOM TO THE FOUNDATION, FLOOR, OR ROOF PER TYPICAL DETAILS. THE VERTICAL REINFORCING IS CONTINUOUS (IN 8'-8" MAXIMUM LENGTHS, LAPPED 2'-6" MINIMUM). FILL BLOCK CELLS AND BOND BEAMS WITH 2,500psi GROUT. RE: DETAILS "A" THROUGH "E" ON THIS SHEET.



OPENINGS UP TO 4'-0" | OPENINGS 4'-0" TO 7'-4" | OPENINGS 7'-4" TO 12'-0"

TYPICAL LINTELS AT ALL CMU WALLS (U.N.O.)

C SECTION
1 1/2" = 1'-0"



TYPICAL MASONRY COLUMN

E SECTION
1 1/2" = 1'-0"

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CHRISTOPHER W BOOK
NUMBER PE-2008023332
PROFESSIONAL ENGINEER
8-20-24

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI
2715 NW PARK DR, BLUE SPRINGS, MO 64015

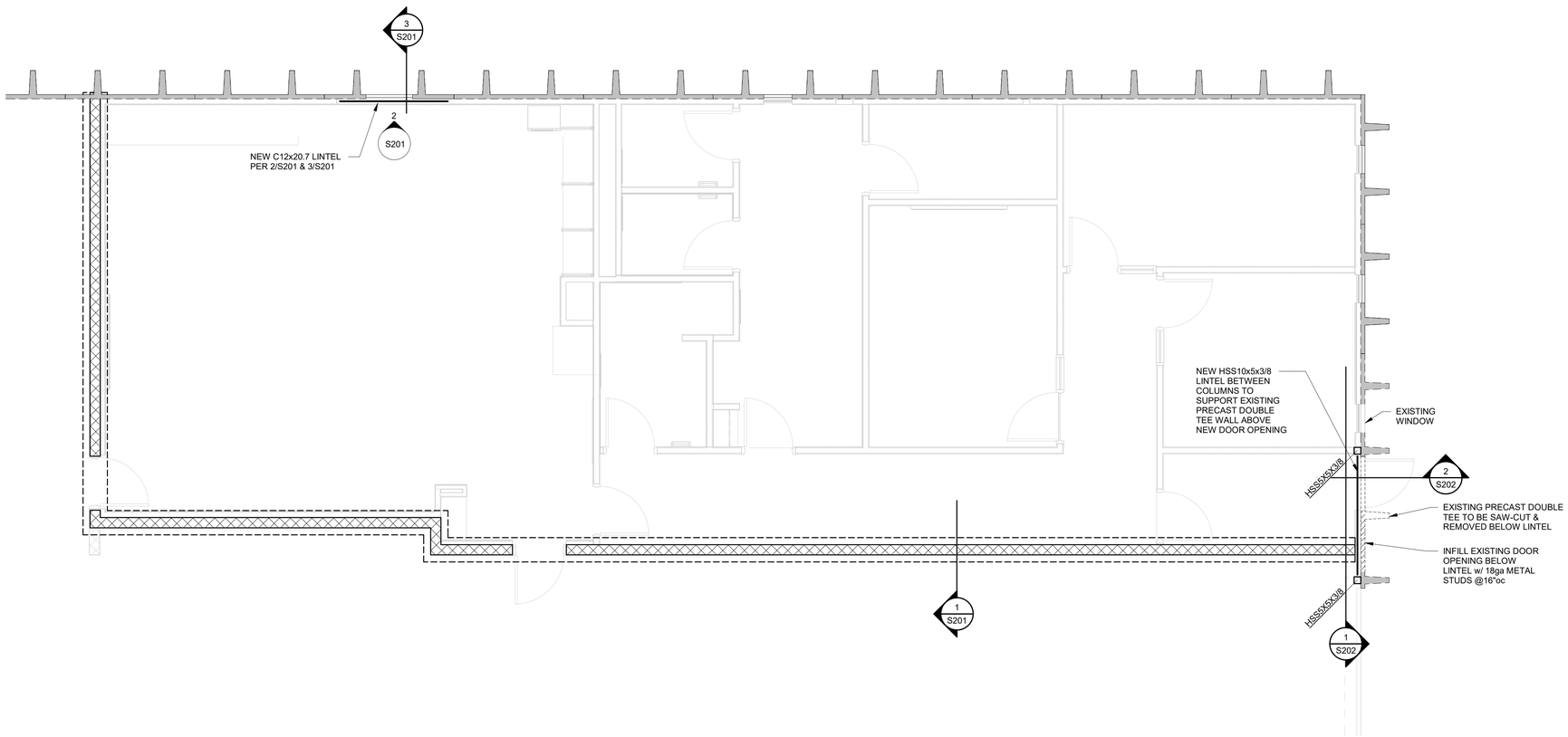
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CMU DETAILS

S002

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1 FOUNDATION PLAN

1/4" = 1'-0"

NOTES:
1. REFER TO GENERAL NOTES ON SHEET S001.
2. REFER TO TYPICAL CMU DETAILS ON SHEET S002.
3. VERIFY ALL DIMENSIONS & ELEVATIONS w/ ARCHITECTURAL DRAWINGS.
4. FIELD VERIFY EXISTING CONDITIONS, INCLUDING DIMENSIONS & ELEVATIONS.

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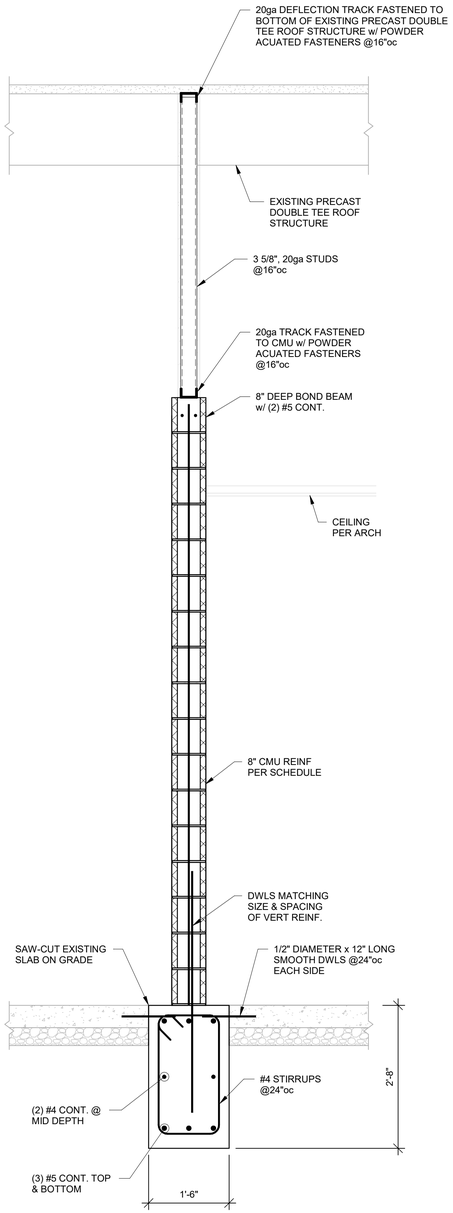
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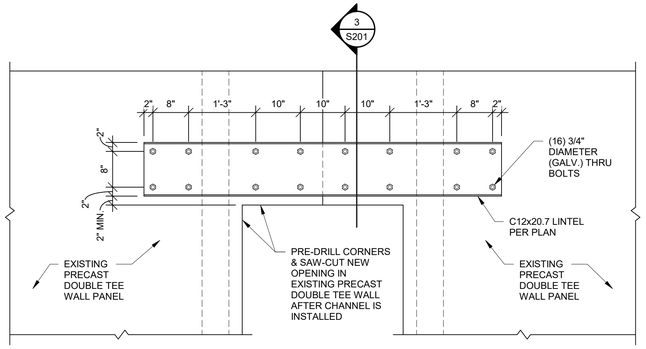
FOUNDATION PLAN

S100

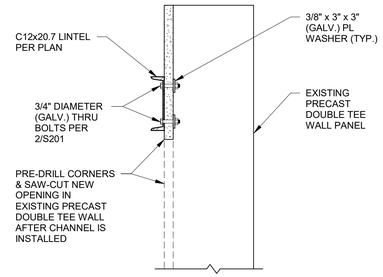
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1 SECTION
3/4" = 1'-0"



2 ELEVATION
3/4" = 1'-0"



3 SECTION
3/4" = 1'-0"

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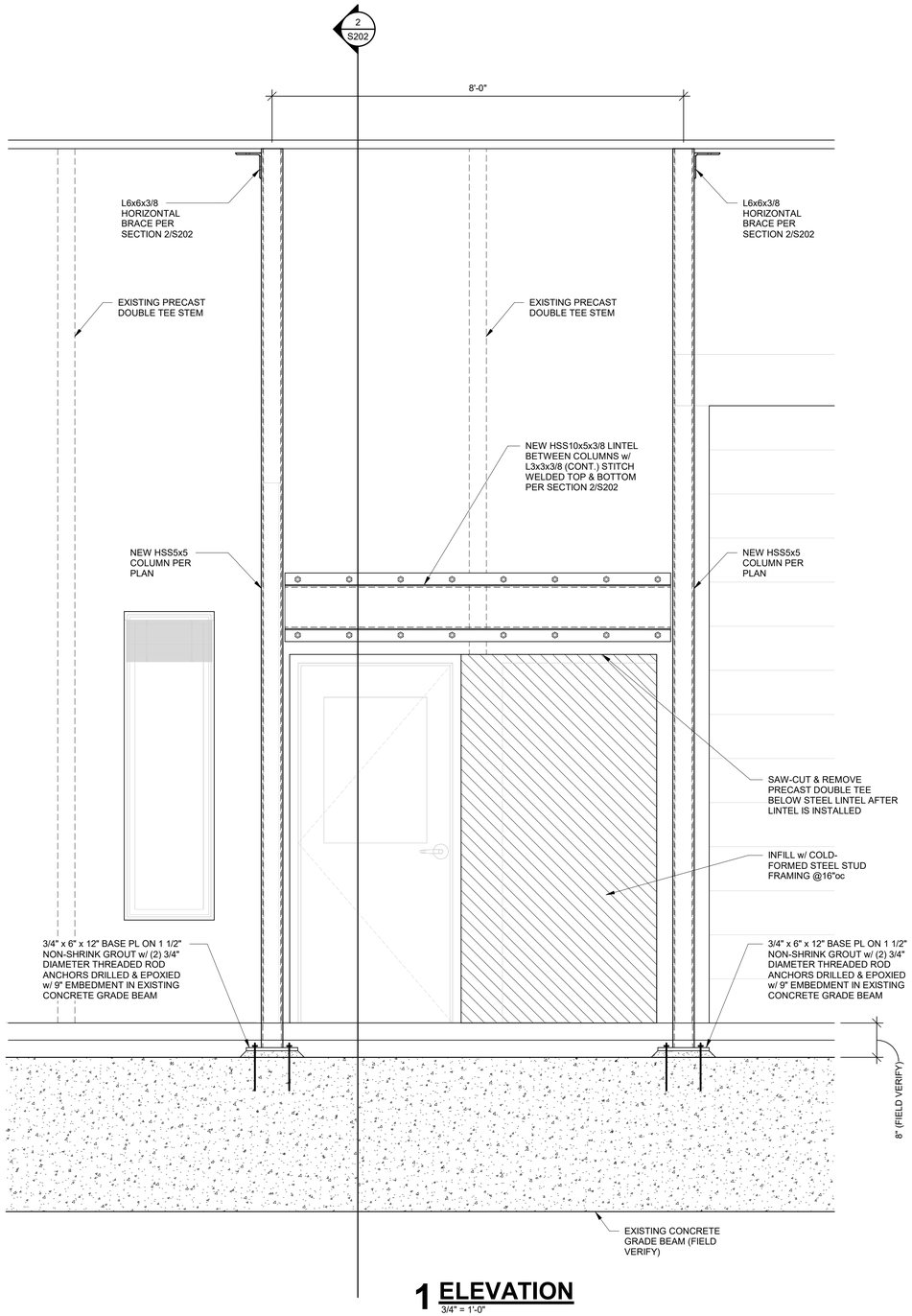
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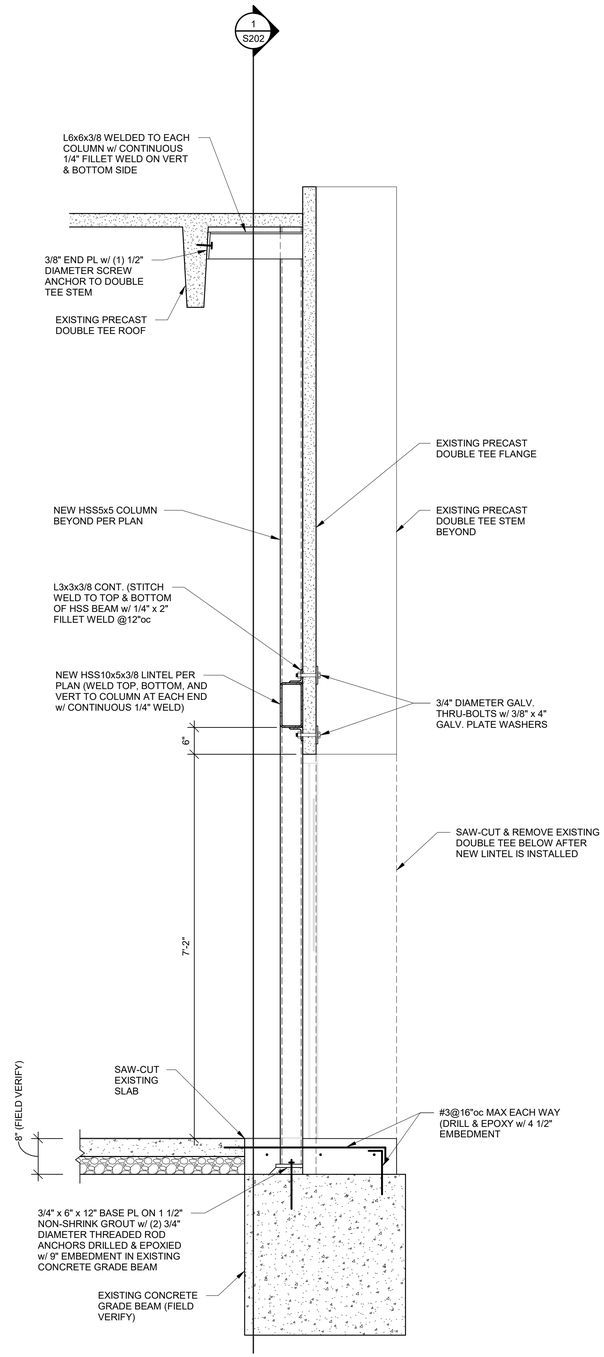
SECTIONS

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1 ELEVATION
3/4" = 1'-0"



2 SECTION
3/4" = 1'-0"

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DIVISION 01 - GENERAL REQUIREMENTS

SECTION 01 1000
SUMMARY

PART 1 GENERAL

1.01 PROJECT

A. Project Name: Blue Springs Parks Maintenance Building Renovation
B. Owner's Name: City of Blue Springs
C. Architect's Name: SFS Architecture.
D. The Project consists of the alteration of existing Parks Maintenance facility..

1.02 CONTRACT DESCRIPTION

A. Contract Type: A single prime contract based on a Stipulated Price.

1.03 DESCRIPTION OF ALTERATIONS WORK

A. Scope of demolition and removal work is indicated on drawings and specified in Section 02 4100.
B. Scope of alterations work is indicated on drawings.
C. Plumbing: Alter existing and add new construction.
D. HVAC: Alter existing and add new construction.
E. Electrical Power and Lighting: Alter existing and add new construction.
F. Fire Alarm: Alter existing and add new construction.

1.04 WORK BY OWNER

A. Items noted NIC (Not in Contract) will be supplied and installed by Owner before Substantial Completion. Some items include:
   1. Movable cabinets.
   2. Furnishings.
   3. Small equipment.

1.05 OWNER OCCUPANCY

A. Owner intends to continue to occupy adjacent portions of the existing building during the entire construction period.
B. Owner intends to occupy the Project upon Substantial Completion.
C. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
D. Schedule the Work to accommodate Owner occupancy.

1.06 CONTRACTOR USE OF SITE AND PREMISES

A. Provide access to and from site as required by law and by Owner:
   1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
   2. Do not obstruct roadways, sidewalks, or other public ways without permit.

1.07 WORK SEQUENCE

A. Coordinate construction schedule and operations with Owner.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

SECTION 01 2000
PRICE AND PAYMENT PROCEDURES

PART 1 GENERAL

1.01 SCHEDULE OF VALUES

A. Use Schedule of Values Form: AIA G703, edition stipulated in the Agreement.

1.02 APPLICATIONS FOR PROGRESS PAYMENTS

A. Payment Period: Submit at intervals stipulated in the Agreement.
B. Use Form AIA G702 and Form AIA G703, edition stipulated in the Agreement.
C. Execute certification by signature of authorized officer.
D. Use data from approved Schedule of Values. Provide dollar value in each column for each line item for portion of work performed and for stored products.
E. List each authorized Change Order as a separate line item, listing Change Order number and dollar amount as for an original item of work.
F. Submit one electronic copy of each Application for Payment.

1.03 MODIFICATION PROCEDURES

A. For minor changes not involving an adjustment to the Contract Sum or Contract Time, Architect will issue instructions directly to Contractor.
B. For other required changes, Architect will issue a document signed by Owner instructing Contractor to proceed with the change, for subsequent inclusion in a Change Order.
C. Execution of Change Orders: Architect will issue Change Orders for signatures of parties as provided in the Conditions of the Contract.
D. After execution of Change Order, promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum.

1.04 APPLICATION FOR FINAL PAYMENT

A. Prepare Application for Final Payment as specified for progress payments, identifying total adjusted Contract Sum, previous payments, and sum remaining due.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

SECTION 01 2500
SUBSTITUTION PROCEDURES

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

2.01 GENERAL REQUIREMENTS

A. A Substitution Request for products, assemblies, materials, and equipment constitutes a representation that the submitter:
   1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
   2. Agrees to provide the same warranty for the substitution as for the specified product.
   3. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
   4. Waives claims for additional costs or time extension that may subsequently become apparent.
B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents. Burden of proof is on proposer.
C. Content: Include information necessary for tracking the status of each Substitution Request, and information necessary to provide an actionable response.
D. Limit each request to a single proposed substitution item.

2.02 RESOLUTION

2.03 ACCEPTANCE

SECTION 01 3000
ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 ELECTRONIC DOCUMENT SUBMITTAL SERVICE

A. All documents transmitted for purposes of administration of the contract are to be in electronic (PDF, MS Word, or MS Excel) format, as appropriate to the document, and transmitted via an Internet-based submittal service that receives, logs and stores documents, provides electronic stamping and signatures, and notifies addressees via email.
   1. Besides submittals for review, information, and closeout, this procedure applies to Requests for Information (RFIs), progress documentation, contract modification documents (e.g. supplementary instructions, change proposals, change orders), applications for payment, field reports and meeting minutes, Contractor's correction punchlist, and any other document any participant wishes to make part of the project record.
   2. Contractor and Architect are required to use this service.
   3. It is Contractor's responsibility to submit documents in allowable format.
   4. Subcontractors, suppliers, and Architect's consultants are to be permitted to use the service at no extra charge.
   5. Users of the service need an email address, internet access, and PDF review software that includes ability to mark up and apply electronic stamps (such as Adobe Acrobat, www.adobe.com, or Bluebeam PDF Revu, www.bluebeam.com), unless such software capability is provided by the service provider.
   6. Paper document transmittals will not be reviewed; emailed electronic documents will not be reviewed.
   7. All other specified submittal and document transmission procedures apply, except that electronic document requirements do not apply to samples or color selection charts.
B. Cost: The cost of the service is to be paid by Contractor; include the cost of the service in the Contract Sum.
C. Submittal Service: Use one of the following:
   1. ProCore Construction Management Software.
   2. or, a service agreeable to owner and contractor.
D. Project Closeout: Architect will determine when to terminate the service for the project and is responsible for obtaining archive copies of files for Owner.

3.02 PROGRESS MEETINGS

A. Schedule and administer meetings throughout progress of the work at maximum bi-monthly intervals.
B. Make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.
C. Attendance Required:
   1. Contractor.
   2. Owner.
   3. Architect.
   4. Contractor's superintendent.
D. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.

3.03 CONSTRUCTION PROGRESS SCHEDULE

A. If preliminary schedule requires revision after review, submit revised schedule within 10 days.
B. Submit updated schedule with each Application for Payment.

3.04 PROGRESS PHOTOGRAPHS

A. Submit photographs with each application for payment, taken not more than 3 days prior to submission of application for payment.

3.05 REQUESTS FOR INFORMATION (RFI)

A. Definition: A request seeking one of the following:
   1. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed; or when the elements of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.
   2. A resolution to an issue which has arisen due to field conditions and affects design intent.
B. Preparation: Prepare an RFI immediately upon discovery of a need for interpretation of Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.
   1. Prepare a separate RFI for each specific item.
      a. Review, coordinate, and comment on requests originating with subcontractors and/or materials suppliers.
      b. Do not forward requests which solely require internal coordination between subcontractors.
   2. Prepare in a format and with content acceptable to Owner.
   3. Prepare using software provided by the Electronic Document Submittal Service.
C. Reason for the RFI: Prior to initiation of an RFI, carefully study all Contract Documents to confirm that information sufficient for their interpretation is definitely not included.
   1. Unacceptable Uses for RFIs: Do not use RFIs to request the following::
      a. Approval of submittals (use procedures specified elsewhere in this section).
      b. Approval of substitutions (see Section - 01 6000 - Product Requirements)
      c. Changes that entail change in Contract Time and Contract Sum (comply with provisions of the Conditions of the Contract).
D. Content: Include identifiers necessary for tracking the status of each RFI, and information necessary to provide an actionable response.
   1. Official Project name and number, and any additional required identifiers established in Contract Documents.
   2. Owner's, Architect's, and Contractor's names.
   3. Discrete and consecutive RFI number, and descriptive subject/title.
   4. Issue date, and requested reply date.
   5. Reference to particular Contract Document(s) requiring additional information/interpretation. Identify pertinent drawing and detail number and/or specification section number, title, and paragraph(s).
   6. Annotations: Field dimensions and/or description of conditions which have engendered the request.
   7. Contractor's suggested resolution: A written and/or a graphic solution, to scale, is required in cases where clarification of coordination issues is involved, for example; routing, clearances, and/or specific locations of work shown diagrammatically in Contract Documents. If applicable, state the likely impact of the suggested resolution on Contract Time or the Contract Sum.
E. Attachments: Include sketches, coordination drawings, descriptions, photos, submittals, and other information necessary to substantiate the reason for the request.
F. RFI Log: Prepare and maintain a tabular log of RFIs for the duration of the project.
   1. Indicate current status of every RFI. Update log promptly and on a regular basis.
   2. Note dates of when each request is made, and when a response is received.
   3. Highlight items requiring priority or expedited response.
   4. Highlight items for which a timely response has not been received to date.
G. Review Time: Architect will respond and return RFIs to Contractor within seven calendar days of receipt. For the purpose of establishing the start of the mandated response period, RFIs received after 12:00 noon will be considered as having been received on the following regular working day.
   1. Response period may be shortened or lengthened for specific items, subject to mutual agreement, and recorded in a timely manner in progress meeting minutes.
H. Responses: Content of answered RFIs will not constitute in any manner a directive or authorization to perform extra work or delay the project. If in Contractor's belief it is likely to lead to a change to Contract Sum or Contract Time, promptly issue a notice to this effect, and follow up with an appropriate Change Order request to Owner.
   1. Response may include a request for additional information, in which case the original RFI will be deemed as having been answered, and an amended one is to be issued forthwith. Identify the amended RFI with an R suffix to the original number.
   2. Do not extend applicability of a response to specific item to encompass other similar conditions, unless specifically so noted in the response.
   3. Upon receipt of a response, promptly review and distribute it to all affected parties, and update the RFI Log.
   4. Notify Architect within seven calendar days if an additional or corrected response is required by submitting an amended version of the original RFI, identified as specified above.

3.06 SUBMITTAL SCHEDULE

A. Submit to Architect for review a schedule for submittals in tabular format.
   1. Coordinate with Contractor's construction schedule and schedule of values.
   2. Format schedule to allow tracking of status of submittals throughout duration of construction.
   3. Arrange information to include scheduled date for initial submittal, specification number and title, submittal category (for review or for information), description of item of work covered, and role and name of subcontractor.
   4. Account for time required for preparation, review, manufacturing, fabrication and delivery when establishing submittal delivery and review deadline dates.
      a. For assemblies, equipment, systems comprised of multiple components and/or requiring detailed coordination with other work, allow for additional time to make corrections or revisions to initial submittals, and time for their review.

3.07 SUBMITTALS FOR REVIEW

A. When the following are specified in individual sections, submit them for review:
   1. Product data.
   2. Shop drawings.
   3. Samples for selection.
   4. Samples for verification.
   5. Coordination drawings.
B. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.
C. Samples will be reviewed for aesthetic, color, or finish selection.
D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01 7800 - Closeout Submittals.

3.08 SUBMITTALS FOR INFORMATION

A. When the following are specified in individual sections, submit them for information:
   1. Design data.
   2. Certificates.
   3. Test reports.
   4. Inspection reports.
   5. Manufacturer's instructions.
   6. Manufacturer's field reports.
   7. Other types indicated.
B. Submit for Architect's knowledge as contract administrator or for Owner.

3.09 SUBMITTALS FOR PROJECT CLOSEOUT

A. Submit Correction Punch List for Substantial Completion.
B. Submit Final Correction Punch List for Substantial Completion.
C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 01 7800 - Closeout Submittals:
   1. Project record documents.
   2. Operation and maintenance data.
   3. Warranties.
   4. Bonds.
   5. Other types as indicated.
D. Submit for Owner's benefit during and after project completion.

3.10 NUMBER OF COPIES OF SUBMITTALS

A. Electronic Documents: Submit one electronic copy in PDF format; an electronically-marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected.
B. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.
   1. After review, produce duplicates.
   2. Retained samples will not be returned to Contractor unless specifically so stated.

3.11 SUBMITTAL PROCEDURES

A. General Requirements:
   1. Use a separate transmittal for each item.
   2. Transmit using approved form.
      a. Use Contractor's form, subject to prior approval by Architect.
   3. Sequentially identify each item. For revised submittals use original number and a sequential numerical suffix.
   4. Identify: Project; Contractor; subcontractor or supplier; pertinent drawing and detail number; and specification section number and article/paragraph, as appropriate on each copy.
   5. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and Contract Documents.
      a. Submittals from sources other than the Contractor, or without Contractor's stamp will not be acknowledged, reviewed, or returned.
   6. Deliver each submittal on date noted in submittal schedule, unless an earlier date has been agreed to by all affected parties, and is of the benefit to the project.
   7. Schedule submittals to expedite the Project, and coordinate submission of related items.
      a. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
      b. For sequential reviews involving Architect's consultants, Owner, or another affected party, allow an additional 7 days.
   8. Identify variations from Contract Documents and product or system limitations that may be detrimental to successful performance of the completed work.
   9. Provide space for Contractor and Architect review stamps.
   10. When revised for resubmission, identify all changes made since previous submission.
   11. Distribute reviewed submittals. Instruct parties to promptly report inability to comply with requirements.
   12. Incomplete submittals will not be reviewed, unless they are partial submittals for distinct portion(s) of the work, and have received prior approval for their use.
   13. Submittals not requested will not be recognized or processed.
B. Product Data Procedures:
   1. Submit only information required by individual specification sections.
   2. Collect required information into a single submittal.
   3. Do not submit (Material) Safety Data Sheets for materials or products.
C. Shop Drawing Procedures:
   1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.
   2. Do not reproduce Contract Documents to create shop drawings.
   3. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.
D. Samples Procedures:
   1. Transmit related items together as single package.
   2. Identify each item to allow review for applicability in relation to shop drawings showing installation locations.

3.12 SUBMITTAL REVIEW

A. Submittals for Review: Architect will review each submittal, and approve, or take other appropriate action.
B. Submittals for Information: Architect will acknowledge receipt and review. See below for actions to be taken.
C. Architect's actions will be reflected by marking each returned submittal using virtual stamp on electronic submittals.
   1. Notations may be made directly on submitted items and/or listed on appended Submittal Review cover sheet.
D. Architect's and consultants' actions on items submitted for review:
   1. Authorizing purchasing, fabrication, delivery, and installation:
      a. "Reviewed", or language with same legal meaning.
      b. "Make Corrections Noted", or language with same legal meaning.
         1) At Contractor's option, submit corrected item, with review notations acknowledged and incorporated.
      c. "Approved as Noted, Resubmit for Record", or language with same legal meaning.
         1) Resubmit corrected item, with review notations acknowledged and incorporated. Resubmit separately, or as part of project record documents.
         2) Non-responsive resubmittals may be rejected.
      d. "Refer to Notes by Others", or language with same legal meaning.
         1) Indicates to Contractor that notes exist within the items submitted for review or on a separate cover sheet attached to the items submitted for review.
   2. Not Authorizing fabrication, delivery, and installation:
      a. "Revise and Resubmit".
         1) Resubmit revised item, with review notations acknowledged and incorporated.
         2) Non-responsive resubmittals may be rejected.
      b. "Rejected".
         1) Submit item complying with requirements of Contract Documents.
E. Architect's and consultants' actions on items submitted for information:
   1. Items for which no action was taken:
      a. "Received" - to notify the Contractor that the submittal has been received for record only.
   2. Items for which action was taken:
      a. "Reviewed" - no further action is required from Contractor.

SECTION 01 5000
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.01 TEMPORARY UTILITIES

A. Provide and pay for all electrical power, lighting, water, heating and cooling, and ventilation required for construction purposes.

1.02 TELECOMMUNICATIONS SERVICES

A. Provide, maintain, and pay for telecommunications services to field office at time of project mobilization.

1.03 TEMPORARY SANITARY FACILITIES

A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
B. Maintain daily in clean and sanitary condition.

1.04 BARRIERS

A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
B. Provide protection for plants designated to remain. Replace damaged plants.

1.05 FENCING

A. Construction: Commercial grade chain link fence.
B. Provide 6 foot (1.8 m) high fence around construction site; equip with vehicular and pedestrian gates with locks.

1.06 SECURITY

A. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.

1.07 VEHICULAR ACCESS AND PARKING

A. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles.
B. Coordinate access and haul routes with governing authorities and Owner.
C. Provide and maintain access to fire hydrants, free of obstructions.

1.08 WASTE REMOVAL

A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
B. Provide containers with lids. Remove trash from site periodically.

1.09 FIELD OFFICES

A. Office: Weathertight, with lighting, electrical outlets, heating, cooling equipment, and equipped with sturdy furniture, drawing rack, and drawing display table.
B. Provide space for Project meetings, with table and chairs to accommodate 6 persons.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

SECTION 01 6000
PRODUCT REQUIREMENTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.
B. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
C. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.

PART 2 PRODUCTS

2.01 EXISTING PRODUCTS

A. Do not use materials and equipment removed from existing premises unless specifically required or permitted by Contract Documents.
B. Existing materials and equipment indicated to be removed, but not to be re-used, relocated, reinstalled, delivered to the Owner, or otherwise indicated as to remain the property of the Owner, become the property of the Contractor; remove from site.

2.02 NEW PRODUCTS

A. Provide new products unless specifically required or permitted by Contract Documents.

2.03 PRODUCT OPTIONS

A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.
B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.
C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

PART 3 EXECUTION

3.01 SUBSTITUTION LIMITATIONS

A. See Section 01 2500 - Substitution Procedures.

SECTION 01 6116
VOLATILE ORGANIC COMPOUND (VOC) CONTENT RESTRICTIONS

PART 1 GENERAL

1.01 DEFINITIONS

A. Indoor-Emissions-Restricted Products: All products in the following product categories, whether specified or not:
   1. Interior paints and coatings applied on site.
   2. Interior adhesives and sealants applied on site, including flooring adhesives.
   3. Flooring.
   4. Composite wood.
   5. Products making up wall and ceiling assemblies.
   6. Thermal and acoustical insulation.
   7. Free-standing furniture.
B. VOC-Content-Restricted Products: All products in the following product categories, whether specified or not:
   1. Interior paints and coatings applied on site.
   2. Interior adhesives and sealants applied on site, including flooring adhesives.
C. Interior of Building: Anywhere inside the exterior weather barrier.
D. Adhesives: All gunnable, trowelable, liquid-applied, and aerosol adhesives, whether specified or not; including flooring adhesives, resilient base adhesives, and pipe jointing adhesives.
E. Sealants: All gunnable, trowelable, and liquid-applied joint sealants and sealant primers, whether specified or not; including firestopping sealants and duct joint sealers.

sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(816)474-1397 (F)816.421.5924 www.sfsarch.com

STATE OF MISSOURI
KERRY K. NEWMAN
NUMBER A-005831
8/20/2024
ARCHITECT

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
© 2024 SFS ARCHITECTURE

ARCHITECTURAL SPECIFICATIONS

A001

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F. Inherently Non-Emitting Materials: Products composed wholly of minerals or metals, unless they include organic-based surface coatings, binders, or sealants; and specifically the following:
1. Concrete.
2. Clay brick.
3. Metals that are plated, anodized, or powder-coated.
4. Glass.

1.02 SUBMITTALS

A. Product Data: For each VOC-restricted product used in the project, submit evidence of compliance.

1.03 QUALITY ASSURANCE

A. Indoor Emissions Standard and Test Method: CAL (CDPH SM), using Standard Private Office exposure scenario and the allowable concentrations specified in the method, and range of total VOC's after 14 days.
1. Wet-Applied Products: State amount applied in mass per surface area.
2. Paints and Coatings: Test tinted products, not just tinting bases.
3. Evidence of Compliance: Acceptable types of evidence are the following;
a. Current UL (GGG) certification.
b. Current SCS (CPD) Floorscore certification.
c. Current SCS (CPD) Indoor Advantage Gold certification.
d. Current listing in CHPS (HPPD) as a low-emitting product.
e. Current CRI (GLP) certification.
f. Test report showing compliance and stating exposure scenario used.
4. Product data submittal showing VOC content is NOT acceptable evidence.
5. Manufacturer's certification without test report by independent agency is NOT acceptable evidence.

B. VOC Content Test Method: 40 CFR 59, Subpart D (EPA Method 24), or ASTM D3960, unless otherwise indicated.
1. Evidence of Compliance: Acceptable types of evidence are:
a. Report of laboratory testing performed in accordance with requirements.

PART 2 PRODUCTS

2.01 MATERIALS

A. VOC-Content-Restricted Products: VOC content not greater than required by the following:
1. Adhesives, Including Flooring Adhesives: SCAQMD 1168 Rule.
2. Joint Sealants: SCAQMD 1168 Rule.
3. Paints and Coatings: Each color; most stringent of the following:
a. 40 CFR 59, Subpart D.
b. SCAQMD 1113 Rule.
c. CARB (SCM).

PART 3 EXECUTION

SECTION 01 7000
EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Demolition Plan: Submit demolition plan as specified by OSHA and local authorities.

B. Cutting and Patching: Submit written request in advance of cutting or alteration that affects:
1. Structural integrity of any element of Project.
2. Integrity of weather exposed or moisture resistant element.
3. Efficiency, maintenance, or safety of any operational element.

1.02 QUALIFICATIONS

A. For design of temporary shoring and bracing, employ a Professional Engineer experienced in design of this type of work and licensed in the State in which the Project is located.

1.03 PROJECT CONDITIONS

A. Grade site to drain. Maintain excavations free of water. Provide, operate, and maintain pumping equipment.

B. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.

C. Erosion and Sediment Control: Plan and execute work by methods to control surface drainage from cuts and fills, from borrow and waste disposal areas. Prevent erosion and sedimentation.

PART 2 PRODUCTS

2.01 PATCHING MATERIALS

A. New Materials: As specified in product sections; match existing products and work for patching and extending work.

B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.

PART 3 EXECUTION

3.01 LAYING OUT THE WORK

A. Verify locations of survey control points prior to starting work.

B. Promptly notify Architect of any discrepancies discovered.

C. Establish elevations, lines and levels. Locate and lay out by instrumentation and similar appropriate means:

3.02 GENERAL INSTALLATION REQUIREMENTS

A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.

B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.

C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.

D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.

E. Make neat transitions between different surfaces, maintaining texture and appearance.

3.03 CUTTING AND PATCHING

A. Whenever possible, execute the work by methods that avoid cutting or patching.

B. Perform whatever cutting and patching is necessary to:
1. Complete the work.
2. Fit products together to integrate with other work.
3. Provide openings for penetration of mechanical, electrical, and other services.
4. Match work that has been cut to adjacent work.
5. Repair areas adjacent to cuts to required condition.
6. Repair new work damaged by subsequent work.
7. Remove samples of installed work for testing when requested.
8. Remove and replace defective and non-complying work.

C. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to specified condition.

D. Patching:
1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.

3.04 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

3.05 PROTECTION OF INSTALLED WORK

A. Protect installed work from damage by construction operations.

B. Provide special protection where specified in individual specification sections.

C. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

3.06 FINAL CLEANING

A. Use cleaning materials that are nonhazardous.

B. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces,

C. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.

D. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

3.07 CLOSEOUT PROCEDURES

A. Make submittals that are required by governing or other authorities.

B. Notify Architect when work is considered ready for Architect's Substantial Completion inspection.

C. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's Substantial Completion inspection.

D. Notify Architect when work is considered finally complete and ready for Architect's Substantial Completion final inspection.

E. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.

SECTION 01 7419
CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 GENERAL

1.01 WASTE MANAGEMENT REQUIREMENTS

A. Owner requires that this project generate the least amount of trash and waste possible.

B. Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.

1.02 SUBMITTALS

PART 3 EXECUTION

2.01 WASTE MANAGEMENT PLAN IMPLEMENTATION

A. Manager: Designate an on-site person or persons responsible for instructing workers and overseeing and documenting results of the Waste Management Plan.

B. Communication: Distribute copies of the Waste Management Plan to job site foreman, each subcontractor, Owner, and Architect.

C. Facilities: Provide specific facilities for separation and storage of materials for recycling, salvage, reuse, return, and trash disposal, for use by all contractors and installers.

D. Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.

E. Recycling: Separate, store, protect, and handle at the site identified recyclable waste products in order to prevent contamination of materials and to maximize recyclability of identified materials. Arrange for timely pickups from the site or deliveries to recycling facility in order to prevent contamination of recyclable materials.

F. Reuse of Materials On-Site: Set aside, sort, and protect separated products in preparation for reuse.

G. Salvage: Set aside, sort, and protect products to be salvaged for reuse off-site.

SECTION 01 7800
CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.01 SUBMITTALS

A. Project Record Documents: Submit documents to Architect with claim for final Application for Payment.

B. Operation and Maintenance Data:

C. Warranties and Bonds:
1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PROJECT RECORD DOCUMENTS

A. Maintain on site one set of the following record documents; record actual revisions to the Work:
1. Drawings.
2. Specifications.
3. Addenda.
4. Change Orders and other modifications to the Contract.

3.02 OPERATION AND MAINTENANCE DATA

A. Source Data: For each product or system, list names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.

B. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.

C. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.

3.03 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

A. For Each Product, Applied Material, and Finish:
1. Product data, with catalog number, size, composition, and color and texture designations.
2. Information for re-ordering custom manufactured products.

B. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.

3.04 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

A. For Each Item of Equipment and Each System:
1. Description of unit or system, and component parts.
2. Identify function, normal operating characteristics, and limiting conditions.
3. Include performance curves, with engineering data and tests.
4. Complete nomenclature and model number of replaceable parts.

B. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.

C. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.

3.05 ASSEMBLY OF OPERATION AND MAINTENANCE MANUALS

A. Assemble operation and maintenance data into durable manuals for Owner's personnel use, with data arranged in the same sequence as, and identified by, the specification sections.

B. Where systems involve more than one specification section, provide separate tabbed divider for each system.

C. Binders: Commercial quality, 8-1/2 by 11 inch (216 by 280 mm) three D side ring binders with durable plastic covers; 2 inch (50 mm) maximum ring size. When multiple binders are used, correlate data into related consistent groupings.

D. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.

3.06 WARRANTIES AND BONDS

A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.

SECTION 01 7900
DEMONSTRATION AND TRAINING

PART 1 GENERAL

1.01 SUBMITTALS

A. Training Plan: Owner will designate personnel to be trained; tailor training to needs and skill-level of attendees.

B. Training Manuals: Provide training manual for each attendee; allow for minimum of two attendees per training session.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 DEMONSTRATION - GENERAL

A. Demonstrations conducted during system start-up do not qualify as demonstrations for the purposes of this section, unless approved in advance by Owner.

B. Demonstration may be combined with Owner personnel training if applicable.

C. Operating Equipment and Systems: Demonstrate operation in all modes, including start-up, shut-down, seasonal changeover, emergency conditions, and troubleshooting, and maintenance procedures, including scheduled and preventive maintenance.

D. Non-Operating Products: Demonstrate cleaning, scheduled and preventive maintenance, and repair procedures.

3.02 TRAINING - GENERAL

A. Conduct training on-site unless otherwise indicated.

B. Owner will provide classroom and seating at no cost to Contractor.

C. Provide training in minimum two hour segments.

D. Training schedule will be subject to availability of Owner's personnel to be trained; re-schedule training sessions as required by Owner; once schedule has been approved by Owner failure to conduct sessions according to schedule will be cause for Owner to charge Contractor for personnel "show-up" time.

DIVISION 02 - EXISTING CONDITIONS

SECTION 02 4100
DEMOLITION

PART 1 GENERAL

1.01 SUBMITTALS

A. Demolition Plan: Submit demolition plan as required by OSHA and local AHJs.

B. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION

3.01 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
1. Obtain required permits.
2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
3. Provide, erect, and maintain temporary barriers and security devices.

B. Hazardous Materials:
1. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCBs, and mercury.

3.02 EXISTING UTILITIES

A. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits.

B. Protect existing utilities to remain from damage.

3.03 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Existing construction and utilities indicated on drawings are based on casual field observation and existing record documents only.

B. Maintain weatherproof exterior building enclosure, except for interruptions required for replacement or modifications; prevent water and humidity damage.

C. Remove existing work as indicated and required to accomplish new work.

D. Services including, but not limited to, HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment as indicated.

E. Protect existing work to remain.

3.04 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

DIVISION 04 - MASONRY

SECTION 04 2000
UNIT MASONRY

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data for masonry units.

B. Manufacturer's Certificate: Certify that masonry units meet or exceed specified requirements.

1.02 QUALITY ASSURANCE

A. Comply with provisions of TMS 402/602, except where exceeded by requirements of Contract Documents.

PART 2 PRODUCTS

2.01 CONCRETE MASONRY UNITS

A. Concrete Block: Comply with referenced standards and as follows:
1. Size: Standard units with nominal face dimensions of 16 by 8 inches (400 by 200 mm) and nominal depth of 8 inches (200 mm).
2. Nonloadbearing Units: ASTM C129.
a. Hollow block, as indicated.
b. Lightweight.

2.02 MORTAR AND GROUT MATERIALS

A. Portland Cement: ASTM C150/C150M, Type I; color as required to produce approved color sample.

B. Hydrated Lime: ASTM C207, Type S.

C. Mortar Aggregate: ASTM C144.

D. Water: Clean and potable.

2.03 ACCESSORIES

A. Joint Filler: Closed cell polyvinyl chloride; oversized 50 percent to joint width; self expanding; in maximum lengths available.

2.04 MORTAR AND GROUT MIXING

A. Mortar for Unit Masonry: ASTM C270, using the Proportion Specification.

B. Grout: ASTM C476; consistency required to fill completely volumes indicated for grouting; fine grout for spaces with smallest horizontal dimension of 2 inches (50 mm) or less; coarse grout for spaces with smallest horizontal dimension greater than 2 inches (50 mm).

C. Mixing: Use mechanical batch mixer and comply with referenced standards.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field conditions are acceptable and are ready to receive masonry.

B. Verify that related items provided under other sections are properly sized and located.

C. Verify that built-in items are in proper location, and ready for roughing into masonry work.

DIVISION 05 - METALS

SECTION 05 5000
METAL FABRICATIONS

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate profiles, sizes, connection attachments, reinforcing, anchorage, size and type of fasteners, and accessories. Include erection drawings, elevations, and details where applicable.

B. Welders' Qualification Statement: Welders' certificates in accordance with AWS B2.1/B2.1M and dated no more than 12 months before start of scheduled welding work.

PART 2 PRODUCTS

2.01 MATERIALS - STEEL

A. Steel Sections: ASTM A36/A36M.

B. Steel Tubing: ASTM A501/A501M hot-formed structural tubing.

C. Pipe: ASTM A53/A53M, Grade B Schedule 40, black finish.

D. Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.

E. Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type I - Inorganic, complying with VOC limitations of authorities having jurisdiction.

2.02 FABRICATION

A. Fit and shop assemble items in largest practical sections, for delivery to site.

B. Fabricate items with joints tightly fitted and secured.

C. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.

2.03 FABRICATED ITEMS

A. Bollards: Steel pipe, concrete filled, crowned cap, as detailed; prime paint finish.

B. Door Frames for Overhead Door Openings and Wall Openings: Channel and plate sections; galvanized and paint finish.

C. Slotted Channel Framing: Fabricate channels and fittings from structural steel complying with the referenced standards; hot-dipped galvanized per ASTM A1 Grade G65. finish.

2.04 FINISHES - STEEL

A. Prime paint steel items.
1. Exceptions: Galvanize items specified for galvanized finish.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install items plumb and level, accurately fitted, free from distortion or defects.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

SECTION 06 1000
ROUGH CARPENTRY

PART 1 GENERAL

1.01 SUBMITTALS

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
1. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.
2. Lumber of other species or grades is acceptable provided structural and appearance characteristics are equivalent to or better than products specified.

B. Lumber fabricated from old growth timber is not permitted.

2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

A. Sizes: Nominal sizes as indicated on drawings, S4S.

B. Moisture Content: S-dry or MC19.

C. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
1. Lumber: S4S, No. 2 or Standard Grade.
2. Boards: Standard or No. 3.

2.03 CONSTRUCTION PANELS

A. Communications and Electrical Room Mounting Boards: PS 1 A-D plywood, or medium density fiberboard; 3/4 inch (19 mm) thick; flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM E84.

B. Other Applications:
1. Plywood Exposed to View But Not Exposed to Weather: PS 1, A-D, or better.
2. Other Locations: PS 1, C-D Plugged or better.

2.04 ACCESSORIES

A. Fasteners and Anchors:
1. Metal and Finish: Hot-dipped galvanized steel complying with ASTM A153/A153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.
2. Drywall Screws: Bugle head, hardened steel, power driven type, length three times thickness of sheathing.

2.05 FACTORY WOOD TREATMENT

A. Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
1. Fire-Retardant Treated Wood: Mark each piece of wood with producer's stamp indicating compliance with specified requirements.
2. Preservative-Treated Wood: Provide lumber and plywood marked or stamped by an ALSC-accredited testing agency, certifying level and type of treatment in accordance with AWPA standards.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Select material sizes to minimize waste.

B. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

3.02 INSTALLATION OF CONSTRUCTION PANELS

SECTION 06 2000
FINISH CARPENTRY

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.

1.02 QUALITY ASSURANCE

PART 2 PRODUCTS

2.01 FINISH CARPENTRY ITEMS

A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

B. Surface Burning Characteristics: Provide materials having fire and smoke properties as required by applicable code.

sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(0) 816.474.1397 (F) 816.421.8024 www.sfsarch.com

STATE OF MISSOURI
KERRY K. HALL
NUMBER A-005831
ARCHITECT
8/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024

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ARCHITECTURAL SPECIFICATIONS

A002

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2.02 SHEET MATERIALS

A. Softwood Plywood, Not Exposed to View: Any face species, medium density fiberboard core; PS 1 Grade A-B, glue type as recommended for application.

2.03 ACCESSORIES

A. Adhesive: Type recommended by fabricator to suit application.

B. Primer: Alkyd primer sealer.

C. Wood Filler: Oil base, tinted to match surface finish color.

2.04 WOOD TREATMENT

A. Factory-Treated Lumber: Comply with requirements of AWPA U1 - Use Category System for pressure impregnated wood treatments determined by use categories, expected service conditions, and specific applications.

2.05 FABRICATION

A. Shop assemble work for delivery to site, permitting passage through building openings.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install custom fabrications in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS) requirements for grade indicated.

B. Set and secure materials and components in place, plumb and level.

C. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch (0.79 mm). Do not use additional overlay trim to conceal larger gaps.

SECTION 06 4100
ARCHITECTURAL WOOD CASEWORK

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.

1.02 QUALITY ASSURANCE

PART 2 PRODUCTS

2.01 CABINETS

A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

B. Cabinets: Plastic laminate faced, Custom grade.

C. Cabinet Body:
1. Plastic Laminate faced Cabinets:
   a. Finish - Exposed Exterior Surfaces: As indicated on Drawings.
   b. Finish - Exposed Interior Surfaces: As indicated on Drawings.
   c. Finish - Semi-Exposed Surfaces: Thermally-Fused Laminate.
   d. Finish - Concealed Surfaces: Manufacturer's option
   e. Color/Finish: As indicated on drawings.
   f. Thickness: As indicated on drawings.
   g. Casework Construction Type: Type A - Frameless.
   h. Interface Style for Cabinet and Door: Style 1 - Overlay; flush overlay.
   i. Grained Face Layout for Cabinet: Style and Rail, all Grades.
   j. Adjustable Shelf Loading: 50 psf (24.4 gm/sq cm).
   k. Cabinet Style: Flush overlay.

D. Cabinet Door and Drawer Fronts:
1. Plastic Laminate faced Fronts:
   a. Color: As indicated on Drawings
   b. Thickness: As indicated on Drawings
   c. Grade: As indicated on Drawings
   d. Finish - Exposed Exterior Surfaces: As indicated on Drawings
   e. Finish - Exposed Interior Surfaces: As indicated on Drawings
   f. Finish - Exposed Edge Surfaces: As indicated on Drawings
   g. Finish - Semi-Exposed Surfaces: Thermally-Fused Laminate
   h. FInish - Concealed Surface: Manufacturer's option
   i. Door and Drawer Front Edge Profiles: Square edge
   j. Casework Type: Type A - Frameless
   k. Interface Style for Cabinet and Door: Style 1 - Overlay, Flush overlay.
   l. Grain faced layout for Cabinet and Door fronts: Style and Rail, all Grades.
      1) Doors: Vertical grain.
   m. Cabinet Style: Flush overlay.
   n. Drawer Side Construction: Multiple-dovetailed.
   o. Drawer Construction Technique: Dovetail joints.

2.02 WOOD-BASED COMPONENTS

A. Wood fabricated from old growth timber is not permitted.

2.03 LAMINATE MATERIALS

2.04 COUNTERTOPS

A. Countertops: See Section 12 3600.

2.05 ACCESSORIES

A. Adhesive: Type recommended by fabricator to suit application.

B. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; galvanized or chrome-plated finish in concealed locations and stainless steel or chrome-plated finish in exposed locations.

2.06 HARDWARE

A. Adjustable Shelf Supports: Zinc plated steel shelf standards, flush, 5/8 inch wide by 3/16 inch thick, shelf spacing is 1/2 inch.
1. Product: Adjustable Shelf Standards manufactured by Rockler.

B. Drawer and Door pulls:
1. Product: Metro manufactured by Berenson; color: Slate.

C. Drawer Slides:
1. Type: Full extension with overtravel.
2. Static Load Capacity: Commercial grade.
3. Mounting: Side mounted.

D. Hinges: European style concealed self-closing type, steel with satin finish.

E. Hooks: Surface-mounted; stainless steel, ____.

2.07 FABRICATION

A. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings.

B. Edging: Fit shelves, doors, and exposed edges with specified edging. Do not use more than one piece for any single length.

C. Fitting: When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide matching trim for scribing and site cutting.

D. Provide cutouts for plumbing fixtures. Verify locations of cutouts from on-site dimensions. Prime paint cut edges.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS) requirements for grade indicated.

B. Set and secure custom cabinets in place, assuring that they are rigid, plumb, and level.

C. Use concealed joint fasteners to align and secure adjoining cabinet units.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

SECTION 07 2100
THERMAL INSULATION

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on product characteristics, performance criteria, and product limitations.

PART 2 PRODUCTS

2.01 APPLICATIONS

A. Insulation Over Metal Stud Framed Walls, Continuous: Extruded polystyrene (XPS) carbon black board.

B. Insulation in Metal Framed Walls: Batt insulation with integral vapor retarder.

C. Insulation in Wood Framed Walls: Batt insulation with no vapor retarder.

D. Insulation in Wood Framed Ceiling Structure: Batt insulation with no vapor retarder.

2.02 FOAM BOARD INSULATION MATERIALS

A. Extruded Polystyrene (XPS) Continuous Insulation (CI) Board: Comply with ASTM C578, and manufactured using carbon black technology.
1. Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance with ASTM E84.
2. Smoke Developed Index (SDI): 450 or less, when tested in accordance with ASTM E84.
3. Type and Thermal Resistance, R-value (RSI-value): Type IV, 5.6 (0.98), minimum, per 1 inch (25.4 mm) thickness at 75 degrees F (24 degrees C) mean temperature.
4. Board Size: 48 inch by 96 inch (1220 mm by 2440 mm).
5. Board Thickness: 1 inch (25.4 mm).
6. Board Edges: Shiplap, at long edges.

2.03 BATT INSULATION MATERIALS

A. Where batt insulation is indicated, either glass fiber or mineral fiber batt insulation may be used, at Contractor's option except at fire rated assemblies. Mineral fiber batt insualtion to be used at rated assemblies as indicated in the drawings.

B. Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.
1. Flame Spread Index: 75 or less, when tested in accordance with ASTM E84.
2. Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.
3. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.
4. Formaldehyde Content: Zero.
5. Thickness: Fill cavity depth as indicated on drawings.
6. Facing: Asphalt treated Kraft paper

C. Mineral Fiber Batt Insulation: Flexible or semi-rigid preformed batt or blanket, complying with ASTM C665; friction fit; unfaced flame spread index of 0 (zero) when tested in accordance with ASTM E84.
1. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.
2. Smoke Developed Index: 0 (zero), when tested in accordance with ASTM E84.
3. Thickness: Fill cavity depth as indicated on drawings.

2.04 ACCESSORIES

A. Continuous Insulation (CI) Support Systems: Composite framing support (CFS) system consisting of insulated fiberglass reinforced plastic (FRP) girts that support CI and provide cladding attachment support integrated with metal wall panels exterior wall cladding.
1. Substrate: Attach CFS system components to metal stud framing.

PART 3 EXECUTION

3.01 BOARD INSTALLATION AT EXTERIOR WALLS

3.02 BOARD INSTALLATION USING COMPOSITE FRAMING SUPPORT (CFS) SYSTEM

A. Install CFS system in accordance with manufacturer's installation instructions.

B. Install CFS system in compliance with system orientation, sizes, and locations as indicated on drawings.

C. Install CFS system to fill-in exterior wall spaces without gaps or voids, and do not compress insulation boards.

3.03 BATT INSTALLATION

A. Install insulation in accordance with manufacturer's instructions.

B. Install in exterior wall and ceiling spaces without gaps or voids. Do not compress insulation.

SECTION 07 2500
WEATHER BARRIERS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on material characteristics.

PART 2 PRODUCTS

2.01 WATER-RESISTIVE BARRIER MATERIALS

A. Water-Resistive Barrier Coating: Fluid applied, UV-resistant coating for use over various types of exterior sheathing, CMU, and precast concrete in accordance with ICC-ES AC212.
1. Dry Film Thickness (DFT): ____ mils, ____ inch (____ mm), minimum.
2. Water Vapor Permeance: 10 perms (572 ng/(Pa s sq m)), minimum, when tested in accordance with ASTM E96/E96M using Procedure B - Water Method.
3. Ultraviolet (UV) and Weathering Resistance: Approved by manufacturer for up to 120 days of weather exposure.
4. Surface Burning Characteristics: Flame spread index of 25 or less, smoke developed index of 450 or less, Class A when tested in accordance with ASTM E84.
5. Resistance to Fungal Growth: No growth when tested in accordance with ASTM D5590.
6. Joint Preparation Treatment: As recommended by coating manufacturer.

2.02 ACCESSORIES

A. Sealants, Tapes, and Accessories Used for Sealing Water-Resistive Barrier and Adjacent Substrates: As indicated or complying with water-resistive barrier manufacturer's installation instructions.

B. Flexible Flashing: Self-adhesive sheet flashing complying with ASTM D1970/D1970M, except slip resistance requirement is waived if not installed on a roof.
1. Width: 4 inches (102 mm).

PART 3 EXECUTION

3.01 INSTALLATION

A. Install materials in accordance with manufacturer's installation instructions.

B. Water-Resistive Barriers: Install continuous water-resistive barrier over surfaces indicated, with sheets lapped to shed water but with seams not sealed.

C. Mechanically Fastened Exterior Sheets:
1. Install sheets shingle-fashion to shed water, with seams aligned horizontal.

D. Coatings:
1. Prepare substrate in accordance with coating manufacturer's installation instructions; treat joints in substrate and between dissimilar materials as indicated.

E. Openings and Penetrations in Exterior Water-Resistive Barriers:
1. Install flashing over sills, covering entire sill framing member, and extend at least 5 inches (127 mm) onto water-resistive barrier and at least 6 inches (152 mm) up jambs; mechanically fasten stretched edges.

SECTION 07 6200
SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SUBMITTALS

A. Samples: Submit two samples, 2 by 2 inches (50 by 50 mm) in size, illustrating metal finish color.

1.02 QUALITY ASSURANCE

A. Perform work in accordance with SMACNA (ASMM) and CDA A4050 requirements and standard details, except as otherwise indicated.

PART 2 PRODUCTS

2.01 SHEET MATERIALS

A. Pre-Finished Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 24-gauge, 0.0239-inch (0.61 mm) thick base metal, shop pre-coated with PVDF coating.
1. Polyvinylidene Fluoride (PVDF) Coating: Superior performing organic powder coating, AAMA 2605; multiple coat, thermally cured fluoropolymer finish system.
2. Color: P-2 (see finish legend).

B. Stainless Steel (masonry block drip edge): ASTM A666, Type 304 alloy, soft temper, 28 gauge, 0.0156 inch (0.40 mm) thick; smooth No. 4 - Brushed finish.

2.02 FABRICATION

A. Form sections true to shape, accurate in size, square, and free from distortion or defects.

B. Form pieces in longest possible lengths.

C. Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.

2.03 GUTTERS AND DOWNSPOUTS

A. Gutters: SMACNA (ASMM) Rectangular profile.

B. Downspouts: Rectangular profile.

C. Gutters and Downspouts: Size for rainfall intensity determined by a storm occurrence of 1 in 10 years in accordance with SMACNA (ASMM).

D. Accessories: Profiled to suit gutters and downspouts.
1. Anchorage Devices: In accordance with SMACNA (ASMM) requirements.
2. Downspout Supports: Brackets.

E. Conductor Heads: SMACNA Figure 1-25C

F. Splash Pads: Precast concrete type, of size and profiles indicated; minimum 3,000 psi (21 MPa) at 28 days, with minimum 5 percent air entrainment.

G. Downspout Extenders: Same material and finish as downspouts.

2.04 ACCESSORIES

A. Fasteners: Galvanized steel, with soft neoprene washers.

B. Primer Type: Zinc chromate.

C. Concealed Sealants: Non-curing butyl sealant.

D. Exposed Sealants: ASTM C920; elastomeric sealant, with minimum movement capability as recommended by manufacturer for substrates to be sealed; color to match adjacent material.

E. Asphalt Roof Cement: ASTM D4586/D4586M, Type I, asbestos-free.

PART 3 EXECUTION

3.01 INSTALLATION

A. Comply with drawing details.

B. Secure flashings in place using concealed fasteners, and use exposed fasteners only where permitted..

C. Seal metal joints watertight.

SECTION 07 9200
JOINT SEALANTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Submit manufacturer's technical datasheets for each product to be used; include the following:
1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
2. List of backing materials approved for use with the specific product.
3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
4. Substrates the product should not be used on.
5. Substrates for which use of primer is required.
6. Substrates for which laboratory adhesion and/or compatibility testing is required.
7. Installation instructions, including precautions, limitations, and recommended backing materials and tools.
8. Sample product warranty.

B. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.

C. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

1.02 WARRANTY

A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.

B. Manufacturer Warranty: Provide 2-year manufacturer warranty for installed sealants and accessories that fail to achieve a watertight seal, exhibit loss of adhesion or cohesion, or do not cure. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 JOINT SEALANT APPLICATIONS

A. Scope:
1. Exterior Joints: Seal open joints, whether or not the joint is indicated on drawings, unless specifically indicated not to be sealed. Exterior joints to be sealed include, but are not limited to:
   a. Wall expansion and control joints.
   b. Joints between door, window, and other frames and adjacent construction.
   c. Joints between different exposed materials.
   d. Openings below ledge angles in masonry.
   e. Other joints indicated below.
2. Interior Joints: Do not seal interior joints unless specifically indicated to be sealed. Interior joints to be sealed include, but are not limited to, the following items.
   a. Joints between door, window, and other frames and adjacent construction.
   b. In sound-rated wall and ceiling assemblies, gaps at electrical outlets, wiring devices, piping, and other openings; between wall/ceiling and other construction; and other flanking sound paths.
   c. Other joints indicated below.
3. Do not seal the following types of joints:
   a. Intentional weep holes in masonry.
   b. Joints indicated to be treated with manufactured expansion joint cover, or some other type of sealing device.
   c. Joints where sealant is specified to be provided by manufacturer of product to be sealed.
   d. Joints where installation of sealant is specified in another section.
   e. Joints between suspended panel ceilings/grid and walls.

B. Exterior Joints: Use nonsag nonstaining silicone sealant, unless otherwise indicated.
1. Lap Joints in Sheet Metal Fabrications: Butyl rubber, noncuring.

C. Interior Joints: Use nonsag polyurethane sealant, unless otherwise indicated.
1. Wall and Ceiling Joints in Nonwet Areas: Acrylic emulsion latex sealant.
2. Wall and Ceiling Joints in Wet Areas: Nonsag polyurethane sealant for continuous liquid immersion.
3. Floor Joints in Wet Areas: Nonsag polyurethane non-traffic-grade sealant suitable for continuous liquid immersion.
4. In Sound-Rated Assemblies: Acrylic emulsion latex sealant.
5. Narrow Control Joints in Interior Concrete Slabs: Self-leveling epoxy sealant.

D. Interior Wet Areas: restrooms and kitchens; fixtures in wet areas include plumbing fixtures, food service equipment, countertops, cabinets, and other similar items.

E. Sound-Rated Assemblies: Walls and ceilings identified as STC-rated, sound-rated, or acoustical.

2.02 JOINT SEALANTS - GENERAL

A. Sealants and Primers: Provide products with acceptable levels of volatile organic compound (VOC) content; see Section 01 6116.

2.03 NONSAG JOINT SEALANTS

A. Nonstaining Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 50 percent, minimum.
2. Nonstaining to Porous Stone: Nonstaining to light-colored natural stone when tested in accordance with ASTM C1248.
3. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants.
4. Color: To be selected by Architect from manufacturer's standard range.

B. Mildew-Resistant Silicone Sealant: ASTM C920, Grade NS, Uses M and A; single component, mildew resistant; not expected to withstand continuous water immersion or traffic.
1. Color: Confirm color by application/location with Architect prior to application.

C. Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 35 percent, minimum.
2. Color: To be selected by Architect from manufacturer's full range.

D. Polyurethane Sealant for Continuous Water Immersion: ASTM C920, Grade NS, Uses M and A; single or multicomponent; explicitly approved by manufacturer for continuous water immersion; suitable for traffic exposure when recessed below traffic surface.
1. Movement Capability: Plus and minus 35 percent, minimum.
2. Color: To be selected by Architect from manufacturer's full range.

E. Acrylic Emulsion Latex: Water-based; ASTM C834, single component, nonstaining, nonbleeding, nonsagging; not intended for exterior use.

F. Butyl Sealant: Solvent-based; ASTM C1311; single component, nonsag; not expected to withstand continuous water immersion or traffic.
1. Color: To be selected by Architect from manufacturer's full range.

G. Noncuring Butyl Sealant: Solvent-based, single component, nonsag, nonskinning, nonhardening, nonbleeding; nonvapor permeable; intended for fully concealed applications.

2.04 SELF-LEVELING JOINT SEALANTS

A. Self-Leveling Polyurethane Sealant: ASTM C920, Grade P, Uses M and A; single or multicomponent; explicitly approved by manufacturer for traffic exposure; not expected to withstand continuous water immersion .
1. Movement Capability: Plus and minus 25 percent, minimum.

B. Semi-Rigid Self-Leveling Epoxy Joint Filler: Epoxy or epoxy/polyurethane copolymer; intended for filling cracks and control joints not subject to significant movement; rigid enough to support concrete edges under traffic.
1. Composition: Multicomponent, 100 percent solids by weight.
2. Durometer Hardness: Minimum of 85 for Type A or 35 for Type D, after seven days when tested in accordance with ASTM D2240.

C. Semi-Rigid Self-Leveling Polyurea Joint Filler: Two-component, 100 percent solids; intended for filling cracks and control joints not subject to significant movement; rigid enough to support concrete edges under traffic.
1. Durometer Hardness, Type A: 75, minimum, after seven days when tested in accordance with ASTM D2240.
2. Color: To be selected by Architect from manufacturer's standard colors.

2.05 ACCESSORIES

A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.

B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.

C. Primers: Type recommended by sealant manufacturer to suit application; nonstaining.

PART 3 EXECUTION

3.01 EXAMINATION

3.02 INSTALLATION

A. Install this work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

B. Provide joint sealant installations complying with ASTM C1193.

C. Install acoustical sealant application work in accordance with ASTM C919.

D. Install bond breaker backing tape where backer rod cannot be used.

E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

F. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

G. Concrete Floor Joint Filler: After full cure, shave joint filler flush with top of concrete slab.

DIVISION 08 - OPENINGS

SECTION 08 1113
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes.

B. Shop Drawings: Details of each opening, showing elevations, glazing, frame profiles, and any indicated finish requirements.

1.02 DELIVERY, STORAGE, AND HANDLING

A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

A. Requirements for Hollow Metal Doors and Frames:
1. Steel Sheet: Comply with one or more of the following requirements; galvannealed steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
2. Accessibility: Comply with ICC A117.1 and ADA Standards.
3. Exterior Door Top Closures: Flush end closure channel, with top and door faces aligned.
4. Door Edge Profile: Beveled, both sides.
5. Typical Door Face Sheets: Flush.
6. Glazed Lights: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings.
7. Hardware Preparations, Selections and Locations: Comply with NAAMM HMMA 830 and NAAMM HMMA 831 or BHMA A156.115 and ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
8. Zinc Coating for Typical Interior and/or Exterior Locations: Provide metal components zinc-coated (galvanized) and/or zinc-iron alloy-coated (galvannealed) by the hot-dip process in accordance with ASTM A653/A653M, with manufacturer's standard coating thickness, unless noted otherwise for specific hollow metal doors and frames.

B. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

2.02 HOLLOW METAL DOORS

A. Door Finish: Factory primed and field finished.

B. Exterior Doors: Thermally insulated.
1. Based on NAAMM HMMA Custom Guidelines:
   a. Comply with guidelines of NAAMM HMMA 860 for Hollow Metal Doors and Frames.
   b. Performance Level 3 - Heavy Duty, in accordance with NAAMM HMMA 805.
   c. Physical Performance Level A, 1,000,000 cycles; in accordance with ANSI/SDI A250.4.
   d. Door Face Metal Thickness: 16 gauge, 0.053 inch (1.3 mm), minimum.
   e. Zinc Coating: G90/Z275 galvanized coating; ASTM A653/A653M.
2. Door Thermal Resistance: R-Value of 6.0 minimum, for installed thickness of polystyrene.

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sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.5824 www.sfsarch.com

STATE OF MISSOURI
KERRY K. [illegible]
NEWMAN
NUMBER A-005831
8/20/2024
ARCHITECT

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
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ARCHITECTURAL SPECIFICATIONS

A003

3. Door Thickness: 1-3/4 inches (44.5 mm), nominal.
4. Weatherstripping: Refer to Section 08 7100.

C. Interior Doors, Non-Fire-Rated:
1. Based on NAAMM HMMA Custom Guidelines:
   a. Comply with guidelines of NAAMM HMMA 860 for Hollow Metal Doors and Frames.
   b. Performance Level 3 - Heavy Duty, in accordance with NAAMM HMMA 805.
   c. Physical Performance Level A, 1,000,000 cycles; in accordance with ANSI/SDI A250.4.
   d. Door Face Metal Thickness: 18 gauge, 0.042 inch (1.0 mm), minimum.
   e. Zinc Coating: G90/Z275 galvanized coating; ASTM A653/A653M.
2. Door Core Material: Manufacturers standard core material/construction and in compliance with requirements.
3. Door Thickness: 1-3/4 inches (44.5 mm), nominal.

2.03 HOLLOW METAL FRAMES

A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.

B. Frame Finish: Factory primed and field finished.

C. Exterior Door Frames: Face welded type.
1. Galvanizing: Components hot-dipped zinc-iron alloy-coated (galvannealed) in accordance with ASTM A653/A653M, with A40/ZF120 coating.
2. Frame Metal Thickness: 16 gauge, 0.053 inch (1.3 mm), minimum.
3. Weatherstripping: Separate, see Section 08 7100.

D. Interior Door Frames, Non-Fire Rated: Full profile/continuously welded type.
1. Frame Metal Thickness: 16 gauge, 0.053 inch (1.3 mm), minimum.

E. Frames for Wood Doors: Comply with frame requirements in accordance with corresponding door.

F. Borrowed Lites Glazing Frames: Construction and face dimensions to match door frames, and as indicated on drawings.

G. Provide mortar guard boxes for hardware cut-outs in frames to be installed in masonry or to be grouted.

2.04 FINISHES

A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

2.05 ACCESSORIES

A. Mechanical Fasteners for Concealed Metal-to-Metal Connections: Self-drilling, self-tapping, steel with electroplated zinc finish.

B. Grout for Frames: Mortar grout complying with ASTM C476 with maximum slump of 4 inches (102 mm) as measured in accordance with ASTM C143/C143M for hand troweling in place; plaster grout and thinner pumpable grout are prohibited.

C. Silencers: Resilient rubber, fitted into drilled hole; provide three on strike side of single door, three on center mullion of pairs, and two on head of pairs without center mullions.

D. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.

B. Coordinate frame anchor placement with wall construction.

SECTION 08 1423
CLAD WOOD DOORS

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract (including General Conditions, Supplementary General Conditions, and Division 1 Specification Sections) shall apply to this Section.

1.02 SUBMITTALS

A. Product Data:Submit manufacturer's product data, including door construction description and WDMA I.S.1-A and AWS classifications

B. Door hardware supplier is to furnish templates, template reference number and/or physical hardware to the clad door supplier in order to prepare the doors and frames to receive the finish hardware items.

C. Schedules: Submit manufacturer's schedules, including door dimensions, cutouts, species, finish, and hardware. Reference individual door numbers as indicated on the Drawings.

D. Shop Drawings: Show doors and frames, elevations, sizes, types, swings, undercuts, beveling, blocking for hardware, factory machining, factory finishing, cutouts for glazing and other details.

E. Samples for Initial Selection: Submit two samples of door veneer, 6 by 6 inch in size illustrating wood grain, stain color, and sheen

F. Samples for Verification:
1. Submit two samples of plastic laminate for each pattern as selected.
2. Decorative laminate, 8 by 10 inches, for each color and pattern selected.
3. Corner Sections of Door: Approximately 5-inches by 10-inches (127-mm by 250-mm), with door faces and edges representing actual materials to be used.
4. Frames for light openings, 6 inches (150 mm) long, for each material, type, and finish required.

1.03 QUALITY ASSURANCE

1.04 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during the remainder of the construction period.

1.05 WARRANTY

A. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

B. Manufacturers' Warranty: Warrant clad wood doors for life of installation against warpage, delamination, and defects in materials and workmanship.
1. Defects noted during warranty period shall be corrected at no cost to Owner. Corrective work shall include labor and material for repair, replacement, refinishing, and rehanging as required.

C. Installation Warranty: The installing subcontractor shall warrant the installation to be free of defects in material and workmanship for a period of one (1) year from Date of Substantial Completion.

PART 2 PRODUCTS

2.01 PLASTIC LAMINATE CLAD DOORS

A. A. Basis-of-Design Product: VTI; "Heritage" Collection, Flush Solid-Core High-Pressure Decorative Laminate Clad Doors
1. Type:
   a. Non-Rated

B. Compliance: WDMA I.S. 1A.
1. Aesthetic Grade: Premium Grade
2. Performance Grade: Extra Heavy Duty

C. Door Construction:
1. Door Thickness: 1-3/4 inches.
2. Core Construction:
   a. Particleboard Core Doors (Non-Rated & 20-Minute):
      1) Particleboard: ANSI A208.1, Grade 1-LD-2, 5-ply.
      2) Wood Stiles and Rails: As required to meet Extra Heavy Duty Performance level.
         (a) Structural Composite Lumber at non-rated doors and manufacturer's standard non-combustible material at fire rated doors.
      3) Blocking: As required to meet Extra Heavy Duty Performance level.
      4) Low Emitting Materials: Interior flush clad wood doors must contain no added urea-formaldehyde resins

D. D. High-Pressure Decorative Laminates: NEMA LD3.
1. Door Faces: Face laminate doors with high-pressure decorative laminate/s
2. Door Edge Banding:
   a. Top and Bottom Door Edges (Rails): High Pressure Decorative Laminate (HPDL)
   b. Vertical Door Edges (Stiles):
      1) PVC Edge Banding (Owner Standard): Provide 0.12 inch (3 mm) thick PVC edge banding for all doors.
         (a) Exception: Provide HDPL on the vertical edges of doors of fire-rated door pairs.
3. Laminate Selection: PL-3, As indicated on the Interior Finish Legend in the drawings.
   a. Brand: Wilsonart
   b. Color: Walnut Heights 7965
   c. Finish: Soft grain.
   d. Grade: General purpose, horizontal grade

E. Antimicrobial Surface: Provide clad wood doors with an EPA and NSF listed silver-based, antimicrobial finish approved use in medical and food preparation equipment. Antibacterial certification to be documented by reputable independent research institute.

F. Transom Panels: Same construction and finish as door; same performance rating as door.

G. Door Stops: Clear preservative treated wood, finished to match frame.

H. Door Hardware: Manufacturer's standard.
1. See Section 08 7100 for balance of hardware not provided by door manufacturer.

2.02 FABRICATION

A. Fabricate doors in accordance with door quality standard specified.

B. Prefit Doors:
1. Prefit and bevel doors at factory to fit openings.
2. Prefit Tolerances: WDMA I.S.1-A.
3. Comply with requirements in NFPA 80 for fire rated doors.

C. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions, schedules, door frame Shop Drawings, DHI A115-W series standards, and hardware templates.
1. Coordinate with hardware mortises in metal frames to verify dimensions and alignment before factory machining.
2. Metal Astragals: Factory machine astragals and formed steel edges for hardware for pairs of fire rated doors.

D. Openings: Cut and trim openings through doors in factory.
1. Light Openings: Trim openings with lite frame style indicated.
2.
3. Louvers (when applicable): Factory install louvers in prepared openings.

E.
1. Bottom of Door: 5/8 inch.
2. Top and Sides: 1/8 inch.

F. Electrical Raceways: Provide clad wood doors receiving electrified hardware with concealed wiring harness and standardized Molex™ plug connectors on both ends to accommodate up to twelve wires. Coordinate connectors on end of the wiring harness to plug directly into the electrified hardware and the through wire transfer hardware or wiring harness specified in Section 08 71 00. Wire nut connections are not acceptable.

PART 3 EXECUTION

3.01 PREPARATION

A. Allow doors to become acclimated to building temperature and relative humidity for a minimum of 24 hours before installation.

3.02 INSTALLATION

A. Install doors in accordance with manufacturer's instructions and specified quality standard.

B. Install doors plumb, level, and square.

C. Coordinate installation of doors with installation of integral frames, glazing, and hardware.

SECTION 08 1613
FIBERGLASS DOORS

PART 2 PRODUCTS

1.01 DOOR AND FRAME ASSEMBLIES

A. Door and Frame Assemblies: Factory-fabricated, prepared and machined for hardware.
1. Screw-Holding Capacity: Tested to 890 pounds (404 kg), minimum.
2. Surface Burning Characteristics: Flame spread index (FSI) of 0 to 25, Class A, and smoke developed index (SDI) of 450 or less, when tested in accordance with ASTM E84.
3. Flammability: Self-extinguishing when tested in accordance with ASTM D635.

1.02 COMPONENTS

SECTION 08 4313
ALUMINUM-FRAMED STOREFRONTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass and infill, door hardware, and internal drainage details.

B. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related work, expansion and contraction joint location and details, and field welding required.

1.02 WARRANTY

A. Correct defective Work within a five year period after Date of Substantial Completion.

B. Provide 20 year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

PART 2 PRODUCTS

2.01 BASIS OF DESIGN -- FRAMING FOR INSULATING GLAZING

A. Front-Set Style, Thermally-Broken:
1. Basis of Design: Kawneer Trifab VersaGlaze 451T.
2. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep (50 mm wide by 114 mm deep).

2.02 ALUMINUM-FRAMED STOREFRONT

A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
1. Finish: Class I color anodized.
   a. Factory finish all surfaces that will be exposed in completed assemblies.
2. Finish Color: Dark bronze.
3. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors and hardware; fasteners and attachments concealed from view; reinforced as required for imposed loads.
4. Construction: Eliminate noises caused by wind and thermal movement, prevent vibration harmonics, and prevent "stack effect" in internal spaces.
5. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.

B. Performance Requirements
1. Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
   a. Design Wind Loads: Comply with requirements of applicable code.
   b. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
2. Air Leakage: 0.06 cfm/sq ft (0.3 L/sec sq m) maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf (75 Pa) pressure difference.

2.03 COMPONENTS

A. Aluminum Framing Members: Tubular aluminum sections, thermally broken with interior section insulated from exterior, drainage holes and internal weep drainage system.
1. Glazing Stops: Flush.

2.04 MATERIALS

A. Extruded Aluminum: ASTM B221 (ASTM B221M).

B. Fasteners: Stainless steel.

2.05 FINISHES

A. Class I Color Anodized Finish: AAMA 611 AA-M12C22A42 Integrally colored anodic coating not less than 0.7 mils (0.018 mm) thick.

2.06 HARDWARE

A. For each door, include weatherstripping.

B. Other Door Hardware: See Section 08 7100.

C. Weatherstripping: Wool pile, continuous and replaceable; provide on all doors.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install wall system in accordance with manufacturer's instructions.

B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.

C. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.

SECTION 08 7100
DOOR HARDWARE

PART 2 PRODUCTS

1.01 DESIGN AND PERFORMANCE CRITERIA

A. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.

B. Provide door hardware products that comply with the following requirements:
1. Applicable provisions of federal, state, and local codes.

C. See sheet A601 for door hardware information.

SECTION 08 8000
GLAZING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data on Insulating Glass Unit and Glazing Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.

B. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.

C. Samples: Submit two samples 12 by 12 inch (305 by 305 mm) in size of glass units.

1.02 QUALITY ASSURANCE

1.03 WARRANTY

A. Insulating Glass Units: Provide a ten (10) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including providing products to replace failed units.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
1. Design Pressure: Calculated in accordance with applicable codes.
2. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
3. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
4. Glass thicknesses listed are minimum.

B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or air barrier.
1. In conjunction with weather barrier related materials described in other sections, as follows:

C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:
1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
3. Solar Optical Properties: Comply with NFRC 300 test method.

2.02 GLASS MATERIALS

A. Float Glass: Provide float glass based glazing unless otherwise indicated.
1. Kind HS - Heat-Strengthened Type: Complies with ASTM C1048.
2. Kind FT - Fully Tempered Type: Complies with ASTM C1048.

2.03 INSULATING GLASS UNITS

A. Insulating Glass Units: Types as indicated.
1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
2. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.
3. Warm-Edge Spacers: _____
4. Spacer Color: Black.
5. Edge Seal:
   a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone, polysulfide, or polyurethane sealant as secondary seal applied around perimeter.
   b. Color: Black.
6. Purge interpane space with dry air, hermetically sealed.

B. Type GL-1 - Insulating Glass Units: Vision glass, double glazed.
1. Applications: Exterior glazing unless otherwise indicated.
2. Space between lites filled with air.
3. Outboard Lite: Fully tempered float glass, 1/4 inch (6.4 mm) thick, minimum.
   a. Tint: Gray.
   b. Coating: Low-E (passive type), on #2 surface.
      1) Basis-of-Design: Vitro Architectural Glass; Solarban 67.
      2) Substitutions: Refer to Section 01 6000 - Product Requirements
4. Inboard Lite: Fully tempered float glass, 1/4 inch (6.4 mm) thick, minimum.
   a. Tint: Clear.
5. Total Thickness: 1 inch (25.4 mm).
6. Thermal Transmittance (U-Value), Summer - Center of Glass: 0.29, nominal.
7. Visible Light Transmittance (VLT): 50 percent, nominal.
8. Solar Heat Gain Coefficient (SHGC): 0.30, nominal.

2.04 GLAZING UNITS

A. Type GL-2 - Monolithic Interior Vision Glazing:
1. Applications: Interior glazing unless otherwise indicated.
2. Glass Type: Fully tempered float glass.
3. Tint: Clear.
4. Thickness: 1/4 inch (6.4 mm), nominal.

2.05 GLAZING COMPOUNDS

A. Type GC-5 - Silicone Sealant: Single component; neutral curing; capable of water immersion without loss of properties; nonbleeding, nonstaining; ASTM C920 Type S, Grade NS, Class 25, Uses M, A, and G; with cured Shore A hardness range of 15 to 25; color as selected.

2.06 ACCESSORIES

A. Setting Blocks: Material compatible with sealed insulated glass unit edge seal material, with 80 to 90 Shore A durometer hardness; ASTM C864 Option I. Length of 0.1 inch for each square foot (25 mm for each square meter) of glazing or minimum 4 inch (100 mm) by width of glazing rabbet space minus 1/16 inch (1.5 mm) by height to suit glazing method and pane weight and area.

B. Spacer Shims: Material compatible with sealed insulating glass unit edge seal material, 50 to 60 Shore A durometer hardness; ASTM C864 Option I. Minimum 3 inch (75 mm) long by one half the height of the glazing stop by thickness to suit application, self adhesive on one face.

C. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.

D. Glazing Splines: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black.

PART 3 EXECUTION

3.01 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)

A. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.

B. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.

C. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

3.02 INSTALLATION - WET/DRY GLAZING METHOD (TAPE AND SEALANT)

A. Cut glazing tape to length and install against permanent stops, projecting 1/16 inch (1.6 mm) above sight line.

B. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.

C. Rest glazing on setting blocks and push against tape to ensure full contact at perimeter of pane or unit.

D. Install removable stops, spacer shims inserted between glazing and applied stops at 24 inch (610 mm) intervals, 1/4 inch (6 mm) below sight line.

E. Fill gaps between pane and applied stop with _____ type sealant to depth equal to bite on glazing, to uniform and level line.

F. Carefully trim protruding tape with knife.

DIVISION 09 - FINISHES
SECTION 09 2116
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data:
1. Provide data on gypsum board, accessories, and joint finishing system.
2. Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.

1.02 QUALITY ASSURANCE

PART 2 PRODUCTS

2.01 GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216.

B. Interior Partitions, surrounding Private Offices, Conference Room and Restrooms: Provide completed assemblies with the following characteristics:
1. Acoustic Attenuation: STC of 45-49 calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.

2.02 METAL FRAMING MATERIALS

A. Steel Sheet: ASTM A1003/A1003M, subject to the ductility limitations indicated in AISI S240.
1. Structural Grade: As required to meet design criteria.
2. Corrosion Protection Coating Designation: G40 in accordance with AISI S220.

B. Nonstructural Framing System Components: AISI S220; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf (L/120 at 240 Pa).
1. Studs: C-shaped with knurled or embossed faces.
2. Runners: U shaped, sized to match studs.

C. Partition Head to Structure Connections: Provide mechanical anchorage devices that accommodate deflection and prevent rotation of studs while maintaining structural performance of partition.
1. Structural Performance: Maintain lateral load resistance and vertical movement capacity required by applicable code, when evaluated in accordance with AISI S100.

2.03 BOARD MATERIALS

A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
2. Moisture and Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
   a. Moisture and Mold resistant board is required at restroom walls and ceiling.
3. Thickness:
   a. Vertical Surfaces: 5/8 inch (16 mm).
   b. Ceilings: 1/2 inch (13 mm).
   c. Multi-Layer Assemblies: Thicknesses as indicated on drawings.

B. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
1. Application: Ceilings, unless otherwise indicated.
2. Thickness: 5/8 inch (16 mm).
3. Edges: Tapered.

C. Exterior Sheathing Board: Sizes to minimize joints in place; ends square cut.
1. Application: Exterior sheathing, unless otherwise indicated.
2. Glass Mat Faced Sheathing: Glass mat faced gypsum substrate as defined in ASTM C1177/C1177M.
3. Regular Board Thickness: 5/8 inch (16 mm).
4. Edges: Square.

2.04 GYPSUM BOARD ACCESSORIES

A. Acoustic Insulation: ASTM C665; preformed mineral-fiber, friction fit type, unfaced; thickness: fill wall cavity.

B. Acoustic Sealant: Acrylic emulsion latex or water-based elastomeric sealant; do not use solvent-based non-curing butyl sealant.

C. Beads, Joint Accessories, and Other Trim: ASTM C1047, rigid plastic, galvanized steel, or rolled zinc, unless noted otherwise.
1. Corner Beads: Low profile, for 90 degree outside corners.
2. Edge Trim: J-shaped for gypsum panel ends.
3. Expansion Joints:

D. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.
1. Fiberglass Tape: 2 inch (50 mm) wide, coated glass fiber tape for joints and corners, except as otherwise indicated.
2. Joint Compound: Setting type, field-mixed.

E. High Build Drywall Surfacer: Vinyl acrylic latex-based coating for spray application, designed to take the place of skim coating and separate paint primer in achieving Level 5 finish.

F. Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inches (0.84 mm) in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion-resistant.

G. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.

PART 3 EXECUTION

3.01 FRAMING INSTALLATION

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sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(816)474-1397 (F)816.421.5924 www.sfsarch.com

STATE OF MISSOURI
KERRY K. NEWMAN
NUMBER A-005831
ARCHITECT
8/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
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ARCHITECTURAL SPECIFICATIONS

A004

A. Metal Framing: Install in accordance with AISI S220 and manufacturer's instructions.

3.02 ACOUSTIC ACCESSORIES INSTALLATION

A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.

3.03 BOARD INSTALLATION

A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.

B. Single-Layer Nonrated: Install gypsum board in most economical direction, with ends and edges occurring over firm bearing.

C. Exposed Gypsum Board in Interior Wet Areas: Seal joints, cut edges, and holes with water-resistant sealant.

D. Installation on Metal Framing: Use screws for attachment of gypsum board except face layer of nonrated double-layer assemblies, which may be installed by means of adhesive lamination.

3.04 JOINT TREATMENT

A. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
1. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated.
2. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
3. Level 3: Walls to receive textured wall finish.
4. Level 2: In utility areas, behind cabinetry, and on backing board to receive tile finish.
5. Level 1: Wall areas above finished ceilings, whether or not accessible in the completed construction.

SECTION 09 3000
TILING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide manufacturers' data sheets on tile, mortar, grout, and accessories. Include instructions for using grouts and adhesives.

B. Shop Drawings: Indicate tile layout, patterns, color arrangement, perimeter conditions, junctions with dissimilar materials, control and expansion joints, thresholds, ceramic accessories, and setting details.

1.02 FIELD CONDITIONS

A. Maintain ambient and substrate temperature above 50 degrees F (10 degrees C) and below 100 degrees F (38 degrees C) during installation and curing of setting materials.

PART 2 PRODUCTS

2.01 TILE

A. Manufacturers: All products by the same manufacturer.

B. Ceramic Wall Tile: ANSI A137.1 standard grade.
1. Size: 4 by 8 inch (102 by 204 inch), nominal.
2. Surface Finish: Satin.
3. Color(s): As indicated on drawings.
4. Pattern: Running bond, half offset.
5. Trim Units: Matching bullnose shapes in sizes indicated.

2.02 TRIM AND ACCESSORIES

A. Non-Ceramic Trim: Satin natural anodized extruded aluminum, style and dimensions to suit application, for setting using tile mortar or adhesive.

2.03 SETTING MATERIALS

2.04 GROUTS

A. Standard Grout: ANSI A118.6 standard cement grout.
1. Applications: Use this type of grout where indicated and where no other type of grout is indicated.
2. Use sanded grout for joints 1/8 inch (3.2 mm) wide and larger; use unsanded grout for joints less than 1/8 inch (3.2 mm) wide.

2.05 MAINTENANCE MATERIALS

A. Grout Sealer: Liquid-applied, moisture and stain protection for existing or new Portland cement grout.
1. Composition: Water-based colorless silicone.

2.06 ACCESSORY MATERIALS

A. Membrane at Walls:

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Install tile, thresholds, and stair treads and grout in accordance with applicable requirements of ANSI A108.1a through ANSI A108.20, manufacturer's instructions, and TCNA (HB) recommendations.

B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.

3.02 INSTALLATION - WALL TILE

A. On exterior walls install in accordance with TCNA (HB) Method W244, thin-set over cementitious backer units, with waterproofing membrane.

B. Over gypsum wallboard on wood or metal studs install in accordance with TCNA (HB) Method W243, thin-set with dry-set or latex-Portland cement bond coat, unless otherwise indicated.

SECTION 09 5100
ACOUSTICAL CEILINGS - USG

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate grid layout and related dimensioning.

B. Product Data: Provide data on suspension system components and acoustical units.

C. Samples: Two samples 6 by 6 inches (152 by 152 mm) in size indicating material and finish of acoustical units.

D. Samples: Two samples each, 6 inches (152 mm) long of suspension system main runner, cross runner, and perimeter molding.

1.02 QUALITY ASSURANCE

A. Designer Qualifications for Seismic Design: Perform under direct supervision of a Professional Structural Engineer experienced in design of this work and licensed in the State in which the Project is located.

1.03 FIELD CONDITIONS

A. Maintain uniform temperature of minimum 60 degrees F (16 degrees C), and maximum humidity of 40 percent before, during, and after acoustical unit installation.

PART 2 PRODUCTS

2.01 CEILING ASSEMBLIES

A. Refer to Room Finish Schedule and Reflected Ceiling Plans on drawings for additional ceiling assembly information.

B. Acoustical Ceiling Assembly Type ACT-1:
1. Acoustical Units: Olympia Micro 50 NRC HRC 5/8", Item No. 4221HRC.
   a. Panel Size: 24 inches by 24 inches (2 by 2) panel (609.6 mm by 609.6 mm).
   b. Panel Edge: SLT edge.
   c. Color: Flat White.
   d. Characteristics: Noise Reduction Coefficient = .50, Ceiling Attenuation Class = 35, Light Reflectance = .86, Recycled Content = 54%, ClimaPlus Warranty: 10 year panel/ 30 year system.
2. Suspension Grid: Donn DX 15/16-inch Suspension System.
   a. Color: Flat White.

2.02 CEILING PERFORMANCE REQUIREMENTS

A. Design for maximum deflection of 1/360 of span.

2.03 CEILING COMPONENT PRODUCTS

A. Acoustical Units:
1. Acoustical Units - General: ASTM E1264, Fire Class A.
   a. Noise Reduction Coefficient (NRC) rating, Ceiling Attenuation Class (CAC) rating, and Light Reflectance Coefficient (LR) performance for each type of unit specified below, as determined in accordance with ASTM E1264.
   b. Fire Class / Surface Burning Characteristics: Determined in accordance with test method ASTM E84.
2. Acoustical Panels: Painted mineral fiber, with the following characteristics:
   a. Classification: ASTM E1264 Type III.
   b. Products:
      1) USG Corporation; Olympia Micro 50 NRC HRC 5/8" Panels: www.usg.com/ceilings/#sle.

B. Suspension Systems:
1. Metal Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with wall angles and moldings, curtain pockets, and splices as required.
2. Exposed Acoustical Suspension System: Hot-dipped galvanized steel grid and cap.
   a. Structural Classification: Intermediate-duty, when tested in accordance with ASTM C635/C635M.
   b. Profile: Tee; 15/16 inch (24 mm) face width.
   c. Color: White.
   d. Products:
      1) USG Corporation; DX 15/16 Inch Suspension System: www.usg.com/ceilings/#sle.

C. Moldings and Trim:
1. Edge Molding, Expansion Joints, and Splices - General: Same material, thickness, and finish as metal pan panels, unless otherwise indicated.
2. Perimeter Wall Moldings: Same metal and finish as grid.
   a. Size: As required for installation conditions.
   b. Acoustical Sealant For Perimeter Moldings: Nonhardening, nonskinning, for use in conjunction with suspended ceiling system.
3. Trim Accessories: Manufacturer's standard clips, cleats splice plates, extension plates, closure plates, corner pieces, and similar accessories required for a complete installation.

2.04 ACCESSORIES

A. Support Channels, Carriers, and Hangers: Galvanized steel; size and type to suit application and ceiling system flatness requirement specified.

B. Suspension Wire: Size and type as required for application, seismic requirements, and ceiling system flatness requirement specified.
1. Concealed Suspension:
   a. Suspension Wire: Steel, annealed, galvanized finish, 12 gauge, 0.0808 (2.05 mm) diameter, complying with ASTM A641/A641M.

2.05 FABRICATION

A. Shop fabricate ceiling components to the greatest extent possible.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify that layout of hangers will not interfere with other work.

C. Verify that field measurements are as indicated on shop drawings.

3.02 PREPARATION

A. Coordinate the location of hangers with other work.

B. Install ceiling system after major above-ceiling work is complete.

3.03 INSTALLATION - SUSPENSION SYSTEM

A. Install suspension system in accordance with ASTM C636/C636M and manufacturer's instructions and as supplemented in this section.

B. Install hangers and inserts coordinated with overhead work. Provide additional hangers and supports as required.

C. Suspension System, Nonseismic: Hang suspension system independent of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.

D. Where ducts, facility services, or equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.

E. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.

F. Support fixture loads using supplementary hangers located within 6 inches (152 mm) of each corner, or support components independently.

G. Do not eccentrically load system or induce rotation of runners.

H. Edge Moldings: Install at intersection of ceiling and vertical surfaces and penetrations, using components of maximum length; set level. Provide edge moldings at junction with other ceiling finishes. Miter corners. Provide preformed edge closures to match bullnosed cornered partitions.

3.04 INSTALLATION - ACOUSTICAL UNITS

A. Install acoustical units in accordance with manufacturer's instructions.

B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.

C. Where round obstructions occur, provide preformed closures to match perimeter molding.

SECTION 09 6500
RESILIENT FLOORING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.

B. Shop Drawings: Indicate seaming plans and floor patterns.

C. Verification Samples: Submit two samples, 4 inches long in size illustrating color and pattern for each resilient base product specified.

1.02 QUALITY ASSURANCE

1.03 FIELD CONDITIONS

PART 2 PRODUCTS

2.01 RESILIENT BASE

A. Resilient Base - Type RB-1: ASTM F1861, Type TS, rubber, vulcanized thermoset; style as scheduled.
1. Height: 6 inches (150 mm).
2. Thickness: 0.125 inch (3.2 mm).
3. Finish: Satin.
4. Color: As indicated on drawings.

2.02 ACCESSORIES

A. Filler for Coved Base: Plastic.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of subfloor conditions.

B. Install in accordance with manufacturer's written instructions.

3.02 INSTALLATION - RESILIENT BASE

A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches (45 mm) between joints.

SECTION 09 6700
FLUID-APPLIED FLOORING

PART 1 GENERAL

1.01 SUBMITTALS

A. Samples: Submit two samples, 6 by 6 inch (152 by 152 mm) in size illustrating color and pattern for each floor material for each color specified.

1.02 MOCK-UPS

A. Construct mock-up(s) of fluid applied flooring to serve as basis for evaluation of texture and workmanship.

B. Approved mock-up may remain as part of the work.

1.03 FIELD CONDITIONS

A. Maintain minimum temperature in storage area of 55 degrees F (13 degrees C).

B. Maintain ambient temperature required by manufacturer 72 hours prior to, during, and 24 hours after installation of materials.

PART 2 PRODUCTS

2.01 FLUID-APPLIED FLOORING SYSTEMS

A. Fluid-Applied Flooring Type EP-1: Epoxy base coat(s), polyurethane top coat, no aggregate.
1. System Thickness: 1/8 inch (3.2 mm), nominal, dry film thickness (DFT).
2. Texture: Slip resistant.
3. Sheen: Matte.
4. Color: As indicated on drawings.

2.02 ACCESSORIES

A. Subfloor Filler: Type recommended by fluid-applied flooring manufacturer.

B. Primer: Type recommended by fluid-applied flooring manufacturer.

PART 3 EXECUTION

3.01 INSTALLATION - FLOORING

A. Apply in accordance with manufacturer's instructions.

B. Apply each coat to minimum thickness required by manufacturer.

C. Finish to smooth level surface.

D. Cove at vertical surfaces.

SECTION 09 6813
TILE CARPETING

PART 2 PRODUCTS

1.01 MATERIALS

A. Tile Carpeting, Type _____: Tufted, manufactured in one color dye lot.

SECTION 09 9113
EXTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Scope: Finish exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
1. Exposed surfaces of steel lintels and ledge angles. Refer to Section 09 9600 - High Performance Coatings.

B. Do Not Paint or Finish the Following Items:
1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
2. Items indicated to receive other finishes.
3. Items indicated to remain unfinished.
4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
5. Floors, unless specifically indicated.
6. Glass.
7. Concealed pipes, ducts, and conduits.

1.02 SUBMITTALS

A. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches (216 by 279 mm) in size, illustrating range of colors available for each finishing product specified.
1. Where sheen is specified, submit samples in only that sheen.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.

2.02 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready-mixed, unless required to be a field-catalyzed paint.
1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color.
3. Supply each paint material in quantity required to complete entire project's work from a single production run.
4. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is described explicitly in manufacturer's product instructions.

B. Colors: As indicated on drawings.

2.03 PAINT SYSTEMS - EXTERIOR

A. Exterior Surfaces to be Painted, Unless Otherwise Indicated: Including primed wood and primed metal.
1. One top coat and one coat primer.
2. Top Coat(s): Exterior Latex; MPI #10, 11, 15, 119, or 214.
3. Primer: As recommended by top coat manufacturer for specific substrate.

PART 3 EXECUTION

3.01 EXAMINATION

A. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
1. Exterior Wood: 15 percent, measured in accordance with ASTM D4442.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.03 APPLICATION

A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

SECTION 09 9123
INTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
1. Both sides and edges of plywood backboards for electrical and telecom equipment before installing equipment.
2. Mechanical and Electrical:
   a. In finished areas, paint insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated.
   b. In finished areas, paint shop-primed items.

B. Do Not Paint or Finish the Following Items:
1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
2. Items indicated to receive other finishes.
3. Items indicated to remain unfinished.
4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
5. Stainless steel, anodized aluminum, bronze, terne-coated stainless steel, and lead items.
6. Floors, unless specifically indicated.
7. Ceramic and other tiles.
8. Glass.
9. Concealed pipes, ducts, and conduits.

1.02 SUBMITTALS

A. Product Data: Provide complete list of products to be used, with the following information for each:
1. Manufacturer's name, product name and/or catalog number, and general product category (e.g., "alkyd enamel").
2. MPI product number (e.g., MPI #47).
3. Cross-reference to specified paint system products to be used in project; include description of each system.

B. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches (216 by 279 mm) in size, illustrating range of colors available for each finishing product specified.
1. Where sheen is specified, submit samples in only that sheen.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.

2.02 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready-mixed, unless intended to be a field-catalyzed paint.
1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
2. Supply each paint material in quantity required to complete entire project's work from a single production run.
3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

B. Volatile Organic Compound (VOC) Content:
1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
   a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.

C. Colors: As indicated on drawings.
1. Extend colors to surface edges; colors may change at any edge as directed by Architect.
2. In finished areas, finish pipes, ducts, conduit, and equipment the same color as the wall/ceiling under which they are mounted.

2.03 PAINT SYSTEMS - INTERIOR

A. Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, concrete masonry units, wood, uncoated steel, shop primed steel, and galvanized steel.
1. Two top coats and one coat primer.
2. Top Coat(s): High Performance Architectural Interior Latex; MPI #138, 139, 140, 141, or 142.

B. Dry Fall: Metals; exposed structure and overhead-mounted services in open warehouse area, including shop primed steel deck, structural steel, and metal fabrications.
1. Flat Finish:
   a. 1st Coat: Sherwin-Williams Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series: www.sherwin-williams.com/#sle.
   b. 2nd and 3rd Coat: Sherwin-Williams Pro Industrial Waterborne Acrylic Dryfall, B42-181 Series: www.sherwin-williams.com/#sle
2. Primer: As recommended by top coat manufacturer for specific substrate. Provide at locations where rust has occurred.

PART 3 EXECUTION

3.01 EXAMINATION

A. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces is below the following maximums:
1. Gypsum Wallboard: 12 percent.
2. Masonry, Concrete, and Concrete Masonry Units: 12 percent.
3. Interior Wood: 15 percent, measured in accordance with ASTM D4442.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.03 APPLICATION

A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

SECTION 09 9300
STAINING AND TRANSPARENT FINISHING

PART 1 GENERAL

1.01 SUBMITTALS

A. Samples: Two samples on actual wood substrate to be finished, 6 by 6 inch (152 by 152 mm) in size, indicating selected colors and sheens for each system, with specified coats cascaded.

1.02 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section, with at least three years of documented experience.

B. Applicator Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide finishes used in any individual system from the same manufacturer; no exceptions.

2.02 STAINS AND TRANSPARENT FINISHES - GENERAL

A. Finishes:
1. Provide finishes capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
2. Provide materials compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
3. Supply each finish material in quantity required to complete entire project's work from a single production run.
4. Do not reduce, thin, or dilute finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

B. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.

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sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(0) 816.474.1397 (F) 816.421.5924 www.sfsarch.com

STATE OF MISSOURI
KERRY K. NEWMAN
NUMBER A-005831
8/20/2024
ARCHITECT

BLUE SPRINGS PARKS MAINTENANCE
CITY OF BLUE SPRINGS, MISSOURI
2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
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ARCHITECTURAL SPECIFICATIONS

A005

C. Colors: As indicated on drawings.

2.03 EXTERIOR STAIN AND TRANSPARENT FINISH SYSTEMS

A. Finish on Wood:
1. Stain: Exterior solid stain for wood, water based; MPI #16.

PART 3 EXECUTION

3.01 EXAMINATION

A. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
1. Wood: 15 percent, measured in accordance with ASTM D4442.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.03 APPLICATION

A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

C. Apply each coat to uniform appearance in thicknesses specified by manufacturer.

SECTION 09 9600
HIGH-PERFORMANCE COATINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

1.02 SUBMITTALS

A. Product Data: Provide complete list of all products to be used, with the following information for each:
1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
2. MPI product number (e.g. MPI #47).
3. Cross-reference to specified coating system(s) product is to be used in; include description of each system.

B. Samples: Submit two samples 8 by 8 inch (203 by 203 mm) in size illustrating colors available for selection.

C. Manufacturer's Certificate: Certify that high-performance coatings comply with VOC limits specified.

D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. Extra Coating Materials: 1 gallon (4 liters) of each type and color.

1.03 WARRANTY

A. Correct defective Work within a five year period after Date of Substantial Completion.

B. Warranty: Include coverage for bond to substrate.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Acceptable Manufacturers:
1. Sherwin-Williams Company; _____: www.protective.sherwin-williams.com/industries/#sle.
2. Substitutions: Section 01 6000 - Product Requirements.

2.02 HIGH-PERFORMANCE COATING MATERIALS

A. Coatings - General: Provide complete multi-coat systems formulated and recommended by manufacturer for the applications indicated, in the thicknesses indicated; number of coats specified does not include primer or filler coat.
1. Lead Content: Not greater than 0.06 percent by weight of total nonvolatile content.
2. Chromium Content, as Hexavalent Chromium, Zinc Chromate, or Strontium Chromate: None.
3. Volatile Organic Compound (VOC) Content: See Section 01 6116.
4. Colors: As indicated on drawings.

2.03 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of coated surfaces.

PART 3 EXECUTION

3.01 EXAMINATION

3.02 PREPARATION

A. Clean surfaces of loose foreign matter.

B. Remove substances that would bleed through finished coatings. If unremovable, seal surface with shellac.

C. Remove finish hardware, fixture covers, and accessories and store.

3.03 PRIMING

A. Apply primer to all surfaces, unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.

3.04 COATING APPLICATION

A. Apply coatings in accordance with manufacturer's written instructions, to thicknesses specified.

B. Apply in uniform thickness coats, without runs, drips, pinholes, brush marks, or variations in color, texture, or finish. Finish edges, crevices, corners, and other changes in dimension with full coating thickness.

SECTION 09 9723
CONCRETE AND MASONRY COATINGS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data indicating coating materials.

B. Samples: Submit two samples 6 by 6 inch (152 by 152 mm) in size illustrating colors available for selection.

1.02 WARRANTY

A. At project closeout, provide to Owner or Owner's Representative an executed copy of the manufacturer's standard limited warranty against manufacturing defects, outlining its terms, conditions, and exclusions from coverage.
1. Duration: 25 years

PART 2 PRODUCTS

2.01 MANUFACTURERS

2.02 CONCRETE AND MASONRY COATINGS

A. Basis of Design Product: PPG Perma-Crete Color Seal WB Interior/Exterior Concrete Stain, 4-4210XI Series

B. Description: film forming, tintable, water borne, acrylic concrete stain for use on interior/exterior, above-ground, vertical and horizontal surfaces.

C. Properties:
1. Product Type: 100% Acrylic
2. Sheen: Satin
3. Color: As indicated on Drawings.

2.03 MATERIALS

A. Coatings - General: Provide complete systems formulated and recommended by manufacturer for the applications indicated, in the thicknesses indicated.

PART 3 EXECUTION

3.01 PRIMING

A. Apply primer to all surfaces, unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.

3.02 COATING APPLICATION

A. Apply coatings in accordance with manufacturer's instructions, to thicknesses specified.

B. Apply in uniform thickness coats, without runs, drips, pinholes, brush marks, or variations in color, texture, or finish. Finish edges, crevices, corners, and other changes in dimension with full coating thickness.

DIVISION 10 - SPECIALTIES

SECTION 10 1100
VISUAL DISPLAY UNITS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide manufacturer's data on glass markerboard, tackboard, trim, and accessories.

B. Shop Drawings: Indicate wall elevations, dimensions, joint locations , special anchor details.

C. Samples: Color charts for selection of color and texture of glass markerboard, tackboard, and trim.

1.02 WARRANTY

PART 2 PRODUCTS

2.01 VISUAL DISPLAY UNITS

A. NonmagneticGlass Markerboards:
1. Glass: Tempered, low iron, 1/4 inch thick (6 mm thick), with bevel edges and radiused corners, laminated to steel backing sheet for use with magnets. Coated or treated for use as dry erase board.
2. Glass Finish: White back-coating.
3. Frame: No frame, with concealed fasteners.
4. Mounting: Concealed Z clips.
5. Accessories: Provide marker tray.

B. Tackboards: Fine-grained, homogeneous natural cork.
1. Cork Thickness: 1/8 inch (3 mm).
2. Size: As indicated on drawings.
3. Frame: Extruded aluminum , with concealed fasteners.
4. Frame Profile: Manufacturer's standard.
5. Frame Finish: Anodized, natural.

2.02 MATERIALS

A. Float Glass: Provide float-glass-based glazing unless otherwise indicated.
1. Fully Tempered Safety Glass: Comply with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.

2.03 ACCESSORIES

A. Marker Tray: Aluminum, manufacturer's standard profile, concealed fasteners, _____.

B. Mounting Brackets: Concealed.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install boards in accordance with manufacturer's instructions.

B. Secure units level and plumb.

SECTION 10 2600
WALL AND DOOR PROTECTION

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Indicate physical dimensions, features, wall mounting brackets with mounted measurements, anchorage details, and rough-in measurements.

B. Samples: Submit samples illustrating component design, configurations, joinery, color and finish.
1. Submit two sections of corner guards, bumper rails, and protective corridor handrails, 24 inches (610 mm) long.

1.02 WARRANTY

A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.

PART 2 PRODUCTS

2.01 PERFORMANCE CRITERIA

A. Impact Strength: Unless otherwise noted, provide protection products and assemblies that have been successfully tested for compliance with applicable provisions of ASTM D256 and/or ASTM F476.

B. Chemical and Stain Resistance: Unless otherwise noted, provide protection products and assemblies with chemical and stain resistance complying with applicable provisions of ASTM D543.

2.02 PRODUCT TYPES

A. Corner Guards - Surface Mounted:
1. Material: Polyethylene terephthalate (PET or PETG); PVC-free with full height extruded aluminum retainer.
2. Width of Wings: 2 inches (51 mm).
3. Corner: Square.
4. Color: As indicated.

2.03 FABRICATION

A. Fabricate components with tight joints, corners and seams.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install components in accordance with manufacturer's instructions, level and plumb, secured rigidly in position to supporting construction.

B. Position corner guard 6 inch (152 mm) above finished floor to 72" (1829mm).

SECTION 10 2800
TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.

PART 2 PRODUCTS

2.01 MANUFACTURERS

2.02 MATERIALS

A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.

B. Mirror Glass: Annealed float glass, ASTM C1036 Type I, Class 1, Quality Q2, with silvering, protective and physical characteristics complying with ASTM C1503.

C. Mirror Glass: Tempered safety glass, ASTM C1048; and ASTM C1036 Type I, Class 1, Quality Q2, with silvering as required.

2.03 FINISHES

A. Stainless Steel: Satin finish, unless otherwise noted.

2.04 COMMERCIAL TOILET ACCESSORIES

A. Toilet Paper Dispenser: Single roll, surface mounted bracket type, stainless steel.

B. Paper Towel Dispenser: Folded paper type, stainless steel, semi-recessed, with viewing slots on sides as refill indicator and tumbler lock.
1. Capacity: 300 C-fold minimum.

C. Waste Receptacle: Recessed, stainless steel, with tumbler lock, continuously welded bottom pan and seamless exposed flanges.
1. Liner: Removable seamless stainless steel receptacle.

D. Automated Soap Dispenser: Liquid soap dispenser, wall-mounted, with stainless steel cover and window to gauge soap level, tumbler lock.

E. Mirrors: Stainless steel framed, 1/4 inch (6 mm) thick annealed float glass; ASTM C1036.
1. Annealed Float Glass: Silvering, protective and physical characteristics in compliance with ASTM C1503.
2. Size: As indicated on drawings.

F. Grab Bars: Stainless steel, smooth surface.
1. Standard Duty Grab Bars:
a. Push/Pull Point Load: 250 pound-force (1112 N), minimum.
b. Dimensions: 1-1/4 inch (32 mm) outside diameter, minimum 0.05 inch (1.3 mm) wall thickness, exposed flange mounting, 1-1/2 inch (38 mm) clearance between wall and inside of grab bar.
c. Finish: Satin.
d. Length and Configuration: As indicated on drawings.

2.05 COMMERCIAL SHOWER AND BATH ACCESSORIES

A. Shower Curtain Rod: Stainless steel tube, 1 inch (25 mm) outside diameter, 0.04 inch (1.0 mm) wall thickness, satin-finished, with 3 inch (75 mm) outside diameter, minimum 0.04 inch (1.0 mm) thick satin-finished stainless steel flanges, for installation with exposed fasteners.

B. Shower Curtain:
1. Material: Opaque vinyl, 0.008 inch (0.2 mm) thick, matte finish, with antibacterial treatment, flameproof and stain-resistant.
2. Size: 48 by 72 inches (1219 by 1830 mm), hemmed edges.
3. Grommets: Stainless steel; pierced through top hem on 6 inch (150 mm) centers.
4. Color: White.
5. Shower Curtain Hooks: Chrome-plated or stainless steel spring wire designed for snap closure.

C. Folding Shower Seat: Wall-mounted surface; welded tubular seat frame, structural support members, swing-down legs, hinges, and mechanical fasteners of Type 304 stainless steel, L-shaped, right hand seat (confirm hand via drawings).
1. Seat: Phenolic or polymeric composite one-piece seat or seat slats, of ____ color.
2. Size: ADA Standards compliant.

D. Robe Hook: Heavy-duty stainless steel, double-prong, rectangular-shaped bracket and backplate for concealed attachment, satin finish.

2.06 UNDER-LAVATORY PIPE AND SUPPLY COVERS

A. Under-Lavatory Pipe and Supply Covers:
1. Insulate exposed drainage piping, including hot, cold, and tempered water supplies under lavatories or sinks to comply with ADA Standards.
2. Exterior Surfaces: Smooth non-absorbent, non-abrasive surfaces.
3. Construction: 1/8 inch (3.2 mm) flexible PVC.
a. Surface Burning Characteristics: Flame spread index of 25 or less and smoke developed index of 450 or less, when tested in accordance with ASTM E84.
b. Comply with ASTM C1822, type indicated.
c. Comply with ASME A112.18.9.
d. Comply with ICC A117.1.
e. Microbial and Fungal Resistance: Comply with ASTM G21.
4. Color: White.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.

B. Install plumb and level, securely and rigidly anchored to substrate.

C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.

SECTION 10 2819
TUB AND SHOWER ENCLOSURES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide manufacturer's literature for enclosure.

B. Shop Drawings: Indicate layout, dimensions, identification of components, and interface with adjacent construction.

1.02 QUALITY ASSURANCE

1.03 WARRANTY

A. Correct defective Work within a one year period after Date of Substantial Completion.

B. Provide five year manufacturer warranty against structural failure and excessive degradation of metal finishes.

PART 2 PRODUCTS

2.01 TUB AND SHOWER SURROUNDS

A. Description: Cast polymer panels over continuous substrate; installed in alcove above shower receptor or tub; available as individual panels or as kits.

B. Panel Thickness: 0.225 inch (5.7 mm) thick.

2.02 MATERIALS

A. Tempered Glass: Annealed clear flat glass meeting requirements of ASTM C1036, Type I, Quality Q3, fully tempered in accordance with ASTM C1048, Kind FT, and as follows:
1. Comply with 16 CFR 1201, Category 2 and ANSI Z97.1.
2. Thickness: As indicated in enclosure and door types above.
3. Prepare glazing panels for indicated fittings and hardware before tempering.
4. Temper glass materials horizontally; visible tong marks or tong mark distortions are not permitted.

B. Cast Polymer Surround Material: Complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin, renewable material filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.
1. Resin: Polyester; integrally-colored, stain-resistant and resistant to domestic chemicals and cleaners.
2. Color and Pattern: As selected by from manufacturer's full line.

C. Sealant: One-part mildew-resistant silicone sealant, complying with ASTM C920, clear.

D. Touch-Up Materials: As recommended by coating manufacturer for field application.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions and approved shop drawings.

B. Fit and align tub and shower enclosure level and plumb.

3.02 FIELD QUALITY CONTROL

A. Verify enclosure does not leak while shower is running and door is fully closed and catch is engaged.

SECTION 10 4400
FIRE PROTECTION SPECIALTIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide extinguisher operational features.

1.02 FIELD CONDITIONS

A. Do not install extinguishers when ambient temperature may cause freezing of extinguisher ingredients.

PART 2 PRODUCTS

2.01 FIRE EXTINGUISHERS

A. Fire Extinguishers - General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.

2.02 FIRE EXTINGUISHER CABINETS

A. Cabinet Construction: Non-fire rated.
1. Formed primed steel sheet; 0.036 inch (0.9 mm) thick base metal.

B. Cabinet Configuration: Recessed type.

C. Finish of Cabinet Exterior Trim and Door: Baked enamel, color as selected.

D. Finish of Cabinet Interior: White colored enamel.

2.03 ACCESSORIES

A. Extinguisher Brackets: Formed steel, chrome-plated.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install cabinets plumb and level in wall openings as indicated on drawings.

C. Secure rigidly in place.

D. Place extinguishers in cabinets.

SECTION 10 5113
METAL LOCKERS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Manufacturer's published data on locker construction, sizes, and accessories.

B. Shop Drawings: Indicate locker plan layout, numbering plan and combination lock code.

C. Samples: Submit two samples 3 by 6 inches (75 by 150 mm) in size showing color and finish of metal locker material.

PART 2 PRODUCTS

2.01 LOCKER APPLICATIONS

A. Staff Lockers: Metal lockers, free-standing for base indicated on drawings.
1. Width: 12 inches (305 mm).
2. Depth: 15 inches (381 mm).
3. Height: 84 inches (2.13 m).
4. Configuration: Two tier.
5. Fittings: Size and configuration as indicated on drawings.
a. Hooks: One double prong.
6. Ventilation: Louvers at top and bottom of door panel.
7. Locking: Recessed Padlock hasps, for padlocks provided by Owner.

2.02 METAL LOCKERS

A. Locker Case Construction: Manufacturer's standard.

B. Latches and Door Handles: Manufacturer's standard.

C. Locks: Locker manufacturer's standard type indicated in Applications article above.

2.03 LOCKER BENCHES

A. Locker Benches: Free standing type; bench top of laminated oak; painted steel pedestals.
1. Accessibility: Comply with ICC A117.1 and ADA Standards.
2. Height: 17.5 inch (445 mm).
3. Length: 36 inch (762 mm).
4. Depth: 14 inch (356 mm).

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Place and secure on prepared base.

C. Install lockers plumb and square.

SECTION 10 5723
CLOSET AND UTILITY SHELVING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product to be used, with installation instructions.

B. Shop Drawings: Provide drawings prepared specifically for this project; show dimensions of shelving or storage system and attachment to substrates.

1.02 WARRANTY

A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.

B. Provide five year manufacturer warranty for wire shelving systems and laminated wood storage systems.

PART 2 PRODUCTS

2.01 WIRE STORAGE SHELVING SYSTEMS

A. Applications:
1. Coat Closets:
a. Double-height Wall-to-wall shelf with integral hanger rod.

B. Wire Shelving: Factory-assembled coated wire mesh shelf assemblies for wall-mounting, with components and connections required to produce a rigid structure that is free of buckling and warping.
1. Construction: Cold-drawn steel wire with average tensile strength of 100,000 psi (690 MPa) resistance welded into uniform mesh units, square, rigid, flat, and free of dents or other distortions, with wires trimmed smooth.
2. Coating: PVC or epoxy, applied after fabrication, covering surfaces.
3. PVC Coating: 9 to 11 mils (0.23 to 0.028 mm) thick.
4. Epoxy Coating: Nontoxic epoxy-polyester powder coating baked-on finish, 3 to 5 mils (0.76 to 1.27 mm) thick.
5. Standard Mesh Shelves: Cross deck wires spaced at 1 inch (25.4 mm).
6. Shelf and Rod Units: Integral hanging rod at front edge of shelf.
7. Free-Sliding Hanging Rod: Integral hanging rod that permits uninterrupted sliding of hangers the full width of the shelf.

C. Mounting Hardware for Wire Shelving: Provide manufacturer's standard mounting hardware; include support braces, wall brackets, back clips, end clips, poles, and other accessories as required for complete and secure installation; factory finished to match shelving.

D. Fasteners: As recommended by manufacturer for mounting substrates.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install wire shelving in accordance with manufacturer's instructions, with shelf surfaces level.

B. Install wire shelving back clips, end clips at side walls, and support braces at open ends. Install intermediate support braces as recommended by manufacturer.

DIVISION 12 - FURNISHINGS

SECTION 12 2400
WINDOW SHADES - MECHOSHADE SYSTEMS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide manufacturer's standard catalog pages and data sheets for each product to be used including materials, finishes, fabrication details, dimensions, profiles, mounting requirements, and accessories.

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sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.5924 www.sfsarch.com

STATE OF MISSOURI
KERRY K. NEWMAN
NUMBER A-005831
8/20/2024
ARCHITECT

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202

ISSUED FOR: PERMIT

ISSUE DATE: 08/20/2024

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ARCHITECTURAL SPECIFICATIONS

A006

B. Shop Drawings: Include shade schedule indicating size, location and keys to details.

C. Verification Samples: Minimum size 6 inches (150 mm) square, representing actual materials, color and pattern.

1.02 WARRANTY

A. Provide manufacturer's standard, non-depreciating warranty, for interior shading only, covering the following:
   1. Shade Hardware: 10 years unless otherwise indicated.
   2. Shade Fabric: 10 years unless otherwise indicated.

PART 2 PRODUCTS

2.01 ROLLER SHADES

A. General:
   1. Provide shade system components that are capable of being removed or adjusted without removing mounted shade brackets or cassette support channel.
   2. Provide shade system that operates smoothly when shades are raised or lowered.

B. Roller Shades Type RS-1 - Basis of Design: MechoShade Systems LLC; Mecho/5 System; www.mechoshade.com/#sle.
   1. Description: Single roller, manually operated fabric window shades.
      a. Mounting: Window jamb mounted.
   2. Brackets and Mounting Hardware: As recommended by manufacturer for mounting indicated and to accommodate shade fabric roll-up size and weight.
   3. Roller Tubes:
      a. Material: Extruded aluminum.
      b. Size: As recommended by manufacturer; selected for suitability for installation conditions, span, and weight of shades.
      c. Fabric Attachment: Utilize extruded channel in tube to accept vinyl spline welded to fabric edge. Shade band to be removable and replaceable without removing roller tube from brackets or inserting spline from the side of the roller tube.
      d. Roller tubes to be capable of being removed and reinstalled without affecting roller shade limit adjustments.
   4. Hembars: Designed to maintain bottom of shade straight and flat.
   5. Drive Chain: Continuous loop stainless steel beaded ball chain, 95 pound (43 kg) minimum breaking strength. Provide upper and lower limit stops.
      a. Chain Retainer: Chain tensioning device complying with WCMA A100.1.
   6. Accessories:
      a. Fascia: Removable extruded aluminum fascia, size as required to conceal shade mounting, attachable to brackets without exposed fasteners; _____.
         1) Fascia to be capable of installation across two or more shade bands in one piece.
         2) Color: To be selected by architect from manufacturer's full range..

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions and approved shop drawings, using mounting devices as indicated.

B. Adjust level, projection, and shade centering from mounting bracket. Verify there is no telescoping of shade fabric. Ensure smooth shade operation.

SECTION 12 3600
COUNTERTOPS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product to be used, including:
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Specimen warranty.

B. Shop Drawings: Complete details of materials and installation ; combine with shop drawings of cabinets and casework specified in other sections.

C. Verification Samples: For each finish product specified, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.

PART 2 PRODUCTS

2.01 COUNTERTOPS

A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

B. Solid Surfacing Countertops & Window Sill (SM-1): Solid surfacing sheet or plastic resin casting over continuous substrate.
   1. Flat Sheet Thickness: 1/2 inch (12 mm), minimum.
   2. Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.
      a. Surface Burning Characteristics: Flame spread index of 25, maximum; smoke developed index of 450, maximum; when tested in accordance with ASTM E84.
      b. Finish on Exposed Surfaces: Matte, gloss rating of 5 to 20.
      c. Color and Pattern: As indicated on drawings.
   3. Other Components Thickness: 1/2 inch (12 mm), minimum.
   4. Exposed Edge Treatment at Countertops: Built up to minimum 1 1/2 inch (38 mm) thick; eased edge; use marine edge at sinks.
   5. Exposed Edge Treatment at Window Sill: Built up to minimum [1] inch ([25.4] mm) thick; [eased edge]; use marine edge at sinks.
   6. Back and End Splashes: Same sheet material, square top; minimum 4 inches (102 mm) high.
   7. Skirts: As indicated on drawings.
   8. Fabricate in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 11 - Countertops, Premium Grade.

2.02 MATERIALS

A. Plywood for Supporting Substrate: PS 1 Exterior Grade, A-C veneer grade, minimum 5-ply; minimum 3/4 inch (19 mm) thick; join lengths using metal splines.

B. Medium Density Fiberboard for Supporting Substrate: ANSI A208.2.

C. Adhesives: Chemical resistant waterproof adhesive as recommended by manufacturer of materials being joined.

2.03 FABRICATION

A. Fabricate tops and splashes in the largest sections practicable, with top surface of joints flush.

B. Provide back/end splash wherever counter edge abuts vertical surface except where tile backsplash is shown.

C. Solid Surfacing: Fabricate tops and wall panels up to 144 inches (3,657 mm) long in one piece; join pieces with adhesive sealant in accordance with manufacturer's recommendations and instructions.

PART 3 EXECUTION

3.01 INSTALLATION

A. Countertops shall be installed on base cabinets such that no portion of the countertop is more than 34 inches above finished floor elevation to comply with accessibility requirements unless specifically noted otherwise on drawings.

B. Securely attach countertops to cabinets using concealed fasteners. Make flat surfaces level; shim where required.

C. Seal joint between back/end splashes and vertical surfaces.

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sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.5924 www.sfsarch.com

STATE OF MISSOURI
KERRY K. NEWMAN
NUMBER A-005831
8/20/2024
ARCHITECT

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

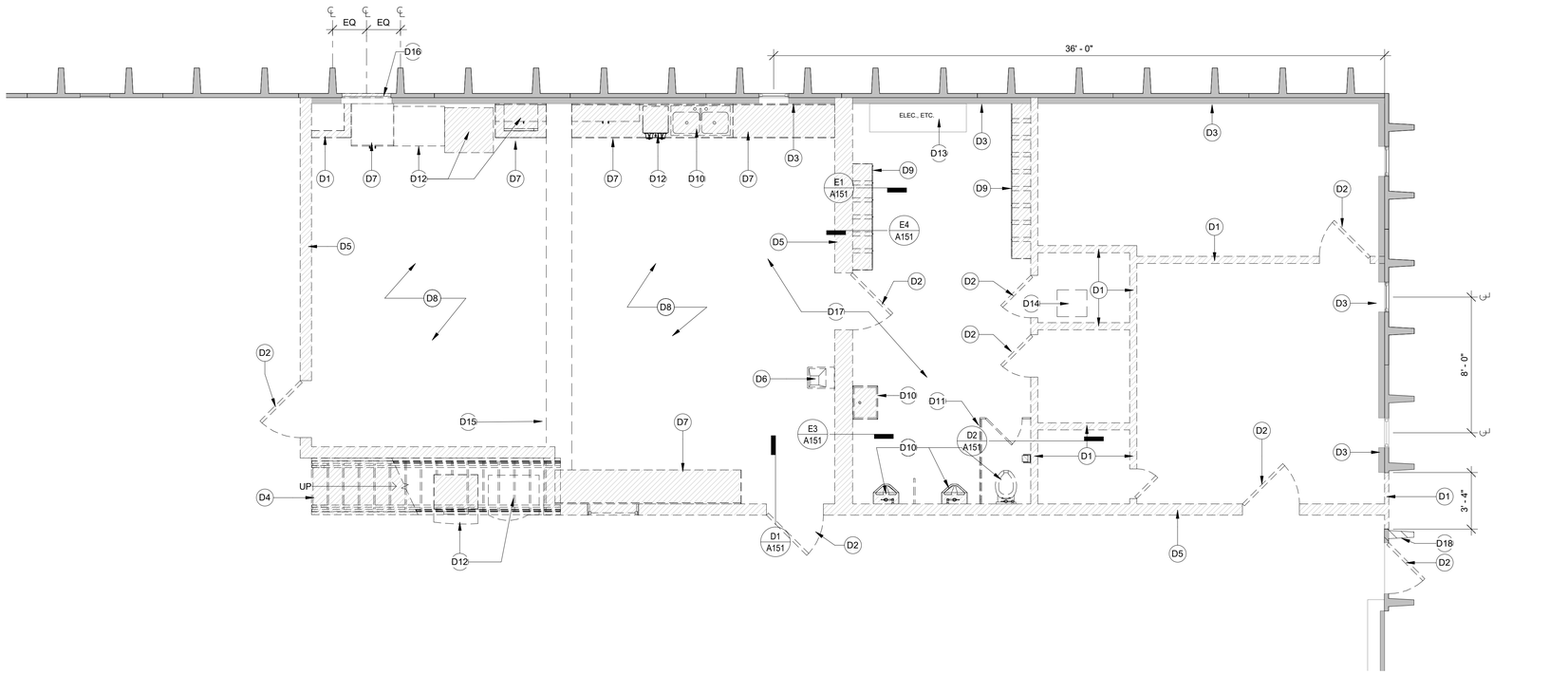
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ARCHITECTURAL SPECIFICATIONS

A007



A1 DEMO PLAN - LEVEL 1
AD111 1/4" = 1'-0"

GENERAL NOTES - DEMOLITION

1. DIMENSIONS SHOWN ON DRAWINGS ARE TO THE FINISHED FACE OF MATERIAL AND/OR CENTERLINES OF STRUCTURE, UNLESS NOTED OTHERWISE.
2. AT LOCATIONS WHERE NEW WORK IS REQUIRED, INCLUDING BUT NOT LIMITED TO PLENUM SPACES, CHASES, WALL CONSTRUCTION, AND CEILING HEIGHTS, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO PREPARING BIDS.
3. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL ADJACENT WORK NOT INDICATED TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND REPAIR CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE.
4. AT LOCATIONS WHERE PORTIONS OF WALL OR CEILING CONSTRUCTION AND DOORS OR WINDOWS AND THEIR FRAMES ARE SCHEDULED TO BE REMOVED, PATCH AND REPAIR ADJACENT WALL OR CEILING CONSTRUCTION WITH MATCHING FINISH MATERIAL AND CONSTRUCTION, UNLESS NOTED OTHERWISE.
5. PATCH HOLES IN FLOOR CONSTRUCTION AND WALLS CREATED BY REMOVAL OF DUCTWORK, CONDUITS AND PIPES. PROVIDE APPROPRIATE PENETRATION FIRESTOPPING TO MAINTAIN REQUIRED FIRE RATING.
6. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION DRAWINGS FOR ASSOCIATED WORK.
7. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING OF PARTIALLY DEMOLISHED CONSTRUCTION AND STRUCTURAL ELEMENTS AS REQUIRED TO MAINTAIN SAFE WORKING CONDITIONS.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION
- DEMOLISHED CONSTRUCTION
- DEMOLISHED FLOOR/CEILING CONSTRUCTION
- (?) KEYNOTE IDENTIFIER

LEGEND - KEYNOTES

Key Value	Keynote Text
D1	REMOVE EXISTING WALL CONSTRUCTION
D2	REMOVE EXISTING DOOR AND FRAME
D3	REMOVE EXISTING WOOD CHAIR RAILS, WINDOW TRIM, AND BASEBOARDS.
D4	REMOVE EXISTING STAIR CONSTRUCTION.
D5	REMOVE EXISTING MASONRY WALL.
D6	REMOVE EXISTING DRINKING FOUNTAIN.
D7	REMOVE EXISTING CASEWORK.
D8	REMOVE EXISTING FLOORING AND CEILING.
D9	REMOVE EXISTING LOCKERS.
D10	REMOVE EXISTING PLUMBING FIXTURES & REMOVE OR RELOCATE EXISTING PLUMBING AS NEEDED.
D11	REMOVE EXISTING TOILET PARTITIONS AND TOILET ACCESSORIES.
D12	RELOCATE EXISTING EQUIPMENT FOR USE DURING DURATION OF CONSTRUCTION. SEE OWNER.
D13	ELECTRICAL PANELS & MISC. EQUIPMENT. (RE: MEP FOR WHAT REMAINS AND WHAT, IF ANYTHING, IS REMOVED.)
D14	REMOVE & SALVAGE EXISTING FURNACE FOR REUSE IN NEW LOCATION.
D15	REMOVE STRUCTURAL SUPPORTS AND STORAGE FLOOR ABOVE.
D16	REMOVE EXISTING WALL CONSTRUCTION FOR NEW WINDOW. LOCATION DEPENDENT ON EXTERIOR STRUCTURE. SEE STRUCT. DRAWINGS.
D17	FLOOR DEMO AS NEEDED FOR REWORK OF UNDERGROUND PLUMBING.
D18	REMOVE T- FIN AT PRECAST. (RE: STRUC)

sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.5924 www.sfsarch.com

STATE OF MISSOURI
KERRY KARL NEWMAN
NUMBER A-005831
ARCHITECT
8/20/2024

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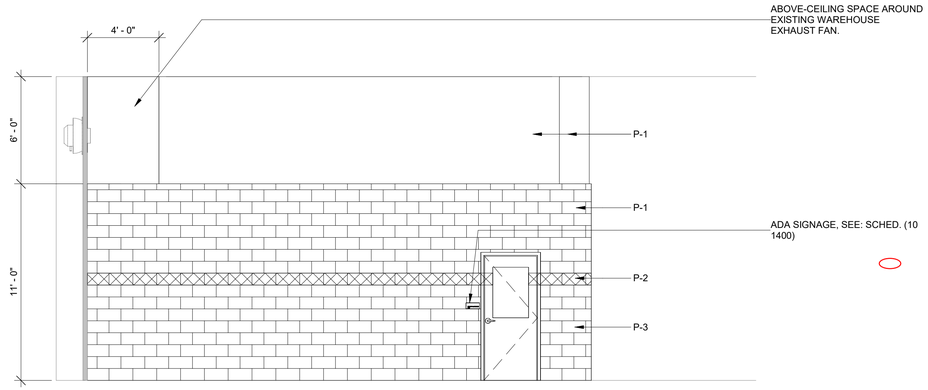
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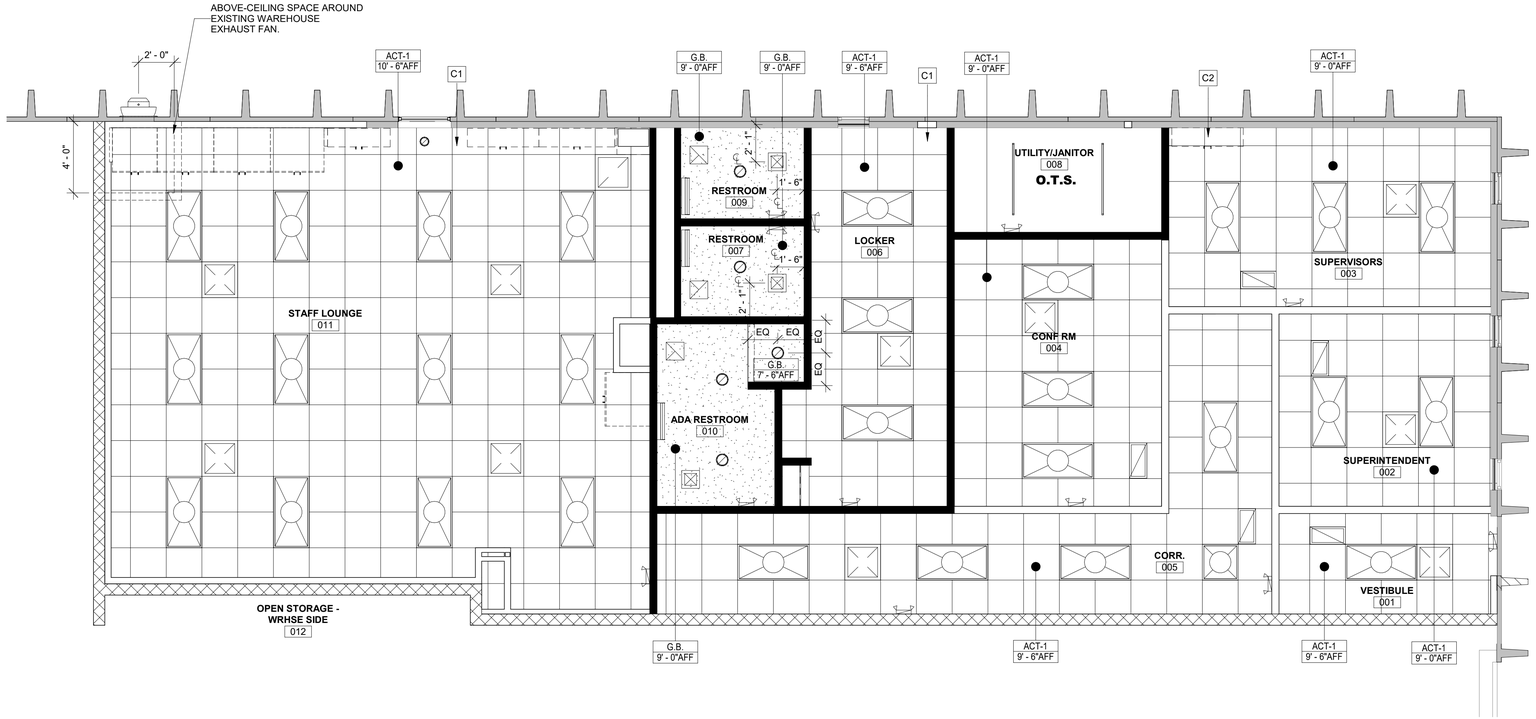
FIRST FLOOR DEMOLITION PLAN

AD111

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D1 / A131 INTERIOR ELEVATION - WAREHOUSE SIDE WEST WALL PAINT STRIPING
1/4" = 1'-0"



A1 / A131 REFLECTED CEILING PLAN - LEVEL 1
1/4" = 1'-0"

GENERAL NOTES - REFLECTED CEILING PLAN

1. CEILING HEIGHTS INDICATED ARE MEASURED FROM MAIN FLOOR BENCHMARK ELEVATION OF 100'-0".
2. WHERE RECESSED LIGHT FIXTURES ARE INDICATED TO BE INSTALLED IN ACOUSTICAL TILE CEILINGS, FIXTURES ARE TO BE INSTALLED AT CENTER OF TILE UNLESS NOTED OTHERWISE.
3. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND SPECIFICATIONS.
4. COORDINATE FINAL MOUNTING LOCATION OF EXIT SIGNS, HORN STROBES, AND OTHER CEILING MOUNTED FIRE EXIT DEVICES WITH ARCHITECT PRIOR TO INSTALL.
5. REFER TO MECHANICAL DRAWINGS FOR DIFFUSERS, THERMO-STATS, AND OTHER MECHANICAL RELATED EQUIPMENT AND DEVICES.

REFLECTED CEILING PLAN SYMBOLS

- GYPSUM BOARD
- ACOUSTICAL CEILING TILE
- OR — DIFFUSER/RETURN GRILL. RE: MECHANICAL
- RECESSED LIGHT FIXTURE. RE: ELECTRICAL.
- RECESSED LIGHT FIXTURE. RE: ELECTRICAL.
- LIGHT FIXTURE. RE: ELECTRICAL.
- EXHAUST FAN. RE: ELECTRICAL.
- ? — REFLECTED CEILING PLAN KEYNOTE
- ROOM NAME / #### — ROOM NAME / ROOM NUMBER
- TYPE / #'-#"AFF — CEILING MATERIAL AND FINISH TYPE / CEILING HEIGHT

LEGEND - KEYNOTES

Key Value	Keynote Text
C1	PROVIDE LOOSE-LAID BATT INSULATION ABOVE SUSPENDED CEILING IN STAFF LOUNGE 011 AND LOCKER 006.
C2	PROVIDE UNDER-CABINET LIGHTING HERE.
C3	ABOVE-CEILING SPACE AROUND EXISTING WAREHOUSE EXHAUST FAN.

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2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.471.1397 (F) 816.421.6024 www.sfsarch.com

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KERRY KARL NEWMAN
NUMBER A-005831
ARCHITECT
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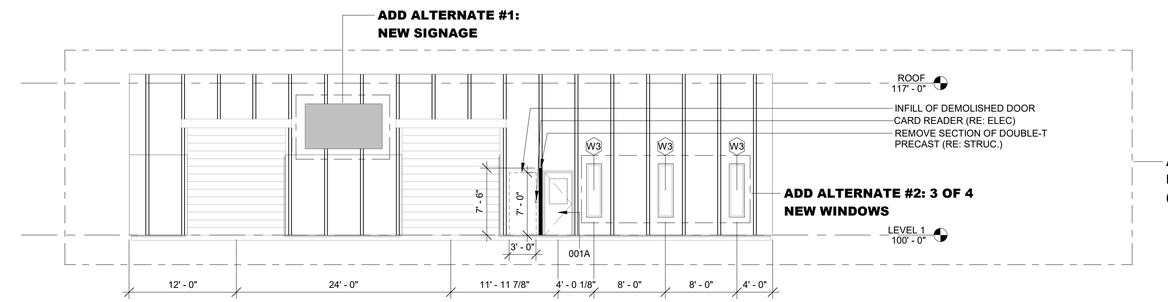
MARK	DATE	DESCRIPTION

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ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
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CEILING PLAN - LEVEL 1

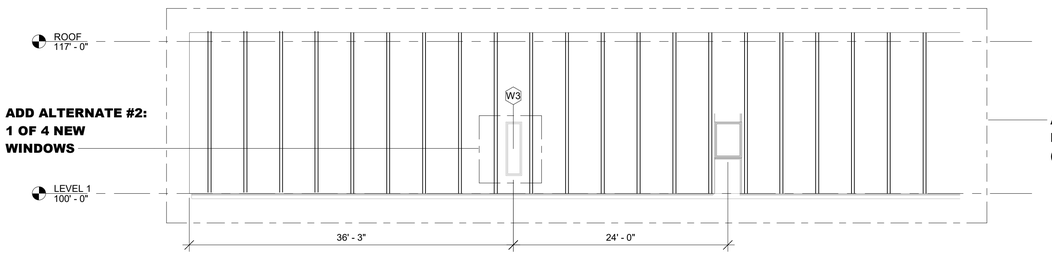
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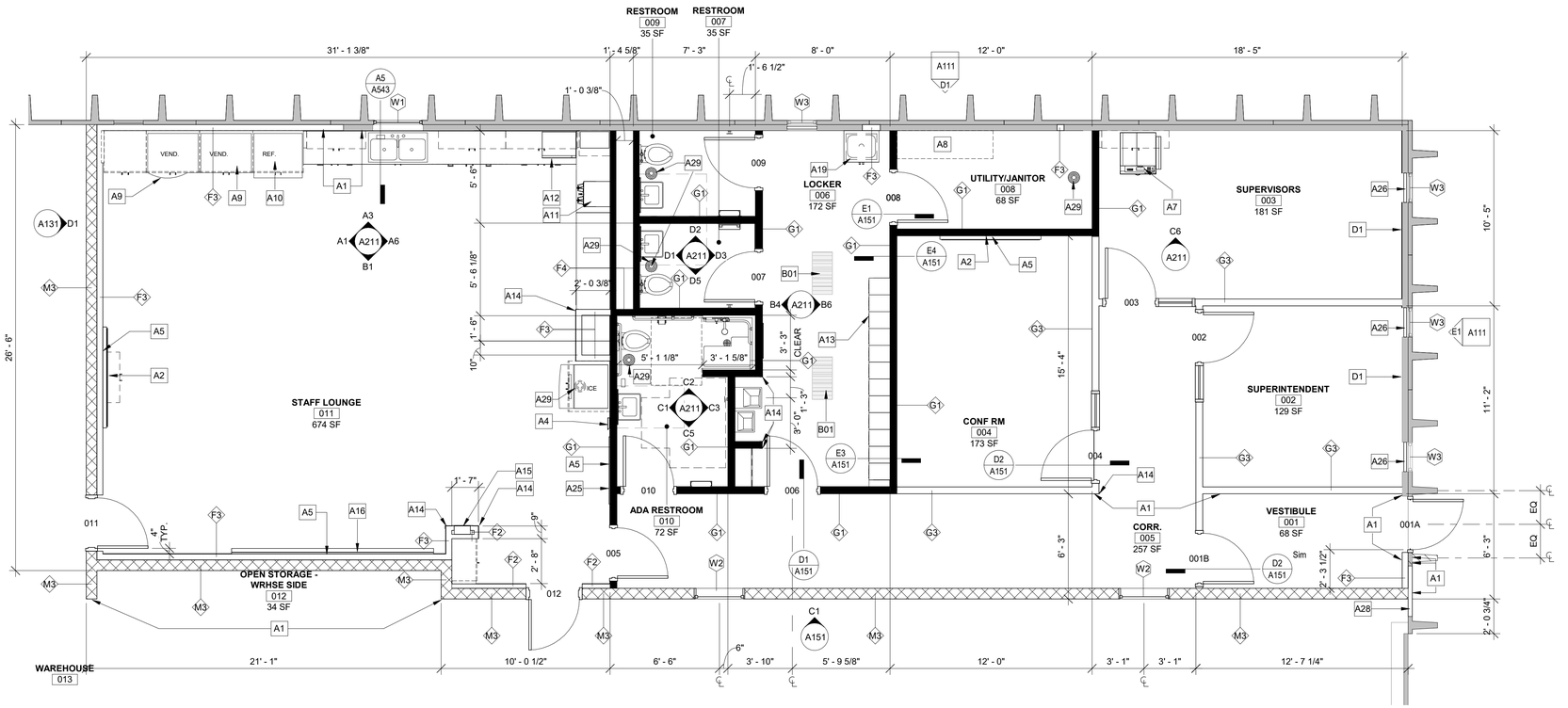
ADD ALTERNATE #3: PREP & PAINT EAST AND NORTH EXTERIOR FACES TO MATCH EXISTING COLOR (ADD ALTERNATE #4: PAINT ENTIRE EXTERIOR.)

E1 / A111 EXTERIOR ELEVATION - EAST FACE
1/8" = 1'-0"



ADD ALTERNATE #3: PREP & PAINT EAST AND NORTH EXTERIOR FACES TO MATCH EXISTING COLOR (ADD ALTERNATE #4: PAINT ENTIRE EXTERIOR.)

D1 / A111 EXTERIOR ELEVATION - NORTH FACE
1/8" = 1'-0"



A1 / A111 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, VERIFY ALL DIMENSION PRIOR TO START OF WORK. IN THE EVENT OF DISCREPANCY, NOTIFY ARCHITECT AND OBTAIN RESOLUTION BEFORE PROCEEDING.
2. NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF WORK. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT.
3. WHERE EXISTING CONSTRUCTION AND GRIDS ARE INDICATED, CONTRACTOR SHALL VERIFY EXISTING DIMENSIONED GRIDS PRIOR TO PERFORMING LAYOUT WORK REQUIRED FOR INSTALLATION OF NEW WORK.
4. VERIFY EXISTING DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS
5. ALL SLEEVES, OPENINGS, ETC. FOR CONDUIT, PIPES, DUCTS, ETC. (OUTSIDE OF RATED CHASES) THROUGH FLOOR SLABS AND RATED PARTITIONS ARE TO BE FIRE SEALED IN ACCORDANCE WITH FIRE RATED ASSEMBLY DESIGNS, APPLICABLE CODES AND FIRE MARSHAL'S REQUIREMENTS.
6. PROVIDE A MINIMUM OF 3/4" FIRE-RETARDANT TREATED WOOD BLOCKING OR 18 GA. MINIMUM STEEL PLATE BLOCKING AS REQUIRED WITHIN STEEL STUD FRAMED PARTITIONS FOR SECURE AND PROPER ATTACHMENT OF NEW WORK, INCLUDING BUT NOT LIMITED TO A/V EQUIPMENT, MILLWORK, VISUAL DISPLAY SURFACES, SIGNAGE, AND FURNISHINGS WHERE INDICATED ON PLANS.
7. WHERE WORK OCCURS IN AREAS WITH EXISTING FINISHES TO REMAIN, REFINISH DISTURBED AREAS TO MATCH EXISTING FINISHES AND MATERIALS UNLESS NOTED OR DIRECTED OTHERWISE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, ELEVATIONS, AND DETAIL SHOWN ON THE DRAWINGS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. INDICATED CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. IT IS EXPRESSLY UNDERSTOOD THAT THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN BY THE CONTRACTOR.
9. WHERE CONDUIT, PIPES, DUCTS, ETC. ARE INDICATED TO BE INSTALLED IN EXISTING WALLS AND NO FURRING IS SHOWN, THE WALLS SHALL BE NEATLY CHASED, CONDUITS, ETC. INSTALLED, AND WALLS PATCHED TO MATCH EXISTING. IN AREAS OF NEW PARTITIONS WHERE CONDUITS, DUCTS, PIPING, ETC, PASS THROUGH FINISHED SPACES, ROUTE WITHIN PARTITION CONSTRUCTION.
10. PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND REPAIR AND/OR REPLACE ANY ITEMS DAMAGED DURING THE COURSE OF THE WORK TO THE SATISFACTION AND APPROVAL OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
11. (## #####) INDICATES REFERENCED SPECIFICATIONS FOR PRODUCTS AND MATERIALS SHOWN ON THE DRAWINGS AND SPECIFIED IN THE PROJECT MANUAL.

FLOOR PLAN SYMBOLS

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- NEW WALL UP TO DECK FOR ACOUSTICAL SEPARATION
- ROOM NAME / #### — ROOM NAME AND NUMBER
- CENTER LINE
- MATCH LINE
- 101 — DOOR INDICATION TAG
- ## — PARTITION TYPE
- X — WINDOW TYPES
- ? — PLAN KEYNOTES
- SPOT ELEVATION
- 1 — DRAWING REVISION
- ##.# — NEW GRID IDENTIFIER
- ##.# — EXISTING GRID IDENTIFIER

LEGEND - KEYNOTES

Key Value	Keynote Text
A1	ALIGN WALLS
A2	WALL-MOUNTED TV AND BRACKET BY OWNER, RE: ELECT
A4	ELECTRONIC TIME CLOCK, OWNER PROVIDED
A5	PROVIDE BLOCKING FOR TV/MONITOR AND/OR VISUAL DISPLAY BOARDS
A7	COPY MACHINE BY OWNER, RE: ELECT
A8	EXISTING ELECTRICAL PANELS, RE: ELECT
A9	VENDING MACHINE BY OWNER, RE: ELECT
A10	REFRIGERATOR BY OWNER, RE: PLUMB/ELECT
A11	COFFEE MACHINE BY OWNER, RE: PLUMB/ELECT
A12	MICROWAVE BY OWNER, RE: ELECT
A13	12" X 15" X 72" METAL LOCKERS (10 5113)
A14	CORNER GUARDS (10 2600)
A15	FIRE EXTINGUISHER CABINET (10 4400)
A16	WHITE-BACKPAINTED GLASS MARKERBOARD WITH MARKER TRAY (10 1100)
A19	MOP SINK CABINET (RE: PLUMB)
A25	CORK TACKBOARD, 48" X 48" (10 1101)
A26	MANUALLY OPERATED ROLLER SHADES (12 2400)
A28	PRECAST INFILL (RE: STRUCT)
A29	FLOOR DRAIN (RE: PLUMB)
B01	LOCKER BENCH (B01)
D1	REMOVE EXISTING WALL CONSTRUCTION

sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.6024 www.sfsarch.com

STATE OF MISSOURI
KERRY KARL NEWMAN
NUMBER A-005831
ARCHITECT
08/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

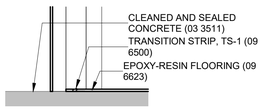
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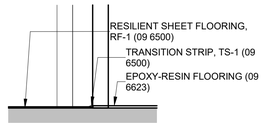
FLOOR PLAN - LEVEL 1

A111

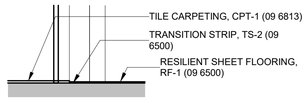
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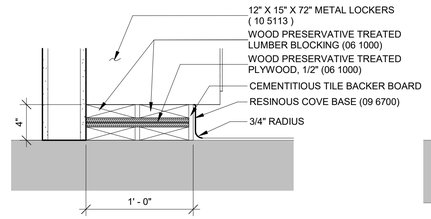
E1 TRANSITION DETAIL - EPOXY & SC-1
A151 1 1/2" = 1'-0"



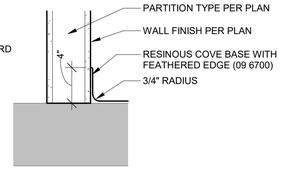
D1 TRANSITION DETAIL - RF-1 & EPOXY
A151 1 1/2" = 1'-0"



D2 TRANSITION DETAIL - RF-1 & CPT-1/MAT
A151 1 1/2" = 1'-0"



E3 LOCKER BASE DETAIL
A151 1 1/2" = 1'-0"



E4 EPOXY COVE BASE
A151 1 1/2" = 1'-0"

LEGEND - FINISH PLAN

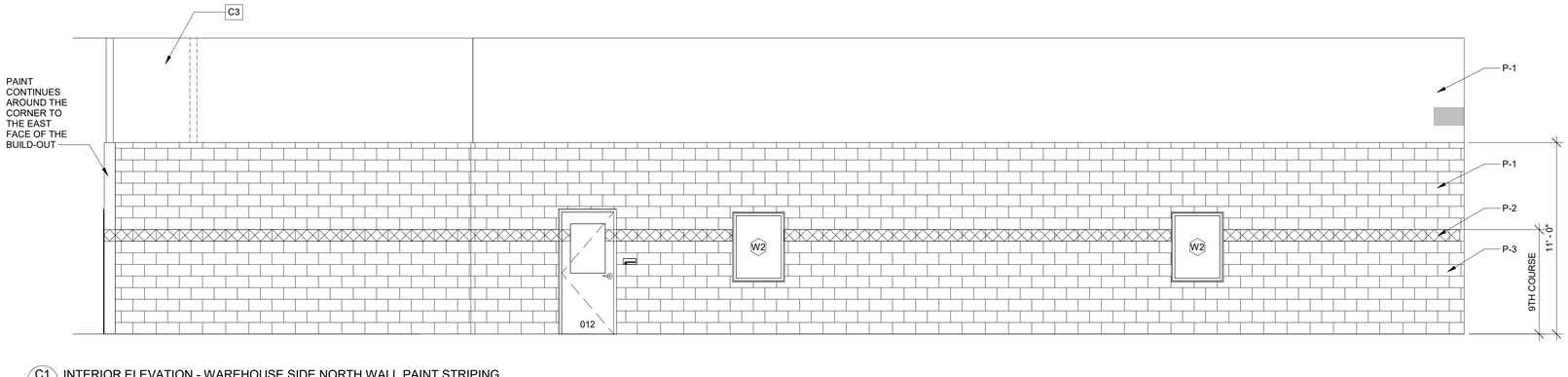


LEGEND - KEYNOTES

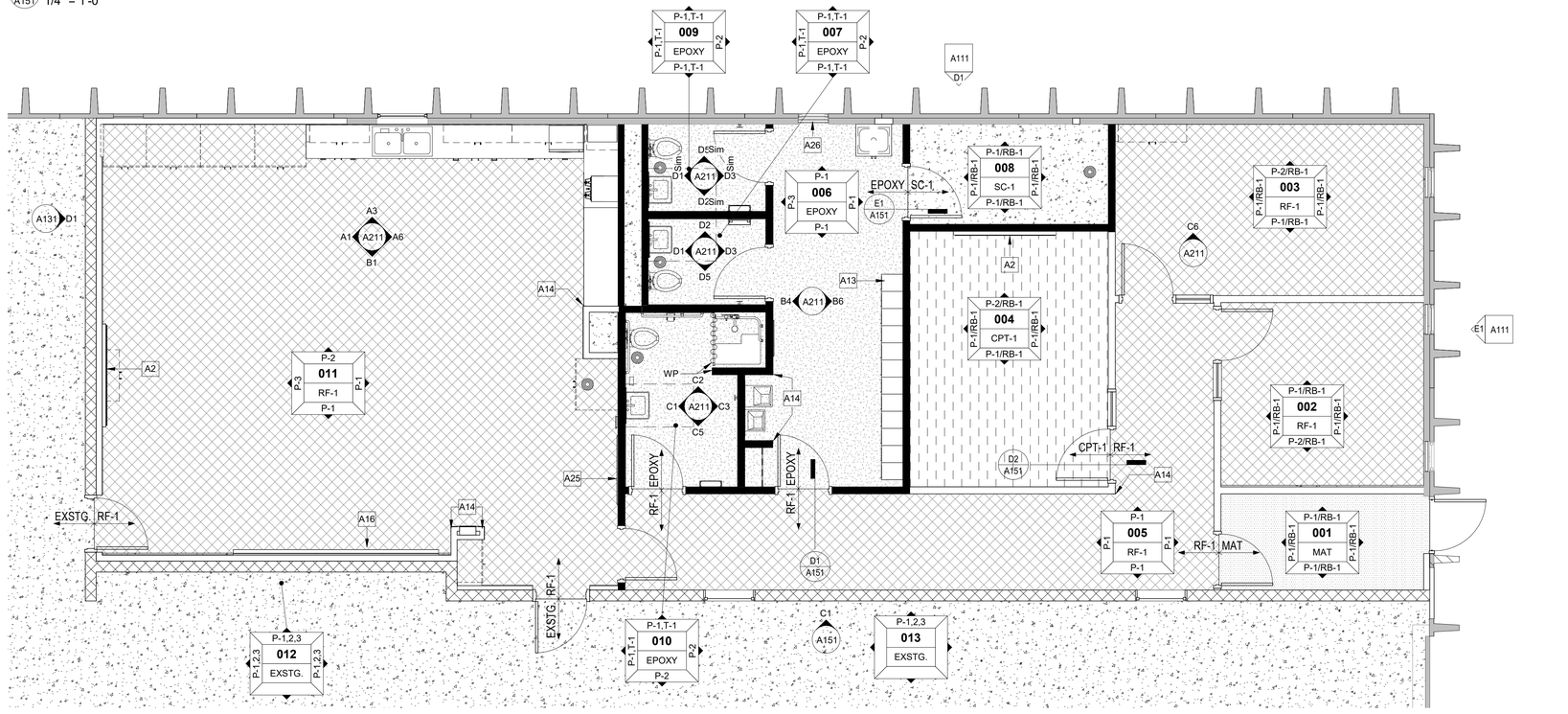
Key Value	Keynote Text
A2	WALL-MOUNTED TV AND BRACKET BY OWNER, RE: ELECT
A13	12" X 15" X 72" METAL LOCKERS (10 5113)
A14	CORNER GUARDS (10 2600)
A16	WHITE-BACKPAINTED GLASS MARKERBOARD WITH MARKER TRAY (10 1100)
A25	CORK TACKBOARD, 48" X 48" (10 1101)
A26	MANUALLY OPERATED ROLLER SHADES (12 2400)
C3	ABOVE-CEILING SPACE AROUND EXISTING WAREHOUSE EXHAUST FAN.

GENERAL NOTES - FINISH PLAN

1. GENERAL CONTRACTOR TO ENSURE ALL FLOORS AND WALLS ARE PROPERLY PREPARED FOR SPECIFIED FINISH.
2. ALL FLOOR FINISH CHANGES ARE TO PROVIDE PROPER TRANSITION STRIPS, AND FLOOR LEVELING AS REQUIRED.
3. CHANGES IN FLOOR FINISHES SHALL OCCUR AT THE CENTER OF THE DOOR IN THE CLOSED POSITION. AT OPENINGS WHERE NO DOOR IS INDICATED, THE CHANGE IN FLOOR FINISH WILL ALIGN WITH THE OUTSIDE EDGE OF THE OPENING UNLESS OTHERWISE NOTED.
4. ALL CARPET SEAMS ARE TO BE PROPERLY BLENDED, USING MANUFACTURER'S RECOMMENDATIONS.
5. UNLESS OTHERWISE NOTED: ALL WALL INTERIOR PAINT FINISHES SHALL BE A "CLEANABLE/ SCRUBBABLE" EGGSHELL OR MATTE PAINT.
6. UNLESS OTHERWISE NOTED: ALL PAINT SHALL BE COMPLIANT WITH LEED V3 CREDIT 4: LOW EMITTING MATERIALS.
7. UNLESS OTHERWISE NOTED: ALL ADHESIVES AND SEALANTS SHALL BE COMPLIANT WITH LEED V3 CREDIT 4: LOW EMITTING MATERIALS
8. UNLESS OTHERWISE NOTED: PAINT ALL HOLLOW METAL DOORS AND FRAMES TO MATCH ADJACENT WALL. ANY PAINT TRANSITION ON A DOOR FRAME OR DOOR SHALL OCCUR ON THE INSIDE CORNER OF THE CLOSED DOOR.
9. UNLESS OTHERWISE NOTED: PAINT ALL GRILLES, REGISTERS, AND DIFFUSERS TO MATCH ADJACENT SURFACE.
10. REFER TO INTERIOR ELEVATION DRAWINGS FOR WALLS WITH MULTIPLE FINISHES.
11. ALL EXPOSED STRUCTURAL STEEL, STEEL DECKING, AND MISCELLANEOUS STEEL FRAMING SHALL BE PRIMED AND PAINTED UNLESS NOTED OTHERWISE.



C1 INTERIOR ELEVATION - WAREHOUSE SIDE NORTH WALL PAINT STRIPING
A151 1/4" = 1'-0"



A1 FINISH PLAN - LEVEL 1
A151 1/4" = 1'-0"

ROOM FINISH AND MATERIALS LEGEND

SC-1	**SEALED CONCRETE TYPE - 1**	**03 3511**
	REFERENCE SPECIFICATION	
PL-1	**PLASTIC LAMINATE TYPE 1**	**06 4100, 12 3600**
	FORMICA PLANKED RAW OAK PURE GRAIN 7412-PG	
T-1	**TILE TYPE - 1**	**09 3000**
	CROSSVILLE; COLOR BY NUMBERS WT17 EDGE OF SEVENTEEN 4" X 8" SATIN MAPEI, COLOR SELECTED FROM MANUFACTURER'S FULL RANGE	
ACT-1	**ACOUSTICAL CEILING TYPE - 1**	**09 5100**
	USG, OLYMPIA MICRO TEGULAR 4221HRC 24" X 24" X 5/8" COLOR: WHITE. GRID: DONN DX HIGH RECYCLED CONTENT 15/16" GRID. COLOR: WHITE	
EPOXY	**EPOXY FLOORING TYPE - 1**	**09 6500**
	SHERWIN-WILLIAMS HIGH PERFORMANCE FLOORING RESUFLOR W/ 4" INTEGRAL BASE W/ FEATHERED TERMINATION DECO QUARTZ BC23 COLOR: FOGGY MORNING	
RF-1	**RESILIENT FLOORING TYPE - 1**	**09 6500**
	NORA NORAPLAN CONVIA 7355 SILVER SAND 2.0MM W/ INTEGRAL 4" FLASHCOVE BASE	
RB-1	**RESILIENT BASE TYPE - 1**	**09 6500**
	JOHNSONITE 4" FLAT / STRAIGHT RUBBER BASE 40 BLACK B	
MAT	**WALK-OFF MAT CARPET TYPE - 1**	**09 6816**
	TANDUS CENTIVA MODULAR - ASSERTIVE RIB 04838 STEELWORK 26202	
CPT-1	**TILE CARPETING TYPE - 1**	**09 6813**
	INTERFACE THIRD SPACE 308 - 16817 108010 OAT INSTALL: ASHLAR	
P-1	**PAINT COLOR TYPE - 1**	**09 9113, 09 9123**
	SHERWIN-WILLIAMS (SCRUBBABLE FORMULA TBD) EGRET WHITE SW7570 FINISH:EGGSHELL/SATIN FOR WALLS; FLAT FOR RR CEILINGS; SEMI-GLOSS FOR DOOR/WINDOW FRAMES & CMU	
P-2	**PAINT COLOR TYPE - 2**	**09 9113, 09 9123**
	SHERWIN-WILLIAMS (SCRUBBABLE FORMULA TBD) SEAWORTHY SW7620 FINISH:EGGSHELL/SATIN FOR WALLS; SEMI-GLOSS FOR DOOR/WINDOW FRAMES & CMU	
P-3	**PAINT COLOR TYPE - 3**	**09 9113, 09 9123**
	SHERWIN-WILLIAMS (SCRUBBABLE FORMULA TBD) HOMESTEAD BROWN SW7515 FINISH:EGGSHELL/SATIN FOR WALLS; SEMI-GLOSS FOR DOOR/WINDOW FRAMES & CMU	
RS-1	**WINDOW ROLLER SHADES - 1**	**12 2413**
	BASIS OF DESIGN: MECHOSHADE, MANUAL OPERATION SHADE FABRIC 3% OPENNESS STYLE: EUROTWILL COLOR: TO BE SELECTED FROM MANUFACTURER'S FULL RANGE	
SS-1	**SOLID SURFACE TYPE - 1**	**12 3600**
	WILSONART SOLID SURFACE 1/2" MATERIAL FLINT ROCK 9207CS	
LCKR	**LOCKERS**	**10 5000**
	PENCO PRODUCTS BASIS OF DESIGN: VANGUARD TWO-TIER, 84" H X 12" W 15"D 826 SLATE BLUE	
WP	**WALL PROTECTION**	**10 2600**
	KOROGARD SELECTED WALLS AND CORNERS TBD COLOR TBD	

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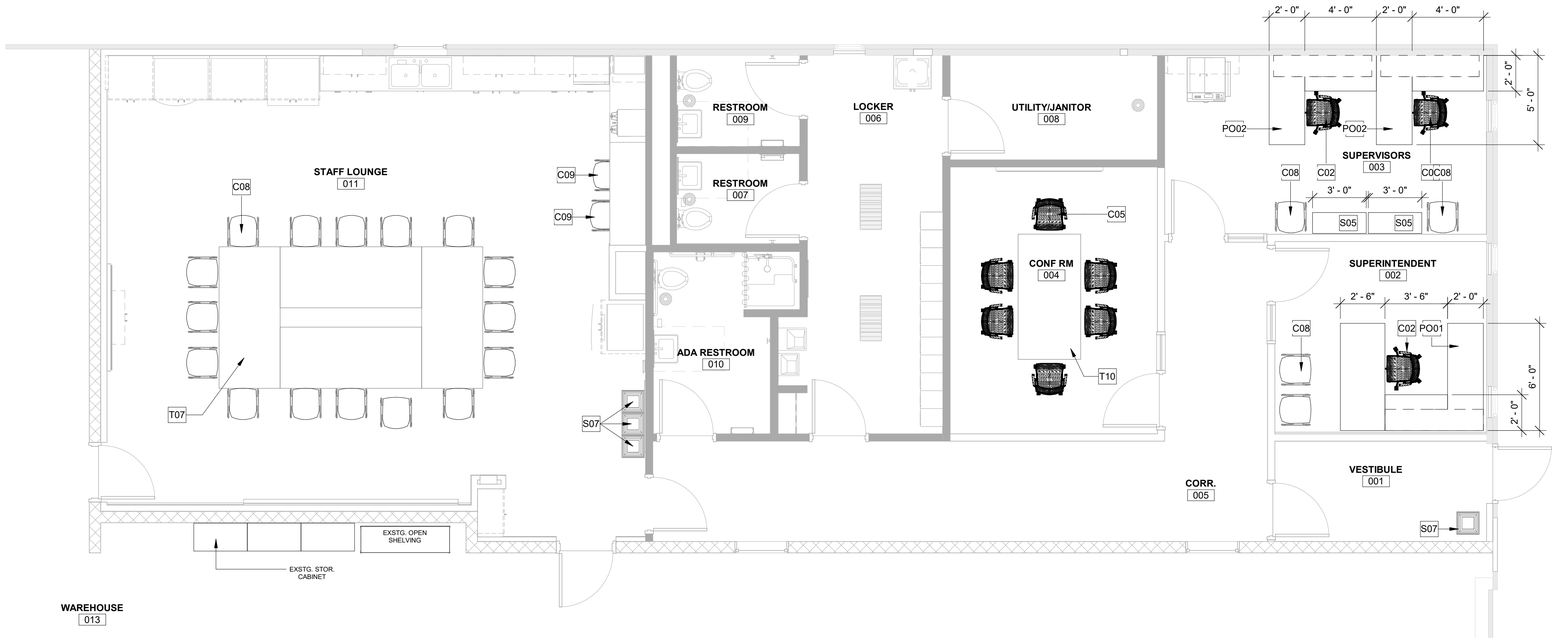
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FINISH PLAN - LEVEL 1

A151

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A1 / A161 FURNITURE PLAN - FOR REFERENCE EMAIL - LEVEL 1
1/4" = 1'-0"

LEGEND - KEYNOTES

Key Value	Keynote Text
C02	TASK SEATING - DESK-HEIGHT (C02)
C05	CONFERENCE ROOM CHAIRS (C05)
C08	SLED CHAIRS - DINING-HEIGHT, ARMLESS (C08)
C09	SLED CHAIRS - BAR-HEIGHT, ARMLESS (C09)
PO01	PRIVATE OFFICE (PO01)
PO02	PRIVATE OFFICE (PO02)
S05	BOOKCASE, 5-HIGH (S05)
S07	TRASH/RECYCLE BIN - TALL W/LABELS (S07)
T07	TABLE, 42" X 96" (T07)
T10	TABLE, CONFERENCE, 42"X84" (T10)

sfsarchitecture
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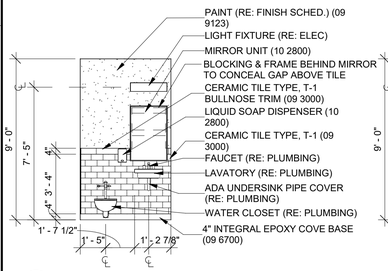
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FURNITURE PLAN - FOR REFERENCE ONLY - LEVEL 1

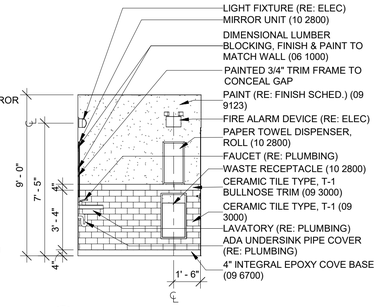
A161

LEGEND - KEYNOTES

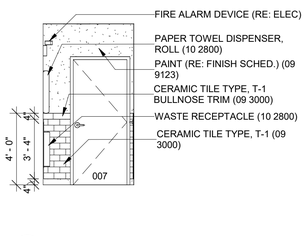
Key Value	Keynote Text
A2	WALL-MOUNTED TV AND BRACKET BY OWNER, RE: ELECT
A4	ELECTRONIC TIME CLOCK, OWNER PROVIDED
A7	COPY MACHINE BY OWNER, RE: ELECT
A9	VENDING MACHINE BY OWNER, RE: ELECT
A10	REFRIGERATOR BY OWNER, RE: PLUMB/ELECT
A11	COFFEE MACHINE BY OWNER, RE: PLUMB/ELECT
A12	MICROWAVE BY OWNER, RE: ELECT
A13	12" X 15" X 72" METAL LOCKERS (10 5113)
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A16	WHITE-BACKPAINTED GLASS MARKERBOARD WITH MARKER TRAY (10 1100)
A19	MOP SINK CABINET (RE: PLUMB)
A21	PREFABRICATED SHOWER ENCLOSURE, (10 2819)
A23	4" INTEGRAL EPOXY COVE BASE (09 6700)
A24	4" FLASHCOVED RF-1 (09 6700)
A25	CORK TACKBOARD, 48" X 48" (10 1101)
A26	MANUALLY OPERATED ROLLER SHADES (12 2400)
A27	CLOSET ROD & SHELVING (10 5723)



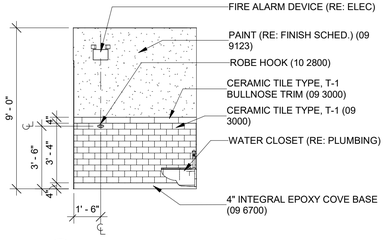
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1/4" = 1'-0"



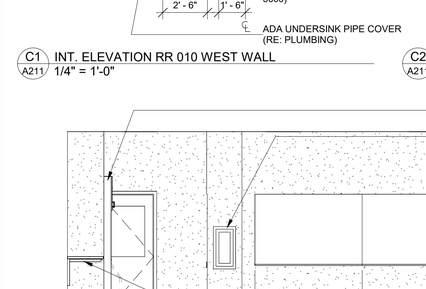
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1/4" = 1'-0"



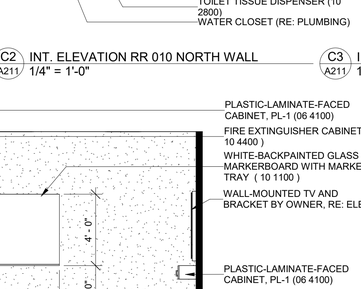
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1/4" = 1'-0"



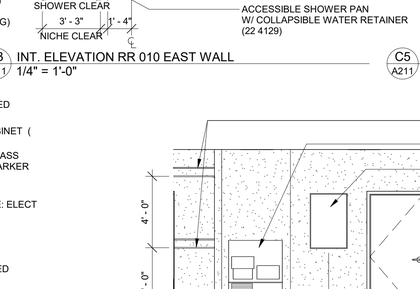
D5 A211 INT. ELEVATION RR 007 SOUTH WALL
1/4" = 1'-0"



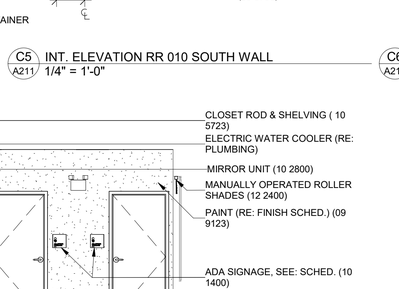
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1/4" = 1'-0"



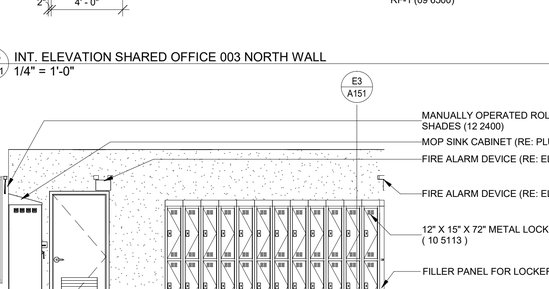
C2 A211 INT. ELEVATION RR 010 NORTH WALL
1/4" = 1'-0"



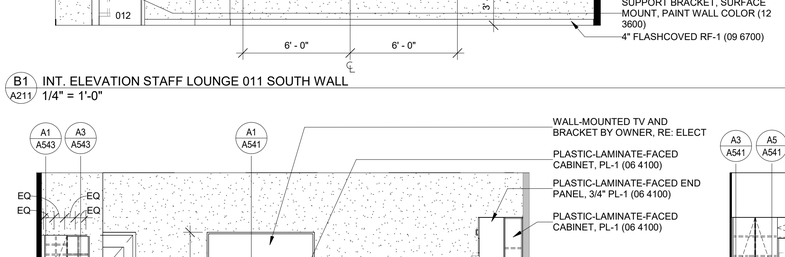
C3 A211 INT. ELEVATION RR 010 EAST WALL
1/4" = 1'-0"



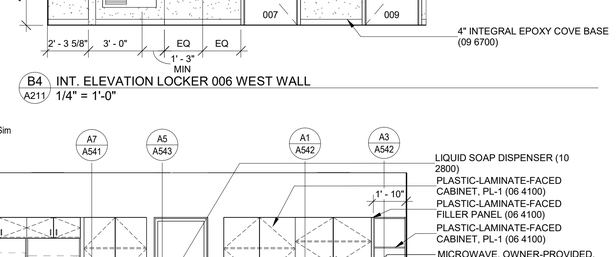
C5 A211 INT. ELEVATION RR 010 SOUTH WALL
1/4" = 1'-0"



C6 A211 INT. ELEVATION SHARED OFFICE 003 NORTH WALL
1/4" = 1'-0"



B1 A211 INT. ELEVATION STAFF LOUNGE 011 SOUTH WALL
1/4" = 1'-0"

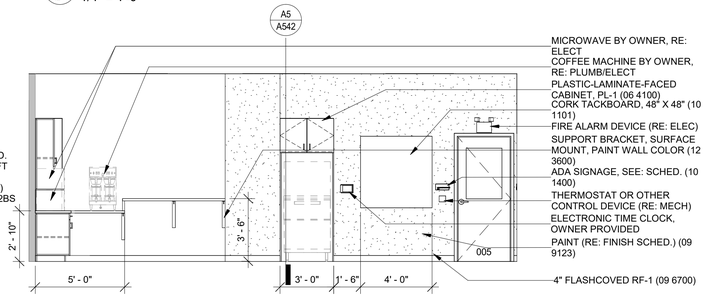


B4 A211 INT. ELEVATION LOCKER 006 WEST WALL
1/4" = 1'-0"

B6 A211 INT. ELEVATION LOCKER 006 EAST WALL
1/4" = 1'-0"

A1 A211 INT. ELEVATION STAFF LOUNGE 011 WEST WALL
1/4" = 1'-0"

A3 A211 INT. ELEVATION STAFF LOUNGE 011 NORTH WALL
1/4" = 1'-0"



A6 A211 INT. ELEVATION STAFF LOUNGE 011 EAST WALL
1/4" = 1'-0"

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KERRY K. NEWMAN NUMBER A-005831 STATE OF MISSOURI ARCHITECT 8/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

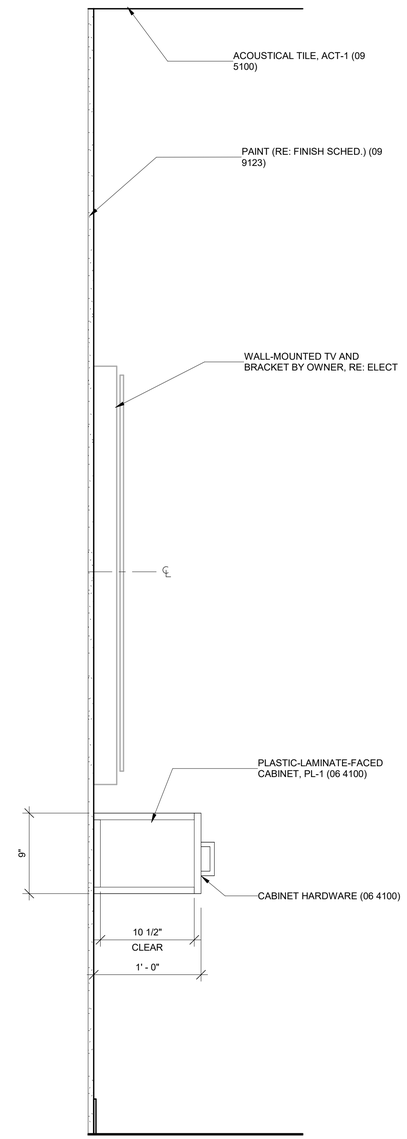
2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

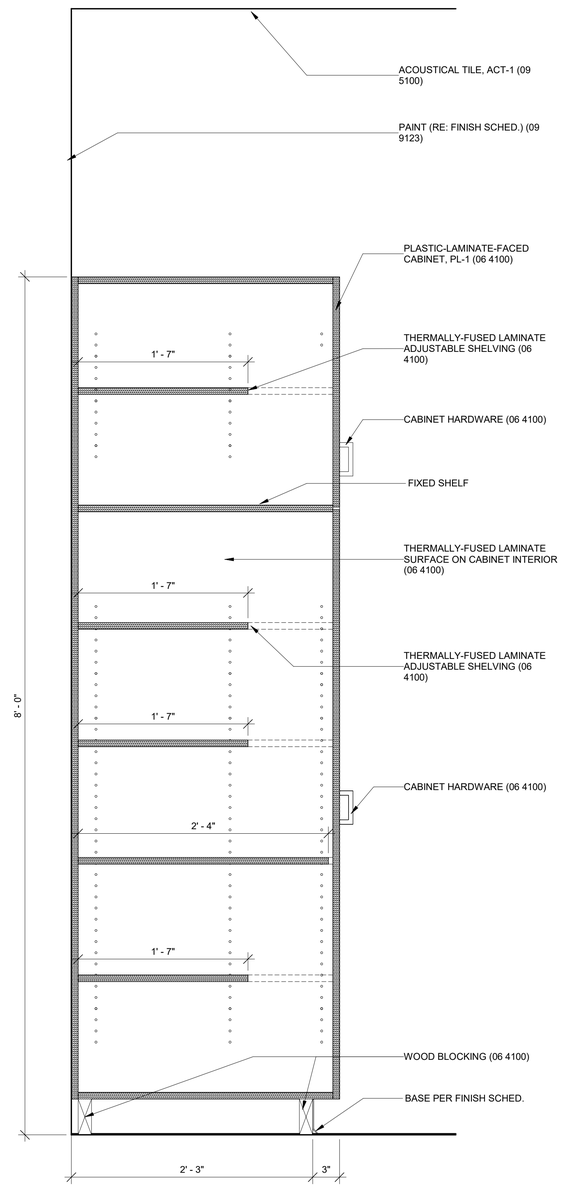
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INTERIOR ELEVATIONS

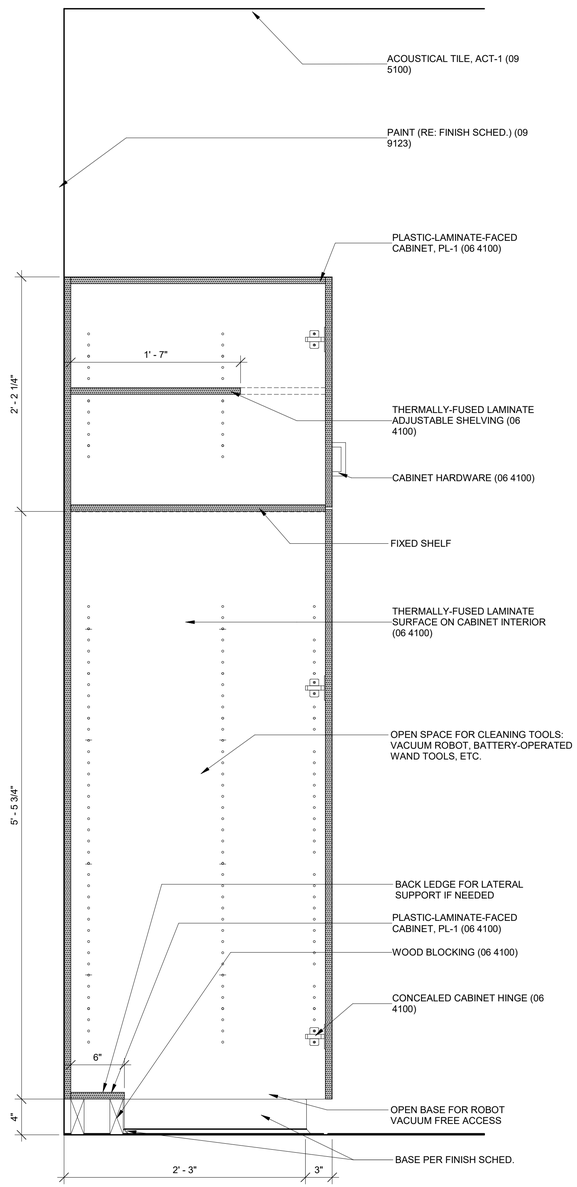
A211



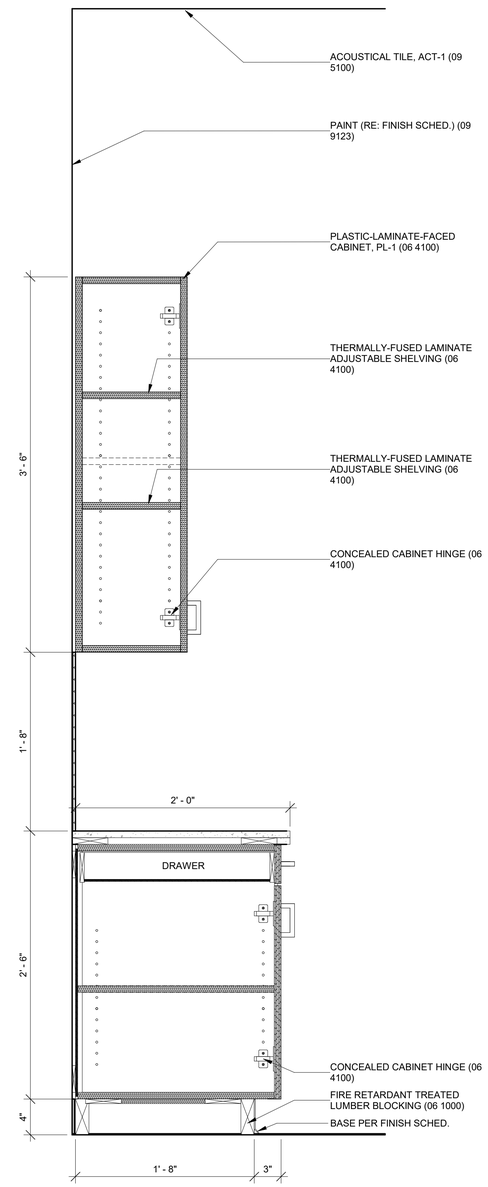
A1 A541 CASEWORK SECTION - TV/MEDIA CONSOLE
1 1/2" = 1'-0"



A3 A541 CASEWORK SECTION - PANTRY
1 1/2" = 1'-0"



A5 A541 CASEWORK SECTION - BROOM CLOSET
1 1/2" = 1'-0"



A7 A541 CASEWORK SECTION - KITCHEN TYPICAL
1 1/2" = 1'-0"

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ARCHITECT
8/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

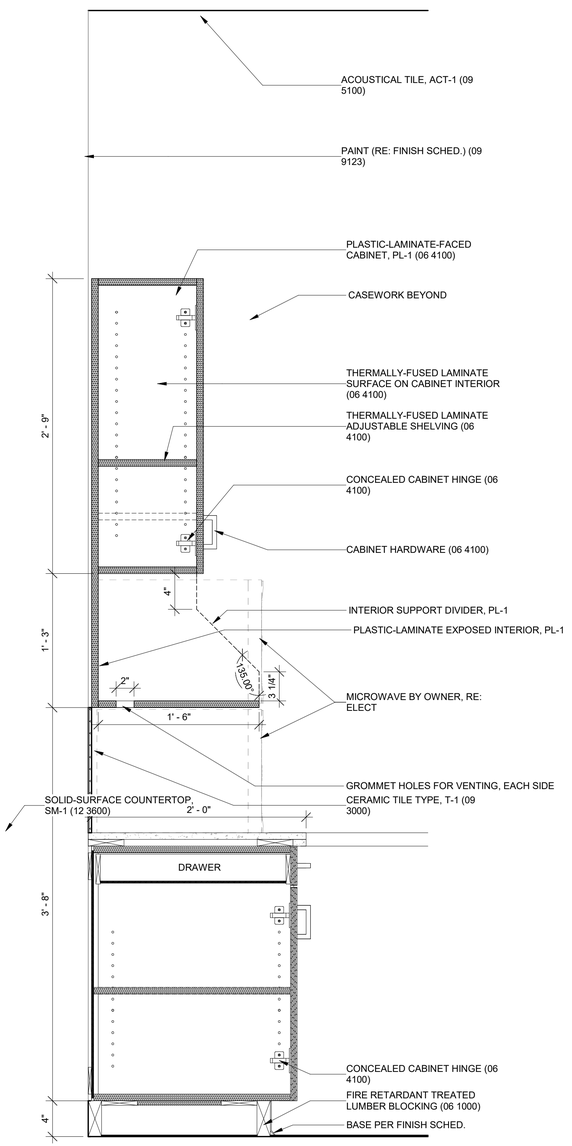
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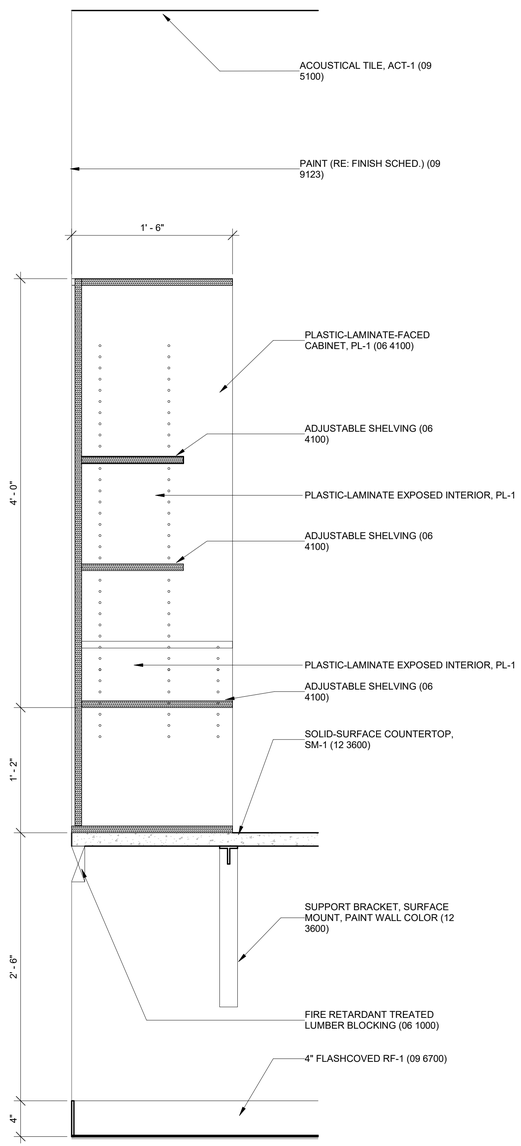
INTERIOR CASEWORK DETAILS

A541

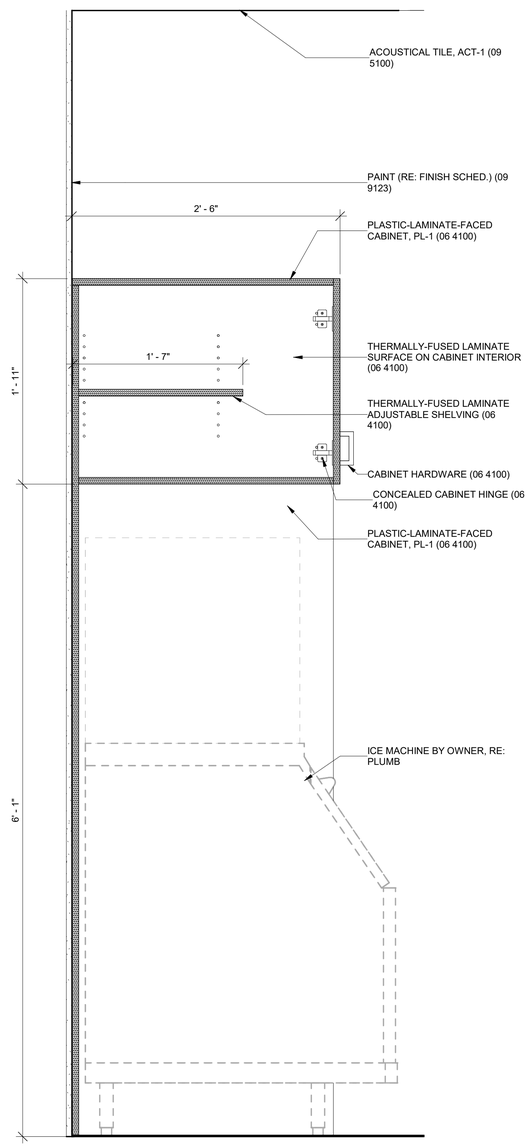
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A1 CASEWORK SECTION - MICROWAVE STATION
A542 1 1/2" = 1'-0"



A3 CASEWORK SECTION - COFFEE STATION
A542 1 1/2" = 1'-0"



A5 CASEWORK SECTION - ICEMAKER STORAGE
A542 1 1/2" = 1'-0"

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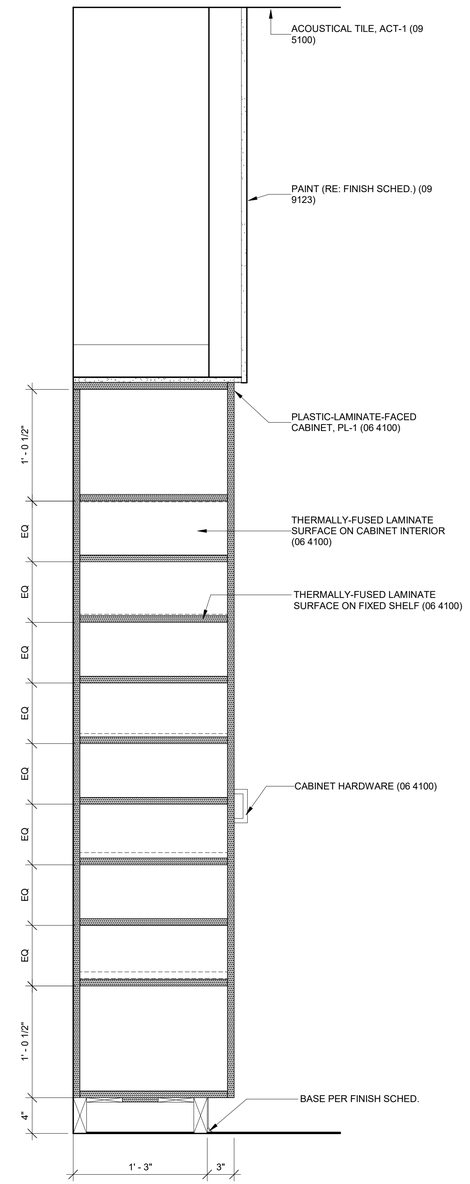
2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

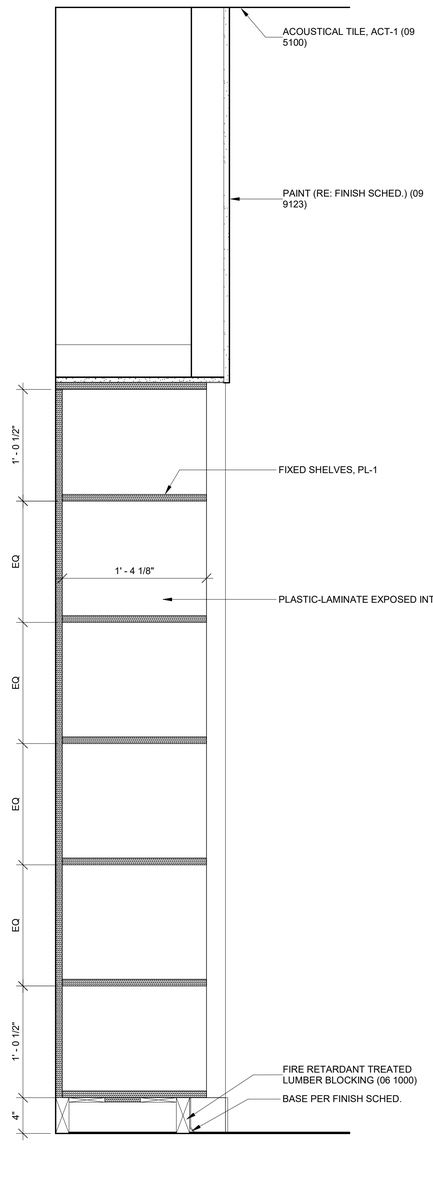
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INTERIOR CASEWORK DETAILS

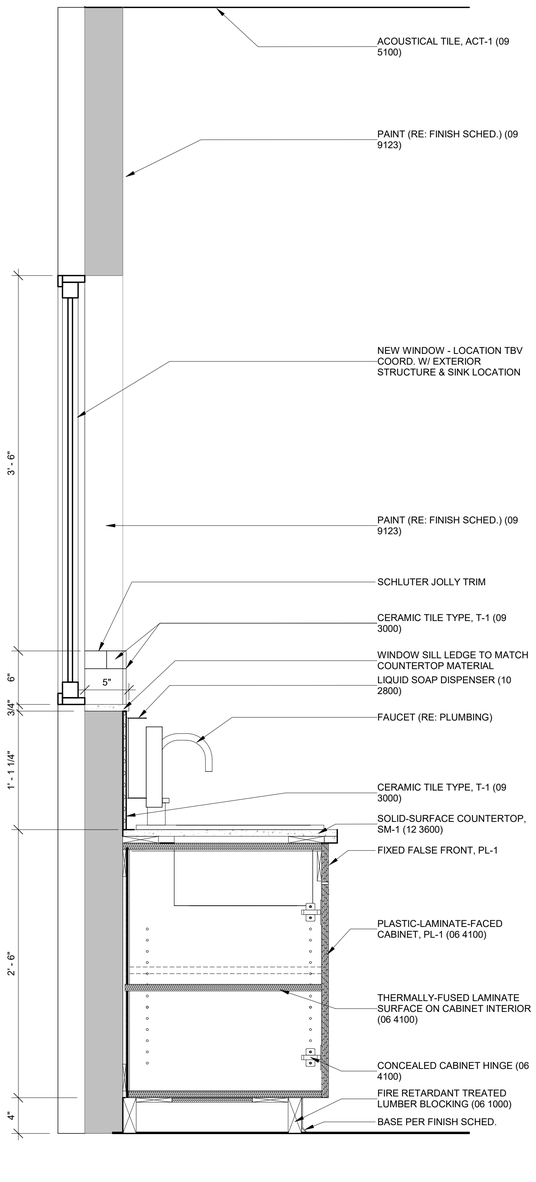
A542



A1 A543 CASEWORK SECTION - WORK TICKET/MAIL BOXES
1 1/2" = 1'-0"



A3 A543 CASEWORK SECTION - MOBILE DEVICE CHARGING
1 1/2" = 1'-0"



A5 A543 Detail 0
1 1/2" = 1'-0"

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CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

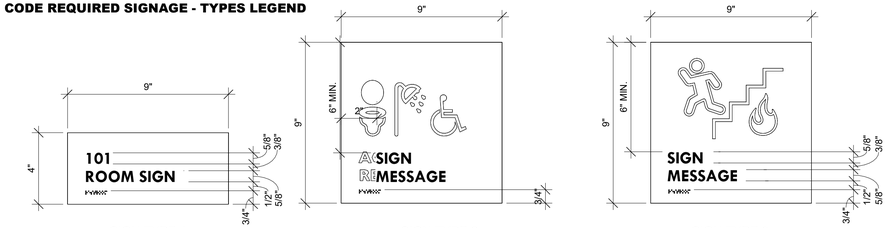
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INTERIOR CASEWORK DETAILS

A543

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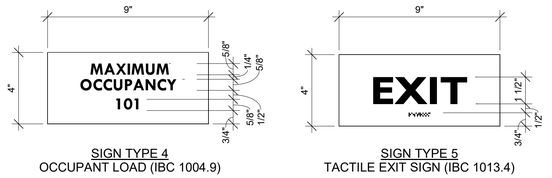
CODE REQUIRED SIGNAGE - TYPES LEGEND



SIGN TYPE 1
ADA ROOM ID

SIGN TYPE 2
MULTIPLE PICTOGRAMS

SIGN TYPE 3
SINGLE PICTOGRAM, LARGE



SIGN TYPE 4
OCCUPANT LOAD (IBC 1004.9)

SIGN TYPE 5
TACTILE EXIT SIGN (IBC 1013.4)

TYPES - SIGNAGE
3" = 1'-0"

SIGNAGE SCHEDULE

SIGN NO.	SIGN TYPE	ROOM NO.	ROOM NAME	SIGN MESSAGE	PICTOGRAM(S)	MOUNTING LOCATION	COMMENTS
002	1	002	SUPERINTENDENT	SUPERINTENDENT		SIDELIGHT	INCLUDE FINISHED BACKER FOR OTHER SIDE OF GLASS.
003	1	003	SUPERVISORS	SUPERVISORS		SIDELIGHT	INCLUDE FINISHED BACKER FOR OTHER SIDE OF GLASS.
004	1	004	CONF RM	CONFERENCE ROOM		SIDELIGHT	INCLUDE FINISHED BACKER FOR OTHER SIDE OF GLASS.
005	1	005	CORR.	ADMINISTRATION		WALL	
007	2	007	RESTROOM	RESTROOM	B	WALL	
008	1	008	UTILITY/JANITOR	UTILITY ROOM		WALL	
009	2	009	RESTROOM	RESTROOM	B	WALL	
010	2	010	ADA RESTROOM	ACCESSIBLE RESTROOM	C,B,A	WALL	
011A	1	011	STAFF LOUNGE	STAFF LOUNGE		WALL	
011B	1	011	STAFF LOUNGE	STAFF LOUNGE		WALL	
011C	1	011	STAFF LOUNGE	STAFF LOUNGE		WALL	
014	1	013	WAREHOUSE	SHOP		WALL	
013	1	013	WAREHOUSE	SHOP		WALL	

GENERAL NOTES - CODE REQUIRED SIGNAGE

1. SIGN CONSTRUCTION SHALL BE AS FOLLOWS (LISTED IN ORDER, FROM FRONT FACE TO BACK FACE OF WALL):
   - A. 1/32" RAISED CHARACTERS, GLYPHS, AND RASTER GRADE 2 BRAILLE, COLOR AS SELECTED BY ARCHITECT
   - B. 1/4" ACRYLIC BACK PLATE, P95 FROSTED FINISH (NON-GLARE), EDGES POLISHED
   - C. BACKPAINT, COLOR AS SELECTED BY ARCHITECT
   - D. VHB MOUNTING TAPE
2. MINIMUM OF 3/8" CLEARANCE AROUND ALL 4 SIDES OF BRAILLE.
3. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 2010 ADA 703.3 AND 703.4
4. SIGNS MANUFACTURED IN COMPLIANCE WITH ALL LOCAL AND ADA CODE REQUIREMENTS FOR BACKGROUND AND LETTER CONTRAST, CHARACTER HEIGHTS AND WIDTHS, MOUNTING LOCATIONS, ETC.
5. SIGNS MOUNTED TO GLASS SHALL RECEIVE 1/16" ACRYLIC BACKING MATERIAL ON OPP. SIDE OF GLASS, SAME PROFILE AS FRONT, TO CONCEAL VHB TAPE FROM VIEW; MATCH COLOR OF SIGN

MULTIPLE SMALL PICTOGRAM SIGNS



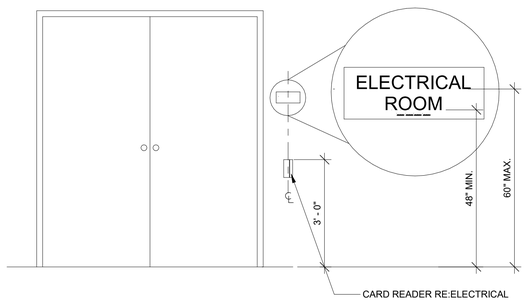
INTERNATIONAL SYMBOL FOR ACCESSIBILITY (ISA) (A)
TOILET (B)
SHOWER (C)

SINGLE LARGE PICTOGRAM SIGNS



ELEVATOR (ZZ)
STAIRS (YY)
USE STAIRS IN CASE OF FIRE (XX)
AED (WW)
TORNADO (VV)
AREA OF REFUGE (ISA) (UU)

TYPES - PICTOGRAMS
1 1/2" = 1'-0"

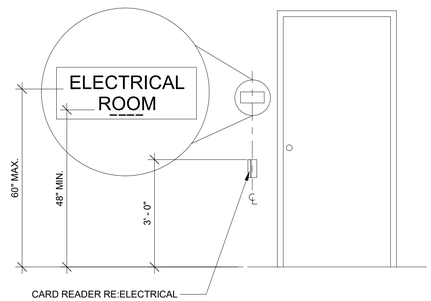


N.T.S.
ELEVATION

WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR.

WHERE THERE IS NO WALL SPACE ON THE RIGHT SIDE OF THE DOUBLE DOORS WITH TWO ACTIVE LEAFS, SIGN TO BE LOCATED ON THE NEAREST ADJACENT WALL.

NOTIFY ARCHITECT IF MOUNTING PER DIAGRAM IS NOT FEASIBLE.

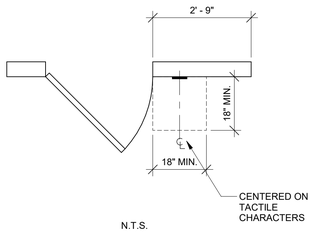


N.T.S.
ELEVATION

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE.

WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR , SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.

NOTIFY ARCHITECT IF MOUNTING PER DIAGRAM IS NOT FEASIBLE.



N.T.S.
PLAN

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STATE OF MISSOURI
KERRY KARL NEWMAN
NUMBER A-005831
08/20/2024
ARCHITECT

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
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SIGNAGE TYPES AND SCHEDULES

A561

DOOR HARDWARE:

PART 1 - GENERAL

1.0 ACTION SUBMITTALS

A. Product Data: For each type of product indicated. Include construction and installation details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Other Action Submittals:
1. Door Hardware Schedule: Prepared by or under the supervision of Installer, detailing fabrication and assembly of door hardware, as well as installation procedures and diagrams. Coordinate final door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
   a. Submittal Sequence: Submit door hardware schedule concurrent with submissions of Product Data, Samples, and Shop Drawings. Coordinate submission of door hardware schedule with scheduling requirements of other work to facilitate the fabrication of other work that is critical in Project construction schedule..
   b. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule." Double space entries, and number and date each page.
   c. Format: Use same scheduling sequence and format and use same door numbers as in the Contract Documents.
   d. Content: Include the following information:
      1) Identification number, location, hand, fire rating, size, and material of each door and frame.
      2) Locations of each door hardware set, cross-referenced to Drawings on floor plans and to door and frame schedule.
      3) Complete designations, including name and manufacturer, type, style, function, size, quantity, function, and finish of each door hardware product.
      4) Fastenings and other pertinent information.
      5) Explanation of abbreviations, symbols, and codes contained in schedule.
      6) Mounting locations for door hardware.
      7) List of related door devices specified in other Sections for each door and frame.
2. Keying Schedule: Prepared by or under the supervision of Installer, detailing Owner's final keying instructions for locks. Include schematic keying diagram and index each key set to unique door designations that are coordinated with the Contract Documents.

1.1 CLOSEOUT SUBMITTALS

A. Maintenance Data: For each type of door hardware to be included in maintenance manuals. Include final hardware and keying schedule.

1.2 QUALITY ASSURANCE

A. Source Limitations: Obtain each type of door hardware from a single manufacturer.

B. Means of Egress Doors: Latches do not require more than 15 lbf (67 N) to release the latch. Locks do not require use of a key, tool, or special knowledge for operation.

C. Accessibility Requirements: For door hardware on doors in an accessible route, comply with [the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines.
1. Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf (22.2 N).
2. Comply with the following maximum opening-force requirements:
   a. Interior, Non-Fire-Rated Hinged Doors: 5 lbf (22.2 N) applied perpendicular to door.
   b. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.
3. Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not more than 1/2 inch (13 mm) high.
4. Adjust door closer sweep periods so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches (75 mm) from the latch, measured to the leading edge of the door.

D. Keying Conference: Conduct conference at Project site to comply with requirements in Section 013100 "Project Management and Coordination." In addition to Owner, Contractor, and Architect, conference participants shall also include Installer's Architectural Hardware Consultant. Incorporate keying conference decisions into final keying schedule after reviewing door hardware keying system including, but not limited to, the following:
1. Function of building, flow of traffic, purpose of each area, degree of security required, and plans for future expansion.
2. Preliminary key system schematic diagram.
3. Requirements for key control system.
4. Requirements for access control.
5. Address for delivery of keys.

PART 2 - PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

A. Provide door hardware for each door as scheduled in Part 3 "Door Hardware Schedule" Article to comply with requirements in this Section.
1. Door Hardware Sets: Provide quantity, item, size, finish or color indicated, and products equivalent in function and comparable in quality to named products.

B. Designations: Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of door hardware are indicated in Part 3 "Door Hardware Schedule" Article. Products are identified by using door hardware designations, as follows:
1. Named Manufacturers' Products: Manufacturer and product designation are listed for each door hardware type required for the purpose of establishing minimum requirements. Manufacturers' names are abbreviated in "Door Hardware Schedule" Article.
2. References to BHMA Designations: Provide products complying with these designations and requirements for description, quality, and function.

2.2 HINGES

A. Hinges: BHMA A156.1. Provide template-produced hinges for hinges installed on hollow-metal doors and hollow-metal frames.
1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
   a. IVES Hardware; an Allegion company.
   b. Baldwin Hardware Corporation.
   c. Bommer Industries, Inc.

2.3 MECHANICAL LOCKS AND LATCHES

A. Lock Functions: As indicated in the door hardware schedule.

B. Lock Throw: Comply with testing requirements for length of bolts required for labeled fire doors, and as follows:
1. Cylindrical Locks: Minimum 3/4-inch (19-mm) latchbolt throw.

C. Lock Backset: 2-3/4 inches (70 mm), unless otherwise indicated.

D. Lock Trim:
1. Operating Device: LON Lever.

E. Strikes: Provide manufacturer's standard strike for each lock bolt or latchbolt complying with requirements indicated for applicable lock or latch and with strike box and curved lip extended to protect frame; finished to match lock or latch.
1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.

F. Series 4000 locks are installed in round, bored openings in edge and face of door.

G. Cylindrical Locks: BHMA A156.2; Grade 1; Series 4000.

H. Mortise Locks: BHMA A156.13; Grade 1; Series 1000.

I. Provide locksets with separate anti-rotation thru-bolts, and no exposed screws.

J. Provide independently operating levers with two external return spring cassettes mounted under roses to prevent lever sag.

K. Provide standard ASA strikes unless extended lip strikes are necessary to protect trim.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. Schlage Commercial Lock Division; ND Series. L Series, an Allegion company.

2.4 ELECTRONIC LOCKS AND LATCHES

A. Lock Functions: As indicated in the door hardware schedule.

B. Electronic Cylindrical Locks: A156.13/A156.25; Grade 1. UL294 Listed.

2.5 EXIT DEVICES AND AUXILIARY ITEMS

A. Exit Devices and Auxiliary Items: BHMA A156.3. Grade 1, and UL listed for Panic Exit and/or Fire Exit Hardware.

B. Exit devices to incorporate a dead latching feature for security and/or for future addition of alarm kits and/or other electrical requirements.

C. Provide flush, tapered endcap with two-point attachment to door.

D. Provide touchpad type exit devices, fabricated of brass, bronze, stainless steel, or aluminum, plated to standard architectural finishes to match balance of door hardware. Touchpads shall not incorporate Lexan or plastic push pads.

E. Exit devices shall incorporate a fluid damper or other device that eliminates noise associated with exit device operation.

F. Provide exit devices with dead latching features for security and for future addition of alarm kits and/or other electrical requirements.

G. Where lever trim is provided it is to be break-away type.

H. Provide electrical options as scheduled.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. Von Duprin; 35A/98 Series; an Allegion company.
   b. Sargent 80 Series; an ASSA Abloy company.

2.6 LOCK CYLINDERS

A. Lock Cylinders: Schlage Large Format Interchangeable core (LFIC) design where specified, standard key in lever elsewhere, constructed from brass or bronze, stainless steel, or nickel silver.
1. Manufacturers: Match City's existing keyway.
2. Cylinders and keys shall be provided by Greg's Lock and Key of Independence MO. Phone: 816-836-3639.

B. Standard Lock Cylinders: BHMA A156.5; Grade 1 cylinders; face finished to match lockset.

C. Provide temporary construction cores replaceable by permanent cores at exterior doors, furnished in accordance with the following requirements.
1. 3 construction control keys
2. 12 construction change (day) keys.

2.7 KEYING

A. Keying System: Factory registered, complying with guidelines in BHMA A156.28, Appendix A.
1. Provide cylinders/cores keyed into Owner's existing Schlage Primus key system, complying with guidelines in ANSI/BHMA A156.28, incorporating decisions made at keying conference.
2. Forward bitting list and keys separately from cylinders, by means as directed by Owner.

B. Keys: Brass.
1. Stamping: Permanently inscribe each key with a visual key control number and include the following notation:
   a. Notation: "DO NOT DUPLICATE." And "PATENTED".
2. Quantity: In addition to one extra key blank for each lock, provide the following:
   a. Cylinder Change Keys: Three.
   b. Master Keys: Five for each master key system.
   c. Grand Master Keys: Five.
   d. Control Keys: Three.

2.8 OPERATING TRIM

A. Operating Trim: BHMA A156.6; brass, unless otherwise indicated.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. IVES Hardware; an Allegion company.
   b. Rockwood Manufacturing Company.
   c. Trimco.

2.9 ACCESSORIES FOR PAIRS OF DOORS

A. Coordinators: BHMA A156.3; consisting of active-leaf, hold-open lever and inactive-leaf release trigger; fabricated from steel with nylon-coated strike plates; with built-in, adjustable safety release; and with internal override.

B. Astragals: BHMA A156.22.

2.10 SURFACE CLOSERS

A. Surface Closers: BHMA A156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves, cast iron body, and forged-steel main arm.

B. Comply with manufacturer's written recommendations for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.

C. Provide closers with a solid forged steel main arms and factory assembled heavy-duty forged forearms for parallel arm closers.

D. Closer cylinders, arms, adapter plates, and metal covers shall have a powder coating finish which has been certified to exceed 100 hours salt spray testing as described in ANSI Standard A156.4 and ASTM B117. Provide special rust inhibitive primer (SRI) where specified.

E. Closers with pressure relief values will not be acceptable.

F. Supplier to provide any brackets or plates required for proper Installation of door closers.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. LCN Closers; 4050A/1450 Series; an Allegion company.
   b. Norton Closers; 7500/8500 Series; an ASSA Abloy company.

2.11 THRESHOLDS & GASKETING

A. Thresholds: BHMA A156.21; fabricated to full width of opening indicated.

B. Provide thresholds, weather-stripping (including door sweeps, seals, and astragals) and gasketing systems (including smoke, sound, and light) as specified and per architectural details. Match finish of other items.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. Reese Enterprises, Inc.
   b. National Guard Products.
   c. Zero International.

2.12 METAL PROTECTIVE TRIM UNITS

A. Metal Protective Trim Units: BHMA A156.6; fabricated from 0.050-inch- (1.3-mm-) thick stainless steel; with manufacturer's standard machine or self-tapping screw fasteners.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. IVES Hardware; an Allegion company.
   b. Rockwood Manufacturing Company.
   c. Trimco.

2.13 AUXILIARY DOOR HARDWARE

A. Auxiliary Hardware: BHMA A156.16.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. IVES Hardware; an Allegion company.
   b. Rockwood Manufacturing Company.
   c. Trimco.

2.14 FABRICATION

A. Manufacturer's Nameplate: Do not provide products that have manufacturer's name or trade name displayed in a visible location except in conjunction with required fire-rated labels and as otherwise approved by Architect.
1. Manufacturer's identification is permitted on rim of lock cylinders only.

B. Base Metals: Produce door hardware units of base metal indicated, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18.

C. Fasteners: Provide door hardware manufactured to comply with published templates prepared for machine, wood, and sheet metal screws. Provide screws that comply with commercially recognized industry standards for application intended, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.
1. Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
2. Spacers or Sex Bolts: For through bolting of hollow-metal doors.
3. Fasteners for Wood Doors: Comply with requirements in DHI WDHS.2, "Recommended Fasteners for Wood Doors."
4. Gasketing Fasteners: Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.

2.15 FINISHES

A. Provide finishes complying with BHMA A156.18 as indicated in door hardware schedule.

B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

1.2 PREPARATION

A. Steel Doors and Frames: For surface applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.6.

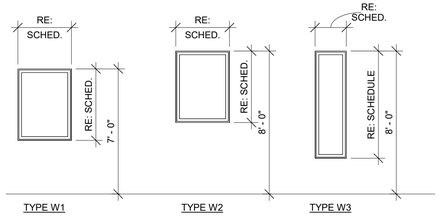
B. Wood Doors: Comply with DHI WDHS.5 "Recommended Hardware Reinforcement Locations for Mineral Core Wood Flush Doors.

1.3 INSTALLATION

A. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing. Do not install surface-mounted items until finishes have been completed on substrates involved.
1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.

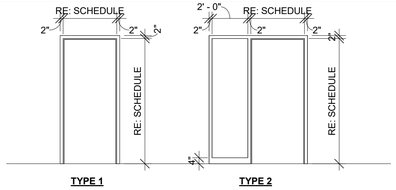
WINDOW SCHEDULE

WINDOW NUMBER	TYPE	HEAD HEIGHT	SILL HEIGHT	WIDTH	COMMENTS
001	W2	7' - 0"	3' - 0"	3' - 0"	
002	W2	7' - 0"	3' - 0"	3' - 0"	
003	W1	8' - 0"	4' - 0"	3' - 0"	
EX5	W3	8' - 0"	2' - 0"	1' - 9"	ADD ALTERNATE #2: NEW WINDOW HERE
EX6	W3	8' - 0"	2' - 0"	1' - 9"	ADD ALTERNATE #2: NEW WINDOW HERE
EX7	W3	8' - 0"	2' - 0"	1' - 9"	ADD ALTERNATE #2: NEW WINDOW HERE
EX8	W3	8' - 0"	2' - 0"	1' - 9"	ADD ALTERNATE #2: NEW WINDOW HERE

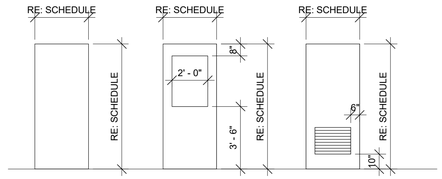


ALUMINUM-FRAMED STOREFRONT (08 4313)

TYPES - WINDOWS (X)
1/4" = 1'-0"



TYPES - FRAMES
1/4" = 1'-0"



TYPES - DOORS
1/4" = 1'-0"

DOOR & FRAME SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR MATERIAL	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR GLASS TYPE	FRAME MATERIAL	FRAME TYPE	FRAME GLASS TYPE	FIRE RATING	HARDWARE SET	REFERENCED GENERAL NOTES	DOOR NUMBER
001A	D	HM	3' - 0"	7' - 0"	1 3/4"	GL-1	HM	1			1.0	1	001A
001B	D	HM	3' - 0"	7' - 0"	1 3/4"	GL-2	HM	1			2.0	1	001B
002	A	PLAM	3' - 0"	7' - 0"	1 3/4"		HM	2	GL-2		5.0	2	002
003	A	PLAM	3' - 0"	7' - 0"	1 3/4"		HM	2	GL-2		5.0	2	003
004	A	PLAM	3' - 0"	7' - 0"	1 3/4"		HM	2	GL-2		5.0	2	004
005	D	HM	3' - 0"	7' - 0"	1 3/4"	GL-2	HM	1			3.0	1	005
006	A	HM	3' - 0"	7' - 0"	1 3/4"		HM	1			7.0		006
007	A	HM	3' - 0"	7' - 0"	1 3/4"		HM	1			6.0		007
008	E	HM	3' - 0"	7' - 0"	1 3/4"		HM	1			4.0		008
009	A	HM	3' - 0"	7' - 0"	1 3/4"		HM	1			6.0		009
010	A	HM	3' - 0"	7' - 0"	1 3/4"		HM	1			6.0		010
011	D	HM	3' - 0"	7' - 0"	1 3/4"	GL-2	HM	1			7.0	3	011
012	D	HM	3' - 0"	7' - 0"	1 3/4"	GL-2	HM	1			7.0	3	012

GENERAL NOTES - DOOR SCHEDULE

1. CARD READER, TIMED UNLOCK
2. OFFICE LOCK
3. PUSH/PULL, NO LOCK

MATERIAL KEY

HM HOLLOW METAL
PLAM PLASTIC LAMINATE CLAD WOOD

GLAZING LEGEND

GL-1 1" INSULATED GLAZING UNIT, TINTED, LOW-E, DOUBLE-GLAZED
GL-2 1/4" CLEAR MONOLITHIC INTERIOR VISION GLASS - TEMPERED

DOOR HARDWARE SETS:

HARDWARE SET: 1
DOOR NUMBER:
001A
EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3 EA	HINGE	5BB1HW 4.5 X 4.5 NRP	630	IVE
1 EA	POWER TRANSFER	EPT10 CON	689	VON
1 EA	ELEC PANIC HARDWARE	RX-LC-QEL-99-NL-CON 24 VDC	626	VON
1 EA	RIM HOUSING	20-079	626	SCH
1 EA	PRIMUS CORE	20-740	626	SCH
1 EA	CONST CORE	23-030 ICX	ORG	SCH
1 EA	SURFACE CLOSER	4050A SCUSH	689	LCN
1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1 EA	RAIN DRIP	142AA	AA	ZER
1 SET	GASKETING	429AA-S	AA	ZER
1 EA	DOOR SWEEP	39A	A	ZER
1 EA	DOOR SWEEP	8197AA	AA	ZER
1 EA	THRESHOLD	65A-223	A	ZER
1 EA	WIRE HARNESS	CON (VERIFY LENGTH REQUIRED)		SCH
1 EA	DOOR CONTACT	679-05HM	BLK	SCE
EA	POWER SUPPLY	BY ACCESS CONTROL PROVIDER		
1	CARD READER	BY ACCESS CONTROL PROVIDER		
EA	NOTE	WEATHERSTRIP/ASTRAGAL BY DOOR SUPPLIER		

OPERATION: DOOR NORMALLY CLOSED AND LOCKED. ACCESS VIA VALID CARD READ. ALWAYS FREE EGRESS.

HARDWARE SET: 2
DOOR NUMBER:
001B
EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3 EA	HINGE	5BB1HW 4.5 X 4.5 NRP	630	IVE
1 EA	POWER TRANSFER	EPT10 CON	689	VON
1 EA	ELEC PANIC HARDWARE	RX-LC-QEL-99-NL-CON 24 VDC	626	VON
1 EA	RIM HOUSING	20-079	626	SCH
1 EA	PRIMUS CORE	20-740	626	SCH
1 EA	CONST CORE	23-030 ICX	ORG	SCH
1 EA	SURFACE CLOSER	4050A EDA	689	LCN
1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1 EA	WALL STOP	WS406/407CVX	630	IVE
3 EA	SILENCER	SR64	GRY	IVE
1 EA	WIRE HARNESS	CON (VERIFY LENGTH REQUIRED)		SCH
1 EA	DOOR CONTACT	679-05HM	BLK	SCE
EA	POWER SUPPLY	BY ACCESS CONTROL PROVIDER		
1	CARD READER	BY ACCESS CONTROL PROVIDER		
EA	NOTE	WEATHERSTRIP/ASTRAGAL BY DOOR SUPPLIER		

OPERATION: DOOR NORMALLY CLOSED AND LOCKED. ACCESS VIA VALID CARD READ. ALWAYS FREE EGRESS.

HARDWARE SET: 3
DOOR NUMBER:
005
EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3 EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1 EA	STOREROOM LOCK	ND80P6D RHO	626	SCH
1 EA	ELECTRIC STRIKE	6211 FSE CON 12/16/24/28 VAC/VDC	630	VON
1 EA	SURFACE CLOSER	4050A RW/PA	689	LCN
1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1 EA	WALL STOP	WS406/407CVX	630	IVE
3 EA	SILENCER	SR64	GRY	IVE
1 EA	DOOR CONTACT	679-05HM	BLK	SCE
1 EA	MOTION SENSOR	SCANII 12/24 VDC	WHT	SCE
1 EA	POWER SUPPLY	BY ACCESS CONTROL PROVIDER		
1	CARD READER	BY ACCESS CONTROL PROVIDER		

OPERATION: DOOR NORMALLY CLOSED AND LOCKED. ACCESS VIA VALID CARD READ. ALWAYS FREE EGRESS.

HARDWARE SET: 4
DOOR NUMBER:
008
EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3 EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1 EA	STOREROOM LOCK	ND80P6D RHO	626	SCH
1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1 EA	WALL STOP	WS406/407CVX	630	IVE
3 EA	SILENCER	SR64	GRY	IVE

HARDWARE SET: 5
DOOR NUMBER:
002 003 004
EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3 EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1 EA	ENTRANCE LOCK	ND53P6D RHO	626	SCH
1 EA	WALL STOP	WS406/407CVX	630	IVE
3 EA	GASKETING	488SBK PSA	BK	ZER

HARDWARE SET: 6
DOOR NUMBER:
007 009 010
EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3 EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1 EA	PRIVACY LOCK W/ OUTSIDE INDICATOR	ND40S RHO OS-OCC	626	SCH
1 EA	SURFACE CLOSER	4050A RW/PA	689	LCN
1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1 EA	WALL STOP	WS406/407CVX	630	IVE
3 EA	SILENCER	SR64	GRY	IVE

HARDWARE SET: 7
DOOR NUMBER:
006 011 012
EACH TO HAVE:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3 EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1 EA	PUSH PLATE	8200 6" X 16"	630	IVE
1 EA	PULL PLATE	8302 10" 4" X 16"	630	IVE
1 EA	SURFACE CLOSER	4050A RW/PA	689	LCN
1 EA	KICK PLATE 8400 10" X 2"	LDW B-CS	630	IVE
1 EA	WALL STOP	WS406/407CVX	630	IVE
1 EA	GASKETING	488SBK PSA	BK	ZER

sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(0) 816.474.1397 (F) 816.474.5924 www.sfsarch.com

STATE OF MISSOURI
KERRY K. NEWMAN
NUMBER A-5053833
8/20/2024
ARCHITECT

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

2715 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024

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DOOR & WINDOW TYPES AND SCHEDULES

A601

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MECHANICAL ABBREVIATIONS
(ALPHABETICAL BY ABBREVIATION)

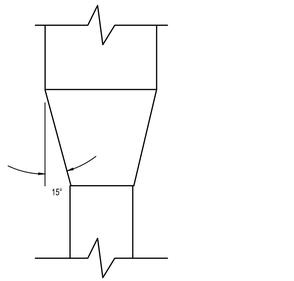
ABBREVIATION	LONG FORM
ABV	ABOVE
AC OR ACU	AIR-CONDITIONING UNIT
AHAP	AS HIGH AS POSSIBLE
AHU	AIR-HANDLING UNIT
AUTO	AUTOMATIC
BLW	BELOW
C	CHILLER
CD	CONDENSATE
CF	CABINET FAN
CFM	CUBIC FEET PER MINUTE
CH	CABINET HEATER
CHP	CHILLED WATER PUMP
CLNG OR CLG	CEILING
CONC	CONCRETE
CP OR CWP	CONDENSER WATER PUMP
CS	CONDENSER WATER SUPPLY
CR	CONDENSER WATER RETURN
CRAC OR CACU	COMPUTER ROOM AIR-CONDITIONING UNIT
CREF	CHILLER ROOM EXHAUST FAN
CRU	CONDENSATE (STEAM) RETURN UNIT
CT	COOLING TOWER CELL
CTU	CONDENSATE (STEAM) TRANSFER UNIT
CU	CONDENSING UNIT
DV	CONSTANT VOLUME TERMINAL BOX
DEF	DISHWASER EXHAUST FAN
DMPR	DAMPER
DN	DOWN
EA	EACH
EBH	ELECTRIC BASEBOARD HEATER
EDH	ELECTRIC DUCT-MOUNTED HEATER
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ER	EXHAUST REGISTER
EUH	ELECTRIC UNIT HEATER
EXH	EXHAUST
FD	FIRE DAMPER
FCU	FAN-COIL UNIT
FF	FINAL FILTER
FFCH	FORCED-FLOW CABINET HEATER
FFU	FAN FILTER UNIT
FP	FAN POWERED TERMINAL BOX
GPM	GALLONS PER MINUTE
HC	HEATING COIL
HUM	HUMIDIFIER
HWP OR HP	HEATING WATER PUMP
HX	HEAT EXCHANGER
KEF	KITCHEN (GREASE HOOD) EXHAUST FAN
KW	KILOWATTS
LD	LINEAR SUPPLY DIFFUSER
MOT	MOTORIZED
MTD	MOUNTED
MUAF	MAKE-UP AIR FAN
MUAHU	MAKE-UP AIR-HANDLING UNIT
OA	OUTSIDE AIR
OAF	OUTSIDE AIR FAN
OPG OR OPNG	OPENING

NOT ALL ABBREVIATIONS ON THIS LIST ARE NECESSARILY USED ON THIS PROJECT

MECHANICAL ABBREVIATIONS CONT.
(ALPHABETICAL BY ABBREVIATION)

ABBREVIATION	LONG FORM
PF	PRE-FILTER
PLNM	PLENUM
RA	RETURN AIR
RAF	RETURN AIR FAN
RAG OR RG	RETURN AIR GRILLE
RAR OR RR	RETURN AIR REGISTER
RAS	RETURN AIR SILENCER
RE:	IN REFERENCE TO
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
SAF OR SF	SUPPLY AIR FAN
SAG OR SG	SUPPLY AIR GRILLE
SAR OR SR	SUPPLY AIR REGISTER
SAS	SUPPLY AIR SILENCER
SCHP	SECONDARY CHILLED WATER PUMP
SD	SMOKE DAMPER OR DETECTOR
SPCHP	SPECIAL PROCESS CHILLED WATER PUMP
TA	THROW AWAY (FILTER TYPE)
TDEF	TRUCK DOCK EXHAUST FAN
TEF	TOILET EXHAUST FAN
TRANS	TRANSITION OR TRANSFER
TYP	TYPICAL
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VF	VENTILATION FAN
VFD	VARIABLE FREQUENCY DRIVE
V V	VARIABLE VOLUME TERMINAL BOX
W/	WITH
XFMR OR TFMR	TRANSFORMER
XT OR EX	EXPANSION TANK

NOT ALL ABBREVIATIONS ON THIS LIST ARE NECESSARILY USED ON THIS PROJECT



2 DUCT TAKEOFFS AND FITTINGS
NOT TO SCALE

DUCTWORK LEGEND
(REFER TO SPECIFICATIONS SECTIONS 15815 AND 15820 FOR ADDITIONAL INFORMATION)

SINGLE LINE	DESCRIPTION	DOUBLE LINE
	ROUND ELBOW DOWN	
	ROUND ELBOW UP	
	OFFSET TO CHANGE ELEVATION (AT 30° WHEN POSSIBLE. ARROW SLOPES DN, U.N.O.)	
	ROUND RADIUS ELBOW	
	90° STRAIGHT TEE	
	90° CONICAL TEE	
	45° LATERAL TAP	
	45° LATERAL CONICAL TEE	
	SIZE OR SHAPE TRANSITION	
	ROUND FLEXIBLE DUCT	
	RECTANGULAR ELBOW DOWN	
	RECTANGULAR ELBOW UP	
	OFFSET TO CHANGE ELEVATION (AT 30° WHERE POSSIBLE. ARROW SLOPES DN., U.N.O.)	
	RECTANGULAR RADIUS ELBOW	
	RECTANGULAR ELBOW WITH TURNING VANES	
	SPLIT BRANCH TAKE-OFF WITH SQUARE ELBOW & SPLITTER DAMPER	
	SPLIT BRANCH TAKE-OFF WITH RADIUS ELBOW & SPLITTER DAMPER	
	SPLIT BRANCH TAKE-OFF TEE WITH STATIONARY SPLITTER DAMPER	
	BRANCH TAKE-OFF WITH 45° LEAD IN TAP	
	INSULATED/LINED DUCTWORK (U.N.O.)	
	SQUARE FACED CEILING DIFFUSER 4-WAY DIRECTIONAL THROW (U.N.O.)	
	ROUND FACED CEILING DIFFUSER	
OR	CEILING RETURN OR EXHAUST AIR GRILLE OR REGISTER	
	SIDEALL SUPPLY GRILLE OR REGISTER	
	SUPPLY DUCT RISER	
	RETURN, EXHAUST OR OUTSIDE AIR DUCT RISER	
	MANUAL BALANCING DAMPER	
	AUTOMATIC (MOTOR-OPERATED) DAMPER	
	FIRE DAMPER	
	GRAVITY BACKDRAFT DAMPER	
	COMBINATION FIRE AND SMOKE DAMPER WITH SMOKE DETECTOR	
	SMOKE DAMPER (AUTOMATIC) WITH SMOKE DETECTOR	
S	DUCT MOUNTED SMOKE DETECTOR	S OR S

NOT ALL SYMBOLS ON THIS LIST ARE NECESSARILY USED ON THIS PROJECT

STANDARD MECHANICAL SYMBOLS

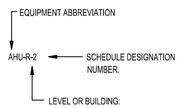
SYMBOL	DESCRIPTION
	GATE VALVE
	BALL VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	PLUG VALVE
	ANGLE VALVE
	CHECK VALVE
	AUTOMATIC CONTROL VALVE (STRAIGHT THROUGH)
	AUTOMATIC CONTROL VALVE (3-WAY)
	AUTOMATIC CONTROL VALVE (ANGLE)
	AUTOMATIC CONTROL VALVE (STRAIGHT THROUGH)
	SOLENOID VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	GAUGE COCK
	PRESSURE GAUGE WITH GAUGE COCK
	THERMOMETER
	THERMOMETER WELL
	TEST PLUG
F	FLOW METER
T	TEMPERATURE SENSOR
P	PRESSURE SENSOR
DPS	DIFFERENTIAL PRESSURE SWITCH
	IMMERSION THERMOSTAT
	MANUAL AIR VENT
	AUTOMATIC AIR VENT
FS	FLOW SWITCH
	ORIFICE
	PIPE SLEEVE THRU WALL OR FLOOR
	EXPANSION JOINT
	FLEXIBLE PIPE JOINT
	PIPE GUIDE
	ANCHOR
	STRAINER (Y-TYPE)
	STRAINER (BASKET TYPE)
	UNION
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	DIRECTION OF FLOW
	DIRECTION OF SLOPE
T	THERMOSTAT
H	HUMIDISTAT
FSC	FAN SPEED CONTROLLER
CS	CONDENSER WATER SUPPLY
CR	CONDENSER WATER RETURN
D	CONDENSATE DRAIN

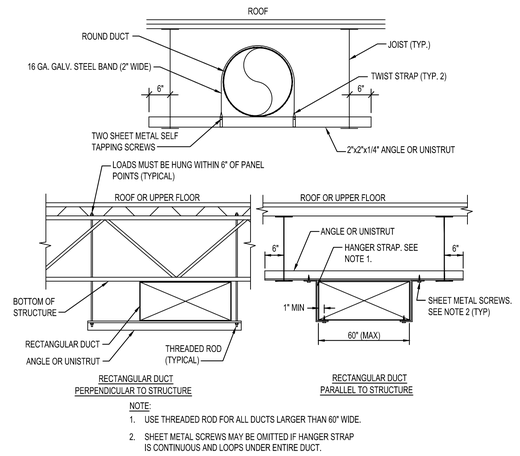
VALVES, FITTINGS, & DEVICES

PIPING

NOT ALL SYMBOLS ON THIS LIST ARE NECESSARILY USED ON THIS PROJECT

GENERAL EQUIPMENT DESIGNATION KEY:





NOTE:
1. USE THREADED ROD FOR ALL DUCTS LARGER THAN 60" WIDE.
2. SHEET METAL SCREWS MAY BE OMITTED IF HANGER STRAP IS CONTINUOUS AND LOOPS UNDER ENTIRE DUCT.

1 DUCT HANGERS AND SUPPORTS
NOT TO SCALE

MECHANICAL GENERAL NOTES

1. PRIOR TO SUBMITTING BID, VISIT THE SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. REVIEW GENERAL NOTES, SPECIFICATIONS AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. COORDINATE THE INSTALLATION OF MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION. DUCTWORK AND PIPING SHALL BE ROUTED TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC.
3. TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN FOR NEW INSTALLATION DURING WORK. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.
5. NEW MECHANICAL EQUIPMENT, DUCTWORK AND PIPING IS SHOWN AT APPROXIMATE LOCATIONS. FIELD MEASURE FINAL DUCTWORK AND PIPING LOCATIONS PRIOR TO FABRICATION AND SHALL MAKE ADJUSTMENTS AS REQUIRED TO FIT THE DUCTWORK AND PIPING WITHIN THE AVAILABLE SPACE. FIELD VERIFY FINAL LOCATIONS TO INSTALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROPER AIRFLOW CLEARANCE AROUND EQUIPMENT.
6. REFER TO ARCHITECTURAL DRAWINGS FOR ALL RELATED CONSTRUCTION DETAILS AS APPLICABLE TO THE HVAC SYSTEM. CHASE AND PENETRATIONS INTENDED FOR DUCTWORK AND PIPING SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
7. COORDINATE LOCATION OF ROOF PENETRATIONS WITH THE EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS.
8. SEAL ALL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS. FIREPROOF ALL PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH U.L. REQUIREMENTS.
9. COORDINATE THE EXACT MOUNTING SIZE AND FRAME TYPE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE SUPPLIER TO MEET THE CEILING, WALL, AND DUCT INSTALLATION REQUIREMENTS.
10. LOCATION OF CEILING DIFFUSERS, REGISTERS, AND GRILLES SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE FINAL CEILING AND LIGHTING LOCATIONS.
11. DUCTWORK CROSSING FIRE RATED WALL OR OTHER FIRE RATED ASSEMBLIES SHALL BE MINIMUM 26 GAUGE SHEET METAL.
12. PROVIDE FIRE AND/OR FIRE/SMOKE DAMPERS IN DUCTWORK AT CEILINGS AND WALLS AS REQUIRED BY BUILDING CODE AUTHORITY HAVING JURISDICTION. FIRE AND FIRE/SMOKE DAMPERS SHALL CONFORM TO NFPA AS APPLICABLE.
13. PROVIDE WALL AND/OR DUCT ACCESS PANELS OR DOORS FOR ACCESS TO ALL FIRE AND/OR FIRE/SMOKE DAMPERS. ACCESS PANEL OR DOOR SHALL BE MINIMUM SIZE OF 6"x6" AND SHALL BE INSTALLED WITH 12" OF DAMPER. PROVIDE A REMOVABLE DUCT SECTION WHERE DUCT SIZE IS TOO SMALL FOR A 6"x6" ACCESS DOOR.
14. THERMOSTATS AND HUMIDISTATS SHALL BE LOCATED AND SET BY MECHANICAL CONTRACTOR AND WIRED IN CONDUIT BY ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. MOUNTING HEIGHTS SHALL BE 48" AFF TO MEET ADA REQUIREMENTS UNLESS OTHERWISE NOTED ON PLANS.
15. COORDINATE THE LOCATION AND ELEVATION OF WALL-MOUNTED DEVICES WITH ANY WALL MOUNTED ITEMS INDICATED ON THE ARCHITECTURAL DRAWINGS. CONTRACTOR WILL NOT BE REIMBURSED FOR RELOCATION OF ANY WALL-MOUNTED DEVICES CAUSED BY A LACK OF COORDINATION.
16. ALL BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS, AND GRILLES SHALL HAVE A PREFABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR/ROUND BRANCH DUCT TAKEOFF FITTING WITH MANUAL BALANCING DAMPER AND LOCKING QUADRANT.
17. BRANCH DUCTWORK TO AIR OUTLETS SHALL BE SAME SIZE AS OUTLET NECK SIZE UNLESS OTHERWISE NOTED.
18. RIGID DUCTWORK INSULATION: PROVIDE R-6 MINIMUM INSULATION WRAP ON ALL CONCEALED DUCTWORK. PROVIDE R-6 MINIMUM INTERNAL DUCT LINER ON ALL EXPOSED DUCTWORK. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE DIMENSIONS, SHEET METAL SIZES SHALL INCREASE ACCORDINGLY. PROVIDE R-12 MINIMUM INSULATION ON ALL DUCTWORK INSTALLED IN UNCONDITIONED SPACES. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
19. FLEXIBLE DUCT WORK SHALL BE THERMAFLEX TYPE MKE, FLEXMASTER TYPE 8M, OR APPROVED EQUAL, SHALL BE LISTED UNDER 181 AS CLASS 1 AIR DUCT AND SHALL BE PROVIDED WITH INTEGRAL R-6 MINIMUM FIBERGLASS INSULATION. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORT TO AVOID SHARP BENDS AND SAGGING.
20. WALL MOUNTED DIFFUSERS AND GRILLES SHALL BE PROVIDED WITH SUITABLE MOUNTING FRAME TO MATCH WALL CONSTRUCTION. COORDINATE WITH ARCHITECTURAL DRAWINGS.

OTHER SYMBOLS

SYMBOL	DESCRIPTION
	INDICATES CONNECTION TO EXISTING DUCT OR PIPE

sfs architecture
2100 Central St. Suite 31 Kansas City, MO 64108
(O) 816.474.1397 (F) 816.421.6024 www.sfsarch.com

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.735.2214
MO CERTIFICATE OF AUTHORITY #E-2021006522

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER
08/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

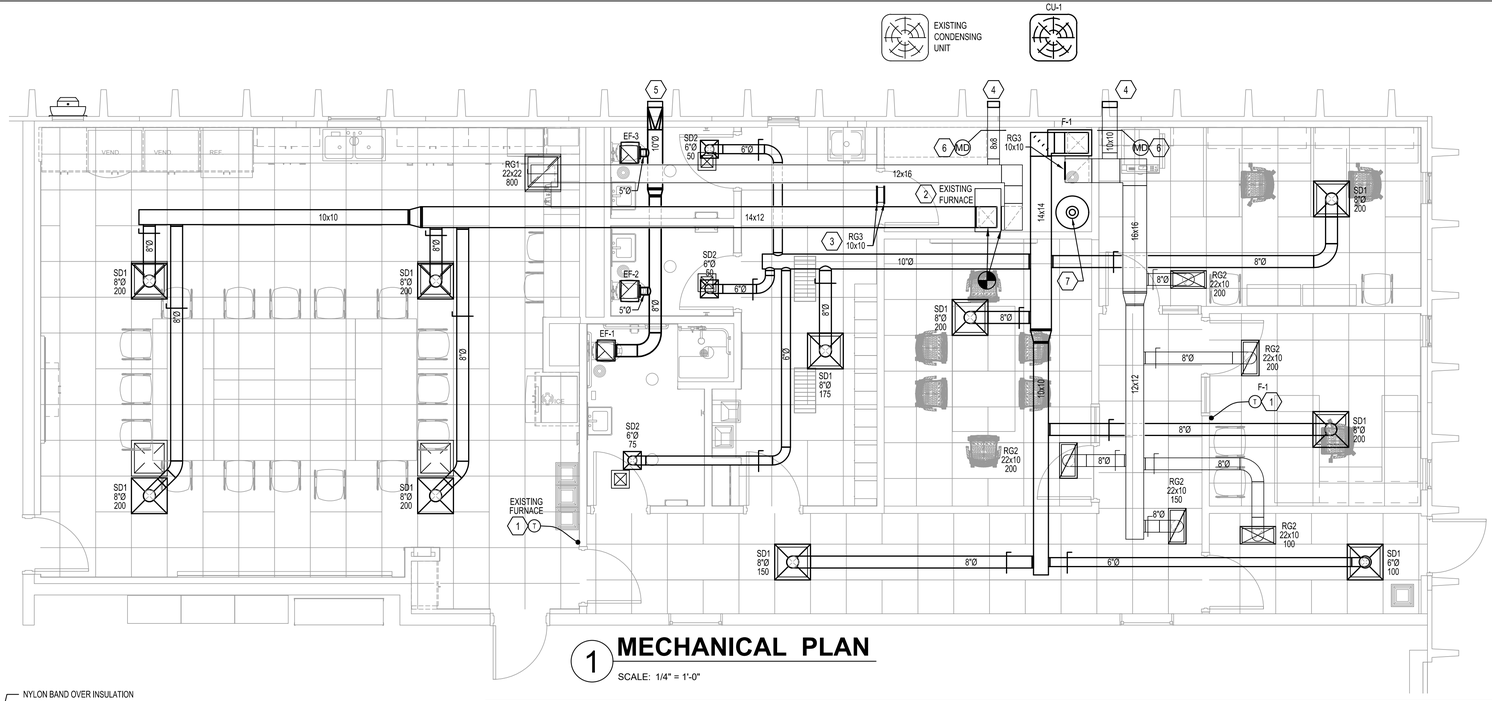
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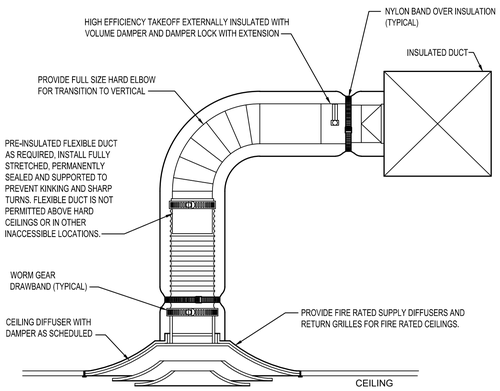
MECHANICAL NOTES, SYMBOLS & ABBREVIATIONS

M101



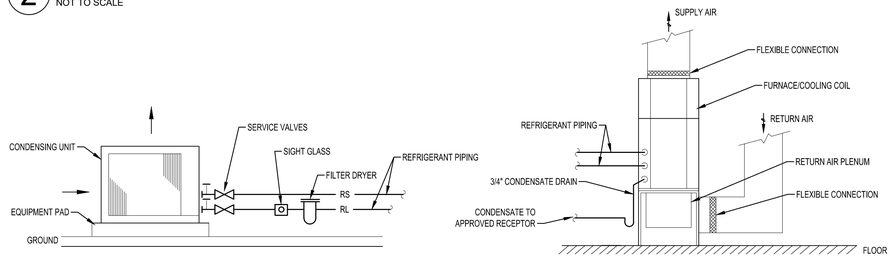
1 MECHANICAL PLAN

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



2 LAY-IN CEILING DIFFUSER

NOT TO SCALE



3 SPLIT SYSTEM DETAIL

NOT TO SCALE

FURNACE SCHEDULE

MARK	MANUFACTURER	MODEL	FLOW DIRECTION	NOMINAL TONNAGE	SUPPLY FAN CFM	SUPPLY FAN ESP (IN)	SUPPLY FAN MIN. HP	COOLING COIL TH (MBH)	COOLING COIL SH (MBH)	COOLING COIL EAT (DB/WB)	HEATING INPUT MBH	HEATING OUTPUT MBH	MIN O/A CFM	ELECTRICAL FAN FLA	ELECTRICAL MCA	ELECTRICAL MOCP	ELECTRICAL V/PH/HZ	NOTE
F-1	CARRIER	59SC6B060	UPFLOW	3	1200	0.50	1/2	32.2	22.8	80/67	40.0	39.0	300	6.3	7.0	15.0	120/1/60	1,2,3,4

NOTES:
1 PROVIDE WITH TWO SETS OF 2" THICK THROW-AWAY FILTERS.
2 PROVIDE UNIT WITH FACTORY MOUNTED DISCONNECT.
3 PROVIDE SECONDARY DRAIN PAN WITH FLOAT SWITCH, UNIT SHALL SHUT DOWN UPON ALARM FROM FLOAT SWITCH.
4 PROVIDE WITH EQUIPMENT PLATFORM FOR FLOOR-MOUNTING APPLICATION.

CONDENSING UNIT SCHEDULE

MARK	SERVICE	MANUFACTURER	MODEL	NOMINAL TONNAGE	MOTOR HP	MOTOR FLA	COMP RLA	COOLING TOTAL (MBH)	COOLING SENSIBLE (MBH)	SEER2	ELECTRICAL MCA	ELECTRICAL MOCP	ELECTRICAL V/PH/HZ	NOTES
CU-1	F-1	CARRIER	24SCA536	3	1/4	1.4	12.2	32.2	22.8	14.3	16.7	25	208/1/60	1,2,3,4,5

NOTES:
1 EQUIPMENT SIZED FOR AMBIENT TEMPERATURE OF 105°F, SUMMER DB = 97.2°F, WB = 76.4°F, WINTER DB = 5.8°F.
2 PROVIDE WITH LOW AMBIENT CONTROLS, FACTORY MOUNTED DISCONNECT, AND STARTERS FOR ALL MOTORS.
3 MOUNT UNIT ON EQUIPMENT RAILS FLASHED TO ROOF.
4 SIZE AND INSTALL REFRIGERANT LINES PER THE MANUFACTURERS RECOMMENDATIONS, VERIFY WITH EQUIPMENT SUPPLIER REFRIGERATION LINE LENGTH AND SIZE.
5 PROVIDE LIQUID LINE FILTER DRYER AND SIGHT GLASS.

FAN SCHEDULE

MARK	MANUFACTURER	MODEL	MOUNTING	AREA SERVED	CFM	MOTOR WATTS	ESP (IN)	MOTOR	SONES	WEIGHT (LBS)	ELECTRICAL V / PH	NOTES
EF-1	GREENHECK	SP-B150	CEILING	RESTROOM	140	128	0.250	DIRECT	2.0	20	120.0	1,2
EF-2,3	GREENHECK	SP-B110ES	CEILING	RESTROOM	70	30	0.375	DIRECT	2.5	20	120/1	1,2

NOTES:
1 PROVIDE WITH SPEED CONTROLLER, BACKDRAFT DAMPER, AND DISCONNECT SWITCH.
2 FAN SHALL BE INTERLOCKED WITH RESTROOM LIGHTS.

GRILLE, REGISTER, AND DIFFUSER SCHEDULE

MARK	MANUFACTURER	MODEL	FACE TYPE	MOUNTING LOCATION	FACE SIZE (IN)	NOTES
SD1	PRICE	SPD	PLAQUE	CEILING	24"x24"	1,2,3,4,5,6
SD2	PRICE	SPD	PLAQUE	CEILING	12"x12"	1,2,3,4,5,6
RG1	PRICE	50	EGGCRATE	CEILING	24"x24"	1,2,3,5,6
RG2	PRICE	50	EGGCRATE	CEILING	24"x12"	1,2,3,5,6
RG3	PRICE	530	LOUVERED	WALL/DUCT	NECK + 1-3/4"	1,2,3,5

NOTES:
1 NECK SIZE SHOWN ON DRAWINGS.
2 BAKED ENAMEL FINISH TO MATCH CEILING COLOR, COORDINATE WITH ARCHITECTURAL PLANS.
3 PROVIDE NECK FOR DUCT CONNECTION.
4 BRANCH DUCT SIZE SHALL BE SAME AS NECK SIZE UNLESS OTHERWISE SHOWN ON DRAWINGS.
5 FRAME TYPE TO MATCH CONSTRUCTION OF MOUNTING LOCATION, COORDINATE WITH ARCHITECTURAL PLANS.
6 PROVIDE VOLUME DAMPER ACCESSIBLE FROM FACE OF DIFFUSER/GRILLE WHEN LOCATED IN HARD CEILING.
7 PROVIDE WITH OPPOSED BLADE DAMPER FOR BALANCING.

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET M101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. CONTRACTOR, AT THEIR DISCRETION, MAY REUSE EXISTING BRANCH DUCTWORK AND DIFFUSERS GIVEN THAT EQUIPMENT IS IN PROPER WORKING CONDITION AND MEETS THE DESIGN INTENT OF THE DRAWINGS.
3. MOUNT TOP OF THERMOSTATS MAXIMUM 48" AFF PER ADA REQUIREMENTS.

KEYED NOTES:

1. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH AUTO-CHANGEOVER BETWEEN HEATING AND COOLING. MOUNT TOP OF THERMOSTAT AT MAXIMUM 48" AFF PER ADA REQUIREMENTS.
2. EXISTING 2-TON FURNACE TO REMAIN. RELOCATE UNIT TO LOCATION INDICATED. BALANCE SUPPLY AIRFLOW TO 800 CFM AND OUTDOOR AIRFLOW TO 150 CFM.
3. MOUNT GRILLES AS HIGH AS POSSIBLE ON EACH SIDE OF WALL, BELOW CEILING.
4. ROUTE FRESH AIR DUCT TO EXTERIOR WALL AND TERMINATE WITH WALL CAP OR WALL LOUVER.
5. ROUTE EXHAUST AIR DUCT TO EXTERIOR WALL AND TERMINATE WITH WALL CAP OR WALL LOUVER.
6. PROVIDE MOTORIZED DAMPER FOR FRESH AIR INTAKE DUCT. DAMPER SHALL BE INTERLOCKED WITH FURNACE OPERATION.
7. ROUTE COMBUSTION FLUE FOR GAS-FIRED WATER HEATER UP THROUGH ROOF AND TERMINATE PER MANUFACTURER'S INSTRUCTIONS.

sfs architecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.6024 www.sfsarch.com

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.735.2214
MO CERTIFICATE OF AUTHORITY #E-2021006522

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER
08/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

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ISSUE DATE: 08/20/2024
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MECHANICAL FLOOR PLAN

M201

15000 - BASIC MECHANICAL REQUIREMENTS

DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS, APPLY TO THIS AND THE OTHER SECTIONS OF DIVISION 15.

READ THE SPECIFICATIONS AND REVIEW DRAWINGS FOR ALL DIVISIONS OF WORK AND COORDINATE AND THE WORK OF SUBCONTRACTORS WITH ALL DIVISIONS OF WORK. PROVIDE SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.

SCHEDULE THE COMPLETION AND INSPECTION OF WORK AND THE WORK OF SUBCONTRACTORS WORK TO COMPLY WITH THE SCHEDULE AND THE PROJECT COMPLETION DATE.

VISIT THE SITE PRIOR TO SUBMITTAL OF BID TO DETERMINE CONDITIONS AFFECTING THE WORK. ANY ITEMS WHICH ARE NOT COVERED IN THE BID DOCUMENTS OR ANY PROPOSED SUBSTITUTIONS SHALL BE LISTED SEPARATELY AND QUALIFIED IN THE BID. SUBMITTAL OF BID SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE RESPONSIBILITY IN PERFORMANCE OF WORK.

READ ALL RELEVANT DOCUMENTS, BECOME FAMILIAR WITH THE JOB, SCOPE OF WORK, TYPE OF GENERAL CONSTRUCTION, AND THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. ALSO UNDERSTAND THE PURPOSE FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED AND BECOME COGNIZANT OF ALL THE DETAILS INVOLVED. COORDINATE WORK WITH THAT OF OTHERS.

DEFINITIONS:

FURNISH - PURCHASE AND DELIVER TO PROJECT SITE COMPLETE WITH EVERY NECESSARY APPURTENANCE AND SUPPORT.
INSTALL - UNLOAD AT THE DELIVERY POINT AT THE SITE AND PERFORM EVERY OPERATION NECESSARY TO ESTABLISH SECURE MOUNTING AND CORRECT OPERATION AT THE PROPER LOCATION IN THE PROJECT
PROVIDE - FURNISH AND INSTALL

GENERAL REQUIREMENTS

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE MECHANICAL SYSTEM AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE OTHERS SHALL BE PROVIDED. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH THE ARCHITECT-ENGINEER, AS REQUIRED.

THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED AND INSTALLED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK, AND WHICH IS USUALLY INCLUDED IN WORK OF SIMILAR CHARACTER, SHALL BE FURNISHED AND INSTALLED AS PART OF CONTRACT.

WHERE THE DRAWINGS OR SPECIFICATIONS CALL FOR ITEMS WHICH EXCEED CODES OR THE OWNERS CRITERIA, PROVIDE THE SYSTEM WITH THE MORE STRINGENT REQUIREMENTS AS DESIGNED AND DESCRIBED ON THESE DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL MECHANICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING, AND REPAIRING. THIS CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT SERVICE ACCESS TO ALL EQUIPMENT.

ALL WORK SHALL BE PERFORMED IN A NEAT PROFESSIONAL MANNER USING GOOD ENGINEERING PRACTICES.

UNLESS SPECIFICALLY NOTED OTHERWISE, MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW, UNDERWRITERS LABORATORIES LISTED AND LABELED AND SIZED IN CONFORMITY WITH REQUIREMENTS OF STATE AND LOCAL CODES, WHICHEVER IS MORE STRINGENT.

CODES

ALL WORK SHALL CONFORM TO THE OWNER'S CRITERIA, THE STATE'S, COUNTY'S, CITY'S AND LOCAL CODES AND ORDINANCES, SAFETY AND HEALTH CODES, NFPA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. INQUIRE INTO AND COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. INCLUDE ANY CHANGES REQUIRED BY CODES IN THE BID AND IF THESE CHANGES ARE NOT INCLUDED IN THE BID, THEY MUST BE QUALIFIED AS A SEPARATE LINE ITEM IN THE BID. AFTER CONTRACT IS ISSUED, NO ADDITIONAL COST DUE TO CODE ISSUES SHALL BE REIMBURSED BY THE OWNER.

LICENSES, PERMITS, COMMISSIONING, INSPECTIONS & FEES

OBTAIN AND PAY FOR ALL LICENSES, PERMITS, COMMISSIONING, INSPECTIONS, AND FEES REQUIRED OR RELATED TO THIS WORK.

PROVIDE TO THE OWNER-ARCHITECT A COMMISSIONING PLAN, PRELIMINARY COMMISSIONING REPORT, FINAL COMMISSIONING REPORT, AND CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT COMPLETION OF PROJECT.

TRADE NAMES, MANUFACTURERS AND SHOP DRAWINGS

WHERE TRADE NAMES AND MANUFACTURERS ARE USED ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE EXACT EQUIPMENT SHALL BE USED AS A MINIMUM FOR THE BASE BID. MANUFACTURERS CONSIDERED AS AN EQUAL OR BETTER IN ALL ASPECTS TO THAT SPECIFIED WILL BE SUBJECT TO APPROVAL IN WRITING BY ARCHITECT-ENGINEER PRIOR TO BID THROUGH SHOP DRAWING SUBMITTAL PROCESS, FOR ACCEPTANCE PRIOR TO INSTALLATION. ANY CHANGES TO ELECTRICAL SERVICE, STRUCTURAL FRAMING, ETC. OR ANY OTHER MODIFICATION THAT IS REQUIRED BY THE USE OF ALTERNATE EQUIPMENT SHALL BE COORDINATED WITH OTHER TRADES AND SHALL INCLUDE ALL COSTS IN BID FOR THE REQUIRED CHANGES. THE USE THE USE OF ANY UNAUTHORIZED EQUIPMENT SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT NO EXPENSE TO THE OWNER.

GUARANTEE

GUARANTEE ALL MATERIALS AND WORK PROVIDED UNDER THIS CONTRACT AND MAKE GOOD, REPAIR OR REPLACE AT NO EXPENSE TO THE OWNER, ANY DEFECTIVE WORK, MATERIAL, OR EQUIPMENT WHICH MAY BE DISCOVERED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE (IN WRITING) OF THE INSTALLATION. EXTENDED WARRANTIES ARE AS SPECIFIED WITH INDIVIDUAL EQUIPMENT.

QUALITY ASSURANCE

INDUSTRY STANDARDS AND CODES: UNLESS MODIFIED BY THESE SPECIFICATIONS, THE DESIGN, MANUFACTURER, TESTING AND METHOD OF INSTALLING ALL MATERIALS, APPARATUS AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING:

1. ARI CODE FOR REFRIGERATION APPARATUS
2. ANSI B9.1 SAFETY CODE FOR MECHANICAL REFRIGERATION
3. STANDARDS OF NATIONAL FIRE PROTECTION ASSOCIATION
4. SMACNA
5. ASHRAE

RECORD DRAWINGS

MAINTAIN ONE COPY OF DRAWINGS ON THE JOB SITE TO RECORD DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS: LOCATION OF CONCEALED PIPING VALVES AND DUCTS, REVISIONS, ADDENDUMS, AND CHANGE ORDERS, AND SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS, AND CONTRACTOR'S COORDINATION WITH OTHER TRADES.

AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. A SET OF REPRODUCIBLE DRAWINGS ALONG WITH ONE SET OF BLULINES OF THE MOST RECENT SET OF DRAWINGS WITH TEMPERATURE CONTROL DRAWINGS INCLUDED SHALL BE DELIVERED TO THE ARCHITECT UPON COMPLETION OF THE WORK AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

DISCREPANCIES IN DOCUMENTS

DRAWINGS (PLANS, SPECIFICATIONS, AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE MECHANICAL SYSTEMS, WHERE DRAWINGS, EXISTING SITE CONDITIONS, SPECIFICATIONS OR OTHER TRADES CONFLICT OR ARE UNCLEAR, ADVISE THE ARCHITECT-ENGINEER IN WRITING, OF VARIATIONS TO CONTRACT DOCUMENTS PRIOR TO SUBMISSION OF BID. OTHERWISE, ARCHITECT-ENGINEER'S INTERPRETATION OF CONTRACT DOCUMENTS OR CONDITIONS SHALL BE FINAL WITH NO ADDITIONAL COMPENSATION PERMITTED.

PHASING REQUIREMENTS

INCLUDE IN BID ALL NECESSARY SERVICE REQUIRED TO KEEP THE OPERATING PHASE OF THE PROJECT'S HVAC, PLUMBING AND SPRINKLER SERVICE IN OPERATION. IF APPLICABLE, SCHEDULE IN WRITING WITH ARCHITECT ONE WEEK PRIOR TO ANY SHUT DOWN OF THE HVAC, PLUMBING OR FIRE PROTECTION SYSTEMS.

DEMOLITION

COORDINATE THE DEMOLITION OF EXISTING WORK AND THE DEMOLITION PROVIDED BY OTHER. COORDINATE ANY EXISTING EQUIPMENT REQUIRED TO BE LEFT INTACT.

VERIFY SCOPE OF AND THE REMOVAL OF ALL EXISTING FIRE PROTECTION, PLUMBING FIXTURES, PIPING, HVAC UNITS, REFRIGERANT RECAPTURE, EXHAUST FANS, ETC. AND ASSOCIATED ROOF CURBS NOT TO BE REUSED ON THIS PROJECT, UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY ALL PRESUMED ABANDONED EQUIPMENT, PIPES, DUCTWORK, AND EQUIPMENT PRIOR TO REMOVAL. ROOF CURBS SHALL BE REMOVED AND THE ROOF PATCHED. ALL EXTRANEOUS ITEMS IN THE SPACE OR ON THE ROOF NOT APPLICABLE TO THE NEW WORK MUST BE REMOVED AND ROOF/WALL/FLOOR PATCHED/REPAIRED TO MATCH EXISTING STRUCTURE. EXISTING ABANDONED PIPES, DUCTS, OR EQUIPMENT IN THE FLOOR, EMBEDDED IN CONCRETE, OR OTHERWISE INACCESSIBLE ARE TO BE CUT OFF AND SEALED BELOW OR WITHIN FLOOR OR WALL LEVEL WHEN THEY ARE NOT TO BE REUSED IN THIS PROJECT. ABANDONED PIPING AND/OR DUCTWORK MUST BE REMOVED TO POINT OF ORIGIN. CONFIRM THE EXTENT OF DEMOLITION PRIOR TO BID AND INCLUDE IN BID PROPOSAL.

CUTTING AND PATCHING

PERFORM ALL CUTTING AND PATCHING AS REQUIRED FOR THE INSTALLATION OF THE WORK UNDER THIS SPECIFICATION. NO CUTTING OF THE STRUCTURE SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OR ARCHITECT.

PATCHING SHALL BE OF THE SAME WORKMANSHIP, MATERIAL AND FINISH AND SHALL MATCH ACCURATELY ALL SURROUNDING CONSTRUCTION IN A MANNER SATISFACTORY TO THE ARCHITECT.

EXISTING UTILITIES, ETC. THAT ARE DAMAGED DURING THE CONSTRUCTION PERIOD, WHETHER OR NOT DUE TO NEGLIGENCE SHALL BE REPAIRED OR REPLACED AND LEFT IN A CONDITION SUITABLE TO THE ARCHITECT.

SLEEVES

PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FACILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH ITS RESPECTIVE FLOOR, WALL OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE EXCEPT SLEEVES THAT PENETRATE THE FLOOR, WHICH SHALL EXTEND 2" ABOVE THE FLOOR. COORDINATE THROUGH THE ARCHITECT ANY CORE DRILLING OR CUTTING OF OPENINGS IN MASONRY FLOORS OR WALLS.

ALL SLEEVES AND OPENINGS THROUGH FIRE RATED WALLS AND/OR FLOORS SHALL BE FIRE SEALED WITH CALCIUM SILICATE, SILICONE "RTV" FOAM, "3M" FIRE RATED SEALANTS OR EQUAL, SO AS TO RETAIN THEIR FIRE RATING.

SLEEVES IN BEARING AND MASONRY WALLS, FLOORS, AND PARTITIONS SHALL BE STANDARD WEIGHT STEEL PIPE FINISHED WITH SMOOTH EDGES. FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS, OR FOR CONCEALED VERTICAL PIPING, SLEEVES SHALL BE NO. 22 U.S.G. GALVANIZED STEEL MINIMUM.

HANGERS

HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL SUCH AS ANGLE IRON, BANDS, C-CLAMPS WITH RETAINING CLIPS, CHANNELS, HANGER RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK.

HANGERS SHALL BE FASTENED TO BUILDING STEEL, CONCRETE, OR MASONRY, BUT NOT TO PIPING. HANGING FROM METAL DECK IS NOT PERMITTED. HANGERS MUST BE ATTACHED TO UPPER CHORD OF BAR JOIST. WHERE INTERFERENCES OCCUR, AND IN ORDER TO SUPPORT DUCTWORK OR PIPING, INSTALL TRAPEZE TYPE HANGERS OR SUPPORTS WHICH SHALL BE LOCATED WHERE THEY DO NOT INTERFERE WITH ACCESS TO FIRE DAMPERS, VALVES, AND OTHER EQUIPMENT. HANGER TYPES AND INSTALLATION METHODS ARE ALSO SUBJECT TO LANDLORD CRITERIA.

HANGERS FOR ALL INSULATED PIPING SHALL BE SIZED AND INSTALLED FOR THE OUTER DIAMETER OF INSULATION. INSTALL 6" LONG SPLIT CIRCLE GALVANIZED SADDLE BETWEEN THE HANGER AND THE PIPE INSULATION.

HANGERS AND PIPING OF DISSIMILAR METALS SHALL BE DI-ELECTRICALLY SEPARATED.

PROVIDE SWAY AND SEISMIC BRACING WHERE REQUIRED BY CODE.

JOB CONDITIONS
PROTECT MATERIALS, APPARATUS AND EQUIPMENT FROM DAMAGE, MOISTURE, DIRT, DEBRIS AND WORK OF OTHER TRADES.

OPERATION MANUALS AND INSTRUCTIONS

PROVIDE OPERATING AND MAINTENANCE INSTRUCTIONS AT THE COMPLETION OF THE PROJECT. SUBMIT THREE HARD BOUND COPIES TO ARCHITECT.

SCHEDULE A MEETING WITH THE OWNER'S REPRESENTATIVE AT THE SITE TO PROVIDE DETAILED INFORMATION ON THE OPERATING AND MAINTENANCE OF EQUIPMENT.

SUBMITTALS
SUBMIT WITHIN THIRTY (30) DAYS AFTER THE DATE OF NOTICE TO PROCEED AND BEFORE PURCHASING ANY MATERIALS OR EQUIPMENT, SUBMIT TO THE ARCHITECT FOR REVIEW, A COMPLETE LIST, IN SIX (6) COPIES, OF ALL MATERIALS INCORPORATED IN THE WORK. THIS LISTING SHALL BE ARRANGED BY THE ORDER OF OCCURRENCE IN THE SPECIFICATIONS, FOLLOWED BY THE ITEMS ON THE DRAWING NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS.

AFTER THE LIST HAS BEEN PROCESSED BY THE ARCHITECT, SUBMIT COMPLETE SHOP DRAWINGS AND PRODUCT DATA OF ALL EQUIPMENT. THESE SUBMITTALS SHALL BE SUBMITTED WITHIN THIRTY (30) DAYS AFTER THE PROCESSING DATE OF THE ORIGINAL SUBMITTAL LIST. SUBMISSIONS SHALL BE MADE EARLY ENOUGH IN PROJECT TO ALLOW FOR (10) WORKING DAYS FOR REVIEW BY ARCHITECT-ENGINEER WITHOUT CAUSING DELAYS OR CONFLICTS IN THE PROJECT'S PROGRESS.

ALL SUBMITTALS SHALL BE COMPLETE AND SHALL BE IN THREE-RING, LOOSE -LEAF BINDERS, NO CONSIDERATION WILL BE GIVEN TO PARTIAL SUBMITTALS, UNLESS NOTED OTHERWISE BY ARCHITECT. EACH ITEM SHALL HAVE A COVER PAGE STATING PROJECT, SPECIFICATION AND PARAGRAPH REFERENCE NUMBER, OR DRAWING REFERENCE NUMBER, AND SCHEDULED EQUIPMENT IDENTIFICATION NUMBER, IF APPLICABLE.

THE REVIEW OF SUBMITTALS DOES NOT RELIEVE RESPONSIBILITY OF SHOP DRAWING ERRORS IN DETAILS, SIZES, QUANTITIES, WIRING DIAGRAM ARRANGEMENTS AND DIMENSIONS WHICH DEVIATE FROM THE SPECIFICATIONS, CONTRACT DRAWINGS AND/OR JOB CONDITIONS AS THEY EXIST.

IF APPARATUS OR MATERIALS ARE SUBSTITUTED FOR THOSE SPECIFIED UNDER THIS SECTION, AND SUCH SUBSTITUTIONS NECESSITATE CHANGES IN OR ADDITIONAL CONNECTIONS, PIPING SUPPORTS OR CONSTRUCTIONS, SAME SHALL BE PROVIDE AT NO ADDITIONAL COST TO THE OWNER. ASSUME COST AND ENTIRE RESPONSIBILITY THEREOF, ARCHITECT'S PERMISSION TO MAKE SUCH SUBSTITUTION SHALL NOT RELIEVE FULL RESPONSIBILITY FOR WORK.

TEST AND BALANCE REPORT: SUBMIT AT FINAL INSPECTION OPERATION AND MAINTENANCE MANUALS: SUBMIT COPIES IN COMPLIANCE WITH SECTION, OPERATION AND MAINTENANCE MANUALS.

15400 - HEATING VENTILATION AND & AIR CONDITIONING

PRODUCTS:
ALL MATERIALS AND EQUIPMENT SHALL BE NEW. SYSTEMS SHALL FUNCTION CORRECTLY AS A WHOLE, AND IN ALL ITS PARTS, UP TO THE SPECIFIED CAPACITY. SYSTEMS OR DEVICES FAILING TO MEET PERFORMANCE REQUIREMENTS SHALL BE REPLACED, ALTERED OR REPAIRED AS REQUIRED TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS. WORK DAMAGED OR MARRED BY SUCH REPLACEMENTS, ALTERATIONS, OR REPAIRS SHALL BE RESTORED TO PRIOR CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER. WHERE MULTIPLE ITEMS OF EQUIPMENT OR MATERIALS ARE REQUIRED, THEY SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. BEFORE ORDERING EQUIPMENT, THE PHYSICAL DIMENSIONS SHALL BE CHECKED TO VERIFY FIT IN SPACES ALLOTTED ON THE DRAWINGS. INSERTS, PIPE SLEEVES, AND SUPPORTS OF AIR CONDITIONING EQUIPMENT SHALL BE PROVIDED AS SPECIFIED. WHERE SUCH ITEMS ARE TO BE SET OR EMBEDDED IN CONCRETE, MASONRY OR SIMILAR WORK, THE ITEMS SHALL BE FURNISHED AT THE PROPER TIME FOR SETTING OR EMBEDMENT SO AS TO CAUSE NO DELAY. DUCTWORK AND EQUIPMENT ASSEMBLIES SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC. ADDITIONAL DUCTWORK AND APPURTENANCES REQUIRED FOR PROPER OPERATION OF EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.

MANUFACTURER'S NAMES AND CATALOG NUMBERS
SPECIFIC REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURER'S NAMES AND MODEL OR CATALOG NUMBERS. THIS DOES NOT INDICATE THAT THE MATERIAL AND EQUIPMENT SPECIFIED IS NECESSARILY AN "OFF THE SHELF" ITEM. REQUIREMENTS FOR SPECIFIC FINISHES, MATERIALS OR OTHER MODIFICATIONS MAY INTRODUCE VARIANCES FROM MANUFACTURER'S STANDARDS. ASCERTAIN THAT SUCH MODIFICATIONS ARE FULLY CONSIDERED.

DIAGRAMS, NAMEPLATES AND LABELS
EACH MAJOR COMPONENT OF EQUIPMENT SHALL HAVE THE MANUFACTURER'S NAME, ADDRESS AND CATALOG NUMBER ON A PLATE SECURELY AFFIXED IN A CONSPICUOUS PLACE. THE NAMEPLATE OF A DISTRIBUTING AGENT WILL NOT BE ACCEPTED. ALL PIECES OF EQUIPMENT, VALVES, STARTERS, DISCONNECTS, AND ALL PNEUMATIC AND ELECTRIC CONTROL INSTRUMENTS AND APPARATUS SHALL BE IDENTIFIED WITH 1/16" THICK BLACK LAMINATED PLASTIC NAMEPLATES, WITH 3/16" HIGH WHITE LAMINATED LETTERS. SIMILAR AND LIKE EQUIPMENT SHALL BE DESIGNATED WITH NUMERICAL SUFFIX (EXAMPLE: THERMOSTAT, T-1). THE NAMEPLATE IDENTIFICATIONS SHALL COINCIDE WITH ITEMS APPEARING ON DIAGRAMS. PROVIDE A LABEL FOR THE MECHANICAL SYSTEM STATING: (NAME, ADDRESS AND PHONE NUMBER OF CONTRACTOR). LETTERS SHALL BE 1/4" HIGH AND LOCATED IN A CONSPICUOUS PLACE NEAR THE HVAC EQUIPMENT.

EXECUTION

INSTALLATION AND WORKMANSHIP
THE WORK SHALL BE PERFORMED BY QUALIFIED MECHANICS. ALL MATERIALS, APPARATUS AND EQUIPMENT SHALL BE INSTALLED IN NEAT, WORKMANLIKE MANNER. MATERIALS, DEVICES OR EQUIPMENT WHICH, IN THE OPINION OF THE ARCHITECT-ENGINEER, IS IMPROPERLY INSTALLED SHALL BE REMOVED AND REINSTALLED IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER. THE WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES. WHERE THE WORK IS DEPENDENT UPON WORK OF OTHER TRADES OR WORK ALREADY IN PLACE, SUCH OTHER WORK AND WORK IN PLACE SHALL BE EXAMINED AND SHALL BE IN PROPER CONDITION AND STATE OF COMPLETION BEFORE CONTINUING THE INSTALLATION. THE INSTALLATION OF WORK SHALL, IN GENERAL, BE AS HIGH AS POSSIBLE AND LOCATED IN ACCORDANCE WITH THE DRAWINGS. DUCTWORK INDICATED SHALL BE FOLLOWED AS ACCURATELY AS POSSIBLE, ANY NECESSARY DEVIATIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT-ENGINEER. PROVIDE DRAWINGS SHOWING PROPOSED CHANGES. APPROVAL IS REQUIRED BEFORE CHANGES SHALL TAKE EFFECT.

CUTTING AND PATCHING
LAYOUT OPENINGS FOR CUTTING BY OTHER TRADES AS REQUIRED. CUTTING OF STEEL, CONCRETE OR ANY OTHER STRUCTURAL PART MUST BE APPROVED IN WRITING BY ARCHITECT-ENGINEER PRIOR TO CUTTING.

WATERPROOFING
DO NOT CUT OR PENETRATE WATERPROOFED SURFACES, OR WATERPROOFING MEMBRANES, WITHOUT FIRST MAKING ARRANGEMENTS FOR REPAIR BY A METHOD APPROVED BY ARCHITECT-ENGINEER.

PROVIDE ALL NECESSARY FLASHING AND COUNTERFLASHING TO MAINTAIN THE WATERPROOFING INTEGRITY OF THIS BUILDING AS REQUIRED BY THE INSTALLATION OR REMOVAL OF PIPES, DUCTS, LOUVERS, CONDUIT, AND EQUIPMENT. PROVIDE EQUIPMENT CURBS AND DUNNAGE STEEL AS REQUIRED.

ELECTRICAL WORK
POWER WIRING FROM PANELS TO MOTOR CONTROLLERS AND FROM CONTROLLERS TO MOTORS IS SPECIFIED IN DIVISION 16. MOTOR STARTERS NOT SPECIFIED TO BE FURNISHED WITH THE MOTORS FROM THE FACTORY ARE SPECIFIED IN DIVISION 16. SUBMIT WIRING DIAGRAMS FOR APPROVAL AND FURNISH APPROVED DIAGRAMS TO THE ELECTRICAL CONTRACTOR FOR COORDINATION. ELECTRICAL CONTROL WIRING FOR CONNECTION OF TEMPERATURE CONTROLLERS, PUSH BUTTONS, INTERLOCKS IN MOTOR CONTROLLERS, AND LIKE ITEMS IS SPECIFIED IN THE CONTROL SECTION(S) IN THIS DIVISION. FURNISH ALL EQUIPMENT WITH COMPLETE INTERNAL CONTROL WIRING. ELECTRICAL WORK SPECIFIED IN THIS DIVISION SHALL CONFORM TO APPLICABLE PROVISIONS OF DIVISION 16. ALL CONTROL WIRING SHALL BE IN CONDUIT. PROVIDE MOTORS CONFORMING TO CHARACTERISTICS SHOWN ON ELECTRICAL DRAWINGS.

ACCESS DOORS (ACCESS PANELS)
PROVIDE ACCESS REQUIRED FOR MAINTENANCE, ADJUSTMENT, REMOVAL AND REPAIR OF VALVES, CONTROLS, DAMPERS, EQUIPMENT AND LIKE ITEMS. PROVIDE ACCESS DOORS (ACCESS PANELS) CONFORMING TO REQUIREMENTS OF DIVISION 8 SPECIFICATIONS. PANELS SHALL BE LOCATED TO MAKE ALL ITEMS EASILY ACCESSIBLE.

CLEAN UP
REFER TO GENERAL CONDITIONS FOR CLEAN-UP, CLEAN ALL MATERIALS AND EQUIPMENT OF DIRT, DUST, PAINT, SPOTS AND STAINS, SOIL MARKS AND OTHER FOREIGN MATTER.

FINAL INSPECTION
GIVE NOTICE TO THE ARCHITECT-ENGINEER THAT THE WORK IS READY FOR FINAL INSPECTION.

1. SUBMIT TEST AND BALANCE REPORT AND COMPLETE REQUIREMENTS AS NOTED.
2. SUBMIT LETTER FROM CONTROL MANUFACTURER CERTIFYING THAT CONTROLS HAVE BEEN CHECKED FOR OPERATION AND CALIBRATION, AND THAT THE SYSTEM IS OPERATING AS INTENDED.

FURNISH NECESSARY MECHANICS TO OPERATE SYSTEM, MAKE NECESSARY ADJUSTMENTS AND ASSIST WITH FINAL INSPECTION.

INSTRUCTION OF OWNER'S OPERATING PERSONNEL
INCLUDE THE COST OF THE SERVICES OF QUALIFIED INSTRUCTOR(S) TO INSTRUCT THE OWNER'S OPERATING PERSONNEL IN THE OPERATION, ADJUSTMENT, CARE AND MAINTENANCE OF ALL HVAC EQUIPMENT AND SYSTEMS. INSTRUCTION SHALL BE PERFORMED AT A TIME APPROVED BY THE OWNER AND AFTER ALL HVAC EQUIPMENT AND SYSTEMS ARE INSTALLED, COMPLETE, ADJUSTED AND OPERATING TO SPECIFIED REQUIREMENTS. NOTIFY THE ARCHITECT-ENGINEER WHEN INSTRUCTIONS WILL BE GIVEN. QUALIFICATIONS OF INSTRUCTORS SHALL BE SUBJECT TO APPROVAL OF THE OWNER AND EQUIPMENT MANUFACTURER. ADDITIONAL REQUIREMENTS CONCERNING OPERATION AND MAINTENANCE OF MECHANICAL EQUIPMENT AND SYSTEMS MAY BE SPECIFIED IN OTHER SECTIONS. TWO COPIES OF ACKNOWLEDGMENT OF ALL REQUIRED INSTRUCTIONS TO OWNER'S OPERATING PERSONNEL, SIGNED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE, SHALL BE SUBMITTED TO THE ARCHITECT-ENGINEER PRIOR TO SUBMITTING APPLICATION FOR FINAL PAYMENT. AN ADDITIONAL COPY OF THIS ACKNOWLEDGMENT IS REQUIRED IN EACH COPY OF OPERATION AND MAINTENANCE MANUALS REQUIRED IN THE SECTION, OPERATION AND MAINTENANCE MANUALS.

OPERATION AND MAINTENANCE MANUALS

FURNISH THREE COPIES OF COMPLETE OPERATION AND MAINTENANCE MANUALS TO THE ARCHITECT-ENGINEER, FOR APPROVAL AND FOR THE OWNER, ON ALL EQUIPMENT AND SYSTEMS. THE MANUALS SHALL BE BOUND IN HARD-BACK, THREE RING LOOSE-LEAF BINDERS. MANUALS SHALL CONTAIN A TITLE SHEET WITH JOB NAME, AND THE NAMES, ADDRESSES AND PHONE NUMBERS OF THE CONTRACTOR, SUBCONTRACTOR, CONTROL SUBCONTRACTOR, RELATED CONTRACTORS AND MATERIAL AND EQUIPMENT SUPPLIERS.

A COPY OF ACKNOWLEDGMENT OF INSTRUCTION TO THE OWNER'S OPERATING PERSONNEL IN THE OPERATION OF ALL MECHANICAL EQUIPMENT AND SYSTEMS, SIGNED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE. TYPEWRITTEN OPERATING INSTRUCTIONS FOR THE OWNER'S PERSONNEL DESCRIBING HOW TO STOP AND START EACH PIECE OF EQUIPMENT; HOW TO SET THE TEMPERATURE CONTROL SYSTEM FOR NORMAL OPERATION AND NORMAL RESTARTING PROCEDURES, CAUTION AND WARNING NOTICES. APPROVED SHOP DRAWINGS, PRODUCT DATA AND PARTS AND MAINTENANCE BOOKLET FOR EACH ITEM OF MATERIAL AND EQUIPMENT FURNISHED UNDER DIVISION 15000. RECORD DRAWINGS OF ALL SYSTEMS INCLUDING ELECTRICAL AND CONTROL DIAGRAMS, TEST AND BALANCE REPORT. COPIES OF CERTIFICATES OF INSPECTION, GUARANTEES, INCLUDING EXTENDED GUARANTEES.

DELIVER THE MANUALS TO THE OWNER PRIOR TO SUBMITTING APPLICATION FOR FINAL PAYMENT.

HVAC/HYDRONIC PIPING

CONDENSATE DRAIN
PROVIDE CONDENSATE DRAINS FOR ALL AIR CONDITIONING UNITS AND PIPE AS DENOTED ON DRAWINGS. CONDENSATE DRAIN PIPING SHALL BE INSTALLED WITH TRAP AT THE COIL CONNECTION AND SHALL HAVE A MINIMUM SEAL DEPTH EQUAL TO THE RESPECTIVE AIR HANDLING UNIT FAN STATIC PRESSURE. DEPTH SHALL BE A MINIMUM OF 2".

HVAC INSULATION

LOW PRESSURE DUCTWORK INSULATION
EXTERNAL INSULATION SHALL BE R-6 MINIMUM SCHULLER TYPE SMALLLITE, FSK SPIN-GLAS OR APPROVED EQUAL WITH AN EMBOSSED ALUMINUM FOIL FACING. INTERNAL INSULATION SHALL BE R-6 MINIMUM LINER WITH A COATED AIR SIDE SURFACE TO PREVENT EROSION. APPLY ADHESIVES AND FASTENERS PER SMACNA AND THE MANUFACTURER. ALL TRANSVERSE EDGES TO BE COATED WITH ADHESIVE. ALL CONCEALED DUCTWORK SHALL HAVE EXTERNAL INSULATION, UNCONCEALED DUCTWORK SHALL BE INTERNALLY LINED. DUCTWORK INSTALLED IN UNCONDITIONED SPACES SHALL BE R-12 MINIMUM SCHULLER TYPE SMALLLITE, FSK SPIN-GLAS OR APPROVED EQUAL WITH AN EMBOSSED ALUMINUM FOIL FACING.

ALL AIR SUPPLY DIFFUSERS BACKS AND NECKS, SHALL BE INSULATED WITH R-6 MINIMUM MANVILLE R-SERIES SMALLITE, OR APPROVED EQUAL FIBERGLASS BLANKET INSULATION.

ADHESIVES, MASTIC, SEALANTS
ADHESIVE SHALL BE FOSTER'S 85-20. STUDWELD PINS SHALL BE SEALED WITH FOSTER'S 30-36 ADHESIVE. ALL JOINTS, SEAMS AND BREAKS IN THE VAPOR BARRIER SHALL BE SEALED WITH FOSTER'S 35-00, REINFORCED WITH 4 INCH WIDE GLASS FABRIC.

TERMINAL HEAT TRANSFER UNITS

DESCRIPTION
INSTALL AIR CONDITIONING UNITS OF THE CAPACITIES INDICATED, COMPLETE WITH GAS-FIRED HEATING SYSTEM, WHERE INDICATED ON THE DRAWINGS. UNIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ASME AND ANSI CODES AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES. UNIT SHALL BE RATED IN ACCORDANCE WITH THE LATEST ARI STANDARD 21. WHERE SPECIFIED OPERATING CONDITIONS ARE OTHER THAN ARI STANDARD CONDITIONS, CAPACITIES SHALL BE INTERPOLATED FROM ARI CONDITIONS.

MANUFACTURER
UNITS SHALL BE TRANE, LENNOX, AAON OR APPROVED EQUAL.

EXHAUST FANS

INLINE EXHAUST FAN
INSTALL DIRECT DRIVE CENTRIFUGAL INLINE EXHAUST FAN BY GREENHECK OR APPROVED EQUAL WITH GALVANIZED STEEL HOUSING, BACKWARD INCLINED ALUMINUM WHEEL, ACCESS PANELS, INTEGRAL DUCT CONNECTION FLANGES, BALL BEARING MOTORS, AND CORROSION RESISTANT FAS

GENERAL PLUMBING NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
2. PROVIDE TO OWNER A COPY OF ALL REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS AND ALL PLUMBING SYSTEMS EQUIPMENT MANUALS INCLUDING WARRANTIES.
3. COORDINATE THE COMPLETE INSTALLATION OF SYSTEMS TO AVOID CONFLICT WITH OTHER TRADES.
4. COORDINATE ALL ABOVE SLAB AND UNDER SLAB SANITARY, AND WATER PIPING SYSTEMS TO AVOID CONFLICT WITH ALL OTHER TRADES SYSTEMS, AND COLUMN FOOTINGS. ALL SOIL AND WASTE PIPING SHALL BE GRADED TO A UNIFORM SLOPE OF NOT LESS THAN 1/8" PER FOOT FOR PIPING 4" OR LARGER, AND NOT LESS THAN 1/4" PER FOOT FOR PIPING 3" OR SMALLER.
5. COORDINATE ALL FLOOR DRAINS, CLEANOUTS, AND FLOOR MOUNTED FIXTURES WITH FINISHED FLOOR SLAB ELEVATION TO ENSURE THEY ARE INSTALLED PLUM AND FLUSH WITHOUT CRACKS, RISE IN THE SLAB, OR VOIDS AROUND GRATES OR TOPS. ALL CLEANOUTS SHALL BE INSTALLED ALONG MAINS AT 50'-0" DISTANCE MAXIMUM. ALL FLOOR AND WALL CLEANOUTS SHALL BE ACCESSIBLE FOR MAINTENANCE AND NOT INSTALLED BENEATH EQUIPMENT. ANY DRAIN GRATES THAT ARE DAMAGED AS A RESULT OF OTHER CONSTRUCTION PRIOR TO RELEASE OF THE BUILDING TO THE OWNER SHALL BE REPLACED WITH LIKE GRATE AT NO EXPENSE OF THE OWNER.
6. ALL EXPOSED PIPES PENETRATING FINISHED WALLS SHALL BE EQUIPPED WITH WALL ESCUTCHEONS.
7. PROVIDE TRAP AND SEAL PRIMERS ON ALL FLOOR DRAINS IF REQUIRED BY CODE OR OWNER.
8. PLUMBING VENTS THROUGH THE ROOF ARE LOCATED AT A MINIMUM OF 5'-0" FROM BUILDING PARAPETS AND 10'-0" FROM FRESH AIR INTAKES AND AS REQUIRED TO MEET LOCAL CODES.
9. ALL SHUT-OFF OR BALANCING VALVES TO PLUMBING ROUTED IN PIPE CHASES SHALL BE ACCESSIBLE FROM CEILING AREA OR ACCESS DOORS PROVIDED IN WALL.
10. PROVIDE FINAL CONNECTIONS FOR ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE ALL REQUIRED SHUT-OFFS, BACKFLOW PREVENTERS, PRESSURE REGULATORS, AND CONDENSATE DRAINS AS REQUIRED BY LOCAL CODES FOR COMPLETE EQUIPMENT INSTALLATION. CONSULT EQUIPMENT SUPPLIER OR OWNER FOR ADDITIONAL FINAL CONNECTION REQUIREMENTS NOT SHOWN ON THESE DRAWINGS.
11. CONTRACTOR TO FULLY INVESTIGATE ALL EXISTING PIPING TO REMAIN TO INSURE EXISTING PIPING IS IN GOOD REPAIR. IF ANY EXISTING PIPING IS FOUND TO BE DAMAGED REPLACE WITH LIKE.

PLUMBING ABBREVIATIONS

AD	AREA DRAIN. ACCESS DOOR	IE	INVERT ELEVATION
AFC	ABOVE FINISH CEILING	LP	LIQUIFIED PETROLEUM
AFG	ABOVE FINISH GRADE	MBH	1000 BTU PER HOUR
AHU	AIR HANDLING UNIT	N/A	NOT APPLICABLE
BFP	BACKFLOW PREVENTER	ORD	OVERFLOW ROOF DRAIN
BOP	BOTTOM OF PIPE	OST	STORM OVERFLOW
BOS	BOTTOM OF STRUCTURE	PD	PUMP DISCHARGE
CD	CONDENSATE	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PRV	PRESSURE REDUCING VALVE
CW	DOMESTIC COLD WATER	REV	REVISION
DD	DECK DRAIN	RPM	REVOLUTIONS PER MINUTE
DN	DOWN	RTU	ROOF TOP UNIT
ETR	EXISTING TO REMAIN	SAN	SANITARY
EWC	ELECTRIC WATER COOLER	SCW	SOFT DOMESTIC COLD WATER
FCO	FLOOR CLEANOUT	SHW	SOFT DOMESTIC HOT WATER
FFA	FROM FLOOR ABOVE	SDHWR	SOFT RECIRC. HOT WATER
FP	FIRE PROTECTION	ST	STORM
FS	FLOOR SINK	TFA	TO FLOOR ABOVE
G	GAS (NATURAL)	TFB	TO FLOOR BELOW
GCO	GRADE CLEANOUT	TW	TEMPERED WATER
GPM	GALLONS PER MINUTE	UH	UNIT HEATER
HB	HOSE BIBB	V	VENT PIPE
HW	DOMESTIC HOT WATER	VTR	VENT THROUGH ROOF
HWR	HOT WATER RETURN	WCO	WALL CLEANOUT
HWS	HOT WATER SUPPLY	WH	WALL HYDRANT

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	GATE VALVE		FLOOR DRAIN / AREA DRAIN
	CHECK VALVE		FLOOR SINK
	PRESSURE	RD	ROOF DRAIN
S	SOLENOID VALVE	ORD	OVERFLOW ROOF DRAIN
	GLOBE VALVE (STRAIGHT PATTERN)		HOT WATER RECIRCULATION PUMP
	BUTTERFLY VALVE	VTR	PLUMBING VEVT THRU ROOF
	BALL VALVE		POINT OF CONNECTION (CONNECT NEW TO EXISTING)
	GAS COCK	XXX	PLUMBING EQUIPMENT DESIGNATION
	PLUG VALVE	X / x	PLUMBING RISER OR DETAIL DESIGNATION
FCO	FLOOR CLEAN OUT	S	SANITARY SEWER PIPING
WCO	WALL CLEAN OUT	ST	STORM SEWER PIPING
CO	CLEAN OUT	V	VENT PIPING
	HOSE BIBB	CW	COLD WATER PIPING
	FREEZE PROOF WALL HYDRANT	HW	HOT WATER PIPING
	ELBOW DOWN	HWR	HOT WATER RECIRCULATING PIPING
	ELBOW UP	FW	FILTERED WATER PIPING
	TEE UP	G	GAS PIPING
	TEE DOWN	CD	CONDENSATE PIPING
	STRAINER		
	UNION		
	CAP		

PLUMBING FIXTURE MINIMUM CONNECTION SCHEDULE

DESIGNATION	FIXTURE	C.W.	H.W.	DRAIN	VENT
WC	WATER CLOSET	1"	-	4"	2"
UR	URINAL	3/4"	-	2"	2"
LAV.	LAVATORY	1/2"	1/2"	2"	2"
EWC/DF	ELECTRIC WATER COOLER/DRINKING FOUNTAIN	1/2"	-	2"	2"
MS	MOP SINK	1/2"	1/2"	3"	2"
SH/BT	SHOWER/BATHTUB	1/2"	1/2"	2"	2"
SK	SINK	1/2"	1/2"	2"	2"

GENERAL NOTES:

1. PITCH ALL DRAINAGE PIPING 3" AND LARGER AT 1/8" PER FOOT MINIMUM UNLESS OTHERWISE NOTED. PITCH ALL DRAINAGE PIPING 2-1/2" AND SMALLER AT 1/4" PER FOOT.
2. ALL UNDERGROUND DRAINAGE PIPING SHALL BE A MINIMUM OF 2" IN SIZE.
3. PROVIDE TRAP PRIMER UNITS FOR ALL FLOOR DRAINS.
4. VERIFY/COORDINATE LOCATIONS OF ALL FIXTURES, DRAIN, ETC. WITH ARCHITECT PRIOR TO ROUGH-IN.

sfs architecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.471.1397 (F) 816.421.6024 www.sfsarch.com

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.735.2214
MO CERTIFICATE OF AUTHORITY #E-2021006522

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER
08/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

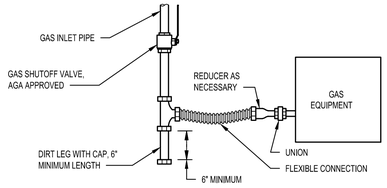
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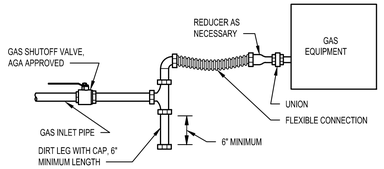
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ISSUE DATE: 08/20/2024
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PLUMBING NOTES, SYMBOLS & ABBREVIATIONS

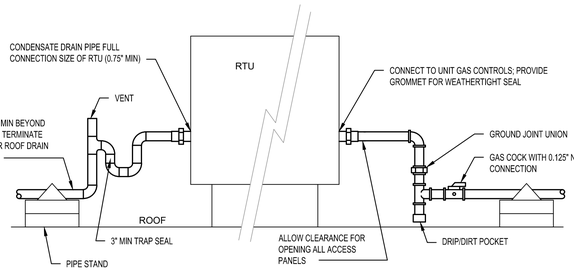
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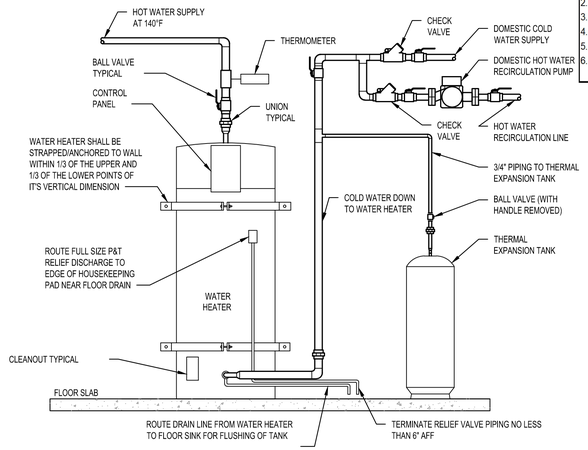


NOTES:
1. HIGH TENSILE STRENGTH STAINLESS STEEL FLEXIBLE CONNECTION, 12" LENGTH, AGA/CSA APPROVED, PRE-COATED.
2. PAINT ALL EXTERIOR GAS PIPING, YELLOW COLOR.
3. PROVIDE PRESSURE REGULATOR WHERE REQUIRED.

9 GAS EQUIPMENT PIPE CONNECTION
NOT TO SCALE



10 ROOF TOP UNIT DETAIL
NOT TO SCALE

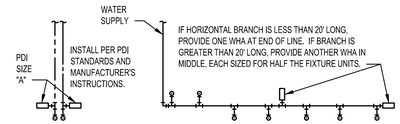


NOTES:
1. THERMOMETERS TO BE INSTALLED TO BE EASILY READABLE.
2. INSTALL PIPING & EQUIPMENT FOR WATER HEATER WITH REQUIRED CLEARANCES TO ALLOW SPACE FOR REMOVAL & SERVICING AS SHOWN.
3. PROVIDE SEPARATE SUPPORT FROM PIPING FOR RECIRCULATING PUMP.
4. INSTALL WATER HEATER PER MANUFACTURER'S WRITTEN INSTRUCTIONS/RECOMMENDATIONS.
5. ROUTE WATER HEATER P&T RELIEF AND DISCHARGE NEAR FLOOR SINK/DRAIN.
6. PROVIDE VACUUM RELIEF VALVE AS REQUIRED BY LOCAL CODE.
7. WATER HEATER SEISMIC RESTRAINT STRAPS TO BE 1-1/2" 24 GAGE CRS, GALVANIZED. SECURE TO WALL STUDS WITH #1/4-10 x 2-1/2" LAG SCREWS.
8. PIPE INSULATION NOT SHOWN FOR DRAWING CLARITY.

PLUMBING FIXTURE SCHEDULE

ITEM	MANUFACTURER	MODEL	DRAIN	VENT	COLD WATER	HOT WATER	DESCRIPTION
BFP	WATTS	919-QTS	---	---	1-1/2"	---	REDUCED PRESSURE ZONE ASSEMBLY WITH QUARTER-TURN BALL VALVES AND BRONZE STRAINER.
EWC	ELKAY	EZ00TL8WSLK	2"	1-1/2"	1/2"		BI-LEVEL WATER COOLER WITH BOTTLE FILLING STATION
FCO	SIOUX CHIEF	834-4PNR	4"	---	---	---	FINISHLINE CLEANOUT WITH 4" PVC SCH. 40 HUB AND ROUND, NICKEL-BRONZE RING/COVER.
FD	SIOUX CHIEF	832-36PNR	3"	2"	---	---	FINISHLINE FLOOR DRAIN WITH 3" PVC HUB CONNECTION AND ROUND NICKEL-BRONZE STRAINER.
FS	SIOUX CHIEF	861-3PN2	3"	2"	---	---	SQUAREMAX PVC FLOOR SINK WITH 3" HUB CONNECTION AND OPEN-HALF, NICKEL-BRONZE RING & STRAINER.
IMB	GUY GRAY	#M1B1HAAB	---	---	1/2"	---	ICE BOX", WITH HAMMER ARRESTER, LEAD FREE ICE BOX WITH 1/2" CONNECTION AND 1/4-TURN SHUT OFF VALVE.
GWH	A. O. SMITH	GCR-50	---	---	1"	1"	GAS FIRED ATMOSPHERIC WATER HEATER 50 GALLON 43 GALLON RECOVERY AT 90 %%D F RISE. PROVIDE WITH AMTROL ST-5 THERMAL EXPANSION TANK. 40 MBH
LAV	KOHLER	K-2084	2"	1-1/2"	1/2"	1/2"	WALL MOUNT LAVATORY WITH K-97283-4 SINGLE-HOLE FAUCET 0.5 GPM. PROVIDE PRO TRAP WRAP AND ASSE 1070 COMPLIANT MIXING VALVE.
MS	FIAT	MSBIDTG2424	3"	2"	3/4"	3/4"	MOLDED STONE INTEGRAL DRAIN MOP SERVICE BASIN WITH 830AA FAUCET, 832AA HOSE AND BRACKET, 889CC MOP HANGER BRACKET AND QIC3XH QUICK DRAIN CONNECTOR.
SHR	AMERICAN STANDARD	TU075507			1/2"	1/2"	PRESSURE BALANCE SHOWER KIT PROVIDE WITH RU101SS ROUGH VALVE BODY
SNK	ELKAY	DXUH3118	2"	1-1/2"	1/2"	1/2"	DOUBLE BOWL UNDERMOUNT STAINLESS STEEL SINK WITH LK1001CR FAUCET WITH SIDE SPRAY.
RP	BELL & GOSSETT	PL-30B	---	---	---	---	ALL BRONZE CONSTRUCTION HOT WATER RECIRCULATION PUMP CAPABLE OF 7 GPM AT 20' W.C. HEAD, 1/12 HP 115V 1.4 FLA. PROVIDE WITH AQUASTAT.
WC	AMERICAN STANDARD	3351.101	4"	2"	1"	---	WALL HUNG FLUSH-VALVE WATER CLOSET WITH 6065.161.002 DC POWERED SENSOR FLUSHOMETER VALVE. PROVIDE WITH CARRIER.

NOTES:
1. MODELS IN SCHEDULE ARE A BASIS OF DESIGN CONFIRM FINAL FIXTURE MODELS WITH OWNER PRIOR TO PURCHASING.
2. ALL LAVATORIES AND SINKS SHALL BE PROVIDED WITH ANTI-SCALD ASSE 1070 COMPLIANT VALVE.
3. PROVIDE LOOSE KEY STOPS AND FLEXIBLE RISERS.
4. ON LAVATORY INSULATE EXPOSED TAILPIECE, P-TRAP, AND WATER RISERS WITH TRU-BRO INSULATION KIT.
5. PROVIDE FLUSH VALVE HANDLE ON WIDE SIDE OF ROOM.
6. PROVIDE HANDLE STOPS AND FLEXIBLE RISERS.

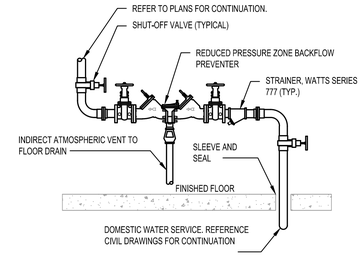


SINGLE FIXTURE | MULTIPLE FIXTURES

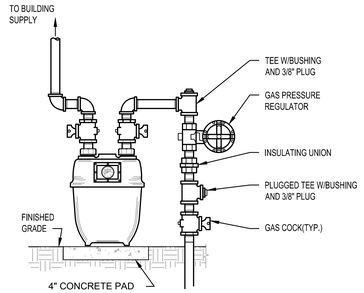
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	154-330

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	--
TANK WATER CLOSET	5	--
URINAL	5	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB	2	2

PROVIDE WATER HAMMER ARRESTERS ON ALL QUICK CLOSING VALVES. INSTALLED AS CLOSE TO THE FIXTURES AS POSSIBLE TO CONTROL THE EFFECTS OF WATER HAMMER INSTALLATION SHALL COMPLY WITH LOCAL PLUMBING CODE. DO NOT PROVIDE AIR CHAMBERS. PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE # 1010 AND ANSI # A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS PER THE TABLES SHOWN ABOVE.



NOTE:
1. SECURE PIPING TO WALL WITH UNISTRUT AND PIPE CLAMPS 30" ON CENTERS MINIMUM.
2. COORDINATE AND FIELD ORIENT ALL PIPING SO AS NOT TO INTERFERE WITH SPRINKLER PIPING AND/OR ASSOCIATED DEVICES.

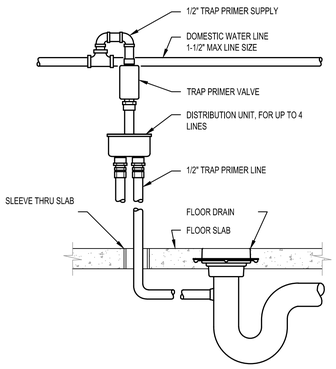


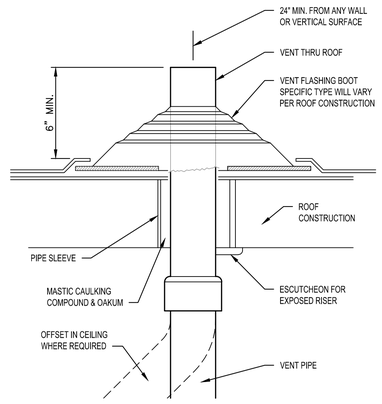
8 GAS METER DETAIL
NOT TO SCALE

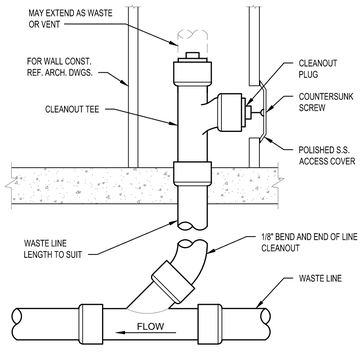
7 WATER HEATER
NOT TO SCALE

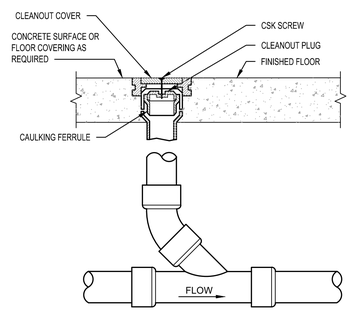
6 WATER HAMMER ARRESTERS
NOT TO SCALE

5 DOMESTIC WATER ENTRY
NOT TO SCALE









4 TRAP SEAL PRIMER DETAIL
NOT TO SCALE

3 VENT THROUGH ROOF DETAIL (VTR)
NOT TO SCALE

2 WALL CLEANOUT
NOT TO SCALE

1 FLOOR CLEANOUT
NOT TO SCALE

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2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.6024 www.sfsarch.com

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ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.735.4300
MO CERTIFICATE OF AUTHORITY #E-2021006522

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER
08/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

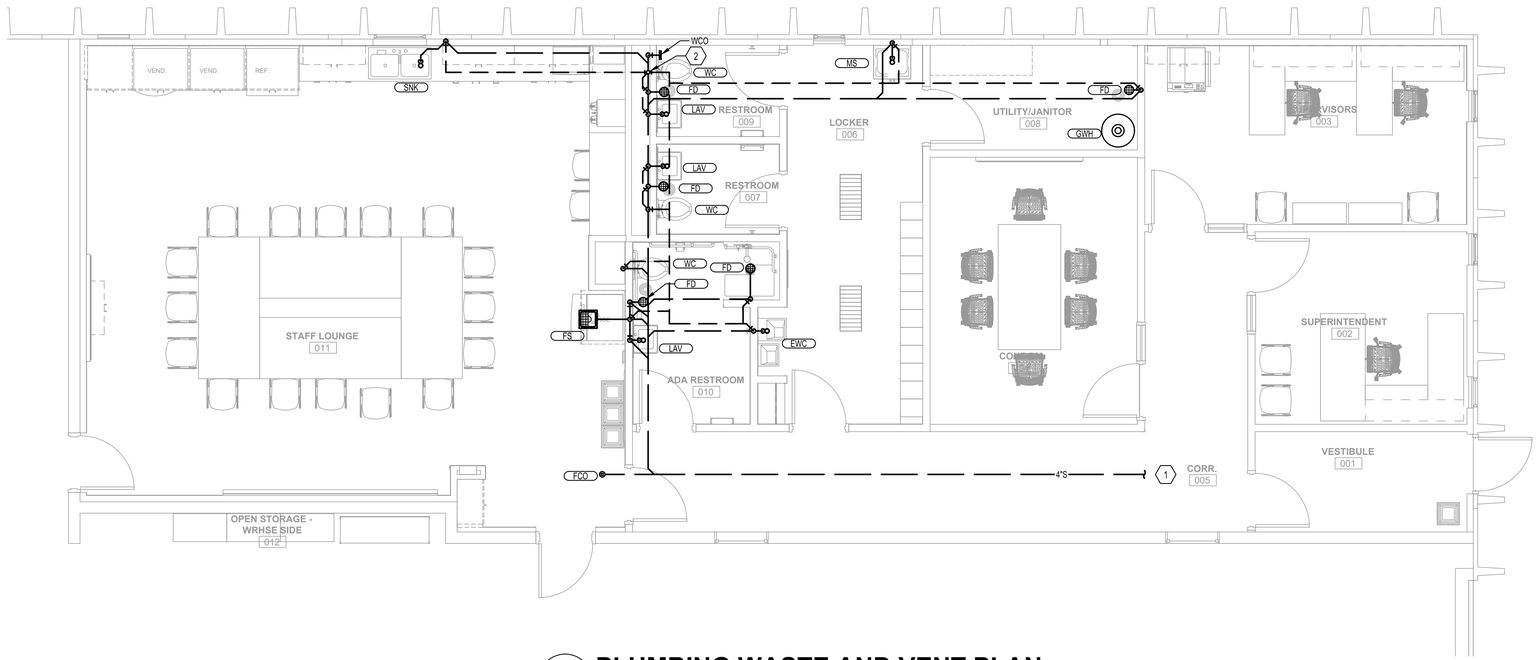
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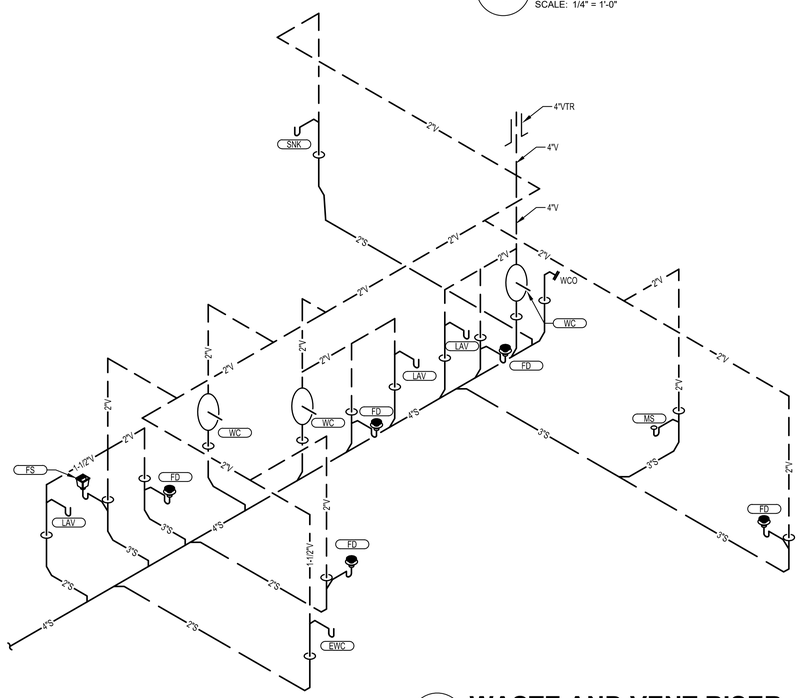
PLUMBING DETAILS AND SCHEDULES

P102



1 PLUMBING WASTE AND VENT PLAN

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



2 WASTE AND VENT RISER

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET P101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. ALL SHUT-OFF OR BALANCING VALVES TO PLUMBING ROUTED IN PIPE CHASES SHALL BE ACCESSIBLE FROM CEILING AREA OR ACCESS DOORS PROVIDED IN WALL.
3. ALL EXPOSED PIPES PENETRATING FINISHED WALLS SHALL BE EQUIPPED WITH WALL ESCUTCHEONS.
4. PROVIDE FINAL CONNECTIONS FOR ALL EQUIPMENT SPECIFIED IN PLUMBING FIXTURES AND EQUIPMENT SCHEDULES ON THESE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE ALL REQUIRED SHUT-OFFS, BACKFLOW PREVENTERS, PRESSURE REGULATORS, AND CONDENSATE DRAINS INDICATED ON PLUMBING SCHEDULES AND AS REQUIRED BY LOCAL CODES FOR COMPLETE EQUIPMENT INSTALLATION. CONSULT EQUIPMENT SUPPLIER OR OWNER FOR ADDITIONAL FINAL CONNECTION REQUIREMENTS NOT SHOWN ON THESE DRAWINGS.

KEYED NOTES:

1. CONNECT NEW SANITARY PIPING INTO EXISTING SANITARY PIPING. FIELD VERIFY EXACT CONNECTION POINT, LINE SIZE, ROUTING, MATERIAL, AND AVAILABLE INVERT.
2. 4"V UP TO 4"VTR. COORDINATE FINAL PLACEMENT WITH ALL NEW AND EXISTING ROOF TOP EQUIPMENT AND OPENINGS. MAINTAIN A MINIMUM 10' FROM ALL FRESH AIR INTAKES AND 2' FROM ALL VERTICAL SURFACES.

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2100 Central St. Suite 31 Kansas City, MO 64108
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P.O. BOX 11101
OVERLAND PARK, KS 66207
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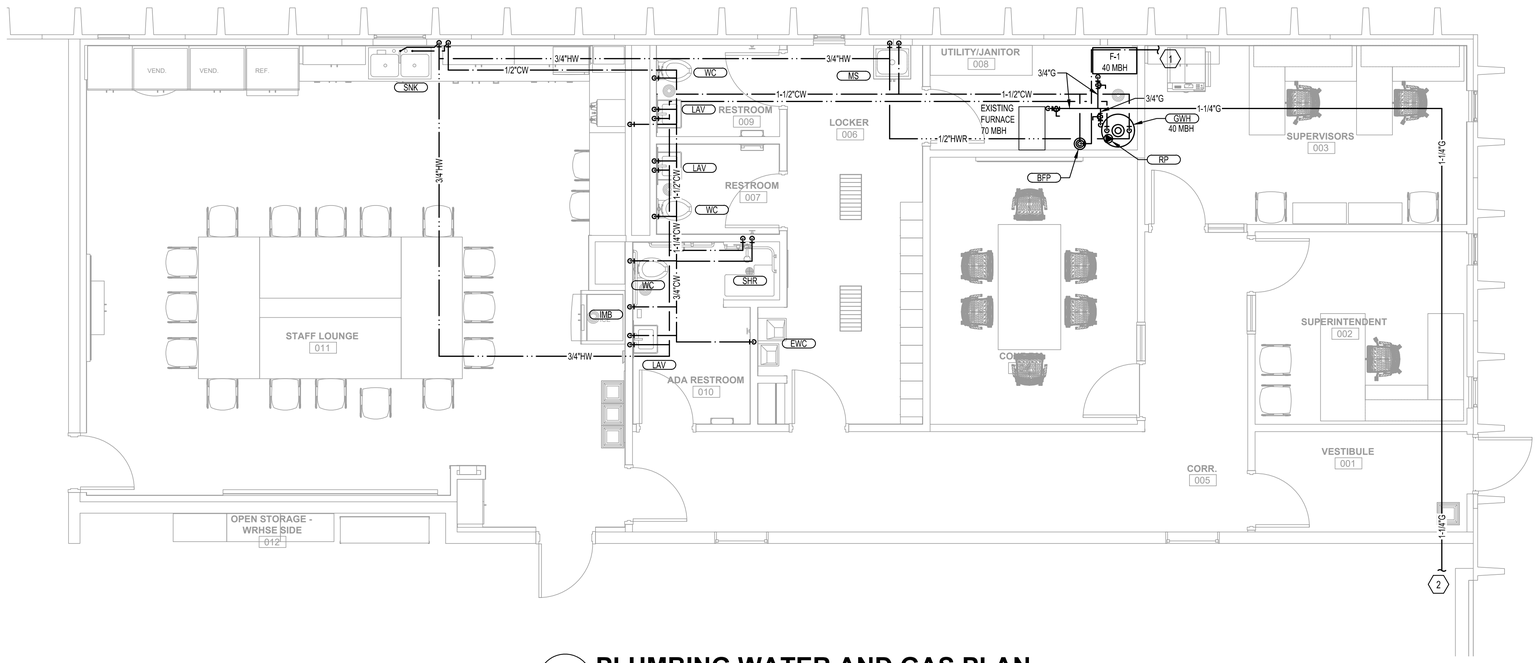
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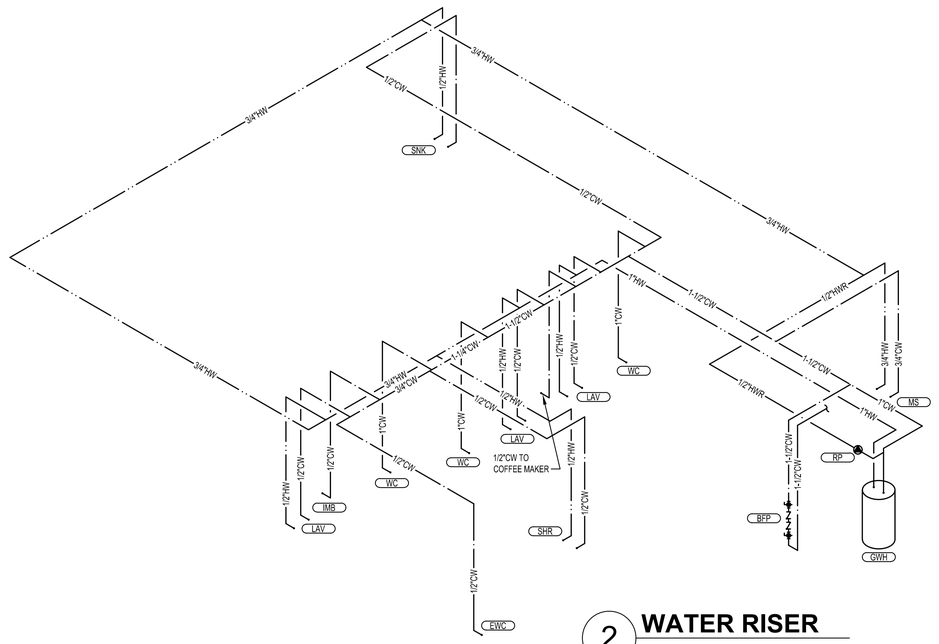
PLUMBING WASTE AND VENT PLAN

P201



1 PLUMBING WATER AND GAS PLAN

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



2 WATER RISER

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET P101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. ALL SHUT-OFF OR BALANCING VALVES TO PLUMBING ROUTED IN PIPE CHASES SHALL BE ACCESSIBLE FROM CEILING AREA OR ACCESS DOORS PROVIDED IN WALL.
3. ALL EXPOSED PIPES PENETRATING FINISHED WALLS SHALL BE EQUIPPED WITH WALL ESCUTCHEONS.
4. PROVIDE FINAL CONNECTIONS FOR ALL EQUIPMENT SPECIFIED IN PLUMBING FIXTURES AND EQUIPMENT SCHEDULES ON THESE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE ALL REQUIRED SHUT-OFFS, BACKFLOW PREVENTERS, PRESSURE REGULATORS, AND CONDENSATE DRAINS INDICATED ON PLUMBING SCHEDULES AND AS REQUIRED BY LOCAL CODES FOR COMPLETE EQUIPMENT INSTALLATION. CONSULT EQUIPMENT SUPPLIER OR OWNER FOR ADDITIONAL FINAL CONNECTION REQUIREMENTS NOT SHOWN ON THESE DRAWINGS.

KEYED NOTES:

1. FIELD VERIFY LOCATION AND SIZE OF EXISTING DOMESTIC WATER ENTRY. CONNECT NEW 1-1/2"CW INTO EXISTING WATER SERVICE.
2. ROUTE NEW 1-1/4"G BACK TO EXISTING GAS METER. VERIFY EXISTING METER IS LARGE ENOUGH FOR NEW LOAD. IF EXISTING METER IS FOUND TO NOT BE LARGE ENOUGH COORDINATE WITH GAS UTILITY FOR INSTALLATION OF NEW. SYSTEM SIZED AT LOW PRESSURE 7" WATER COLUMN, 150 TOTAL MBH, AND A TOTAL DEVELOPED LENGTH OF 125'.

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PLUMBING WATER AND GAS PLAN

P202

15400 - PLUMBING WORK

DESCRIPTION
ALL PLUMBING AND ASSOCIATED WORK IN DIVISION 15 IS GOVERNED BY THIS SECTION. PROVIDE LABOR AND MATERIALS NECESSARY TO PROVIDE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. REFER TO OTHER DIVISIONS FOR CONTINUATION OF EXTERIOR AND ALLIED WORK.

QUALITY ASSURANCE
OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND CONNECTION FEES REQUIRED BY GOVERNING BODIES IN CONNECTION WITH THE WORK. DELIVER CERTIFICATES OF INSPECTION TO THE OWNER'S REPRESENTATIVE. ALL WORK SHALL COMPLY WITH GOVERNING CODES, ORDINANCES, AND REGULATIONS OF CITY, COUNTY AND STATE.

SUBMITTALS
SHOP DRAWINGS: SUBMIT MATERIALS, PRODUCTS, EQUIPMENT AND SYSTEMS AS SPECIFIED UNDER EACH PLUMBING SECTION IN THIS DIVISION IN ACCORDANCE WITH THE GENERAL CONDITIONS. SHOW PIPE SIZES, LOCATION, SLOPES OF HORIZONTAL RUNS, FITTINGS, VALVES, METERS, GAGES AND CONNECTIONS.

PRODUCT DATA: SUBMIT ON MATERIALS, FIXTURES, AND EQUIPMENT UNLESS OTHERWISE SPECIFIED OR ACKNOWLEDGED IN WRITING.

SAMPLES: SUBMIT WHEN SPECIFIED OR REQUESTED.

RECORD DOCUMENTS
REFER TO GENERAL CONDITIONS FOR REQUIREMENTS CONCERNING RECORD DOCUMENTS. ADDITIONAL REQUIREMENTS MAY BE SPECIFIED IN DIVISION 1. UNLESS SEPIAS OF THE DRAWINGS ARE TO BE FURNISHED BY THE ARCHITECT-ENGINEER FOR PREPARATION OF RECORD DRAWINGS, FURNISH OWNER'S REPRESENTATIVE WITH TWO SETS OF ACCURATELY MARKED COPIES OF THE DRAWINGS, INSTEAD OF ONE SET AS REQUIRED BY THE GENERAL CONDITIONS, INDICATING ALL CHANGES FROM ORIGINAL DRAWINGS AS INSTALLED.

PRODUCT HANDLING
PIPE, FIXTURES AND ACCESSORIES SHALL BE PROTECTED FROM DAMAGE IN SHIPMENT, HANDLING, STORAGE AND INSTALLATION: FROM MOISTURE, DIRT AND DEBRIS. PIPE, CLEANOUT AND FLOOR DRAIN OPENINGS SHALL BE TEMPORARILY PLUGGED WITH TEST PLUGS UNTIL FINAL CONNECTIONS ARE MADE.

GUARANTEE AND SERVICE
REFER TO GENERAL CONDITIONS FOR GUARANTEE. WHERE EXTENDED GUARANTEES ARE CALLED FOR, FURNISH THREE COPIES TO BE INSERTED INTO OPERATION AND MAINTENANCE MANUALS.

GENERAL
PLUMBING SYSTEMS SHALL BE PROVIDED COMPLETE. SHOULD A SYSTEM, OR ANY PART THEREOF FAIL TO MEET PERFORMANCE REQUIREMENTS, NECESSARY REPLACEMENTS, ALTERATIONS OR REPAIRS, AS REQUIRED BY THE OWNER'S REPRESENTATIVE, SHALL BE MADE TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS AND ALL BUILDING CONSTRUCTION AND FINISHES DAMAGED OR MARRED BY SUCH REPLACEMENTS, ALTERATIONS OR REPAIRS SHALL BE RESTORED TO PRIOR CONDITION, AT NO ADDITIONAL COST TO THE OWNER.

WHERE MULTIPLE ITEMS OF EQUIPMENT OR MATERIALS ARE REQUIRED THEY SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.

INSERTS, PIPE SLEEVES, HANGERS, SUPPORTS, FIXTURES, TRIM DRAINS AND ANCHORAGE OF PLUMBING SHALL BE PROVIDED AS SPECIFIED HEREIN. WHERE SUCH ITEMS ARE TO BE SET OR EMBEDDED IN CONCRETE, MASONRY OR SIMILAR WORK, THE ITEMS SHALL BE FURNISHED AND LAYOUT MADE AT THE PROPER TIME FOR THE SETTING OR EMBEDMENT THEREOF SO AS TO CAUSE NO DELAY IN THE WORK.

MANUFACTURER'S NAMES AND CATALOG NUMBERS
SPECIFIED REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURER'S NAMES AND MODEL OR CATALOG NUMBERS. THIS DOES NOT NECESSARILY INDICATE THAT THE MATERIAL AND EQUIPMENT SPECIFIED IS AN "OFF THE SHELF" ITEM. REQUIREMENTS FOR SPECIFIC FINISHES, MATERIAL OR OTHER MODIFICATIONS MAY INTRODUCE VARIANCES FROM MANUFACTURERS' STANDARDS. MODIFICATIONS SHALL BE FULLY CONSIDERED.

CHARTS AND TAGS
IN AREAS HAVING VALVES, PROVIDE SINGLE LINE DIAGRAMS FRAMED UNDER GLASS AND MOUNTED ON EQUIPMENT ROOM WALL. THE DIAGRAMS SHALL GIVE NAME, NUMBER DESIGNATION AND LOCATION OF VALVE.

VALVES SHALL BE IDENTIFIED WITH 1/16 INCH THICK WHITE LAMINATED PLASTIC NAMEPLATES WITH 3/16 INCH HIGH BLACK LAMINATED LETTERS. THE NAMEPLATE IDENTIFICATION SHALL COINCIDE WITH ITEMS APPEARING ON DIAGRAMS. ATTACH NAMEPLATES TO VALVES WITH NON-CORROSIVE CHAIN OR WIRE.

ACCESS DOORS
PROVIDE ACCESS DOORS AS INDICATED AND SPECIFIED IN DRAWINGS

INSTALLATION AND WORKMANSHIP
THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY MATERIAL, APPARATUS OR EQUIPMENT WHICH, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, IS IMPROPERLY INSTALLED SHALL BE REMOVED AND REINSTALLED IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER.

THE LOCATION OF PLUMBING PIPING SHALL BE COORDINATED TO ENSURE THAT IT CLEARS OPENINGS AND STRUCTURAL MEMBERS; THAT PIPING INDICATED AS CONCEALED CAN BE PROPERLY CONCEALED IN WALLS OR PARTITIONS AND THAT IT DOES NOT INTERFERE WITH LIGHTS, DUCTWORK OR EQUIPMENT HAVING FIXED LOCATIONS. MAKE NECESSARY HORIZONTAL OR VERTICAL OFFSETS WITH PIPE FITTINGS TO INSTALL THE SYSTEM IN THE AVAILABLE SPACE. CONCEAL OR INSTALL TIGHT TO STRUCTURE (IF EXPOSED) UNLESS OTHERWISE NOTED.

PIPING SHALL BE EXPOSED IN FINISHED AREAS ONLY WHERE INDICATED OR WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

WHERE DRAIN OR WATER CONNECTIONS NECESSARY TO THE OPERATION OF FIXTURES OR EQUIPMENT ARE NOT SPECIFICALLY SHOWN ON DIAGRAMS, EXTEND NECESSARY BRANCHES TO THE CLOSEST INDICATED BRANCH OR MAIN, AT NO ADDITIONAL COST TO THE OWNER.

EACH FIXTURE, EQUIPMENT DRAIN OR FLOOR DRAIN SHALL BE SEPARATELY TRAPPED UNLESS OTHERWISE INDICATED OR SPECIFIED.

PLUMBING PIPING AND EQUIPMENT SHALL NOT BE FIELD PAINTED, OR PRIMED BEYOND THE DEGREE OF APPLICATION FROM THE FACTORY SOURCE, OR EXCEPT AS REQUIRED BY APPLICABLE CODES AND AUTHORITIES HAVING JURISDICATION.

WATERPROOFING
DO NOT CUT OR PENETRATE WATERPROOFED SURFACES OR WATERPROOFING MEMBRANES WITHOUT FIRST MAKING ARRANGEMENTS FOR REPAIR BY A METHOD APPROVED BY THE OWNER'S REPRESENTATIVE.

ACCESS DOORS
INSTALL AS REQUIRED FOR MAINTENANCE, ADJUSTMENT, REMOVAL AND REPAIR OF VALVES, EQUIPMENT AND LIKE ITEMS. DOORS SHALL BE CONVENIENTLY LOCATED AND OF SUFFICIENT SIZE.

PIPING PROVISIONS FOR FIXTURES AND EQUIPMENT SPECIFIED IN OTHER SECTIONS OR FURNISHED BY THE OWNER
ROUGH IN LOCATIONS SHALL BE DETERMINED FOR SERVICES. PROVIDE ALL NECESSARY PLUMBING SERVICES, ACCESSIBLE VALVES ON PLUMBING BRANCHES AND MAKE ALL FINAL CONNECTIONS.

PLUMBING OPERATION AND MAINTENANCE MANUALS

DESCRIPTION
FURNISH TWO COPIES OF COMPLETE OPERATION AND MAINTENANCE MANUALS TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL AND FOR THE OWNER, ON PLUMBING EQUIPMENT AND SPECIALTIES. THE MANUAL SHALL BE BOUND IN HARD-BACK, THREE-RING LOOSE-LEAF BINDERS.

MANUAL CONTENTS
TITLE SHEET WITH JOB NAME, AND THE NAMES, ADDRESSES AND PHONE NUMBERS OF THE CONTRACTOR, SUBCONTRACTOR, CONTROL SUBCONTRACTOR, RELATED CONTRACTOR AND MATERIAL AND EQUIPMENT SUPPLIERS.

INDEX OF CONTENTS
TYPEWRITTEN OPERATING INSTRUCTIONS FOR THE OWNER'S PERSONNEL
DESCRIBING HOW TO OPERATE EACH PIECE OF EQUIPMENT, AND CAUTION AND WARNING NOTICES.

APPROVED SHOP DRAWINGS, PRODUCT DATA AND PARTS AND MAINTENANCE BOOKLET FOR EACH ITEM OF PLUMBING, EQUIPMENT SPECIFIED IN DIVISION 15.

COPIES OF CERTIFICATES OF INSPECTION, WHERE INSPECTION IS REQUIRED. GUARANTEES, INCLUDING EXTENDED GUARANTEES.

DELIVERY
DELIVER THE MANUALS TO THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING APPLICATION FOR FINAL PAYMENT.

PLUMBING PIPING

DESCRIPTION
FURNISH AND INSTALL PLUMBING PIPING WHERE SHOWN ON DRAWINGS AND AS SPECIFIED.

PIPING MATERIALS
OPTIONS
1. CAST IRON HUBLESS SANITARY PIPE AND FITTINGS: CISPI STD. 301.
2. CAST IRON SOIL PIPE AND FITTINGS, SERVICE WEIGHT: ASTM A 74.
3. CAST IRON SOIL PIPE AND FITTINGS, EXTRA HEAVY WEIGHT: ASTM A 74.
4. STEEL PIPE: ASTM A 53.
5. MALLEABLE IRON FITTINGS, 150 LB.: ASTM A 197.
6. PIPE THREADS: ANSI B2.1.
7. NIPPLES, PIPE (THREADED): FED SPEC. WW-N-351.
8. COPPER WATER TUBE: ASTM B 88.
9. WROUGHT COPPER AND BRONZE SOLDER-JOINT PRESSURE FITTINGS: ANSI B16.29.
10. WROUGHT COPPER AND WROUGHT COPPER ALLOY SOLDER-JOINT DRAINAGE FITTINGS: ANSI BL6.29.
11. CAULKING LEAD: FED. SPEC. QQ-C-40 (2).
12. SHEET LEAD: FED. SPEC. QQ-L-201.
13. SHEET COPPER: ASTM B 152.
14. NO-HUB STAINLESS STEEL COUPLING AND GASKETS: CISPI STD. S-301.
15. WHERE ACCEPTABLE BY LOCAL AUTHORITY HAVING JURISDICTION SOLID WALL ABS PIPING MAY BE USED FOR WASTE PIPING.
15.A. PVC/ABS PIPING CANNOT BE USED IN RETURN AIR PLENUM APPLICATION.

JOINTS AND CONNECTIONS
OPTIONS
1. CAST IRON, HUB AND SPIGOT: PACKED WITH OAKUM AND FINISHED WITH LEAD NOT LESS THAN 1 INCH DEEP; WELL CAULKED.
2. CAST IRON, NO-HUB: NEOPRENE GASKET AND CORRUGATED 304 STAINLESS STEEL SHIELD IN CONJUNCTION WITH 4 STAINLESS STEEL CLAMPS FOR 4" AND SMALLER, 6 CLAMPS FOR 5" AND LARGER.
3. BETWEEN LEAD AND BRASS: FERRULES OR SOLDERING NIPPLES WITH WIPED JOINTS 3/8" THICK AND 3/4" EACH SIDE OF JOINTS.
4. SCREWED JOINTS: AMERICAN NATIONAL STANDARD WITH PIPE FREE FROM CUTTING AND BURRS. THREE THREADS EXPOSED MAXIMUM.
5. SOLDERED JOINTS: 95-5 TIN-ANTIMONY SOLDER. SLIP JOINTS: USE FOR PLUMBING TRAP SEALS ON INLET SIDE ONLY.
6. BETWEEN COPPER AND FERROUS MATERIALS: INSULATING DIELECTRIC UNION.
7. FLANGED JOINTS: FURNISH WITH COMPANION FLANGE AND CLOTH INSERTED RUBBER GASKET.
8. FLANGED BOLTS: ASTM A 354, MINIMUM GRADE BD, ALLOY STEEL WITH HEX NUTS IN COMPLIANCE WITH ANSI B18.22 AND STANDARD ROLLED STEEL WASHERS.
9. ASSEMBLY FOR HUBLESS PIPING: AS RECOMMENDED BY THE MANUFACTURER.
10. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCERS, INCREASERS OR REDUCING FITTINGS. BUSHINGS WILL NOT BE PERMITTED.

INSTALLATION
BEFORE INSTALLING PIPE IN ANY PART OF THE SYSTEM, THE PIPE SHALL BE CLEANED INSIDE AND MADE FREE OF OIL, DIRT, AND FOREIGN MATTER. PROPERLY ALIGN AND INSTALL IN NEAT ARRANGEMENT, TRUE TO THE LINES OF THE BUILDING. PITCH LINE AT A CONSTANT SLOPE FOR PROPER DRAINAGE.

EXCEPT AS NOTED OTHERWISE ON DRAWINGS, PIPING SHALL BE HELD AS HIGH AS POSSIBLE, BETWEEN STRUCTURES AND THROUGH JOIST WEBBING, WITH DUE REGARD TO CONFLICTS WITH OTHER SYSTEMS AND THEIR REQUIREMENTS FOR SPACE.

PIPING, INCLUDING NO-HUB PIPING, SHALL BE INSTALLED STRAIGHT AND TRUE TO VERTICAL AND HORIZONTAL LINES. DEFLECTION SHALL NOT EXCEED ONE DEGREE. WHEN NECESSARY TO ACHIEVE THIS ALIGNMENT PROVIDE ADDITIONAL HANGERS OR BRACING.

APPLY LUBRICANT TO SCREW JOINT MALE THREADS.

METAL TO BE SOLDERED SHALL BE CLEANED AND FLUXED AS SUITABLE FOR THE SOLDER USED.

NOTCHING OF COPPER TUBING OR PLASTIC PIPING FOR CONNECTIONS WILL NOT BE PERMITTED.

PLUMBING SPECIALITES

PIPE SLEEVES
SCHEDULE 40 BLACK STEEL. GALVANIZED 26 GAGE STEEL, PROVIDE FOR ALL PIPES THROUGH WALLS AND FLOORS.

ESCUTCHEONS
PROVIDE FOR ALL PIPING THROUGH WALLS, FLOORS AND CEILING WERE PIPING IS EXPOSED TO VIEW IN FINISHED AREA. ESCUTCHEONS SHALL BE CHROMIUM PLATED, TWO PIECE, HINGED WITH SET SCREW.

UNIONS
PROVIDE GROUND JOINT BRASS UNIONS OR FLANGES ON EACH PIPING CONNECTION TO EQUIPMENT.

PROVIDE DIELECTRIC UNIONS BETWEEN COPPER AND STEEL PIPING CONNECTION TO EQUIPMENT.

VACUUM BREAKERS
SHALL CONFORM TO THE REQUIREMENTS OF THE REFERENCED PLUMBING CODE AND SHALL BE PROVIDED FOR HOSE BIBBS, FLUSHOMETERS AND ANY FIXTURE OR EQUIPMENT WATER SUPPLY HAVING A THREADED OUTLET.

FLASHING
VENT FLASHING SHALL COMPLY WITH ROOFING MANUFACTURER'S WRITTEN SPECIFICATIONS

CLEANOUTS
CLEANOUTS ON NO-HUB PIPE SHALL BE STANDARD NO-HUB FITTINGS.
CLEANOUTS ON CAST IRON HUB AND SPIGOT PIPING, SHALL BE CADMIUM PLATED.
APPROVED MANUFACTURERS: ZURN, JOSAM OR JONESPEC.

TRAP PRIMERS
PROVIDE WHERE INDICATED ON DRAWINGS. PRECISION PRODUCTS WITH DISTRIBUTION UNIT OR APPROVED EQUAL.

PIPE SLEEVES
1. EXTEND SLEEVE 1/4 INCH BEYOND FINISHED SURFACE.
2. SET SLEEVE BEFORE POURING CONCRETE.
3. PROVIDE CLEARANCE BETWEEN SLEEVE AND PIPE OR BETWEEN SLEEVE AND INSULATION TO ALLOW FOR PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION.
4. INSULATION SHALL PASS CONTINUOUS THROUGH THE SLEEVE.
5. CAULK BETWEEN SLEEVE AND PIPE OR SLEEVE AND INSULATION. PREFABRICATED, PRE-INSULATED, "PIPE SHIELDS" WILL BE ACCEPTABLE FOR PIPES PASSING THROUGH FLOORS, EXTERIOR WALLS, FIRE WALLS AND FIRE RESISTIVE WALLS AND PARTIITONS.
6. ESCUTCHEONS: FIT AROUND INSULATION WHERE PRESENT. PROVIDE DEEP ESCUTCHEON PLATES WHERE PIPE SLEEVES EXTEND ABOVE FLOORS.
7. WATER HAMMER ARRESTERS: INSTALL WHERE SHOWN ON DRAWINGS.
8. CLEANOUTS: INSTALL WHERE SHOWN ON DRAWINGS AND AT BASE OF ALL RISERS. PROVIDE ADDITIONAL CLEANOUTS WHERE REQUIRED BY LOCAL CODES AND FOR CONVENIENCE OF TESTING AND ERECTION AT CONTRACTOR'S OPTION.
9. FRAMES AND COVERS SHALL BE FLUSH WITH ADJOINING ARCHITECTURAL FINISH.

PLUMBING VALVES

DESCRIPTION
INSTALL IN ACCESSIBLE LOCATION.
VALVES SHALL NOT BE INSTALLED WITH THE STEMS BELOW THE HORIZONTAL POSITION.

VALVES, GATE, 125# UNION BONNET, RISING STEM
3 INCH AND SMALLER:
1. SCREWED: ITT GRINNELL #3080 OR APPROVED EQUAL.
2. SOLDER JOINT: ITT GRINNELL #3080 SJ OR APPROVED EQUAL.

VALVES, BALL (MAY BE USED IN LIEU OF GATE VALVES UP TO 2"): 2" AND SMALLER NIBCO #T580; TWO PIECE BRONZE BODY, WITH SCREEWED ENDS, CHROME PLATED BRONZE BALL WITH CONVENTIONAL PORT, 400 PSI, BLOW OUT PROOF STEM.

VALVES, GLOBE 150# TEFLON DISC, UNION BONNET
3 INCH OR SMALLER:
1. SCREWED: ITT GRINELL #3240 OR APPROVED EQUAL.
2. SOLDER JOINT: ITT GRINELL #3240 SJ OR APPROVED EQUAL.

VALVES, CHECK 125# REMOVABLE REGRINDABLE DISC A. 3 INCH AND SMALLER, HORIZONTAL:
1. SCREWED: ITT GRINELL #3300 OR APPROVED EQUAL.
2. SOLDER JOINT: ITT GRINELL #3300 SJ OR APPROVED EQUAL.

3 INCH AND SMALLER, VERTICAL.
1. FOR SCREWED AND SOLDER JOINT INSTALLATION. SAME AS SECTION A OR APPROVED EQUAL. PROVIDE ADAPTERS FOR SOLDER JOINT CONNECTION. 2.05. HOSE BIBBS A. SEE FIXTURE SCHEDULE ON DRAWINGS. B. PLUG COCKS, 125# BRONZE COCKS. TWO (2) INCH AND SMALLER SHALL BE CRANE NO. 250 OR APPROVED EQUAL.

INSTALLATION
INSTALL VALVES WHERE SHOWN ON DRAWINGS.

PLUMBING HANGERS AND SUPPORTS

DESCRIPTION
PROVIDE HANGERS FOR ALL PIPING NOT INDICATED BELOW GRADE. USE HANGERS CAPABLE OF ADJUSTMENT.

HANGERS AND SUPPORTS
HANGERS FOR BLACK OR GALVANIZED STEEL PIPE SHALL BE GRINNELL, MODEL NO. 65 OR APPROVED EQUAL.

HANGERS FOR CAST IRON PIPE SHALL BE GRINNELL, MODEL NO. 260 OR APPROVED EQUAL.

HANGERS FOR COPPER TUBING SHALL BE GRINNELL, MODEL NO. 97 C OR APPROVED EQUAL.

TRAPEZE HANGERS OF A TYPE APPROVED BY THE OWNER'S REPRESENTATIVE MAY BE USED WHERE PIPES ARE DESIGNED TO RUN PARALLEL AT THE SAME ELEVATION.

PROVIDE ISOLATION HANGER WITH PROTECTIVE SHIELD, GRINNELL, MODEL NO. 300 103 OR APPROVED EQUAL, FOR ALL INSULATED PIPING. AT HANGER POINTS, PROVIDE 6 INCH LONG SECTION OF 1/2 INCH THICK CALCIUM SILICATE SECTIONAL PIPE INSULATION WITH FACTORY LONGITUDINAL LAP. SEAL BUTT JOINTS WITH INSULATING CEMENT.

STRAP HANGERS: NOT PERMITTED.

RISER CLAMPS: PROVIDE RISER CLAMPS FOR VERTICAL PIPING AT EACH LEVEL, GRINNELL MODEL NO. 261

INSERTS: IN CONCRETE, GRINNELL MODEL NO. 285 OR APPROVED EQUAL, HAVING ADJUSTMENT FROM 3/4 INCH THROUGH 1-1/4 INCH. IN METAL DECKS READHEAD SD1 OR APPROVED EQUAL. POWDER PROPELLED PERMITTED IN NEW CONSTRUCTION WHERE TYPE AND LOCATION ARE APPROVED PRIOR TO INSTALLATION. IN EXISTING CONSTRUCTION, START SLUGIN NO. 6800 SERIES OR APPROVED EQUAL.

SIDE BEAM CLAMPS: PROVIDE WHEN SUPPORTING FROM STRUCTURAL STEEL MEMBERS, GRINNELL, MODEL 225 OR APPROVED EQUAL.

OTHER SUPPORTS: OBTAIN OWNER'S REPRENTATIVE APPROVAL FOR OTHER METHODS OF SUPPORT.

SPACING OF HANGERS
PROVIDE HANGER AT EACH CHANGE OF DIRECTION.

SPACE HANGERS AND SUPPORTS TO PREVENT SAGGING AND REDUCE STRAIN ON VALVES AND SPECIALTIES WITH SPACING NO GREATER AND ROD NO SMALLER THAN SHOWN ON THE FOLLOWING TABLE. HANGERS SHALL ALLOW FOR EXPANSION AND CONTRACTION.

FERROUS PIPING AND COPPER TUBING:

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
1/2" THROUGH 1-1/2"	6 FT.	3/8"
2" THROUGH 3"	10 FT.	1/2"
4" THROUGH 5"	12 FT.	5/8"
6" AND LARGER	16 FT.	3/4" D.

CAST IRON PIPING:

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE	
2" AND 3"	EACH JOINT	3/8"	
4" AND 5"	EACH JOINT	1/2"	
6" AND 8"	EACH JOINT	3/4"	
10" THROUGH 15"	EACH JOINT	3/4"	(TWO HANGERS)

RISER CLAMPS
INSTALL AT EACH LEVEL BELOW THE FLOOR. SUSPEND FROM TWO HANGER RODS AND INSERTS WHERE THE INSTALLATION OF ESCUTCHEON PLATES IS REQUIRED.

TESTING OF PLUMBING PIPING

DESCRIPTION
CONDUCT ALL TESTS AFTER PIPING IS INSTALLED AND BEFORE PIPING IS CONCEALED OR COVERED.

PROVIDE ALL NECESSARY TEMPORARY PIPING CLOSURES.

PROVIDE ALL TESTING EQUIPMENT, MATERIALS AND SUPPLIES.

SYSTEMS SHALL REMAIN UNDER TEST FOR SUFFICIENT LENGTH OF TIME TO PROVE TIGHTNESS THEREOF AND FOR ADEQUATE OBSERVATION BY THE ARCHITECT-ENGINEER.

MATERIALS OTHER THAN THOSE SPECIFIED FOR JOINING WILL NOT BE PERMITTED IN THE PIPING SYSTEMS FOR THE PURPOSE OF STOPPING LEAKS.

ALL LEAKS DISCLOSED BY THE TESTING PROCEDURES SHALL BE REPAIRED AND TESTING REPEATED UNTIL THE SYSTEM IS PROVEN TIGHT.

TESTING REQUIREMENTS ARE MINIMUM AND ARE NOT INTENDED TO BE LIMITING WHERE ADDITIONAL TESTING METHODS ARE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

SUBMITTALS
STERILIZATION: PROVIDE A DATED LETTER TO THE ARCHITECT-ENGINEER'S REPRESENTATIVE STATING THAT PIPING SYSTEM HAS BEEN STERILIZED AND FLUSHED AS SPECIFIED.

PIPING TEST
DOMESTIC HOT AND COLD WATER PIPING SHALL BE FILLED, THEN TESTED TO A HYDROSTATIC PRESSURE OF 150 PSIG. MAINTAIN TEST PRESSURE FOR A MINIMUM OF ONE HOUR.

SANITARY PIPING, PREVIOUS TO CONNECTION OF FIXTURES, SHALL BE FILLED WITH WATER TO THE TOP OF THE SYSTEM AND PROVEN TIGHT. WHEN TESTING THE SYSTEM BY SECTIONS THE MINIMUM HEIGHT OF THE WATER COLUMN SHALL BE 10 FEET. EXAMINE ALL JOINTS FOR LEAKS.

NEW FIRE STANDPIPE SYSTEM SHALL BE TESTED TO A HYDROSTATIC PRESSURE OF 200 PSIG. MAINTAIN TEST PRESSURE FOR A MINIMUM OF TWO HOURS.

GAS PIPING SHALL BE TESTED WITH NITROGEN TO 50 PSIG. PRESSURE SHALL BE MEASURED WITH A MANOMETER. MAINTAIN TEST PRESSURE FOR A MINIMUM OF 30 MINUTES.

STERILIZATION
AFTER TESTS ARE COMPLETED ALL WATER SUPPLY SYSTEMS SHALL BE FILLED WITH A SOLUTION CONTAINING 100 PPM OF AVAILABLE CHLORINE AND ALLOWED TO STAND FOR A PERIOD TO TWO HOURS BEFORE BEING FLUSHED WITH CLEAN WATER.

PLUMBING, FIXTURES, TRIM AND DRAINS

MANUFACTURER
MANUFACTURER SHALL BE AS SCHEDULED OR BY APPROVED EQUAL.

PIPING
PIPING TO SERVE FIXTURES AND EQUIPMENT AND EXPOSED TO VIEW IN FINISHED AREAS SHALL BE BRASS, CHROMIUM PLATED.

SUPPORTS
PROVIDE ALL BRACKETS, PLATES, ANCHORS AND FASTENING DEVICES REQUIRED FOR ANCHORING THE FIXTURES RIGIDLY IN PLACE. RISERS TO SHOWER HEADS SHALL BE ANCHORED TO THE WALL CONSTRUCTION TO PREVENT MOVEMENT.

FIXTURES
PROVIDE PLUMBING FIXTURES AS SCHEDULED ON DRAWINGS, AMERICAN STANDARD, KOHLER, ELJER OR APPROVED EQUAL.

PLUMBING DRAINS
FURNISH WITH SEEPAGE FLANGE WHERE INSTALLED WITH PANS OR FLASHING, FURNISH CLAMPING RING.

ALL DRAINS SHALL BE OF THE SAME MANUFACTURER.

FURNISH FLOOR DRAINS WITH PRIMER CONNECTIONS WHERE INDICATED ON THE DRAWINGS. IN LIEU OF CAST-IN PRIMER CONNECTIONS ON THE DRAIN BODY, A TEE BETWEEN THE DRAIN BODY AND THE TRAP, TO RECEIVE THE PRIMER DISCHARGE WILL BE ACCEPTABLE.

PROVIDE FLOOR DRAINS WITH 4 INCH DEEP SEAL TRAPS.

PROVIDE ALL DRAINS AS SCHEDULED ON DRAWINGS OR APPROVED EQUAL.

INSTALLATION
DRAIN SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS; ACCESSIBLE AND LOCATED TO SUIT EQUIPMENT APPROVED FOR INSTALLATION. WHERE FLUSH VALVES ARE SPECIFIED WITH FIXTURES, THE SUPPLY TO THE VALVE IN EACH ROOM SHALL BE AT THE SAME HEIGHT FOR THE TYPE OF FIXTURE AND THE VALVE SHALL BE SET IN PLACE SO THAT THE CENTER LINE OF THE VALVE DISCHARGE IS DIRECTLY ABOVE THE CENTER LINE OF FIXTURE STUD. BENDING OF NIPPLE BETWEEN THE VALVE AND THE STUD TO ACHIEVE CONNECTION WILL NOT BE PERMITTED.

CHROME PLATED PIPING REQUIRING THE USE OF WRENCH SHALL BE PROTECTED FROM DAMAGE.

BOLT WATER CLOSET CARRIER TO FLOOR.

GAS PIPING

PIPING
SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

PIPE SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE FITTINGS

INSTALLATION
PIPING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

INSTALL GAS SHUT-OFF AND GAS MANIFOLDS AS INDICATED OR REQUIRED.

DOMESTIC HOT AND COLD WATER

DESCRIPTION
THE WORK INCLUDES FURNISHING AND INSTALLING HOT AND COLD WATER PIPING AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

PIPING
HOT AND COLD WATER PIPING SHALL BE COPPER WATER TUBE HARD TEMPER, TYPE "L" WITH WROUGHT SOLDER FITTINGS ABOVE FLOOR AND SOFT TEMPER TYPE "K" WITH WROUGHT SOLDER FITTINGS BELOW GRADE.

GATE VALVES
SPECIFIED IN SECTION, PLUMBING VALVES .

INSTALLATION
NOTCHING OF PIPE FOR CONNECTION NOT PERMITTED.

WHERE POSSIBILITY OF BACKFLOW FROM THE DRAIN TO THE SUPPLY FITTING EXISTS, INSTALL VACUUM BREAKERS.

NOT MORE THAN ONE LAVATORY, SINK, OR SIMILAR FIXTURE SHALL BE SUPPLIED BY A 1/2 INCH BRANCH. LINEAR DIMENSIONS NOT TO EXCEED 5 FEET.

MAKE CONNECTION TO EQUIPMENT AND FIXTURES INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.

HOT WATER BRANCH CONNECTIONS TO DISTRIBUTION MAINS SHALL BE TOP TAKE-OFF, SWING JOINT TYPE.

ALL PIPING INSTALLED BELOW GROUND SHALL RECEIVE TWO COATS OF KOPPERS NO. 50 OR APPROVED EQUAL.

PLUMBING INSULATION

DESCRIPTION
INSULATION SHALL NOT BE INSTALLED UNTIL TESTING PROCEDURES HAVE BEEN COMPLIED WITH AND ALL SURFACES HAVE BEEN CLEANED AND FREE OF DIRT, GREASE AND COMPLETELY DRIED.

MATERIALS SHALL COMPLY WITH UL 723, FLAME SPREAD RATING, HOT SURFACE TEST PERFORMANCE, AND SMOKE DEVELOPED RATING.

SUBMITTALS
SAMPLES AND MANUFACTURER'S PRODUCT DATA: SUBMIT SAMPLES OF INSULATION AND ADHESIVE AND PRODUCT DATA LISTING RECOMMENDATIONS FOR USE AND COMPLIANCE WITH NFPA 90.

INSULATION
INSULATION FOR HOT AND COLD WATER PIPING, SHALL BE SECTIONAL GLASS FIBER AS MANUFACTURED BY OWENS CORNING FIBERGLASS TYPE ASJ/SSLII OR APPROVED EQUAL, WITH FACTORY APPLIED, ALL PURPOSE, FIRE RETARDANT JACKET.

INSULATION FOR EXPOSED HOT AND COLD WATER PIPING SHALL BE SECTIONAL GLASS FIBER AS MANUFACTURED BY OWENS CORNING FIBERGLASS TYPE ASJ/SSLII OR APPROVED EQUAL, WITH FACTORY APPLIED, .016 EMBOSSED ALUMINUM JACKET.

ADHESIVE SHALL BE BENJAMIN FOSTER 30-36, OR APPROVED EQUAL, WHITE INSULATION LAGGING ADHESIVE.

VAPOR BARRIER MASTIC SHALL BE BENJAMIN FOSTER NO. 82-07, WHITE, OR APPROVED EQUAL.

INSTALLATION
HOT AND COLD WATER PIPING: SHALL BE INSULATED WITH 1/2 INCH THICK GLASS FIBER INSULATION HAVING A FACTORY APPLIED, ALL PURPOSE, FIRE RETARDANT JACKET WITH A MINIMUM R-4.0 PER INCH. CONCEALED AND EXPOSED PIPING SHALL HAVE THE INSULATION APPLIED WITH SIDE AND END JOINTS BUTTED TIGHTLY. SEAL JACKET LEGS AND BUTT JOINT STRIPS WITH ADHESIVE.

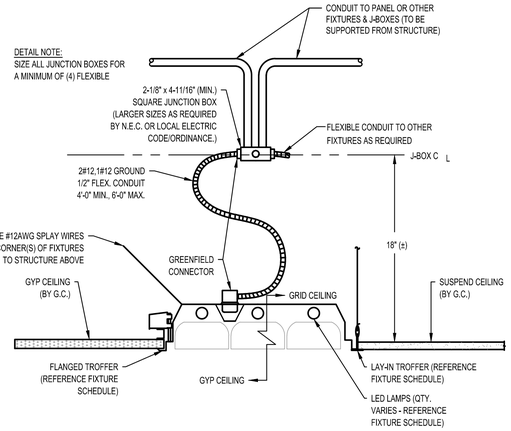
INSULATE FITTINGS FOR PIPING UP TO 3 INCHES IPS WITH MOLDED GLASS FIBER. INSULATE FITTINGS FOR PIPING LARGER THAN 3 INCHES WITH MOLDED FITTINGS OR SEGMENTED SECTIONS, WIRED IN PLACE TO THE SAME THICKNESS AS ADJACENT INSULATION. EXPOSED INSULATED PIPING AND FITTINGS SHALL BE JACKETED WITH 6 OUNCE CANVAS PIPING INCLUDING THE FITTING CHANGE FROM HORIZONTAL TO VERTICAL. CONCEALED AND EXPOSED PIPING SHALL HAVE THE INSULATION APPLIED WITH SIDE AND END JOINTS BUTTED TIGHTLY. SEAL OFF ENDS OF INSULATION WITH VAPOR BARRIER MASTIC AT EACH FITTING AND AT 21 FOOT INTERVALS ON CONTINUOUS RUNS.

INSTALL THE FACTORY APPLIED FIRE RETARDANT JACKET VAPOR BARRIER SO THAT IT WILL LAP SMOOTHLY AND SECURELY AT THE LONGITUDINAL LAP AND ADHERE IT WITH VAPOR BARRIER MASTIC. ADHERE 3 INCH WIDE BUTT STRIPS X SMOOTHLY OVER ALL END JOINTS WITH THE VAPOR BARRIER MASTIC TO ASSURE A CONTINUOUS VAPOR BARRIER - NO STAPLES ALLOWED. INSULATE DRAIN BODIES AND FITTINGS WITH METERED SEGMENTS OF PIPE INSULATION, OVERSIZED PIPE INSULATION OR MOLDED FITTINGS. COAT WITH TWO, 1/8 INCH COATS OF VAPOR BARRIER MASTIC REINFORCED WITH GLASS FABRIC EXTENDING 2 INCHES ONTO ADJACENT PIPES. EXPOSED INSULATED PIPING AND FITTINGS SHALL BE JACKETED WITH 8 OUNCE CANVAS. TERMINATE INSULATION NEATLY AT CLEANOUTS ON STORM AND COLD DRAIN PIPING. DO NOT COVER CLEANOUTS.

DOMESTIC WATER HEATING

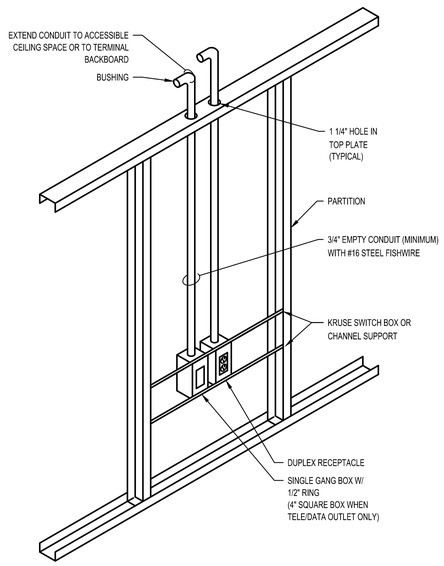
DESCRIPTION
PROVIDE DOMESTIC WATER HEATING EQUIPMENT WHERE SHOWN ON DRAWINGS AND SPECIFIED.

DISCHARGE PIPE
RELIEF VALVE



1 **TYPICAL RECESSED FIXTURE DETAIL**

SCALE: NOT TO SCALE



2 **OUTLET IN HOLLOW PARTITION**

SCALE: NOT TO SCALE

ELECTRICAL ABBREVIATIONS

AC	ALTERNATING CURRENT
AHU	AIR HANDLING UNIT
A. OR AMPS.	AMPERES
AFC	ABOVE FINISH COUNTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AIC	AMPERES INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
BTC	BRANCH TO CONNECTION POINT AND CONNECT EQUIPMENT
C	CONDUIT ("E.C." IS EMPTY CONDUIT)
CF	CEILING FAN
CM	COFFEE MAKER
CT	COOKTOP
D	DEDICATED CIRCUIT
DCO	DUPLEX CONVIENCE OUTLET
DP	DISPOSAL
DW	DISHWASHER
DY	DRYER
EMT	ELETRICAL METALLIC TUBING
EF	EXHAUST FAN
EWC	ELECTRIC WATER COOLER (WATER-COOLED DRINKING FOUNTAIN)
EX	EXISTING
FCU	FAN COIL UNIT
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFIP	GROUND FAULT INTERRUPTER PROTECTED
GRD	GROUND
H	HORIZONTAL MOUNT (RECEPTACLE)
HD	VENTILATION HOOD
HP	HORSEPOWER
HT	HEAT TRACE POWER (PROVIDE W/ 20A/1P GFI BREAKER)
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HZ	HERTZ
IG	ISOLATED GROUND (DUPLEX RECEPT'S. - NEMA 5-20RIG)
KCM	THOUSAND CIRCULAR MILLS
KVA	KILOVOLT-AMPERES (1000 VOLT-AMPERES)
KW	KILOWATTS (1000 WATTS)
MLO	MAIN LUGS ONLY
MCB	MAIN CIRCUIT BREAKER
MW	MICROWAVE (COORD MTG HT W/ ARCHITECT)
NIC	NOT IN CONTRACT
NEC	NATIONAL ELECTRICAL CODE
NF	NOT FUSED
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PNL	PANEL
PH OR Ø	PHASE
P	POLE
PVC	POLYVINYL CHLORIDE
RF	REFRIGERATOR
RG	RANGE
SPD	SURGE PROTECTIVE DEVICE
T	TAMPERPROOF RECEPTACLE
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION RECEPTACLE
UC	UNDERCOUNTER REFRIGERATOR (OR ICE MACHINE)
UL	UNDERWRITERS LABORATORIES
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLT-AMPERES
VD	VENDING MACHINE (24"AFF)
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WA	WASHER
WD	WARMING DRAWER
WO	WALL OVEN
WP	WEATHERPROOF
WP/WR	WEATHERPROOF/WEATHER RESISTANT
W/UNIT	DISCONNECT IS SUPPLIED WITH THE UNIT

GENERAL ELECTRICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, REQUIREMENTS OF THE AHJ AND ALL LOCAL & STATE CODES.
2. DO NOT SCALE FROM THESE DRAWINGS.
3. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES AND ELECTRICAL DEVICES.
4. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH PULL STRINGS AND BUSHINGS.
5. ALL JUNCTION BOXES SHALL HAVE A COVER.
6. COORDINATE EACH LIGHT FIXTURE INSTALLATION(S) W/ ACTUAL CEILING TO BE FURNISHED.
7. ALL BRANCH CIRCUITS WITHOUT A CONDUCTOR & CONDUIT INDICATED SHALL BE ROUTED TO A 20A-1P BREAKER W/ 2#12,1#12EG,3/4"C.
8. ALL BRANCH CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG AND ALL CONDUIT SHALL NOT BE SMALLER THAN 3/4"C. UNLESS SPECIFICALLY NOTED OTHERWISE.
9. ALL CIRCUITS (LIGHTING AND POWER) SHALL BE PROVIDED WITH DEDICATED NEUTRALS UNLESS NOTED OTHERWISE. WHERE NEUTRALS ARE INDICATED TO BE SHARED, MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH 2P OR 3P BREAKERS AS REQUIRED PER NEC210.4.
10. ALL CIRCUITS (LIGHTING AND POWER) SHALL BE PROVIDED WITH AN INSULATED EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH THE NEC. THE RACEWAY SHALL NOT BE USED AN EQUIPMENT GROUND.
11. ALL FIXTURES SHALL BE SUPPORTED FROM EACH CORNER (INDEPENDENT OF THE SUSPENDED CEILING) WITH 12 GAUGE WIRE CONNECTED TO STRUCTURAL SYSTEM OF BUILDING. THE INSTALLATION SHALL MEET OR EXCEED THE SEISMIC REQUIREMENTS OF LOCAL AND NATIONAL CODES.
12. ELECTRICAL DEVICE MOUNTING HEIGHTS, UNO:

PANELBOARDS	78" AFF TO TOP OF PANEL
SWITCHES	48" AFF TO TOP OF JUNCTION BOX
RECEPTACLES	18" AFF TO CENTER OF RECEPTACLE
TELE/DATA OUTLETS	18" AFF TO CENTER OF RECEPTACLE
APARTMENT LOADCENTERS	PER ANSI A117.1 REQUIREMENTS (VERIFY WITH LOCAL INSPECTOR)

13. ELECTRICAL EQUIPMENT (PANELBOARDS, TRANSFORMERS, DISTRIBUTION EQUIPMENT, ETC.) IS SHOWN TO SCALE ON THE FLOOR PLANS.
14. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIPMENT THAT WILL FIT WITHIN THE SPACES SHOWN ON THE PLANS AND COMPLYING WITH ALL CODE REQUIRED CLEARANCES.
15. ELECTRICAL CONTRACTOR TO LABEL ALL DEVICES (RECEPTACLES, SWITCHES, PANELBOARDS, DISCONNECTS, ETC.) WITH CIRCUIT NUMBER AND PANELBOARD DESIGNATION. RECEPTACLES, SWITCHES, AND SIMILAR DEVICES TO HAVE PRE-PRINTED, SELF ADHESIVE LABEL.
16. PANELBOARDS, DISCONNECT SWITCHES, AND SIMILAR DEVICES TO HAVE ENGRAVED, SELF-ADHESIVE, LAMINATED ACRYLIC LABEL (BLACK W/ WHITE LETTERING).
17. PROVIDE TYPE-WRITTEN PANELBOARD SCHEDULES FOR ALL ELECTRICAL PANELBOARDS.

ELECTRICAL SYMBOLS

LIGHTING FIXTURES/DEVICES

SYMBOL	DESCRIPTION	MOUNTING
A	DOWNLIGHT (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING
A	DIRECTIONAL DOWNLIGHT (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING
A	WALL MOUNTED LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	WALL
A	LINEAR LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING OR SUSPENDED
A	2X4 LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING
A	2X2 LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING
	HATCHING ON FIXTURE INDICATES FIXTURE TO HAVE EMERGENCY BACK-UP	
X3	TWO HEAD EMERGENCY LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	WALL OR CEILING
X1 X1	EMERGENCY EXIT SIGN, PROVIDE ARROW(S) AS INDICATED. SHADING INDICATES FACE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	WALL OR CEILING
S	SINGLE POLE SWITCH 20A (120/277V)	WALL - 48" AFF
S_3	THREE WAY SWITCH 20A (120/277V)	WALL - 48" AFF
S_4	FOUR WAY SWITCH 20A (120/277V)	WALL - 48" AFF
	WALL BOX DIMMER SWITCH	WALL - 48" AFF
X X	CEILING OR WALL MOUNTED OCCUPANCY SENSOR (LETTER INDICATES SENSOR TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	WALL OR CEILING
X	LOW-VOLTAGE CONTROL STATION (LETTER INDICATES CONTROL STATION TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	WALL - 48" AFF
PC X	PHOTOCELL SENSOR (LETTER INDICATES SENSOR TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	FIELD VERIFY
PP	POWERPACK (LETTER INDICATES POWERPACK TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	ACCESSIBLE CEILING

COMMUNICATION/LOW-VOLTAGE DEVICES

SYMBOL	DESCRIPTION	MOUNTING
CR	CARD READER (VERIFY EXACT REQUIREMENTS)	
	DATA, TELEPHONE, OR COMBO TELE/DATA OUTLET PROVIDE PULLSTRING IN CONDUIT TO ACCESSIBLE CEILING	WALL - 18" AFF
	DATA, TELEPHONE, OR COMBO TELE/DATA OUTLET PROVIDE PULLSTRING IN CONDUIT TO ACCESSIBLE CEILING	FLOOR OR CEILING
TV TV	TELEVISION OUTLET	WALL OR CEILING
	SPEAKER OUTLET	FIELD VERIFY
'TTB'	TELEPHONE TERMINAL BOARD	WALL
	SECURITY CAMERA OUTLET	FIELD VERIFY
	PUSH BUTTON	

POWER EQUIPMENT/DEVICES

SYMBOL	DESCRIPTION	MOUNTING
	SWITCHBOARD OR DISTRIBUTION PANEL REFER TO PANEL SCHEDULES	
	DRY-TYPE TRANSFORMER REFER TO PLANS FOR KVA RATING	
	120/208V, 3Ø, 4W PANELBOARD REFER TO PANEL SCHEDULES	
	277/480V, 3Ø, 4W PANELBOARD REFER TO PANEL SCHEDULES	
J	JUNCTION BOX	WALL OR CEILING
30/20/3	2X2 LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING
30/NF/3	NON-FUSED SAFETY SWITCH (E.G. 30/NF/3 INDICATES A 30A, 3-POLE SWITCH WITHOUT FUSES)	
M	MOTOR RATED SWITCH	
	MOTOR	
	NEMA 5-20R SIMPLEX RECEPTACLE	WALL - 18" AFF
	NEMA 5-20R DUPLEX RECEPTACLE	WALL - 18" AFF
1	NEMA 5-20R DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER	
	NEMA 5-20R QUAD-PLEX RECEPTACLE	WALL - 18" AFF
	NEMA 5-20R SPLIT RECEPTACLE. TOP OUTLET WIRED HOT, BOTTOM OUTLET SWITCHED.	WALL - 18" AFF
	SPECIAL PURPOSE RECEPTACLE REFER TO PLANS FOR NEMA CONFIGURATION	WALL - 18" AFF OR CEILING
USB	NEMA 5-20R - DUPLEX RECEPTACLE WITH USB PORTS SIMILAR TO HUBBELL #USB20AC5W	WALL - 18" AFF
	NEMA 5-20R DUPLEX RECEPTACLE MOUNTED ON CEILING	CEILING - FLUSH
FB1	HUBBELL CFB4 SERIES FLOOR BOX (OR EQUAL) WITH (2) DUPLEX RECEPTACLES AND DATA/COMMUNICATION CONNECTION CAPABILITY	FLOOR - FLUSH
FB2	HUBBELL B24 SERIES FLOOR BOX (OR EQUAL) WITH (1) DUPLEX RECEPTACLE AND DATA/COMMUNICATION CONNECTION CAPABILITY	FLOOR - FLUSH
FB3	HUBBELL B24 SERIES FLOOR BOX (OR EQUAL) FOR POWER AND DATA CONNECTIONS TO PRE-WIRED FURNITURE VERIFY EXACT CONNECTION WITH FURNITURE VENDOR	FLOOR - FLUSH
PK1	HUBBELL S1PT SERIES 4" POKE-THRU (OR EQUAL) WITH (2) DUPLEX RECEPTACLES AND DATA/COMMUNICATION CONNECTION CAPABILITY	FLOOR - FLUSH
PK2	HUBBELL S1PTFF SERIES 4" POKE-THRU (OR EQUAL) FOR POWER AND DATA CONNECTIONS TO PRE-WIRED FURNITURE VERIFY EXACT CONNECTION WITH FURNITURE VENDOR	FLOOR - FLUSH
PK3	HUBBELL S1R6 SERIES 6" POKE-THRU (OR EQUAL) WITH (2) DUPLEX RECEPTACLES AND DATA/COMMUNICATION AND A/V CONNECTION CAPABILITY	FLOOR - FLUSH
	CONDUIT IN OR UNDER FLOOR/GRADE	
	CONDUCTOR HOME RUN - (#) HOT, (#) NUETRAL, (#) EQUIPMENT GROUND, & ( ) ISOLATED GROUND	
	EQUIPMENT CONNECTION	
	CONDUIT IN CEILING OR WALL	

NOTE: NOT ALL SYMBOLS MAY BE USED.

1 IF MOUNTED ABOVE A COUNTER, DEVICE TO BE WALL MOUNTED 6" ABOVE FINISHED COUNTER OR 44" TO TOP OF JUNCTION BOX (WHICHEVER IS LOWER). IF NOT MOUNTED ABOVE A COUNTER, DEVICE TO BE WALL MOUNTED AT 48" AFF TO TOP OF JUNCTION BOX AS REQUIRED TO MEET ADA REQUIREMENTS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS/ELEVATIONS.

sfs architecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.6024 www.sfsarch.com

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.549.5308
MO CERTIFICATE OF AUTHORITY #E-2021006522

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER
08/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

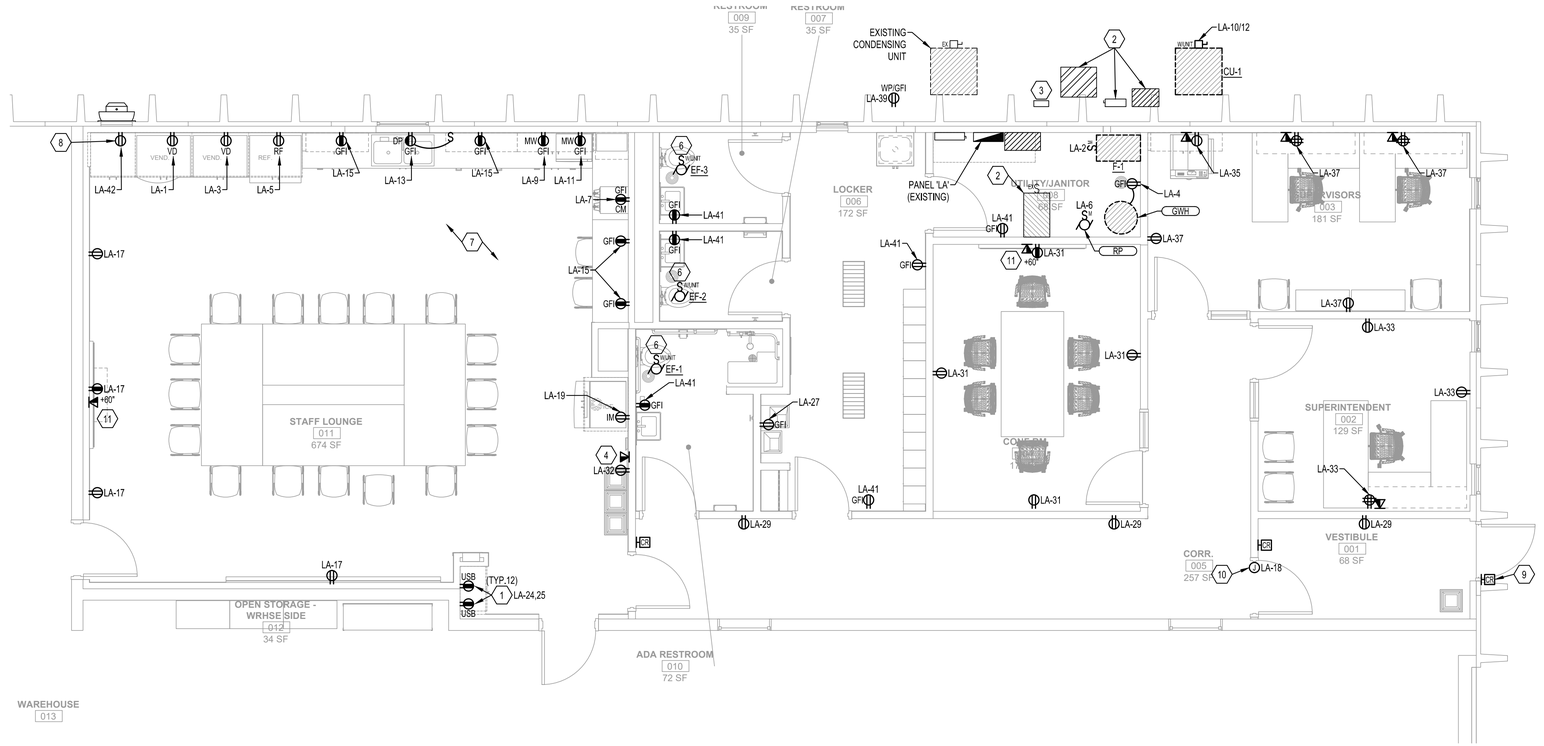
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ELECTRICAL NOTES, SYMBOLS & ABBREVIATIONS

E101



1 ELECTRICAL POWER PLAN

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

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET E101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. COORDINATE MOUNTING HEIGHTS AND LOCATIONS FOR ALL DEVICES WITH ARCHITECT AND/OR INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
3. PROVIDE AND INSTALL 3/4" CONDUIT AND PULL STRINGS FROM TELEPHONE/DATA OUTLETS TO ABOVE ACCESSIBLE CEILING. VERIFY EXACT REQUIREMENTS WITH TELEPHONE EQUIPMENT SUPPLIER AND/OR TENANT.
4. CIRCUIT NUMBERS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
5. REMOVE EXCESS WIRING RESULTING FROM DEMOLITION. ELECTRICAL CONTRACTOR TO RECIRCUIT OUTLETS LEFT ON INCOMPLETE CIRCUITS.
6. WHERE POSSIBLE, RE-USE SPARE CIRCUITS RESULTING FROM DEMOLITION PRIOR TO PULLING NEW CIRCUITS FROM PANELBOARD.
7. EXISTING CONDITIONS INDICATED IN THESE DOCUMENTS ARE BASED ON A CURSORY SITE REVIEW AND DO NOT REPRESENT A COMPLETE "AS-BUILT" SET OF DOCUMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO FULLY INVESTIGATE ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES TO THESE DOCUMENTS OR THE DESIGN INTENT.

KEYED NOTES:

1. PROVIDE (2) RECEPTACLES CENTERED IN EACH CHARGING STATION CUBBY (TYPICAL OF 12 RECEPTACLES TOTAL). CONNECT RECEPTACLES TO CIRCUITS INDICATED. NO MORE THAN (6) RECEPTACLES PER CIRCUIT. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION.
2. EXISTING TRANSFER SWITCH, DISCONNECT AND TRANSFORMER TO REMAIN.
3. EXISTING UTILITY METER TO REMAIN.
4. POWER AND DATA FOR TIMECLOCK. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.
5. RELOCATED FURNACE. INTERCEPT AND EXTEND EXISTING CIRCUIT TO NEW LOCATION AS REQUIRED.
6. CONNECT EXHAUST FAN TO LIGHTING SWITCHLEG IN THIS AREA. DESIGN INTENT IS FOR FAN TO ENERGIZE 'ON'/'OFF' WITH LIGHTING IN THIS AREA.
7. FIELD VERIFY EXACT CONNECTION REQUIREMENTS OF ALL BREAK ROOM APPLIANCES PRIOR TO ROUGH-IN.
8. RECEPTACLE TO BE MOUNTED INSIDE CABINET FOR VACUUM CHARGING. FIELD VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.
9. FIELD VERIFY EXACT LOCATION OF CARD READER PRIOR TO ROUGH-IN.
10. POWER FOR DOOR HARDWARE. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH HARDWARE SUPPLIER PRIOR TO ROUGH-IN.
11. POWER AND DATA FOR WALL MOUNTED TV. FIELD VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.

sfs architecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.6024 www.sfsarch.com

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.735.4300
MO CERTIFICATE OF AUTHORITY #E-2021006522

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
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CITY OF BLUE SPRINGS, MISSOURI

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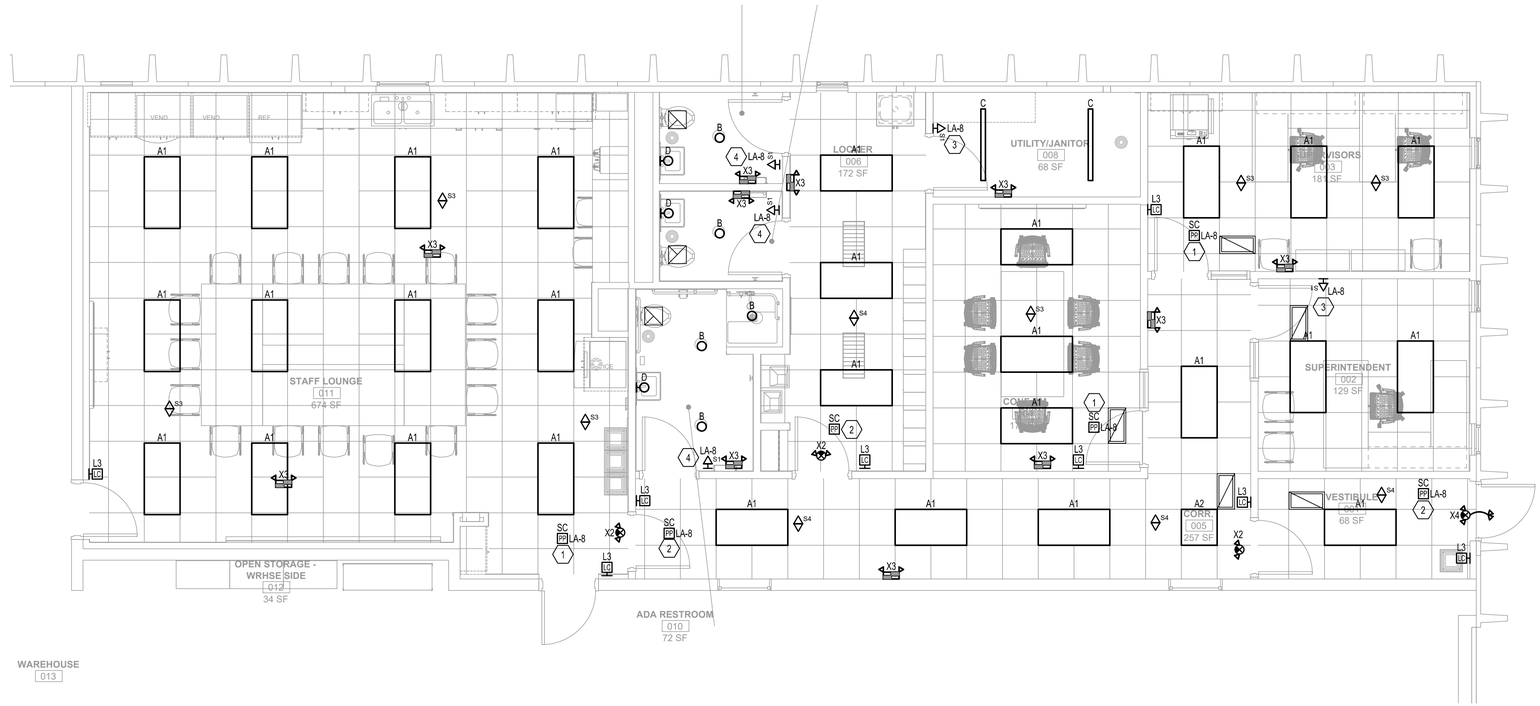
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ELECTRICAL POWER PLAN

E201



1 ELECTRICAL LIGHTING PLAN

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

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET E101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. COORDINATE ALL MOUNTING HEIGHTS FOR ALL PUBLIC SPACE DEVICES WITH ARCHITECT AND/OR INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
3. CIRCUIT ALL EXIT SIGNS TO NEAREST EMERGENCY LIGHTING CIRCUIT (OR NEAREST LIGHTING CIRCUIT IF NO GENERATOR).
4. VERIFY ALL EXISTING BRANCH CIRCUITING. CONTRACTOR SHALL WIRE FIXTURES IN ACCORDANCE WITH SWITCHING INDICATED. CONNECTED LOAD ON 277V-20A CIRCUITS SHALL NOT EXCEED 4000W, 120V-20A CIRCUITS SHALL NOT EXCEED 1800W.
5. CIRCUIT NUMBERS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
6. EXISTING, RELOCATED, AND EXISTING TO REMAIN FIXTURES SHALL BE REFURBISHED AND CLEANED. REPLACE BAD BALLASTS/DRIVERS AS WELL AS DIM, OR BURNED OUT LAMPS. LAMP COLOR AND WATTAGE TO MATCH EXISTING.
7. FIXTURES LABELED 'EXR' ARE EXISTING FIXTURES TO BE RE-USED/RELOCATED.
8. FIXTURES LABELED 'EX' ARE EXISTING FIXTURES TO REMAIN.

KEYED NOTES:

1. CONTROL INTENT FOR THIS AREA IS FOR LIGHTS TO BE MANUAL 'ON', AUTO 'OFF' WITH MANUAL OVERRIDE AVAILABLE VIA THE LOW-VOLTAGE CONTROL STATION.
2. CONTROL INTENT FOR THIS AREA IS FOR LIGHTS TO BE AUTO 'ON', AUTO 'OFF' WITH MANUAL OVERRIDE AVAILABLE VIA THE LOW-VOLTAGE CONTROL STATION.
3. CONTROL INTENT FOR THIS AREA IS FOR LIGHTS TO BE MANUAL 'ON', AUTO 'OFF' WITH MANUAL OVERRIDE AVAILABLE VIA THE WALL OCCUPANCY SENSOR SWITCH.
4. CONTROL INTENT FOR THIS AREA IS FOR LIGHTS TO BE AUTO 'ON', AUTO 'OFF' WITH MANUAL OCCUPANCY SENSOR SWITCH.

sfs architecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.6024 www.sfsarch.com

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.814.9994
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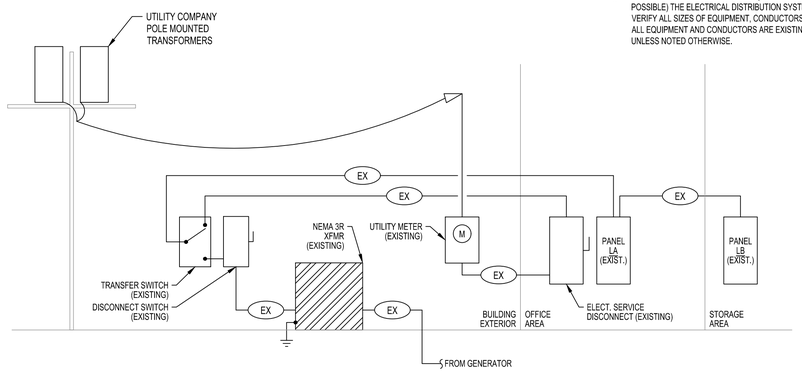
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ELECTRICAL LIGHTING PLAN

E301

GENERAL NOTES

1. THIS RISER DIAGRAM REPRESENTS (AS ACCURATELY AS POSSIBLE) THE ELECTRICAL DISTRIBUTION SYSTEM. FIELD VERIFY ALL SIZES OF EQUIPMENT, CONDUCTORS, FUSES, ETC. ALL EQUIPMENT AND CONDUCTORS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.



1 ELECTRICAL RISER DIAGRAM

SCALE: NO SCALE

FEEDER SCHEDULE

THHN/THWN COPPER CONDUCTORS W/ EG CONDUCTOR
XHHW ALUMINUM CONDUCTORS W/ EG CONDUCTOR

CONDUCTORS & GROUND				AMPS
CODE	SETS	CONDUCTORS	RACEWAY	
EX		EXISTING CONDUCTORS TO REMAIN		

NOTES:
1. ALL CONDUCTORS AMPACITY BASED ON THE NEC TABLE 310-16 FOR CONDUCTORS W/ 75℃ INSULATION.
2. ALL RACEWAY SIZES (EMT/RMC/PVC 40) BASED ON THE NEC TABLE 4(CHAPTER 9), 40% FILL COLUMN.
3. ELECTRICAL CONTRACTOR TO VERIFY ALL EQUIPMENT CONDUCTOR TERMINATION TEMPERATURE RATINGS (IE, 60℃ OR 75℃). ADJUST CONDUCTOR AMPACITY AND CONDUIT SIZES ACCORDINGLY.
4. VERIFY MAXIMUM NO. OF SETS OF SERVICE ENTRANCE CONDUCTORS ALLOWED W/ UTILITY CO.
5. EQUIPMENT GROUNDING CONDUCTORS BASED ON T250,122. GROUND TO BE ADJUSTED PER T250,66 FOR SEPARATELY DERIVED SYSTEMS.
6. ALUMINUM FEEDERS NOT TO BE USED ON TRANSFORMER SECONDARY CONDUCTORS.

VOLTAGE DROP CHART

BRANCH CIRCUIT VOLTAGE DROP WIRING SCHEDULE FOR 1Ø CIRCUITS

BRANCH CIRCUIT RATING (AMPS)	WIRE SIZE (AWG)	MAXIMUM LENGTH OF BRANCH CIRCUIT (FEET)				
		120V	208V	240V	277V	480V
20A	#12	50	90	110	125	200
	#10	80	150	175	200	350
	#8	140	230	280	320	550
	#6	215	375	430	500	870
30A	#10	50	100	110	130	225
	#8	80	160	180	210	360
	#6	135	250	280	325	560
	#4	220	400	450	525	910

NOTES:
1. PROVIDE BRANCH CIRCUIT CONDUCTORS AS INDICATED IN THE TABLE ABOVE FOR ALL LIGHTING AND RECEPTACLE BRANCH CIRCUITS. WHERE BRANCH CIRCUITS SERVE DEDICATED EQUIPMENT, THE CONTRACTOR MAY PERFORM VOLTAGE DROP CALCULATIONS BASED ON ACTUAL EQUIPMENT CONNECTED LOAD AND PROVIDE CONDUCTORS APPROPRIATELY SIZED TO LIMIT VOLTAGE DROP TO A MAXIMUM OF 3%.
2. CONDUCTOR SIZES ARE BASED ON SOLID COPPER CONDUCTORS FOR WIRES SMALLER THAN #6 AND STRANDED COPPER CONDUCTORS FOR WIRES #6 AND LARGER, IN A SINGLE METAL CONDUIT.
3. LIMITS FOR CONDUCTOR LENGTH SHOWN ARE BASED ON A MAXIMUM OF 3% VOLTAGE DROP TO COMPLY WITH THE NEC FOR CIRCUITS LOADED UP TO 80% OF THE BRANCH BREAKER RATING. FIELD VERIFY EXACT BRANCH CIRCUIT LENGTHS AND PROVIDE CONDUCTORS APPROPRIATELY SIZED TO LIMIT VOLTAGE DROP TO 3%.

UNLESS NOTED OTHERWISE, WIRE SIZES CALLED OUT IN PANEL SCHEDULES DO NOT ACCOUNT FOR VOLTAGE DROP. CONTRACTOR SHALL INCREASE WIRE SIZES AS REQUIRED UTILIZING VOLTAGE DROP TABLE PROVIDED.

AFTER DEMOLITION, VERIFY THE QUANTITY OF AVAILABLE CIRCUITS IN THE EXISTING PANELBOARDS. IF THE QUANTITY OF AVAILABLE CIRCUITS IS NOT ENOUGH TO COMPLETE THE NEW SCOPE OF WORK, NOTIFY ENGINEER. WHERE NECESSARY, PROVIDE NEW BREAKERS AS REQUIRED.

ENSURE ALL PANELS ARE PROPERLY LABELED. PROVIDE NEW LABELS WHERE ONE IS NOT CURRENTLY PRESENT. UPDATE PANEL DIRECTORIES AS NECESSARY.

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET E101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. COORDINATE MOUNTING HEIGHTS AND LOCATIONS FOR ALL DEVICES WITH ARCHITECT AND/OR INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
3. FIELD VERIFY ALL ELECTRICAL WORK WITH OWNER PRIOR TO START OF PROJECT.

KEYED NOTES:

1. VERIFY EXISTING FEEDER IS (4)#1/0, (1)#6G IN 2" CONDUIT (MINIMUM).

LIGHTING FIXTURE SCHEDULE

FIXT. TYPE	DESCRIPTION & MANUFACTURER OPTIONS	LAMPS NO.	LAMPS TYPE	FIXT. VOLT	TOTAL WATTS	FINISH	REMARKS/MOUNTING	NOTES
A1	2' x 4' Field Selectable LED Troffer	1	LED	UNV	40W	Standard	Recessed (Lay-In)	
	M# LITHONIA #STAKS 2X4 AL06 SWW7							
A2	2' x 2' Field Selectable LED Troffer	1	LED	UNV	31W	Standard	Recessed (Lay-In)	
	M# LITHONIA #STAKS 2X4 AL03 SWW7							
B	Field Selectable LED Downlight	1	LED	UNV	19W	Standard	Recessed (Ceiling - Provide Flange)	
	M# LITHONIA #LDN4-AL02-SWW1-L04-AR-_-LSS-MVOLT-UGZ							
C	Field Selectable Linear LED Strip Fixture	1	LED	UNV	34.8W	Standard	Coord. w/ Architect	
	M# LITHONIA #CSS-L48-AL03-MVOLT-SWW3-80CRI							
D	LED Vanity Light	1	LED	UNV	10w	Standard	Coord. w/ Architect	
	M# TO BE DETERMINED							
X2	Combination LED Exit Sign and Emergency Light Fixture, Universal Mount, Emergency Battery Pack. Provide Arrows as Indicated.	1	LED	UNV	2W	Standard	Wall/Ceiling/Pendant	1
	M# EVENLITE #TCXCOM-R-U-W DUAL LITE #EVC-U-R-W							
X3	LED Emergency Light w/ (2) 2-Watt Adjustable LED Heads and Emergency Battery Backup	2	LED	UNV	5W	Standard	Surface (Wall/Ceiling)	1
	M# EVENLITE #TCL-4-W DUAL LITE #EV4D-02L							
X4	Combination LED Exit Sign and Emergency Light Fixture w/ Exterior Rated Remote Emergency Heads, Universal Mount, Emergency Battery Pack. Provide Arrows as Indicated.	1	LED	UNV	5W	Standard	Wall/Ceiling/Pendant	1
	M# EVENLITE #TCXCOM-R-U-W-PRWLED2MV DUAL LITE #EVC-U-R-W-D4 WITH EVO-D-X							

NOTES:
1. Circuit Emergency Battery Packs and Exit Signs to Local Lighting Circuit Ahead of Any Means of Control for Proper Operation.

PANEL LA (EXISTING)

VOLTAGE/PHASE: **208Y/120V, 3PH, 4W**
BUS AMPERAGE: **400A**
MAIN TYPE: **MLO**

AFC VALUE: **EXISTING**
AIC RATING: **EXISTING**
MOUNTING: **SURFACE (NEMA 1)**

GROUNDS: **EG (PER T250.122)**
ISOLATED GROUND BUS: **NO**
SERVICE ENTRANCE RATED: **NO**

ALL LOADS IN VA

LTG	RCPT	MOTOR	HEAT	COOL	MISC	KITCHEN	ELEV	DESCRIPTION	AMP	P	WIRE	CKT #	PHASE	CKT #	WIRE	P	AMP	DESCRIPTION	LTG	RCPT	MOTOR	HEAT	COOL	MISC	KITCHEN	ELEV
GF					1200			VENDING MACHINE	20	1	12	1	A	2	12	1	15	FURNACE T-T			756					
GF					1200			VENDING MACHINE	20	1	12	3	B	4	12	1	20	WATER HEATER GWH						600		
GF					1000			REFRIGERATOR	20	1	12	5	C	6	12	1	20	RE-CIRC PUMP			100					
					1800			COFFEE MAKER	20	1	12	7	A	8	12	1	20	LIGHTING	1347							
					1200			MICROWAVE	20	1	12	9	B	10												
					1200			MICROWAVE	20	1	12	11	C	12									1414			
		1000						DISPOSAL	20	1	12	13	A	14	EX	1	20	FURNACE			672					EX
	720							BREAK COUNTER RCPTS	20	1	12	15	B	16	EX	1	20	EXIST. SERVER RCPT						600		EX
	720							STAFF LOUNGE RCPTS	20	1	12	17	C	18	12	1	20	DOOR HARDWARE						200		
					1160			ICE MACHINE	20	1	12	19	A	20				SPACE ONLY								
0	0	0	0	0	1800	0	0	SUB-PANEL 1E	100	2	EX	21	B	22				SPACE ONLY								
0	0	0	0	0	4800	0	0					23	C	24	12	1	20	CHARGE STATN RCPTS		1080						
		1080						CHARGE STATN RCPTS	20	1	12	25	A	26							2492					
					600			WATER COOLER	20	1	12	27	B	28	EX	3	50	AIR COMPRESSOR			2492					EX
	540							CORRIDOR/VEST RCPTS	20	1	12	29	C	30							2492					
	720							CONF RM RCPTS	20	1	12	31	A	32	12	1	20	TIME CLOCK						200		
	720							OFFICE RM RCPTS	20	1	12	33	B	34	EX	2	40	EXIST. COND. UNIT					1482			EX
					1800			COPY MACHINE	20	1	12	35	C	36	EX	2	40	CU-001					1482			
	1080							SHARED OFFICE RCPTS	20	1	12	37	A	38	EX	2	50	HOTSY PRESSURE			2080					EX
	180							MFG/FI RCPT	20	1	12	39	B	40				WASHER			2080					
	900							REUAN RCPTS	20	1	12	41	C	42	12	1	20	ROOM/BAY/AC CHARGER		180						
0	6568	1000	0	0	21540	0	0	TOTAL'S										TOTAL N	1347	1260	12693	0	5793	1600	0	0

NEC CODE REFERENCES

* 100% OF 1ST 10 KVA, 50% OF REMAINING
** 125% OF LARGEST MOTOR + 100% SUM OF REMAINING MOTORS
*** ELEVATOR DEMAND FACTOR BASED ON NEC T620.14.

PANEL ABBREVIATIONS

GF - GROUND FAULT BREAKER
ST - SHUNT TRIP BREAKER
AF - ARC FAULT BREAKER
GFAF - COMBO ARC/GROUND FAULT BREAKER
EX - EXISTING CIRCUIT AND WIRING TO REMAIN
EM - PROVIDE EMERGENCY LOCKING TAB
FA - FIRE ALARM, PROVIDE RED LOCKING TAB
LCK - PROVIDE PADLOCKABLE BREAKER
RD - REFER TO ONE-LINE DIAGRAM FOR WIRE SIZE
SR - CIRCUIT CONTROLLED VIA RELAY PANEL

PANEL NOTES

PHASE LOAD SUMMARY

TOTAL	PHASE	LTG	RCPT	MOTOR	HEAT	COOL	MISC	KITCHEN	ELEV
15477	A	1347	2880	6916	0	0	4340	0	0
18658	B	0	1620	4492	0	2896	9700	0	0
17918	C	0	3420	2502	0	2896	5000	0	0

PANEL LOAD SUMMARY

		LTG	RCPT	MOTOR	HEAT	COOL	MISC	KITCHEN	ELEV
51993	CONNECTED VA	1347	7920	13993	0	5793	23040	0	0
-	DEMAND FACTORS	1.25	*	**	1.00	1.00	1.00	1.00	1.00
52339	DEMAND VA	1684	7920	13993	0	5793	23040	0	0
0	SHOW WINDOW DEMAND								
0	TRACK LTG DEMAND								
0%	SPARE								
52339	DEMAND VA + SPARE								
145.3	TOTAL DESIGN AMPS								

LIGHTING CONTROLS SCHEDULE

FIXTURE TAG	MANUFACTURER	MODEL #	SETTINGS	DESCRIPTION	NOTES
SC	ACUITY BRANDS: nLIGHT	nPP16 SERIES	REFER TO PLANS FOR CONTROL INTENT	ON/OFF ROOM SWITCH CONTROLLER LINE VOLTAGE - SINGLE RELAY	1,2,4
L3	ACUITY BRANDS: nLIGHT	nPODM	-	ON/OFF LOW VOLTAGE SWITCH WITH 1-CHANNEL CONTROL	1,6
S1	SENSOR SWITCH	WSX SERIES	REFER TO PLANS FOR CONTROL INTENT	WALL MOUNT OCCUPANCY SENSOR LINE VOLTAGE - SINGLE RELAY	1
S3	ACUITY BRANDS: nLIGHT	nCM-9 SERIES	-	CEILING MOUNT OCCUPANCY SENSOR - SMALL MOTION LOW VOLTAGE	3
S4	ACUITY BRANDS: nLIGHT	nCM-10 SERIES	-	CEILING MOUNT OCCUPANCY SENSOR - LARGE MOTION LOW VOLTAGE	3
WIRE	-	-	-	CAT5, CAT5e, OR CAT 6. STANDARD OR SOLID. TERMINATED AS RJ45 TIA/EIA-568B	

NOTES:
1. COORDINATE ALL MODEL NUMBERS WITH MANUFACTURER PRIOR TO ORDERING. PROVIDE DEVICES TO MEET CONTROL INTENT INDICATED ON THE DRAWINGS.
2. PROVIDE 6'-0" OF EXCESS CONTROL WIRING, COILED AND TIED, BETWEEN CEILING MOUNTED OCCUPANCY SENSOR AND CORRESPONDING LOAD CONTROLLER.
3. MODIFY LOCATIONS OF CEILING MOUNTED OCCUPANCY SENSORS AS REQUIRED SO THAT NO OCCUPACNY SENSORS IS WITHIN 4'-0" OF AN HVAC SUPPLY DIFFUSER.
4. LOCATE DEVICE ABOVE CEILING OR AT STRUCTURE IN ACCESSIBLE LOCATION. LOCATIONS SHOWN ON DRAWINGS ARE SCHEMATIC. ADD ACCESS PANEL WITHIN CEILING IF NECESSARY. COORDINATE ACCESS PANEL LOCATION AND SPECIFICATION DIRECTLY WITH ARCHITECT.
5. LOCATION SHOWN ON PLAN FOR REFERENCE ONLY. CONTRACTOR MAY RELOCATE BRIDGE PORTS FOR A MORE ECONOMICAL LAYOUT IF DESIRED.
6. PROVIDE DEVICES WITH DEFAULT MANUFACTURE MARKINGS ON BUTTONS.
7. ROUTE RECEPTACLE CIRCUIT INDICATED ON PLAN AS "CONTROLLED RECEPTACLES" THROUGH PLUG LOAD CONTROLLER FOR AUTOMATIC ON/OFF CONTROL VIA OCCUPACNY SENSOR. ONE CONTROLLED CIRCUIT PER PLUG CONTROLLER.
8. DEVICE TO BE INSTALLED IN SINGLE GANG BOX. COORDINATE TIME-OF-DAY SCHEDULES WITH OWNER FOR ZONES TO BE ON TIME-OF-DAY CONTROL.
9. PENDANT MOUNT DEVICE TO 1/2" KNOCKOUT ON JUNCTION BOX AS REQUIRED.

sfs architecture
2100 Central St. Suite 31 Kansas City, MO 64108
(o) 816.474.1397 (f) 816.421.6024 www.sfsarch.com

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.549.5308
MO CERTIFICATE OF AUTHORITY #E-2021006522

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER
08/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

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SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
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ELECTRICAL ONE-LINE DIAGRAM & SCHEDULES

E401

16000 - ELECTRICAL

GENERAL

DESCRIPTION
DIVISION 16 OF THE SPECIFICATIONS COVERS ALL ELECTRICAL WORK FOR THE PROJECT. WORK SHALL INCLUDE LABOR, MATERIAL AND ACCESSORIES NECESSARY TO ACCOMPLISH THE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS, INCLUDING CONNECTION AND CHECKOUTS OF EQUIPMENT FURNISHED BY OTHERS (OTHER TRADES, THE OWNER AND OTHER CONTRACTORS), AND TO ALL EQUIPMENT ITEMS AND AS INDICATED ON DRAWINGS OR AS REQUIRED.

THE ARCHITECTURAL SPECIFICATIONS AND DRAWINGS INCLUDING THE GENERAL - CONDITIONS, INCLUDING ALL SUPPLEMENTS ISSUED THERETO, INSTRUCTIONS TO BIDDERS, AND OTHERS PERTINENT DOCUMENTS ISSUED BY THE ARCHITECT ARE A PART OF THESE SPECIFICATIONS AND ELECTRICAL DRAWINGS. THIS TRADE SHALL CONSULT THEM FOR INSTRUCTIONS WHICH APPLY. DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL LAYOUT AND WORK INCLUDED. ELECTRICIAN SHALL FOLLOW DRAWINGS IN LAYOUT THE ELECTRICAL WORK AND CONSULT THE DRAWINGS AND LAYOUTS OF OTHER TRADES TO VERIFY LOCATION AND SPACES IN WHICH WORK WILL BE INSTALLED.

CODES, PERMITS, INSPECTION AND COMMISSIONING
INSTALLATION SHALL COMPLY WITH ALL LAWS APPLYING TO ELECTRICAL WORK IN EFFECT, INCLUDING THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (N.E.C.), THE NATIONAL ELECTRICAL SAFETY CODE, ALL LOCAL GOVERNING CODES AND ORDINANCES. WITH THE REGULATIONS OF THE SERVING ELECTRICAL UTILITY COMPANY. PROVIDE ALL REQUIRED PERMITS AND INCLUDE THE COST OF SAME IN THE COST OF THE PROJECT. OBTAIN AND PAY FOR (WITHOUT ADDITIONAL EXPENSE TO THE OWNER) ALL REQUIRED INSPECTIONS AND REVIEWS. PROVIDE FOR AND PAY ALL EXPENSES (WITHOUT ADDITIONAL EXPENSE TO THE OWNER) ASSOCIATED WITH LIGHTING AND LIGHTING CONTROLS COMMISSIONING. ALL COMMISSIONING DOCUMENTATION SHALL BE CERTIFIED AND GIVEN TO OWNER AND DESIGN PROFESSIONAL.

QUALITY ASSURANCE
THE FOLLOWING INDUSTRY STANDARDS AS APPLICABLE TO ELECTRICAL WORK SHALL APPLY TO THE WORK OF THIS DIVISION EXCEPT THAT, WHERE THE REQUIREMENTS OF THESE SPECIFICATIONS ARE MORE THAN THE LISTED STANDARD, THESE SPECIFICATIONS SHALL TAKE PRECEDENCE:

UL - UNDERWRITERS' LABORATORIES
NEMA - NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION
NECA - NATIONAL ELECTRICAL CONTRACTOR'S ASSOCIATION
ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM - AMERICAN SOCIETY OF TESTING MATERIALS.

ALL MATERIALS SHALL BE NEW, UL LISTED AND LABELED WHERE LABELED MATERIALS ARE AVAILABLE, UNDAMAGED AND FREE OF DEFECTS AT TIME OF INSTALLATION. MATERIALS OR EQUIPMENT DAMAGED IN SHIPMENT OR OTHERWISE DAMAGED PRIOR TO OR DURING INSTALLATION SHALL NOT BE REPAIRED AT THE JOB SITE, BUT SHALL BE REPLACED WITH NEW MATERIALS. WHEN THE MANUFACTURER'S NAME APPEARS IN THESE SPECIFICATIONS AND DRAWINGS, IT SHALL BE CONSTRUED THAT THE MANUFACTURER HAS TO MEET THE FULL REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS.

SUBMITTALS
SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR EQUIPMENT TO THE ARCHITECT FOR ENGINEER'S REVIEW ELECTRONICALLY OR HARD COPIES. INCLUDE SUFFICIENT INFORMATION TO INDICATE COMPLETE COMPLIANCE WITH SPECIFICATIONS. PROVIDE SUBMITTALS AS EARLY AS REQUIRED TO SUPPORT THE PROJECT SCHEDULE. ALLOW ONE WEEK FOR ENGINEER REVIEW TIME. THE ENGINEER'S SUBMITTAL REVIEWS WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS IN DIMENSIONS, DETAILS, SIZE OF MEMBERS, OR QUANTITIES; OR FOR OMITTING COMPONENTS OR FITTINGS; OR FOR NOT COORDINATING ITEMS WITH ACTUAL BUILDING CONDITIONS AND/OR OTHER TRADES.

OWNER RECORDS
ACCUMULATE DURING THE PROGRESS OF THE JOB, THE FOLLOWING DATA IN DUPLICATE, AND PREPARE IN A NEAT BROCHURE OR PACKET FOLDER TO BE TURNED OVER TO THE OWNER AT SUBSTANTIAL COMPLETION: RECORD DRAWINGS PER ABOVE.

ALL WARRANTIES, GUARANTEES, AND MANUFACTURER'S DIRECTION ON EQUIPMENT & MATERIAL FURNISHED.

COMPLETE PLAIN ENGLISH STEP-BY-STEP OPERATING INSTRUCTIONS FOR THE ELECTRICAL SYSTEM. ONE COPY OF THESE INSTRUCTIONS SHALL BE FRAMED AND POSTED AS DIRECTED ON THE PREMISES.

CERTIFIED LIGHTING AND LIGHTING CONTROLS COMMISSIONING AS REQUIRED BY CURRENTLY ADOPTED ENERGY CODE REQUIREMENTS.

MANUFACTURERS' NAMES AND CATALOG NUMBERS
IN SOME INSTANCES, SPECIFIC REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURER'S NAME AND MODEL OR CATALOG NUMBERS. USE OF NAMES AND CATALOG NUMBERS DOES NOT INDICATE THAT THE EQUIPMENT SPECIFIED IN NECESSARILY AN "OFF THE SHELF" ITEM. VARIANCES MAY BE DUE TO REQUIREMENT OF DESIRED FINISH, MATERIAL OR OTHER MODIFICATION.

IN THE CASE OF PANELBOARDS, SAFETY SWITCHES AND OTHER EQUIPMENT REQUIRING WIRE AND CABLE TERMINATIONS, ASCERTAIN THAT LUG SIZES AND WIRING GUTTERS OR WIRING SPACE ALLOWED IS PROPER FOR THE WIRES AND CABLES CONTAINED THEREIN.

WHEN APPROVAL IS GIVEN FOR THE USE OF EQUIPMENT DIFFERING FROM THAT SHOWN ON DRAWINGS IN REGARD TO FOUNDATIONS, SPACE FOR PIPING, DUCTWORK, WIRING, INSULATION, ETC. CHANGES REQUIRED TO ACCOMPLISH SUCH DIFFERENCES SHALL BE ACCOMPLISHED AT NO COST TO THE OWNER.

PROTECTION OF EQUIPMENT
ELECTRICAL EQUIPMENT SHALL BE PROTECTED FROM THE WEATHER, IN PARTICULAR, DRIPPING OR SPLASHING WATER, AT ALL TIMES DURING SHIPMENT, STORAGE AND CONSTRUCTION. MANUFACTURER'S RECOMMENDATIONS WITH REGARD TO STORAGE, PROTECTION, AND HANDLING SHALL BE FOLLOWED.

SHOULD ANY APPARATUS BE SUBJECTED TO POSSIBLE INJURY DUE TO WATER, IT SHALL BE THOROUGHLY DRIED AND PUT THROUGH A DIELECTRIC TEST, AT THE EXPENSE OF THE CONTRACTOR, TO ASCERTAIN THE SUITABILITY OF THE APPARATUS OR IT SHALL BE REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.

DAMAGED OR DEFECTIVE EQUIPMENT: INSPECT ALL ELECTRICAL EQUIPMENT AND MATERIALS PRIOR TO INSTALLATION. INSTALLATION OR PLACEMENT INTO SERVICE OF DAMAGED MATERIALS WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER IS PROHIBITED. REPLACE OR REPAIR TO NEW CONDITION, AS CERTIFIED BY THE MANUFACTURER, AND TEST DAMAGED EQUIPMENT IN COMPLIANCE WITH INDUSTRY STANDARDS AT NO ADDITIONAL COST TO THE OWNER. EQUIPMENT REQUIRED FOR THE TESTING SHALL BE PROVIDED BY THE CONTRACTOR.

WORKING CLEARANCE
THE SIZE OF ELECTRICAL EQUIPMENT SHOWN ON THE DRAWINGS IS BASED ON DIMENSIONS OF A PARTICULAR MANUFACTURER, (GENERALLY THE FIRST NAMED). WHILE OTHER MANUFACTURERS MAY BE ACCEPTABLE, IT IS THE RESPONSIBILITY OF THE TRADE TO DETERMINE IF THE EQUIPMENT PROPOSED WILL FIT IN THE ALLOCATED SPACE.

INSTALL ALL EQUIPMENT IN A MANNER TO PERMIT ACCESS TO ALL SURFACES. MAINTAIN PROPER CLEARANCE TO MEET ALL SAFETY AND OPERATING CODES, PARTICULARLY N.E.C. INCLUDE ALL REQUIREMENTS DICTATED BY OPERATION, CONTROL, ADJUSTMENT, MAINTENANCE AND POSSIBLE REPLACEMENT OF EQUIPMENT IN DETERMINING CLEARANCE.

SHOULD THERE BE APPARENT VIOLATIONS OF N.E.C. CLEARANCE, NOTIFY THE ARCHITECT-ENGINEER BEFORE PROCEEDING WITH CONNECTION OR PLACEMENT OF EQUIPMENT.

COORDINATION
INSTALLATION STUDIES ARE REQUIRED TO COORDINATE THE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. PREPARE COORDINATION DRAWINGS AT ACCURATE SCALE WHERE SEVERAL ELEMENTS OF ELECTRICAL OR COMBINED MECHANICAL/STRUCTURAL/ELECTRICAL WORK MUST BE SEQUENCED AND POSITIONED WITH PRECISION IN ORDER TO FIT INTO THE AVAILABLE SPACE.

SHOW THE ACTUAL PHYSICAL DIMENSIONS REQUIRED FOR PROPER INTEGRATION OF EQUIPMENT WITH BUILDING SYSTEMS.

PROVIDE APPROVED SHOP DRAWINGS TO ALL REQUIRED DISCIPLINES AND VERIFY FINAL ELECTRICAL CHARACTERISTICS BEFORE ROUGHING POWER FEEDS TO ANY EQUIPMENT. WHEN ELECTRICAL DATA ON APPROVED SHOP DRAWINGS DIFFERS FROM CONTEMPLATED DESIGN, MAKE NECESSARY ADJUSTMENTS TO THE WIRING, DISCONNECTS, AND BRANCH-CIRCUIT PROTECTION FOR THE EQUIPMENT ACTUALLY INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

DAMAGE FROM INTERFERENCE CAUSED BY INADEQUATE COORDINATION SHALL BE RECTIFIED AT NO ADDITIONAL COST TO THE OWNER.

WORKMANSHIP
ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.

ANY MATERIAL ITEMS OR WORK NOT SHOWN ON THE DRAWINGS, BUT MENTIONED IN THESE SPECIFICATIONS OR VISA-VERSA, OR ANY ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE IN ALL RESPECTS AND READY FOR OPERATION SHALL BE PROVIDED WITHOUT ADDITIONAL COST TO THE OWNER.

THIS TRADE SHALL DO OR HAVE DONE BY COMPETENT TRADESMEN ALL CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF THIS WORK. NO CUTTING IN CONSTRUCTIVE PARTS OF THE BUILDING LIKELY TO IMPAIR ITS STRENGTH SHALL BE DONE WITHOUT THE ARCHITECT-ENGINEER'S WRITTEN APPROVAL.

EXCAVATION AND BACKFILL
EXCAVATION, TRENCHING AND BACKFILLING ARE SPECIFIED IN SECTION EXCAVATION TRENCHING AND BACKFILLING FOR UTILITIES. CONDUIT IS TO BE INSTALLED AS SPECIFIED FOR PIPELINES. CONDUIT INSTALLED BENEATH FLOOR SLAB SHALL BE A MINIMUM OF 6" BELOW SLAB. BACKFILL OVER CONDUIT SHALL BE COMPACTED AS FOR SLAB BEDDING MATERIAL. REFER TO STRUCTURAL DRAWINGS FOR DETAILS OF CONDUIT (PIPE) PENETRATION OF EXTERIOR FOOTINGS. COMPLETE INSTALLATION SHALL CONFORM TO N.E.C.

PENETRATIONS
COORDINATE SLEEVE SELECTION AND APPLICATION WITH SELECTION AND APPLICATION OF FIRE-STOPPING SPECIFIED IN ARCHITECTURAL SPECIFICATIONS.

ROOFS: COORDINATE ALL ROOF PENETRATIONS WITH ENGINEER, OWNER, AND AS APPLICABLE, THE ROOFING CONTRACTOR PROVIDING A ROOF WARRANTY. KEEP ALL RACEWAY PENETRATIONS WITHIN MECHANICAL EQUIPMENT CURBS WHEREVER POSSIBLE. COORDINATE WITH DIVISION 15. FLASH AND COUNTERFLASH ALL OPENINGS THROUGH ROOF, AND/OR PROVIDE PRE-FABRICATED MOLDED SEALS COMPATIBLE WITH THE ROOF CONSTRUCTION INSTALLED, OR AS REQUIRED BY THE ENGINEER, OWNER, OR ROOFING CONTRACTOR. ALL ROOF PENETRATIONS SHALL BE LEAKTIGHT AT THE TERMINATINO OF THE WORK AND SHALL NOT VOID ANY NEW OR EXISTING ROOF WARRANTIES.

WALLS AND FLOORS - SLEEVES FOR RACEWAYS AND CABLES:
STEEL PIPE SLEEVES: ASTM A 53/A 53M, TYPE E, GRADE B, SCHEDULE 40, GALVANIZED STEEL, PLAIN ENDS AND DRIP RINGS.

CAST IRON PIPE SLEEVES: CAST OR FABRICATED "WALL PIPE", EQUIVALIENT TO DUCTILE-IRON PRESSURE PIPE, WITH PLAIN ENDS AND INTEGRAL SATERSTOP, UNLESS OTHERWISE INDICATED.

FIRESTOPPING: FIRE RESISTANT THROUGH PENETRAION SEALANTS - TWO PART, FOAMED-IN-PLACE, SILICONE SEALANT FORMULATED FOR USE IN THROUGH-PENETRAION FIRE-STOPPING AROUND CABLES, RACEWAYS, AND CABLE TRAY PENETRAIONS THROUGH FIRE-RATED WALLS AND FLOORS. SEALANTS AND ACCESSORIES SHALL HAVE FIRE-RESISTANCE RATINGS INDICATED, AS ESTABLISHED BY TESTING IDENTICAL ASSEMBLIES IN ACCORDANCE WITH ASTM E 814, BY UNDERWRITER'S LABORATORIES, INC., OR OTHER NRTL ACCEPTABLE TO AHJ.
ACCEPTABLE MANUFACTURERS - HILTI, INC., 3M CORP, RECTORSEAL, SPECIFY TECHNOLOGY INC., UNITED STATES GYPSUM COMPANY.

ELECTRICAL SERVICE
SERVICE SHALL BE AS SHOWN ON DRAWINGS.

PROVIDE SECONDARY SERVICE INTO THE BUILDING WITH CONDUIT AND WIRING AS SHOWN ON THE PLANS, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND RACEWAYS AND CABLES AND SECONDARY CONNECTIONS TO UTILITY TRANSFORMERS AS REQUIRED BY SERVING ELECTRICAL UTILITY COMPANY. COORDINATE ALL REQUIREMENTS WITH UTILITY COMPANY PRIOR TO BID.

PROVIDE ALL REQUIRED GROUNDING FOR A COMPLETE SERVICE ENTRANCE GROUNDING SYSTEM. PERMANENTLY AND EFFECTIVELY GROUND AND BOND THE ELECTRICAL INSTALLATION IN A THOROUGH AND EFFICIENT MANNER, AND IN CONFORMANCE (AT A MINIMUM) WITH N.E.C. OR THESE DOCUMENTS, WHERE THEY EXCEED CODE REQUIREMENTS. USE BARE OR INSULATED CONDUCTORS, AS SPECIFIED HEREIN, AND OTHER MATERIALS INDICATED ON THE DRAWINGS.

PROVIDE ALL NECESSARY ENCLOSURES REQUIRED BY THE OWNER FOR THE UTILITY COMPANY METERING. REFER TO DRAWINGS FOR MINIMUM REQUIREMENTS. COORDINATE WITH UTILITY COMPANY PRIOR TO BID FOR ALL REQUIREMENTS.

PRODUCTS

GENERAL
ALL EQUIPMENT OF A PARTICULAR KIND, SUCH AS WIRING DEVICES AND PANELBOARDS AND ALL LIGHTING FIXTURES OF THE SAME TYPE, SHALL BE THE PRODUCT OF THE SAME MANUFACTURER.

PROVIDE ACCESS PANELS FOR ALL EQUIPMENT AND DEVICES REQUIRING SUCH PANELS. SIZE AS REQUIRED FOR PROPER ACCESS AND MAINTENANCE, MINIMUM ACCEPTABLE IS 12 IN BY 12 IN CLEAR OPENING WHERE HAND ACCESS ONLY IS REQUIRED.

PROVIDE LABELS FOR EACH MOTOR CONTROLLER, SAFETY SWITCH, RELAY, PANELBOARD, CONTACTOR, TIMER, CONTROL DEVICE, METER AND CIRCUIT BREAKER. LABELS SHALL BE LAMINATED, PHENOLIC STRIPS 1/16" THICK, AND ENGRAVED TO SHOW BLACK LETTERS ON A WHITE BACKGROUND NOT LESS THAN 1/4" HIGH. SIZE STRIPS TO PROPERLY FIT MANUFACTURER'S BRACKETS AND BE LEGIBLE. WHERE MANUFACTURER'S BRACKETS ARE NOT PROVIDED, MOUNT LABELS WITH PROPER SCREWS, OR AN APPROVED ADHESIVE.

RACEWAYS
CONDUIT, RIGID STEEL; GALVANIZED OR SHERADIZED AND MANUFACTURED IN ACCORDANCE WITH ANSI STANDARD C80.L. FITTINGS SHALL BE PIPE THREADED, MALLEABLE IRON. CONNECTORS SHALL BE INSULATED THROAT TYPE.

CONDUIT, PVC: POLYVINYLCHLORIDE SCHEDULE 40 PIPE SPECIFICALLY MANUFACTURED AND LABELED (UL STANDARD 651) FOR USE AS ELECTRICAL CONDUIT. FITTINGS SHALL BE EITHER SOCKET WELDED TYPE OR PIPE THREADED WITH INSULATED THROAT.

CONDUIT, FLEXIBLE METALLIC: GALVANIZED, INTERLOCKED SPIRALLY WOUND STEEL STRIP WITH GALVANIZED OR SHERADIZED FITTINGS. LISTED PER UL-L. FITTINGS SHALL BE OF THE SQUEEZE TYPE WITH INSULATED THROATS.

CONDUIT, LIQUIDTIGHT FLEXIBLE METALLIC: GALVANIZED, INTERLOCKED SPIRALLY WOUND STEEL STRIP WITH OVERALL JACKET OF LIQUID TIGHT PVC, UL LISTED. FITTINGS SHALL BE STEEL OR MALLEABLE IRON INSULATED THROAT, WATERTIGHT.

ELECTRIC METALLIC TUBING: GALVANIZED OR SHERADIZED AND MANUFACTURED IN ACCORDANCE WITH ANSI STANDARD C80.3. FITTINGS 1/2 INCH THROUGH 2 INCH TRADE SIZE SHALL BE COMPRESSION TYPE, MANUFACTURED FROM MALLEABLE IRON OR STEEL, AND RAIN AND/OR CONCRETE-TIGHT AS REQUIRED BY INSTALLATION. POT METAL OR DIE CAST TYPE FITTINGS ARE PROHIBITED. CONNECTORS SHALL BE INSULATED THROAT TYPE.

CONDUCTORS AND CABLES
GENERAL: SERVICE LATERALS AND PANELBOARD FEEDERS SHALL BE OF ANNEALED (SOFT) COPPER COMPLYING WITH ICEA S-95-658/NEMA WC70; SOLID CONDUCTOR FOR NO. 10 AWG AND SMALLER; CONCENTRIC, COMPRESSED STRANDED FOR NO. 8 AWG AND LARGER. ALL FEEDER CONDUCTORS NO 8 AWG AND LARGER; STRANDED, TYPE THWN-2 OR XHHW-2 INSULATION.

ALL BRANCH CIRCUITS SHALL BE ANNEALED (SOFT) COPPER COMPLYING WITH ICEA S-95-658/NEMA WC70; SOLID CONDUCTOR FOR NO. 10AWG AND SMALLER; CONCENTRIC, COMPRESSED STRANDED FOR NO. 8 AWG AND LARGER. ALL BRANCH CIRCUIT CONDUCTORS NO 8 AWG AND LARGER; STRANDED, TYPE THWN-2 OR XHHW-2 INSULATION. ALL CONDUCTORS, NO 10 AWG AND SMALLER, USED FOR POWER AND LIGHTNG CIRCUITS; SOLID COPPER, TYPE THWN-2 INSULATION (WET OR DAMP LOCATIONS, OR IN CONDUIT BELOW GRADE OR SLAB), TYPE THHN INSULATION (DRY LOCATIONS ONLY ABOVE GRADE), OR DUAL RATED TYPE THHN/THWN-2. ALL BRANCH CIRCUIT WIRING SHALL NOT BE SMALLER THAN NO 12 AWG. IF NO CONDUCTOR SIZE IS INDICATED ON THE DRAWINGS FOR A BRANCH CIRCUIT, PROVIDE CONDUCTORS AND CONDUIT SIZED PER NFPA 70 AND BASED ON THE INDICATED BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE RATING AND NUMBER OF POLES. WHERE NO CIRCUIT SIZE (CONDUCTORS AND OVERCURRENT PROTECTIVE DEVICE) IS INDICATED ON THE DRAWINGS FOR A BRANCH CIRCUIT, PROVIDE THREE NO 12 AWG CONDUCTORS IN 3/4" RACEWAY, AND A 20A SINGLE POLE CIRCUIT BREAKER.

CONDUCTOR INSULATION TYPES; 90-DEGREE C-RATED, TYPE THHN/THWN-2 OR XHHW-2 COMPLYING WITH ICEA S-95-658/NEMA WC70.

COLORS FOR 208/120V CONDUCTORS
PHASE A: BLACK
PHASE B: RED
PHASE C: BLUE
NEUTRAL: WHITE
EQUIPMENT GROUND: GREEN
ISOLATED GROUND: GREEN WITH YELLOW STRIPE

COLORS FOR 480/277V CONDUCTORS
PHASE A: BROWN
PHASE B: ORANGE
PHASE C: YELLOW
NEUTRAL: WHITE
EQUIPMENT GROUND: GREEN

UNLESS NOTED OTHERWISE, SPECIAL PURPOSE CONDUCTORS AND CABLES, SUCH AS LOW VOLTAGE CONTROL AND SHIELDED INSTRUMENT WIRING, SHALL BE AS RECOMMENDED BY THE SYSTEM EQUIPMENT MANUFACTURER.

CONTROL WIRING; STRANDED COPPER CONDUCTORS, 600V INSULATION, OF THE PROPER TYPE, SIZE AND NUMBER AS REQUIRED TO ACCOMPLISH SPECIFIED FUNCTION. MINIMUM SIZE; NO. 14 AWG UNLESS NOTED OTHERWISE.

MC TYPE CABLE CAN BE USED IF ACCEPTED BY LOCAL AUTHORITY AND GOVERNING CODES FOR WHIPS FROM JUNCTION BOX TO LIGHT FIXTURES ONLY. TYPE MC CABLE; 600V, UNJACKETED; ANSI E119 AND E814, UL STANDARDS 44 OR 83 (AS APPLICABLE), AND 1569, NFPA 70 ARTICLE 330; ALUMINUM OR GALVANIZED STEEL INTERLOCKED ARMOR; THHN- OR XHHW-INSULATED CONDUCTORS; COLOR CODE; ICEA METHOD 1, WITH GREEN INSULATED GROUDING CONDUCTOR.

PROVIDE A DEDICATED EQUIPMENT-GROUNDING CONDUCTOR, OR BONDING JUMPER, AS APPLICABLE, IN ALL BRANCH CIRCUITS AND FEEDERS, SIZED IN ACCORDANCE WITH NFPA 70, UNLESS INDICATED AS LARGER ON THE DRAWINGS.

PROVIDE A DEDICATED NEUTRAL (WHERE REQUIRED) AND DEDICATED GROUNDING CONDUCTOR FOR EACH BRANCH CIRCUIT.

VOLTAGE DROP IN BRANCH CIRCUITS SHALL NOT EXCEED 2%.

GFCI CIRCUITS: DO NOT USE MULTI-CONDUCTOR CIRCUITS, WITH A SHARED NEUTRAL FOR ANY GFCI CIRCUIT BREAKER OR RECEPTACLE CIRCUIT. BRANCH CIRCUITS FED FROM GFCI CIRCUIT BREAKERS, LIMIT THE ONE-WAY CONDUCTOR LENGTH TO 100 FEET BETWEEN THE PANELBOARD AND THE MOST REMOTE RECEPTACLE OR LOAD ON THE GFCI CIRCUIT.

BOXES
OUTLET BOXES: GALVANIZED PRESSED STEEL WITH GALVANIZED STEEL EXTENSION RINGS OR PLASTER RINGS OR TILE RINGS TO PROVIDE EXPOSED SURFACE FLUSH WITH WALL OR CEILING FINISH. PROVIDE ALL CEILING OUTLET BOXES WITH "NO-BOLT" OR THROUGH AND LOCKNUTTED TYPE FIXTURE STUDS.

JUNCTION AND PULL BOXES: FABRICATE IN ACCORDANCE WITH NEMA AND N.E.C. STANDARDS AND REQUIREMENTS INSOFAR AS MATERIAL, GAUGES, DIMENSIONS, AND FABRICATION METHODS. BOXES SHALL BEAR THE UL LABEL. WHERE BOXES ARE NOT SIZED ON THE DRAWINGS, THEY SHALL BE SIZED IN ACCORDANCE WITH N.E.C. REQUIREMENTS. FINISH IN STANDARD GRAY ENAMEL, WITH SIDES AND BACK SPOT-WELDED IN POSITION AND THE REMOVABLE SCREW COVER MOUNTED WITH BRASS MACHINE SCREWS.

WIRING DEVICES
SWITCHES: HEAVY DUTY AC, RATED 20 AMPERES, 120/277 VOLTS, SINGLE-POLE, DOUBLE-POLE, THREE-POLE, OR FOUR-WAY AS NOTED ON DRAWINGS OR AS REQUIRED FOR THE SWITCHING ARRANGEMENTS IN EACH SPACE. HUBBELL #HBL122** OR EQUAL. COORDINATE SWITCH COLORS WITH COVERPLATES AS DESCRIBED BELOW UNDER "PLATES".

SWITCHES, SPECIAL PURPOSE: KEY OPERATED, HEAVY-DUTY AC, RATED 20 AMPERES, 120/277 VOLTS, SINGLE OR MULTI-POLE AS NOTED OR AS REQUIRED. HUBBELL #HBL122** OR EQUAL.

RECEPTACLES: THREE WIRE GROUNDING TYPE, 120 VOLT RATED, SPECIFICATION GRADE 20 AMPERES DUPLEX UNLESS NOTED OTHERWISE ON DRAWINGS. HUBBELL #5362 OR EQUAL. COORDINATE RECEPTACLE COLOR WITH COVERPLATE AS DESCRIBED BELOW UNDER "PLATES". SINGLE RECEPTACLE, 20 AMPERE, 120 VOLT, SPECIFICATION GRADE. HUBBELL #5361 OR EQUAL.

DUST AND MOISTURE RESISTANT, MELAMINE BODY, GRAY NYLON FACE BACKED BY FABRIC REINFORCED NEOPRENE GASKET SLIT TO PROVIDE WIPING ACTION ON CAP BLADES. PASS & SEYMOUR #6307 OR APPROVED EQUAL. GROUND FAULT CIRCUIT INTERRUPTER, NYLON FACE CLASS A, NEMA 5-20R, SPECIFICATION GRADE. HUBBELL #GF-5362* OR EQUAL.

CORROSION RESISTANT, SIMILAR AND APPROVED EQUAL TO STANDARD RECEPTACLE, EXCEPT FABRICATED FROM YELLOW MELAMINE PLASTIC WITH YELLOW NYLON FACE AND EXPOSED METAL PARTS FINISHED TO RESIST CORROSION. (NEMA 5-15R = HUBBELL #52CM61).

ISOLATED GROUND, DUPLEX OR SIMPLEX THREE WIRE GROUNDING TYPE, SPECIFICATION GRADE, ORANGE FACE, GROUND CONTACT FULLY ISOLATED FROM STRAP AND EQUIPPED WITH SCREW TERMINAL. HUBBELL #IG-5362* OR EQUAL.

RECEPTACLES, SPECIAL PURPOSE: SPECIAL PURPOSE OUTLETS SHALL BE AS SCHEDULED ON DRAWINGS.

PLATES: PROVIDE PLATES FOR ALL OUTLET BOXES. PLATES SHALL BE OF SUITABLE CONFIGURATION FOR THE NUMBER AND TYPE OF DEVICES SERVED, SHALL BE ONE PIECE, SHALL OVERLAP OUTLET BOX EDGE AND ROOM SURFACES, AND SHALL BE SMOOTH FINISH NYLON TYPE OF SAME MANUFACTURER AS THE WIRING DEVICES. VERIFY DESIRED MATERIALS AND COLORS WITH ARCHITECT PRIOR TO INSTALLATION.

STANDARD INTERIOR: IVORY FINISHED ON LIGHT COLORED WALLS - COORDINATE ALL COLORS WITH ARCHITECT

INTERIOR DAMP LOCATIONS: STAINLESS STEEL.

EXTERIOR LOCATIONS: FOR UNATTENDED WET LOCATIONS, PROVIDE IN-USE NEMA 3R, UL LABELED PLATES MOLDED FROM A CLEAR HIGH IMPACT ULTRAVIOLET STABILIZED POLYCARBONATE MATERIAL FOR EASY VERIFICATION THAT CORDS ARE PLUGGED IN AND THAT THE GFCI IS FUNCTIONING. COVER PLATES SHALL BE BY THE SAME MANUFACTURER AS THE WIRING DEVICES; COMPLYING WITH NFPA 70 406.8 (A) OR (B) REQUIREMENTS FOR ATTENDED OR UNATTENDED USE AS APPLICABLE.

ACCEPTABLE MANUFACTURERS: HUBBELL, PASS & SEYMOUR, LEVITON AND COOPER.

CABINETS AND ENCLOSURES
FURNISH AND INSTALL FLUSH CABINETS AND ENCLOSURES AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED. UNIT SHALL BE PROVIDED WITH DEAD FRONT SUB PANEL, RECESSED AS REQUIRED, TO HOUSE CONTROLS. DOOR SHALL BE PROVIDED WITH CONCEALED HINGES AND FLUSH KEY OPERATED LOCK. DOOR AND TRIM SHALL BE PRIME PAINTED FOR FIELD PAINTING TO MATCH WALL FINISHES. PROVIDE KNOCK-OUTS, LOUVERS AND IDENTIFICATION ENGRAVING AS REQUIRED TO MEET FIELD CONDITIONS. EXACT BACKBOX SIZE TO BE COORDINATED WITH EQUIPMENT SUPPLIER.

CIRCUIT DISCONNECTS
SAFETY SWITCHES: SAFETY SWITCHES SHALL CONSIST OF A BOX, FRONT COVER, AND CIRCUIT PROTECTOR DEVICE ALL MANUFACTURED AND ASSEMBLED IN ACCORDANCE WITH NEMA STANDARDS

THE BOX SHALL BE FABRICATED FROM CODE GAUGE GALVANIZED SHEET STEEL IN ACCORDANCE WITH U.L. LISTING AND LABEL. THE CIRCUIT PROTECTOR DEVICE SHALL BE HEAVY DUTY, QUICK-MAKE, QUICK-BREAK FUSED OR UNFUSED SWITCH RATED FOR MOTOR CIRCUITS AND/OR SERVICE ENTRANCE DUTY, IF REQUIRED. UNITS SHALL BE FURNISHED FOR SURFACE OR FLUSH MOUNTING WITH EITHER GENERAL PURPOSE OR RAINTIGHT ENCLOSURES, AS REQUIRED. FUSED UNITS SHALL BE FURNISHED COMPLETE WITH PROPER FUSES.

PANELBOARDS
SHALL CONSIST OF BOX, INTERIOR, FRONT, AND CIRCUIT PROTECTIVE DEVICES. THE ASSEMBLY SHALL BE U.L. LABELED AND BE LISTED FOR SERVICE. THE ASSEMBLY SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH NEMA STANDARD PB-1. THE LATEST UL STANDARD (UL-50) AND SHALL HAVE A TURNED EDGE AROUND THE FRONT FOR RIGIDITY AND FOR CLAMPING ON FRONT. PROVIDE STANDARD KNOCKOUTS ON REMOVABLE BOX ENDS. FABRICATE FROM SHEET STEEL AND FINISH WITH BAKED ON GRAY ENAMEL OVER RUST INHIBITOR. EACH FRONT SHALL HAVE A DOOR MOUNTED ON SEMI-CONCEALED HINGES WITH A CYLINDER LOCK, INDEX CARD CIRCUIT DIRECTORY MOUNTED BEHIND CLEAR PLASTIC AND HELD IN A METAL FRAME, AND CONCEALED TRIM CLAMPS FOR MOUNTING TO THE BOX. ALL LOCKS SHALL BE MASTER KEYED AND ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

ALL INTERIORS SHALL BE COMPLETELY FACTORY ASSEMBLED. THE DESIGN OF THE INTERIOR SHALL PERMIT REPLACEMENT OF INDIVIDUAL BRANCH BREAKERS WITHOUT DISTURBING ADJACENT UNITS AND WITHOUT MACHINE DRILLING OR TAPPING. BUS BARS FOR PANELS RATED 600 AMPERES OR MORE SHALL BE TIN PLATED 98% CONDUCTIVITY COPPER OR TIN FINISH ALUMINUM (57% CONDUCTIVITY) OF RECTANGULAR CROSS-SECTION. BUS BARS FOR PANELS RATED LESS THAN 600 AMPERES SHALL BE TIN PLATED 98% CONDUCTIVITY COPPER OF RECTANGULAR CROSS-SECTION. BUS BAR CONNECTIONS TO BRANCH CIRCUIT BREAKERS SHALL BE THE PHASE SEQUENCE TYPE AND ACCEPT BOLT-ON TYPE BREAKERS ONLY. PANELBOARD BUS STRUCTURE AND MAIN BREAKER OR MAIN LUGS SHALL BE RATED AS SCHEDULED ON DRAWING. SUCH RATINGS SHALL BE ESTABLISHED BASED ON HEAT RISE TESTS IN ACCORDANCE WITH UL STANDARDS. GROUP INCOMING CABLE LUGS AT ONE END FOR SEPARATION FROM LOAD SIDE CABLES. EQUIPMENT NEUTRAL BUSSING WITH A LUG FOR EACH BRANCH BREAKER POSITION. INTERIOR SHALL MOUNT TO BOX WITHOUT TOOLS.

BREAKERS SHALL BE QUICK-MAKE, QUICK-BREAK, BOLT-ON THERMAL-MAGNETIC MOLDED CASE CIRCUIT BREAKERS ONE, TWO OR THREE POLE WITH INTEGRAL CROSSBAR FOR MULTI-POLE UNITS, EQUIPPED WITH AN OVERCENTER, TRIP-FREE, TOGGLE-TYPE OPERATING ACTION AND POSITIVE HANDLE INDICATION OF BREAKER STATUS. CIRCUIT BREAKERS SHALL BE UL LISTED IN ACCORDANCE WITH UL STANDARDS.

EACH PANELBOARD, AS A COMPLETE UNIT, SHALL HAVE A SHORT CIRCUIT RATING EQUAL TO OR GREATER THAN THE INTEGRATED EQUIPMENT RATING SHOWN ON DRAWINGS. THE RATING SHALL BE ESTABLISHED BY TESTING WITH THE OVERCURRENT DEVICES MOUNTED IN THE PANELBOARD. THE SHORT CIRCUIT TESTS ON THE OVERCURRENT DEVICES ON THE STRUCTURE SHALL BE MADE SIMULTANEOUSLY BY CONNECTING THE FAULT TO EACH OVERCUR

WIRING OF MECHANICAL EQUIPMENT
PROVIDE ALL RACEWAYS AND POWER WIRING FOR ALL DIVISION 15 EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS, INCLUDING, BUT NOT LIMITED TO, PUMPS, WATER HEATERS, AND HVAC EQUIPMENT, AND ALL LINE-VOLTAGE CONTROL AND INTERLOCK WIRING NOT PROVIDED UNDER DIVISION 15. CONNECT PER MANUFACTURER'S WIRING DIAGRAMS. COORDINATE WITH DIVISION 15 FOR DISCONNECTS FURNISHED WITH EQUIPMENT, AND PROVIDE ALL DISCONNECT SWITCHES AS REQUIRED. AFTER INSTALLING WIRING, VERIFY THAT EACH MOTOR LOAD HAS THE CORRECT PHASE ROTATION.

VERIFY THE ACTUAL "MAXIMUM OVERCURRENT PROTECTION" DEVICE RATINGS AND "MINIMUM CIRCUIT AMPACITY" CONDUCTOR SIZING FOR MECHANICAL EQUIPMENT FROM THE EQUIPMENT NAMEPLATE. BASE ELECTRICAL INSTALLATIONS ON ACTUAL REQUIRED AMPERAGES, WHICH MAY VARY SOMEWHAT FROM THE CONDUCTOR AND EQUIPMENT SIZES SHOWN ON THE DRAWINGS; HOWEVER, IN NO CASE, REDUCE THE SIZE OF CONDUCTORS INDICATED ON THE DRAWINGS WITHOUT AUTHORIZATION FROM THE ENGINEER. PROVIDE PROPERLY SIZED ELECTRICAL WIRING AND EQUIPMENT WITHOUT EXTRA COST TO THE OWNER. NOTIFY THE ENGINEER OF ALL CHANGES REQUIRED IN THE ELECTRICAL INSTALLATION DUE TO EQUIPMENT VARIANCES SO THAT THE EFFECTS ON FEEDERS, BRANCH CIRCUITS, PANELBOARDS, FUSES AND CIRCUIT BREAKERS CAN BE CHECKED PRIOR TO PURCHASING AND INSTALLATION. BE RESPONSIBLE FOR COORDINATING WITH DIVISION 15 TO VERIFY THE ACTUAL AMPACITIES AND CORRECT SIZES OF ALL CONDUCTORS AND OVERCURRENT PROTECTIVE DEVICES FOR ALL EQUIPMENT, AND CORRECT OVERLOAD HEATERS FOR ALL MOTORS, WHEN STARTERS ARE PROVIDED UNDER DIVISION 16.

PROVIDE ALL RACEWAYS, POWER WIRING, AND LINE-VOLTAGE CONTROL AND INTERLOCK WIRING NOT PROVIDED UNDER DIVISION 15, FOR ALL THERMOSTATS, TEMPERATURE CONTROL DEVICES, AND CONTROLS, INCLUDING, BUT NOT LIMITED TO, NIGHT-STATS, WATER HEATER INTERLOCKS, TIME SWITCHES AND OVERRIDE TIMERS. SEE MECHANICAL DRAWINGS FOR LOCATIONS AND TEMPERATURE CONTROL DIAGRAMS. LOW-VOLTAGE CONDUCTORS FOR THERMOSTATS AND TEMPERATURE CONTROL SYSTEMS MAY BE RUN EXPOSED ABOVE FINISHED ACCESSIBLE CEILINGS, IF APPROVED AND LISTED FOR THIS PURPOSE, BUT SHALL BE INSTALLED IN CONDUIT WITHIN WALLS AND WHERE EXPOSED IN THE WORK AREAS.

EXECUTION

METHOD OF PROCEDURE
ERECT EQUIPMENT PARTS AT SUCH TIME AND IN SUCH MANNER AS TO MINIMIZE INTERFERENCES AND DELAYS IN THE EXECUTION OF THE WORK CARE SHALL BE USED IN THE ERECTION AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS TO AVOID MARRING SURFACES OF THE WORK. DAMAGES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

EQUIPMENT REQUIRING ELECTRICAL SERVICE SHALL NOT BE ENERGIZED OR PLACED IN SERVICE UNTIL ALL INTERESTED PARTIES HAVE BEEN DULY NOTIFIED AND ARE PRESENT OR HAVE WAIVED THEIR RIGHT TO BE PRESENT. WHERE EQUIPMENT TO BE PLACED IN SERVICE INVOLVES SERVICE OR CONNECTION FROM ANOTHER CONTRACTOR OR THE OWNER, NOTIFY THE OWNER IN WRITING WHEN THE EQUIPMENT WILL BE READY. THE OWNER SHALL BE NOTIFIED AS FAR IN ADVANCE AS POSSIBLE, OF THE DATE THE VARIOUS ITEMS OF EQUIPMENT WILL BE COMPLETE.

THE WORK OF THIS TRADE INCLUDES ROUGH-IN FOR AND FINAL CONNECTION AND REQUIRED TO ALL MISCELLANEOUS EQUIPMENT FURNISHED BY OTHERS, OR UNDER OTHER DIVISIONS OF THE WORK. THIS SHALL INCLUDE POWER AND CONTROL WIRING. WIRING DEVICES AND COVER-PLATES FOR BUILT-IN EQUIPMENT ARE INCLUDED IN THE WORK OF THIS DIVISION. SAFETY DISCONNECTS AND OTHER MISCELLANEOUS PROTECTIVE DEVICES REQUIRED BY N.E.C. ARE INCLUDED IN THE WORK OF THIS DIVISION. DO ALL ROUGHING-IN AND FINAL CONNECTIONS FROM APPROVED SHOP DRAWINGS ONLY.

COMPLIANCE WITH THE DRAWING AND ANY NOTES THEREON IS REQUIRED. PROVIDE OPENINGS THROUGH WALLS, PARTITIONS, FLOORS, AND ROOFS AS REQUIRED FOR ELECTRICAL WORK.

PROVIDE SLEEVES FOR ELECTRICAL WORK PASSING THROUGH WALLS, PARTITIONS, ROOFS, AND FLOORS. SLEEVES SHALL EXTEND THROUGH FLOORS, WALLS AND PARTITIONS AND SHALL BE CUT FLUSH WITH EACH SURFACE UNLESS OTHERWISE SPECIFIED. FIRE WALL AND/OR FLOOR INTEGRITY SHALL BE RESTORED AFTER PENETRATION. SLEEVES IN CONCRETE AND MASONRY WALLS, CONCRETE FLOORS AND ROOFS, SHALL BE FABRICATED FROM STANDARD GALVANIZED STEEL PIPE WITH ENDS FINISHED SMOOTH, BURR FREE, WITHOUT SHARP EDGES. SLEEVES IN WALLS, ROOFS, AND FLOORS OF OTHER CONSTRUCTION AND THROUGH SUSPENDED CEILINGS SHALL BE FABRICATED FROM 22 U.S. GAUGE GALVANIZED STEEL. FLOOR SLEEVES SHALL EXTEND THREE INCHES ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. SPACE BETWEEN FLOOR SLEEVES AND PASSING CONDUIT SHALL BE FILLED WITH DUCT SEAL PACKING AND CAULKED WITH WATERPROOF COMPOUND AS APPROVED. WHERE CONDUITS PASS THROUGH WATERPROOFED FLOORS OR WALLS, SLEEVES SHALL BE FABRICATED SUCH THAT WATERPROOFING CAN BE FLASHED ONTO AND AROUND THE SLEEVE.

RACEWAYS
ALL POWER AND LIGHTING CIRCUITS SHALL BE RUN IN METALLIC RACEWAYS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. THESE RACEWAYS SHALL BE RUN CONCEALED IN ALL FINISHED AREAS, AND WHERE RUN EXPOSED SHALL BE SQUARE TO THE BUILDING AND HELD TIGHT TO THE BUILDING CONSTRUCTION. LOW VOLTAGE, TELEPHONE, INTERCOM, MUSIC, ALARM AND SECURITY WIRING RUN ABOVE ACCESSIBLE CEILINGS SHALL BE RUN USING INSULATED, PLENUM RATED CABLE. PROVIDE LOW VOLTAGE CABLE IN CONDUIT IF REQUIRED BY LOCAL AHJ. VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION. METALLIC CONDUIT FOR THESE SYSTEMS SHALL BE PROVIDED ONLY WHERE RUN INSIDE WALLS. THE DRAWINGS INDICATE THE REQUIRED SIZE OF ALL RACEWAYS (EXCEPT AS HEREINAFTER SPECIFIED), THE POINTS OF TERMINATION AND THE SUGGESTED ROUTING. HOWEVER, THE INSTALLER IS RESPONSIBLE FOR PROPER COORDINATION WITH BUILDING STRUCTURE AND THE WORK OF OTHER TRADES. FURNISH ALL REQUIRED BENDS, ELBOWS, FITTINGS, JUNCTION AND PULL BOXES, WHETHER OR NOT SPECIFICALLY SHOWN ON DRAWINGS, THAT MAY BE REQUIRED TO SATISFY CODES AND THE STANDARDS OF GOOD PRACTICE. WHERE CONDUITS FOR BOTH BRANCH AND FEEDER CIRCUITS ARE RUN CONCEALED, THEY MAY BE RUN OUT OF SQUARE TO THE BUILDING PROVIDING THE SHORTEST POSSIBLE RUN IS UTILIZED. RACEWAY SIZES ARE BASED ON THE USE OF COPPER CONDUCTORS AND N.E.C. FILL.

CONDUIT SHALL BE CONSTRUED AS ELECTRICAL RACEWAYS AND SHALL CONFORM TO THE FOLLOWING: CONCEALED IN SUSPENDED CEILINGS AND INTERIOR PARTITIONS - EMT WITH SET SCREW TYPE FITTINGS. UNDERGROUND OR BELOW INTERIOR SLABS - GRS. (NOTE: PVC CONDUIT IS PERMITTED OUTSIDE FOR PARKING AREA LIGHTING, SIGNS, ETC. ELBOWS SHALL BE GRS). EXPOSED ON BUILDING EXTERIOR - GRS.

CONDUIT BENDS SHALL BE MADE TO THE LARGEST POSSIBLE RADIUS FOR EASE IN PULLING CONDUCTORS AND TO PROVIDE A NEATLY INSTALLED APPEARANCE. EQUIPMENT AND CONDITIONS PERMITTING, POWER CONDUIT BENDS SHALL CONFORM TO THE FOLLOWING: 1-1/2 IN. - 18 IN. RADIUS; 2 IN. - 24 IN. RADIUS; 2-1/2 IN. - 24 IN. RADIUS; 3 IN. - 36 IN. RADIUS.

GRS CONDUIT SHALL BE CUT WITH POWER OR HACKSAW AND CLEANLY REAMED TO REMOVE ALL "BURRS" AND ALL FIELD CUT THREADS SHALL BE PAINTED WITH WHITE LEAD BEFORE COUPLINGS ARE APPLIED.

EMPTY CONDUIT SYSTEMS INSTALLED FOR COMMUNICATION SYSTEMS, PUBLIC TELEPHONES, OWNER ITEMS AND OTHER SYSTEMS AS INDICATED ON DRAWINGS SHALL BE INSTALLED COMPLETE WITH NYLON PULL WIRES PROPERLY TAGGED AT BOTH ENDS FOR IDENTIFICATION.

WHERE BUILDING VENTILATION CONDITIONS ARE SUCH THAT AIR MAY FLOW CONTINUOUSLY IN CONDUITS, CAUSING CONDENSATION AND THE COLLECTION OF MOISTURE, THE CONDUITS SHALL BE SEALED AT EACH END WITH A PLIABLE X DUCT SEALING COMPOUND. ALSO SEAL ALL CONDUITS ENTERING AND LEAVING REFRIGERATED EQUIPMENT AND PROVIDE EXPANSION JOINTS PER N.E.C.

ALL CONNECTIONS TO MOTORS, SOLENOID VALVES, PRESSURE SWITCHES, LIMIT SWITCHES, AND SIMILAR APPARATUS SHALL BE FLEXIBLE CONDUIT WHERE PERMITTED. WHERE EQUIPMENT IS INSTALLED OUTDOORS OR EXPOSED TO MOISTURE, USE LIQUIDTIGHT FLEXIBLE CONDUIT WITH WATERTIGHT FITTINGS.

EQUIPMENT LEVELING, HANGERS AND SUPPORTS
SET EACH PIECE INSTALLED UNDER THIS DIVISION TRUE AND LEVEL. ADEQUATELY SUPPORT ALL RACEWAYS FROM THE STRUCTURE USING SCREW CLAMPS TO SECURE TO SAME. ARRANGE SUPPORTS TO PREVENT MOISTURE COLLECTION AND ALLOW ENTRANCE TO BOXES WITHOUT BENDS. INSTALL MULTIPLE CONDUITS USING CHANNEL TRAPEZE SUPPORTS TIGHT TO STRUCTURE ABOVE. USE APPROVED SPACERS TO INSULATE FROM CONTACT WITH BUILDING. SIZE CLAMPS, INSERTS, CHANNELS AND ALL OTHER MEMBERS TO SUPPORT A LOAD EQUAL TO 200% OF THE COMBINED WEIGHT OF ALL SUPPORTED MATERIAL PLUS THE WEIGHT OF A MAN.

WHERE SEVERAL RACEWAYS ARE SUPPORTED ON A COMMON TRAPEZE HANGER, SUPPORTS SHALL BE SPACED TO ACCOMMODATE THE SMALLEST SIZE RACEWAY INVOLVED. SPACE HANGERS AS FOLLOWS:
RIGID CONDUIT: 1/2 AND 3/4 IN. SIZE; 6'-0" ON CENTERS; 1 AND 1-1/4 IN. SIZE; 9'-0" ON CENTERS
ELECTRIC METALLIC TUBING:
1/2 AND 3/4 IN. SIZE; 5'-0" ON CENTERS; 1 AND 1-1/4 IN SIZE; 6'-0" ON CENTERS.

SECURELY ATTACH HANGERS AND SUPPORTS TO CONSTRUCTION BY METHODS RECOMMENDED IN THE "NECA STANDARDS OF INSTALLATION" MANUAL COORDINATION WITH MECHANICAL TRADES: THE INTENT OF THE ABOVE CEILING SUPPORTS IS TO COMBINE AS MANY PIPES, CONDUITS, ETC., AS IS POSSIBLE WITHIN SAFE STRUCTURAL LIMITS, ON EACH HORIZONTAL SECTION OF A TRAPEZE HANGER. PRIOR TO SELECTING THE HORIZONTAL MEMBER, ALL TRADES, MECHANICAL AND ELECTRICAL, SHALL COORDINATE ACTUAL NUMBER OF PIPES, CONDUITS, ETC., SUCH THAT FINAL SELECTION RESULTS IN A NEATLY GROUPED, DISCIPLINED AND ACCESSIBLE INSTALLATION.

WIRING INSTALLATION
EXCEPT FOR SUCH ITEMS AS ARE NORMALLY WIRED AT THEIR POINT OF MANUFACTURE AND SO DELIVERED - AND UNLESS SPECIFICALLY NOTED TO THE CONTRARY HEREIN - THE ELECTRICAL TRADE SHALL DO ALL ELECTRICAL WIRING OF EVERY CHARACTER. IT IS THE INTENT OF THESE SPECIFICATIONS AND DRAWINGS THAT ALL SYSTEMS AND EQUIPMENT SHALL BE PROVIDED WITH ALL NECESSARY UTILITY CONNECTIONS, COMPLETED TO ALLOW SAFE AND PROPER OPERATION OF SAID SYSTEMS. WHEN IT IS NECESSARY FOR TRADES PERFORMING WORK COVERED BY THIS DIVISION TO MAKE FINAL CONNECTIONS TO ITEMS OF EQUIPMENT BEING FURNISHED BY OTHERS, OR BY OTHER TRADES UNDER OTHER DIVISIONS, ALL SUCH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DIVISION AND ALL MATERIALS USED SHALL BE AS SPECIFIED HEREIN.

MINIMUM WIRE SIZE FOR BRANCH CIRCUITS SHALL BE #12 AWG, EXCEPT THAT HOMERUNS LONGER THAN 100 FT. LENGTH FROM THE PANEL TO THE CIRCUIT'S ELECTRICAL LOAD CENTER SHALL BE #10 AWG MINIMUM. WHERE RUNS EXCEED 150', CONTRACTOR MUST ENSURE WIRE SIZE BEING UTILIZED DOES NOT CREATE A VOLTAGE DROP GREATER THAN 3%. REQUEST PROPER WIRE SIZE PRIOR TO INSTALLATION IF A 3% VOLTAGE DROP MAY OCCUR FOR ANY BRANCH CIRCUIT. WHERE MORE THAN THREE CURRENT CARRYING CONDUCTORS ARE ENCLOSED IN THE SAME RACEWAY, CONDUCTORS ARE TO BE DERATED PER N.E.C. AND WIRE SIZE INCREASED AS REQUIRED. WHERE THE INCREASED CONDUCTOR SIZE REQUIRES, INCREASE THE RACEWAY SIZE AS WELL. FOR CONTROL WIRING, USE #14 AWG MINIMUM. FOR FIXTURE WIRING, AS PERMITTED BY N.E.C., USE #18 AWG MINIMUM. FOR SIGNAL AND COMMUNICATIONS SYSTEMS USE WIRE SIZE AS SPECIFICALLY REQUIRED BY THE SYSTEM SUPPLIER.

MAKE CONNECTIONS TO TERMINALS USING PRESSURE TYPE CONNECTORS. SOLDERED JOINTS ARE PROHIBITED. ALL JOINTS IN CONDUCTORS SHALL BE MADE AT AN ACCESSIBLE LOCATION WITHIN A BOX BY TWISTING THE BARE CONDUCTOR ENDS TOGETHER AND APPLYING A WIRE CONNECTOR IN ALL SIZES UP TO THE MAXIMUM CAPACITY OF THE CONNECTOR. JOINTS SHALL BE TAPED WITH AN APPROVED ELECTRICAL TAPE. SPLICES FOR CONDUCTORS LARGER THAN #10 AWG SHALL BE MADE WITH AN APPROVED COMPRESSION (SQUEEZE) CONNECTOR INSULATED WITH NOT LESS THAN TWO LAYERS OF ELECTRICAL FILL TAPE TO 1.5 TIMES THE THICKNESS OF INSULATION, FOLLOWED BY TWO (MINIMUM) LAYERS OF HALF-LAPPED ELECTRICAL TAPE FOR MECHANICAL PROTECTION. LOCATE ALL SPLICES IN BOXES OR FITTINGS OF PROPER SIZE PER N.E.C.

IDENTIFY ALL WIRES AND CABLES WITH BRADY ADHESIVE WIRE MARKERS AT EACH BOX, PANEL, AND OUTLET. IDENTIFICATION SHALL, AS A MINIMUM, INDICATE THE PANEL AND CIRCUIT SUPPLYING THE OUTLET. AT THE PANEL END, THE LOAD SERVED AND ITS LOCATION SHALL BE INDICATED. PROVIDE A MINIMUM OF 8 IN. SLACK WIRE AT EACH OUTLET FOR MAKING CONNECTION TO THE DEVICE OR TO PROVIDE FOR A FUTURE DEVICE IN THE BOX.

BOXES
EACH BOX SHALL BE OF PROPER SIZE TO ACCOMMODATE THE DEVICE AND FUNCTION FOR WHICH IT IS SHOWN. BOXES FOR WALL DEVICES SHALL BE FURNISHED COMPLETE WITH PLASTER RING OR TILE RING ACCORDING TO WALL CONSTRUCTION WHERE REQUIRED. BOXES FOR INSTALLATION IN MASONRY WALLS SHALL BE SPECIAL SQUARE CORNER MASONRY TYPE. BOXES FOR MOUNTING OF LIGHTING FIXTURES SHALL BE FOUR INCH OCTAGON, EQUIPPED WITH 3/8 IN. "NO-BOLT" FIXTURE STUD. BOXES FOR FLOOR OUTLETS SHALL BE CONCRETE PROOF STEEL BOXES WITH ADJUSTABLE TOPS AND DEVICES AS HEREINAFTER NOTED OR SHOWN. ALL BOXES SHALL BE FURNISHED COMPLETE WITH PROPER COVER AND/OR DEVICE PLATE AND DEVICE. UNLESS OTHERWISE NOTED, PLACE OUTLET BOXES AT THE FOLLOWING HEIGHTS (BOX CENTER TO FINISH FLOOR): WALL SWITCHES 48" AND CONVENIENCE OUTLETS 18" UNLESS NOTED OTHERWISE ON DRAWINGS.

TELEPHONE, ALARM, AND SIGNAL SYSTEM OUTLET BOXES SHALL BE STANDARD OUTLET BOX TYPE WHERE ONLY ONE CONDUIT ENTERS SAME. UNLESS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS, WHERE TWO OR MORE CONDUITS ENTER, BOX SHALL BE 4-11/16 IN. SQUARE MINIMUM WITH SUITABLE ADAPTER RING.

LOCATE ALL OUTLETS AS INDICATED ON DRAWINGS. HOWEVER, AT INSTALLATION INSPECT ARCHITECTURAL DRAWINGS AND LOCATE LOCAL SWITCHES ON THE STRIKE SIDE OF THE DOOR.

SYSTEM GROUNDING
EQUIPMENT, RACEWAY SYSTEMS, WIRING SYSTEM NEUTRALS, RECEPTACLES AND POWER OUTLETS, MOTORS AND MOTORIZED EQUIPMENT, SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250.

GROUND RECEPTACLES AND POWER OUTLETS TO THE CONDUIT SYSTEM WITH A GREEN GROUNDING CONDUCTOR SIZE IN ACCORDANCE WITH N.E.C. AND CONNECTED BETWEEN THE DEVICE GROUNDING SCREW AND THE OUTLET BOX. CONNECTION TO THE BOX MAY BE A "G" CLIP OR BY A 10/24 SCREW THREADED INTO A HOLE IN THE BACK OF THE BOX AND USED FOR NO OTHER PURPOSE. EQUIPMENT CONNECTED TO THE ELECTRICAL SYSTEM SHALL BE GROUNDED WITHIN INSULATED GREEN GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. AND INSTALLED WITHIN THE RACEWAY. CONDUCTOR SHALL BE CONTINUOUS BETWEEN A GROUNDING SCREW IN THE EQUIPMENT JUNCTION BOX AND A GROUND ATTACHMENT IN THE NEAREST OUTLET BOX IN THE RIGID METALLIC CONDUIT SYSTEM. THIS REQUIREMENT INCLUDES ALL FLEXIBLE CONDUIT.

GENERALLY FOR TELEPHONE AND SUPPLEMENTAL COMMUNICATION SYSTEMS NO 6 AWG CONDUCTOR TO EACH PROTECTOR CABINET, OTHER CABINET, OR DEVICE INSTALLATION SHALL BE CONSIDERED SUFFICIENT, FROM THE SERVICE GROUND (UNLESS INDICATED OTHERWISE).

GROUNDING MATERIAL:
GROUND-RODS - 1/2" DIA., 10' LONG, COPPERWELD
GROUND CONDUCTOR - SIZE AS PER N.E.C. REQUIREMENTS, SOFT DRAWN OR SOFT ANNEALED, COPPER WIRE.
JOINTS AND CONNECTIONS - MOLDED FUSION WELDING PROCESS USING PROPER MOLD AND THE NUMBER, SIZE AND TYPE CARTRIDGE FOR THE JOINT OR CONNECTION. WATERPIPE CONNECTION, SILICON BRONZE APPROVED MECHANICAL CONNECTOR DESIGNED FOR THE PIPE AND CABLE TO BE BONDED.

PANELBOARD INSTALLATION:
MOUNT PANELBOARDS WITH CENTERLINE AT 5 FT.-6IN. ABOVE FINISH FLOOR, EXCEPT THAT THE HIGHEST BREAKER HANDLE SHALL BE BELOW 6 FT.-5 IN. ABOVE FINISH FLOOR. ARRANGE BREAKERS SO THAT THE BREAKER RATING IS VISIBLE WITH THE PANEL FRONT IN PLACE.

PANEL DIRECTORIES, AS A MINIMUM, SHALL BE TYPEWRITTEN AND INDICATE BREAKER POSITION NUMBER AND EQUIPMENT SERVED. THE PANEL IDENTIFICATION SHALL BE LOCATED ON THE PANEL TRIM AND SHALL CONSIST OF A BLACK LAMINATED PHENOLIC LABEL, SCREW MOUNTED, WITH THE PANEL IDENTIFICATION MATCHING PANEL IDENTIFICATION ON DRAWINGS. LABEL ALL CONDUCTORS WITH ADHESIVE WRAP LABELS WITHIN 2 IN. OF THE CONDUCTOR TERMINATION PRIOR TO INSTALLATION OF TRIM.

LIGHTING FIXTURE INSTALLATION
PROVIDE A LIGHTING FIXTURE FOR EACH AND EVERY OUTLET IN ACCORDANCE WITH TYPE DESIGNATION AND FIXTURE SCHEDULE ON THE DRAWINGS. VERIFY THE ARCHITECTURAL FINISHES AND CEILING CONSTRUCTION AND - REGARDLESS OF THE CATALOG NUMBER PREFIXES AND SUFFIXES SHOWN - PROVIDE FIXTURES WITH THE PROPER TRIM, FRAMES, SUPPORTS, AND HANGER AND OTHER MISCELLANEOUS APPURTENANCES TO PROPERLY COORDINATE WITH SAID FINISHES. REINFORCE CEILING CONSTRUCTION AS REQUIRED TO PROPERLY SUPPORT THE WEIGHT OF FIXTURES INSTALLED THEREON.

IMMEDIATELY PRIOR TO FINAL INSPECTION: THOROUGHLY CLEAN ALL FIXTURES INSIDE AND OUT, INCLUDING PLASTICS AND GLASSWARE. ADJUST TRIM TO FIT ADJACENT SURFACES. REPLACE BROKEN OR DAMAGED PARTS. INSTALL NEW LAMPS. ELECTRICALLY AND MECHANICALLY TEST THE SYSTEM FOR PROPER OPERATION.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM LOCAL CODE AUTHORITIES AND MAKING ANY REVISIONS DIRECTED BY THEM ON EMERGENCY AND EXIT LIGHTING.

CLEANING
THOROUGHLY CLEAN ALL FIXTURES, SWITCHES, OTHER DEVICES, PANELBOARDS, AND EQUIPMENT PROVIDED OR CONNECTED IN THIS CONTRACT. ALL SURFACES SHALL BE PROPERLY POLISHED AND SHALL BE FREE OF PAINT AND ALL OTHER DIRT OR DEBRIS. TOUCHUP OR COMPLETELY REFINISH ALL EQUIPMENT FURNISHED WITH FACTORY FINISHES THAT IS DAMAGED DURING DELIVERY OR CONSTRUCTION. PROPERLY PROTECT THE FRONTS OF ALL PANELBOARDS, SWITCHBOARDS AND SIMILAR EQUIPMENT TO PREVENT MARRING AND OTHER DEFACING.

AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE WORK OF THE TRADESMEN DOING ELECTRICAL WORK. AT COMPLETION OF THE WORK, REMOVE ALL RUBBISH, TOOLS, EQUIPMENT, AND SURPLUS MATERIALS. BROOM CLEAN ALL ASSIGNED SPACES PRIOR TO LEAVING THE PREMISES.

TESTING AND LOAD BALANCING

TEST ALL CIRCUITS TO ASSURE THEM TO BE FREE OF GROUNDS AND SHORTS. LIGHT AND TEST EACH LAMP. PROVE AND TEST THE AVAILABLE VOLTAGE ON THE LOAD SIDE OF EACH DISCONNECT. VERIFY PROPER OPERATION OF THE DISCONNECT. VERIFY THE PHASE SEQUENCE, VOLTAGE, AND ROTATION AT EACH MOTOR IN THE PRESENCE OF THE INSTALLER. RUN EACH MOTOR WITH ITS CONTROL AS NEARLY AS POSSIBLE UNDER OPERATING CONDITIONS FOR A SUFFICIENT LENGTH OVER TIME TO DEMONSTRATE CORRECT ALIGNMENT, WIRING CAPACITY, SPEED, AND OVERALL SATISFACTORY OPERATION. CHECK THAT THE PROPER OVERLOAD HEATERS HAVE BEEN INSTALLED BY READING THE MOTOR NAMEPLATE. ADJUST THE SIZE OF THE OVERLOAD HEATER AS REQUIRED TO MATCH THE MOTOR NAMEPLATE. OPERATE ALL MAIN AND FEEDER SWITCHES AND BREAKERS.

THE VARIOUS BRANCH CIRCUITS SERVED FROM THE LIGHTING PANELBOARDS VARY IN LOADING. CAREFULLY BALANCE THE ACTUAL OPERATING LOAD ON EACH PANELBOARD WHEN ALL LOAD IS TURNED ON AND THE SYSTEM IS OPERATING AT 100% DEMAND, THE UNBALANCE SHALL NOT EXCEED 10%. DURING FINAL INSPECTION, FURNISH THE TEST INSTRUMENTS AND QUALIFIED PERSONNEL TO PERFORM COMPLETE TESTING. COSTS OF ALL TESTING, INCLUDING THE INCIDENT COSTS FOR RETESTING OCCASIONED BY DEFECTS AND FAILURES OF THE EQUIPMENT TO MEET THE SPECIFICATIONS, SHALL BE BORNE BY THE CONTRACTOR.

FURNISH AT THE COMPLETION OF THE PROJECT A FINAL INSPECTION CERTIFICATE FROM THE LOCAL INSPECTING AUTHORITY.

END OF SECTION 16000

sfs architecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.421.1397 (F) 816.421.6024 www.sfsarch.com

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.707.1199
MO CERTIFICATE OF AUTHORITY #E-2021006522

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER
08/20/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

Enter address here

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
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ELECTRICAL SPECIFICATIONS

E502

Missouri
Division of Labor Standards
WAGE AND HOUR SECTION

MICHAEL L. PARSON, Governor

Annual Wage Order No. 31

Section 048
JACKSON COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by
Todd Smith, Director
Division of Labor Standards

Filed With Secretary of State: **March 8, 2024**

Last Date Objections May Be Filed: **April 8, 2024**

Prepared by Missouri Department of Labor and Industrial Relations

Building Construction Rates for
JACKSON County

Section 048

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	$69.50
Boilermaker	$39.44*
Bricklayer-Stone Mason	$62.06
Carpenter	$64.94
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	$58.02
Plasterer	
Communication Technician	$62.38
Electrician (Inside Wireman)	$70.32
Electrician Outside Lineman	$61.40
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	$93.11
Glazier	$59.07
Ironworker	$70.66
Laborer	$52.42
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	$50.24
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	$66.05
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	$54.25
Plumber	$78.88
Pipe Fitter	
Roofer	$60.69
Sheet Metal Worker	$76.38
Sprinkler Fitter	$69.92
Truck Driver	$54.27
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.
**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in RSMo Section 290.210.

Heavy Construction Rates for
JACKSON County

Section 048

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	$65.11
Millwright	
Pile Driver	
Electrician (Outside Lineman)	$90.71
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	$51.85
General Laborer	
Skilled Laborer	
Operating Engineer	$60.48
Group I	
Group II	
Group III	
Group IV	
Truck Driver	$53.04
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate Sheet.

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. Public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title.

OVERTIME
and
HOLIDAYS

OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, **"overtime work"** shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

HOLIDAYS

January first;
The last Monday in May;
July fourth;
The first Monday in September;
November eleventh;
The fourth Thursday in November; and
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.

Blue Springs Parks Maintenance Building Renovation

D. BID FORM

Date: 11/19/24

1. PROJECT

i. Project Department: Blue Springs Parks and Recreation
ii. Location of Project: 2715 NW Park Drive, Blue Springs, Missouri 64015.

2. SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

Bidder's Name: Camm Construction Inc.

Address: 4006 E 137th Terr, Grandview MO 64030

3. OFFER

i. Having examined the Place of the Work and all matters referred to in the Instructions to Bidders and the Bid Documents prepared by SFS Architecture for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the work for the Sum of:
Five hundred Seventy Seven thousand Six hundred ninety four and 00/100
dollars
($ 577,694.00), in lawful money of the United States of America.

4. ACCEPTANCE

i. This offer shall be open to acceptance and is irrevocable for sixty (60) days from the bid closing date.

5. CONTRACT TIME

i. If this Bid is accepted, we will complete the Work in 12 calendar weeks from Notice to Proceed (Bidder to enter number of weeks).

6. CHANGES TO THE WORK

i. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:
10 percent overhead and profit on the net cost of our own Work;
10 percent on the cost of work done by any Subcontractor.

ii. On work deleted from the Contract, our credit to the Owner shall be Architect-approved net cost plus 10 of the overhead and profit percentage noted above.

7. ADDENDA

i. The following Addenda have been received; The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum # 1 Dated 11/13/24
Addendum # _____ Dated _____
Addendum # _____ Dated _____
Addendum # _____ Dated _____

8. BID FORM SIGNATURE(S)

The Corporate Seal of
Camm Construction Inc.
Bidder – print the full name of your firm
Was hereunto affixed in the presence of:

President
Authorized signing officer, Title (Seal)

E. ALTERNATES FORM

1. THE FOLLOWING IS THE LIST OF ALTERNATES REFERENCED IN THE BID SUBMITTED BY:

i. (Bidder) *Camm Construction Inc.*

ii. To: Owner: City of Blue Springs, Missouri

iii. Dated: *11/19/24* and which is an integral part of the Bid Form.

2. ALTERNATES LIST:

i. The following amounts shall be added to or deducted from the bid amount. Refer to Drawing Sheets A111 and A601 for additional information.

ALTERNATE # 1: NEW SIGNAGE

ADD / (DEDUCT) $ *1,500.00 allowance*

ALTERNATE # 2: NEW WINDOWS (QUANTITY 4)

ADD / (DEDUCT) $ *6,114.00*

ALTERNATE # 3: PREP & PAINT EAST AND NORTH EXTERIOR FACES TO MATCH EXISTING COLOR

ADD / (DEDUCT) $ *14,424.00*

ALTERNATE # 4: PREP & PAINT ENTIRE EXTERIOR

ADD / (DEDUCT) $ *25,963.00*

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/7/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Angela Alvarez	
Twin Lakes Insurance Agency PO Box 970 Lees Summit MO 64063	PHONE (A/C, No, Ext): 816-525-2125	FAX (A/C, No): 816-525-4049
	E-MAIL ADDRESS: angela@twinlakesins.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Acuity	14184
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED CAMMCON-01
Camm Construction Inc
4006 E 137th Terr
Grandview MO 64030

COVERAGES **CERTIFICATE NUMBER:** 1732470619 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	Y	Y	Z72513	5/23/2024	5/23/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			Z72513	5/23/2024	5/23/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ $ 1,000,000 $ 1,000,000 $ 1,000,000 $
A	UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	Y	Y	Z72513	5/23/2024	5/23/2025	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			Z72513	5/23/2024	5/23/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder and all other parties required under a written contract are named as additional insureds with respects to Liability for both Ongoing & Completed Ops on a Primary & Non-Contributory basis. A Waiver of Subrogation is provided where allowed by law & required by a written contract.

CERTIFICATE HOLDER

Camm Construction

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
CAMM Construction Inc.
4006 E 137th Terrace
Grandview, MO 64030

SURETY:
(Name, legal status and principal place of business)
The Gray Casualty & Surety Company
PO Box 6202
Metairie, LA 70009

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

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

OWNER:
(Name, legal status and address)
City of Blue Springs
903 W Main Street
Blue Springs, MO 64105

BOND AMOUNT:
Five Percent of the Total Amount Bid (5%)

PROJECT:
(Name, location or address, and Project number, if any)
Blue Springs Parks Maintenance Building Office Renovation
2715 NW Park Drive
Blue Springs, MO 64105
Project Number, if any: SFS 231202

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

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

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

Signed and sealed this 18th day of November, 2024

(Witness)

Camm Construction Inc
(Principal) (Seal)
(Title)

(Witness)

The Gray Casualty & Surety Company
(Surety) (Seal)
(Title) Nicole M. Johnson, Attorney-In-Fact

Init.
/

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THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: **Principal:** CAMM Construction Inc.

Project: Blue Springs Parks Maintenance Building Renovation
Project No. SFS 231202

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Eric Dedovesh, Nicole M. Johnson, and Rodney W. Paddock of Lee's Summit, Missouri jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of $25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.

THE GRAY INSURANCE COMPANY SEAL

By: Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company

THE GRAY CASUALTY & SURETY COMPANY SEAL

State of Louisiana
ss:
Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.

Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 18th day of November , 2024 .

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company , do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 18th day of November , 2024 .

THE GRAY INSURANCE COMPANY SEAL

THE GRAY CASUALTY & SURETY COMPANY SEAL

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
CAMM Construction Inc.
4006 E 137th Terrace
Grandview, MO 64030

SURETY:
(Name, legal status and principal place of business)
The Gray Casualty & Surety Company
PO Box 6202
Metairie, LA 70009

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

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

OWNER:
(Name, legal status and address)
City of Blue Springs
903 W Main Street
Blue Springs, MO 64105

BOND AMOUNT:
Five Percent of the Total Amount Bid (5%)

PROJECT:
(Name, location or address, and Project number, if any)
Blue Springs Parks Maintenance Building Office Renovation
2715 NW Park Drive
Blue Springs, MO 64105
Project Number, if any: SFS 231202

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

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

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

Signed and sealed this 18th day of November, 2024

(Witness)

Camm Construction Inc
(Principal) (Seal)
(Title)

(Witness)

The Gray Casualty & Surety Company
(Surety) (Seal)
(Title) Nicole M. Johnson, Attorney-In-Fact

Init.

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Bonding & Insurance Solutions, LLC
11/18/2024 08:59 5481684017220

THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: **Principal:** CAMM Construction Inc.

Project: Blue Springs Parks Maintenance Building Renovation
Project No. SFS 231202

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Eric Dedovesh, Nicole M. Johnson, and Rodney W. Paddock of Lee's Summit, Missouri jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of $25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.

THE GRAY INSURANCE COMPANY SEAL

By: Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company

THE GRAY CASUALTY & SURETY COMPANY SEAL

State of Louisiana
ss:
Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.

Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 18th day of November , 2024 .

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company , do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 18th day of November , 2024 .

THE GRAY INSURANCE COMPANY SEAL

THE GRAY CASUALTY & SURETY COMPANY SEAL

ATTACHMENT 4

Dennis Dovel

From: Susan Hughes <susan@cammconstructioninc.com>
Sent: Tuesday, November 26, 2024 1:44 PM
To: Dennis Dovel
Cc: Todd Hinken
Subject: Re: Blue Springs Addendum
Attachments: BS Park Maint_Addendum #2_2024-11-15.pdf

You don't often get email from susan@cammconstructioninc.com. Learn why this is important

[CAUTION - EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact your IT Department when in doubt.

Hi Dennis,

We have reviewed addendum 2. Just a small increase in price. An additional $3,750 to our submitted bid of $577,694.00.

Thank you!

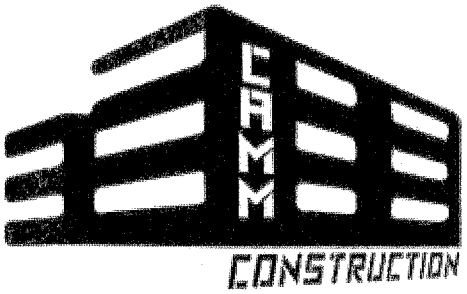
> On Nov 25, 2024, at 11:43 AM, Dennis Dovel <ddovel@bluespringsgov.com> wrote:
>
> Susan,
>
> Addendum @ is attached.
>
> Dennis Dovel, CPRP
> Assistant City Administrator
> City of Blue Springs
> 903 W. Main
> Blue Springs, MO 64015
>
> 816-228-0265
> ddovel@bluespringsgov.com
> www.bluespringsgov.com

Thanks!

Susan Hughes
816.927.6701 - Direct

susan@cammconstructioninc.com
http://cammconstructioninc.com

4006 E 137th Terr
Grandview MO 64030



REQUEST FOR BID PROPOSALS
Park Maintenance Building Office Renovation

CITY OF BLUE SPRINGS, MO PARKS AND RECREATION

Bid Proposal Due Date: Sealed bid proposals will be received at the Blue Springs City Hall Building, 903 W Main St., Blue Springs, MO 64015 until **2:00PM on November 19, 2024**.

Project Description: The Parks Maintenance building located at 2715 NW Park Drive in Blue Springs, Missouri, within Pink Hill Park, serves the Parks and Recreation department for maintenance and repair needs. The Parks and Recreation department desires a reconfiguration of the office space located in the maintenance building to improve functional adjacencies and update facilities. The approximate area of renovation is 2,060 square feet.

Project Funding: Funding for this project is included the Park Sales Tax program budget.

Completion of the Work: All work covered by the contract documents shall be completed by an agreed upon date with the awarded contractor with a desired construction start date not more than 30 calendar days after notice to proceed.

Obtaining Project Documents and Plans: All documents and plans associated with this Request for Bid Proposals may be obtained at the City of Blue Springs website, www.bluespringsgov.com/bids.aspx, and/or through the Drexel Technologies Plan Room site. Any revisions will be made through addendums posted to drawing availability sites. A ***non-mandatory pre-bid meeting*** for all interested contractors will be held at the Park Maintenance Building, 2715 NW Park Drive, Blue Springs, MO 64015, at 10:30 AM on November 6, 2024.

Project Administration: All questions related to this project prior to the opening of bid proposals, shall be directed to the Architect, SFS Architecture. The Architect's representative is Kelly Stindt, kstindt@sfsarch.com.

Owner's Rights Reserved: The Owner reserves the right to reject any or all proposals and to make the award in the interest of the Owner.

Procurement and Contracting Requirements included herein:

A. Project Information
B. Instructions to Bidders
C. List of Drawing Sheets
D. Bid Form
E. Alternates Form
F. Exhibits
    a. Exhibit A – City Contract to be utilized
    b. Exhibit B – Missouri Prevailing Wage Order

A. PROJECT INFORMATION

1. SUMMARY

i. Project Department: Blue Springs Parks and Recreation

ii. Location of Project: 2715 NW Park Drive, Blue Springs, Missouri 64015.

iii. Requested Services: A qualified and licensed Contractor for the renovation of the park maintenance offices, restroom/locker room and break room.

iv. Proposal Due Date: **Tuesday, November 19, 2024 at 2:00PM**

v. Bid Proposal Format: Two (2) hard copy sets of the proposal are required (8 ½ x 11). Responses to this request will be made in accordance with the guidelines and information provided herein. The City will evaluate each bid proposal received based upon the evaluation criteria shown in Section B of this RFP. The City also reserves the right to request additional information as part of the proposal evaluation process and to reject any or all proposals.

vi. Submit proposals to:
Blue Springs Parks and Recreation
C/O Dennis Dovel
903 W. Main St.
Blue Springs, MO 64015

Phone: 816-228-0265
Email: ddovel@bluespringsgov.com

Clearly marked: “RFP for Park Maintenance Building Office Renovation”

2. INTRODUCTION

Blue Springs, MO was founded by pioneers in 1827 along the cooling springs of the Little Blue River. The city is a community of approximately 60,000 residents covering more than 22 square miles in western Missouri and is the 10th largest city in the State of Missouri. The city is situated along I-70, on the eastern boundary of the Kansas City Metropolitan area. Independence, MO boarders the western and northern city limits, Lee’s Summit, MO boarders the southern city limits and Grain Valley, MO the eastern city limits.

It offers all the excitement of metropolitan-style shopping and nightlife, with world class sporting events, international conventions, all within 25 minutes of the city. Blue Springs is known for its outstanding School District and has experienced significant growth over the last 20 years. Over the next 10 years the City of Blue Springs is projected to expand to a population of around 65,000.

The city has invested in many park improvements over the last 10 years and is committed to keeping the parks and park facilities well-maintained. The park maintenance staff operates out of the maintenance building located at Pink Hill Park. The staff offices, restrooms, locker rooms and break room in need of updates and improvements to functional adjacencies.

3. SCOPE OF WORK

The existing office, restroom/locker room and break room area is approximately 1,500 square feet. The proposed renovation will increase the area to approximately 2,000 square feet by expanding into the existing interior shop space. The adjacent interior shop areas and all surrounding exterior space will continue normal operations during the office renovation project.

B. INSTRUCTIONS TO BIDDERS

1. **INVITATION**
   i. Bids signed and under seal, executed, and dated will be received at the office of the Owner at 903 W. Main Street, Blue Springs, MO 64105 before 2 PM p.m. local standard time on November 19, 2024.
   ii. Offers submitted after the above time will be returned to the bidder unopened.
   iii. Offers will be opened publicly immediately after the time for receipt of bids.
   iv. Amendments to the submitted offer will be permitted if received in writing prior to bid closing and if endorsed by the same party or parties who signed and sealed the offer.

2. **CONTRACT TIME**
   i. Identify Contract Time in the Bid Form. The completion date in the Agreement shall be the Contract Time added to the commencement date.

3. **BID DOCUMENTS AND CONTRACT DOCUMENTS**
   i. Contract Documents are identified as Architect's project number 231202..
   ii. Bid documents may be obtained at www.bluespringsgov.com/bids.aspx.
   iii. Inquiries/Addenda
      1. Direct questions to SFS Architecture/Kelly Stindt, email; kstindt@sfsarch.com.
      2. Addenda may be issued during the bidding period. All Addenda become part of Contract Documents. Include resultant costs in the Bid Amount.
      3. Verbal answers are not binding on any party.
      4. Clarifications requested by bidders must be in writing not less than 7 days before date set for receipt of bids. The reply will be in the form of an Addendum, a copy of which will be forwarded to known recipients and posted to drawing availability site.

4. **PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS**
   i. General Requirements for Substitution Requests:
      1. Project specifications establish standards for products, assemblies, and systems.
      2. Provide sufficient information to determine acceptability of proposed substitutions.
      3. Provide complete information on required revisions to other work to accommodate each proposed substitution.
   ii. Substitution Request Time Restrictions:
      1. Where the Bid Documents stipulate a particular product, substitutions will be considered up to 7 days before receipt of bids.
      2. Architect may approve the proposed substitution and will issue an Addendum to known bidders.
   iii. See Specification Section 01 2500 - Substitution Procedures for additional requirements.

5. **SUBMISSION PROCEDURE**
   i. Submit one copy 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.

6. **BID INELIGIBILITY**
   i. Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may at the discretion of the Owner, be declared unacceptable.
   ii. Bid Forms, Appendices, and enclosures that are improperly prepared may, at the discretion of Owner, be declared unacceptable.

7. **SELECTION AND AWARD OF ALTERNATES**
   i. Indicate variation of bid price for Alternates listed on the Bid Form. Unless otherwise indicated, indicate Alternates as a difference in bid price by adding to or deducting from the base bid price.
   ii. Bid proposals will be evaluated on the total of the base bid price and owner selected Alternates.

8. **ACCEPTANCE OF OFFER**
   i. Owner reserves the right to accept or reject any or all offers.

9. OTHER REQUIREMENTS

i. The contractor shall provide at the contractor's expense insurance as outlined in the Authorized Work section of this document for said contractor and employees in connection with their work under this contract **

ii. The contractor shall indemnify and hold harmless the City and others as listed against and from all liability, claims, damages, demands and cost, including attorney fees of every kind and nature and attributable to bodily injury, sickness, disease or death or to damage or destruction of property resulting from or in any manner arising out of or in connection with the project and the performance of the work under this contract **

iii. The contractor must be registered with the Missouri Secretary of State and provide proof of such registration.

iv. All pricing should include all rates as applicable with regard to the current Missouri Prevailing Wage Order for Jackson County, MO #31, Exhibit B, if proposal is greater than $75,000.

v. Payment and Performance Bonds are required if the bid total is higher than $50,000 as per State of Missouri Statue.

** Items I & J regarding insurance only apply to the winning contractor. Insurance is not needed with the submission of the proposal but must be provided to execute the contract with the successful contractor

10. AUTHORIZATION TO BEGIN WORK

i. The selected provider of these services will be given a notice of intent to contract within one week of proposal deadline. Once the notice of intent is given, an agreement will be provided to the contractor for review and signatures as attached. The selected contractor will then be required to sign the agreement and submit the following documents with the agreement:
   1. Proof of Insurance with the City of Blue Springs named as additional insured with liability limits of $1,000,000 per occurrence and $1,000,000 in aggregate, $1,000,000 automobile liability and worker compensation at the statutory limits for the State of Missouri
   2. Signed and notarized affidavits
   3. E-verification with the Department of Homeland Security MOU
   4. W9
   5. Payment and Performance Bond if bid is greater than $50,000

ii. Once documents have been received, the agreement will be sent to City Council for approval. Once approved, staff and contractor will set a start date for commencement of the contract and follow the submitted detailed construction schedule as approved.

iii. It is anticipated from time of proposal submissions to contract approval, the contract should be approved within 60 days. All proposals shall be honored for 60 days.

C. LIST OF DRAWING SHEETS

G001 – COVER
G002 – CODE SUMMARY
G003 – PARTITION TYPES
G004 – TYPICAL ADA CLEARANCES
G005 – PROJECT SYMBOLS AND TYP. MOUNTING HEIGHTS

S001 – GENERAL NOTES
S002 – CMU DETAILS
S100 – FOUNDATION PLANS
S201 – SECTIONS
S202 – SECTIONS

A001 – ARCHITECTURAL SPECIFICATIONS
A002 – ARCHITECTURAL SPECIFICATIONS
A003 – ARCHITECTURAL SPECIFICATIONS
A004 – ARCHITECTURAL SPECIFICATIONS
A005 – ARCHITECTURAL SPECIFICATIONS
A006 – ARCHITECTURAL SPECIFICATIONS
A007 – ARCHITECTURAL SPECIFICATIONS
AD111 – FIRST FLOOR DEMOLITION PLAN
A111 – FLOOR PLAN - LEVEL 1
A131 – CEILING PLAN - LEVEL 1
A151 – FINISH PLAN - LEVEL 1
A161 – FURNITURE PLAN - FOR REFERENCE ONLY - LEVEL 1
A211 – INTERIOR ELEVATIONS
A541 – INTERIOR CASEWORK DETAILS
A542 – INTERIOR CASEWORK DETAILS
A543 – INTERIOR CASEWORK DETAILS
A561 – SIGNAGE TYPES AND SCHEDULES
A601 – DOOR & WINDOW TYPES AND SCHEDULES

M101 – MECHANICAL NOTES, SYMBOLS & ABBREVIATIONS
M201 – MECHANICAL FLOOR PLAN
M301 – MECHANICAL SPECIFICATIONS

P101 – PLUMBING NOTES, SYMBOLS & ABBREVIATIONS
P102 – PLUMBING DETAILS AND SCHEDULES
P201 – PLUMBING WASTE AND VENT PLAN
P202 – PLUMBING WATER AND GAS PLAN
P301 – PLUMBING SPECIFICATIONS

E101 – ELECTRICAL NOTES, SYMBOLS & ABBREVIATIONS
E201 – ELECTRICAL POWER PLAN
E301 – ELECTRICAL LIGHTING PLAN
E401 – ELECTRICAL RISER DIAGRAM & SCHEDULES
E501 – ELECTRICAL SPECIFICATIONS
E502 – ELECTRICAL SPECIFICATIONS

D. BID FORM

Date: _____

1. PROJECT

i. Project Department: Blue Springs Parks and Recreation
ii. Location of Project: 2715 NW Park Drive, Blue Springs, Missouri 64015.

2. SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

Bidder's Name: _____

Address: _____

3. OFFER

i. Having examined the Place of the Work and all matters referred to in the Instructions to Bidders and the Bid Documents prepared by SFS Architecture for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the work for the Sum of:

_____

_____dollars

($_____), in lawful money of the United States of America.

4. ACCEPTANCE

i. This offer shall be open to acceptance and is irrevocable for sixty (60) days from the bid closing date.

5. CONTRACT TIME

i. If this Bid is accepted, we will complete the Work in _____calendar weeks from Notice to Proceed (Bidder to enter number of weeks).

6. CHANGES TO THE WORK

i. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:

_____ percent overhead and profit on the net cost of our own Work;

_____ percent on the cost of work done by any Subcontractor.

ii. On work deleted from the Contract, our credit to the Owner shall be Architect-approved net cost plus _____ of the overhead and profit percentage noted above.

7. ADDENDA

i. The following Addenda have been received; The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum # _____ Dated _____

Addendum # _____ Dated _____

Addendum # _____ Dated _____

Addendum # _____ Dated _____

8. BID FORM SIGNATURE(S)

The Corporate Seal of

_____

Bidder – print the full name of your firm
Was hereunto affixed in the presence of:

_____

Authorized signing officer, Title (Seal)

E. ALTERNATES FORM

1. THE FOLLOWING IS THE LIST OF ALTERNATES REFERENCED IN THE BID SUBMITTED BY:

i. (Bidder) _____

ii. To: Owner: City of Blue Springs, Missouri

iii. Dated: _____ and which is an integral part of the Bid Form.

2. ALTERNATES LIST:

i. The following amounts shall be added to or deducted from the bid amount. Refer to Drawing Sheets A111 and A601 for additional information.

ALTERNATE # 1: NEW SIGNAGE

ADD / (DEDUCT) $ _____

ALTERNATE # 2: NEW WINDOWS (QUANTITY 4)

ADD / (DEDUCT) $ _____

ALTERNATE # 3: PREP & PAINT EAST AND NORTH EXTERIOR FACES TO MATCH EXISTING COLOR

ADD / (DEDUCT) $ _____

ALTERNATE # 4: PREP & PAINT ENTIRE EXTERIOR

ADD / (DEDUCT) $ _____

Exhibit A

City Contract to be Utilized

EFFECTIVE DATE:	TERMINATION DATE:	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	
Department:	Attention:
Phone:	Phone:

CONTRACTOR CONTRACT

THIS CONTRACT, made and entered into this _____ day of _____ 2024, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor and/or provide materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

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

1. **Services**. The City agrees to engage the services of the Contractor and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will 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 work or services covered by this contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, as described in the Maximum Payment section of ***Exhibit 1*** for this contract and Paragraph 7.b which cannot be exceeded unless this contract is amended. The Contractor shall notify the City if Contractor anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Contractor for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed, the sum of **$_____** unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** 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 by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor

or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, and materials as required of the Contractor under this contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq*. RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. 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, 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.

12. **Occupational License**: The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this contract until this occupational license has been obtained.

13. **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.

14. **American Made Products.** Pursuant RSMo 34.353, as amended, if this contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute**.**

15. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. 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 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. 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.

16. **General Independent Contractor Clause**. This contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will 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, Missouri Prevailing Wage requirements, 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 will retain sole and absolute discretion in the judgment of the 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 will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **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.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this contract and on each anniversary of such insurance coverage during the term of this contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor

shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: statutory requirements.

d. Professional Liability Insurance: Contractor agrees to maintain professional liability insurance in the amount of $1,000,000 per claim and in the aggregate during the term of this contract. (If not applicable, delete this subparagraph)

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. 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.

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

d. 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, officers, agents and employees, for which indemnification is sought.

e. 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, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. This contract, and any part of it, is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses with regard to sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

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20. **Excessive Unemployment Requirements**. Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Payment Bond.** If this contract is estimated to exceed $50,000 and is a public works contracts which involves the erection, construction, alteration, repair or improvement of any building, road, street, public utility or other public facility owned by the City, every contractor for such work shall furnish to the City a bond with good and sufficient sureties in the amount of the contract, or such other amount fixed by the City, and such bond, among other conditions, shall be conditioned for the payment of any and all materials, incorporated, consumed or used in connection with the construction of such public work, and all insurance premiums, both for compensation, and for all other kinds of insurance, said work, and for all labor performed in such work whether by subcontractor or otherwise, such that said bond and the giving thereof, shall comply with Section 107.170 RSMo.

22. **Prevailing Wage**. If this contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this contract. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said contract shall be one hundred dollars ($100) per worker, per day.

23. **OSHA Requirements** under Section 292.675 RSMo.

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction.”

24. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens.** If this contract, awarded to a business entity, is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. (*Note: If the contract is not in excess of five thousand dollars, this provision does not apply and the affidavit need not be signed.*) Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity,*

enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.

The following Affidavit shall be used by the Contractor and any subcontractors that are required to sign:

Work Authorization Affidavit

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared _____, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is _____ and I am currently the _____ of _____ (hereinafter "Company"), whose business address is _____, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

_____ _____
Affiant / Contractor Printed Name

Subscribed and sworn to before me this _____ day of _____, 20___.

_____
SEAL Notary Public

25. **Anti-Discrimination Against Israel Act.** Pursuant to Section 34.600, RSMo, Contractor agrees to comply with Missouri law regarding the Anti-Discrimination Against Israel Act, and execution of this contract constitutes Contractor's certification of compliance with the Anti-Discrimination Against Israel Act, including that it 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; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

26. **Notices**. All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

27. **Jurisdiction**. This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence.

28. **Entire Contract**. This contract contains the entire contract of the parties. 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.

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

CONTRACTOR: _____

By:_____
Name:_____
Title: _____

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
John Mullane, Interim City Attorney

<table>
<tr><td colspan="3">Exhibit 1 to Contract

Scope of Work</td></tr>
<tr><td>Name of Contractor</td><td colspan="2"></td></tr>
<tr><td>Scope of Work (Job Description)</td><td colspan="2">Attachments:
1) Prevailing Wage Order #___, by reference</td></tr>
<tr><td>Start Date</td><td colspan="2"></td></tr>
<tr><td rowspan="3">Interim Deadlines (if applicable)</td><td>Date</td><td>Phase of Project To Be Completed</td></tr>
<tr><td></td><td></td></tr>
<tr><td></td><td></td></tr>
<tr><td>Final Completion Deadline</td><td colspan="2"></td></tr>
<tr><td>Reimbursable Expenses</td><td colspan="2">☐ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage</td></tr>
<tr><td rowspan="3">Maximum Payment</td><td>$</td><td>Maximum payment for services rendered</td></tr>
<tr><td>$</td><td>Maximum amount of expenses to be reimbursed</td></tr>
<tr><td>$</td><td>Total maximum amount to be paid to Contractor</td></tr>
<tr><td>Method of Payment</td><td colspan="2">☐ Lump sum of entire amount upon satisfactory completion of project
☐ Monthly payments based on rate of $_____ per hour
☐ Incremental payments as follows:
☐ ____% retainage held until completion of project.</td></tr>
</table>

Exhibit B

Missouri Prevailing Wage Order

Jackson County, MO #31

ADDENDUM

BLUE SPRINGS PARK MAINTENANCE OFFICE
CITY OF BLUE SPRINGS, MISSOURI
ADDENDUM NO. 01
ISSUED: 11/13/2024

sfsarchitecture
drivenbyconnections

TO DOCUMENTS TITLED:	**CITY OF BLUE SPRINGS, MISSOURI** **BLUE SPRINGS PARK MAINTENANCE** **PERMIT DOCUMENTS** AUGUST 20, 2024
ARCHITECT-OF-RECORD:	**SFS Architecture Inc.** 2100 Central Suite 31 Kansas City Missouri 64108

The Contract Documents for the above referenced project and the Work covered thereby are modified as described herein.

General Notes and Clarifications:

1. Pre-bid meeting sign-in sheet is attached.
2. Unless otherwise noted on the drawings, the owner will remove existing furniture and equipment prior to start of construction.
3. Unless otherwise noted on the drawings, the owner will purchase and install kitchen equipment.
4. Shop operations within the adjacent space of the building will continue operations during construction. Heat will need to be maintained in the shop area during construction.
5. Project is tax exempt.

Specifications:

1. **SECTION 12 2400 – WINDOW SHADES**
    a. ADD the following sentence after paragraph 2.01.B.
        i. Or Equal product by approved manufacturers, including:
            1. Draper Inc.

Drawings:

1. **M201 – MECHANICAL FLOOR PLAN**
    a. REVISE plan and notes as indicated for the relocation of the existing unit heater and modifications of existing radiant tube heater.

Attachments: Pre-Bid Sign in Sheets, Sheet M201.

2100 CENTRAL STREET | SUITE 31 | KANSAS CITY | MISSOURI 64108 | T 816.474.1397 F 816.421.8024 W SFSARCH.COM

MEETING ATTENDEES

BLUE SPRINGS PARK MAINTENANCE OFFICE RENOVATION
BLUE SPRINGS, MISSOURI

MEETING PURPOSE:	**Blue Springs Public Works Pre-Proposal Meeting**
LOCATION:	Blue Springs Public Works Building
TIME:	10/30/2024 @ 1:00 pm

NAME	ORG	PHONE	EMAIL
☐ Bill Cowling	Summit Masonry	816.521.6126	bill@Summitmasonryinc.com
☐ Matt Deumhellen	ServPro	918-703-0048	matt@serviprosouthtulsa.com
☐ Jon Birrell	Harmon Const	913-747-1053	jbirrell@harmonconst.com
☐ Susan Hughes	Camm Const.	816 927 6701	susan@cammconstructioninc.com
☐ Brandon Payne	DuoPro Plumbing	816 650 8089	brandon.payne@duoproplumbingllc.com
☐ Jeff Peterson	Floorworks Inc	913-915-1623	jeff@floorworksinc.us
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www.sfsarch.com

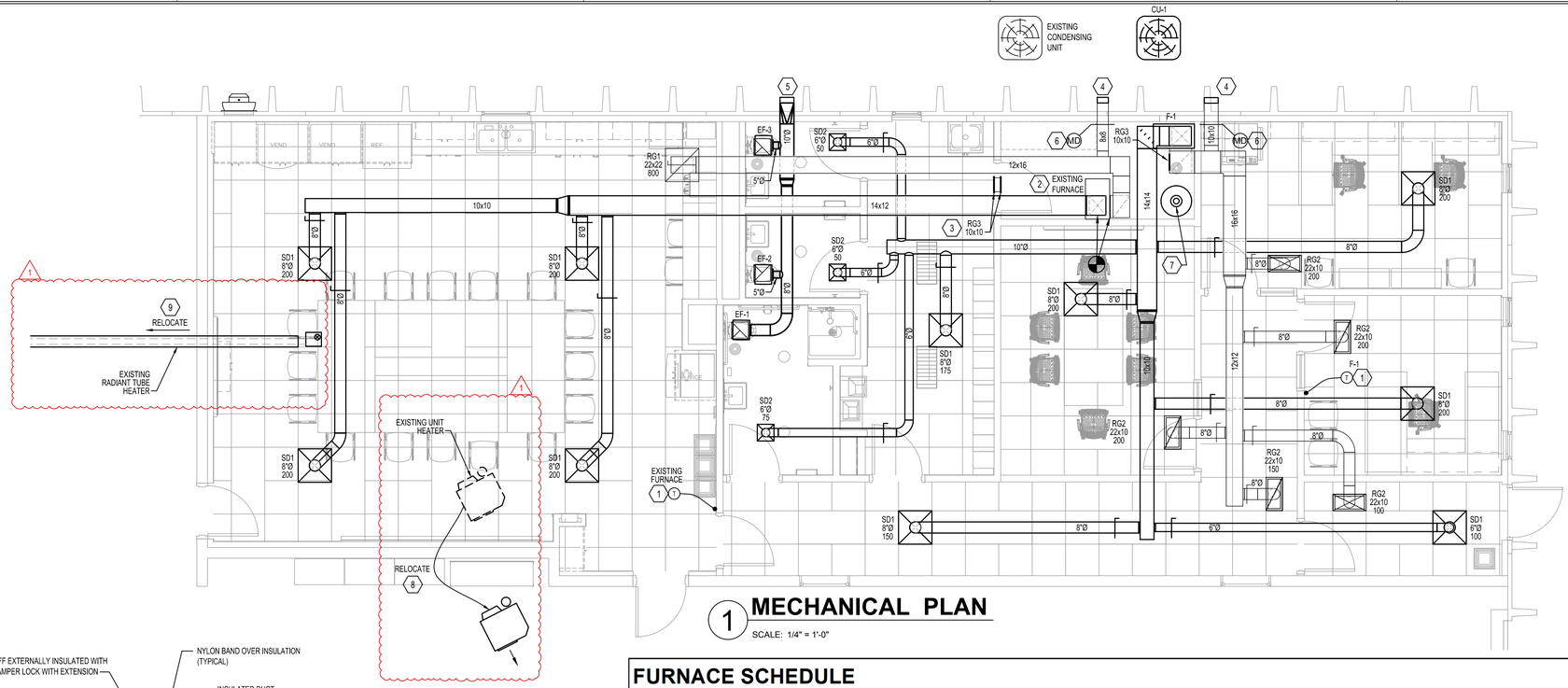
MEETING ATTENDEES

BLUE SPRINGS PARK MAINTENANCE OFFICE RENOVATION
BLUE SPRINGS, MISSOURI

MEETING PURPOSE: **Blue Springs Park Maintenance Office Reno Pre-Bid Meeting**
LOCATION: Blue Springs Park Maintenance Building
DATE/TIME: 11/06/2024 @ 10:30 am

NAME	ORG	PHONE	EMAIL
☐ Kurt Harris	Taylor Construction Services	(816)550-3948	estimating@tcskc.com
☐ Joey Wilson	Servpro of Lee's Summit	816-274-1653	j.wilson@servproteamjones.com
☐ Justin McMullen	SCS DEMO	816-315-4471	JMCMULLEN@SCS-KC.com
☐ Justin Zeysing	MECH	816-265-0448	INFO@BALANCEDINTCOMFORT.com
☐ Randy Ibarra	Kasa Electric	8168241415	Ribarra@kasaelectric.com
☐ Joe Reynolds	Childress Pt	816-966-1700	joe@childresspainting.com
☐ Connor Maxwell	Beacon Contracting	816-524-4238	~~Cmaxwell~~ jmaxwell@beaconcontracting.com
☐ Kiersten Danner	Servpro of Lee's Summit	816-679-0003 K.Danner@servproteamjones.com	
☐			
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www.sfsarch.com



1 MECHANICAL PLAN

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

2 LAY-IN CEILING DIFFUSER

NOT TO SCALE

3 SPLIT SYSTEM DETAIL

NOT TO SCALE

FURNACE SCHEDULE

MARK	MANUFACTURER	MODEL	FLOW DIRECTION	NOMINAL TONNAGE	SUPPLY FAN CFM	SUPPLY FAN ESP (IN)	SUPPLY FAN MIN. HP	COOLING COIL TH (MBH)	COOLING COIL SH (MBH)	COOLING COIL EAT (DB/WB)	HEATING INPUT MBH	HEATING OUTPUT MBH	MIN O/A CFM	ELECTRICAL FAN FLA	ELECTRICAL MCA	ELECTRICAL MOCP	ELECTRICAL V/PH/HZ	NOTE
F-1	CARRIER	59SC6B060	UPFLOW	3	1200	0.50	1/2	32.2	22.8	80/67	40.0	39.0	300	6.3	7.0	15.0	120/1/60	1,2,3,4

NOTES:
1 PROVIDE WITH TWO SETS OF 2" THICK THROW-AWAY FILTERS.
2 PROVIDE UNIT WITH FACTORY MOUNTED DISCONNECT.
3 PROVIDE SECONDARY DRAIN PAN WITH FLOAT SWITCH, UNIT SHALL SHUT DOWN UPON ALARM FROM FLOAT SWITCH.
4 PROVIDE WITH EQUIPMENT PLATFORM FOR FLOOR-MOUNTING APPLICATION.

CONDENSING UNIT SCHEDULE

MARK	SERVICE	MANUFACTURER	MODEL	NOMINAL TONNAGE	MOTOR HP	MOTOR FLA	COMP RLA	COOLING TOTAL (MBH)	COOLING SENSIBLE (MBH)	SEER2	ELECTRICAL MCA	ELECTRICAL MOCP	ELECTRICAL V/PH/HZ	NOTES
CU-1	F-1	CARRIER	24SCA536	3	1/4	1.4	12.2	32.2	22.8	14.3	16.7	25	208/1/60	1,2,3,4,5

NOTES:
1 EQUIPMENT SIZED FOR AMBIENT TEMPERATURE OF 105°F, SUMMER DB = 97.2°F, WB = 76.4°F, WINTER DB = 5.8°F.
2 PROVIDE WITH LOW AMBIENT CONTROLS, FACTORY MOUNTED DISCONNECT, AND STARTERS FOR ALL MOTORS.
3 MOUNT UNIT ON EQUIPMENT RAILS FLASHED TO ROOF.
4 SIZE AND INSTALL REFRIGERANT LINES PER THE MANUFACTURERS RECOMMENDATIONS, VERIFY WITH EQUIPMENT SUPPLIER REFRIGERATION LINE LENGTH AND SIZE.
5 PROVIDE LIQUID LINE FILTER DRYER AND SIGHT GLASS.

FAN SCHEDULE

MARK	MANUFACTURER	MODEL	MOUNTING	AREA SERVED	CFM	MOTOR WATTS	ESP (IN)	MOTOR	SONES	WEIGHT (LBS)	ELECTRICAL V / PH	NOTES
EF-1	GREENHECK	SP-B150	CEILING	RESTROOM	140	128	0.250	DIRECT	2.0	20	120.0	1,2
EF-2,3	GREENHECK	SP-B110ES	CEILING	RESTROOM	70	30	0.375	DIRECT	2.5	20	120/1	1,2

NOTES:
1 PROVIDE WITH SPEED CONTROLLER, BACKDRAFT DAMPER, AND DISCONNECT SWITCH.
2 FAN SHALL BE INTERLOCKED WITH RESTROOM LIGHTS.

GRILLE, REGISTER, AND DIFFUSER SCHEDULE

MARK	MANUFACTURER	MODEL	FACE TYPE	MOUNTING LOCATION	FACE SIZE (IN)	NOTES
SD1	PRICE	SPD	PLAQUE	CEILING	24"x24"	1,2,3,4,5,6
SD2	PRICE	SPD	PLAQUE	CEILING	12"x12"	1,2,3,4,5,6
RG1	PRICE	50	EGGCRATE	CEILING	24"x24"	1,2,3,5,6
RG2	PRICE	50	EGGCRATE	CEILING	24"x12"	1,2,3,5,6
RG3	PRICE	530	LOUVERED	WALL/DUCT	NECK + 1-3/4"	1,2,3,5

NOTES:
1 NECK SIZE SHOWN ON DRAWINGS.
2 BAKED ENAMEL FINISH TO MATCH CEILING COLOR, COORDINATE WITH ARCHITECTURAL PLANS.
3 PROVIDE NECK FOR DUCT CONNECTION.
4 BRANCH DUCT SIZE SHALL BE SAME AS NECK SIZE UNLESS OTHERWISE SHOWN ON DRAWINGS.
5 FRAME TYPE TO MATCH CONSTRUCTION OF MOUNTING LOCATION, COORDINATE WITH ARCHITECTURAL PLANS.
6 PROVIDE VOLUME DAMPER ACCESSIBLE FROM FACE OF DIFFUSER/GRILLE WHEN LOCATED IN HARD CEILING.
7 PROVIDE WITH OPPOSED BLADE DAMPER FOR BALANCING.

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET M101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. CONTRACTOR, AT THEIR DISCRETION, MAY REUSE EXISTING BRANCH DUCTWORK AND DIFFUSERS GIVEN THAT EQUIPMENT IS IN PROPER WORKING CONDITION AND MEETS THE DESIGN INTENT OF THE DRAWINGS.
3. MOUNT TOP OF THERMOSTATS MAXIMUM 48" AFF PER ADA REQUIREMENTS.

KEYED NOTES:

1. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH AUTO-CHANGEOVER BETWEEN HEATING AND COOLING. MOUNT TOP OF THERMOSTAT AT MAXIMUM 48" AFF PER ADA REQUIREMENTS.
2. EXISTING 2-TON FURNACE TO REMAIN. RELOCATE UNIT TO LOCATION INDICATED. BALANCE SUPPLY AIRFLOW TO 800 CFM AND OUTDOOR AIRFLOW TO 150 CFM.
3. MOUNT GRILLES AS HIGH AS POSSIBLE ON EACH SIDE OF WALL, BELOW CEILING.
4. ROUTE FRESH AIR DUCT TO EXTERIOR WALL AND TERMINATE WITH WALL CAP OR WALL LOUVER.
5. ROUTE EXHAUST AIR DUCT TO EXTERIOR WALL AND TERMINATE WITH WALL CAP OR WALL LOUVER.
6. PROVIDE MOTORIZED DAMPER FOR FRESH AIR INTAKE DUCT. DAMPER SHALL BE INTERLOCKED WITH FURNACE OPERATION.
7. ROUTE COMBUSTION FLUE FOR GAS-FIRED WATER HEATER UP THROUGH ROOF AND TERMINATE PER MANUFACTURER'S INSTRUCTIONS.
8. RELOCATE EXISTING UNIT HEATER SERVING SHOP AREA OUTSIDE THE FOOTPRINT OF THE OFFICE/BREAKROOM AREA. WALLS AROUND OFFICE/BREAKROOM WILL BE EXTENDED TO DECK. EXTEND EXISTING PIPING, VENTING, AND ELECTRICAL FOR UNIT HEATER AS REQUIRED. FIELD VERIFY EXACT LOCATION OF EXISTING UNIT HEATER.
9. RELOCATE EXISTING RADIANT TUBE HEATER SERVING EXISTING SHOP OUTSIDE FOOTPRINT OF EXPANDED BREAKROOM. RELOCATE EXISTING PIPING, VENTING, AND ELECTRICAL AS REQUIRED. ROTATE UNIT AS REQUIRED TO FIT WITHIN EXISTING SHOP. FIELD VERIFY FINAL LOCATION WITH OWNER.

sfs architecture
2100 Central St. Suite 31 Kansas City, MO 64108
(P) 816.474.1397 (F) 816.421.6024 www.sfsarch.com

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
913.735.4300
MO CERTIFICATE OF AUTHORITY #E-2021006522

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER
11/13/2024

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

Enter address here

MARK	DATE	DESCRIPTION
1	11/13/24	ADDENDUM 01

SFS PROJECT NO: 231202
ISSUED FOR: PERMIT
ISSUE DATE: 08/20/2024
© 2024 SFS ARCHITECTURE

MECHANICAL FLOOR PLAN

M201

ADDENDUM

BLUE SPRINGS PARK MAINTENANCE OFFICE
CITY OF BLUE SPRINGS, MISSOURI
ADDENDUM NO. 02
ISSUED: 11/15/2024

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TO DOCUMENTS TITLED:	**CITY OF BLUE SPRINGS, MISSOURI** **BLUE SPRINGS PARK MAINTENANCE** **PERMIT DOCUMENTS** AUGUST 20, 2024
ARCHITECT-OF-RECORD:	**SFS Architecture Inc.** 2100 Central Suite 31 Kansas City Missouri 64108

The Contract Documents for the above referenced project and the Work covered thereby are modified as described herein.

General Notes and Clarifications:

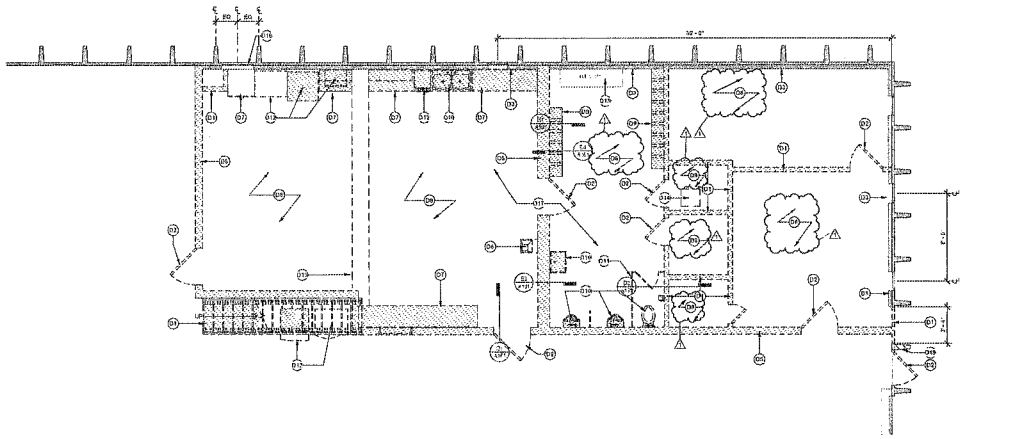
Specifications:

Drawings:

1. **AD111 – FIRST FLOOR DEMOLITION PLAN**
   a. ADD note D8 to locations as indicated.
2. **M102 – MECHANICAL DEMOLITION PLAN**
   a. ADD sheet in its entirety.
3.

Attachments: Sheets AD111 and M102.

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A1 DEMO PLAN - LEVEL 1
1/4" = 1'-0"

GENERAL NOTES - DEMOLITION

1. DIMENSIONS SHOWN ON DRAWINGS ARE TO THE FINISHED FACE OF MATERIAL AND/OR CENTERLINES OF STRUCTURE, UNLESS NOTED OTHERWISE.
2. AT LOCATIONS WHERE NEW WORK IS REQUIRED, INCLUDING BUT NOT LIMITED TO PLENUM SPACES, CHASES, WALL CONSTRUCTION, AND CEILING HEIGHTS, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO PREPARING BIDS.
3. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL ADJACENT WORK NOT INDICATED TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND REPAIR CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE.
4. AT LOCATIONS WHERE PORTIONS OF WALL OR CEILING CONSTRUCTION AND DOORS OR WINDOWS ARE SHOWN FRAMED AND SCHEDULED TO REMAIN, PATCH AND REPAIR ADJACENT WALL SURFACES TO MATCH EXISTING ADJACENT SURFACES IN TYPE AND CONSTRUCTION, UNLESS NOTED OTHERWISE.
5. PATCH HOLES IN FLOOR CONSTRUCTION AND WALLS CREATED BY REMOVAL OF DUCTWORK, CONDUITS AND PIPES. PROVIDE APPROPRIATE PENETRATION PROTECTION TO MAINTAIN REQUIRED FIRE RATING.
6. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION DRAWINGS FOR ASSOCIATED WORK.
7. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING OF PARTIALLY DEMOLISHED CONSTRUCTION AND STRUCTURAL ELEMENTS AS REQUIRED TO MAINTAIN SAFE WORKING CONDITIONS.

DEMOLITION LEGEND

EXISTING CONSTRUCTION

DEMOLISHED CONSTRUCTION

DEMOLISHED FLOOR/CEILING CONSTRUCTION

KEYNOTE IDENTIFIER

LEGEND - KEYNOTES

Key Value	Keynote Text
D1	REMOVE EXISTING WALL CONSTRUCTION
D2	REMOVE EXISTING DOOR AND FRAME
D3	REMOVE EXISTING WOOD CHAIR RAILS, WINDOW TRIM, AND BASEBOARDS.
D4	REMOVE EXISTING STONE CONSTRUCTION
D5	REMOVE EXISTING MASONRY WALL.
D6	REMOVE EXISTING DRINKING FOUNTAIN.
D7	REMOVE EXISTING CASEWORK.
D8	REMOVE EXISTING FLOORING AND CEILING.
D9	REMOVE EXISTING LOCKERS.
D10	REMOVE EXISTING PLUMBING FIXTURES & REMOVE OR RELOCATE EXISTING PLUMBING AS NEEDED
D11	REMOVE EXISTING TOILET PARTITIONS AND TOILET ACCESSORIES.
D12	RELOCATE EXISTING EQUIPMENT FOR USE DURING DURATION OF CONSTRUCTION. SEE OWNER.
D13	ELECTRICAL PANELS & MISC. EQUIPMENT. USE KNEE FOR WHAT REMAINS AND WHAT, IF ANYTHING IS REMOVED.
D14	REMOVE & SALVAGE EXISTING FURNACE FOR REUSE IN NEW LOCATION
D15	REMOVE STRUCTURAL SUPPORTS AND STORAGE FLOOR ABOVE.
D16	REMOVE EXISTING WALL CONSTRUCTION FOR NEW WINDOW LOCATION DEPENDENT ON EXTERIOR STRUCTURE. SEE STRUCT. DRAWINGS.
D17	FLOOR DEMO AS NEEDED FOR REWORK OF UNDERGROUND PLUMBING.
D18	REMOVE PRECAST. (RE: STRUC)

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BLUE SPRINGS PARKS MAINTENANCE

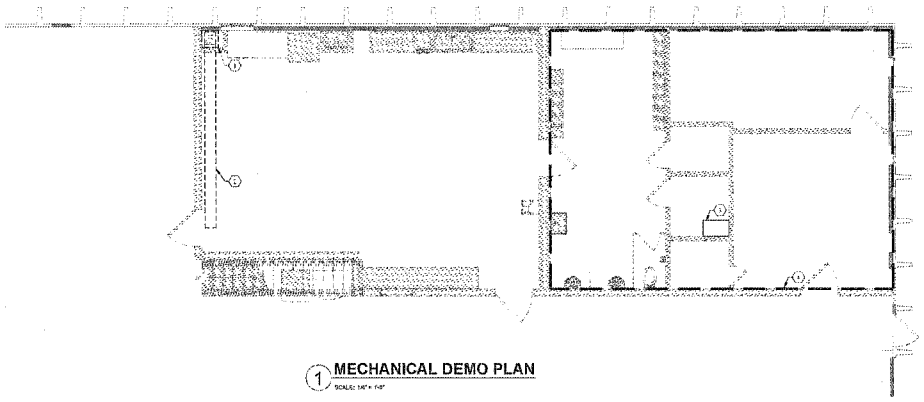
CITY OF BLUE SPRINGS, MISSOURI

2713 NW PARK DR, BLUE SPRINGS, MO 64015

MARK	DATE	DESCRIPTION
1	[illegible]	ADDENDUM #1

FIRST FLOOR DEMOLITION PLAN

AD111



1 MECHANICAL DEMO PLAN

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

GENERAL NOTES

AS* ALL NOTES APPLY*

1. REFERENCE SHEET M001 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. CONTRACTOR TO TAKE PICTURES OF ALL SIDES OF EXISTING EQUIPMENT BEFORE DISCONNECTING AND REMOVING. PROVIDE PICTURES TO OWNER PRIOR TO DISPOSAL OF EQUIPMENT.

KEYED NOTES:

1. DEMO EXISTING FURNACE AND ASSOCIATED CONDENSER UNIT.
2. DEMO EXISTING SUPPLY DUCTWORK AND GRILLES BACK TO NEAREST TRUNK.
3. RELOCATE EXISTING FURNACE TO NEW MECHANICAL ROOM. REMOVE ALL NON-WORKING EQUIPMENT.
4. DEMO EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PIPING, DIFFUSERS, GRILLES, ETC. IN THIS AREA (INDICATED BY DASHED LINE) AS NEEDED WITH NEW WORK.

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EBS

BLUE SPRINGS PARKS MAINTENANCE

CITY OF BLUE SPRINGS, MISSOURI

Enter address here

No.	Date	Description
1	[illegible]	ADDENDUM #1
2	11/15/24	ADDENDUM #2

MECHANICAL DEMO PLAN

M102

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 19, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☒ Other

ISSUE/REQUEST

Approve a new liquor license for HR Mart LLC dba HR Mart located at 1501 NW Woods Chapel Rd, Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption off premises (weekdays only) and Sunday Sales. The location was formerly occupied by Minit Mart LLC dba Minit Mart LLC 583.

BACKGROUND/JUSTIFICATION

The Managing Agent for HR Mart LLC dba HR Mart is Noelhy Ozaeta located at 701 S Crisp Avenue, Independence, MO 64054.

FINANCIAL IMPACT

Contractor:	HR Mart LLC dba HR Mart
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2024-2025
Funding Source/Account #:	N/A
Account Balance:	N/A
Additional Funds Needed:	N/A
Funding Source/Account #:	N/A
Revenue to be Received:	$187.50
Revenue Account No.	100-00000-410200

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 6, 2025	June 30, 2025

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ON FILE WITH THE BUSINESS SERVICES DIVISION

1. All documents have been submitted to the Business Services Division. A background check has been approved by Bob Muenz (Chief of Police) and approvals from Mike Mallon (Senior Director Community Development) are on file in the Business Services Division. Individual

statement of Personal Property Tax owned for Managing Agent, Certificate of Voter Registration for Managing Agent, drawing of the interior premises to be covered by this license, copy of the current lease, and a photo of the Managing Agent are on file with the Business Services Division.

2. Application for a Business License is on file with the Business Services Division

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***Lori Turner***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 19, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☒ Other

ISSUE/REQUEST

Approve a new liquor license for Blue Springs Mart LLC dba Blue Mart located at 1900 SW Eastbound US 40 Hwy, Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption off premises (weekdays only) and Sunday Sales. The location was formerly occupied by Minit Mart LLC dba Minit Mart LLC 584.

BACKGROUND/JUSTIFICATION

The Managing Agent for Blue Springs Mart LLC dba Blue Mart is Richard T. Bryant located 700 W 91st Street, Kansas City, MO 64114.

FINANCIAL IMPACT

Contractor:	Blue Springs Mart LLC dba Blue Mart
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2024-25
Funding Source/Account #:	N/A
Account Balance:	N/A
Revenue to be Received:	$225
Revenue Account No.	100-00000-410200

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 6, 2025	June 30, 2025

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ON FILE WITH THE BUSINESS SERVICES DIVISION

1. All documents have been submitted to the Business Services Division. A background check has been approved by Bob Muenz (Chief of Police) and approvals from Mike Mallon (Senior Director Community Development) are on file in the Business Services Division. Individual statement of Personal Property Tax owned for Managing Agent, Certificate of Voter Registration for Managing Agent, drawing of the interior premises to be covered by this

license, copy of the current lease, and a photo of the Managing Agent are on file with the Business Services Division. 2. Application for a Business License is on file with the Business Services Division

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***Lori Turner***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 17, 2024 **CONTRACT NO. 2024-166**

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Public Works**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving Task Order #5 to Contract No. 2024-166 with SC Engineering, LLC dba Cochran for South Outer Road watermain improvement design, bidding, subsurface exploration and construction management in the amount of $304,190. The project is approved as CIP WA-19 South Outer Road watermain replacement.

BACKGROUND/JUSTIFICATION

On October 21, 2024, City Council approved an On-Call Consulting Services Contract with SC Engineering, LLC dba Cochran (Cochran) for engineering consulting services.

The South Outer Road Watermain Improvement project has been identified in the CIP for several years and was originally funded in 2015. With the improvements made at the corner of 7 Highway during the Whataburger construction and the length of time since the design was completed, review of the plans and a new topographic survey is needed to verify the existing conditions and ensure the design meets the water demand in the area.

At the October 21, 2024, Council meeting the City entered an On-Call Consulting Services contract with Cochran. Staff met with Cochran to discuss the scope and review current documents related to the South Outer Road Watermain Improvement project, Cochran's experience with this type of project, and the City's requirements for the project and the timeframe for completion.

The attached Task Order for this project details the scope for the development of the design plans, bidding, subsurface exploration and construction oversight phase for the South Outer Road Watermain Improvement project with a project end date of December 2026. The subsurface exploration and design phase will begin immediately in January with an anticipated bid date of March 2025 and with construction expected to begin in 2025.

The original budget for this project was approved at $1.3 million in 2015. The new estimates for this project as outlined in the task order totals $3.2 million. A budget amendment will be required for this project when it is bid and awarded to account for the escalation in cost.

FINANCIAL IMPACT

Contractor:	SC Engineering, LLC dba Cochran
Amount of Request/ Contract:	$ 304,190
Amount Budgeted:	$1,300,000
Budget Year:	FY 2024-25
Funding Source/Account #:	430-75000-543200 WA-19

	Reserve PO# 23-0828	
Account Balance:	$1,300,000	Date: 12/17/2024

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 7, 2025	December 31, 2026
Years and Months Contract in effect	**Number of times renewable**
2 years	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Task Order #5 attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	On file wth City Clerk
Certificate of Insurance:	☒	On file wth City Clerk
E-Verify Affidavits:	☒	On file wth City Clerk
E-Verify proof of enrollment:	☒	On file wth City Clerk
Bond:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	On file wth City Clerk
Bid/RFP/RFQ: (submit all)	☐	
Bid/RFP/RFQ Tabulation:	☐	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☐	
Project Exemption Certificate needed:	☐	
Other:	☐	

Resolution No. 04-2025

A RESOLUTION APPROVING TASK ORDER #5 TO CONTRACT NO. 2024-166 WITH SC ENGINEERING, LLC DBA COCHRAN FOR DESIGN, BIDDING, SUBSURFACE EXPLORATION AND CONSTRUCTION MANAGEMENT FOR SOUTH OUTER ROAD WATERMAIN IMPROVEMENTS

WHEREAS, the City of Blue Springs has identified the need for the South Outer Road Watermain to be improved; and

WHEREAS, on October 21, 2024, City Council approved an On-Call Consulting Services Contract with SC Engineering, LLC dba Cochran (Cochran) for engineering consulting services; and

WHEREAS, based upon Cochran's experience with watermain projects, staff recommends approving Task Order #5 for the South Outer Road Watermain Improvement project, including design plans and specifications to replace the water main from the west property line of 2900 NW South Outer Road to the west property line of 905 NW 7 Highway, bidding, subsurface exploration and construction phase management.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into Task Order #5 to Contract No. 2024-166 with SC Engineering, LLC dba Cochran for the South Outer Road Watermain Improvement in the amount of $304,190. A copy of the proposed Task Order #5 is attached hereto as Exhibit "A" and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said Task Order, including submitting a FY 2024-25 budget amendment to Council for approval when the contract for the project is awarded..

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

CONTRACT NUMBER: 2024-166	**TASK ORDER: NO.** 5	**EFFECTIVE DATE:** January 7, 2025	**TERMINATION DATE:** December 31, 2026
CITY		**CONSULTANT**	
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**		**SC Engineering, Inc. dba Cochran** **618 SW 3rd Street** **Lee's Summit, MO 64063**	
Attention: Dennis Dovel		Attention: David Van Leer, P.E. Engineering Manager/Partner	
Department: Administration		Phone: (636) 584-0540	
Phone: (816) 228-0265			

TASK ORDER

This Task Order is entered into as the date last signed by the parties and is between SC Engineering, Inc. dba Cochran (the "Consultant") and the City of Blue Springs, Missouri (the "City").

WHEREAS, the City has engaged Consultant to provide engineering services pursuant to an Agreement for Engineering Services, pursuant to which the City may task the Consultant to provide additional professional engineering services on a project-specific basis by acknowledging a separate Task Order.

NOW, THEREFORE, in consideration of the promises and mutual covenants between the parties and for other good and valuable consideration the receipt of which is acknowledged by the parties, they agree as follows:

1. **Incorporation of Base Agreement**. This Task Order is subject to all terms and conditions contained in the Agreement for On-Call Consulting Services, that are not inconsistent with the specific terms contained herein, and the Agreement for On-Call Consulting Services between the parties is incorporated herein as if set forth in full by this reference.

2. **Scope of Services**. The Scope of Services pursuant to this Task Order are as contained in **Exhibit 1**.

3. **Term**. Consultant shall begin work pursuant to this Task Order upon its Effective Date and shall be completed by December 31, 2026.

4. **Compensation**. Unless compensation is set forth in this Task Order, compensation shall be as provided in the Agreement for On-Call Consulting Services between the parties.

5. **Additional Terms and Conditions**. If any, attach to this Task Order as **Exhibit 2**.

IN WITNESS WHEREOF, the Consultant and the City have executed this Agreement as of the Effective Date.

SC ENGINEERING, LLC, DBA COCHRAN:

By: David Van Leer
Engineering Manager

CITY OF BLUE SPRINGS, MISSOURI

Christine Cates, City Administrator

APPROVED AS TO FORM

Jennifer M. Baird, City Attorney

EXHIBIT 1

ENGINEER'S COST ESTIMATE
CITY OF BLUE SPRINGS
WATER MAIN RELOCATION ON NW SOUTH OUTER ROAD
NOVEMBER 27, 2024
PROJECT NO. 24-10107

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Mobilization, Demobilization, Startup, Permits, Insurance and Bonds	1	LS	$130,000	$130,000
2	Traffic Control	1	LS	$50,000	$50,000
3	Clearing & Grubbing	1.5	AC	$30,000	$45,000
4	Pavement Demolition & Saw-cutting	1,457	SY	$20	$29,140
5	Removal and Disposal of Trench Spoils	2,350	CY	$35	$82,250
6	12-Inch Diameter Class 235 C909 PVC Water Main, In Open-Cut Trench	7,576	LF	$85	$643,960
7	8-Inch Diameter Class 235 C909 PVC Water Main, In Open-Cut Trench	42	LF	$60	$2,520
8	6-Inch Diameter Class 235 C909 PVC Water Main, In Open-Cut Trench	416	LF	$55	$22,880
9	12-Inch Diameter Class 235 C900 Restrained Joint PVC Water Main, Through Encasement	39	LF	$105	$4,095
10	8-Inch Diameter Class 235 C900 Restrained Joint PVC Water Main, Through Encasement	868	LF	$80	$69,440
11	6-Inch Diameter Class 235 C900 Restrained Joint PVC Water Main, Through Encasement	218	LF	$75	$16,350
12	20-Inch Diameter Steel Casing, Bore Installation	34	LF	$600	$20,400
13	16-Inch Diameter Steel Casing, Bore Installation	663	LF	$550	$364,650
14	12-Inch Diameter Steel Casing, Bore Installation	184	LF	$500	$92,000
15	1-Inch Type K Copper Service Connection w/ Road Crossing, Bore Installation	6	EA	$3,000	$18,000
16	2-Inch SDR-9 PE Service Connection w/ Road Crossing, Bore Installation	1	EA	$5,000	$5,000
17	Details (Line A)	35	EA	$7,500	$262,500
18	Details (Other Lines)	18	EA	$4,500	$81,000
19	12-Inch M.J. Bends	1	EA	$1,500	$1,500
20	Fire Hydrant Assembly	33	EA	$9,000	$297,000
21	Asphalt Pavement Repair (2" surface over 6" base)	1,390	SY	$180	$250,200
22	Concrete Curb & Gutter Repair	375	LF	$50	$18,750
23	Concrete Pavement Repair	67	SY	$200	$13,400
24	Concrete Sidewalk Repair	678	SF	$50	$33,900
25	Compacted Granular Backfill	4,120	TON	$25	$103,000
26	Finish Grading and Seeding	3.5	AC	$5,500	$19,250
	SUBTOTAL:				**$2,676,185**
	Contingencies (10%)				$267,619
	Design/Bidding Phase				$147,190
	Subsurface Exploration Phase				$16,500
	Construction Phase				$140,500
	GRAND TOTAL:				**$3,247,993**

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 30, 2024

SUBMITTED BY: Sheryl Morgan **DEPARTMENT: Administration**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☒ Other

ISSUE/REQUEST

Pursuant to Blue Springs Home Rule Charter Section 3.10, a vacancy of a City Councilmember shall be filled by appointment by the Mayor and approval by the City Council. The Mayor's recommended appointment of Nick Brummel to fill the District 3 Council seat vacated by Councilmember Ron Fowler is submitted to the City Council for approval.

BACKGROUND/JUSTIFICATION

On November 5, 2024, current District 3 Councilmember Ron Fowler was elected as a member of the Missouri House of Representatives to represent the 31st District, which includes the southern portion of Blue Springs. Councilmember Fowler submitted his resignation as District 3 Councilmember effective January 6, 2025, leaving the Council District seat vacant through April 2026.

The Section 3.10 of the Blue Springs Home Rule Charter states the person appointed to fill the vacancy of a Council seat shall hold the appointed position until the next regular municipal election for which the file period has not closed and shall serve until the end of the current term, which is April 7, 2026.

Mayor Lievsay recommends the appointment of Nick Brummel to fill the District 3 seat vacated by the election of Ron Fowler to the Missouri Legislature through the municipal election to be held on April 7, 2026.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 7, 2025	April 7, 2026

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. N/A

REVIEWED BY

Requesting Director: ***Sheryl Morgan***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 30, 2024

SUBMITTED BY: Sheryl Morgan **DEPARTMENT: Administration**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☒ Other

ISSUE/REQUEST

Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. An appointment to the Public Art Commission is submitted to the Council for approval.

BACKGROUND/JUSTIFICATION

A list of Mayoral appointments to the City's boards and commissions is as follows:

Public Art Commission:
New Appointment: Christie Brady (term expiring 5/2026)

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 7, 2025	See above

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

N/A

REVIEWED BY:

Requesting Director: ***Sheryl Morgan***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 20, 2024

SUBMITTED BY: Karen Van Winkle **DEPARTMENT: Finance**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution authorizing the City of Blue Springs, Missouri to offer General Obligation Bonds for sale to provide funding for street projects.

BACKGROUND/JUSTIFICATION

On August 6, 2024, voters approved the issuance of General Obligation bonds to fund critical street projects, with 74.63% (6,829 votes) in favor and 25.37% (2,322 votes) opposed. The election results were officially confirmed through the adoption of Ordinance 5363 on August 19, 2024.

This Resolution authorizes the issuance of approximately $40,000,000 in General Obligation bonds via a negotiated sale and approves an agreement with Piper Sandler & Co. as the underwriter for the bonds. It supersedes Resolution 0095-2024, adopted on November 18, 2024, which initially authorized a competitive sale. The $40 million will be issued in multiple bond issues, with this first bond issue expected to generate approximately $32 million to fully fund the first four projects. The bond issuance will finance rights-of-way acquisition, design, and construction of street projects, including:

PROJECT DESCRIPTION	ESTIMATED BUDGET
Neighborhood Street Preservation	$ 15,000,000
Mock Avenue from 7 Hwy to Sunnyside	$ 5,925,000
Adams Dairy Parkway to Duncan Road Right Turn Lane	$ 1,725,000
Downtown Master Plan Implementation	$ 5,000,000
Walnut St Improvements from Woods Chapel Rd to 15th St	$ 8,250,000
Adams Dairy Parkway Streetlight Improvements	$ 2,100,000
SW 12th Street from Southwest Southcrest Road to Wyatt Road	$ 4,885,000
Woods Chapel Road at 40 Hwy Intersection	$ 450,000

A Request for Proposals for underwriter services was issued on December 5, 2024, yielding five proposals. Following a thorough evaluation by Tom Kaleko with Baker Tilly Municipal Advisors and City staff, Piper Sandler & Co. was selected as the most advantageous bidder. The letter of recommendation summarizing the underwriter selection process and the resulting recommendation is attached for reference.

The bonds will have a 20-year term, with payments supported by the debt service property tax levy and annual marijuana sales tax revenues. The bond issuance size will be determined based

on revenue projections and prevailing interest rates. Completing the full project list may require two separate bond issues, staying within the $40 million voter authorization.

Additionally, the 2012 General Obligation bonds may be refunded as part of this issuance if debt service savings can be achieved.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 6, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Underwriter recommendation letter from Baker Tilley
2. Resolution authorizing sale of General Obligation Bonds with engagement letter attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Karen Van Winkle***	Budget: ***N/A***
Legal: ***Gilmore & Bell, P.C.***	City Administrator: ***Christine Cates***

December 26, 2024

Delivered via Electronic Mail

Baker Tilly Municipal Advisors, LLC
5440 W. 110th Street, Suite 300
Overland Park, Kansas 66211

Mayor Chris Lievsay and Blue Springs City Council
City of Blue Springs
903 W Main St
Blue Springs, MO, 64015

Re: **Underwriter Recommendation: General Obligation Bonds, Series 2025**

Dear Mayor Lievsay and City Council Members:

Introduction

The City of Blue Springs (the "City") previously authorized the issuance of up to $40,000,000 of General Obligation Bonds, Series 2025 (the "Bonds"). The City intends to issue approximately $32,000,000 at this time, with the remaining balance of the $40,000,000 authorization occurring when revenues permit. The Bonds will fund various roadway improvements approved by the voters through a referendum held on August 6, 2024.

The revenues available to pay the Bond debt service will be limited, as the City's Bond and Interest debt levy is anticipated to remain fixed over the term of the Bonds. Therefore, the City will principally rely upon assessed valuation growth and the retirement of outstanding general obligation debt in 2029 through 2032 to pay Bond debt service.

Working with City staff, Baker Tilly determined that issuing some or all of the Bonds as capital appreciation bonds would produce the maximum amount of bond proceeds from this limited revenue stream. Capital appreciation bonds pay all interest at principal maturity, allowing a fixed revenue stream to be utilized more efficiently.

Because capital appreciation bonds are utilized somewhat infrequently in Missouri, Baker Tilly recommends that the Bonds be issued through negotiation with a single investment banking firm and that the investment bank be selected through a competitive process. This approach – as opposed to a competitive sale in which the City takes bids for the bonds from multiple investment banks – will better leverage the investment bank's sales channels to reach prospective Bond investors and is likely to produce a lower cost of capital. This letter summarizes the underwriter selection process and the resulting recommendation.

Process

A request for proposals ("RFP") was prepared by Baker Tilly and distributed on the City's behalf on December 5, 2024, to regional firms with underwriting experience in the Missouri municipal bond market. The adjoining table indicates the firms receiving the RFP and their respective response. The RFP distribution reflects the size of the transaction and the desire to access potential Missouri bond investors. The written proposals were reviewed by City staff members with assistance from Baker Tilly.

Investment Banks Receiving RFP	Proposal Received
L.J. Hart & Company	No
D.A. Davidson	No
Piper Sandler	Yes
Northland Securities	Yes
Stern Brothers & Company	No
Raymond James	Yes
Stifel Nicolaus & Co Inc.	Yes
Robert W. Baird & Co.	Yes
JP Morgan	No

The selection criteria focused on:

- The firm's experience in structuring and marketing similar debt obligations
- Experience of the firm's lead professional staff in comparable projects
- Structuring suggestions that best fit the City's long-term financing goals
- Cost – both fees and estimated interest rates

Evaluation of the Proposals

It was recognized that all of the firms responding to the RFP possessed the technical qualifications to market the bonds. Therefore, focus shifted to the qualifications of assigned personnel, structuring suggestions and cost.

Based on these criteria, the selection committee felt that the two leading firms were Piper Sandler and Robert W. Baird & Co. Each firm brought a seasoned group of professionals to the task. While both firms were very responsive to the RFP requirements, Piper Sandler provided the greatest evidence of having considered the details of Blue Springs' transaction to maximize the City's revenue stream.

The Request for Proposals asked that respondents provide their fee (called the underwriter's discount). The following table summarizes the fees proposed by each respondent.

Underwriter's Compensation	
Investment Bank	Per $1,000 of Bond Principal
Stifel Nicolaus & Co Inc	$7.00
Raymond James	$5.30

Piper Sandler	$3.80
Northland Securities	$3.75
Robert W. Baird & Co	$2.99

Underwriter Recommendation

The City staff and Baker Tilly recommend Piper Sandler as the underwriter for the Bonds. This recommendation is based on the selection criteria and the relative quality of the proposal received. Based on the proposals received, Piper Sandler brings the greatest value to the transaction considering; (i) assigned personnel, (ii) recommendations toward successful structuring and marketing, (iii) and price.

Conclusion

We congratulate the City on conducting a professional, effective and efficient process. We believe the results of this process will lead to a successful Bond financing.

Respectfully,

Tom Kaleko

Tom Kaleko, Principal

PC. Christine Cates, City Administrator
Karen Van Winkle, Finance Director
Melissa Braun, Assistant Finance Director

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Resolution No. 05-2025

A RESOLUTION AUTHORIZING THE CITY OF BLUE SPRINGS, MISSOURI, TO OFFER GENERAL OBLIGATION BONDS FOR SALE AND REPEALING RESOLUTION 95-2024

WHEREAS, the City of Blue Springs, Missouri (the "City") desires to finance the costs of acquiring rights of way, designing, constructing, extending and improving the streets and roads within the City, including but not limited to (a) implementing the City's Neighborhood Street Preservation Program, (b) improvements to Mock from 7 Highway to Sunnyside, (c) improvements to Adams Dairy Parkway at Duncan Road, (d) implementing the Downtown Master Plan Capital Improvements, (e) widening and improving Walnut Street from Woods Chapel Road to 15th Street, (f) making Adams Dairy Parkway street light improvements, (g) constructing SW 12th Street from SW Southcrest Drive to Wyatt Road, and (h) improving the intersection of Woods Chapel Road and US 40 Highway (collectively, the "Project") authorized at the August 6, 2024 election held in the City; and

WHEREAS, the City has selected the firm of Baker Tilly Municipal Advisors LLC (the "Municipal Advisor"), as municipal advisor, Gilmore & Bell, P.C., as bond counsel (the "Bond Counsel"), and Piper Sandler & Co., as underwriter (the "Underwriter"), for a series of general obligation bonds in an aggregate principal amount of approximately $32,000,000 (the "Bonds") to finance the costs of the Project; and

WHEREAS, Resolution 95-2024, adopted on November 18, 2024, originally authorized the competitive sale of bonds; however, following further discussions with the City's Municipal Advisors, it was determined that a negotiated sale would better serve the City's interests; and

WHEREAS, the City desires to authorize the offering for sale of the Bonds pursuant to a negotiated sale and to authorize the Municipal Advisor, Bond Counsel, and the Underwriter to proceed with the preparation, review and distribution of documents for said sale.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The Municipal Advisor, Bond Counsel and the Underwriter are hereby authorized to proceed with preparation of a preliminary official statement (the "Preliminary Official Statement") and a final official statement (the "Official Statement") to provide for the negotiated sale of the Bonds. The final terms of the Bonds shall be determined and approved by subsequent ordinance of the City Council of the City.

Section 2. The City Council hereby authorizes the execution of the final Official Statement by the Mayor, the City Administrator or other appropriate officers of the City with such changes and additions thereto as such officials shall deem necessary or appropriate, such official's signature thereon being conclusive evidence of such official's and the City's approval thereof. The City Council hereby consents to the use and public distribution by the Municipal Advisor and the Underwriter of the Preliminary Official Statement and the final Official Statement in connection with the negotiated sale of the Bonds.

Section 3. For the purpose of enabling the Underwriter of the Bonds to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission, the Mayor, the City Administrator or other appropriate officers of the City are hereby authorized, if requested, to provide the Underwriter a letter or certification to the effect that the City deems the information contained in the Preliminary Official Statement to be "final" as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1), and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Underwriter to comply with the requirements of such Rule.

Section 4. The City agrees to provide to the Underwriter within seven business days of the date of the agreement to purchase the Bonds or within sufficient time to accompany any confirmation that requests payment from any customer of the Underwriter, whichever is earlier, an electronic copy of the final Official Statement to enable the Underwriter to comply with the requirements of Rule 15c2 12(b)(4) of the Securities and Exchange Commission and with the requirements of Rule G 32 of the Municipal Securities Rulemaking Board.

Section 5. The Mayor, the City Administrator and other officers and representatives of the City are hereby authorized and directed to take such other action as may be necessary to carry out the negotiated sale of the Bonds, including the execution of an engagement letter with the Underwriter, in substantially the form attached hereto as Exhibit A.

Section 6. This Resolution supersedes Resolution 95-2024 passed by the City Council on November 18, 2024, which is hereby repealed.

Section 7. This Resolution shall be in full force and effect from and after its adoption by the City Council.

Section 8. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of the City of Blue Springs, Missouri, this 6th day of January 2025.

CITY OF BLUE SPRINGS

ATTEST:

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

EXHIBIT A

PIPER | SANDLER

11635 ROSEWOOD STREET
LEAWOOD, KS 66211
1 913 345-3300
Piper Sandler & Co.
Since 1895. Member SIPC and NYSE.

December 20, 2024

Mr. Chris Lievsay, Mayor
City of Blue Springs
903 W Main Street
Blue Springs, MO 64015

Re: Underwriter Engagement Letter
General Obligation Bonds, Series 2025 (the "Securities")

Dear Mr. Lievsay:

On behalf of Piper Sandler & Co. (the "Underwriter" or "us" or "Piper Sandler"), we are writing concerning a potential municipal securities transaction as identified above. This letter confirms that you engage Piper Sandler as an underwriter respecting the Securities, subject to the conditions and limitations described below.

This engagement is preliminary in nature, non-binding and may be terminated at any time by you or us. Although you intend or reasonably expect to use Piper Sandler as an underwriter respecting the Securities, this engagement is subject to any applicable procurement laws and the formal approval of Piper Sandler as underwriter by your board or governing body, and is also subject to mutual agreement as to the final structure for the Securities and the terms and conditions of a bond purchase or similar agreement. This engagement does not restrict you from using other underwriters respecting the Securities or any other municipal securities transaction or prevent you from delaying or cancelling the Bond issue or selecting an underwriting syndicate that does not include Piper Sandler.

As an underwriter, Piper Sandler may provide advice concerning the structure, timing, terms, and other similar matters concerning the Securities. However, Piper Sandler intends to serve as an underwriter and not as a financial advisor to you, and the primary role of Piper Sandler is to purchase securities for resale to investors in an arm's-length commercial transaction between you and Piper Sandler. Piper Sandler has financial and other interests that differ from your interests.

For our services, you agree to pay us an underwriting discount of 0.38% of the par amount of the Securities. For avoidance of doubt, the fee shall not be payable in the event a closing of the Securities does not occur. For Capital Appreciation Bonds (CABs), the fee will be calculated on the Original Principal Amount of the Bonds, and for Premium CABs, the fee will be calculated on the sum of the Original Principal Amount and Original Issue Premium.

Attached to this letter are regulatory disclosures required by the Securities and Exchange Commission and the Municipal Securities Rulemaking Board to be made by us at this time because of this engagement. We may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction or describing any conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures. It is our understanding that you have the authority to bind the issuer by contract with us, and that you are not a party to any conflict of interest relating to the Securities. If our understanding is incorrect, please notify the undersigned immediately.

We wish to receive your written acknowledgement that you have received the Appendix A disclosures and that this engagement is approved. Accordingly, please send me an email to that effect or sign and return the enclosed copy of this letter to me.

Sincerely,

Matt Courtney, Vice President
Piper Sandler & Co.

Acknowledgement and Approval of Engagement
and Receipt of Appendix A Disclosures

_____
Mr. Chris Lievsay, Mayor
City of Blue Springs

Date: _____

Appendix A – G-17 Disclosure

Thank you for engaging Piper Sandler & Co. ("Piper Sandler") to serve as your underwriter. We are writing to provide you with certain disclosures relating to the captioned bond issue (Securities), as required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019).[1]

Piper Sandler & Co. intends to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Securities. As part of our underwriting services, we may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Securities.

The following G-17 conflict of interest disclosures are now broken down into three types, including: 1) dealer-specific conflicts of interest disclosures (if applicable); 2) transaction-specific disclosures (if applicable); and 3) standard disclosures.

Dealer-Specific Conflicts of Interest Disclosures
Piper Sandler has identified the following actual or potential[2] material conflicts of interest:

- We have entered into a separate agreement with Charles Schwab & Co., Inc. that enables Charles Schwab & Co., Inc. to distribute certain new issue municipal securities underwritten by or allocated to us which could include the Securities. Under that agreement, we will share with Charles Schwab & Co., a portion of the fee or commission paid to us.

Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:
  - Since we have recommended to the Issuer/Obligor a financing structure that may be a "complex municipal securities financing" for purposes of MSRB Rule G-17, attached is a description of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and reasonably foreseeable at this time.

Standard Disclosures

- Disclosures Concerning the Underwriters' Role:
  - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both issuers and investors.
  - The underwriters' primary role is to purchase the Securities with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.
  - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
  - The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.
  - The underwriters have a duty to purchase the Securities from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Securities to investors at prices that are fair and reasonable.

---

[1] Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

[2] When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

- The underwriters will review the official statement for the Securities in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.[3]

- Disclosures Concerning the Underwriters' Compensation:
  - The underwriters will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Securities. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Securities. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

Please note that nothing in this letter should be viewed as a commitment by the underwriters to purchase or sell all the Securities and any such commitment will only exist upon the execution of any bond purchase agreement or similar agreement and then only in accordance with the terms and conditions thereof.

You have been identified by the Issuer as a primary contact for the Issuer's receipt of these disclosures, and that you are not a party to any disclosed conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately. We are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above. Otherwise, an email read receipt from you or automatic response confirming that our email was opened by you will serve as an acknowledgment that you received these disclosures.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

[3] Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

Appendix B – Capital Appreciation Bonds

The following is a general description of the financial characteristics of Capital Appreciation Bonds (CABs), as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that you should consider before deciding whether to issue CABs. If you have any questions or concerns about these disclosures, please make those questions or concerns known immediately to us. In addition, you should consult with your financial and/or municipal, legal, accounting, tax, and other advisors, as applicable, to the extent you deem appropriate.

Financial Characteristics

CABs are bonds that are typically sold at a price less than their par amount (i.e., an *"original issue discount"*). The difference between the sales price and the par amount is considered the original issue discount. CABs typically do not pay interest periodically like traditional Current Interest Bonds ("CIBs"), but rather pay interest only at maturity. CABs accrete in value at a stated yield as interest accrues, regardless of the current market rate. At maturity, investors receive an amount equal to the initial principal invested plus the interest earned, compounded at the stated yield.

Convertible CABs are a hybrid structure in which the bonds accrete in value while in the CAB mode and then pay annual principal and semi-annual interest as a traditional CIB after the conversion date. The interest and principal paid after the conversion date is based on the accreted value of the bonds at the conversion date instead of the original par value.

CABs may be attractive to issuers because they defer debt service payments until maturity and relieve pressure on an issuer's annual debt service budget. They may also allow issuers to smooth out debt service payments in their annual budgets by issuing CABs structured or scheduled to mature in years in which other series of bonds do not mature, or in the years between the last serial bond and the start of mandatory term bond calls.

Financial Risk Considerations

Certain risks may arise in connection with your issuance of CABs, including some or all the following (generally, the obligor, rather than the issuer, will bear these risks for conduit revenue bonds):

Issuer Default Risk. Depending on how the CABs are structured, the maturity value may be a substantial amount. You may be in default if the funds pledged to secure your CABs are not enough to pay debt service on the CABs when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the CABs are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the CABs. If the bonds are revenue bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

Redemption Risk. Your ability to redeem the CABs prior to maturity may be limited, depending on the terms of any optional redemption provisions. Although we expect that the CABs will be issued with a right of the Issuer to optionally redeem them prior to maturity, CABs are generally not subject to optional redemption by issuers until the maturity date thereof. If interest rates in the market

decline, you may be unable to take advantage of the lower interest rates to reduce debt service if the CABs cannot be redeemed.

Refinancing Risk. If your financing plan contemplates refinancing some or all the CABs at maturity, market conditions or changes in law may limit or prevent you from refinancing those CABs when required. Further, limitations in the federal tax rules on advance refunding of bonds (an advance refunding of bonds occurs when tax-exempt bonds are refunded more than 90 days prior to the date on which those bonds may be retired) may restrict your ability to refund the CABs to take advantage of lower interest rates.

Interest Rate Penalty. While CABs may allow you to defer interest payments until maturity of the bond, investors require significantly higher yield to forgo traditional semi-annual interest payments. The higher yields , together with the potential of reduced flexibility to optionally redeem the CABs prior to maturity, may result in higher total debt costs than if you had issued CIBs. This may be exacerbated if the financial assumptions underlying the issuance of CABs are ultimately incorrect.
Interest Payment Deferral. As the interest rates on CABs is generally higher than CIBs and accretes over the life of the CABs, you must prepare for an even higher debt service that will be due and payable at the stated maturity of CABs. Rather than paying the remaining principal and the final semi-annual coupon payment at maturity for traditional long-term fixed rate bonds, you will be required to pay all the principal and all of the interest that will have compounded from the issuance date through maturity. Convertible CABs carry the inherent risk that, upon conversion from CABs to CIBs, the CIBs will require semi-annual interest payments.

Limited Investor Base. Due to the unique characteristics of CABs, there may be a limited universe of potential investors. This could lead the underwriters to have difficulty selling the CABs, and which could result in higher yields and higher total debt costs. Additionally, you should consider that CABs may price at a substantial yield concession to current interest fixed rate bonds as investors value the structure relative to other product alternatives.

Reinvestment Risk. You may have proceeds of the CABs to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the yield on the CABs, which is referred to as “negative arbitrage.”

Tax Compliance Risk. The issuance of tax-exempt bonds is subject to several requirements under the U.S. Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on the CABs (if issued as tax-exempt obligations) to become taxable retroactively to the date of issuance of the CABs, which may result in an increase in the interest rate that you pay on the CABs. The IRS also may audit you or your CABs or other bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If the CABs are declared taxable, or if you are subject to audit, you may be unable to remarket or refinance the CABs. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding the tax implications of issuing CABs.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 15, 2024 **CONTRACT NO.**

SUBMITTED BY: Justin Stuart **DEPARTMENT: Parks and Recreation**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving a contract in the amount of $283,783.00 with Berry, Dunn, McNeil & Parker LLC to conduct a Parks, Recreation and Open Space Master Plan.

BACKGROUND/JUSTIFICATION

In 2015, the City Council approved a contract with GreenPlay, LLC to develop the first ever Parks and Open Space Comprehensive Master Plan for the City of Blue Springs. That plan provided a blueprint for the Parks and Recreation Department to follow over the next ten years to completely revamp and redirect the Department. The 2015 Parks and Open Space Comprehensive Master Plan led to the purchase of the Fieldhouse and the passage of the ½ cent Park Sales Tax, among many other successful initiatives. Staff was able to complete about 85% of that original plan. It is time to develop an updated Parks, Recreation and Open Space Master Plan to guide the department for the next 10 years.

The Parks and Recreation staff developed a Request for Qualifications to seek the services of a professional firm to facilitate and develop an updated Parks, Recreation and Open Space Master Plan. This process will provide guidance to outline, prioritize, and identify key areas such as facility assessments, program assessments, cost recovery plan, ADA transition plan, and many more components. The final product will be a document that will provide an inclusive framework for orderly and consistent planning, development, and administration of the parks and recreation resources, programs, and facilities.

The Parks and Recreation Department received seven submissions which were evaluated by a committee of three Park Commission members and three staff. Four firms were selected for interviews by the committee: 1) RDG Planning, 2) Landworks Studios, 3) Confluence, and 4) Berry Dunn. Other firms that submitted proposals were Crafton Tull, Shockey Consulting, and SWT Designs.

After the interviews, the committee recommended staff engage Berry Dunn in contract negotiations. A lump sum payment of $283,783.00 was negotiated. The budgeted funding for the Master Plan was included in the Fiscal Year 2024-25 Capital Improvement Program. It is anticipated that the Parks, Recreation and Open Space Comprehensive Master Plan will take twelve months to complete.

Staff recommends entering into a contract with Berry, Dunn, McNeil & Parker, LLC in the amount of $283,783.00 to conduct the development of the Parks, Recreation and Open Space Master Plan.

FINANCIAL IMPACT

Contractor:	Berry, Dunn, McNeil & Parker, LLC
Amount of Request/ Contract:	$ 283,783
Amount Budgeted:	$200,000
Budget Year:	FY 2024/25
Funding Source/Account #:	158-73000-544100 PR-49
Account Balance:	$200,000 Date: 12/19/2024
Additional Funds Needed:	$83,783
Funding Source/Account #:	158-73000-544100 PR-18 – Received budget Transfer

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
January 6, 2025	December 31, 2025
Years and Months Contract in effect	**Number of times renewable**
1 year	NA

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	NA

ECONOMIC DEVELOPMENT PROJECT

NA

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Contract attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Justin Stuart***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☒	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	2211 Congress Street Portland, ME 04102 Ryan Hegreness Ryan.hegreness@berrydunn.com
Project Exemption Certificate needed:	☐	
Other:	☐	

Resolution No. 06-2025

A RESOLUTION APPROVING A CONTRACT WITH BERRY, DUNN, MCNEIL & PARKER, LLC FOR THE DEVELOPMENT OF THE PARKS, RECREATION AND OPEN SPACE COMPREHENSIVE MASTER PLAN

WHEREAS, the Parks and Recreation Department adopted the first ever Parks Master Plan in 2015, intended to guide the Department for ten years, during which there have been many changes within the Department. To ensure current needs are addressed, a new Parks, Recreation and Open Space Master Plan is needed; and

WHEREAS, Staff developed a Request for Qualifications requesting responses from qualified respondents; and

WHEREAS, the City received seven responses; and

WHEREAS, the responses were reviewed by a committee and the top four firms were interviewed; and

WHEREAS, the interview panel agreed that the City should enter into a contract with Berry, Dunn, McNeil & Parker, LLC to provide a Parks, Recreation and Open Space Master Plan; and

WHEREAS, staff recommends entering into a contract with Berry, Dunn, McNeil & Parker, LLC for work based on the scope of services in the amount of $283,783; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract with Berry, Dunn, McNeil & Parker, LLC for the development of the Parks, Recreation and Open Space Master Plan in the amount of $283,783.00. A copy of the proposed Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract.

Section 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

EFFECTIVE DATE: January 7, 2025	TERMINATION DATE: December 31, 2025	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Berry, Dunn, McNeil & Parker, LLC** **2211 Congress St** **Portland, ME 04102**
Department: Parks and Recreation	Attention: Ryan Hegreness
Phone: 816-228-0105	Phone: 720-219-1297

CONTRACTOR CONTRACT

THIS CONTRACT, made and entered into this _____ day of _____, 2024, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor and/or provide, materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

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

1. **Services**. The City agrees to engage the services of the Contractor and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this Contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will 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 work or services covered by this contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, as described in the Maximum Payment section of ***Exhibit 1*** for this contract and Paragraph 7.b which cannot be exceeded unless this contract is amended. The Contractor shall notify the City if Contractor anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Contractor for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed, the sum of **$283,783.00** unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** 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 by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor or the third day following mailing of the notice of termination, whichever first occurs. In the event

of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, materials, drawings, plans, specifications, and other documents as required of the Contractor under this contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Contractor. If this Contract is terminated, Contractor shall assist City in the orderly termination of services, including timely transfer of services to another designated provider. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Further, all finished or unfinished deconstruction, reconstruction, new construction, repairs, materials, drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its property. If City terminates this Contract, Contractor will assist City in the orderly termination of services, including timely transfer of services to another designated provider. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **City's Limitation on Indebtedness.** In accordance with the laws of the State of Missouri, specifically Missouri Constitution, Art. VI, Section 26, notwithstanding any provision to this contract, nothing in this Contract shall be construed as creating an obligation or debt beyond the City's fiscal year, and in the event that it does, performance of the City's obligations under this Contract is expressly subject to appropriation of funds by the City year-to-year during the duration of this Contract.

10. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq.* RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

11. **Assignment**. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

12. **Discrimination**. 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, 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.

13. **Occupational License**. The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this contract until this occupational license has been obtained.

14. **Compliance with Laws**. Contractor agrees to comply with all applicable federal, state, and local laws, including but not limited to "prevailing wage" and "Davis-Bacon", 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.

15. **American Made Products.** Pursuant RSMo 34.353, as amended, if this contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute.

16. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. 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 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. 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.

17. **General Independent Contractor Clause**. This contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will 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, Missouri Prevailing Wage requirements, 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 will retain sole and absolute discretion in the judgment of the 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 will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

18. **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.

19. **No Third-Party Benefits**. This Contract shall not be deemed to create any third-party benefit hereunder for any member of the public or to authorize anything or anyone, not a party hereto, to maintain suit pursuant to the terms of this Contract.

20. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing this contract and on each anniversary of such insurance coverage during the term of this contract and any renewals, which certificates shall contain a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit of $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: Statutory requirements.

d. Professional Liability Insurance: Contractor agrees to maintain professional liability insurance in the amount of $1,000,000 per claim and in the aggregate during the term of this contract.

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

21. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses

and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract.

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

d. All the provisions in this Agreement are subject to the terms of Missouri Sovereign Immunity as set forth in section 537.610.2 and 537.610.5 of the Missouri Revised Statutes. Further, this contract is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses with regard to sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Law or Regulation.

e. Notwithstanding any provision to the contrary, in no event shall Contractor's aggregate liability for all damages connected with its services under the Contract be less than the actual damages incurred by City.

f. In the event of litigation by the City against Contractor to enforce the terms of this Contract, or to remedy a breach of the terms of this Contract (either in law or in equity), the City shall be entitled to recover from the Contractor its reasonable attorney fees, costs, and expenses arising from such litigation if the City is a prevailing party.

22. Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens. If this contract, awarded to a business entity, is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. (*Note: If the contract is not in excess of five thousand dollars, this provision does not apply and the affidavit need not be signed.*) Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.*

The following Affidavit shall be used by the contractor and any subcontractors that are required to sign:

Work Authorization Affidavit

STATE OF MAINE)
) ss.
COUNTY OF CUMBERLAND)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared Charles Snow, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is Charles Snow and I am currently the Principal and COO of Berry Dunn McNeil & Parker, LLC d|b|a BerryDunn (hereinafter "Company"), whose business address is 2211 Congress Street, Portland, ME 04102, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

Affiant / Contractor

Charles Snow
Printed Name

Subscribed and sworn to before me this 2 day of January, 2025.

SEAL

KATHLEEN J FICKETT
NOTARY PUBLIC
State of Maine
My Commission Expires
December 5, 2030

Kathleen Fickett
Notary Public

23. **Anti-Discrimination Against Israel Act.** Pursuant to Section 34.600, RSMo, Contractor agrees to comply with Missouri law regarding the Anti-Discrimination Against Israel Act, and execution of this contract constitutes Contractor's certification of compliance with the Anti-Discrimination Against Israel Act, including that it 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; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

24. **Notices**. All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

25. **Jurisdiction**. This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence or the Federal District Court for the Western District of Missouri, as appropriate. The Parties submit to the personal jurisdiction of and waives any personal jurisdiction or inconvenient forum objection to those courts.

26. **Severability.** The invalidity, illegality, or unenforceability of any provision of this Contract or the occurrence of any event rendering any portion or provision of this Contract void shall in no way affect the validity or enforceability of any other portion or provision of this Contract. Any void provision shall be deemed severed from this Contract, and the balance of this Contract shall be construed and enforced as if this Contract did not contain the particular portion or provision held to be void.

27. **Entire Contract**. This contract contains the entire contract of the parties. 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.

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

BERRY, DUNN, MCNEIL & PARKER LLC

By:_____
Name: Charles Snow
Title: Principal

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
Jennifer M. Baird, City Attorney

Exhibit 1 to Contract Scope of Work		
Name of Contractor	Berry, Dunn, McNeil & Parker LLC	
Scope of Work (Job Description)	Lead a Parks, Recreation and Open Space Master Plan process with a six phased approach as outlined in the RFQ submittal that is included as Attachment A. The phases included are 1) Discovery, 2) Engagement, 3) Analysis, 4) Visioning, 5) Finalization, 6) Implementation. Attachment A- BerryDunn Statement of Qualifications Attachment B- Fee Proposal	
Start Date	January 6, 2025	
Interim Deadlines (if applicable)	**Date**	**Phase of Project To Be Completed**
Final Completion Deadline	December 31, 2025	
Reimbursable Expenses	☒ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$283,783.00	Maximum payment for services rendered
	$	Maximum amount of expenses to be reimbursed
	$ 283,783.00	Total maximum amount to be paid to Contractor
Method of Payment	☐ Lump Sum Of Entire Amount Upon Satisfactory Completion of Project ☐ Monthly Payments Based On Rate of $_____ Per Hour ☒ Incremental Payments As Follows: Monthly based on percentage of work completed ☐ ____% retainage held until completion of project.	

ATTACHMENT A

BerryDunn

PROPOSAL



STATEMENT OF QUALIFICATIONS

City of Blue Springs, Missouri Parks and Recreation Department

TO PROVIDE

Parks, Recreation, and Open Space Master Plan Update

BerryDunn
2211 Congress Street
Portland, ME 04102-1955
207.541.2200

Chad Snow | Project Principal
csnow@berrydunn.com

Ryan Hegreness | Project Manager
ryan.hegreness@berrydunn.com

Proposal Due Date:
November 8, 2024 | 1 p.m. CDT



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BerryDunn

November 8, 2024

City of Blue Springs
Parks and Recreation Department
Attention: Justin Stuart, Director of Parks and Recreation
425 NE Mock Ave
Blue Springs, MO 64014

Dear Justin Stuart and Members of the Selection Committee:

On behalf of Berry, Dunn, McNeil & Parker, LLC (BerryDunn), I would like to thank you for the opportunity to submit this proposal in response to the City of Blue Springs Parks and Recreation Department's (the Department's) request for qualifications (RFQ) for a Parks, Recreation, and Open Space Master Plan Update. This plan will update the existing plan, which was completed in 2016. It will allow the City to continue providing high-quality parks and recreation services to a steadily growing community.

BerryDunn is an independent management and consulting firm that has experienced sustained growth throughout its 50-year history. Focused on inspiring clients to transform and innovate, we formed a specialized practice dedicated to serving the needs of clients in the parks, recreation, and libraries industry. BerryDunn's Parks, Recreation, Libraries Practice provides master and strategic planning, programming and financial analysis, feasibility studies, change management, service quality assessments, and more—offering clients deep expertise built upon decades of experience working in and with agencies on comparable projects. We deliver exceptional experiences to organizations like the Department as they seek to achieve their visions, offer innovative services and facilities to their constituents, and determine the actions necessary to make consistent progress toward desired outcomes. We appreciate the opportunity to guide that process and co-author the direction to be taken to best serve the Department, and we hope for the chance to be the Department's selected partner on this initiative.

Our Trusted Subcontracting Partnerships

BerryDunn has carefully assembled a highly qualified project team intended to help the Department achieve its goals and objectives for this important initiative. In partnership with Vireo, ETC Institute, and Skulski Consulting, we will contribute tailored and valuable insights, lead thorough information-gathering activities, and develop recommendations in alignment with current and future needs and in conformance with best practices defined by national, regional, and local associations. Below, we highlight our subcontracting partnerships for the master planning process.

Vireo	ETC INSTITUTE	Skulski CONSULTING
Contributing inventory, mapping, and conceptual capital costing	*Contributing statistically valid survey design and implementation*	*Contributing Americans with Disabilities Act (ADA) analysis and recommendations*

Why Choose the BerryDunn Team?

We feel confident that we are best suited to assist the Department with this Parks, Recreation and Open Space Master Planning effort, and we ask that you consider the following reasons why the BerryDunn-led team would be the ideal partner on this planning initiative.

We have firsthand experience serving clients in the State of Missouri (the State) and bring locality through our project team members. We take pride in our long history serving organizations like the Department on similar initiatives. In fact, we have conducted more than 15 relevant projects in the State. Our team will provide unique insights and lessons learned from their years of service and relevant project work to help ensure master planning success for the Department.



We understand how to innovate within public-sector parameters because we have held similar positions. Each of our proposed team members has decades of experience working in local government park and recreation agencies. We leverage these experiences to provide best practices and coaching related to developing high-performance teams, delivering remarkable customer experiences, improving and maintaining level of service, and more.



We have carefully assembled a team to meet your needs. Our proposed project manager, Ryan Hegreness, has more than 15 years of experience in parks and recreation leadership. Our team also includes Lisa Paradis, who has over 25 years of experience managing a leading-edge parks and recreation system. Unified with Vireo, ETC Institute, and Skulski Consulting, we are well-positioned to deliver an unmatched consulting experience, lead a sound master planning process, and help ensure desired project outcomes to the Department.



We offer a proven yet flexible approach. We will work closely with the Department and its community to thoroughly understand the current environment and develop realistic and implementable recommendations to guide strategic progress. Our team will review outcomes from previous planning efforts; effectively engage the Department's leadership, staff, and community members; and consider various data elements to inform our efforts and help the Department efficiently run its parks and recreation system. Our efforts are performed through an equity lens, as well as focused on delivering high-quality services to residents and visitors alike.

As a principal in BerryDunn's Local Government Practice Group and chief operating officer of BerryDunn's Consulting Services Team, I am authorized to bind BerryDunn to the commitments made therein. If you have any questions related to this proposal or updates during the evaluation process, please consider me the Department's primary point of contact and feel free to connect with me directly using the information provided below. We have read the Department's request and reviewed its terms, conditions, and contents presented therein. Our proposal is a firm and irrevocable offer valid for 90 calendar days from the proposal due date of November 8, 2024.

Sincerely,

Chad Snow, PMP®, Principal, Chief Operating Officer
Consulting Services Team, Local Government Practice Group
207.541.2294 | csnow@berrydunn.com



A. INTRODUCING BERRYDUNN

BerryDunn's Parks, Recreation, Libraries Practice offers clients deep industry expertise in parks, recreation, open space, and trails built upon decades of experience working in and with agencies on:

- Master Planning
- Strategic Planning
- Needs Analyses
- Financial Analyses
- Cost Recovery
- Quality Assessments

All our Parks, Recreation, Libraries consultants are former industry practitioners and seasoned advisors, and our proposed project team consists of professionals with many years of experience operating the assets the City manages. Collectively, our team of more than 20 professionals have completed over 750 related planning projects, working with local, state, and national government agencies, as well as private-sector organizations, as they seek to make progress toward a shared vision.

Looking beyond the industry, we strive to deliver high-quality services by understanding expectations up front, developing a reasonable and achievable project approach, gaining concurrence on project tasks and timing, and using appropriate staff for each engagement. Supported by a wider team of over 335 consultants dedicated to serving nearly all aspects of local and state government, we offer a holistic approach to the City's initiative. It is through our firsthand experience in parks and recreation and our broader team's well-rounded perspective that we bring tailored insights to the government operations and community needs that impact every project.

Whatever your plans may be, ***we will be with you at each step.***

Company Name
Berry, Dunn, McNeil & Parker, LLC (BerryDunn)

Founded and Incorporated
1974 in Maine

Headquartered
2211 Congress Street
Portland, ME 04102

Locations:
Arizona
Connecticut
Hawai'i
Maine
Massachusetts
New Hampshire
Puerto Rico
West Virginia

Business Type
Limited Liability Company

Employees
875+ nationwide

Website
www.berrydunn.com

Introducing our Sub-Consulting Partners

When composing the ideal project team for the Department, we looked for partners who bring the right skillsets, experience, and background necessary to complement those the BerryDunn team possesses. We believe that the Department will see the value our subcontracting partners provide as it relates to this master planning project, and we are pleased to introduce them in the section that follows.

Vireo

Vireo is a 20-person landscape architecture, community planning and environmental planning firm that has focused on ecologically-based planning and design for over 25 years. Vireo is located in downtown Omaha, Nebraska, and Kansas City, Missouri.

Vireo is in the business of creating healthy places for people. They have built the firm on the design of environments that are attractive, livable, vibrant and sustainable—places where people want to be. They are able to make a real impact, bringing life to public spaces and contributing to both the livability and economic success of our cities. Whether it's largescale planning for the future or starting with small-scale improvements, Vireo listens to the people who care about the places in their lives. They create ways to make those places more vibrant, welcoming, inclusive and a reflection of the people who live and work there.

With firm experience that ranges from policy development and master planning, through site analysis, design, construction, and implementation, Vireo knows how to integrate policy, design, and development at all levels. Their clients include regional planning councils, counties, cities, institutions, and private developers. Vireo is in a unique position to help each of their clients because of previous and ongoing work and their passion for community planning and design. Vireo uses a participatory process to generate solutions that increase our connections to nature while allowing us to live healthier lives.

ETC Institute

ETC Institute (ETC) is recognized as the national leader in the design and administration of market research studies for local government organizations. Since 1982, ETC Institute has completed research projects for organizations in 49 states. ETC Institute has designed and administered more than 2,500 statistically valid surveys and our team of professional researchers has moderated more than 1,500 focus groups and panels and over 2,000 stakeholder interviews. ETC Institute also uses the most up-to-date and innovative analytical tools that will help the City understand and use its survey data.

ETC Institute has conducted research for more major U.S. cities and counties than any other firm. ETC Institute conducts approximately 150 surveys per year for clients throughout the country and they are ready to begin whenever it is most convenient for the City. Because their CEO is also the owner of ETC Institute, they have tremendous flexibility to go above and beyond the scope of work to help ensure the City is satisfied and that all tasks are successful.



B. RELEVANT EXPERIENCE AND WORK SAMPLES

Demonstrated Commitment to Serving Clients in the State

We have demonstrated our commitment to serving clients in the State through recent or ongoing consulting engagements with the following clients:

- City of Crestwood
- City of Ferguson
- City of Independence
- City of Jefferson City
- City of Kirkwood
- City of St. Charles
- Lindbergh Schools
- Missouri Department of Economic Development
- Missouri Department of Health and Senior Services
- Missouri Department of Mental Health
- Missouri Department of Social Services
- Missouri Department of Social Services, MO HealthNet Division
- Missouri Division of Accounting
- Missouri Information Technology Services Division
- Missouri Office of Administration

Master, Strategic, and Comprehensive Planning

With the BerryDunn-led team, the City will be served by a firm with experience conducting hundreds of master planning projects. Below, we highlight representative parks and recreation master, strategic, and comprehensive planning clients from the last several years conducted by the BerryDunn team as lead or as a sub-consultant on a larger team. We have included samples of two previous plans electronically.

- Ada County, ID
- Athens-Clarke County, GA
- Buncombe County, NC
- Cabarrus County, NC
- Calvert County, MD
- Charles County, MD
- Charleston County, SC
- City of Burlington, NC
- City of Iowa City, IA
- City of Irving, TX
- City of Lauderdale Lakes, FL
- City of Lynchburg, VA
- City of Jersey City, NJ
- City of Mebane, NC
- City of Owensboro, KY
- City of Palm Coast, FL
- City of Palmdale, CA
- City of Parkland, FL
- City of Pflugerville, TX
- City of Port St. Lucie, FL
- City of Raleigh, NC
- City of Roanoke, VA
- City of Tampa, FL
- County of Dinwiddie, VA
- DeKalb County, GA
- Howard County, MD
- Illinois Park and Recreation Association
- Iredell County, NC
- Loudoun County, VA
- Maricopa County, AZ
- Martin County, FL
- Pittsylvania County, VA
- Town of Davie, FL
- Town of Gilbert, AZ
- Town of Jupiter, FL
- Town of Manchester, CT
- Town of Morrisville, NC
- Town of Sahuarita, AZ



C. CURRENT CLIENTS

Our team is currently working on the following projects. All identified team members are available to complete this project. BerryDunn carefully considers the tasks, timelines, and objectives for proposed projects in order to select team members who are best qualified to provide services. Our staffing strategy offers the City highly-qualified experts with significant depth of experience. We have been able to effectively bridge distance gaps by planning an appropriate amount of on-site work for the needs of the client and project and using teleconferencing and web-based project management tools.

Athens-Clarke County, Georgia
Community Services Master Plan

City of Avondale, Arizona
Parks and Recreation Master Plan

Town of Brewster, Massachusetts
Recreation Strategic Plan

Town of Cary, North Carolina
Cost Recovery Study for the Parks, Recreation, and Cultural Services Department

City of Cedar Park, Texas
Parks, Facilities, and Open Space Master Plan

Town of Chapel Hill, North Carolina
Parks, Recreation, and Open Space Master Plan

City of Englewood, Colorado
Public Library Strategic Plan

City of Fairfax, Virginia
Parks and Recreation Master Plan

City of Gaithersburg, Maryland
Recreation Center Feasibility Study

City of Golden, Colorado
Parks and Recreation Master Plan

City of Greeley, Colorado
Parks, Recreation, and Cultural Resources Master Plan

Town of Jupiter, Florida
Parks and Recreation Master Plan

Jurupa Area Recreation and Park District, California
Parks Master Plan

City of Lake Elsinore, California
Parks and Recreation Master Plan

Lombard Park District, Illinois
Comprehensive Master Plan and Strategic Plan

City of New Braunfels, Texas
Parks and Recreation Master Plan

State of North Carolina
Statewide Comprehensive Outdoor Recreation Plan

City of Omaha, Nebraska
Parks and Recreation Master Plan

City of Palmdale, California
Parks Master Plan

City of Raleigh, North Carolina
Parks and Recreation Master Plan

City of Rock Springs, Wyoming
Parks and Recreation Master Plan

Washington County, Virginia
Parks and Recreation Master Plan

Waukegan Park District, Illinois
Strategic Plan and Community Needs Assessment

City of Waukesha, Wisconsin
Parks and Recreation Department Strategic Plan

Wilmette Park District, Illinois
Comprehensive and Strategic Plans

Winnetka Park District, Illinois
Comprehensive Master Plan



D. PROJECT TEAM

Organizational Structure

Our team members bring valuable perspectives from their experiences leading parks and recreation agencies, as well as supporting agencies through master planning, strategic planning, and cost recovery projects. Figure 1 illustrates our team's organization, leadership, support, and partnerships.

Figure 1: Project Team Organizational Structure

BLUE SPRINGS PARKS & RECREATION

BerryDunn

Ryan Hegreness, MS, CPRE
Project Manager

Lisa Paradis, MBA, CPRP
Engagement Manager

Subject Matter Experts

Rich Neumann

James "J.R." Clanton

Oliver Amaya, PMP®

Vireo

Steve Rhoades
Principal, Landscape Architect

Larry Reynolds
Project Manager, Landscape Architect

ETC INSTITUTE

Ryan Murray
Assistant Director of Community Research

Skulski CONSULTING

Jennifer Skulski
President

Roles, Responsibilities, and Qualifications

Below and on the following page, we introduce our proposed project team members, describe their roles and responsibilities, and detail their qualifications as they relate to delivering projects of this nature. For ease of reading within the 30 page limit, full resumes are available on request.



Ryan Hegreness, MS, CPRE | Project Manager

As **project manager**, Ryan will serve as the Department's primary point of contact. He will monitor project progress, track the initiation and completion of tasks and milestones, and manage the master planning process.

Ryan, a senior consultant in the firm's Parks, Recreation, Libraries practice, has over two decades of park, recreation, and local government experience across five states. His experience includes leadership roles in a variety of settings, including a small New England village, one of the fifty largest cities in America, growing suburban communities, and Colorado's largest park and recreation district. His teams have been nationally recognized for their innovation, creative programming, industry-leading marketing, and exceptional cultural events. As a second-generation parks and recreation professional, Ryan is passionate about the vital role parks play in shaping individuals and communities.

EDUCATION AND CERTIFICATIONS

MS, Parks, Recreation, and Tourism Management, Clemson University

BS, Health, Fitness, and Recreation, Bob Jones University

Certified Park and Recreation Executive (CPRE)

PROJECT EXPERIENCE

Pflugerville, Texas - Parks, Recreation, and Open Space Master Plan
Gilbert, Arizona - Parks and Recreation Master Plan



Lisa Paradis, MBA, CPRP | Engagement Manager

As **engagement manager,** Lisa will work closely with our proposed project manager, Ryan Hegreness, providing oversight for the engagement. She will monitor project progress, track the initiation and completion of tasks and milestones, and manage the master planning process.

Lisa is a senior manager in our Parks, Recreation, Libraries Practice. She has more than 25 years of experience as a park and recreation director, most recently for the Town of Brookline, Massachusetts. Lisa has helped many organizations and communities embrace systemic challenges through action-oriented strategic planning and financial and organizational management. Her approach involves creating and implementing strategic plans, cost recovery plans, feasibility studies, and organizational assessments. She understands the importance of a thoughtful, mission driven, community-centric, and implementable approach.

EDUCATION AND CERTIFICATIONS

MBA, University of Massachusetts, Boston

Bachelor's degree, Political Science, University of Massachusetts, Amherst

Certified Park and Recreation Professional, National Recreation and Park Association

PROJECT EXPERIENCE

Bozeman, Montana - Parks and Recreation Master Plan
Jefferson City, Missouri - Parks and Recreation Cost Recovery Study
Pflugerville, Texas - Parks, Recreation, and Open Space Master Plan
Gilbert, Arizona - Parks and Recreation Master Plan

Subject Matter Experts

As **subject matter experts**, Rich, J.R., and Oliver will contribute specialized expertise throughout all aspect of the project, particularly as it relates to operations, financial assessment, and community engagement.



Rich Neumann | Subject Matter Expert

Rich is a senior consultant in BerryDunn's Parks, Recreation, Libraries Practice. He is a recognized public-sector industry leader, with nearly 30 years of experience, in marketing, communications, and branding, and he is a wildly creative parks, recreation, and cultural arts professional. He has proven success in community engagement, special events, strategic planning, marketing, and public relations. Rich is a sought-after presenter at professional association conferences across the country; additionally, his events attract broad community participation and have been adopted by municipalities nationwide.

Rich will contribute specialized expertise throughout all aspect of the project, particularly as it relates to operations, financial assessment, and community engagement.



"J.R." Clanton, MPA, MLS | Subject Matter Expert

J.R. is a senior consultant in BerryDunn's Parks, Recreation, Libraries Practice with more than 13 years of public-sector experience in parks, recreation, open space, finance, capital planning, organizational development, and performance management. Seven years of his experience was in leadership roles for a Gold Medal Award-winning municipal parks, recreation, and library system. J.R. is an expert in strategic management, identifying new funding sources and partnerships, overseeing capital improvement programs, analyzing business processes, creating cost recovery models, managing public-sector finances, and developing citywide operating budgets.

J.R. will contribute specialized expertise throughout all aspect of the projects, particularly as it relates to the organizational and financial analysis.



Oliver Amaya, PMP® | Subject Matter Expert

Oliver is a consultant in our Parks, Recreation, and Libraries Practice. Before joining our team, he worked with the City of Corpus Christi, Texas Parks and Recreation Department as a special projects manager, where he helped the department execute initiatives based in community development, operational improvement, and increased connectivity. Oliver will assist with community engagement and compilation of findings. Oliver's experience serving in the U.S. Army also honed his ability to balance complex projects, work in complex environments, solve difficult challenges, and make effective decisions. His fluency in Spanish and Portuguese, in addition to English, enables him to reach diverse groups and listen to their input.



E. SUBCONSULTANTS



Steve Rhoades, PLA, ASLA | Principal Landscape Architect, Vireo

With more than 25 years of professional experience in public space design, Steve Rhoades has become a recognized leader in the field. His design expertise includes urban planning and design; national, regional and local parks; and greenway and trail systems. Steve is active in community groups and professional organizations, putting him in the position to help shape the built environment. Above all, he is committed to creating project solutions that are environmentally sound and embody the principles of Smart Growth and Livable Communities.

SIMILAR PROJECT EXPERIENCE

Manhattan Parks & Recreation Master Plan | Manhattan, Kansas
Johnson County Park & Recreation District Operations & Maintenance Plan | Johnson Co, Kansas
Shawnee Mission Park - Inclusive Playground Design | Johnson County, Kansas
Gardner Parks Master Plan Update | Gardner, Kansas
Ernie Miller Park & Nature Center Master Plan | Olathe, Kansas
Wyandotte County Parks System Master Plan | Kansas City, Kansas



Larry Reynolds, PLA, ASLA, Project Manager, Landscape Architect | Vireo

Larry is a Landscape Architect with over 10 years of experience working in park planning and design. From a planning perspective Larry focuses on delivering process and products, which are tailor-made, engaging, user friendly, clear and concise, and based on relevant evidence-based data. Larry has developed system-wide Park Master Plans as well as Park Operations and Maintenance Plans for parks departments across Missouri, Kansas, and Nebraska. From a design perspective, Larry has an eye for weaving recreational land use into the fabric of urban spaces to support economic vitality, increase social equity, and promote health and well-being. Larry has managed numerous park design projects from concept through construction with many including a robust public engagement process, meeting facilitation and focus groups.

RELEVANT PROJECT EXPERIENCE

Manhattan Parks & Recreation Master Plan | Manhattan, Kansas
Crestwood Parks System Master Plan | Crestwood, Missouri
Ferguson Parks and Recreation Master Plan | Ferguson, Missouri
Maryland Heights Parks & Recreation Master Plan | Maryland Heights, Missouri
Johnson County Park & Recreation District Operations & Maintenance Plan | Johnson Co, Kansas



Jason Morado, Director of Community Research | ETC Institute

Mr. Morado has over 20 years of experience in the design, administration, and analysis of community market research. He has served as the project manager on community survey research projects for over 600 local governmental organizations throughout the U.S. Mr. Morado is experienced in all phases of project management of market research studies, including survey design, developing sampling plans, quantitative and qualitative analysis, interpretation of results and presentation of findings. His areas of emphasis include citizen satisfaction surveys, parks and recreation needs assessment surveys, community planning surveys, business surveys, and transportation studies. He has also led the coordination and facilitation of focus groups and stakeholder interviews for a wide range of topics.



Jennifer Skulski, Principal, ADA Consultant | Skulski Consulting

Jennifer Skulski is a nationally recognized expert on ADA/504 compliance with more than 30 years experience in parks, recreation, tourism, and municipal government; conducting accessibility assessments of more than 1,500 recreation facilities and 60 national parks; training thousands of professionals on inclusion of people with disabilities; and publishing research on best practices for accessibility management. Jennifer founded Skulski Consulting in 2014 to work more closely with public entities on ADA action-planning.

ACCOMPLISHMENTS

Established the ADA Audio Conference program for the Great Lakes ADA Center, a monthly distance learning program now celebrating its 23rd season of programming by the ADA National Network.

Professional instructor on ADA and among highest-rated presenters at the National ADA Symposium.

Principal investigator for Access Board-funded Longitudinal Study of Playground Surfaces to Evaluate Accessibility.

Publisher of Accessibility Management News and author of numerous articles on application of the ADA.

Piloted accessibility assessment process for National Park Service.



F. REFERENCES

City of Pflugerville, Texas

Parks, Recreation, and Open Space Master Plan



REFERENCE

City of Pflugerville
Shane Mize, Parks and Recreation Director
100 E. Main St.
Pflugerville, TX 78660
512.990.6350
shanem@pflugervilletx.gov

In late 2022, the City of Pflugerville sought BerryDunn's assistance in developing a Parks, Recreation, and Open Space (PROS) Master Plan that would provide the City with a clear picture of the community's needs for the next 10 years.

In order to craft a truly community-driven plan, our team developed a multifaceted engagement strategy using a combination of in-person and virtual techniques. We created a customized project brand and slogan—Help Us Develop a Plan as Unique as our Name!—to generate excitement for the Master Plan and raise awareness for ways community members could make their opinions heard. We developed a virtual project hub where we shared project status updates and solicited community input through.

To reach geographically dispersed community members, we developed a mobile chalkboard idea wall on the back of a flatbed truck, which we drove throughout the City. We attended events and visited high-traffic areas, traveling over 120 miles to engage every area of the City. We also used the Cameo app to enlist the help of local celebrities who made public pitches for the project. Our out-of-the-box approach helped us generate meaningful conversations and elicit valuable feedback that tallied up to 30,000 touch points for a population of 75,000.

We combined the insights gathered through community engagement with the data collected through an inventory and level of service analysis and community needs assessment to generate forward-thinking policy recommendations, which we packaged into a clear, concise PROS Master Plan that will continue serving the City well into the future. The Master Plan has won three awards from industry groups, and the City has incorporated the Master Plan into its citywide Aspire 2040 Plan.

Town of Gilbert, Arizona

Parks and Recreation Master Plan



BerryDunn worked with the Town of Gilbert, Arizona on a Parks and Recreation Master Plan. This plan provides actionable strategies that will allow the City to continue its tradition of providing superior parks, recreation, and cultural programs. This agency is accredited by CAPRA. It offers a variety of programs and services to about 268,000 residents in the Phoenix metropolitan area.

Our team conducted extensive outreach as part of this project, engaging members of the community through a variety of focus groups, pop-up events, and digital efforts. Our team also completed a program assessment linked with the City's diversity, equity, and inclusion (DEI) toolkit and assessment. We also conducted an assessment of Department operations to recommend organizational efficiencies.

REFERENCE

Robert Carmona
90 E. Civic Center Dr.
Gilbert, AZ 85296
480.503.6200
robert.carmona@gilbertaz.gov

Johnson County Park and Recreation District, Kansas

Parks, Recreation, Open Space, and Trails Comprehensive and Strategic Plans



BerryDunn is working with the Johnson County Park and Recreation District (JCPRD) to update its Parks, Recreation, Open Space, and Trails Comprehensive and Strategic Plan. Known as the 2024 Legacy Plan, this update was driven by feedback received from county residents, JCPRD team members of all levels, park and recreation partners, and county and community partners. The approach to the document was aimed at producing a set of recommendations that can be adapted depending upon partnership opportunities and available funding while maintaining focus on the elements that JCPRD stakeholders determined to be critical to the long-term success of JCPRD.

JCPRD's system consists of more than 10,000 acres, offers over 4,000 programs, and attracts more than 7.5 million annual visits. The County had added over 3,000 acres of parks and natural areas in the time between the previous plan and this update. It had also doubled its recreation and cultural program offerings. The County had also seen a population increase of more than 65,000 residents, bringing its total population to over 613,000. Our team offered a variety of in-person and digital engagement activities to reach these residents. This plan provides a roadmap to the JCPRD as it moves forward into the future.

REFERENCE

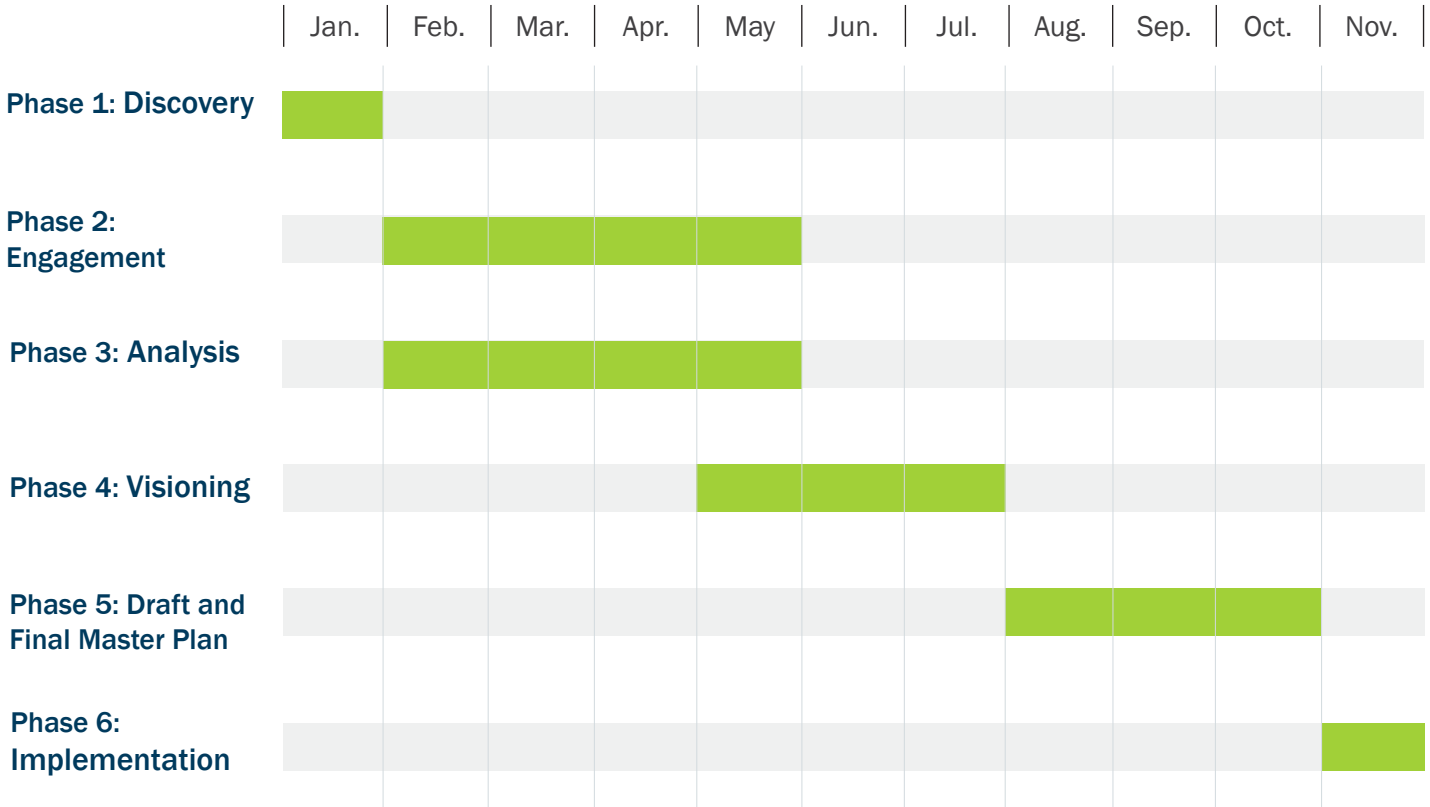
Georgia Sizemore
Planning and Development
Project Manager II
700 Renner Rd.
Shawnee, KS 66219
913.826.3429
Georgia.sizemore@jocogov.org

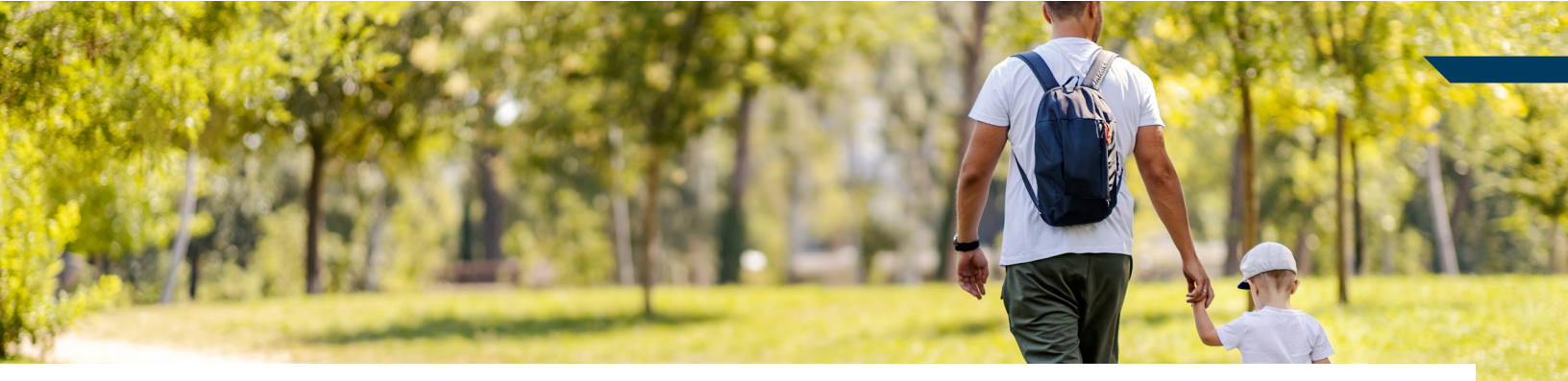


G. ANTICIPATED SCHEDULE

Below, we provide our anticipated schedule for completing the Department's requested scope of work. We know the City would like the plan to be completed by December 1, 2025. We expect this project to take approximately 11-13 months based on scoping conversations and options selected by the Department. We look forward to working in collaboration with the Department to formalize this schedule. We are happy to expedite or elongate this process as necessary to accommodate the Department's needs, while maintaining momentum throughout the work effort.

Table 1: Proposed Schedule





H. PROJECT UNDERSTANDING

The City of Blue Springs is a thriving community of over 60,000 located 19 miles east of Kansas City. It is the 10th largest city in the State and the eighth largest in the Kansas City metropolitan area. Blue Springs has experienced steady growth throughout its history, including growing by about 3.1% since 2020. The City's most recent Comprehensive Plan set forth goals related to improving access to nature within the community, improving connectivity, and promoting gathering spaces to bring community members together. These goals would inform the 2016 Parks, Recreation, and Open Space Master Plan.

In 2017, the City secured dedicated funding for the Parks and Recreation Department and has begun implementing its goals by upgrading the system and updating parks and recreation facilities. This Parks, Recreation, and Open Space Master Plan will give the City a game plan to move its system forward to enhance the quality of life Blue Springs residents have come to enjoy. This system currently consists of 18 public parks, including four undeveloped parks, along with an 18-hole golf course. The system comprises 678 acres of land.

Additionally, the Parks and Recreation Department maintains trails in 10 locations throughout its parks and recreation system, providing opportunities for biking, walking, and running. Residents also enjoy programming at multiple recreation facilities, including classes, organized sports, and special events for people of all ages.

Once completed, this plan will offer an updated assessment of community needs and desires for the system along with realistic and implementable needs for meeting them. This plan will integrate with relevant recommendations coming out of the City's current strategic planning process.

MISSION STATEMENT:

Recognized as an indispensable community asset that creates a healthy, livable and sustainable community through enhanced quality of life for residents and visitors while generating economic vitality.

VISION STATEMENT:

Creating outstanding recreational, cultural and natural experiences to enrich and enhance the quality of life for our community today and for future generations.



I. FIRM STRENGTHS

Success on BerryDunn projects means trusted partnerships with clients, meaningful and memorable community input, data-driven analysis, action-oriented implementation, and, most of all, visionary planning. We facilitate projects based on our experience in the industry. We understand the real-world implication of recommendations to your department and your constituents. Our team offers:

- **EXPERIENCED CONSULTING**: Our firm has extensive experience in developing parks and recreation master plans for public agencies, including communities with characteristics similar to the City. We understand the unique requirements and challenges of planned communities and have a proven track record of delivering successful outcomes.
- **COMMUNITY ENGAGEMENT:** Our strategy places a high emphasis on community engagement. We believe in creating parks and recreational spaces that truly reflect the needs and preferences of the community. We implement strategies that help ensure fair, inclusive, and proactive public participation.
- **DATA-DRIVEN PLANNING:** We use data-driven methods to analyze and plan park and recreation spaces. We conduct holistic community needs assessments, demographic trend analysis, and facility inventory to help ensure our recommendations are backed by solid data.
- **PLAN IMPLEMENTATION**: Our planning process is directed towards achieving clear, tangible goals that align with the Department's vision and values. We help develop and define these goals and provide the roadmap to reach them. We provide an implementation workshop to help ensure your success in working toward the completion of goals.
- **TRANSPARENCY AND ACCOUNTABILITY:** Our firm is committed to maintaining transparency and accountability throughout the planning process. We provide regular progress reports, meet frequently with the Department's project team, and help ensure all our work is reviewed and approved by the relevant authorities.

Practical Uses for AI in Parks and Recreation
In this episode of Let's Talk Parks with BerryDunn, we're talking all things AI. Host Becky Dunlap welcomes Ryan Hegreness, an experienced parks and recreation professional. They discuss AI both in broad terms and in the parks and recreation setting, how parks and recreation agencies can utilize it now, and potential uses for AI in the future.

Creating Inclusive Spaces
Host Becky Dunlap welcomes Layne Gram and Meredith Tekin Layne provides insights on Gilbert's efforts to improve inclusivity and the implementation of changes to make spaces more inclusive. Meredith Tekin provides perspective on the optimization of spaces for people with sensory needs and autism.



J. METHODOLOGIES AND WORK PLAN

Below and on the following pages, we present our work plan intended to achieve the Department's goals and objectives for this important initiative. We look forward to discussing our approach with the Department and further customizing our work plan to best accommodate the Department's master planning needs.

1 PHASE 1: DISCOVERY

1.1 Conduct Initial Project Planning. We will conduct an initial project planning and discovery call to identify stakeholder groups, project team members, project milestones, and expectations. We will discuss our proposed project schedule, project work plan, and roles and responsibilities. Outcomes of this discussion will be used to develop the Project Work Plan and Schedule in Task 1.2.

1.2 Develop a Project Work Plan and Schedule. We will develop a Project Work Plan and Schedule, which will outline our communication and scope; review a timeline to schedule project meetings; and confirm stakeholder groups. In addition, the Project Work Plan will incorporate agreed-upon procedures between BerryDunn and the Department related to project control, including quality management and deliverable submission/acceptance management.

- Deliverable 1: Project Work Plan and Schedule

1.3 Facilitate a Kickoff Presentation. We will conduct an on-site kickoff presentation with the Department's project team that will serve as an opportunity to introduce our project team members, discuss project goals, present our project approach and methodology, review the final schedule of key project dates, and answer any questions the Department's project team may have. While on-site, we will also tour areas of the system and relevant parks, recreation facilities, open space, and trails resources. This tour will give us a grounded exposure to physical resources, user experience, and staff environments.

1.4 Conduct a Data Review. One of the most important elements of this process will be our team's ability to gain a breadth of knowledge about plans, structure, operations, and systems, as well as the Department's staff and community. To start the process, we will submit an information request to the Department's project team to gather applicable documents and data. We may request recent and current planning work, such as copies of the Department's:

- 2016 Blue Springs Parks, Recreation, and Open Space Master Plan
- Blue Springs Comprehensive Plan
- Existing City Capital Improvement Plan (CIP) Program
- Direction Finder Survey
- Individual park master plans
- Other relevant budgets, work plans, staffing plans, and information

All information gathered will be reviewed by our team to inform our understanding of the current environment, glean insights from work completed to date, and minimize impacts to City staff during the work effort.

1.5 Analyze Demographics and Population Projections. To provide insight into the potential market for the Department's parks, recreation, open space, and trails, we will conduct a demographic analysis and market profile of the Department. Our team will utilize all information available from previous planning efforts, Jackson County, the U.S. Census Bureau, Esri, and other national and local sources. We will work directly with Department leadership to help document growth, redevelopment areas, and land use changes. A detailed demographic analysis based on service areas will outline trends and information that could affect the need for land acquisition, development, and regional planning.

- Deliverable 2: Demographics Report

1.6 Conduct Status Update Meetings. We will conduct status update meetings with the Department's project manager on a weekly or biweekly cadence to communicate current and anticipated project management needs, provide updates on project progress and the schedule, and discuss potential risks and issues.

2 PHASE 2: ENGAGEMENT

2.1 Create a Detailed Engagement Strategy. To reach a broader section of community members, we have proposed a hybrid virtual and in-person approach for this master planning project. We chose this approach for the following reasons:

- An interactive, virtual project site can give residents a "home base" to give opinions and check on ongoing events. This consistent access to project communication will support our stated goal to engage the community throughout the engagement.
- In-person events will play a key role in reaching disconnected community groups or groups with limited access to technology.
- Multiple channels of engagement will support efforts to include users and non-users within the Department's system.

As we develop a Detailed Engagement Strategy with the Department, we will discuss both virtual and in-person options, identify and describe methods of community involvement, identify key stakeholders, create a schedule for public input events and surveys, develop a schedule for the promotion and coordination of stakeholder input events, and identify specific stakeholder interview and focus group questions. The Detailed Engagement Strategy will also be developed with the Department's culture and identity in mind.

- Deliverable 3: Detailed Engagement Strategy

2.2 Develop a Project Brand. Creating a brand for a master planning project helps to establish buy-in throughout the community and make residents more aware of how to connect with parks, recreation, trails, and open space in the Department. We will work with the Department to develop a message and brand for the Parks, Recreation, and Open Space Master Plan that is recognizable for community members and resonates with different groups and demographics.

In previous projects, we have used various tools including word clouds and other visualization methods to encourage creative ideas when planning for brand plan and identity.



Sample project brand

2.3 Develop a Project Website and Engagement Portal. We will work with Department staff to create a customized project website that will keep the community informed of the project. The Department's customized engagement site will also provide community members a means to share valuable input. This interactive online tool helps strengthen the Department's relationship with its stakeholders, resulting in a diverse collection of feedback and better-informed planning outcomes.

We will collaboratively determine which tools will best serve the desired outreach outcomes. We anticipate that the Department will see value in utilizing surveying, mapping tools, forums, and ideas walls, and we look forward to discussing and customizing this site to reflect the needs and desires, goals and objectives, and community culture of the Department.

Note: Our team will plan to maintain the project website throughout the planning process to keep residents and staff up to date on project progress and promote any participatory events.

2.4 Conduct Internal Leader and Staff Activities. Internal engagement with the Department will include interviews and focus groups with leadership, management, and staff to conduct fact-finding activities, focusing on recreation programs, services, and facility operations. We will conduct a minimum of one orientation meeting with City staff and the Parks and Recreation Commission. We will also make a minimum of four presentations with City staff at key points of the process. Additionally, we anticipate two to three meetings with:

- Department leadership
- Administrative team members
- Key full- and part-time staff
- Other City staff as needed

These meetings will provide internal stakeholders an opportunity to provide input related to the future direction of the Department's parks, recreation, open space, and trails improvements and needs. Staff perspectives are extremely important, and our approach intentionally involves staff throughout the entire process, as they will have responsibility for implementing the recommendations.

2.5 Facilitate Stakeholder Meetings. To gather information related to needs and interests, we will hold four meetings with key stakeholders composed of community leaders from the Department, school district representatives, user groups, homeowner associations, neighborhood associations, friends groups, alternative providers, and other groups or individuals as identified.



Inclusive Engagement

BerryDunn and our local team members will engage in targeted outreach to underrepresented communities, including but not limited to communities of color, low-income communities, immigrant and refugee communities, communities facing health disparities, elderly residents, and more. We also understand the importance of capturing conversations with all age segments from youth, teens, and young adults to those over the age of 55. In order to help ensure recommendations promote equitable outcomes, we must not only lower barriers to participating in the planning process, but also actively prioritize engagement of entities working with communities facing the highest barriers to accessing parks, recreation, and natural areas. We will conduct demographic research and identify priority communities and geographies for targeted outreach. Results will serve as the foundation for community engagement efforts moving forward.

We have commonly used a hybrid approach to engagement, using in-person and digital engagement to reach more members of the community. We have also partnered with local groups including sports organizations, faith-based groups, and other community leaders to meet members of your community where they are and encourage broader participation.

2.6 Host Public Input Sessions. Our team will facilitate a minimum of two traditional community meetings and two non-traditional engagement opportunities to collect input from key community stakeholders. We will seek input from businesses, nonprofits, public agencies, and volunteer partners, as well as any neighborhood alliances and representatives. Further, we will routinely reach out to representatives of identified under-represented population groups and engage them in the assessment and recommendations development process, helping to ensure an inclusive and equitable engagement process.

Our team aims to anticipate obstacles to participation, which might include technology barriers, special needs, childcare, language barriers, and work schedules. During our strategy development, we will work with the Department to organize events that are child-friendly; physically accessible for those with hearing, vision, or mobility challenges; and scheduled at a variety of times to widen attendance. Additionally, we will leverage Social Pinpoint's language feature to provide multiple language options on the project site.

2.7 Facilitate Pop-Up Events. We will host pop-up events featuring "booths" for community members to visit and interact with. We expect to seek out creative, innovative, and fun locations to engage the communities throughout the Department and connect with residents. The layout and makeup of each client with which we work has informed the types of activities that are best suited to the residents involved in the planning process. Our team is using a similar approach for other master planning efforts. We can conduct these intercept surveys along with pop-up booths featuring interactive elements at:

- Special events organized by Blue Springs or partner organizations
- Social events, such as concerts or family movie events
- Regular gatherings, such as public markets
- Widely accessed sites, such as parks, community centers, or public library
- Neighborhood walks

2.8 Conduct a Statistically Valid Survey. BerryDunn is a strong proponent of including surveys as part of all planning projects to reflect the quantitative needs of a community most accurately. While stakeholder meetings, focus groups, and public meetings allow us to draw in interested parties and users, a statistically valid survey is the only defensible mechanism that provides feedback from non-users, who are most likely taxpayers.

We will work with ETC Institute to create a geographically diverse survey to be mailed to a representative sample of households within the Department. The survey will provide critical information in determining community values, satisfaction levels, needs and priorities, preferred marketing channels, level of awareness, current usage levels, and demographic information for long-range planning efforts.

ETC will administer the survey by a combination of mail and online and promote the survey via social media to encourage participation.

ETC will mail the survey and a cover letter (on City letterhead) to a random sample of households in the City. Only one survey per household will be sent. The City will provide a cover letter for the mailed survey which contains a link to an online version. Residents who receive the survey will have the option of returning the printed survey by mail or completing it on-line.

ETC will follow-up with residents who receive the mailed survey by sending texts, postcards, and a second mailing (if needed) to maximize participation in the survey. Our team members will continue following up with households until reaching the targeted number of completed surveys. We have listed two sampling plan options for your consideration:

- A sample of 400 completed surveys. A sample size of 400 completed surveys will provide results that have a margin of error of +/-4.9% at the 95% level of confidence at the City level.
- A sample of 500 completed surveys. A sample size of 500 completed surveys will provide results that have a margin of error of +/-4.4% at the 95% level of confidence at the City level.

ETC Institute will monitor the distribution of the sample to ensure that the sample reasonably reflects the demographic composition of the City with regard to geographic dispersion, age, gender, race/ethnicity and other factors. ETC Institute will weight the data as needed if one or more demographic groups is over/underrepresented relative to recent U.S. Census Bureau estimates for the City's population.

2.9 Prepare an Engagement Feedback Summary. Our team will provide a summary of insights gleaned through the engagement process. We will present these results and allow the public to review. Key findings generated from the demographics analysis, similar provider review, staff engagement, and community engagement activities will be assessed in relationship to each other. We will identify the common themes woven throughout the meetings, electronic engagement tools, and potential service gaps, as well as any pertinent observations garnered through the feedback. This assessment of community needs will help inform recommendations.

- Deliverable 4: Engagement Feedback Summary

3 PHASE 3: ANALYSIS

3.1 Conduct Facility Inventory and Resource Mapping. Our team will utilize all available base GIS materials to compile an updated assessment of parks, open spaces, and trails amenities within the City. We will supplement the inventory with various tasks including, but not limited to research, mapping, and personal inspection and conditions of key parks, open spaces, and trails as needed. During this assessment, we will assess the condition of parks, recreation, trails, open spaces, and sports facilities and identify potential opportunities.

The available capacity-style approach will be enhanced with on-site component data collection and analysis to create a complete data set and determine current conditions for:

- Quantity of all relevant system components
- Quality of components (three-point scaling along with aesthetic attributes)
- Functionality of components for their intended purpose for this plan life cycle

This component-based analysis builds upon the traditional capacity analysis but is unique in its ability to analyze both the quantity (capacity) and quality of individual components of an entire system. The process has been developed to provide detailed, customized analyses of the Department's system—based on the unique assets of the community—to determine how effectively the current system is serving residents and visitors.

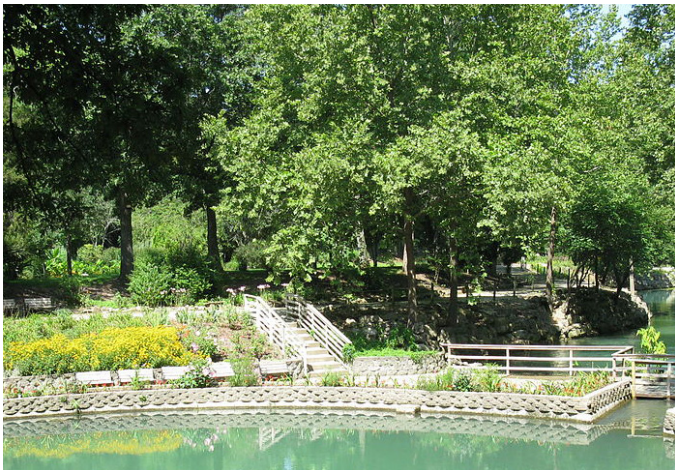
We will collect and classify park components. Using this predetermined list allows us to compare the Department to other agencies for whom we have completed component-based level of service analysis and allows for a very efficient and budget-minded inventory process. We are happy to share a complete list of common components in advance if requested.

By combining these metrics with demographics information and findings from other tasks, we will tailor our deliverables to target issues, needs, and community goals specific to the Department.

3.2 Evaluate Level of Service. Using the Department's community demographic profile, stakeholder engagement results, and inventory, we will assess the quality and quantity of parks, open spaces, trails, and recreation facilities provided by the Department. We will evaluate the adequacy based on size and location in relation to existing and future population. We will also make recommendations for minimizing duplication and/or enhancing possibilities for collaborative partnerships where appropriate.

- Deliverable 5: Level of Service Analysis

3.3 Prepare an Inventory and Analysis of Programs. We will develop an inventory of existing programs for youth, adults, and seniors and subsequently compare the inventory to feedback collected during the Project name. This will help ensure program offerings are aligned appropriately with community needs. The



program and services inventory will be matched up to the parks and open space inventory and analysis to help ensure there are appropriate spaces for the future program menu. We will also compare current program offerings with identified community needs expressed in the engagement process.

The analysis process will begin with an interactive workshop with Department staff to review issues, challenges, strengths, and weaknesses of programs and services. An inventory of core programs will be developed and analyzed according to program life cycle distribution, gap analysis, and age segment analysis. Other areas of review may include:

- Listing of the program inventory for the most recent year
- Program alignment with community need
- Programming trends within offerings as well as regional and national trends
- Assessing an equitable distribution of programs
- Developing key performance measures based on national best practice approaches

We will review program performance trends and consider their impact on the Department, and we will conduct a participation analysis and financial performance review. These activities will help establish the level of equitable distribution of programs as well as alignment with community need. Based on our data review, we will develop mapping visuals illustrating where the Department's programs and services are offered, with the intent of informing our gap analysis. We will compare our findings to community feedback gathered on recreation programming and desired changes or improvements. This feedback will help inform our recommendations for future program offerings.

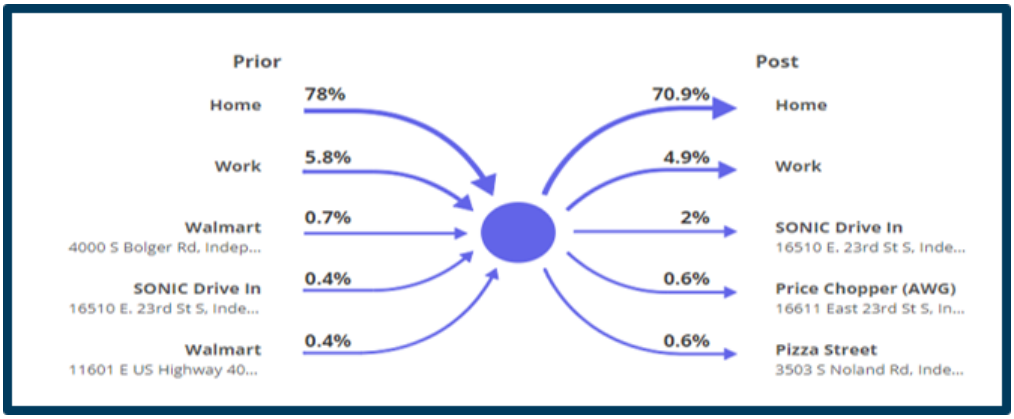
- Deliverable 6: Recreation Programming Assessment

3.4 Gather Mobility Data and User Geo-Analysis. To delve deeper into community data, BerryDunn uses software powered by artificial intelligence (A.I.) to analyze mobile data for our clients.

We utilize an advanced foot traffic analytics platform that leverages mobile location data to better understand current and potential users, usage patterns, and local and national competitors. This data provides detailed insight into how people move in and out of physical spaces such as parks, recreation centers, stores, shopping malls, and other public spaces. These insights can be used to help the Department optimize operations by recognizing usage and travel patterns and use data-driven decisions for future programming and facilities. These powerful analytics capabilities are made possible by a proprietary machine learning algorithm that processes billions of location data points. The data is collected based on high-level mobile data and does not collect any sensitive user information such as actual home or work locations or names.

- Deliverable 7: Visitation Analysis

3.5 Conduct Benchmarking and National Comparisons. To help ensure the Department and its community have a clear understanding of the key topics and trends influencing the next several years, we will look at comparative trends and available benchmarks for financial sustainability, asset management, programs and services, and related planning aspects. Additional topics may be identified to help understand and prioritize other community concerns, including but not limited to sustainability and resilience, social equity and affordability, and other industry trends.



Sample mobility data

3.6 Develop an Organizational Assessment. The BerryDunn team will assess the general organizational performance of the Department to look for potential efficiencies, including an analysis of current Department staffing levels, policies, procedures, processes, and business planning efforts. We will also analyze available previous panning efforts, historical perspective of parks, recreation, trails, and open space in the community, customer satisfaction, retention, and other performance indicators. This process will help to ensure an efficient organization of Department resources.

- Deliverable 8: Organizational Assessment

4 PHASE 4: VISIONING

4.1 Conduct Visioning Workshop. We will conduct a visioning session to help ensure we achieve the right pace and generate momentum in the process. The first sessions will be focused on park and facility level of service. In this session, we will discuss recommendations for needs regarding land acquisition, and the development of parks, trails, green space, and recreation facilities. In the sessions that follow, we will discuss level of service for maintenance and operations, trails, recreation, operations, and future funding. In these sessions, we will seek to collaboratively develop a clear plan for the future of the Department's parks and recreation system, based on standards and demand analysis and furthering the Department's goals. We will also identify possible providers and potential partnerships in achieving the desired state of the Department.

- Deliverable 9: Workshop Summary

4.2 Create a Department Strategic Plan. An outcome of the visioning workshop will be the development of strategic goals, objectives, and initiatives included as an action plan. We will aim to develop a realistic set of goals and objectives. To identify recommendations for changes to policies and investment allocation, we will vet and rank a preliminary recommendations list, bearing in mind existing organizational initiatives, fiscal realities, organizational culture, and other variables. The resulting goals and objectives will drive a Plan that represents the values of the community, as well as a prioritized action plan to successfully chart out the roadmap for implementation.

4.3 Develop Goals, Objectives, and an Action Plan. Following the workshops and public presentation, we will develop Goals, Objectives, and an Action Plan. The Action Plan will contain action steps, mission and vision, strategic themes and objectives, key performance indicators, and mid- and long-term initiatives. The plan will also present prioritized strategic initiatives based on input from the workshops, aligned with a clear timeline for implementation. Our prioritization work will also include the cut sheets outlining facility, open space, capital development, and land acquisition methodology recommendations. We will develop priorities for land acquisition parks, natural resources, and sports facilities maintenance and renovation. The Action Plan will also include strategies for implementation.

- Deliverable 10: Goals, Objectives, and an Action Plan



4.4 Prepare an ADA Transition Plan

Accessibility Assessment of Existing Parks & Facilities -- For this project, we will conduct a thorough accessibility assessment of the visitor use programs and supporting facilities (parks and recreation facilities inventoried to be included in appendix). The assessment team will identify programmatic,

communications and physical barriers to participation for people with disabilities in the parks and recreation facilities operated by the City of Blue Springs Parks and Recreation Department. Our approach to ADA compliance is centered on "program access" and the means necessary for people with disabilities to participate and enjoy the benefits of the Department's programs, services and activities. Through the assessment process, our team will evaluate for compliance with the 2010 ADA Standards; the ABA accessibility standards relevant for trails, picnic areas and outdoor developed areas; the proposed accessibility standards for shared use paths; and the provisions from state accessibility codes that are more stringent. Elements for assessment will include features such as parking, circulation routes, public entrances, information counters, restrooms, exhibits, recreation facilities, swimming pools, playgrounds, sports fields, boating and fishing areas, trailheads, picnic areas, scenic viewing areas and other amenities available for public use. We will also assess employee common areas such as conference rooms, kitchens, and locker rooms. We will not assess employee work stations, offices, and maintenance shop work areas will not be assessed. The ADA Assessment will include:

- An accessibility conditions report for each site identifying barriers and recommendations for corrective actions.
- A Microsoft Access database containing deficiencies/barriers to participation for visitors with disabilities at each park and recreation facility, recommendations for corrective actions, standard citations, and digital images.

The accessibility conditions reports will include:

- Facility
- Location/Room/Space
- Longitude & Latitude
- Deficiency
- Digital Image Filename
- Referenced Standard
- Recommendation(s) for Barrier Removal
- Priority Category
- Cost Estimate
- Lead (field left open for transition planning and completion by ADA Coordinator)
- Timeline (field left open for transition planning and completion by ADA Coordinator)
- Corrective Action and Date (field left open for transition planning and completion by ADA Coordinator)
- Steps in Lieu of Barrier Removal (field left open for transition planning and completion by ADA Coordinator)

The assessment will result in recommendations that, "when viewed in its entirety," provide visitors with disabilities the opportunity to participate and benefit from the programs, services, activities and overarching experiences offered through your parks and recreation facilities. The recommendations and deliverable report will be formatted with corrective actions that can either be bundled with the capital improvement plans or as work orders for routine maintenance.

Self-Evaluation/Comprehensive Review of Policies, Practices and Procedures for ADA Compliance (Optional) -- Entities covered by Title II of the ADA are required to complete self-evaluations. This documentation is also required of park and recreation agencies seeking accreditation by the Commission for Accreditation of Park and Recreation Agencies (CAPRA).

As part of this master planning process, we can offer the thorough review of policies, practices and procedures for ADA compliance as an optional service. During this assessment, we would review agency policies, practices, and procedures to determine if standard operating procedures and agency policies are compliant with the Title II regulations, inclusive and welcoming of visitors with disabilities.

Documents such as park regulations and policy manuals, ordinances, sample contracts, permit applications, employee manuals and program registration forms will be reviewed in advance. Information provided for visitor planning will also be evaluated including the primary park brochure(s) and recreation program guide, secondary publications and the agency web site(s). If this option is selected, Skulski Consulting will conduct interviews with key staff to further evaluate operations that may have an impact on the successful implementation of an accessibility management plan. Interviews can be conducted both on site and through Zoom or video conferencing. Generally, interviews are conducted with representatives from programs, operations, customer service, purchasing, marketing, IT, finance, planning and others.

A presentation of findings and recommendations for modification of policies, practices and procedures will be delivered in a final summary report or what we refer to as an ADA Action Plan.

This report can be formatted to serve as a working self-evaluation available for public inspection as required by Title II. Within the last four years, Skulski Consulting has drafted ADA Action Plans that are now being implemented by the City of Fort Collins, the City of Minneapolis, the Minneapolis Park and Recreation Board, Great Parks of Hamilton County (Ohio), the City of Fishers (Indiana) Parks and Recreation Department, the Field Museum, and the Cleveland Museum of Art. With training and facilitation from Skulski Consulting, LLC, the organizations have convened accessibility management teams, assigned tasks and timelines, budgeted, and begun initiating policy modifications.

ADA Training for Parks and Recreation Agencies (optional) -- For ADA compliance to be effective, the agency leadership team must have a thorough understanding of the Title II administrative requirements. Drawing on more than 30 years of experience in parks and recreation, Skulski Consulting can offer on-site training sessions and webinars on ADA Title II and the "Program Access" Standard; application of the accessibility standards to unique recreation environments like playgrounds, picnic areas, trails, sports fields, swimming pools, and others; the principles of universal design; accessible recreation surfaces; access to historic sites and interpretive programs; planning special events to include people with disabilities; and other tailored sessions.

4.5 Department Revenue Recovery Policy. During internal engagement, our project team will interview staff and stakeholders through a series of virtual and/or in-person meetings and review applicable fee schedules and budgets. We will use this information to assess the Department's current fees and charges environment. We will examine the customer service culture, perform a personnel review, and develop an initial cost of service model. Our goal will be to identify key direct and indirect resources related to departments' service delivery. We will then project total cost and calculate cost recovery per activity, program, permit, and service category, per activity, program, permit, and service type, and where applicable, as the data allow, for each specific activity, program, permit, and service the departments provide, as outlined in the scope. We will develop recommendations and recommend fees consistent with identified revenue requirements, cost recovery targets, reserve fund balance levels (if applicable), and applicable policy elements.

We will lead two visioning sessions with select staff and stakeholders identified by the City's project team. The purpose of these sessions will be to gain perspective and understand the City's current and future goals for the departments. These visioning sessions will build momentum and support for the success of cost recovery goals, policy development, and additional future planning initiatives. Based on our extensive experience with cost recovery policy development, we believe it is important to conduct these sessions to provide the opportunity for open dialogue and exploration before diving into the extensive details required to develop a cost recovery policy. We plan to conduct these meetings via video conference, but we are open to facilitating in-person meetings if the Department prefers.

Utilizing the Cost of Service Analysis and Fee Study and Cost Recovery Philosophy and Policy Review completed in Phase 1 and Phase 2, our project team will identify and prioritize necessary changes to fee calculation methodologies and fee schedule structure and cost allocations, develop initial recommendations, and outline any additional, applicable areas where improvements should be considered. We will review findings, priorities, and recommendations with City staff and stakeholders, and external stakeholders as directed.

- Deliverable 11: Revenue Recovery Policy

4.6 Prepare a CIP. Our team will develop the CIP including development of a long-range prioritized capital projects list and recommendations for developing a capital replacement program. The CIP development will incorporate identified priorities for parkland acquisitions, as well as current capital costs for components and elements provided by BerryDunn as recommendations in the master plan. Our team will assess current park impact fee calculations and methodology in relation to probable capital project costs.

5 PHASE 5: DRAFT AND FINAL MASTER PLAN

5.1 Prepare a Draft Plan. We will summarize and synthesize all research and stakeholder input and develop recommendations and priorities into a Draft Parks, Recreation, and Open Space Master Plan. We will work with the Department's project team to prioritize recommendations, balancing needs and cost/benefit analyses, capacity of the Department, and potential budgetary realities. The result will be a set of recommendations phased into immediate, near-term, and long-term time frames that address goals and action strategies.

The draft plan will address CAPRA standards required for accreditation and provide guidance to incorporate these standards.

- Deliverable 12: Draft Parks, Recreation, and Open Space Master Plan

5.2 Facilitate a Review Session. After applying first-round edits, we will facilitate a review session with the Department to discuss feedback and recommendations within the plan. We are extremely interested and experienced in working with Department staff to successfully implement the master plan.

5.3 Deliver a Final Presentation. We will present the updated Parks, Recreation, and Open Space Master Plan to the Department leadership and the City Council to provide an opportunity for them to ask questions and request final edits.

5.4 Finalize the Plan. After implementing edits and submitting to the Department for review after our presentation, we will develop the Final Parks, Recreation, and Open Space Master Plan. The final plan will be placed on the Department's website for public access, and we will encourage additional public announcement and communication with residents about ongoing implementation updates to continue progress toward the Department's desired future.

- Deliverable 13: Final Parks, Recreation, and Open Space Master Plan

6 PHASE 6: IMPLEMENTATION

Following adoption, we will facilitate an implementation workshop that will provide a detailed sequence of steps needed for successful implementation, as well as review techniques to effectively deploy the plan with the Department:

- Securing funding sources
- Capital project review
- Identification of a plan champion or team of champions
- Visual management techniques
- Ongoing employee engagement
- Reporting mechanisms and communication
- Internal marketing
- Institutionalizing the process by documenting the steps in the process and continuous improvement of the process
- Ongoing plan adjustments
- Guidance and assistance to incorporate standards for national accreditation
- Connection to the community, Department management and elected officials, and employees





K. NATIONAL TRENDS AND PERSPECTIVES

How We Share Ideas

Our Parks, Recreation, Libraries team is dedicated to the industry, regularly learning and sharing trends and relevant information at conferences and events. Our commitment to the industry includes involvement with the Virginia Recreation and Parks Society and the National Recreation and Park Association (NRPA). Through these connections, we stay apprised of trends and best practices at the local, regional, and national levels and share them with our clients to promote industry alignment and innovative thinking.

We attend and often speak at NRPA's annual conference and are facilitators at the NRPA Schools as well as state and local events. Some of our most recent NRPA speaking sessions include:

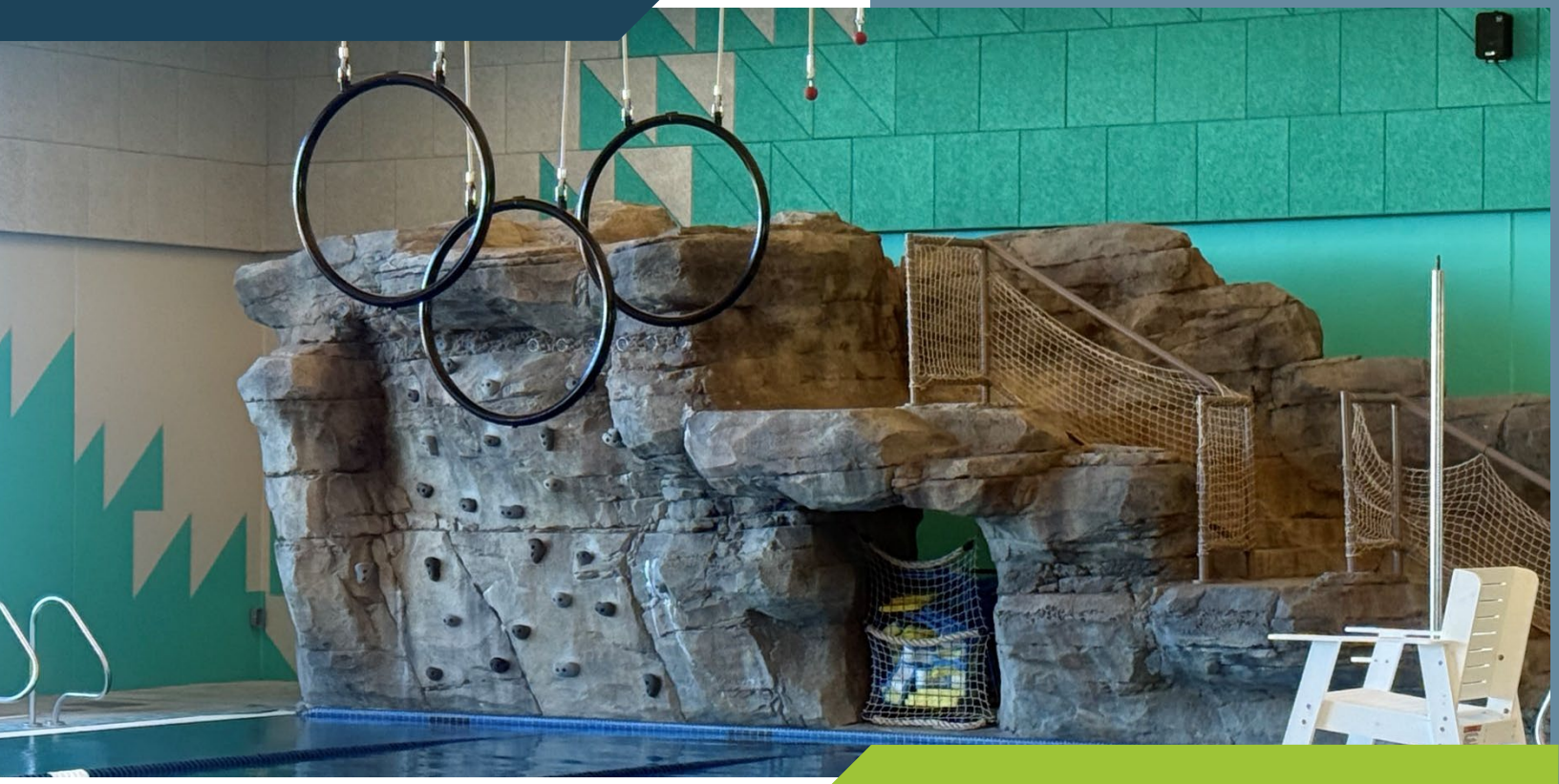
- *"Shout it from the Rooftops!"*
- *"How Parks and Recreation Can Support Mental Health Challenges"*
- *"Leading to Create Organizational Excellence"*
- *"Engage the Silent Voices"*
- *"The Case of Cost Recovery: Why, How and Does It Work?"*
- *"A Racially Just Future: 2021 NCAA Basketball Final Four Talks"*
- *"Impact Fees and Cost of Service"*
- *"Successfully Implementing a Strategic Plan"*

2024 Presentations:

- *"Parks Level of Service - How a data driven approach can help create a more equitable park system"*
- *"Communication Disconnection - Are you marketing services how your patrons want you to?"*
- *"Excellent Operations: Dashboards, Data, and Smart Decisions"*
- *"Planting the Seeds of Success: Cultivating a Positive Workplace Culture, Strategically!"*
- *"'Squirrel!' ...staying focused with a coworker who has ADHD"*

ATTACHMENT B

BerryDunn



FEE PROPOSAL

City of Blue Springs

Parks, Recreation and Open Space Master Plan Update

BerryDunn
2211 Congress Street
Portland, ME 04102-1955
207-541-2200

Lisa Paradis, Practice Lead / Engagement Manager
lparadis@berrydunn.com

Ryan Hegreness, Project Manager
ryan.hegreness@berrydunn.com

December 16, 2024

Fee Proposal

Project Fixed Fee

Our proposed fixed-fee cost to complete the City's desired project is **$283,783**, broken down by deliverable in *Table* 1.

Table 1: Proposed Strategic Planning Costs by Deliverable/Milestone

No.	Deliverable/Milestone	Est. Hours	Fees
Phase 1: Discovery		**70**	**$18,583**
1	Project Work Plan and Schedule - Includes initial planning, management, data request/review, and system tour - Two staff to attend in person, others virtually	53	$15,197
2	Demographics Report	17	$3,386
Phase 2: Engagement		**313**	**$74,975**
3	Comprehensive Engagement Strategy - Includes Project Brand & Engagement Platform Development & Admin.	64	$15,910
	Internal Engagement - Includes 1 orientation meeting, four meetings at key points, one final presentation with parks & recreation commission, planning commission, and city council - Virtual orientation meeting unless coincides with kickoff - Staff meetings virtual unless they coincide with in-person engagement - One trip to present to officials in person, others virtual	68	$16,929
	External Engagement - Includes two community meetings, two non-traditional community engagement opportunities, social media engagement, four focus group/stakeholder meetings - Blue Springs to pay for all project printing, including marketing collateral - Ten total BerryDunn staff days across three or four trips for external and internal engagement - Other engagement supported by Blue Springs staff	95	$24,253
	Citizen Attitude and Interest Survey (300 completed surveys, 5.6% margin of error or better)	52	$12,500
4	Demand/Needs Analysis (Engagement Feedback Summary) - Includes Presentation and Public Review of Engagement Results - Presentation Virtual or Paired with Organizational Assessment	34	$8,563

Phase 3: Analysis		**210**	**$52,271**
5	Park System and Open Space Existing Conditions - Includes analysis and comparison of all parks in the system	110	$27,500
	Facilities Physical Inventory, Condition & Opportunity - Architectural evaluation of structures more than 10 years old, High-level analysis of Vesper Hall included		
6	Recreation/Sports Program Inventory & Opportunity Assessment	27	$6,785
7	Visitation Analysis	15	$3,717
	Benchmarking (Similar Provider Review)	12	$2,896
8	Organizational Assessment (Staffing Levels)	32	$7,881
	Related Planning Effort Integration	14	$3,492
Phase 4: Visioning		**360**	**$90,096**
9	Visioning Workshop & Workshop Summary	24	$6,060
	ADA Accessibility Assessment Consulting - Estimated 5-7 days on site to complete assessments, Includes Accessibility Assessment, Executive Summary ADA: Comprehensive Program, Policy, Practices & Procedures Review - Review of existing policies and interviews with key staff (virtual and/or while on site for assessment) - Includes Summary Report, ADA Action Plan, No additional travel for presentation of findings	200	$50,000
10	Department Action/Strategic Plan - Includes Goals, Policies and Objectives - Action/Strategic Plan and Implementation Plan Combined , Will meet essentials for CAPRA standards - Includes 4-8 pages of graphic design	72	$18,151
11	Development of Revenue Recovery Policy	24	$5,929
	Capital Development Plan	40	$9,956
Phase 5: Finalization		**164**	**$40,935**
12	Draft Plan - Includes CAPRA Standards Assessment	86	$21,560
13	Plan Finalization & Presentation	78	$19,375
Phase 6: Implementation		**15**	**$3,743**
	Implementation Workshop	15	$3,743
	Totals	**1,132**	**$283,783**

How We Calculate Costs

Our costs are developed based on the following factors:

- Our detailed work plan narrative presented in our statement of qualifications
- Our staffing plan and resource allocation, which provides the City with the appropriate number of resources and a level of expertise to complete the tasks defined in the RFQ
- Our experience conducting projects of similar scope and size
- Our inclusion of an estimated travel expense allocation

Our billings are submitted as the project progress, with invoices typically provided monthly; however, we are happy to work based on agreed-upon milestones with the City. Under a fixed-fee engagement, our assumption if that satisfying a deliverable is based on the City's signed acceptance. That said, the City will not incur any additional costs associated with the process of reaching deliverable acceptance.

With our excellent track record of meeting deadlines, we only allow changes to the timeline, scope, or project fees based on changes that are documented and approved by the client. Our principals and managers regularly meet with our clients' management teams to identify issues and discuss solutions. Should additional work outside of the original scope in the RFQ be identified that would require additional time and/or cost, we will work with the City to define the updated scope and fee structure before starting the expanded portion of the project. **As presented, our cost proposed represents a fixed fee that is inclusive of inclusive of any related travel expenses, production materials, or other charges.**

Our Strategies to Control Costs

BerryDunn has an excellent track record of completing projects on time and within the agreed-upon budget. We employ a variety of strategies to control costs including:

- **Keeping our principals and managers involved in the process.** Our principals and managers stay engaged throughout the project, allowing them to address challenges as they arise and avoid costly delays.
- **Following project management best practices.** Within BerryDunn's consulting group, we retain a team of 65 certified PMPs®. Project management best practices form the foundation for all BerryDunn's consulting services and help to keep our engagements on track.
- **Investing up front in project planning**. The first step in any engagement we undertake is a project planning meeting. This helps us understand the project scope and anticipate challenges. After the project planning meeting, we will revise our proposed work plan and staffing assignments. We do not begin work until the client **approves the revised work plan.**
- **Strategically adapting to changes**. We propose having weekly status meetings to discuss project issues and dynamically adjust our plans to best meet your needs. New information often requires altering the work plan, schedule, budget, or scope. Our teams are accustomed to these challenges and work closely with client management teams to help make sure the necessary changes are agreed-upon and approved.
- **Utilizing the best technology to allow our teams to work from anywhere**. We provide our consultants with laptops and other technology necessary to allow them to work in-office, remotely, and on-site with ease. We also use videoconference services, such as Zoom and Microsoft Teams, to stay in close communication with our clients without incurring unnecessary travel costs.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: November 21, 2024

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill amending Chapter 380 the Code of Ordinances, City of Blue Springs Missouri, adding Section 380.145, Alteration, Production or Sale of an Invalid Insurance Card.

BACKGROUND/JUSTIFICATION

Missouri State Statute 303.179 prohibits the alteration, production or sale of an invalid insurance card. When insurance cards are presented to the Municipal Court that are false or have been altered, the only current remedy is to issue a contempt of court charge or request charges from the State. The addition of Section 380.145 to the Code of Ordinances will allow the Municipal Court to prosecute for this offense.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 7, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending Chapter 380 of the Code of Ordinances

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***N/A***
Legal: ***James Newell***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5281

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 380 ARTICLE I: DRIVER'S AND VEHICLE LICENSES OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, ADDING SECTION 380.145 ALTERATION, PRODUCTION OR SALE OF AN INVALID INSURANCE CARD

WHEREAS, City staff is committed to bringing forward amendments to the Code of Ordinances, City of Blue Springs, Missouri as needed; and

WHEREAS, while Missouri Revised Statutes 303.179 prohibits the alteration, production or sale of an invalid insurance card, there is currently no comparable municipal ordinance to prohibit the actions at the municipal level; and

WHEREAS, the proposed addition of Section 380.145 would provide the ability to issue a municipal violation to combat this practice.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS UNDERLINED. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by adding a Section, to be numbered 380.145, which said Section reads as follows:

Section 2. 380.145 Alteration, Production or Sale of Invalid Insurance Card
No person shall alter an invalid insurance card to make it appear valid. No person knowingly shall make, sell or otherwise make available an invalid or counterfeit insurance card. Any person who violates this section shall be punishable under Section 100.080.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January, 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: November 21, 2024

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill amending Chapter 220 Article XI Offenses Concerning Weapons and Firearms of the Code of Ordinances, City of Blue Springs Missouri, adding Section 220.861, Possession of a Defaced Firearm.

BACKGROUND/JUSTIFICATION

Missouri State Statute 571.050 prohibits the possession of a defaced firearm when a person knowingly possesses a firearm that has been defaced. This charge is used when it cannot be established that the person in possession of the defaced firearm was the one who altered or removed the manufacturer's serial number. There is not a similar offense in the City Code of Ordinances. However, Section 220.860 outlines the offense of defacing a firearm. The addition of Section 220.861 to the Code of Ordinances will allow for prosecution at the municipal level for the offense of possessing a defaced firearm.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 7, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending Chapter 220 of the Code of Ordinances.

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***N/A***
Legal: ***James Newell***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5282

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 220 ARTICLE XI: OFFENSES CONCERNING WEAPONS AND FIREARMS OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, ADDING SECTION 220.861 POSSESSION OF A DEFACED FIREARM

WHEREAS, City staff is committed to bringing forward amendments to the Code of Ordinances, City of Blue Springs, Missouri as needed; and

WHEREAS, while Missouri Revised Statutes Section 571.050 prohibits the possession of a defaced firearm, there is currently no comparable municipal ordinance to prohibit the actions at the municipal level; and

WHEREAS, the proposed addition of Section 220.861 would provide the ability to issue a municipal violation to address this offense.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS UNDERLINED. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by adding a Section, to be numbered 220.861, which said Section reads as follows:

Section 2. 220.861 Possession of a Defaced Firearm
A person commits the offense of possession of a defaced firearm if they knowingly possess a firearm which is defaced. Any person who violates this section shall be punishable under Section 100.080.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January, 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 17, 2024

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill amending Section 385.050 Seat Belts, of the Code of Ordinances City of Blue Springs, Missouri to allow this offense to be a primary basis for a stop or detention.

BACKGROUND/JUSTIFICATION

At the December 2, 2024 City Council meeting, Councilmembers Kaylor and Ericson led a discussion to add violations of seatbelt use and use of electronic communication devices while driving, as two new primary offenses. Proposed amendments to the Blue Springs Code of Ordinances were discussed by the Council. After discussion, Council directed staff to draft applicable changes to the City Code for approval. After some research it was determined by legal staff that State law would supersede any local laws to regulate the use of electronic communication devices and therefore the City is not able to make texting a primary offense. The only change being made at this time is to the seatbelt ordinance.

The current Code prohibits law enforcement officers from stopping or detaining a driver solely for violations of seatbelt use (Section 385.050). The proposed Code amendment will make seatbelt violations a primary offense, allowing officers to stop and cite drivers directly for a violation, rather than only issuing a citation after stopping them for another offense. This proposed change is being made in alignment with the direction given to staff by City Council at the December 2, 2024 meeting.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 6, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending the Code of Ordinances Section 385.050 relating to seatbelts

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5283

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 385.050 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, SEAT BELTS

WHEREAS, Section 385.050 of the Code of Ordinances of Blue Springs, Missouri establishes a requirement for wearing seat belts in a passenger car and sets the fine at $10.00; and

WHEREAS, the current Code prohibits the enforcement of the Ordinance to be the primary reason for a stop by law enforcement; and

WHEREAS, the proposed amendment would remove the prohibition that the offense cannot be a primary offense; therefore, making it a primary offense.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS UNDERLINED. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Section 385.050 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

Section 385.050. Seat Belts.

A. Except as otherwise provided in this Section, each driver and front seat passenger of a car manufactured after January 1, 1968, operated on a street or highway in this City shall wear a properly adjusted and fastened safety belt that meets Federal National Highway Transportation Act requirements, except that a child less than sixteen (16) years of age shall be protected as required in Section 385.051.

1. With respect to Subsection (A) of this Section:

~~a. No person shall be stopped, inspected or detained solely to determine compliance with Subsection (A) of this Section.~~

~~b.~~ a. The provisions of Subsection (A) of this Section shall not be applicable to persons who have a medical reason for failing to have a seat belt fastened about their body or to any person employed by the United States Postal Service while performing duties for that Federal agency which requires the operator to service postal boxes from their vehicles or which requires frequent entry into and exit from their vehicles.

~~c.~~ b. As used in Subsection (A) of this Section, the term "passenger car" means every motor vehicle designed for carrying ten (10) persons or less and used for the transportation of persons, except that the term "passenger car"

shall not include motorcycles, motorized bicycles, motortricycles and trucks with a gross weight of twelve thousand (12,000) pounds or more.

2. Each driver who violates the provisions of Subsection (A) of this Section shall, upon conviction, be subject to a fine not to exceed ~~ten~~ fifty dollars ($~~1~~50.00) in amount. All other provisions of law and court rules to the contrary notwithstanding, no court costs may be imposed if court costs have been assessed on any other charge arising out of the same occurrence.

B. The provisions of Subsection (A) of this Section shall not apply to any public carrier for hire. In addition, the provisions of Subsection (A) of this Section shall not apply to students four (4) years of age or older who are passengers on a school bus designed for carrying ten (10) passengers or more and which is manufactured or equipped pursuant to Missouri Minimum Standards for School Buses as school buses are defined in Section 302.010, RSMo.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 6, 2024 **CONTRACT NO.**

SUBMITTED BY: Adam Hilgedick **DEPARTMENT: Public Works**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill accepting temporary construction easements and a permanent sidewalk easement from the abutting property owners for the 2024 Community Development Block Grant (CDBG) Sidewalk Program, Project 24-09-01.

BACKGROUND/JUSTIFICATION

The City had identified a need for infill sidewalks to connect residential, commercial, civic, and recreational districts. The City solicited proposals for engineering design and selected a consultant to prepare plans for this sidewalk (Walter P. Moore). Community Development Block Grant funding was utilized for the plan development and will be used for sidewalk construction.

The acquisition of permanent sidewalk and temporary construction easements is required for construction of sidewalk improvements for the 2024 CDBG Sidewalk Program. The area acquired will also allow for the realignment of utilities adjacent to the project. The acquisition was negotiated for the City by Skeens Consulting Services, as a subconsultant for the design engineer, Walter P. Moore, ensuring that all laws and protocols were followed during the process.

Sidewalks have not been constructed but will be located along the east side of 19th Street from Ashton Drive to South Outer Road, the north side of Mock Ave from 15th Street to 19th Street, and the south side of South Outer Road from 15th Street to 19th Street. Sidewalk construction is expected to be complete by Spring 2025.

FINANCIAL IMPACT

Property Owners:	Line Item	Amount To Be Paid
Community America Credit Union	Temporary Construction Easement Permanent Sidewalk Easement Total	$1,755 $1,705 $3,460
Deanna Schwope	Temporary Construction Easement, Lot 1 Temporary Construction Easement, Lot 2 Fence Replacement Total	$ 480 $ 340 $10,340 $11,160
George Ward	Temporary Construction Easement	Donation

Blachford Properties, LLC	Temporary Construction Easement	Donation
Kiwi Homes, LLC	Temporary Construction Easement	Donation
Amount of Request/Contract:	$14,620	
Amount Budgeted:	$77,673.49	Date: 1/2/2025
Budget Year:	FY 2024-25	
Funding Source/Account #:	100-12500-530100 CDBG	
Account Balance:	Owners have already been paid. Owners have not been paid to date. Available balance is $212.767.	

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 6, 2025	June 6, 2025

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill with easements attached as Exhibits 1-7.

REVIEWED BY:

Requesting Director: ***Adam Hilgedick***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5284

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING PERMANENT SIDEWALK AND TEMPORARY CONSTRUCTION EASEMENTS FROM THE ABUTTING PROPERTY OWNERS FOR THE 2024 COMMUNITY DEVELOPMENT BLOCK GRANT SIDEWALK PROGRAM IMPROVEMENTS, PROJECT 24-09-01

WHEREAS, the City of Blue Springs is committed to ensuring the acquisition of the temporary construction and permanent sidewalk easements for the 2024 Community Development Block Grant (CDBG) Sidewalk Program, Project 24-09-01, is conducted in a professional and legal manner; and

WHEREAS, easements are required to facilitate the placement of sidewalks; and

WHEREAS, the City of Blue Springs acquired the easements, negotiated through the consultant Skeens Consulting Services, as a subconsultant for the design engineer, Walter P. Moore; and

WHEREAS, staff recommends the acceptance of the easements obtained from the following abutting property owners: Community America Credit Union, Deanna Schwope, George Ward, Blachford Properties, LLC, and Kiwi Homes, LLC for said improvements for the 2024 CDBG Sidewalk Program.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to make payment and accept the following easements from property owners abutting the 2024 CDBG Sidewalk Program, 24-09-01 project improvements as follows:

- Community America Credit Union - Temporary Construction Easement and Permanent Sidewalk Easement for the amount of $3,460.00 (Exhibits 1 and 2, respectively);
- Deanna Schwope – Temporary Construction Easements with Fence Replacement for the amount of $11,160.00 (Exhibits 3 and 4, respectively);
- George Ward – Temporary Construction Easement as a donation (Exhibit 5);
- Blachford Properties, LLC - Temporary Construction Easement as a donation (Exhibit 6); and
- Kiwi Homes, LLC - Temporary Construction Easement as a donation (Exhibit 7);

All Exhibits are attached hereto and incorporated herein.

Section 2. The City Administrator is authorized to take any and all actions necessary to accept the easements.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do

not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT 1

Title of Document: Temporary Construction Easement

Date of Document: Dec. 6th, 2024

Grantor: Community America Credit Union

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 West Main Street, Blue Springs, Missouri 64015

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 6th day of DECEMBER 2024 by and between, Community America Credit Union, having an address of 1800 NW South Outer Road, Blue Springs, Missouri, 64015, owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantor agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water

ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

By: _____ Printed: APRIL LANPHER Title: BR. MGR

By: _____ Printed: _____ Title: _____

ACKNOWLEDGMENT BY CORPORATION

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

HEATHER DAWN MOSCICKI
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 23756187
My Commission Expires 08-21-2027

BE IT REMEMBERED, That on this 5 day of December, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came APRIL LANPHER BRANCH MGR of COMMUNITYAMERICA CREDIT UNION a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of MISSOURI _____, and _____, _____ of said Corporation, who are personally known to me to be the such officers and who are personally known to me to be the same persons who executed as such officers the within instrument on behalf of said Corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

_____
Notary Public

My Commission Expires: 08/21/2027

EXHIBIT "A"



BLUE SPRINGS 2023 SIDEWALKS PROGRAM

TRACT 7

Community America Credit Union

TEMPORARY CONSTRUCTION EASEMENT "A":

Containing 91 square feet more or less.

All that part of Lot 7, WEST GATE, 4TH PLAT, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 7; thence along the North line thereof, South 81°27'08" East, a distance of 140.36 feet to the POINT OF BEGINNING; thence continuing said North line, South 73°22'29" East, a distance of 18.16 feet; thence departing said North line, South 16°37'31" West, a distance of 5.00 feet; thence North 73°22'29" West, a distance of 18.16 feet; thence North 16°37'31" East, a distance of 5.00 feet to the POINT OF BEGINNING.

Also,

TEMPORARY CONSTRUCTION EASEMENT "B":

Containing 269 square feet more or less.

All that part of Lot 7, WEST GATE, 4TH PLAT, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 7; thence along the West line thereof, South 02°17'54" West, a distance of 209.69 feet to the POINT OF BEGINNING; thence departing said West line, South 87°42'06" East, a distance of 5.00 feet; thence South 02°17'54" West, a distance of 53.71 feet; thence North 87°42'06" West, a distance of 5.00 feet to said West line; thence North 02°17'54" East, a distance of 53.71 feet to the POINT OF BEGINNING.

Also,

TEMPORARY CONSTRUCTION EASEMENT "C":

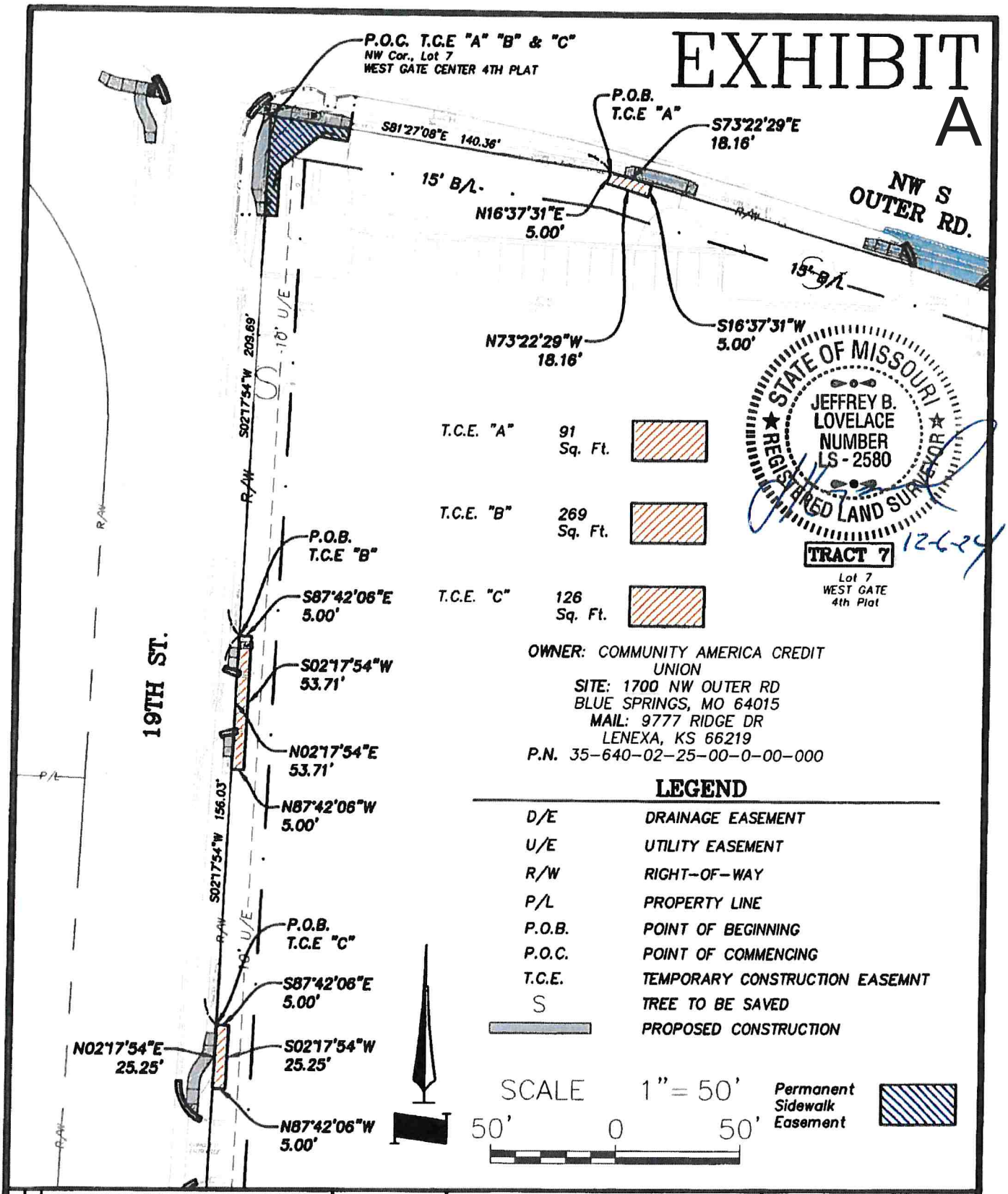
Containing 126 square feet more or less.

All that part of Lot 7, WEST GATE, 4TH PLAT, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 7; thence along the West line thereof, South 02°17'54" West, a distance of 209.69 feet; thence continuing South 02°17'54" West, a distance of 156.03 feet to the POINT OF BEGINNING; thence departing said West line, South 87°42'06" East, a distance of 5.00 feet; thence South 02°17'54" West, a distance of 25.25 feet; thence North 87°42'06" West, a distance of 5.00 feet to said West line; thence North 02°17'54" East, a distance of 25.25 feet to the POINT OF BEGINNING.



EXHIBIT A



OWNER: COMMUNITY AMERICA CREDIT UNION
SITE: 1700 NW OUTER RD
BLUE SPRINGS, MO 64015
MAIL: 9777 RIDGE DR
LENEXA, KS 66219
P.N. 35-640-02-25-00-0-00-000

LEGEND

D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
T.C.E.	TEMPORARY CONSTRUCTION EASEMNT
S	TREE TO BE SAVED
	PROPOSED CONSTRUCTION

SCALE 1" = 50'
50' 0 50'

Permanent Sidewalk Easement

EXHIBIT

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

Project No: 23139
Drawn By: BDH
Checked By: JBL
Date: 11/28/2023
Scale: 1"=50'
File Name: 23139 EASEMENTS.dwg

TEMPORARY CONSTRUCTION EASEMENT
BLUE SPRINGS 2023 SIDEWALKS PROGRAM
Blue Springs, Jackson County, Missouri

Prepared For: WALTER P MOORE
1100 WALNUT ST. SUITE 1825
Kansas City, MO 64106

PROPERTY INFORMATION

OWNER: COMMUNITY AMERICA CREDIT UNION
SITE: 1700 NW OUTER RD
BLUE SPRINGS, MO 64015
MAIL: 9777 RIDGE RD
LENEXA, KS 66219
P.N. 35-640-02-25-00-0-00-000

EXHIBIT "B"

BLUE SPRINGS 2023 SIDEWALKS PROGRAM

TRACT 7

Community America Credit Union

TEMPORARY CONSTRUCTION EASEMENT:

Containing 1,455 square feet more or less.

All that part of Lot 7, WEST GATE, 4TH PLAT, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 7; thence along the East line thereof, South 02°09'38" West, a distance of 5.02 feet; thence departing said East line, North 82°21'40" West, a distance of 233.20 feet; thence North 73°22'29" West, a distance of 57.74 feet; thence North 02°17'53" East, a distance of 5.16 feet to the South right-of-way line of Northwest Outer Road as it currently exists; thence along said right-of-way line, South 73°22'29" East, a distance of 58.63 feet; thence continuing along said right-of-way line, South 82°21'40" East, a distance of 232.33 feet to the POINT OF BEGINNING.

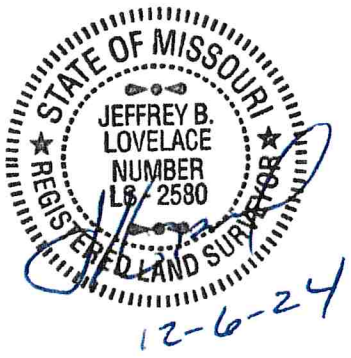


EXHIBIT B

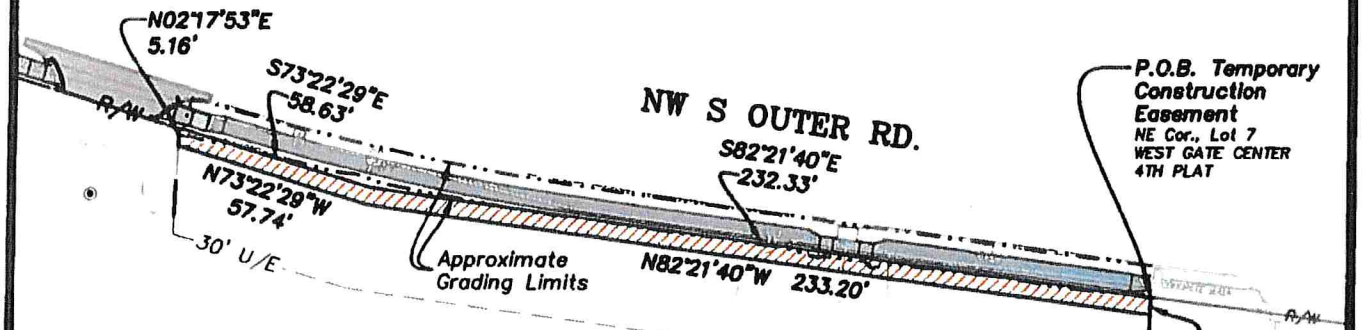
SCALE 1"= 50'

50' 0 50'

LEGEND

D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
	PROPOSED CONSTRUCTION

Temporary Construction Easement 1,455 Sq. Ft.



TRACT 7

Lot 7
WEST GATE
4th Plat

Lot 2
WEST GATE
1st Plat

25' D/E

P/L

OWNER: COMMUNITY AMERICA CREDIT UNION
SITE: 1700 NW OUTER RD
BLUE SPRINGS, MO 64015
MAIL: 9777 RIDGE DR
LENEXA, KS 66219
P.N. 35-640-02-25-00-0-00-000

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR

12-6-24

REVISED: 11/27/2023 BY BDH

EXHIBIT 1 of 1

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

Project No: 23139
Drawn By: BDH
Checked By: JBL
Date: 10/20/2023
Scale: 1"=50'
File Name: 23139 EASEMENTS dwg

TEMPORARY CONSTRUCTION EASEMENT
BLUE SPRINGS 2023 SIDEWALKS PROGRAM
Blue Springs, Jackson County, Missouri

Prepared For: WALTER P MOORE
1100 WALNUT ST, SUITE 1825
Kansas City, MO 64106

PROPERTY INFORMATION

OWNER: COMMUNITY AMERICA CREDIT UNION
SITE: 1700 NW OUTER RD
BLUE SPRINGS, MO 64015
MAIL: 9777 RIDGE RD
LENEXA, KS 66219
P.N. 35-640-02-25-00-0-00-000

EXHIBIT 2

Title of Document: Permanent Sidewalk Easement

Date of Document: December 6th, 2024

Grantor: Community America Credit Union

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 West Main Street, Blue Springs, Missouri 64015

PERMANENT SIDEWALK EASEMENT

THIS AGREEMENT, made this 6 day of December, 2024, by and between Community America Credit Union, having an address of 1800 NW South Outer Road, Blue Springs, Missouri, owner of the property herein described, hereinafter known as the Grantor, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, does by these presents remise, release and quitclaim unto said party of the second part, the following described permanent sidewalk easement in real estate in the County of Jackson, State of Missouri, to wit:

> A permanent sidewalk easement used to locate, construct, reconstruct, repair, maintain, and use a perpetual right of way for public access and walkway, including but not limited to all appurtenances in, over, on, under, and through the land described in **Exhibit A** all of which is in the County of Jackson, State of Missouri

Grantor agrees not to obstruct or interfere with **Grantee's** use and enjoyment of the Easement areas granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, sidewalk, roadway,

thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said Easement.

It is expressly agreed to by the **Grantor** that the **Grantee** may, in the **Grantee**'s absolute discretion, and without prior notification to the **Grantor**, assign or transfer any and all of its rights under this Easement. Such assignment or transfer shall not otherwise affect any rights granted by the **Grantor** pursuant to this Easement.

Grantor further states that it is lawfully seized of title to the land through which said Easement is granted and that it has good and lawful right to convey said easements to the **Grantee** herein.

THIS GRANT shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the city of Blue Springs, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor executed the above on _____, 2020.

By: _____ Printed: APRIL LANPHER Title: BR. Mgr.

By: _____ Printed: _____ Title: _____

ACKNOWLEDGMENT BY CORPORATION

HEATHER DAWN MOSCICKI
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 23756187
My Commission Expires 08-21-2027

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED, That on this 6 day of December, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came APRIL LANPHER BR. Mgr of COMMUNITYAMERICA CREDIT UNION a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of MISSOURI _____, and _____, _____ of said Corporation, who are personally known to me to be the such officers and who are personally known to me to be the same persons who executed as such officers the within instrument on behalf of said Corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Heather Dawn Moscicki
Notary Public
My Commission Expires: 08/21/2027

EXHIBIT "A"

BLUE SPRINGS 2023 SIDEWALKS PROGRAM

TRACT 7

Community America Credit Union

PERMANENT SIDEWALK EASEMENT:

Containing 454 square feet more or less.

All that part of Lot 7, WEST GATE, 4TH PLAT, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 7; thence along the North line thereof, South 81°27'08" East, a distance of 33.20 feet; thence departing said North line, South 08°32'52" West, a distance of 5.00 feet; thence North 81°27'08" West, a distance of 12.17 feet; thence South 51°18'32" West, a distance of 20.34 feet; thence South 02°17'54" West, a distance of 19.60 feet; thence North 87°42'06" West, a distance of 5.00 feet to the West line of said Lot 7; thence along said West line, North 02°17'54" East, a distance of 40.20 feet to the POINT OF BEGINNING.

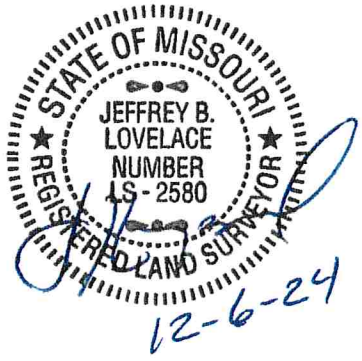


EXHIBIT A

SCALE 1"= 40'

40' 0 40'

LEGEND

U/E	UTILITY EASEMENT
A/E	ACCESS EASEMENT
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
S	TREE TO BE SAVED
	PROPOSED CONSTRUCTION

Permanent Sidewalk Easement 454 Sq. Ft.

Approximate Grading Limits

P.O.B. Permanent Sidewalk Easement
NW Cor., Lot 7
WEST GATE CENTER 4TH PLAT

S81°27'08"E 33.20'

NW S OUTER RD.

S08°32'52"W 5.00'

R/W

N81°27'08"W 12.17'

20.34'
S51°18'32"W

N02°17'54"E 40.20'

N87°42'06"W 5.00'

10' U/E

S02°17'54"W 19.60'

19TH ST.

Lot 2
CORPORATE CENTRE SUBDIVISION

R/W

R/W

10' U/E

OWNER: COMMUNITY AMERICA CREDIT UNION
SITE: 1700 NW OUTER RD
BLUE SPRINGS, MO 64015
MAIL: 9777 RIDGE DR
LENEXA, KS 66219
P.N. 35-640-02-25-00-0-00-000

Lot 7
WEST GATE
4th Plat

TRACT 7

Temporary Construction Easement

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR

12-6-24

REVISED: 11/27/2023 BY BDH

EXHIBIT 1 of 1

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

Project No: 23139
Drawn By: BDH
Checked By: JBL
Date: 10/20/2023
Scale: 1"=40'
File Name: 23139 EASEMENTS.dwg

PERMANENT SIDEWALK EASEMENT
BLUE SPRINGS 2023 SIDEWALKS PROGRAM
Blue Springs, Jackson County, Missouri

Prepared For: WALTER P MOORE
1100 WALNUT ST, SUITE 1825
Kansas City, MO 64106

PROPERTY INFORMATION
OWNER: COMMUNITY AMERICA CREDIT UNION
SITE: 1700 NW OUTER RD
BLUE SPRINGS, MO 64015
MAIL: 9777 RIDGE RD
LENEXA, KS 66219
P.N. 35-640-02-25-00-0-00-000

EXHIBIT 3

Title of Document: Temporary Construction Easement

Date of Document: August 23rd, 2024

Grantor: Roger L. Schwope and Deanna R. Schwope - Trustees

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 West Main Street, Blue Springs, Missouri 64015

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 23rd day of August 2024 by and between, Roger L. Schwope and Deanna R. Schwope - Trustees, having an address of 1805 NW Ashton Drive, Blue Springs, Missouri, 64015, owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantor agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water

ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

By: Deanna R. Schwope
Deanna R. Schwope

deceased
Roger L. Schwope (deceased)

ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

On this 23rd day of August 2024, appeared Deanna R. Schwope - Trustee, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

William Allen Skeens
Notary Public

WILLIAM ALLEN SKEENS
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 11401650
Jackson County
My Commission Expires: Feb. 28, 2026

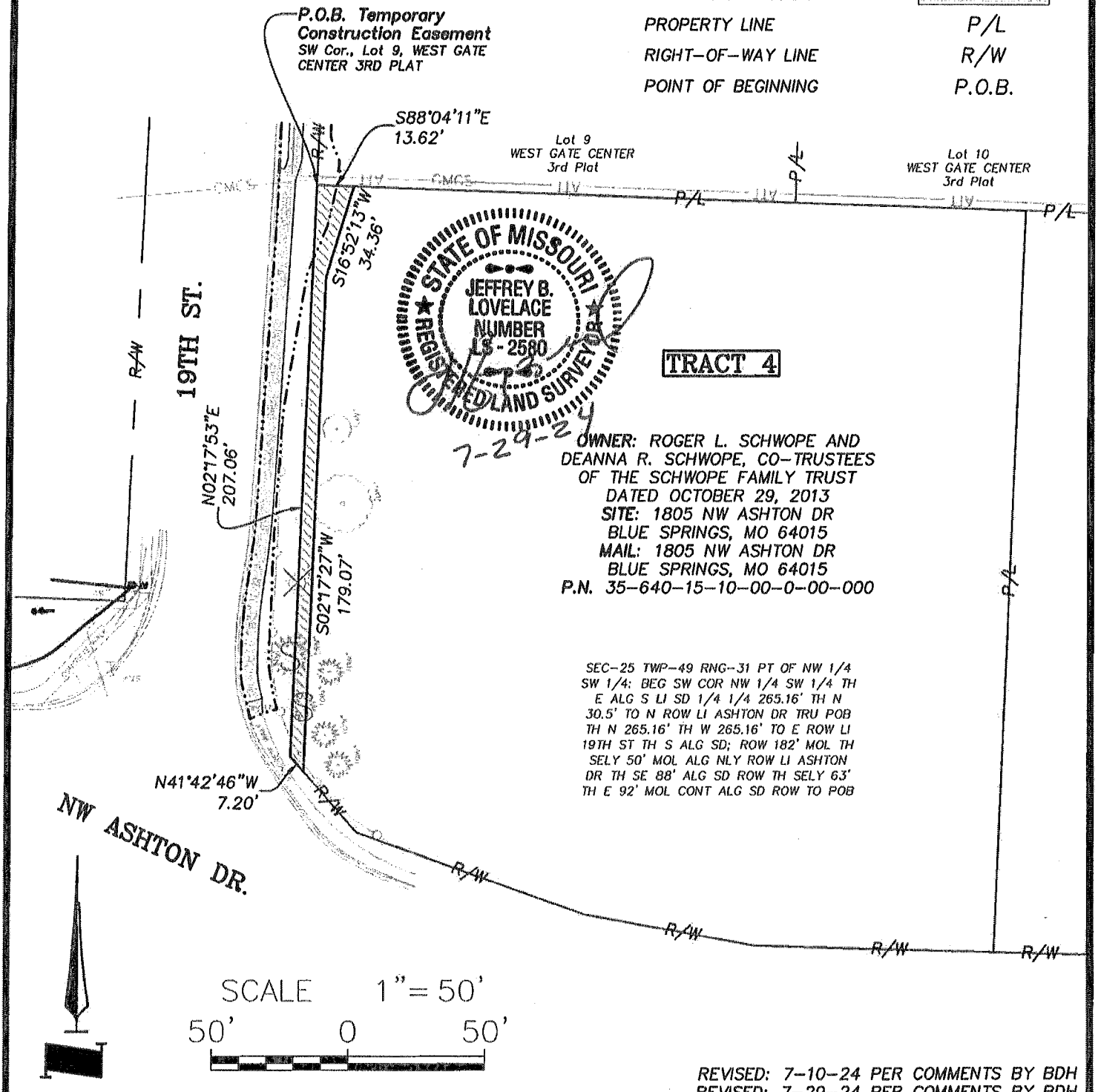
My Commission Expires: February 28, 2026

EXHIBIT A

Temporary Construction Easement — 1,189 Sq. Ft.

LEGEND

TREE TO BE SAVED	S
TREE TO BE REMOVED	X
APPROX. GRADING LIMITS	
PROPOSED WOOD FENCE	
NEW CONSTRUCTION	
PROPERTY LINE	P/L
RIGHT-OF-WAY LINE	R/W
POINT OF BEGINNING	P.O.B.



REVISED: 7-10-24 PER COMMENTS BY BDH
REVISED: 7-29-24 PER COMMENTS BY BDH

EXHIBIT

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

Project No: 23139
Drawn By: BDH
Checked By: JBL
Date: 7/10/2024
Scale: 1"=50'
File Name: 23139 EASEMENTS.DWG

TEMPORARY CONSTRUCTION EASEMENT
BLUE SPRINGS 2023 SIDEWALKS PROGRAM
Blue Springs, Jackson County, Missouri

Prepared For: WALTER P MOORE
1100 WALNUT ST, SUITE 1825
Kansas City, MO 64106

PROPERTY INFORMATION
OWNER: SCHWOPE ROGER L & DEANNA R-TRUSTEES
SITE: 1805 NW ASHTON DR BLUE SPRINGS, MO 64015
MAIL: 1805 NW ASHTON DR BLUE SPRINGS, MO 64015
P.N. 35-640-15-10-00-0-00-000

EXHIBIT "B"

BLUE SPRINGS 2023 SIDEWALKS PROGRAM

TRACT 4

Roger L. Schwope and Deanna R. Schwope, Co-Trustees of the Schwope Family Trust dated October 29, 2013

TEMPORARY CONSTRUCTION EASEMENT:

Containing 1,189 square feet more or less.

All that part of the Northwest Quarter of Section 25, Township 49 North, Range 31 West in Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 9, WEST GATE CENTER 3RD PLAT, a subdivision in said City, County and State, said point also being the intersection of the East right-of-way line of 19th Street as it currently exists and the North line of a tract of land described in Warranty Deed recorded in Instrument Number 2002I0090570 in said Jackson County Records; thence along the North line of said tract of land, South 88°04'11" East, a distance of 13.62 feet; thence departing said North line, South 16°52'13" West, a distance of 34.36 feet; thence South 02°17'27" West, a distance of 179.07 feet to the Northerly right-of-way line of Northwest Ashton Drive as established by Right-of-way Deed recorded in Instrument Number I1301150 in Book I2607, Page 860; thence along said Northerly right-of-way line, North 41°42'46" West, a distance of 7.20 feet to said East right-of-way line; thence along said East right-of-way line, North 02°17'53" East, a distance of 207.06 feet to the POINT OF BEGINNING.

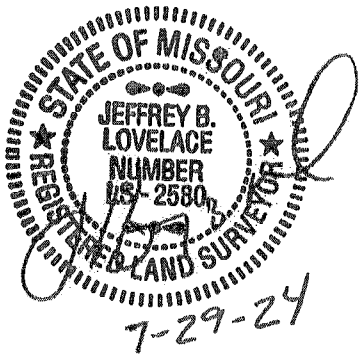


EXHIBIT 4

Title of Document: Temporary Construction Easement

Date of Document: August 23rd, 2024

Grantor: Roger L. Schwope and Deanna R. Schwope - Trustees

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 West Main Street, Blue Springs, Missouri 64015

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 23rd day of August 2024 by and between, Roger L. Schwope and Deanna R. Schwope - Trustees, having an address of 1805 NW Ashton Drive, Blue Springs, Missouri, 64015, owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantor agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water

ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

By: Deanna R Schwope
Deanna R. Schwope

deceased
Roger L. Schwope (deceased)

ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

On this 23rd day of August 2024, appeared Deanna R. Schwope - Trustee, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

William Allen Skeens
Notary Public

WILLIAM ALLEN SKEENS
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 11401650
Jackson County
My Commission Expires: Feb. 28, 2026

My Commission Expires: February 28, 2026

EXHIBIT A

Temporary Construction Easement 409 Sq. Ft.

SCALE 1"= 40'

40' 0 40'

LEGEND

TREE TO BE SAVED	S
APPROX. GRADING LIMITS	
NEW CONSTRUCTION	
PROPERTY LINE	P/L
RIGHT-OF-WAY LINE	R/W
UTILITY EASEMENT	U/E
ACCESS EASEMENT	A/E
POINT OF BEGINNING	P.O.B.

NW MOCK AVE.

19TH ST.

TRACT 5

OWNER: ROGER L. SCHWOPE AND DEANNA R. SCHWOPE, CO-TRUSTEES OF THE SCHWOPE FAMILY TRUST DATED OCTOBER 29, 2013
SITE: 1800 NW MOCK AVE
BLUE SPRINGS, MO 64015
MAIL: 1805 NW ASHTON DR
BLUE SPRINGS, MO 64015
P.N. 35-640-15-09-00-0-00-000

Lot 9 WEST GATE CENTER 3rd Plat

Lot 10 WEST GATE CENTER 3rd Plat

N02°17'53"E 60.00'

S10°30'48"E 61.44'

N88°04'11"W 13.62'

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR
7-29-24

REVISED: 7-10-24 PER COMMENTS BY BDH
REVISED: 7-29-24 PER COMMENTS BY BDH

EXHIBIT SHT 1 of 1

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

Project No: 23139
Drawn By: BDH
Checked By: JBL
Date: 7/10/2024
Scale: 1"=40'
File Name: 23139 EASEMENTS.DWG

TEMPORARY CONSTRUCTION EASEMENT
BLUE SPRINGS 2023 SIDEWALKS PROGRAM
Blue Springs, Jackson County, Missouri

Prepared For: WALTER P MOORE
1100 WALNUT ST. SUITE 1825
Kansas City, MO 64106

PROPERTY INFORMATION
OWNER: SCHWOPE ROGER L & DEANNA R-TRUSTEES
SITE: 1800 NW MOCK AVE BLUE SPRINGS, MO 64015
MAIL: 1805 NW ASHTON DR BLUE SPRINGS, MO 64015
P.N. 35-640-15-09-00-0-00-000

EXHIBIT "B"

BLUE SPRINGS 2023 SIDEWALKS PROGRAM

TRACT 5

Roger L. Schwope and Deanna R. Schwope, Co-Trustees of the Schwope Family Trust dated October 29, 2013

TEMPORARY CONSTRUCTION EASEMENT:

Containing 409 square feet more or less.

All that part of Lot 9, WEST GATE CENTER, 3RD PLAT, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 9; thence along the East right-of-way line of 19th Street as it currently exists, North 02°17'53" East, a distance of 60.00 feet; thence departing said right-of-way line, South 10°30'48" East, a distance of 61.44 feet to the South line of said Lot 9; thence along said South line, North 88°04'11" West, a distance of 13.62 feet to the POINT OF BEGINNING.

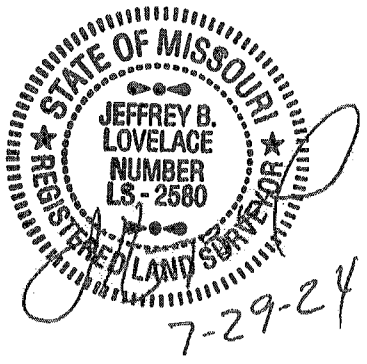


EXHIBIT 5

Title of Document: Temporary Construction Easement

Date of Document: July 23, 2024

Grantor: George T Ward and Jeanette C Ward, Trustees

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 West Main Street, Blue Springs, Missouri 64015

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 23rd day of July 2024 by and between, George T Ward and Jeanette C Ward, Trustees, having an address of 1100 Woods Chapel Road, Blue Springs, Missouri, 64015, owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantor agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water

ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

By: George T Ward Trustee
George T Ward, Trustee

By: deceased
Jeanette C Ward, Trustees

ACKNOWLEDGMENT BY INDIVIDUAL(s)

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

On this 23rd day of July 2024, appeared George T Ward ~~and Jeanette C Ward~~, Trustee~~s~~ personally known to me to be the person~~s~~ who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

William Allan Skeens
Notary Public

WILLIAM ALLEN SKEENS
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 11401650
Jackson County
My Commission Expires: Feb. 28, 2026

My Commission Expires: February 28, 2026

EXHIBIT "A"

BLUE SPRINGS 2023 SIDEWALKS PROGRAM

TRACT 6

George T. Ward & Jeanette C. Ward, Trustee

TEMPORARY CONSTRUCTION EASEMENT "A":

Containing 240 square feet more or less.

All that part of Lot 8, WEST GATE CENTER, 4TH PLAT, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 8; thence along the North line thereof, South 87°42'06" East, a distance of 15.00 feet; thence departing said North line, South 27°24'43" West, a distance of 35.34 feet to the East right-of-way line of 19th Street as it currently exists; thence along said right-of-way line, North 02°17'53" East, a distance of 32.00 feet to the POINT OF BEGINNING.

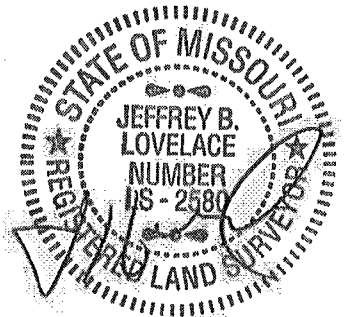
ALSO,

TEMPORARY CONSTRUCTION EASEMENT "B":

Containing 1,174 square feet more or less.

All that part of Lot 8, WEST GATE CENTER, 4TH PLAT, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 8; thence along the South line thereof, North 88°04'11" West, a distance of 206.97 feet; thence Westerly and Northerly continuing along said South line on a curve to the right whose initial tangent bears North 88°05'52" West, having a radius of 15.00 feet, a central angle of 90°23'45" and an arc length of 23.67 feet to the West line of said Lot 8; thence along said West line, North 02°17'53" East, a distance of 8.03 feet; thence departing said West line, South 87°42'07" East, a distance of 5.00 feet; thence South 02°17'53" West, a distance of 8.03 feet; thence Southerly and Easterly along a curve to the right having a radius of 10.00 feet, a central angle of 90°23'45" and an arc length of 15.78 feet; thence South 88°04'11" East, a distance of 206.97 feet to the East line of said Lot 8; thence along said East line, South 01°55'43" West, a distance of 5.00 feet to the POINT OF BEGINNING.



12-15-23

EXHIBIT B

SCALE 1" = 50'

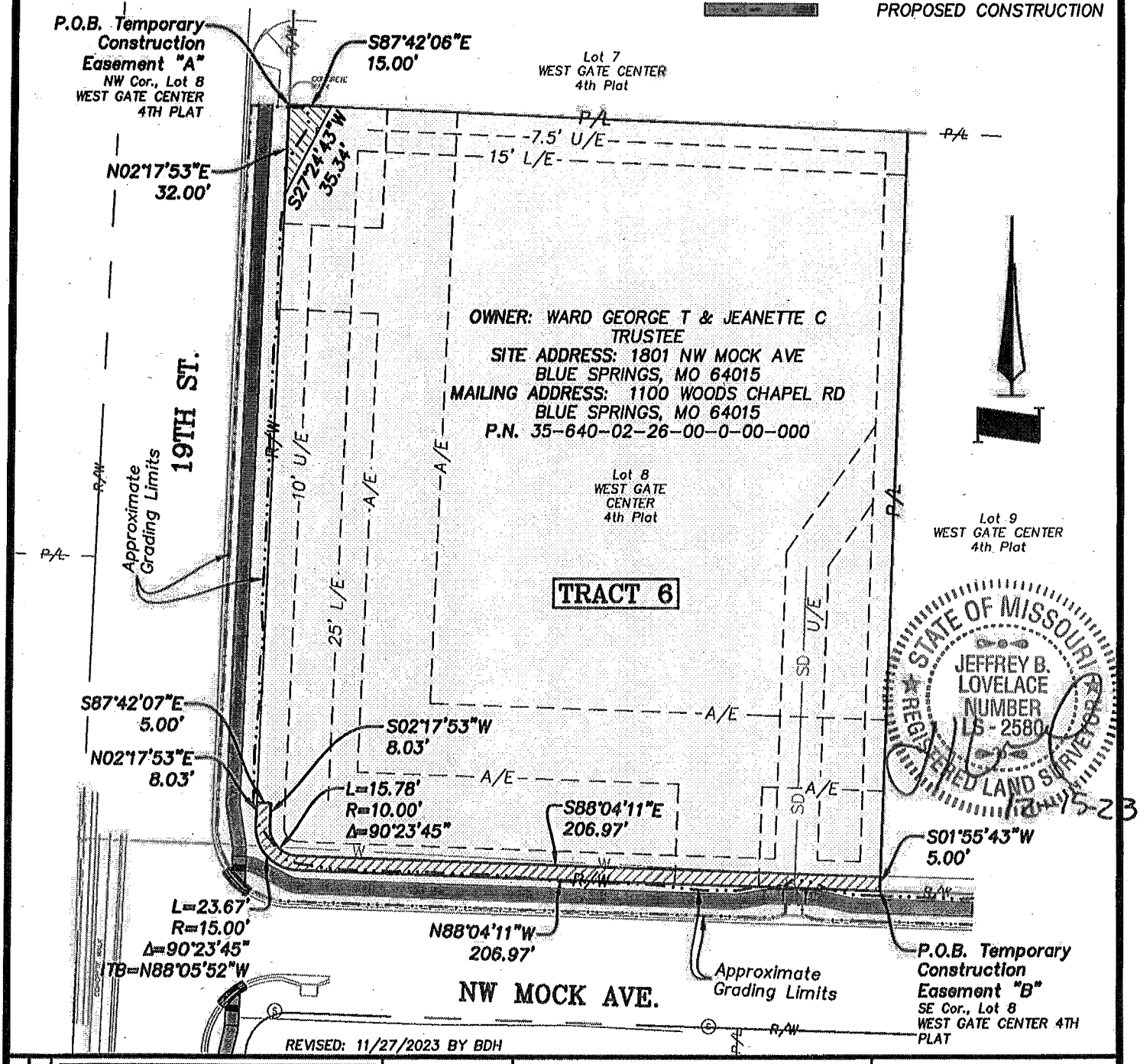
50' 0 50'

Temporary Construction Easement "A" — 240 Sq. Ft.

Temporary Construction Easement "B" — 1,174 Sq. Ft.

LEGEND

L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
A/E	ACCESS EASEMENT
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
	PROPOSED CONSTRUCTION



STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR
12-5-23

EXHIBIT 1 of 1	LOVELACE & ASSOCIATES Land Surveying - Land Planning 929 SE 3rd Street Lee's Summit, Missouri 64063 Tel: (816) 347-9997 Fax: (816) 347-9979	Project No: 23139 Drawn By: BDH Checked By: JBL Date: 10/20/2023 Scale: 1"=50' File Name: 23139 EASEMENTS.dwg	**TEMPORARY CONSTRUCTION EASEMENT** **BLUE SPRINGS 2023 SIDEWALKS PROGRAM** Blue Springs, Jackson County, Missouri Prepared For: WALTER P MOORE 1100 WALNUT ST, SUITE 1825 Kansas City, MO 64106	PROPERTY INFORMATION OWNER: WARD GEORGE T & JEANETTE C TRUSTEE SITE: 1801 NW MOCK AVE BLUE SPRINGS, MO 64015 MAIL: 1100 WOODS CHAPEL RD BLUE SPRINGS, MO 64015 P.N. 35-640-02-26-00-0-00-000

EXHIBIT 6

Title of Document: Temporary Construction Easement

Date of Document: 7/19, 2024

Grantor: Blachford Properties, LLC

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 West Main Street, Blue Springs, Missouri 64015

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 19 day of July 2024 by and between, Blachford Properties, LLC, having an address of 1505 NW Mock Avenue, Blue Springs, Missouri, 64015, owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantor agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

By: Terri Blachford
Signature

By: _____
Signature

ACKNOWLEDGMENT BY LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

BE IT REMEMBERED, That on this 19th day of July, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____
Terri Blachford (name/s), member(s) of
Blachford Properties LLC (name of company), a Limited Liability Company duly formed under the provisions of the Missouri (state) Limited Liability Company Act, who is/are personally known to me to be the such member(s) and who is/are personally known to me to be the same person(s) who executed as such member(s) the foregoing instrument on behalf of said company, and such person(s) duly acknowledged the execution of same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

William Allen Skeens
Notary Public

My Commission Expires: February 28, 2026

WILLIAM ALLEN SKEENS
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 11401650
Jackson County
My Commission Expires: Feb. 28, 2026

EXHIBIT "A"

BLUE SPRINGS 2023 SIDEWALKS PROGRAM

TRACT 12

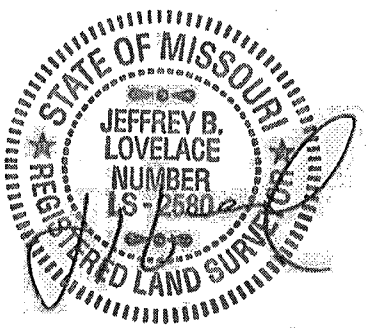
Blachford Properties, LLC

TEMPORARY CONSTRUCTION EASEMENT:

Containing 117 square feet more or less.

All that part of Lot 6, WEST GATE CENTER 2ND PLAT, LOTS 4-7, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

The East 23.43 feet of the South 5.00 feet of said Lot 6.



12-15-23

EXHIBIT B

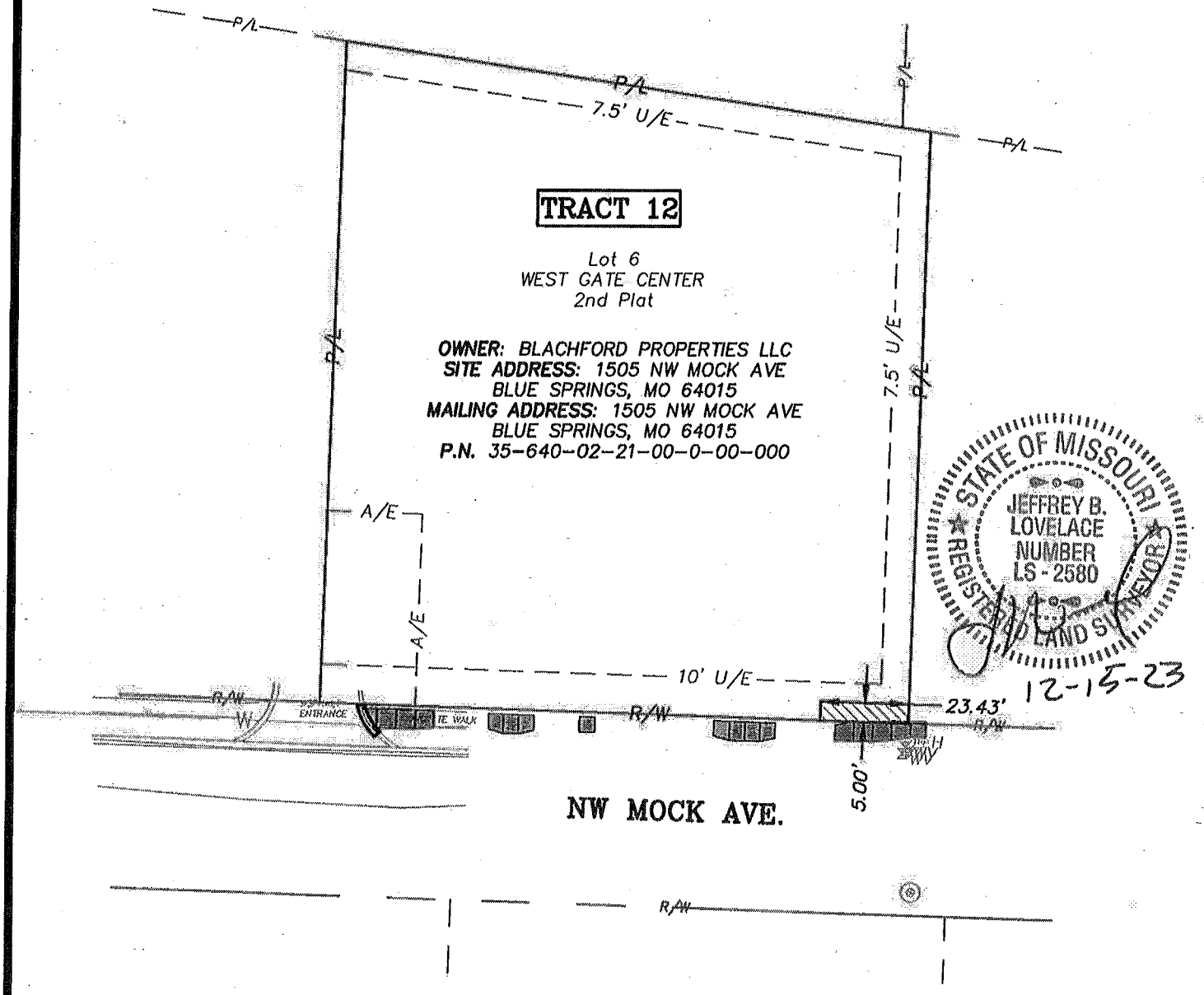
Temporary Construction Easement — 117 Sq. Ft.

SCALE 1"= 40'

40' 0 40'

LEGEND

U/E	UTILITY EASEMENT
A/E	ACCESS EASEMENT
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
	PROPOSED CONSTRUCTION



STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR

12-15-23

EXHIBIT 1 of 1	LOVELACE & ASSOCIATES Land Surveying - Land Planning 929 SE 3rd Street Lee's Summit, Missouri 64063 Tel: (816) 347-9997 Fax: (816) 347-9979	Project No: 23139 Drawn By: BDH Checked By: JBL Date: 11/28/2023 Scale: 1"=40' File Name: 23139 EASEMENTS.dwg	**TEMPORARY CONSTRUCTION EASEMENT** **BLUE SPRINGS 2023 SIDEWALKS PROGRAM** Blue Springs, Jackson County, Missouri Prepared For: WALTER P MOORE 1100 WALNUT ST, SUITE 1825 Kansas City, MO 64106	PROPERTY INFORMATION OWNER: BLACHFORD PROPERTIES LLC SITE: 1505 NW MOCK AVE BLUE SPRINGS, MO 64015 MAIL: 1505 NW MOCK AVE BLUE SPRINGS, MO 64015 P.N. 35-640-02-21-00-0-00-000

EXHIBIT 7

Title of Document: Temporary Construction Easement

Date of Document: July 18, 2024

Grantor: Kiwi Holmes, LLC

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 West Main Street, Blue Springs, Missouri 64015

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 18th day of July 2024 by and between, Kiwi Holmes, LLC, having an address of 2004 NW South Outer Road, Blue Springs, Missouri, 64015, owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantor agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water

ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

By: Dayna Davis
Signature

By: _____
Signature

ACKNOWLEDGMENT BY LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

BE IT REMEMBERED, That on this 18th day of July, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dayna Davis (name/s), member(s) of Kiwi Homes LLC (name of company), a Limited Liability Company duly formed under the provisions of the Missouri (state) Limited Liability Company Act, who is/are personally known to me to be the such member(s) and who is/are personally known to me to be the same person(s) who executed as such member(s) the foregoing instrument on behalf of said company, and such person(s) duly acknowledged the execution of same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

William Allen Skeens
Notary Public

WILLIAM ALLEN SKEENS
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 11401650
Jackson County
My Commission Expires: Feb. 28, 2026

My Commission Expires: February 28, 2026

EXHIBIT "A"

BLUE SPRINGS 2023 SIDEWALKS PROGRAM

TRACT 13

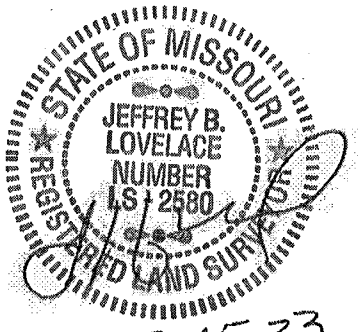
Kiwi Homes, LLC limited liability company of the County of Jackson, State of Missouri

TEMPORARY CONSTRUCTION EASEMENT:

Containing 62 square feet more or less.

All that part of Lot 1, WEST GATE CENTER 1ST PLAT, LOTS 1-3, a subdivision in the city of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

The West 12.35 feet of the South 5.00 feet of said Lot 1.



12-15-23

EXHIBIT B

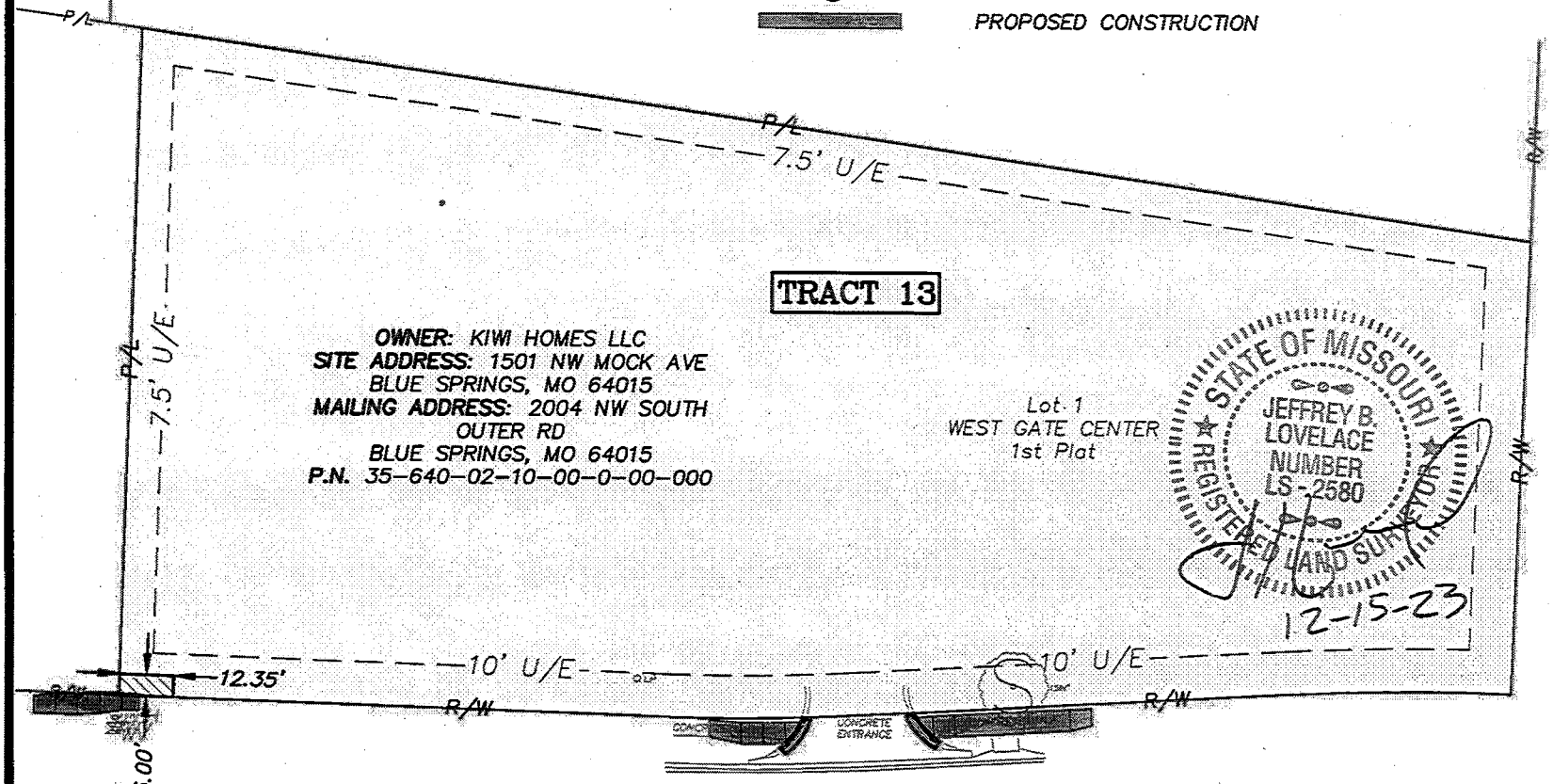
SCALE 1"= 40'

40' 0 40'

LEGEND

U/E	UTILITY EASEMENT
A/E	ACCESS EASEMENT
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
S	TREE TO BE SAVED
	PROPOSED CONSTRUCTION

Temporary Construction Easement 62 Sq. Ft.



PROPERTY INFORMATION

OWNER: KIWI HOMES LLC
SITE: 1501 NW MOCK AVE
BLUE SPRINGS, MO 64015
MAIL: 2004 NW SOUTH OUTER RD
BLUE SPRINGS, MO 64015
P.N. 35-640-02-10-00-0-00-000

TEMPORARY CONSTRUCTION EASEMENT
BLUE SPRINGS 2023 SIDEWALKS PROGRAM
Blue Springs, Jackson County, Missouri

Prepared For:
WALTER P MOORE
1100 WALNUT ST, SUITE 1825
Kansas City, MO 64106

Project No: 23139
Drawn By: BDH
Checked By: JBL
Date: 10/20/2023
Scale: 1"=40'
File Name: 23139 EASEMENTS.dwg

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT

1 of 1

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 17, 2024

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Public Works**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill authorizing legal counsel to institute condemnation proceedings if property interests cannot be acquired by purchase through good faith negotiations and authorizing the City to acquire a permanent sanitary sewer easement and a temporary construction easement for property located at 9304 S. M-7 Highway.

BACKGROUND/JUSTIFICATION

On June 21, 2022, the City Council approved Ordinance No. 5123 which annexed property owned by Flanders Asset Management LC located at 9304 S. M-7 Highway into the City of Blue Springs. As part of the Annexation Agreement, the City agreed to provide certain municipal services to the property, including sanitary sewer services. In order for the City to provide said services, a permanent sanitary sewer easement and a temporary construction easement must be acquired from a surrounding property owner. The property required for the extension is owned by DAK Realty Devco LLC.

The City through Keller, Craig and Associates, has been in negotiation to obtain the required easements. Keller, Craig and Associates completed a standard appraisal report for the property and has been unable to negotiate a fair market value for the easements. The City will continue to negotiate to obtain the easements, if the negotiations are not successful, condemnation will be required to obtain a fair market value for the easements. The City's legal counsel, Lauber Municipal Law, will provide legal services for the condemnation proceedings if they are required.

Staff is requesting that the City Council determine and declare the necessity of acquiring, for public use, a permanent sanitary sewer easement and a temporary construction easement for the extension of City sewer infrastructure. Also, that the City Administrator be authorized to continue to negotiate for the purpose of acquiring the necessary property interests, and that the City Attorney be authorized to institute condemnation proceedings if the property interests cannot be acquired by purchase through good faith negotiations.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 7, 2025	August 31, 2025

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill with Kinney Vacant Land Appraisal attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5285

ORDINANCE NO. _____

AN ORDINANCE DETERMINING AND DECLARING THE NECESSITY OF ACQUIRING A PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THE EXTENSION OF SEWER SERVICES IN THE CITY BY NEGOTIATION OR, IF NECESSARY, CONDEMNATION AND AUTHORIZING THE CITY ADMINISTRATOR TO OBTAIN AND EXECUTE ALL INSTRUMENTS NECESSARY FOR ACQUISITION OF SUCH LAND

WHEREAS, the Blue Springs City Council deems it necessary, desirable, advisable and in the public interest to obtain certain permanent right-of-way and sanitary easement for the purpose of establishing, constructing, maintaining, and improving the sanitary sewer system for the property generally located at 9304 S M-7 Highway and the surrounding area; and

WHEREAS, the City is duly organized and exists under a constitutional charter framed pursuant to Article VI, Sections 19 and 19(a) of the Constitution of the State of Missouri, and as such possesses the power of eminent domain for the purpose of condemning private property for any public use or purpose, including for the uses or purposes stated herein; and

WHEREAS, the City is specifically empowered to establish, open, alter, widen, extend, grade, improve, construct, reconstruct, and maintain sanitary sewer services and other public improvements and to acquire land easements and rights therein for such purposes under and by virtue of the Missouri Constitution, the Revised Statutes of Missouri, including but not limited to Chapters 88, 523 and Section 82.240, and the City Charter of the City of Blue Springs, Missouri, including but not limited to Section 2.1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1: That it is hereby found, determined and declared that it is necessary and in the public interest for the public purpose of establishing, constructing, maintaining, and improving sanitary sewer services to the property generally located at 9304 S M-7 Highway and the surrounding area, pursuant to plans and specifications on file with the Public Works Department, to acquire, by purchase or condemnation proceedings, certain permanent sanitary sewer easement and temporary construction easement for such public improvements, and all work incidental and subsidiary thereto, in the lands in Jackson County, Missouri as set forth and described in the Vacant Land Appraisal **"Exhibit A"** attached hereto and incorporated by reference as if fully set forth herein.

Section 2: That the City Administrator and their designees are hereby authorized to offer, negotiate and contract with the owners of property herein described for the purpose of acquiring said necessary interests in real property, but the offer amounts shall not be lower than the amounts reflected in an appraisal.

Section 3: That the City Administrator and their designees are hereby authorized to execute necessary documents to pay and disburse funds to property owners, others holding

property rights, and escrow agents pursuant to negotiated agreements associated with acquisition of said necessary interests in real property.

Section 4: That, in the event of failure following good faith negotiations to reach agreement on the amount of compensation to be paid for the acquisition of said necessary interests in real property, the City Attorney and their designees, including special counsel, are hereby authorized and directed to institute condemnation proceedings for the purpose of acquiring said necessary interests in real property in the manner provided for by law.

Section 5: The Mayor, the City Administrator, the City Attorney, special counsel, and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 7. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of January 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Exhibit A

Kinney Vacant Land

Southwest Brookside Dr, Blue Springs, MO 64064



Effective Date
March 21, 2024

Date of the Report
April 30, 2024

Report Type
Appraisal Report

Prepared For
Mr. Adam Hilgedick
Assistant Director, Public Works
City of Blue Springs, MO

Client File Number
N/A

Internal File Number
24-594A

PREPARED BY:

KELLER, CRAIG & ASSOCIATES
REAL ESTATE APPRAISERS & CONSULTANTS



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Standard Appraisal Report

MISSOURI DEPARTMENT OF TRANSPORTATION

STANDARD APPRAISAL FORMAT

REAL ESTATE

Jackson Route: Flanders Sewer

Job No.: 24-02-01

Parcel No.: 54-420-06-99-00-0-00-000 & 54-420-98-03-01-0-00-000

Property Address: No address assigned by city, Blue Springs, MO 64064

Area of Contiguous Ownership: 1,280,968 SF, or 29.4070+/- Acres

Acquisition: N/A

Controlled Land: N/A

Fully Controlled Land: N/A

Permanent Sanitary Sewer Easement: 11,099 SF, or 0.2548+/- Acres

Temporary Construction Easement: 7,961 SF or 0.1828+/- Acres

Remainder: 1,280,968 SF, or 29.4070+/- Acres

Appraiser: Damian Santucci and Daniel Frazee, MAI

Effective Date of Appraisal: March 21, 2024

1. Owner: DAK REALTY DEVCO LLC

2. Purpose of Appraisal:

The purpose of this appraisal is to estimate just compensation, if any, due the owners as a result of appropriating certain realty rights as herein described.

A. Fair Market Value Definition: Fair market value is the value of the property taken after considering comparable sales in the area, capitalization of income, and replacement cost less depreciation, singularly or in combination, as appropriate, and additionally considering the value of the property based upon its highest and best use, using generally accepted appraisal practices. If less than the entire property is taken, fair market value shall mean the difference between the fair market value of the entire property immediately prior to the taking and the fair market value of the remaining or burdened property immediately after the taking. (RSMo 523.001) . Jurisdictional Exception to Standards Rule 1-2(c).
B. Intended Use: The intended use of the appraisal report is to assist the agency in its determination of the amount paid for the property rights acquired or conveyed.
C. Intended Users: Intended users of this report are the agency (City of Blue Springs) and persons authorized by the client. RSMo 523.253 requires a copy of this appraisal report be provided to the owner of the subject property for information only, the owner is not an intended user as defined by USPAP.
D. USPAP Compliance Statement: This appraisal was prepared according to the contract/assignment from the agency. The intended use of the appraisal is for eminent domain related acquisition and the agency is the only intended user (except as indicated above). The agency bears responsibility for contract/assignment requirements that meet its needs and therefore are not misleading. In combination with the Scope of Assignment and review function, all appraisal reports assigned by the agency identify the problem to be solved, determine the scope of work necessary to solve the problem and correctly complete research and analysis necessary to produce a credible appraisal and are therefore in compliance with USPAP Standard 1. In that the agency is an intended user of the report and others may be provided copies for informational purposes, the agency has determined that reports prepared in conformance with these procedures constitute a Summary Appraisal Report which fulfills the agency's needs. It is misleading for an appraiser to disregard a part or parts of USPAP as void and of no force and effect in a particular assignment without identifying in the appraiser's report the part or parts disregarded and the legal authority justifying this action.

3. Interest Appraised: Fee Simple and Permanent and Temporary Easement Rights.

4. Scope of Work:

Property Inspection:

Appraiser	Extent of Inspection	Date Inspected
Damian Santucci	Exterior Inspection	3/21/2024
Daniel Frazee, MAI	Exterior Inspection	

Data Researched:

- Flood zone status
- Zoning Requirements
- Applicable Tax Data
- Demographics
- Public Record Data
- Comparable Data
- Easement Documents

Analysis Applied:

This report was prepared in conformance with the Scope of Assignment and the requirements of the format assigned. The data has been gathered and analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

5. Identification of the Realty: 54-420-06-99-00-0-00-000 & 54-420-98-03-01-0-00-000

6. History of the Property:

As of March 24, 2024, the subject property is under contract as part of a larger parcel sale. Ms. Debbie Weber, Agent with Realty Executives listed the subject for sale on October 13, 2023. MLS No. 2459103 notes a list price of$995,000, which is equivalent to $33,166 per acre, or $0.76 PSF of land. This listing includes an adjacent tract comprised of 17.83 acres (54-420-98-03-01-0-00-000), which when combined with the subject 12.17 acre tract (Parcel 54-420-06-99-00-0-00-000), equals a larger parcel 30-acre site.

Ms. Weber revealed there are presently two (2) offers under consideration. The first of which is a full-price cash offer for $995,000, with no contingencies, and an anticipated 10-day closing. Ms. Weber indicated this offer is first in line, given the lack of contingencies, and the anticipated short closing date. This offer was presented by an unrelated party, and therefore, considered a pending arm's length transaction.

The second offer was for $1,095,000, which is $100,000 above the list price, equivalent to $36,500 per acre, or $0.84 PSF of land. Ms. Weber indicated there were additional contingencies presented with this offer, which she stated wouldn't be an issue, however would require an extended closing, estimated at an additional four to six weeks. This offer was also presented by an unrelated party, and considered to be a potential arm's length transaction.

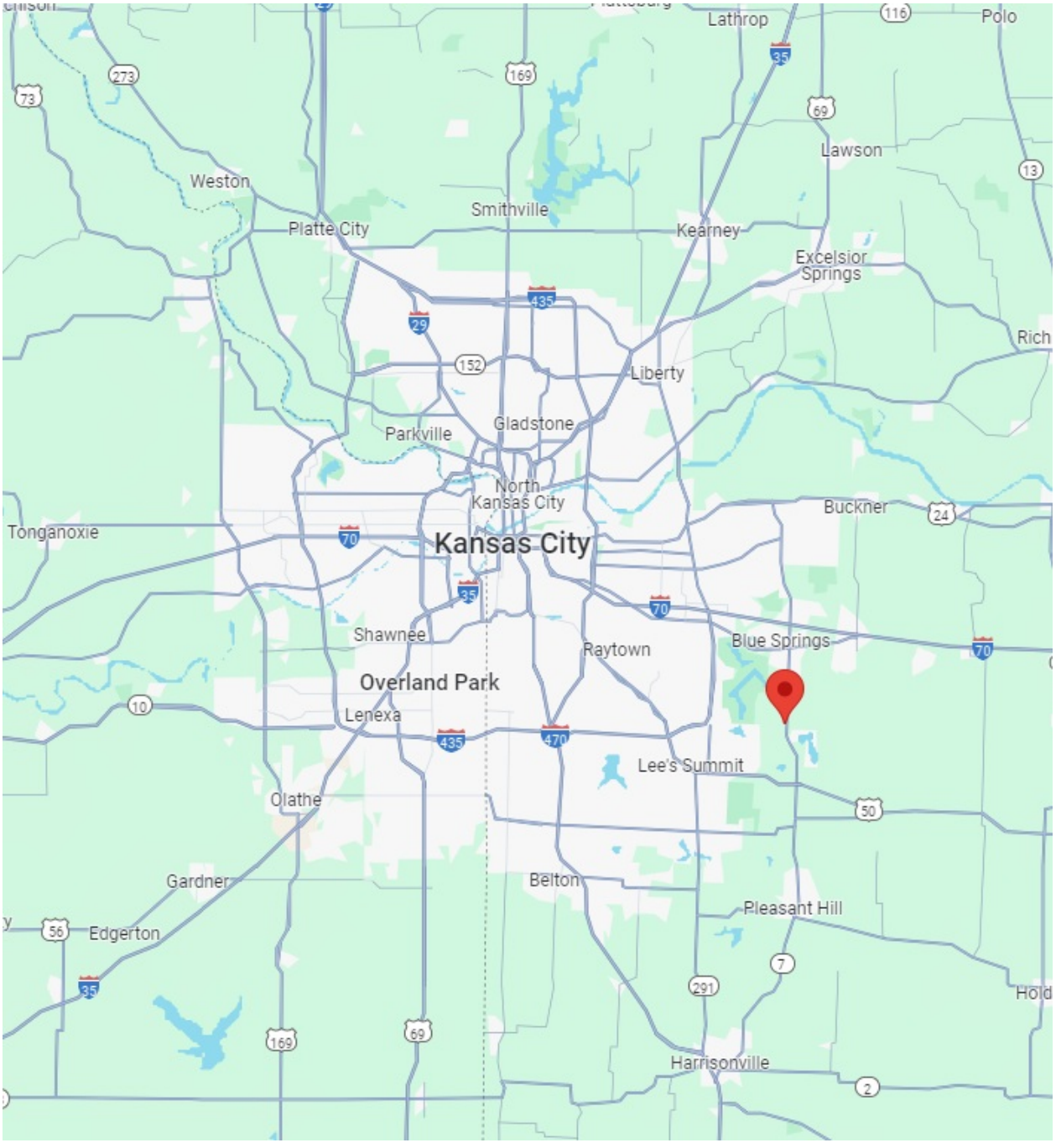
Other than the current pending transaction, no other sale transactions have been reported within the past 60 months by the County Assessors Office. Based on our analysis, the pending purchase price is supported by the market.

Lastly, Ms. Weber indicated the property owner is presently out of the county, and scheduled to return on approximately April 17th, 2024, and will be available to provide direction immediately thereafter.

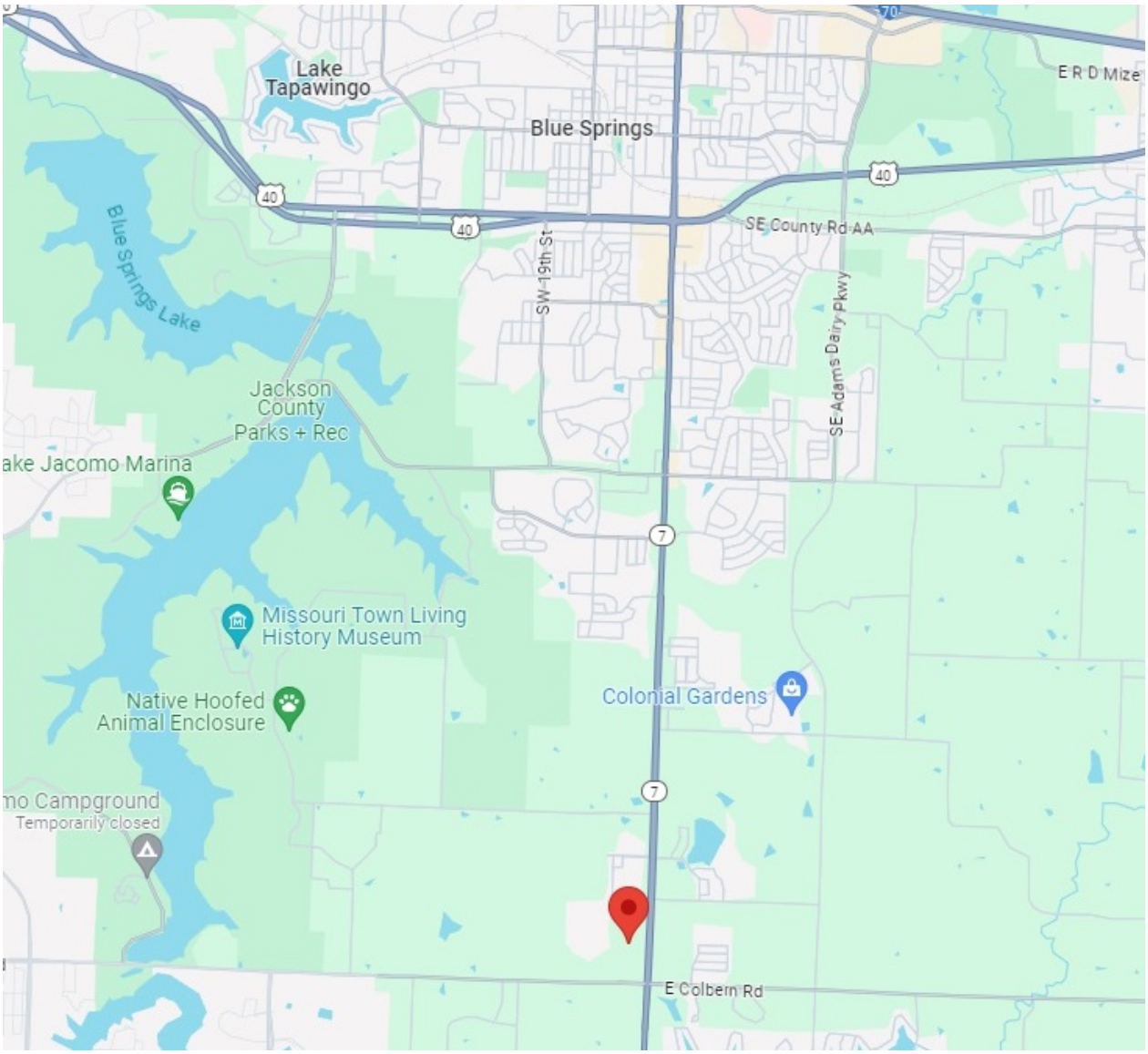
Neighborhood

Area Overview

The subject is located in the Kansas City Metropolitan Area. The metropolitan area has a population of roughly 2.2 million people. The national economy experienced a downturn in 2020 due to the COVID-19 Pandemic. The pandemic created substantial turmoil in various financial markets, but the real estate market has largely recovered from COVID-19-related issues. However, inflation began increasing in 2022, which caused an increase in mortgage interest rates in the second half of 2022 and 2023 to try to tamp down inflation. These higher interest rates have placed additional pressure on the real estate market fundamentals.



Neighborhood Overview



For the purposes of this report, the neighborhood boundaries are best described as follows:

North	US Highway 40
South	NE Colbern Road/County Highway 8-S
East	S Buckner Tarsney Road
West	Blue Spring Lake

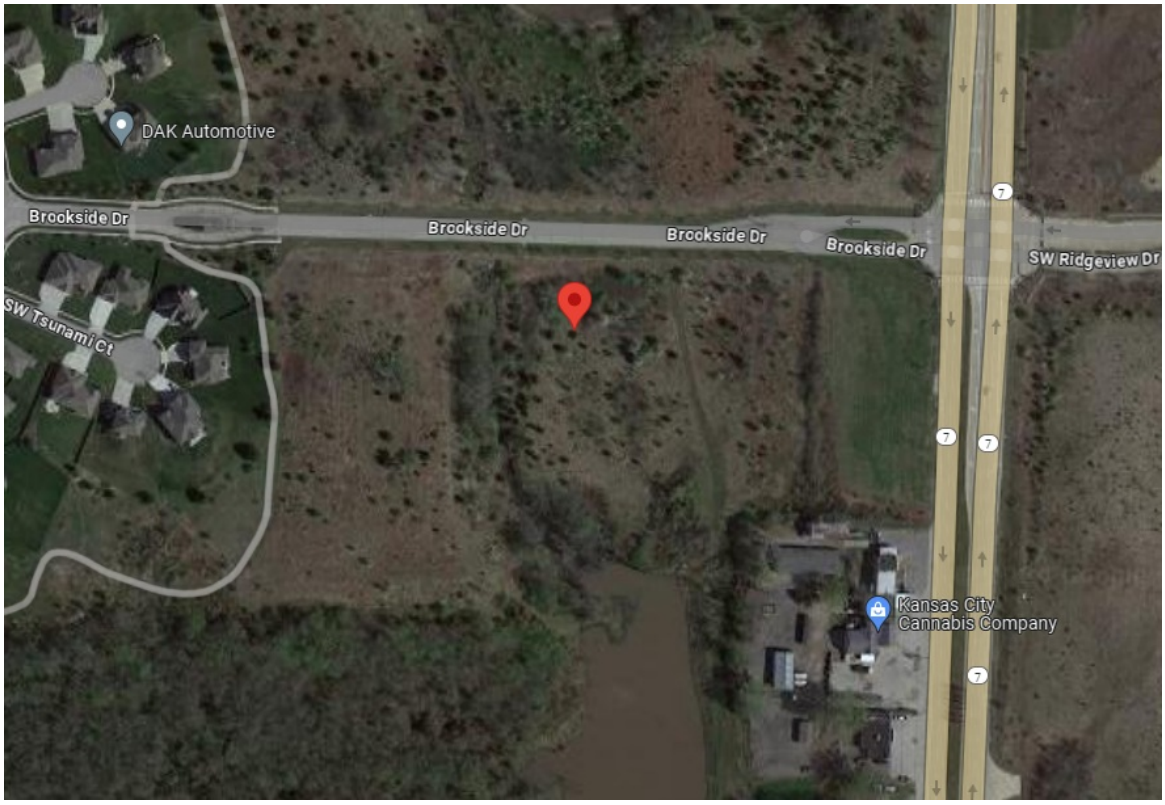
The neighborhood is primarily influenced by growth experienced within the City of Blue Springs. The estimated population of Blue Springs as of 2020 was 58,603. This is an increase of 6% from the 2010 Census of 55,266.

In the city's Comprehensive Plan (June 2014) the subject area is included in the Land Use & Development Plan S1 area - an area identified specifically to establish neighborhood gathering places where members of the community can live and connect for commerce, education, culture, worship, or recreation.

The subject property is located within the highly-rated Lee's Summit R-7 School District. The school district is nationally recognized for its quality educational programs. The district's current enrollment is 17,783 students and includes 18 elementary schools, four middle schools, three high schools, an alternative school, a secondary technology academy, an early education center, and a special education, day treatment center.

The city's commercial core includes a mix of retail and light industrial located along Missouri 7 Highway north of Moreland School Road. Much of the recent development in the city has been along the Adams Dairy Parkway forming the second major exit along I-70 for Blue Springs. The development in this area benefited from TIF financing. A substantial amount of land in the immediate area of the subject is available for development with the widening of the Missouri 7 Highway. Both a Wal-Mart and a Home Depot were developed at the southwest corner of Adams Dairy Parkway and Coronado Boulevard. Target and other related developments are located at the southeast corner.

Several properties in the area have been redeveloped in recent years including the QuikTrip at the NWC of Highways 7 and 40, a new Price Chopper on the site of a redeveloped shopping center located south of the southwest corner of Highways 7 and 40, and a new strip center near the new Price Chopper. Orscheln's Farm and Home backfilled the former Price Chopper space.



Properties immediately adjacent to the subject are summarized below:

Direction	Zoning	Use
North	SF-7	Vacant Land
South	GB-C	Vacant Land
East	LI, LB	Vacant Land, Retail Buildings
West	SF-7	Single-Family Residences

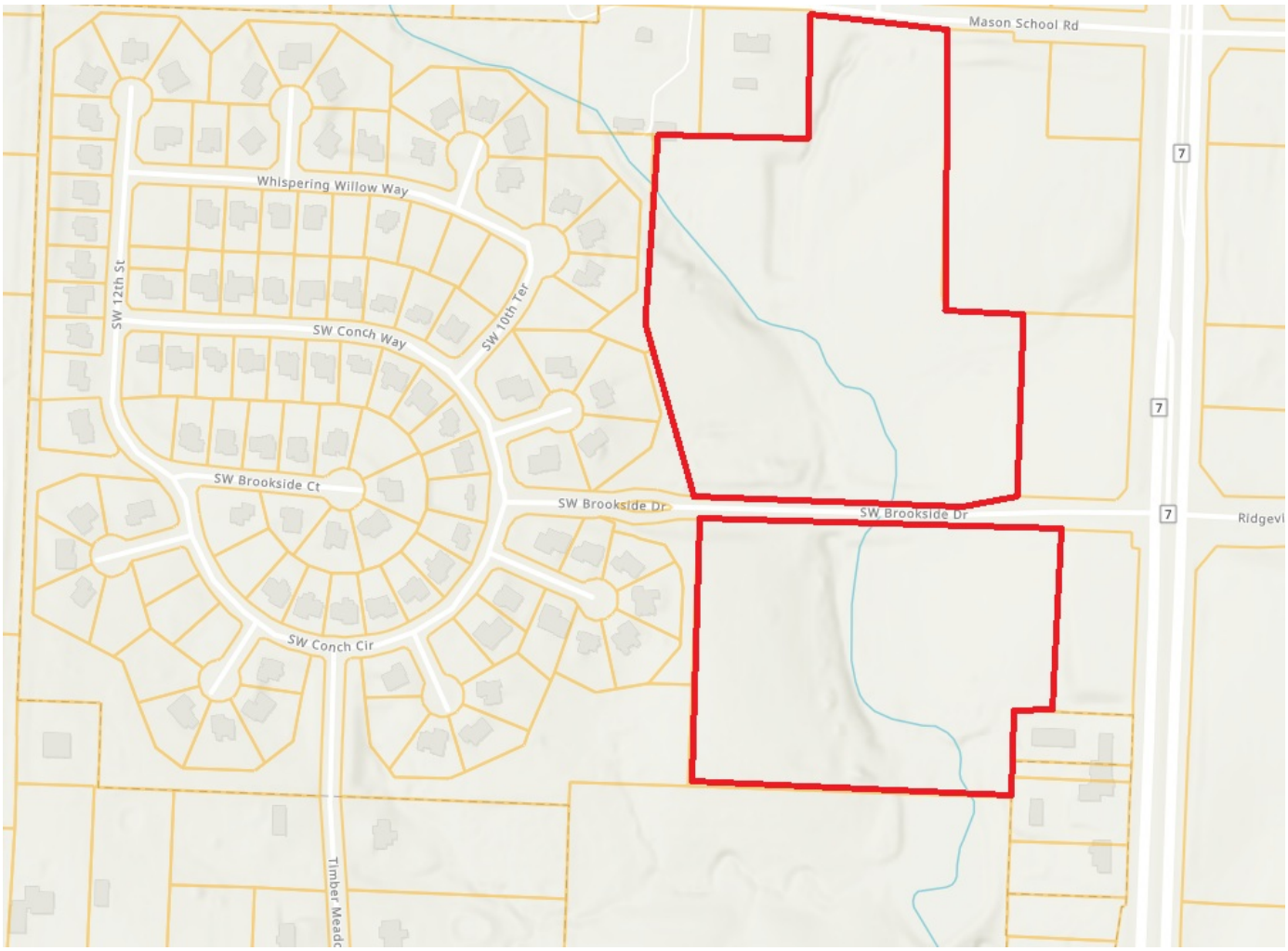
Recent development in the neighborhood has been somewhat limited, given the agricultural influences of the immediate vicinity. However, surrounding cities have been developing quite well, likely due to the trend of urban sprawl that has occurred over recent years in which homeowners are finding the appeal of moving away from the downtown core.

7a and b - Site Description - Description of the Property Before Acquisition

Location	
MSA	Kansas City, MO/KS
Market Type	Large
Legal Description	CHAPMAN FARMS 1ST PLAT---PT LOT 34 DAF: BEG SW COR LOT 34 TH N 00 DEG 12 MIN 44 SEC E 632' MOL TH N 89 DEG 45 MIN 24 SEC E 640.02' TH S 89 DEG 50 MIN 41 SEC E 223' MOL TH S 00 DEG 18 MIN 44 SEC W; 433.63' TH N 89 DEG 50 MIN 41 SEC W 93.4' S 00 DEG 17 MIN 37 SEC W 207.9' TH N 89 DEG 42 MIN 57 SEC W 1050.64' TO POB
Location Classification	Average
Location Description	Located in the southwest quadrant of Southwest Brookside Dr and MO-7
Parcel Identifier	54-420-06-99-00-0-00-000 & 54-420-98-03-01-0-00-000
Location of Parcel	Interior
Size	
SF / Acres	1,280,968 / 29.4070
Land Description	County Record
Number of Lots	2
Access	
Frontage Description	Brookside Drive
Access Classification	Average
Access Description	The site has adequate access from public streets.
Signal Description	The subject is not located at a signaled intersection.
Encumbrances	
Flood Zone	X
Flood Map Number	29095C0434G
Flood Map Effective Date	01/20/2017
Flood Plain Description	Zone X: Area of minimal flood risk
Environmental Description	As referenced in the Assumptions and Limiting Conditions to this report, we are not considered experts nor competent to assess environmental issues. Given this limitation, it is noted that our physical inspection of the subject property did not reveal any indication of an environmental hazard.
Site Characteristics	
Shape	Irregular
Topography	Hilly
Grade	At Grade
Drainage	Natural
Soil Type Description	No known soil analysis of the site was conducted. It is assumed that the site would support those uses deemed to be the highest and best use of the land. I observed no evidence to the contrary during the property inspection.
View / Appeal	Average
Type of Land	Residential Land
Available Utilities	Electricity, Gas, Sewer, and Water
Utilities Description	All public utilities are available to the site.
Site Utility	Average

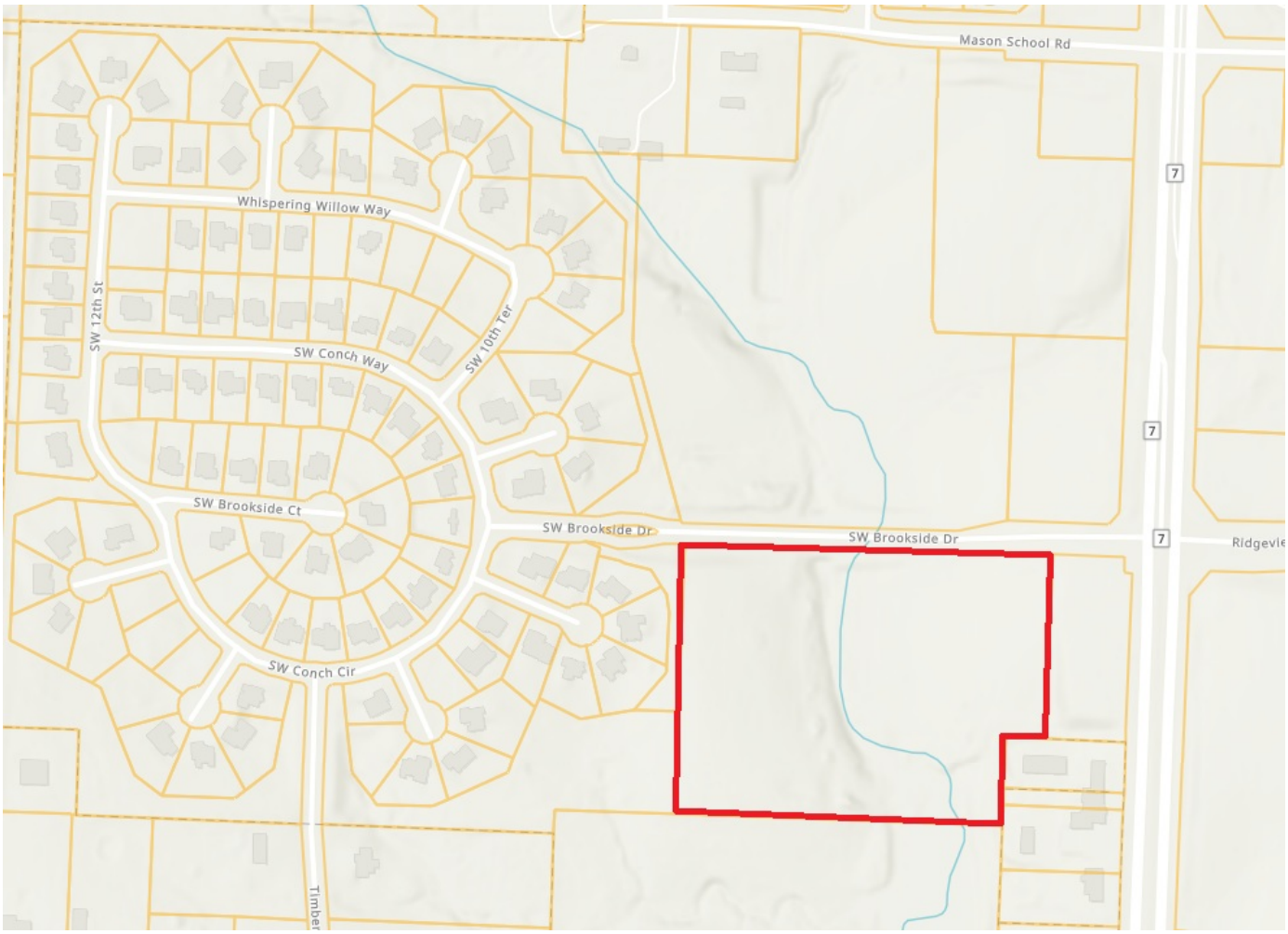
The subject site is part of a *Larger Parcel,* that consists two tracts of land (54-420-06-99-00-0-00-000 & 54-420-98-03-01-0-00-000), which when combined contains approximately 29.4070+/- acres, or 1,280,968+/- square feet. The The subject is located inside the City of Blue Springs, within Jackson County east of Highway 7, and north of E. Colbern Road. It is irregular in shape with rolling topography, with access and split approximately in half by Brookside Dirve, which provides access. Please Note; although both parcels are bifurcated by Brookside Drive, they do share contiguity of use, and therefore identified as the *Larger Parcel.*

Per Jackson County Parcel Viewer, the subject larger parcel is depicted below.

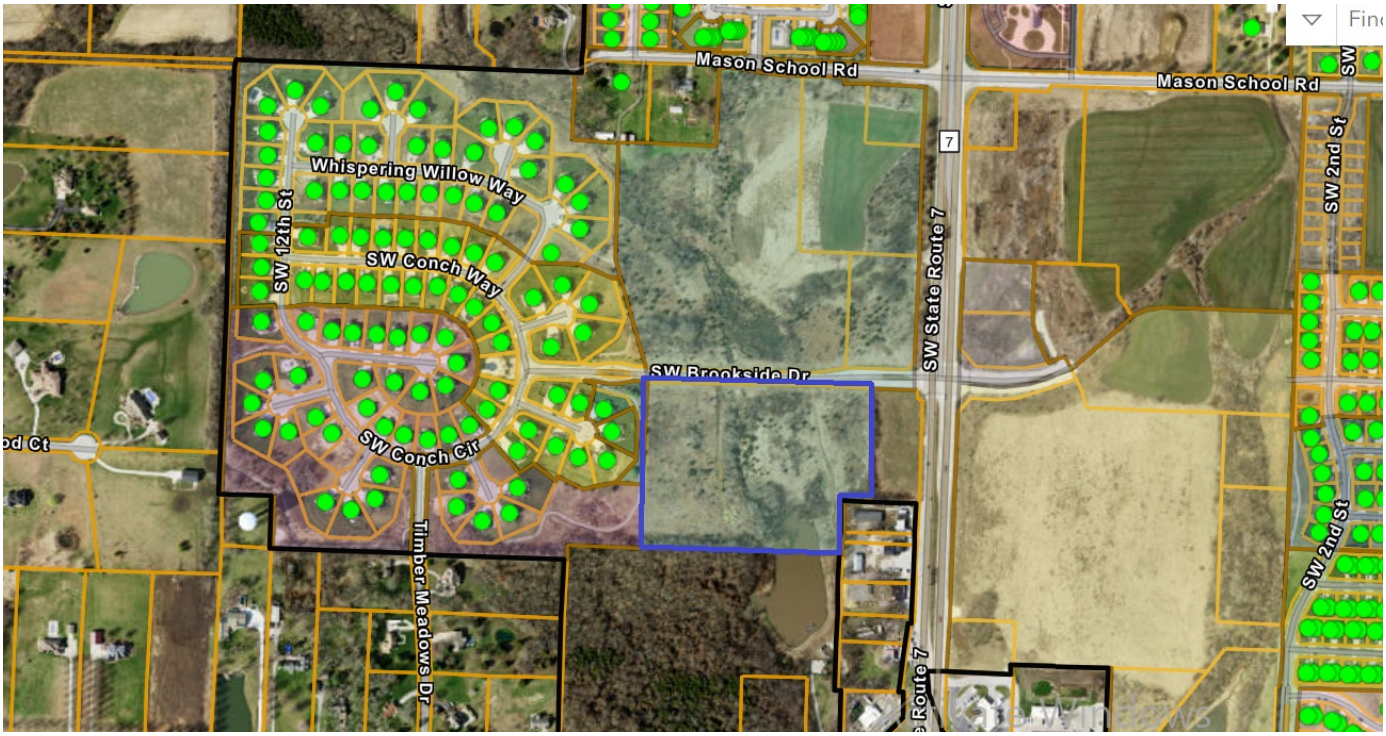


Access to the subject is considered good and available off of Brookside, which is the main street that provides entry to an adjacent residential subdivision "The Estates at Chapman Farms". The subject parcel has rolling topography which is at street grade, and has a slight slope as you travel south from the roadway. The surrounding land uses consist of low-density rural residential uses further west, and pockets of newer residential subdivisions north and east as well as industrial/commercial uses north and south along Highway 7, a significant commercial corridor for the area.

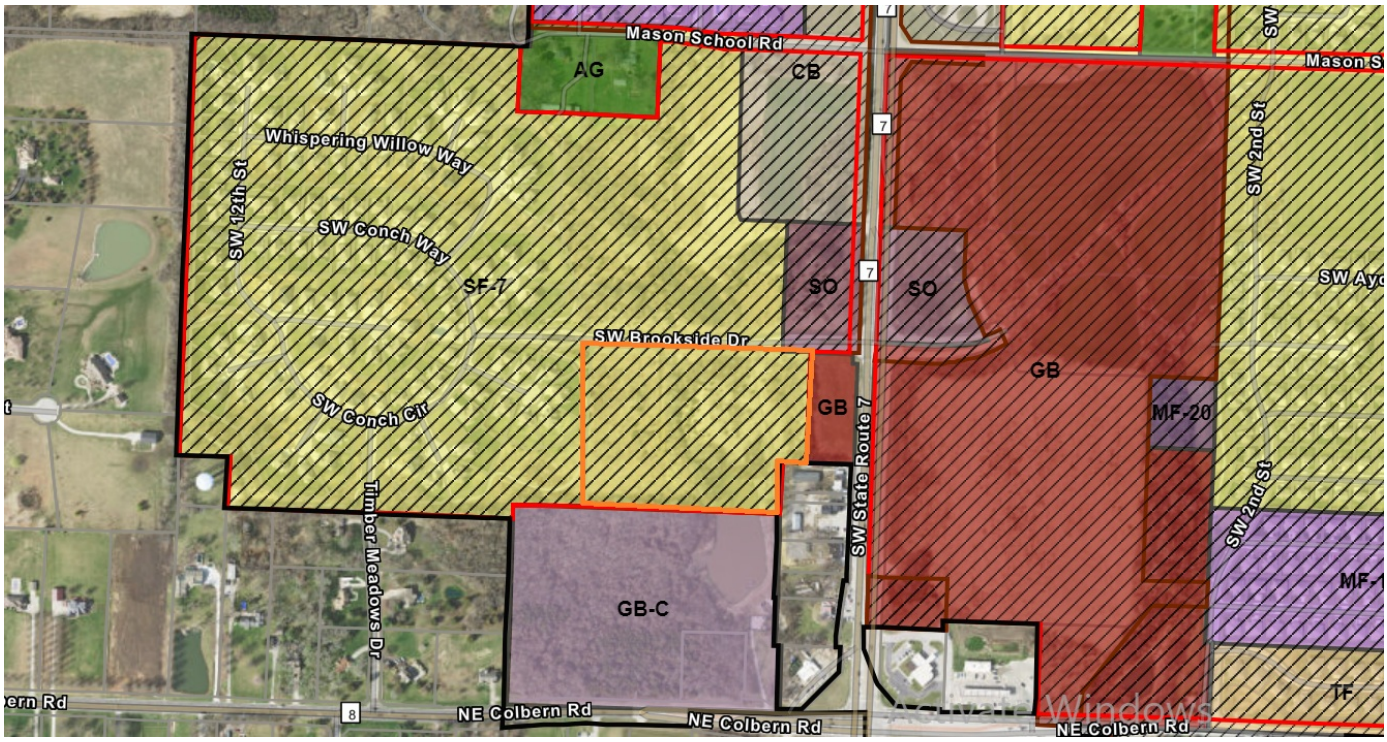
The subject is zoned SF-7 (Single Family Residence) by the City of Blue Springs jurisdiction, which supports the development of single-family residences consistent with a preliminary plat map intended for 80 residential lots across both lots, which was recently approved in April 2021, by the City Council of Blue Springs. Of these proposed lots, 29 lots are designated for the southern parcel 54-420-06-99-00-0-00-000, which contains 12.17-acres. See below:



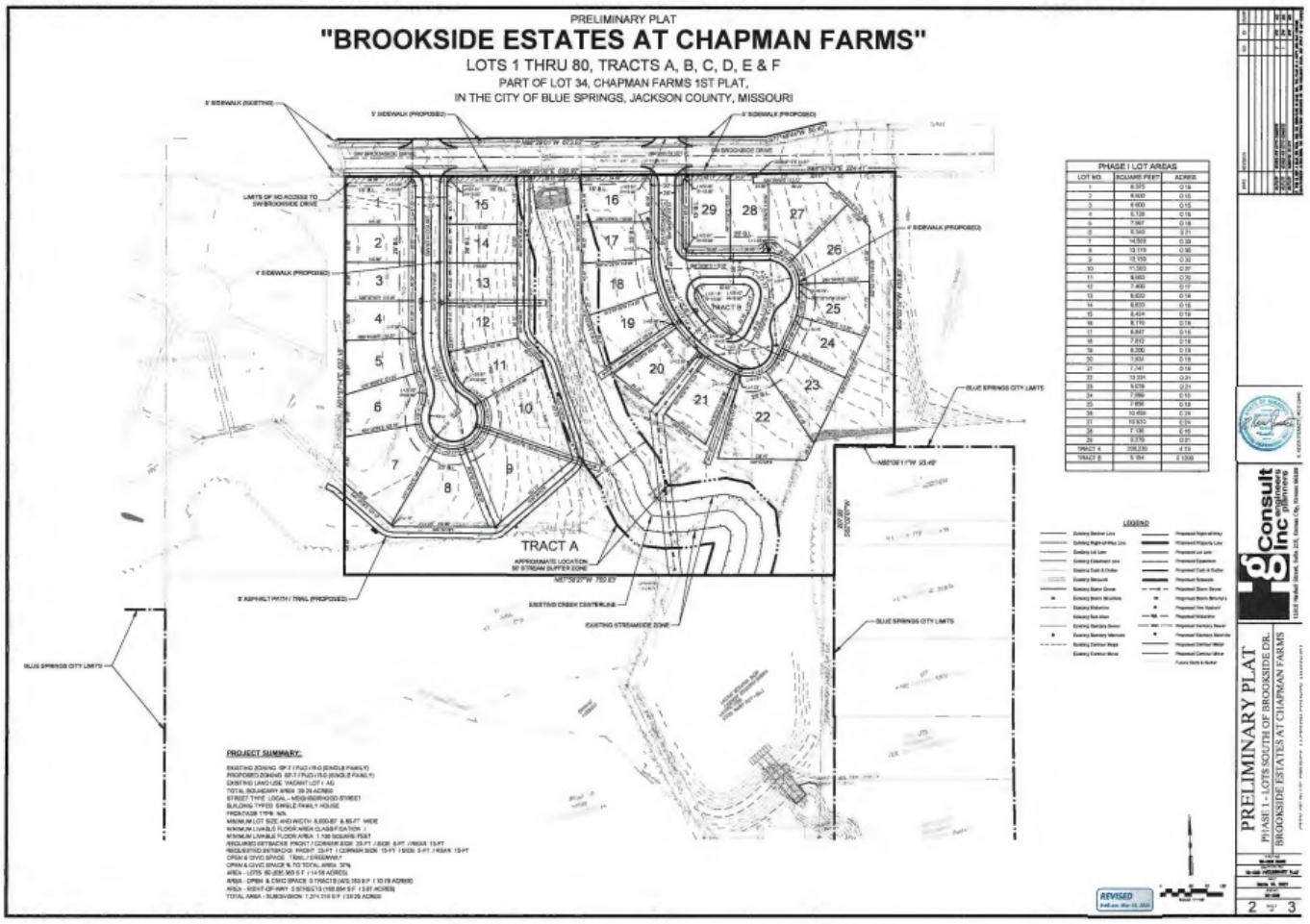
Per the City of Blue Springs Open Data GIS mapping system, the following excerpt represents the subject identifying its boundaries for the southern tract intended to be encumbered by the proposed acquisition.



Below is a zoning map. The City of Blue Springs Open Data GIS reports the subject having SF-7 (Single Family -7) zoning in place.



Below is the recently approved preliminary plat map specific to the subject property, and identified as Lots 1 through 29, and otherwise Phase 1.





Parcel Map

Zoning

Main Site

General Zoning Information	
Current Use	Vacant Land
Zoning Jurisdiction	City of Blue Springs
Zoning Code	SF-7, PUD, RO
Zoning Description	SF-7: Single Family District PUD Overlay: Planned Development District R-O Overlay: Restricted Overlay District
General Plan Designation	The SF-7, Single-Family District is intended to accommodate and protect moderate density residential development as part of the overall neighborhood development patterns identified in the Comprehensive Plan. The R-O, Restricted Overlay District is intended to ensure compatibility among incompatible and potentially incompatible land uses, ease the transition from one zoning district to another, address sites or land uses with special requirements, guide development in unusual situations, and integrate a mix of different uses in a compact and walkable pattern.
Permitted Uses	Single-family development
Zoning Comments	The subject inherently complies as part of the PUD district.
Conditional Uses & Exceptions	The R-O, Restricted Overlay District, can be used to modify and restrict the use and property development standards of an underlying base zoning district. The PUD process includes the submittal, review, and approval of a complete application by the City of Blue Springs.

Conformity Conclusion

Conforming

8 - Highest and Best Use Analysis Before Acquisition

Process – The highest and best use of the property must be determined for both the subject site as though vacant and for the property as currently improved (if applicable). The highest and best use is:

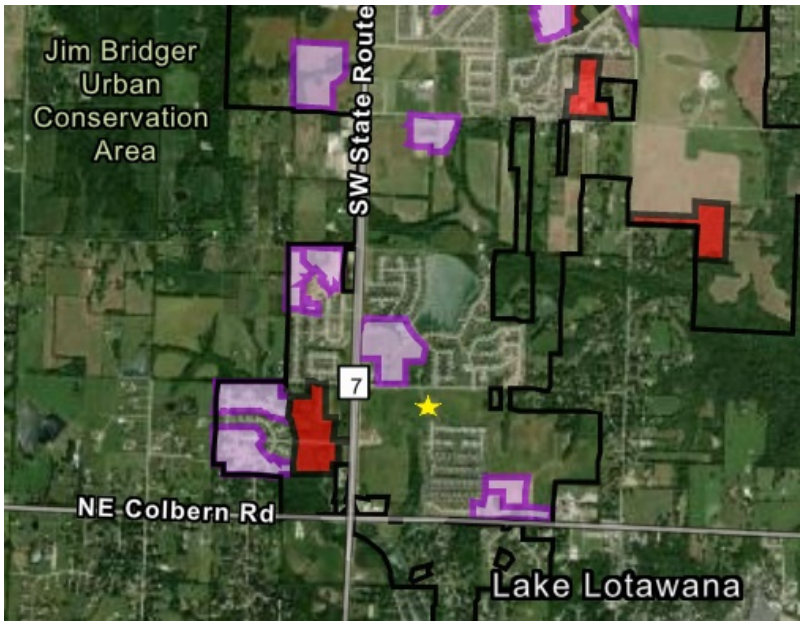
1. Physically possible for the site.
2. Permitted or reasonably probable under the zoning laws and deed restrictions that apply to the site.
3. Economically feasible.
4. The use which will produce the highest net return on investment (i.e. highest value) from among the possible, permissible, and economically feasible uses.

Highest and Best Use (Site as if Currently Vacant)

Physically Possible Use - The subject is adequately served by utilities and has an adequate shape and size, sufficient access, etc., to be a separately developable site. However, the site has sloping topography, and lacks visibility and frontage to a prime commercial thoroughfare, which makes commercial development (as opposed to residential development) much more challenging. As such, physically possible uses appear to be limited to single family residential.

Legally Permissible - The site is zoned SF-7: Single Family District, PUD Overlay: Planned Development District, and R-O Overlay: Restricted Overlay District. Permissible uses include single-family development that complies with the plans approved by the City of Blue Springs.

Feasible Use - The subject is located in the southern portion of the City of Blue Springs in a quickly developing area. New residential development is occurring around the subject. There are several subdivisions noted north and west of the subject. The map below shows in purple residential development currently under construction and future residential development in red. The star on the map marks the location of the subject. We note that all of the development indicated on the map is single-family residential with the exception of the southernmost purple strip along NE Colbern Road. This area of the map indicates the development of a multifamily residential community.



As will be shown herein, the proposed development is considered to be feasible.

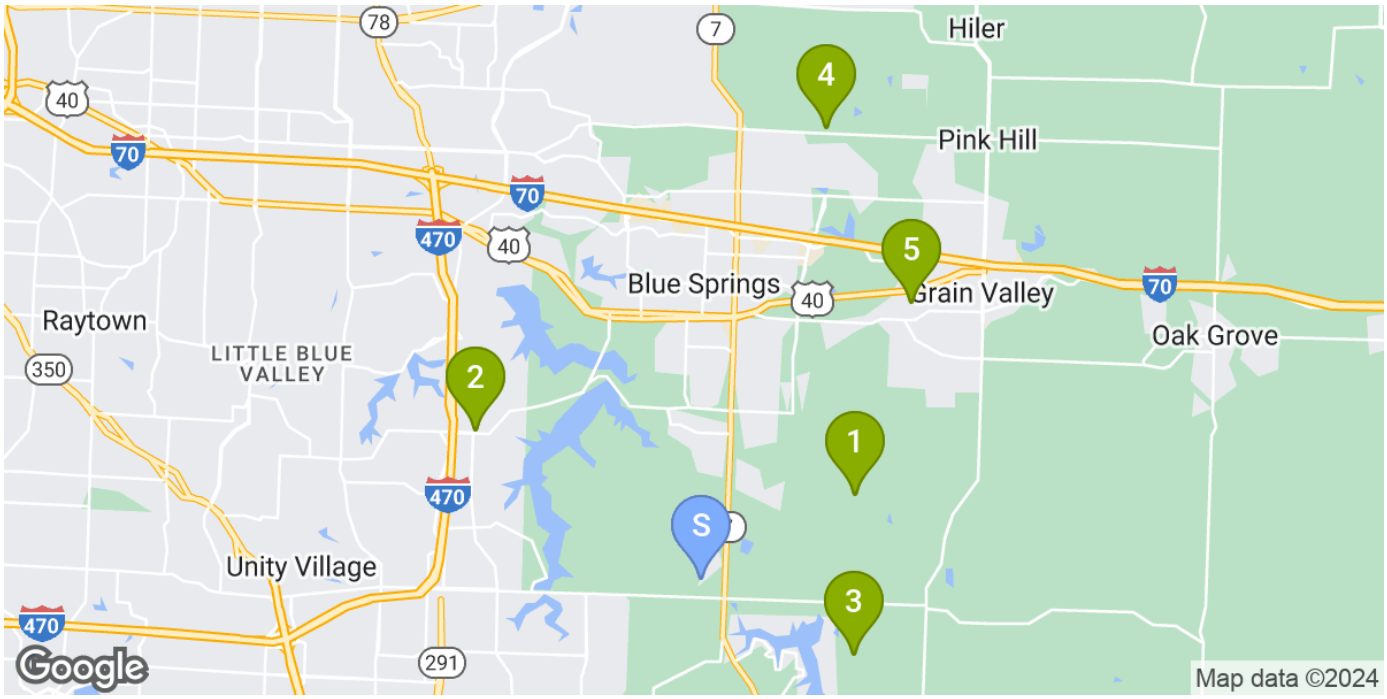
Maximum Profitability - A residential development similar to the subject is the only use that meets the previous three tests. Accordingly, it is concluded to be maximally profitable, and the highest and best use of the site as if vacant.

9b 1 - Land Sales Comparison Approach Before Acquisition

Valuation Methodology

In this analysis, we have estimated the land value of the subject. The subject is vacant and there are no improvements to consider.

In evaluating the comparable sales, we selected price per square foot of land area as the primary unit of comparison. This is the unit of comparison most commonly used for this type of property in the marketplace. A map of the comparables, as well as a brief summary of the comparables follows. Detailed write-ups of the comparables are located on the following pages.



#	Property Name	Sale Date	Land SF	Land Acres	Sale Price	Sale Price / Land SF	Sale Price / Acre	Analysis Sale Price	Analysis SP / Land SF	Analysis SP / Acre
1	Vacant Land	6/22/2023	1,078,718	24.7600	$675,000	$0.63	$27,262	$675,000	$0.63	$27,262
2	Vacant land	10/6/2022	815,008	18.7100	$898,370	$1.10	$48,016	$898,370	$1.10	$48,016
3	Land	8/10/2022	1,281,535	29.4200	$850,000	$0.66	$28,892	$850,000	$0.66	$28,892
4	Vacant Land	1/27/2022	497,455	11.4200	$300,000	$0.60	$26,270	$300,000	$0.60	$26,270
5	Multi-family Land	12/2/2021	325,932	7.4824	$487,500	$1.50	$65,153	$487,500	$1.50	$65,153

Land Sale #1 - Vacant Land



Property Information	
Property Name	Vacant Land
Property Class	Land
Address	29605 E Major Rd, Grain Valley, MO 64029
County	Jackson
Property Type & Sub-Type	Housing / Single Unit

Site Information - Vacant Land	
SF / Acres	1,078,718 / 24.7600
Zoning Code	RES
Flood Zone	X
Topography	Basically Level
Available Utilities	Electricity and Water

Improvement Information - Main Building

Transaction Information	
Sale Status	Closed
Sale Date	06/22/2023
Seller	Yager T G & C J Trust
Buyer	Dream Big Mo LLC
Sale Price	$675,000
Analysis Sale Price	$675,000
Sale Price per SF Land	$0.63
Analysis Sale Price per SF Land	$0.63
Sale Confirmed By	Damian Santucci
Sale Confirmed With	Amy Corn
Sale History	Previously listed for $850,000 then price dropped to $775,000 before listing was removed
Sale Remarks	Sold after 108 DOM for 93% of the list price.

Land Sale #2 - Vacant land





Homes on site

Property Information	
Property Name	Vacant land
Property Class	Land
Address	1204 NE Woods Chapel Rd, Lee's Summit, MO 64064
County	Jackson
Property Type & Sub-Type	Industrial / ---

Site Information - Main Site	
SF / Acres	815,008 / 18.7100
Zoning Code	RDR
Zoning Description	Rural Density Residential
Shape	Flag
Topography	Gently Sloping
Available Utilities	Electricity, Gas, Sewer, and Water

Transaction Information	
Sale Status	Closed
Sale Date	10/06/2022
Seller	Kelley P L Living Trust
Buyer	Entres Construction, LLC
Sale Price	$898,370
Analysis Sale Price	$898,370
Sale Price per SF Land	$1.10
Analysis Sale Price per SF Land	$1.10
Sale Confirmed By	Avery Parish, Elaina Grantham
Sale Confirmed With	MLS, County
Sale History	MLS 1936263. The site was originally listed in 2015 for $6.1 million. After four years on market, the price was reduced in $2 million and after several more price drops, was eventually listed in 2021 for $1.2 million and was under contract within 21 months
Sale Remarks	There are several single family homes and other structures on site. The MLS listing did not note the buildings and it was advertised for commercial development, so they likely did not contribute value. The costs of demolition were likely negligible the final sale price negotiations

Land Sale #3 - Land



Subject Aerial Map



Subject Parcel Map

Property Information	
Property Name	Land
Property Class	Land
Address	10118 S. Perdue Road, Grain Valley, MO 64029
County	Jackson
Property Type & Sub-Type	Agriculture / ---

Site Information - Ag Land-Grain Valley	
SF / Acres	1,281,535 / 29.4200
Zoning Code	AG
Zoning Description	Agricultural District
Shape	Other
Flood Zone	A
Topography	Gently Sloping
Available Utilities	Electricity and Water

Transaction Information	
Sale Status	Closed
Sale Date	08/10/2022
Seller	BARTEL DAVID A & JANE A
Buyer	HALL JASON & CYNTHIA
Sale Price	$850,000
Analysis Sale Price	$850,000
Sale Price per SF Land	$0.66
Analysis Sale Price per SF Land	$0.66
Sale Confirmed By	Damian Santucci
Sale Confirmed With	SVQ
Sale Remarks	The property was listed on the open market. Sale of agricultural zoned 30 acres, with existing 50 x 60 outbuilding with covered porch. Full utilities in place including a new septic system. Arm's length sale, with no unusual conditions or terms noted.

Land Sale #4 - Vacant Land





Property Information	
Property Name	Vacant Land
Property Class	Land
Address	28606 NE Pink Hill Rd, Independence, MO 64057
County	Jackson
Property Type & Sub-Type	Housing / ---

Site Information - Main Site	
SF / Acres	497,455 / 11.4200
Zoning Code	AG
Shape	Irregular
Topography	Gently Sloping
Available Utilities	Electricity and Water

Transaction Information	
Sale Status	Closed
Sale Date	01/27/2022
Seller	John and Kathy White
Buyer	Steven Shoemaker
Sale Price	$300,000
Analysis Sale Price	$300,000
Sale Price per SF Land	$0.60
Analysis Sale Price per SF Land	$0.60
Sale Confirmed By	Avery Parish, Elaina Grantham
Sale Confirmed With	MLS 2349171 and County Records
Sale Remarks	Per MLS listing, the property sold for full list price after 76 days on market. The shape of the site is irregular with a very narrow strip of access from E Pink Hill Road. The parcel south/east of the subject is improved with a single family residence. There is no sewer to site.

Land Sale #5 - Multi-family Land



Subject



Subject

Property Information	
Property Name	Multi-family Land
Property Class	Land
Address	Sni A Bar Boulevard, Grain Valley, MO 64029
County	Jackson
Property Type & Sub-Type	Housing / Multiple Units

Site Information - Multi-family Land	
SF / Acres	325,932 / 7.4824
Zoning Code	R3-P
Zoning Description	Multi-Family Residential District
Shape	Irregular
Flood Zone	X & X500
Topography	Basically Level
Available Utilities	Gas, Sewer, Water, and Electricity

Transaction Information	
Sale Status	Closed
Sale Date	12/02/2021
Buyer	Blue Springs Safety South LLC
Sale Price	$487,500
Analysis Sale Price	$487,500
Sale Price per SF Land	$1.50
Analysis Sale Price per SF Land	$1.50
Sale Confirmed By	Damian Santucci
Sale Confirmed With	Nilesh Patel
Sale Remarks	The listing agent this was an arm's length sale by unrelated parties, which include a set of old engineering plans developed approximately 15 years ago, with minimal contributory value. The buyers proposed a new plan for apartments and received approval from the city. No unusual terms or conditions were noted.

Elements of Comparison -- Related to the Transaction

We have evaluated the comparable sales based on differences in various elements of comparison. The first of these are elements that must be compared in every analysis and are related to the property rights conveyed, the terms/financing, conditions of the sale, expenditures after the sale, excess land value, and market conditions.

Property Rights

The property rights involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

Terms / Financing

The terms/financing involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

Conditions of Sale

The conditions involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

Expenditures After Sale

The expenditures after sale involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

Excess Land Value

The excess land value involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

Market Conditions

Market conditions for multifamily land continue to improve, even throughout the pandemic. As such, we apply upward market conditions of 2% per year through our effective date of value.

Elements of Comparison -- Related to the Real Estate

In addition, it is necessary to evaluate the sales based on location, physical and economic characteristics. The elements of comparison considered most appropriate for this analysis are discussed individually in the following paragraphs.

Location

The subject is located in Jackson County, inside the city limits of Blue Springs, Missouri, within an area that has good access to Highway 7, a commercial corridor, between Highway 50 and 70, both of which provide direct linkage to the Kansas City metro area. Sales 1, and 4 are located in the area of Grain Valley, more rural, further in distance from major thoroughfares. These sales were rated inferior, and adjusted upwards. Comparable sale 5 is located in Independence, still inferior when compared to the subject, and therefore adjusted upward. Comparable Sales 3 and 6 were located in Lee's Summit, and Grain Valley, in areas more centralized to recent development. These sales were considered similar, with no adjustments warranted.

Topography

The subject is basically rectular in shape, with some portions of slight sloping topography configured in such that it doesn't pose a detriment to the future development of the site, consistent with it's preliminary approved plat map which calls for a total of 80 residential lots. All of the comparable sales had generally level, to rolling topography, none of which considered detrimental to future development. These sales were considered similar to the subject and no adjustment was warranted.

Utilities

The subject has access to all necessary utilities (water, sanitary sewers, and electricity) available to the site. Comparable sales 1, 3, and 4 did not have all utilities available and were considered inferior when compared to the subject. These sales were adjusted upwards. The remaining sales 2, 5, and 6 all had similar access to utilities and no adjustments were warranted.

Size

Typically, larger properties tend to sell for lower unit prices, reflecting an inverse relationship between price and size. This has to do, in part, with the fact that there is a larger pool of potential purchasers for small sites. We have concluded that this typical relationship applies to the subject sales. Comparable 2, 4, and 5 were smaller in size, and warranted a downward adjustment. The remaining sales 1, and 3 were generally similar in size, and no adjustments were warranted.

Zoning

The subject is zoned SF-7, PUD, RO; Single Family District, which essentially allows for lower-density residential development, complementary to the surrounding uses. Comparable sales 1 through 4 were varied in zoning from AG to RES and RDR, which were considered generally similar to the subject, and no adjustment was warranted. Sale 5 had R3-P zoning, which was designated for a higher density of development, and considered superior to the subject. This sale was adjusted downward.

Building Contribution

The subject is a vacant parcel, with no building improvements in place. Comparable sales 1, 3, and 4 had some improvements in place, which there thought to contribute minimal value, however warranted downward adjustments. The remaining comparable sales 2 and 5 were similar to the subject, and no adjustment were warranted.

Floodplain

The subject lies outside a floodplain, as do comparable sales 1 through 4, with no adjustment warranted. Comparable sale 5 has a small portion that lies inside a floodplain and was considered inferior, therefore adjusted upward.

Land Adjustments				
	Subject	**Sale #1**	**Sale #2**	**Sale #3**
Name	**Kinney Vacant Land**	Vacant Land	Vacant land	Land
Street Address	**Southwest Brookside Dr**	29605 E Major Rd	1204 NE Woods Chapel Rd	10118 S. Perdue Road
City	**Blue Springs**	Grain Valley	Lee's Summit	Grain Valley
Sale Price		$675,000	$898,370	$850,000
Unit of Comp.	**Land SF**	Land SF	Land SF	Land SF
UoC Value	**1,280,968 sf**	1,078,718 sf	815,008 sf	1,281,535 sf
Sale Price / UoC		$0.63	$1.10	$0.66
Transactional Adjustments ***(calculated cumulatively)***				
Property Rights	*N/A*	*Fee Simple*	*Fee Simple*	*Fee Simple*
		Similar	Similar	Similar
Terms/Financing	*N/A*	*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Cond. of Sale	*N/A*	*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Expend. After Sale	*N/A*	*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Excess Land Val.	*N/A*	*$0.00*	*$0.00*	*$0.00*
		Similar	Similar	Similar
Market Cond.	*N/A*	*6/22/2023*	*10/6/2022*	*8/10/2022*
Adjustment		1.50% $0.01	2.90% $0.03	3.20% $0.02
Adj. Price per UoC	*N/A*	*$0.64*	*$1.13*	*$0.68*
Property Adjustments - Quantitative ***(not cumulative)***				
Location	*Average*	*Average*	*Average*	*Average*
Adjustment		5.00% $0.03	0.00% $0.00	5.00% $0.03
Topography	*Hilly*	*Basically Level*	*Gently Sloping*	*Gently Sloping*
		Similar	Similar	Similar
Utilities	*Electricity, Gas, Sewer, and Water*	*Electricity and Water*	*Electricity, Gas, Sewer, and Water*	*Electricity and Water*
Adjustment		5.00% $0.03	0.00% $0.00	5.00% $0.03
Size	*1,280,968 sf*	*1,078,718 sf*	*815,008 sf*	*1,281,535 sf*
Adjustment		0.00% $0.00	-5.00% -$0.06	0.00% $0.00
Zoning	*SF-7, PUD, RO*	*RES*	*RDR*	*AG*
Adjustment		0.00% $0.00	0.00% $0.00	0.00% $0.00
Building Contribution	*N/A*	*$0.63*	*$1.10*	*$0.66*
Adjustment		-5.00% -$0.03	0.00% $0.00	-5.00% -$0.03
Flood Plain	*0%*	*0%*	*0%*	*0%*
Adjustment		0.00% $0.00	0.00% $0.00	0.00% $0.00
Total Adjustments				
Gross % Adj's	N/A	15.87%	8.18%	16.67%
Gross $ Adj's	N/A	$0.10	$0.09	$0.11
Net % Adj's	N/A	6.35%	-2.73%	7.58%
Net $ Adj's	N/A	$0.04	-$0.03	$0.05
Net Adj Price / UoC	N/A	$0.67	$1.07	$0.71

Land Adjustments							
	Subject	**Sale #4**		**Sale #5**		
Name	**Kinney Vacant Land**	Vacant Land		Multi-family Land		
Street Address	**Southwest Brookside Dr**	28606 NE Pink Hill Rd		Sni A Bar Boulevard		
City	**Blue Springs**	Independence		Grain Valley		
Sale Price		$300,000		$487,500		
Unit of Comp.	**Land SF**	Land SF		Land SF		
UoC Value	**1,280,968 sf**	497,455 sf		325,932 sf		
Sale Price / UoC		$0.60		$1.50		
Transactional Adjustments ***(calculated cumulatively)***						
Property Rights	*N/A*	*Fee Simple*		*Fee Simple*		
		Similar		Similar		
Terms/Financing	*N/A*	*$0.00*		*$0.00*		
		Similar		Similar		
Cond. of Sale	*N/A*	*$0.00*		*$0.00*		
		Similar		Similar		
Expend. After Sale	*N/A*	*$0.00*		*$0.00*		
		Similar		Similar		
Excess Land Val.	*N/A*	*$0.00*		*$0.00*		
		Similar		Similar		
Market Cond.	*N/A*	*1/27/2022*		*12/2/2021*		
Adjustment		4.30%	$0.03	4.70%	$0.07	
Adj. Price per UoC	*N/A*	*$0.63*		*$1.57*		
Property Adjustments - Quantitative ***(not cumulative)***						
Location	*Average*	*Average*		*Average*		
Adjustment		5.00%	$0.03	0.00%	$0.00	
Topography	*Hilly*	*Gently Sloping*		*Basically Level*		
		Similar		Similar		
Utilities	*Electricity, Gas, Sewer, and Water*	*Electricity and Water*		*Electricity, Gas, Sewer, and Water*		
Adjustment		5.00%	$0.03	0.00%	$0.00	
Size	*1,280,968 sf*	*497,455 sf*		*325,932 sf*		
Adjustment		-10.00%	-$0.06	-10.00%	-$0.16	
Zoning	*SF-7, PUD, RO*	*AG*		*R3-P*		
Adjustment		0.00%	$0.00	-5.00%	-$0.08	
Building Contribution	*N/A*	*$0.60*		*$1.50*		
Adjustment		-5.00%	-$0.03	0.00%	$0.00	
Flood Plain	*0%*	*0%*		*13%*		
Adjustment		0.00%	$0.00	5.00%	$0.08	
Total Adjustments						
Gross % Adj's	N/A	30.00%		26.00%		
Gross $ Adj's	N/A	$0.18		$0.39		
Net % Adj's	N/A	0.00%		-6.00%		
Net $ Adj's	N/A	$0.00		-$0.09		
Net Adj Price / UoC	N/A	$0.60		$1.41		

Analysis Price Indications	
Minimum	$0.60
Maximum	$1.41
Average	$0.89
Median	$0.71
Standard Deviation	0.31

The adjustments are summarized in the above adjustment grid. After adjustments, the comparables provide an adjusted range from $0.60 to $1.41 per square foot with an average of $0.89 per square foot and a median of $0.71 per square foot. If the high and low comparables are excluded, the range tightens to $0.67 per square foot to $1.07 per square foot, and an average of $0.81 per square foot Based on the preceding, as well as the current pending transaction, a value conclusion near the middle of the narrowed adjusted range is considered most appropriate.

Indicated Values	
Unit of Comparison	Land SF
Indicated Value / Unit of Comparison	$0.80
Land Indicated Value	$1,024,774
Rounded	$1,024,774

10 - Reconciliation Before Acquisition

Indicated Values

Description	Indicated Value
Land Value	**$1,024,774**
Cost Approach	N/A
Sales Comparison Approach	N/A
Income Approach	N/A

10. Final Estimate of Value - Prior to the Acquisition

The subject land value is noted above.

Exposure Time and Marketing Period
Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 12 months, respectively, is considered reasonable and appropriate for the subject property assuming aggressive professional marketing.

11. Description of Property After the Acquisition

The City of Blue Springs, Missouri is acquiring a permanent right of way and a temporary construction easement to facilitate sewer access to a recently annexed parcel located at the southwest corner of Highway 7 and Brookside Drive, adjacent and immediately east of the subject site.

The proposed right of way is rectangular in shape, approximately 20' wide, and travels west to east in a zig-zag pattern, and ends at the southwest corner of the adjacent parcel identified as 9304 South Mo-7 (Flanders Asset Management, LC). The right of way contains 11,099 square feet, or 0.2548+/- Acres. The proposed acquisition area will be utilized to provide sewer access to the aforementioned parcel.

A detailed description of the proposed acquisition is located in the addenda.

The permanent right of way includes:

(a) Tract 1 - is a 11,099-square-foot or 0.2548-acre acquisition of the subject property for a permanent right of way.

The proposed acquisition calls for subsurface rights that runs along the southern portion of the subject site, outside the area delineated by the approved preliminary plat previously discussed. We've determined this to be an acquisition of 50% of the property rights, given the area proposed for the acquisition will still have some remaining utility to the property owner.

The owner will retain the fee ownership and will retail the rights to use the property subject to the easement. The owner will not be allowed to construct improvements on top of the easement, but will still be able to use the area in green space calculations.

Furthermore, The City of Blue Springs, Missouri is also acquiring a temporary construction easement, which is also generally rectangular in shape, approximately 20'' wide, and runs approximately 391.02' linear feet northeast, starting at the the southwest quadrant of the subject site, adjacent to the proposed sewer easement referenced above.

The area in question contains 7,961 square feet, or 0.1828/- Acres in size. The area will be utilized to construct said improvements. The duration of the TCE is estimated to be in place for a period of no longer than twelve (12) months.

The temporary easement requirements include:

(a) is a 7,961 square-foot or 0.1828-acre acquisition of the subject property for a temporary easement.

Compensation for temporary easements for construction is on a loss of use of that portion of the property for the length of the easement. The amount of compensation for the affected area is based on a twelve (12) month period, as provided by the client. A reasonable return rate, rather than the economic or market rent based on comparable rentals, is estimated and applied to the encumbered land’s fee value for the term of the temporary easement.

A review of our historical assignments reflects capitalization rates for net lease properties range from 5% to 9%. According to FRED Economic Data, the 30-Year Fixed Rate US Index, suggests that current interest rates for this type of investment currently sit around 6.8%, and could be higher, depending on costs associated with the loan. However, a borrower has an additional cost for managing the investment and the projected rate would be higher than the mortgage rate. The following table shows the range of land lease capitalization rates from RealtyRates.com. The All Properties row indicates a range of 4.29% to 18.15 with an average of 9.46%, discount rates range from 6.89% to 18.65% with an average of 10.34%.

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2023* LAND LEASES						
	Capitalization Rates			Discount Rates		
Property Type	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	4.29%	10.95%	8.42%	6.89%	11.45%	9.42%
Golf	4.85%	16.09%	10.56%	7.45%	16.59%	11.56%
Health Care/Senior Housing	4.85%	12.25%	9.05%	7.45%	12.75%	10.05%
Industrial	4.65%	11.95%	8.84%	7.25%	12.45%	9.84%
Lodging	4.79%	16.02%	9.13%	7.39%	16.52%	10.13%
Mobile Home/RV Park	4.69%	14.65%	9.69%	7.29%	15.15%	10.69%
Office	4.67%	11.82%	8.55%	7.27%	12.32%	9.55%
Restaurant	5.35%	18.15%	10.35%	7.95%	18.65%	11.35%
Retail	4.49%	12.05%	8.94%	7.09%	12.55%	9.94%
Self-Storage	4.62%	12.05%	9.86%	7.22%	12.55%	10.86%
Special Purpose	5.59%	17.75%	10.69%	7.70%	20.25%	10.91%
All Properties	4.29%	18.15%	9.46%	6.89%	18.65%	10.34%

*3rd Quarter 2023 Data

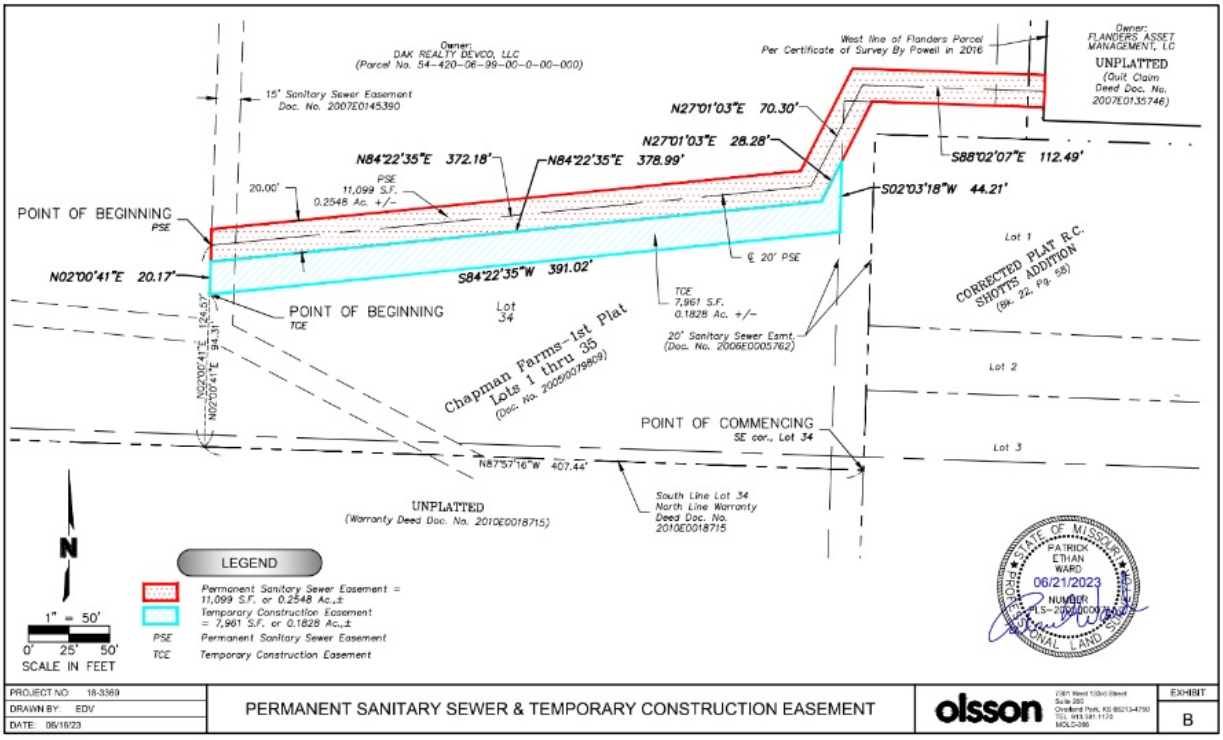
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We selected 10% as a rate of return for the temporary construction easement, based on the current market conditions. Based on a twelve-month or 1.0-year period, the estimate is 10% for the temporary easement (1.0 years X 10% = 10%).

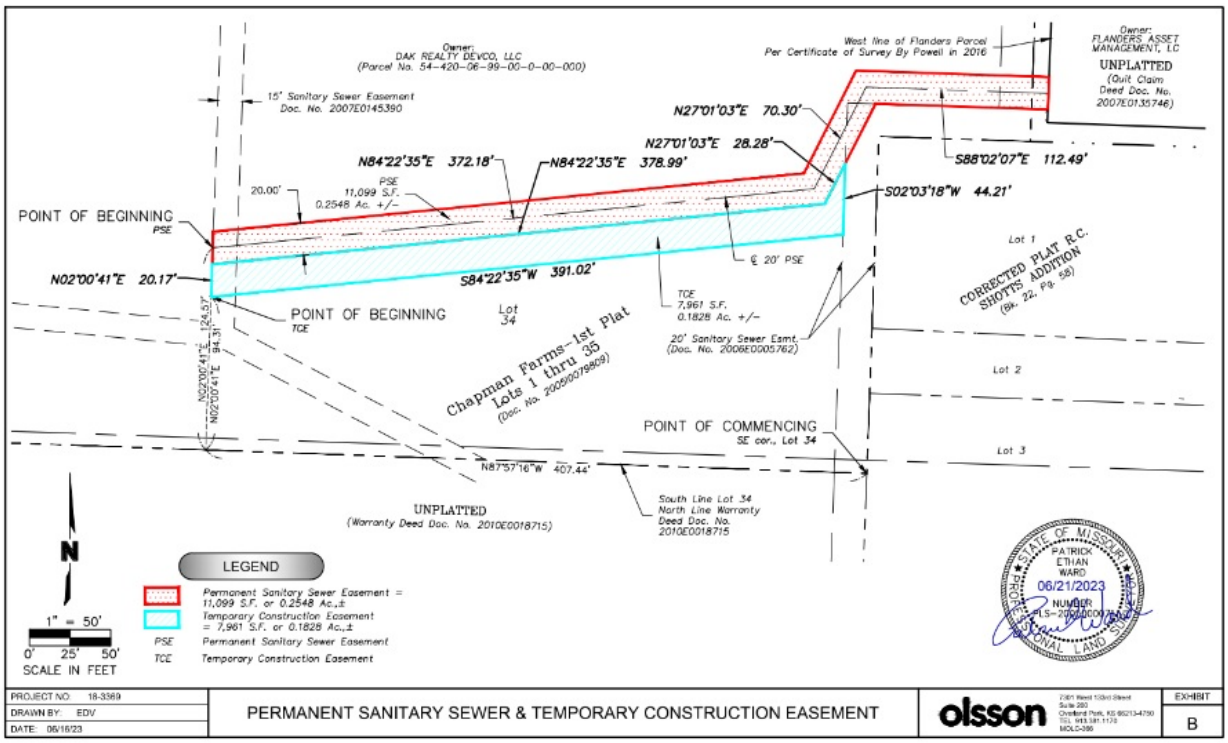
Description of the Encumbrance

Survey document(s) are contained in the addenda. The following diagram shows the proposed acquisition area and the approximate acreages of the easements:

Permanent ROW: 11,099 square feet.



Temporary Construction Easement: 7,961 square feet:



The Effect of the Acquisition

The effect of the proposed acquisition is summarized below.

Configuration	Similar- Remains the same
Frontage	Similar- Remains the same
Access	Similar- Access remains available from Brookside Drive
Zoning Conformance	Similar- No change in site size

The subject will remain 1,280,968 SF or 29.4070 Acres +/- in the after, based on the size in the before (per the county). The subject will still retain its general shape in the after, with no change in configuration, frontage, access and zoning conformity. The utility of the site will remain the same as in the before condition, with no detrimental impacts to the existing use, nor the proposed use finished with residential lots as noted with the approved plat previously discussed. In general, the area is presently utilized as open green space, given it's existing sloping topography.

Highest and Best Use - After the Acquisition

After the acquisition, it is the opinion of the appraisers that the highest and best use of the subject has not changed. It is the same as the highest and best use as before the acquisition. In the before condition, the subject is in line for single-family residential development, similar to the adjacent Chapman Farms subdivision next door. In the after condition, the entirety of the proposed sewer line will align within an area generally utilized as open space, outside the proposed 29 platted lots designated for the southern tract. The area proposed for the sewer line limited existing utility, other than open space, similar to the before. The proposed acquisition will have a minimal detrimental impact to the subject, given the affected area had limited utility in the before condition.

Breakdown of Just Compensation

A breakdown of the acquisition is shown below:

As discussed previously in this report, the subject in the after represents a 1,280,968 SF or 29.4070 Acres+/- tract. In the "After" condition, the subject will have 1,261,908 square feet of unencumbered land at full fee value. There will also remain a 11,099 square-foot portion encumbered with the remaining 50% full fee value in place, and a 7,961-square-foot portion encumbered by the TCE at 90% of the full fee value. The appraisers do not believe the site is damaged in the after.

Estimated Value of the Subject Property – After the Proposed Acquisition

Calculation of Permanent Right of Way								
	Size		Unit Price		Rights Remaining		Subtotal	Total
Before Value								
Land	1,280,968 Land SF	x	$0.80	per SF			$1,024,774	
Total								$1,024,774
After Value								
Unencumbered Land	1,261,908 Land SF	x	$0.80	per SF			$1,009,526	
Encumbered Land								
Permanent Sanitary Sewer Easement	11,099 Land SF	x	$0.80	per SF	50%	=	$4,440	
Temporary Construction Easement	7,961 Land SF	x	$0.80	per SF	90%	=	$5,732	
Total								$1,019,698
Difference in Before and After Values								**$5,076**
Estimate of Just Compensation (Rounded)								**$5,080**

Breakdown of Just Compensation

We've utilized the land rate of $0.80 per square foot of land area. A breakdown of the permanent and temporary easement is shown below:

Breakdown of Just Compensation								
	Size		Unit Price		Rights		Subtotal	Total
Just Compensation for Taking								
Permanent Sanitary Sewer Easement	11,099 Land SF	x	$0.80	per SF	50%	=	$4,440	
Temporary Construction Easement	7,961 Land SF	x	$0.80	per SF	10%	=	$637	
Total Compensation for Taking							$5,076	
Other Compensation Items								
Estimate of Just Compensation (Rounded)								**$5,080**

Value Conclusions

Description	Perspective	Type of Value	Premise	Property Interest	Effective Date	Indicated Value
Just Compensation	Current	Fair Market Value	As Is	Fee Simple	03/21/2024	$5,080
Before Value	Current	Fair Market Value	As Is	Fee Simple	03/21/2024	$1,024,774
After Value	Current	Fair Market Value	As Is	Fee Simple	03/21/2024	$1,019,698

19. Required Attachments

Appraiser Qualifications - Damian Santucci

DAMIAN SANTUCCI

dsantucci@kellercraig.com
Office: (913) 270-7300
Cell: (816) 406-4479
Real Estate Appraiser Trainee

PROFESSIONAL AFFILIATIONS
Candidate for Designation, Appraisal Institute

RELATED WORK EXPERIENCE
Keller, Craig & Associates, Overland Park, Kansas
November 2022- Present

Overland Pacific & Cutler, LLC, Irvine, CA
Valuation Analyst
January 2010 to May 2015

Donahue Appraisal Associates, LLC, Mission Viejo, CA
Assistant Appraiser
January 2007 to December 2009

CERTIFICATION
California State Certified General Appraiser – AG033924
Kansas State Certified General Appraiser – KS G-5015
Missouri State Certified General Appraiser – MO 2022037946

REAL ESTATE EDUCATION
Ongoing studies, pursuing MAI designation
General Appraiser Income Approach I & II 2022
General Appraiser Market Analysis & Highest and Best Use - 2014
General Appraiser Sales Comparison Approach- 2013
General Appraiser Site Valuation and Cost Approach- 2014
Business Practices and Ethics- 2022

EDUCATION
University of Phoenix, Bachelor of Arts, Business Management



State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2024
ORIGINAL CERTIFICATE/LICENSE NO. 2022037946

DAMIAN SANTUCCI
22001 S WALNUT BLUFF RD
PLEASANT HILL MO 64080
USA

EXECUTIVE DIRECTOR

DIVISION DIRECTOR

Appraiser Qualifications - Daniel Frazee

DANIEL W. FRAZEE, MAI

Phone: (913) 808-2462 Cell: (816) 277-5848
dfrazee@kellercraig.com

Real Estate Appraiser

WORK EXPERIENCE

Keller, Craig & Associates
Vice President | Partner
2019 to the present

Bliss Associates, LLC
Senior Appraiser
2008-2018

Hopkins Appraisal Services
Associate Appraiser
2007-2008

PROFESSIONAL DESIGNATIONS/CERTIFICATIONS

Appraisal Institute – Designated Member No. 488338 (MAI)

Certified General Real Property Appraiser:
Kansas: G-2716
Missouri: 2009024916
Nebraska: CG2016007R

EDUCATION

Missouri State University – Bachelor of Science – Finance, Emphasis in Real Estate, Minor in Economics

CIVIC GROUPS

President of
Greater Kansas City Chapter, Appraisal Institute



State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2024
ORIGINAL CERTIFICATE/LICENSE NO. 2009024916

DANIEL W FRAZEE
6701 W 64TH ST., SUITE 310
OVERLAND PARK KS 66202
USA

EXECUTIVE DIRECTOR

DIVISION DIRECTOR

EXHIBIT "A"

Project No.: 18-3369
Blue Springs MO Engineering Land Survey
June 17, 2023

Parcel No. 54-420-06-99-00-0-00-000
Owner: DAK Realty Devo, LLC

Permanent Sanitary Sewer Easement Description:

A 20 foot wide Sanitary Sewer Easement, lying 10.00 feet on both sides of the following described centerline, whose sidelines are lengthened or foreshortened to terminate at their respective boundary lines, being all that part of Lot 34, Chapman Farms – 1st Plat, a recorded subdivision in the City of Blue Springs, Jackson County, Missouri, according to the recorded plat thereof, lying in of land in the Northwest Quarter of Section 30, Township 48 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri, (Missouri Coordinate System, 1983, West Zone, US Survey Feet), being described on June 17, 2023, by Patrick Ethan Ward, PLS-2005000071 of Olsson, Inc., LC-366, as follows:

COMMENCING at the Southeast corner of said Lot 34; thence North 87 degrees 57 minutes 16 seconds West on the South line of said Lot 34, a distance of 407.44 feet to a point; thence North 02 degrees 00 minutes 41 seconds East, departing said South line on the Southerly extension of the West line of an existing 15.00 foot wide Sanitary Sewer Easement, as established in Document Number 2007E0145390, and on said West line a distance of 124.57 feet to the POINT OF BEGINNING; Thence North 84 degrees 22 minutes 35 seconds East, departing said West line, a distance of 372.18 feet to a point; thence North 27 degrees 01 minutes 03 seconds East a distance of 70.30 feet to a point; thence South 88 degrees 02 minutes 07 seconds East, a distance of 112.49 feet to a point on the West line of a Quit Claim Deed, as established in Document 2007E0135746, the POINT OF TERMINATION, containing 11,099 square feet, or 0.2548 acres, more or less.

(As depicted on Exhibit "B" attached and incorporated herein.)



Olsson Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
(913) 381-1170

EXHIBIT "A"

Project No.: 18-3369
Blue Springs MO Engineering Land Survey
June 17, 2023

Parcel No. 54-420-06-99-00-0-00-000
Owner: DAK Realty Devo, LLC

Temporary Construction Easement Description:

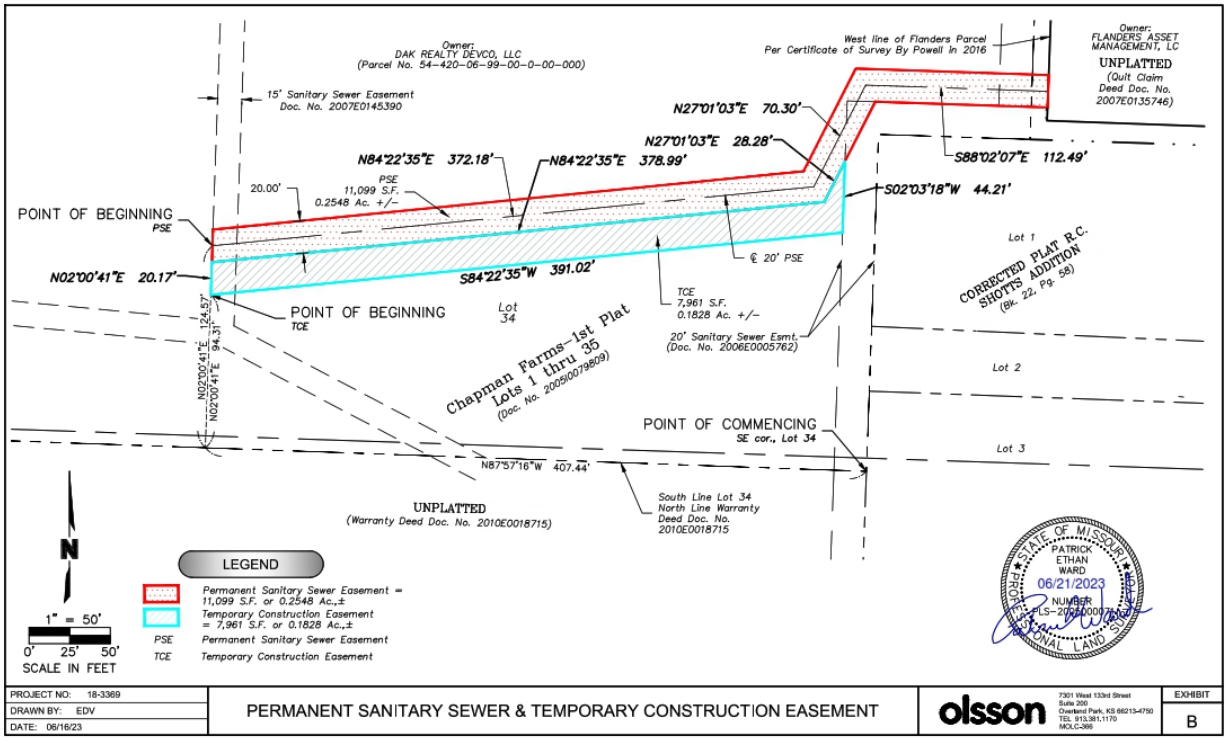
All that part of Lot 34, Chapman Farms – 1st Plat, a recorded subdivision in the City of Blue Springs, Jackson County, Missouri, according to the recorded plat thereof, lying in the Northwest Quarter of Section 30, Township 48 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri, (Missouri Coordinate System, 1983, West Zone, US Survey Feet), being described on June 17, 2023, by Patrick Ethan Ward, PLS-2005000071 of Olsson, Inc., LC-366, as follows:

COMMENCING at the Southeast corner of said Lot 34; thence North 87 degrees 57 minutes 16 seconds West on the South line of said Lot 34, a distance of 407.44 feet to a point; thence North 02 degrees 00 minutes 41 seconds East, departing said South line a distance of 94.31 feet to the POINT OF BEGINNING; Thence continuing North 02 degrees 00 minutes 41 seconds East a distance of 20.17 feet to a point; thence North 84 degrees 22 minutes 35 seconds East a distance of 378.99 feet to a point; thence North 27 degrees 01 minutes 03 seconds East a distance of 28.28 feet to a point on the West line of a 20 feet wide Sanitary Sewer Easement, as established in Document Number 2006E0005762; thence South 02 degrees 03 minutes 18 seconds West, on said West line a distance of 44.21 feet to a point; thence South 84 degrees 22 minutes 35 seconds West, departing said West line a distance of 391.02 feet to the POINT OF BEGINNING, containing 7,961 square feet, or 0.1828 acres, more or less.

(As depicted on Exhibit "B" attached and incorporated herein.)



Olsson Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
(913) 381-1170



RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
04/05/2006 11:22:21 AM
INSTRUMENT TYPE: EASE FEE: $30.00 4 Pages
INSTRUMENT NUMBER/BOOK & PAGE:
2006E0005762
ROBERT T. KELLY, DIRECTOR OF RECORDS

PERMANENT SANITARY SEWER EASEMENT
SAMUWAT N 55 Pieces 1

THIS AGREEMENT, made this 31st day of March 2006, by and between **Green Fields Development, LLC**, of the County of Jackson, and the State of Missouri, P.O. Box 1507, Blue Springs, Missouri, 64013, hereinafter known as Party of the First Part (whether one or more), and the City of Blue Springs, Missouri, a municipal corporation organized and existing pursuant to the laws of the State of Missouri, whose mailing address is 903 W Main Street, Blue Springs Missouri 64015, hereinafter known as Party of the Second Part.

Witnesseth, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, does hereby convey and release to the Party of the Second Part, a Permanent Sanitary Sewer easement hereinafter more particularly designated and described, to wit:

That part of lots 17,18,25,28,29,30,33 and 34, Chapman Farms, 1st Plat, a subdivision within Blue Springs more fully described as attached.

for the sole use of said Party of the Second Part as and for sanitary sewer purposes within said City; when same shall cease to be used for said purposes to revert to the grantors, their successors, assigns or grantees.

It is hereby mutually understood and agreed that said First Party hereby waives any claim against the City of Blue Springs, Missouri for damages of any and every kind occasioned by the location of said sanitary sewers.

IN WITNESS WHEREOF, said Party of the First Part has hereunto set hand and seal the day and year first above written.

Tom Williams, Managing Member, Green Fields Development

Section 4-7.1a

-1-

PERMANENT SANITARY SEWER EASEMENT (LOT 18, CHAPMAN FARMS):
CONTAINING 11,942 SQ. FT.
ALL THAT PART OF LOT 18, CHAPMAN FARMS - 1ST PLAT, LOTS 1-35, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 15 FEET OF SAID LOT 18.

ALSO, THE NORTH 10 FEET OF THE WEST 197.04 FEET OF SAID LOT 18, EXCEPT THE WEST 15 FEET THEREOF.

PERMANENT SANITARY SEWER EASEMENT (LOTS 17, 25, 28, 29 & 30, CHAPMAN FARMS):
CONTAINING 37,918 SQ. FT.
ALL THAT PART OF LOTS 17, 25, 28, 29 AND 30, CHAPMAN FARMS - 1ST PLAT, LOTS 1-35, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 15 FEET WIDE, BEING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE SE CORNER OF SAID LOT 25, THENCE N 02°-25'-10" E (THIS AND THE FOLLOWING BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE), ALONG THE EAST LINE OF SAID LOT 25, 250.01; THENCE N 88°-05'-02" W, PARALLEL WITH THE SOUTH LINE OF SAID LOT 25, 63.36 FEET TO THE POINT OF BEGINNING OF THE CENTER LINE TO BE DESCRIBED HEREIN; THENCE N 02°-13'-09" E, 229.24 FEET; THENCE N 25°-02'-13" E, 147.33 FEET TO A POINT 7.50 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 25; THENCE N 02°-25'-10" E, PARALLEL WITH AND 7.50 FEET WEST OF THE EAST LINE OF SAID LOT 25, 443.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 25, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 28 AND 7.50 FEET WEST OF THE SE CORNER THEREOF; THENCE N 02°-04'-02" E, PARALLEL WITH AND 7.50 FEET WEST OF THE EAST LINE OF SAID LOTS 28 AND 17, 710.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT BEING 40.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 17; THENCE N 02°-04'-02" E, CONTINUING PARALLEL WITH AND 7.50 WEST OF THE EAST LINE OF SAID LOT 17, 5.01 FEET; THENCE N 47°-04'-02" E, 10.61 FEET TO THE POINT OF TERMINATION OF SAID CENTER LINE, SAID POINT BEING ON THE EAST LINE OF SAID LOT 17, N 02°-04'-02" E, 52.49 FEET FROM THE SE CORNER THEREOF.

ALSO, A STRIP OF LAND 10 FEET WIDE, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT THE ABOVE REFERENCED POINT "A"; THENCE WESTERLY PARALLEL WITH AND 40.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOTS 17 AND 29, THE FOLLOWING COURSES AND DISTANCES: N 86°-04'-48" W, 503.80 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 168.08 FEET; THENCE S 49°-07'-09" W, 321.14 FEET TO A LINE THAT IS PARALLEL WITH AND 5.00 FEET NORTHERLY OF, AS MEASURES AT RIGHT ANGLES TO THE NORTHERLY LINE OF A RIGHT-OF-WAY EASEMENT AS DESCRIBED BY DOCUMENT NO. 2006-I-0003693; THENCE WESTERLY, ALONG SAID LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 108.67 FEET; THENCE N 87°-56'-33" W, CONTINUING ALONG SAID LINE, 222.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B", SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTER LINE.

ALSO, A TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE ABOVE REFERENCED POINT "B"; THENCE S 02°-03'-27" W, 5.00 FEET TO THE NORTH LINE OF A RIGHT-OF-WAY EASEMENT DESCRIBED BY DOCUMENT NO. 2006-I-0003693; THENCE N 87°-56'-33" W, ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY EASEMENT, 53.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 7 AS DESCRIBED BY DOCUMENT NO. 2006-I-[illegible]; THENCE N 02°-03'-27" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 7, 35.39 FEET; THENCE S 88°-06'-11" E, 28.09 FEET; THENCE S 43°-06'-11" E, 36.12 FEET; THENCE S 02°-03'-27" W, 5.00 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION
GREEN FIELDS DEVELOPMENT, LLC

PREPARED FOR
CITY OF BLUE SPRINGS
903 WEST MAIN STREET ~ BLUE SPRINGS, MISSOURI 64015

PREPARED BY
ARCHER ENGINEERING
3741 NE TROON DRIVE ~ LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.: 03 0000 0268
DATE: March 31, 2006

PERMANENT SANITARY SEWER EASEMENT (LOT 33, CHAPMAN FARMS):
CONTAINING 2,468 SQ. FT.
ALL THAT PART OF LOT 33, CHAPMAN FARMS - 1ST PLAT, LOTS 1-35, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 15 FEET WIDE, BEING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE SW CORNER OF SAID LOT 33; THENCE S 88°-06'-11" E (THIS AND THE FOLLOWING BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE), ALONG THE SOUTH LINE OF SAID LOT 33, 105.32 FEET TO THE POINT OF BEGINNING OF THE CENTER LINE TO BE DESCRIBED HEREIN; THENCE N 02°-03'-15" E, 15.00 FEET; THENCE S 88°-06'-11" E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 33, 149.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 7 AS DESCRIBED BY DOCUMENT NO. 2006-E-0000941, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTER LINE.

A TEMPORARY CONSTRUCTION EASEMENT CONTAINING 5,357 SQ. FT. BEING ALL THAT PART OF LOT 33, CHAPMAN FARMS - 1ST PLAT, LOTS 1-35, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: A STRIP OF LAND 25 FEET WIDE, LYING WESTERLY AND NORTHERLY OF AND ADJOING THE ABOVE DESCRIBED PERMANENT SANITARY SEWER EASEMENT.

PERMANENT SANITARY SEWER EASEMENT (LOT 34, CHAPMAN FARMS):
CONTAINING 14,893 SQ. FT.
ALL THAT PART OF LOT 34, CHAPMAN FARMS - 1ST PLAT, LOTS 1-35, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EASTERLY 20 FEET OF SAID LOT 34 LYING SOUTH OF A STREET RIGHT-OF-WAY AS DESCRIBED BY DOCUMENT NO. 2006-I-0003693.

A TEMPORARY CONSTRUCTION EASEMENT CONTAINING 18,621 SQ. FT. BEING ALL THAT PART OF LOT 34, CHAPMAN FARMS - 1ST PLAT, LOTS 1-35, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: THE WESTERLY 25 FEET OF THE EASTERLY 45 FEET OF SAID LOT 34 LYING SOUTH OF A STREET RIGHT-OF-WAY DESCRIBED BY DOCUMENT NO. 2006-I-0003693.

THE ABOVE PROPERTY DESCRIPTION WAS
PREPARED UNDER THE SUPERVISION OF:

ERWIN W. GARD, PLS-1449 DATE

ACKNOWLEDGMENT - LIMITED LIABILITY CORPORATION

STATE OF Missouri }
} ss.
COUNTY OF Lafayette }

On this 31st day of March, 2006, before me, a Notary Public, appeared Tom Williams to me personally known, who, being by me duly sworn, did say that he/she is the managing member of Green Fields Development, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability corporation, and that said instrument was signed and sealed in behalf of said Limited Liability Corporation by authority of its Members, and said managing member acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Blue Springs, Missouri the day and year last above written.

Donna L Cotton
Notary Public in and for
said County and State

My commission expires September 19, 2007

Donna L Cotton
Notary Public - Notary Seal
State of Missouri
Lafayette County
My Commission Expires Sept. 19, 2007

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
11/13/2007 08:28:48 AM
EASE FEE: $ 27.00 3 Pages
INSTRUMENT NUMBER:
2007E0145390

Space above reserved for Recorder of Deeds certification) STEWART
ABS070105

Title of Document: Easement

Date of Document: October 30th, 2007

Grantor(s): Green Fields Development, L.L.C.

Grantee(s): City of Blue Springs

Grantee(s) Mailing Address: 903 West Main
Blue Springs,MO 64015

Legal Description: Page 1

Reference Book and Page(s):

If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

PERMANENT SANITARY SEWER EASEMENT

This agreement, made and entered into this 30th day of October 2007 by and between Green Fields Development, LLC, hereinafter known as Party of the First Part (whether one or more), and the City of Blue Springs, Missouri, a municipal corporation organized and existing pursuant to the laws of the State of Missouri, whose mailing address is 903 W Main Street, Blue Springs Missouri 64015, hereinafter known as Party of the Second Part.

Witnesseth: In consideration of the sum of Ten ($10.00) Dollars and other valuable considerations, receipt of which is hereby acknowledged, the undersigned Party of the First Part does hereby convey and release to the Party of the Second Part, a Permanent Sanitary Sewer Easement hereinafter more particularly designated and described, to wit:

A 15' wide sanitary sewer easement being 7.5 feet on both sides of the following described centerline: Commencing at the southern most common corner between lots 35 and 36 of **"The Estates at Chapman Farms-1st Plat, Lots 1-39, Tracts A-D"**, a subdivision of record in Blue Springs, Jackson County, Missouri; Thence N 80°15'12" E, a distance of 76.52 feet; Thence S 45°39'27" E, a distance of 140.30 feet, to the True Point of Beginning; Thence S 45°39'27" E, a distance of 102.04 feet; Thence S 86°49'46" E, a distance of 294.38 feet, to the Point of Termination.

for the sole use of said Party of the Second Part as and for sanitary sewer purposes within the said City; when same shall cease to be used for said purposes to revert to the grantors, their successors, assigns or grantees.

It is hereby mutually understood and agreed that said First Party hereby waives any claim for damages against the City of Blue Springs, Missouri for damages of any and every kind occasioned by the location of said sanitary sewers.

IN WITNESS WHEREOF, said Party of the First Part has hereunto set his hand and seal the day and year first above written.

Pg.1

Green Fields Development, L.L.C.

By: Tom Williams, Managing Member

ACKNOWLEDGEMENT

STATE of Missouri

COUNTY of Jackson

On this 30th day of October, 2007, before me appeared **TOM WILLIAMS,** To me personally known, who, being by me duly sworn, did state that he Is the **MANAGING MEMBER** of **GREEN FIELDS DEVELOPMENT, L.L.C.** and that said instrument was signed on behalf of said Limited Liability Company, by authority of its Board of Directors for consideration stated therein and no other and said **TOM WILLIAMS** acknowledged said instrument to be the free act and deed of said Limited Liability Company.

My commission expires:

Notary:

Sheila D. Havard
Notary Public - Notary Seal
State of Missouri - Jackson County
Commission # 05466129
My Commission Expires 4-20-09

Glossary

Glossary

Unless otherwise noted, the following definitions are taken from The Dictionary of Real Estate Appraisal, Sixth Edition, published by the Appraisal Institute in 2015.

Appraisal

The act or process of developing an opinion of value; an opinion of value. (p. 10)

Before and After Rule

In eminent domain valuation, a procedure in which just compensation is measured as the difference between the value of the entire property before the taking and the value of the remainder after the taking. (p. 21)

Depreciation

In appraising, the loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvements on the same date. (p. 63)

Exposure Time

Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP)

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. (USPAP)

Fair Market Value

Fair market value is the value of the property taken after considering comparable sales in the area, capitalization of income, and replacement cost less depreciation, singularly or in combination, as appropriate, and additionally considering the value of the property based upon its highest and best use, using generally accepted appraisal practices. If less than the entire property is taken, fair market value shall mean the difference between the fair market value of the entire property immediately prior to the taking and the fair market value of the remaining or burdened property immediately after the taking. (RSMo 523.001) Jurisdictional Exception to Standards Rule 1-2(c).

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (p. 90)

Highest and Best Use

(1) The reasonably probable use of property that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid (IVS). (3) The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future (Uniform Appraisal Standards for Federal Land Acquisitions). (p. 109)

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of the analysis. (USPAP)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (p. 128)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (p. 128)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 or the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (p. 140)

Neighborhood

A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. Alternately, a developed residential superpad within a master planned community usually having a distinguishing name and entrance. (p. 156)

Replacement Cost

The estimated cost to construct, at current prices, as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout. (p. 197)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. (p. 198)

Set-off rule

In condemnation, a rule governing recognition of the monetary value of benefits. Federal courts and some state courts allow benefits to be set off against both the damages to the remainder and the value of the land taken; in other jurisdictions, benefits are set off against damages to the remainder only. (p. 213)

Special Benefits

In condemnation, the benefits that arise from the peculiar relation of the land in question to the public improvement, usually resulting from a change in its highest and best use. Special benefits may accrue to multiple parcels (such as all four quadrants of a newly constructed freeway interchange) because the parcels are directly benefitted in a similar manner, if not to the same degree. (p. 217)

State Rule

In condemnation, the process of determining just compensation by estimating the value of the portion to be acquired as part of the whole property plus the net damages; may be referred to as a taking plus damages rule. (p.220)

Unit Rule

In condemnation appraisal, a valuation rule with two aspects, the first dealing with ownership interests and the second dealing with physical components. The first aspect of the rule, also referred to as the undivided fee rule, requires that property be valued as a whole rather than by the sum of the values of the various interests into which it may have been carved (such as lessor and lessee, life tenant and remainderman, and
mortgagor and mortgagee, etc.). This is an application of the principle that it is the property, not the interests, that is being acquired. The second aspect of the rule is that different physical elements or components of a tract of land (such as the value of timber and the value of minerals on the same land) are not to be separately valued and added together. (p.239)

Undivided Fee Rule

In condemnation appraisal, a rule that states that property is to be valued as if the title were held by a single entity, even if the real property is divided into more than one estate owned by more than one individual or entity. (p. 238)

Larger Parcel

In governmental land acquisitions and in valuation of charitable donations of partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual
or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use. (p.127)

Unity of Title

In condemnation, the rule that states that title to all parts of the larger parcel must be vested to the same extent in the same persons; applied in both federal and state courts to different degrees; also called unity of ownership. (p.240)

Unity of Use

In condemnation appraisals, the rule that states that all parts of the larger parcel must be devoted to the same or an integrated use as the parcel from which the taking occurs. (p.240)

Value after the taking

In condemnation, the market value of the remainder parcel in a partial taking.

Value before the taking

In condemnation, the market value of the whole property prior to the taking.

Owner Letter

KELLER, CRAIG & ASSOCIATES
REAL ESTATE APPRAISERS & CONSULTANTS

Kansas City Office
6701 W 64th Street, Suite 310, Overland Park, KS 66202

Lawrence Office
120 E 9th Street, Suite 201, Lawrence, KS 66044

www.KellerCraig.com
P: 913-362-3222 F: 913-362-1321

March 25, 2024

Doug Kinney (DAK Realty Devco LLC)

9613 S Lake Shore Dr

Lake Lotawana, MO 64086

RE: Flanders Sewer: City Project # 24-02-01

Dear Property Owner(s):

The City of Blue Springs, Missouri is planning improvements along 7 Highway in Jackson County, Missouri. This project involves property that you currently own.

Thank you for meeting with me on Thursday, March 21, 2024. Please call 816-406-4479 or email dsantucci@kellercraig.com if you have any further questions.

Enclosed please find the legal description and easement exhibit.

Sincerely,



Damian Santucci

Keller, Craig & Associates



9589 0710 5270 1396 9832 64

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MAR 25 2024
MISSION KS 66202

Sent To
Doug Kinney (DAK Realty Devco)
Street and Apt. No., or PO Box No.
9613 S Lake Shore Dr
City, State, ZIP+4®
Lake Lotawana MO 64086

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Assumptions and Limiting Conditions

This appraisal is also subject to the following general assumptions and limiting conditions.

1. Title to the property is assumed to be good and marketable and the legal description correct.

2. No responsibility for legal matters is assumed. All outstanding taxes, liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.

3. All sketches in this report are intended to be visual aids and should not be construed as surveys or engineering reports.

4. All information in this report has been obtained from reliable sources. We cannot, however, guarantee or be responsible for the accuracy of information furnished by others.

5. Unless otherwise stated, this opinion of value applies to land and improvements only; the value of trade fixtures, furnishings and other equipment has not been included.

6. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

7. Subsurface rights (minerals, water and oil) were not separately evaluated in making this appraisal.

8. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely upon information furnished by others as to said data, therefore, the value conclusions are subject to the correctness and verification of said data.

9. We inspected, as far as possible, by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Likewise no tests were made on the roof, mechanical, plumbing or electrical systems. Unless otherwise stated, no representations are made as to geotechnical conditions of the land or the quality and condition of the roof, heating, cooling, ventilating electrical and plumbing equipment.

10. Unless otherwise stated in this report, the existence of hazardous substances were not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such materials on or in the property unless otherwise stated. However, we are not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field or environmental impacts upon real estate if so desired.

11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.

Extraordinary Assumptions and Hypothetical Conditions

This appraisal is subject to the following assumptions and limiting conditions that are specific to the subject property or to this report.

1. The before valuation ignores any effects on value to the subject property caused by the proposed project ("project influence"). Therefore, this appraisal is based on the hypothetical condition that there is no project influence. This is a jurisdictional exception.

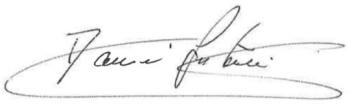
2. In the after valuation, the remainder property is appraised with the hypothetical condition that the taking has been completed as of the effective date of this appraisal.

Certification - Damian Santucci, General Candidate for Designation

I Hereby Certify:

- That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based as correct; subject to the limiting conditions therein set forth, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. No one provided significant professional assistance to the person signing this report unless so named within the report.
- That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies, and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
- That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.
- That I have no direct or indirect present or contemplated future personal interest in such property or in any way benefit from the acquisition of such property appraised.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- That I have not revealed the findings of such appraisal to anyone other than the proper officials of the client and I will not do so until so authorized, or until I am required to do so by due process of law, and until I am released from this obligation by having publicly testified as to such findings.
- Any increase or decrease in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.
- That I understand that such appraisal is to be used in connection with the acquisition of right-of-way for a project to be constructed by the City of Blue Springs, MO.
- Property inspected with the Property Owner on March 21, 2024 by Damian Santucci.
- That my opinion of just compensation for the acquisition as of March 21, 2024, is $5,080, based upon my independent appraisal and the exercise of my professional judgment.

- Damian Santucci, General Candidate for Designation performed the following type of inspection of the subject property: Site Inspection
- No one provided significant real property appraisal assistance to Damian Santucci, General Candidate for Designation.
- Damian Santucci, General Candidate for Designation has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Damian Santucci has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.



Damian Santucci, General Candidate for Designation
State Certified General, MO No. 2022037946
Effective Date of Appraisal: March 21, 2024
Date of Report: April 30, 2024

Certification - Daniel Frazee, MAI

I Hereby Certify:

- That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based as correct; subject to the limiting conditions therein set forth, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. No one provided significant professional assistance to the person signing this report unless so named within the report.
- That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies, and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
- That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.
- That I have no direct or indirect present or contemplated future personal interest in such property or in any way benefit from the acquisition of such property appraised.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- That I have not revealed the findings of such appraisal to anyone other than the proper officials of the client and I will not do so until so authorized, or until I am required to do so by due process of law, and until I am released from this obligation by having publicly testified as to such findings.
- Any increase or decrease in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.
- That I understand that such appraisal is to be used in connection with the acquisition of right-of-way for a project to be constructed by the City of Blue Springs, MO.
- Property inspected with the Property Owner on March 21, 2024 by Damian Santucci.
- That my opinion of just compensation for the acquisition as of March 21, 2024, is $5,080, based upon my independent appraisal and the exercise of my professional judgment.

- Daniel Frazee, MAI did not personally inspect the subject property.
- No one provided significant real property appraisal assistance to Daniel Frazee, MAI.
- Daniel Frazee, MAI has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Daniel Frazee has completed the continuing education program for Designated Members of the Appraisal Institute.



Daniel Frazee, MAI
State Certified General, MO No. 2009024916
Effective Date of Appraisal: March 21, 2024
Date of Report: April 30, 2024

Subject Photos



Subject Retention Pond



Utilities



General View-Proposed Acquisition Area



General View-Proposed Acquisition Area



General View-Proposed Acquisition Area

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 26, 2024

SUBMITTED BY: Sheryl Morgan **DEPARTMENT: Administration**

☐ Ordinance	☐ Resolution	☒ Presentation	☐ Public Hearing
☐ Contract	☒ Discussion	☐ Economic Dev.	☒ Other

ISSUE/REQUEST

Ken Horrell and Kelli Montgomery, Chair and Vice Chair, respectively of the 2024 Charter Review Commission, will present the Commission's findings, recommendations for amendment, as well as items for future City Council consideration. After the presentation and Council discussion, a motion will be in order directing staff to draft ballot language for the April 8, 2025 municipal election.

BACKGROUND/JUSTIFICATION

Section 12.8 *Charter Review Commission* of the Blue Springs Home Rule Charter states the City Council shall select a Charter Review Commission to recommend to the voters of the City proposed amendments to the existing Charter not less than every five years. In 2018, the Charter Review Commission presented their findings and Council approved ten Charter amendments to be presented to the voters in the April 2019 election; nine of the ten proposed amendments were approved.

On October 21, 2024, the City Council established the 2024 Charter Review Commission and appointed nine members to serve. The Commission members held four meetings and have unanimously agreed to recommend the following Charter amendments to the City Council:

1. Article III - City Council and IV - Mayor:
   a. Require residency during the term of an elected official
   b. Initiate term limits to four terms
   c. Extend the timeline for Mayor to fill vacancy on Council
   d. Mayor added to roll call voting rotation
   e. Second reading of Ordinances at separate meeting
   f. Public comment on proposed Ordinances
2. Article VI - Administrative Organization, Personnel System and Comprehensive Development Plan
   a. Add ability to have a Health Department
   b. Change Comprehensive Plan title and timeline for updates
3. Article IX – Initiative, Referendum and Recall
   a. Clarify qualifications for Petitioners' Committee and outline process to add additional circulators
   b. Remove outdated references and allow for pickup of documents and change Petition template to add line for printed name
   c. Extend timeline to submit signatures after initial filing
4. General/Clarifying amendments:
   a. 3.18 - Independent Audit

b. 5.4.E - Budget and Capital Improvement Program
c. 7.5 and 7.6 - Council Action on Budget and Capital Improvement Program
d. 7.6 - Public Record
e. 7.9 - Tax Rates and Tax Rolls

In addition to the proposed amendments, the Commission has outlined recommendations to the Council for future consideration.

A. Transparency direction
B. Non-Discrimination in public accommodations
C. 12.3.A – Prohibited Activities
D. 9.3.A – Petitions – Number of signatures

A copy of the Commission's PowerPoint presentation, Charter redlined with proposed amendments, and recommendations future Council consideration are attached.

After completion of the presentation and City Council discussion, a motion is in order to direct staff to prepare ballot language outlining the proposed Charter amendments for the April 8, 2025 Municipal Election.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A

STAFF RECOMMENDATION

No staff recommendation

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Charter Review Commission
Date:	December 18, 2024
Action:	Unanimously recommended approval of proposed amendments

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. PowerPoint
2. Redlined Charter
3. Items for future City Council consideration

REVIEWED BY:

Requesting Director: ***Sheryl Morgan*** ***Assistant to the City Administrator***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

2024 Blue Springs Charter Review Commission

January 6, 2025

Charter History

- Blue Springs Home Rule Charter was established by the voters in 1994
- Charter mandates that a Commission be established to review and recommend changes no less than every five years
- Charter Review Commission consists of nine community members from diverse backgrounds appointed by the Mayor and City Council
- Last review completed in 2019:
  - Ten questions on ballot
  - Nine were approved by the voters

Blue Springs Missouri

2024 Charter Review Commission

On October 21, 2024, the Mayor and City Council established the 2024 Charter Review Commission and appointed the following members to serve on the Commission:

District 1
Shanna Dennie
Kelli Montgomery
Ken Horrell

District 2
Dayla Fullerton
Joe D'Angelo
Doug Stacer

District 3
Kyle Legg
Travis Graham
Nick Brummel

Blue Springs Missouri

Meetings

- The Charter Review Commission first met on November 4, 2024
  - Ken Horrell and Kelli Montgomery were selected to serve as Chair and Vice Chair, respectively
- The Commission held four meetings and discussed each section of the current Charter
- The Commission identified sections of the Charter for recommended amendments, as well as recommendations for the City Council's future consideration for Code amendments

Blue Springs Missouri

Recommended Changes - Articles III and IV: City Council and Mayor

- Add “during the term” to clarify the residency restrictions apply throughout the entire term in office
- Add term limits to four elections (total of 12 years for Councilmembers and 16 years for Mayor)
- The Mayor will have two regularly scheduled Council meetings to appoint a replacement for a vacant City Council seat, and the appointment will serve until the current term expires
- The Mayor will be included in the voting rotation, rather than at the end of the roll call
- First and second readings of Ordinance will occur at separate meetings, unless Council approves to waive the requirement by 5/7 vote
- The public shall be given the opportunity to be heard prior to Council consideration of any proposed Ordinance

Blue Springs Missouri

Recommended Changes – Article VI: Administrative Organization, Personnel System and Comprehensive Development Plan

- Section 6.1 – Add new Paragraph B stating a City Health Department may be established by Ordinance
- Section 6.3 – Change the title “Comprehensive Development Plan” to “Comprehensive Plan” and clarify the timeframe for updates to reflect State law.

Blue Springs Missouri

Recommended Changes – Article IX – Initiative, Referendum and Recall

- Section 9.2 Petitioner's Committee Affidavit – clarify the members of the Petitioner's Committee must be registered voters in the City, excluding anyone with forgery-related offense from circulating Petitions, requiring a Chair for the Petitioner's Committee and outlining a process to add additional members to the Committee to circulate the Petition
- Section 9.3.B Form and Content – remove outdated reference to indelible pencil, and adding a line for printed name of the person signing the Petition
- Section 9.4 Time for Filing Petitions – change the timeframe for filing petitions from 60 days to 90 days
- Section 9.5 Procedure after Filing – change outdated reference of registered mail to certified mail - return receipt requested and allow for the pickup of documents from City Hall with a written acknowledgement of receipt

Blue Springs Missouri

Recommended Changes - General/Clarifying amendments

- Section 3.18 Independent Audit – audit in accordance with Government Accounting Standards Board (GASB) accounting principles
- Section 5.4.E Budget and Capital Program – make the annual budget and Capital Improvement Program available to the public
- Section 7.5 and 7.6 City Council Action on Budget and Capital Improvement Program – remove the word "prominently" relating to the display of the notice, general summary of the budget, and capital improvement program on the City's website
- Section 7.7 Public Record – clarify copies of the budget and capital improvement program are available at City Hall as well as the City's website
- Section 7.9 Tax Rates and Tax Rolls – remove reference to computing and extending taxes upon the tax rolls

Blue Springs Missouri

For Council Consideration

- Relating to Sections 7.5 and 7.6 – recommend publishing on home page of City's website and social media posts calling out public hearings and Ordinances are considered for Budget, Tax Levy, Budget amendments, Capital Improvement Program, etc. are noticed
- Reviewing Charter Section 12.3 Activities Prohibited to review list of categories for non-discrimination for employment
- Consider Non-Discrimination/Human Rights clause relating to public accommodations
- Section 9.3.A – Petitions – Number of Signatures: Clarify the number of signatures required for a recall is 12% of the registered, qualified voters as of the last municipal election "qualified to vote for the successor"
- See "Future City Council Consideration" attached to Council Information Form for details

Blue Springs Missouri

Next Steps

- January 6: Council consider the Commission's recommended (redlined) changes to the Charter
- January 6: Council discuss the Commission's list for consideration
- January 6: Council direct staff to draft Bill calling for election with ballot language for agreed-upon Charter proposals to be presented at the January 21 Council meeting
- January 21: Approve Bill calling for election and ballot language
- January 28: Deadline to certify ballot language with the Election Board
- April 8: Election

Blue Springs Missouri

Thank you for the opportunity to serve.

The Commission will stand for any questions from Council

Blue Springs Missouri

Chapter C
CHARTER OF THE CITY

PREAMBLE: In order to provide for the government of the City of Blue Springs, and secure the benefits and advantages of constitutional Home Rule under the Constitution of the State of Missouri, the people of Blue Springs adopt the following Charter:

ARTICLE I
Incorporation, Name And Boundaries

Section 1.1. Incorporation, Name And Boundaries. [R.O. 1996 § C-1.1]
The inhabitants of the City of Blue Springs within the corporate limits as now established or as hereafter established and on file in the office of the City Clerk in the manner provided by law, shall continue to be a body politic and corporate in perpetuity, under the name of the City of Blue Springs.

ARTICLE II
Powers

Section 2.1. Powers. [R.O. 1996 § C-2.1]
The City shall have all powers which the General Assembly of the State of Missouri has authority to confer upon any City, provided such powers are consistent with the Constitution of this State and are not limited or denied either by this Charter or by Statute. The City shall in addition to its home rule powers, have all powers conferred by law.

Section 2.2. Construction. [R.O. 1996 § C-2.2]
The powers of the City shall be liberally construed. The specific mention of a particular power in this Charter shall not be construed as limiting the powers of the City.

ARTICLE III
City Council

Section 3.1. Where Powers Vested. [R.O. 1996 § C-3.1]
Except as this Charter provides otherwise, all powers of the City shall be vested in the City Council. The City Council shall provide for the exercise of these powers and for the performance of all duties and obligations imposed on the City by law.

Section 3.2. Composition. [R.O. 1996 § C-3.2; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

There shall be a City Council of the Mayor and six (6) City Councilmembers, two (2) from each of the three (3) districts, elected by the registered, qualified voters of their respective districts, as provided by Section 3.4.

District boundaries shall be established by ordinance following each Federal decennial census. Districts shall be compact and contiguous and contain, as nearly as possible, an equal number of inhabitants. The City Council shall approve any new district boundaries by majority vote.

Section 3.3. Qualifications. [R.O. 1996 § C-3.3; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A City Councilmember shall be at least twenty-five (25) years of age prior to the election, a citizen of the United States, an inhabitant and a registered, qualified voter of the City for two (2) years next preceding election and shall be an inhabitant of the district one hundred eighty-two (182) days next preceding election and during the term.

No City Councilmember shall be delinquent in paying any County, or Blue Springs income, personal property, real property or sales taxes, nor have been removed from an elected public office, nor be a convicted felon, nor be a registered sex offender, except that a person recalled from office may again run for the office from which recalled following the expiration of the term from which they were recalled, or may at any time run for a different office.

Section 3.4. Election And Terms. [R.O. 1996 § C-3.4; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

City Councilmembers shall be elected to serve staggered three (3) year terms.

No person shall serve more than four (4) terms as a City Councilmember. A "term" is defined as three (3) years of service. This Section does not apply to appointed terms served due to a vacancy. No person shall be disqualified from serving as a City Councilmember under this Section due to terms that commenced prior to May 1, 2025.

Section 3.5. Compensation, Allowances And Expenses. [R.O. 1996 § C-3.5; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The City Council shall determine the annual compensation, allowances, and expenses of City Councilmembers by ordinance. Beginning in 1995, and at least every (5) years thereafter, compensation shall be reviewed by the City Council which may adjust compensation and allowances by ordinance. No ordinance increasing compensation shall become effective for a City Councilmember until the commencement of a new term of office.

Section 3.6. Mayor Pro Tempore. [R.O. 1996 § C-3.6; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The City Council shall elect annually from among the City Councilmembers a Mayor Pro Tempore. The Mayor Pro Tempore shall assume the powers and duties of the Mayor during the absence or disability of the Mayor and, if a vacancy occurs, shall become Mayor until the next regular municipal election. The election shall occur in accordance with the election laws of the State of Missouri.

Section 3.7. Prohibitions. [R.O. 1996 § C-3.7; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Holding Other Office. Except where authorized by law, or pursuant to an agreement between the City and another entity of government, no City Councilmember shall hold any other City office, City employment or other elected public office during the term for which the City Councilmember was elected to the City Council, and no former Councilmember shall hold any compensated appointive City office or City employment until two (2) years after the expiration of the term for which the City Councilmember was elected to the City Council.
B. Appointments And Removals. No City Councilmember shall in any manner dictate the appointment or removal of any City administrative officers or employees whom the City Administrator or any subordinates are empowered to appoint, but the City Council as a group may express its views and fully and freely discuss with the City Administrator anything pertaining to appointment and removal of such officers and employees.
C. Interference With Administration. Except for the purpose of inquiry, information or investigation, unless specifically otherwise provided in this Charter, the City Councilmembers shall deal with the City administrative officials and employees solely through the City Administrator or their designee, and no City Councilmember shall give orders to the subordinates of the City Administrator, either publicly or privately.

Section 3.8. Vacancy. [R.O. 1996 § C-3.8; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The office of a City Councilmember shall become vacant upon the death, resignation, forfeiture, or removal from office in any manner authorized by law.

Section 3.9. Forfeiture Of Office. [R.O. 1996 § C-3.9; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A City Councilmember shall forfeit office:

1. If at any time during the term of office the City Councilmember lacks any qualification for the office prescribed by this Charter or by law;

2. If the City Councilmember violates any prohibition of this Charter.

Section 3.10. Filling Of Vacancies. [R.O. 1996 § C-3.10; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A vacancy of a City Councilmember shall be filled by appointment by the Mayor and approval by the City Council. This shall occur at or before the second regularly scheduled meeting of ~~at the next regular~~ the City Council ~~meeting~~ after the vacancy, and shall be decided by approval of the City Council by a majority of the remaining City Council members. The person appointed to fill the vacancy shall hold the appointed position until the term expires. ~~until the next regular municipal election for which the filing period has not closed and shall serve until the end of the current term.~~

Section 3.11. Judge Of Qualifications. [R.O. 1996 § C-3.11; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The City Council shall be the judge of the election and qualifications of its members and of the grounds for forfeiture of their office and for that purpose shall have power to subpoena witnesses, administer oaths and require the production of evidence. A City Councilmember charged with conduct constituting grounds for forfeiture of office shall be entitled to a public hearing within thirty (30) days. Decisions made by the City Council under this Section shall be subject to review by the courts.

Section 3.12. Legislative Proceedings. [R.O. 1996 § C-3.12; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Meetings. The City Council shall meet regularly at least once each month at such times and places as the City Council may prescribe. The Mayor upon their own motion may, or at the request of two (2) members of the City Council shall, call a special meeting of the Council for a time not earlier than twenty-four (24) hours after notice is given to all members of the City Council then in the City. Special meetings of the City Council may also be held with less than twenty-four (24) hours' notice by the consent of all the members of the City Council then in the City, and such consent may be given either prior to or during the special meeting.

B. Rules And Journals. The City Council shall determine its own rules and order of business. It shall cause a journal of its proceedings to be kept, and this journal shall be open to public inspection.

C. Quorum. A majority of members of the entire City Council shall constitute a quorum for its business, but a smaller number may meet and compel the attendance of absent members in the manner and subject to the penalties prescribed by the rules of the City Council.

D. Voting. Voting shall be by roll call for the second reading of an ordinance, for approval of minutes, for approval of a consent agenda containing items that are considered to be routine, or at the request of the Mayor or any Councilmember, and the ayes and nays shall be recorded in the journal. In each roll call vote, the names of the City Council ~~members~~ shall be called in seating order and the name to be called first shall be advanced one position~~, then the name of the Mayor shall be called~~. Except as otherwise provided in the Charter, the affirmative vote of a majority of the entire City Council shall be necessary to adopt any ordinance or resolution.

E. Overriding Mayor's Veto. Every ordinance or resolution adopted by the City Council shall be presented to the Mayor for their approval; and if the Mayor shall sign the same, it shall be deemed approved and adopted. The Mayor may return an ordinance or resolution with objections to the City Council unsigned prior to the beginning of the next regular meeting; and such ordinance or resolution shall stand vetoed and shall not take effect without the approval of the Mayor unless adopted over their veto in the following manner:

At the regular meeting next following receipt of a disapproved ordinance or resolution, the City Clerk shall cause the objection of the Mayor to be entered upon the journal of the City

Council and the Mayor Pro Tempore shall put to the City Council the question, "Shall the ordinance or resolution take effect, the objections of the Mayor notwithstanding?" The question may not be tabled, and after debate, the City Clerk shall proceed to call the roll. Should two-thirds (2/3) of the City Councilmembers cast their votes in favor of overriding the Mayor's veto, the ordinance or resolution shall take effect; otherwise it shall not take effect. The Mayor shall not vote on any action to override the Mayor's veto.

Should the Mayor neither sign nor return with objections any ordinance or resolution prior to the beginning of the next regular meeting of the City Council, it shall be deemed approved and adopted.

F. Form Of Ordinances. Proposed ordinances and resolutions shall be introduced in the City Council only in written or printed form. The enacting clause of all ordinances shall be:

Be it Ordained By the City Council of the City of Blue Springs. . .

The enacting clause of all ordinances submitted by initiative shall be:

Be It Ordained By the people of the City of Blue Springs . . .

No ordinance, except those making appropriations of money and those codifying or revising existing ordinances, shall contain more than one (1) subject, which shall be clearly expressed in its title. Ordinances making appropriations shall be confined to the subject matter of the appropriations.

G. (Reserved)[1]

H. Procedure. Except in the case of emergency ordinances, every proposed ordinance shall be read by title in open City Council meeting two (2) times before passage. ~~These readings may occur at the same meeting.~~ The City Council shall conduct first and second readings of proposed ordinances at separate meetings. The City Council may waive this requirement by a five-sevenths (5/7) majority of the City Council. A copy of each proposed ordinance shall be provided for each City Council member and a copy shall be provided for public inspection in the office of the City Clerk until it is adopted or fails adoption. Persons interested in a proposed ordinance shall be given an opportunity to be heard before the City Council prior to the City Council's consideration of such proposed ordinance and in accordance with such rules and regulations as the City Council may adopt. If the City Council adopts an amendment to a proposed ordinance that constitutes a change in substance, any member of the City Council may require that the proposed ordinance, as amended, be placed on file for public inspection in the office of the City Clerk for an additional one (1) week before passage. In the absence of such a request, the City Council may consider the amended ordinance at the same meeting.

I. Emergency Ordinances. All emergency ordinances shall be read in full in open City Council meetings. An ordinance may be passed as an emergency measure on the day of its introduction if it contains a declaration describing in clear and specific terms the facts and

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1. **Editor's Note: R.O. 1996 § C-3.12(G), Execution of Documents, was repealed 4-15-2019 by Ord. No. 4812 as it duplicated the provisions of § C-4.4(D). Ord. No. 4812 adopted the Charter amendments approved at election 4-2-2019.**

reasons constituting the emergency and receives the vote of two-thirds (2/3) of the members of the City Council. An ordinance granting, reviewing or extending a franchise shall not be passed as an emergency ordinance.

J. Effective Date. Every adopted ordinance shall become effective immediately upon passage, adoption and approval by the Mayor, or any later date specified therein.

K. Authentication And Recording. All ordinances and resolutions adopted by the City Council shall be authenticated by the signature of the Mayor and City Clerk. The City Clerk shall record in a properly indexed book kept for the purpose all ordinances and resolutions adopted by the City Council.

Section 3.13. City Clerk. [R.O. 1996 § C-3.13; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The City Administrator shall appoint a City Clerk with the advice and consent of the City Council. The City Clerk shall keep the journal of the City Council proceedings, authenticate by signature all ordinances and resolutions, and record them in full in a book kept for that purpose. The City Clerk shall perform such other duties as may be required by law, by this Charter, by ordinance, or by the City Administrator.

Section 3.14. City Attorney. [R.O. 1996 § C-3.14; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A City Attorney shall be appointed by the Mayor with the advice and consent of a majority of the entire City Council and may be removed by the Mayor with the consent of a majority of the entire City Council, or by five-sevenths (5/7) majority of the City Council. The City Attorney shall be a licensed member of the bar of this State and shall have been in active practice for at least five (5) years. The City Attorney shall receive compensation as determined by ordinance.

The City Attorney shall represent the City in all legal matters in which it is a party or is interested. The City Attorney shall advise the City Council, any committee or member thereof, the Mayor, the City Administrator, department directors, and the boards and commissions concerning any legal questions affecting the City's interest and shall perform such other legal services as may be requested by the City Council.

Section 3.15. City Prosecutor. [R.O. 1996 § C-3.15; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A City Prosecutor shall be appointed by the Mayor with the advice and consent of a majority of the entire City Council and may be removed by the Mayor with the consent of a majority of the entire City Council, or by five-sevenths (5/7) majority of the City Council. The City Prosecutor shall be a licensed member of the bar of this State and shall have been in active practice for at least five (5) years. The City Prosecutor shall receive compensation as determined by ordinance.

The City Prosecutor shall prosecute and defend all actions originating or pending before the Municipal Court.

Section 3.16. Municipal Judges. [R.O. 1996 § C-3.16; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The Municipal Judges shall be appointed by the Mayor with consent of the majority of the entire City Council. The term of the Municipal Judge shall be for three (3) years. The Municipal Judges shall be licensed members of the bar of this State and shall have been in active practice for at least five (5) years, in addition to the other requirements imposed by State law. The Municipal Judges shall receive compensation as determined by ordinance. If a Municipal Judge is absent, sick, or disqualified from acting, the Presiding Municipal Judge may request the Presiding Judge of the Circuit Court to designate some competent, eligible person to act as Special Municipal Judge until such absence or disqualification shall cease; provided, however, that should a Municipal Judge resign from office, that vacancy shall be filled by an appointment in the same manner as a Municipal Judge is appointed, with a consent of the majority of the entire City Council. The Presiding Municipal Judge may, by written directive, designate a written procedure delegating authority by which the Municipal Court Administrator or the Municipal Court Clerk is authorized to notify and request the Presiding Judge of the Circuit Court to designate a Special Municipal Judge.

Municipal Judges shall have such powers and duties as are conferred upon such officers by the laws of the State of Missouri.

Section 3.17. Investigations. [R.O. 1996 § C-3.17]

The City Council may make investigations into the affairs of the City and the conduct of any City department, office or agency and for this purpose may subpoena witnesses, administer oaths, take testimony and require the production of evidence. Any person who fails or refuses to obey a subpoena issued in the exercise of these powers by the City Council shall be guilty of a misdemeanor and punished as may be prescribed by ordinance.

Section 3.18. Independent Audit. [R.O. 1996 § C-3.18]

The City Council shall provide for an independent audit of all City accounts and a management report at least annually in accordance with Government Accounting Standards Board (GASB) accounting principles. Such audits shall be made by a certified public accountant or firm of such accountants who have no personal interest, direct or indirect, in the fiscal affairs of the City Government or any of its officers. A copy of the audit report prepared by the certified public accountant or firm of such accountants and management report shall be kept in the City Clerk's office, received and filed by the City Council, and shall be open to public inspection.

Section 3.19. Codification Of Ordinances. [R.O. 1996 § C-3.19; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

Each year, all ordinances of the City of a general and permanent nature shall be reviewed. Recodification shall be periodically supplemented and updated at the discretion of the City Clerk.

ARTICLE IV
Mayor

Section 4.1. Mayor. [R.O. 1996 § C-4.1; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014]

The executive power in the City shall be vested in a Mayor who shall be recognized as the head of the City for all legal and ceremonial purposes and by the Governor of Missouri for all purposes of military law. As a member of the City Council, the Mayor shall have all powers, rights, privileges, duties, and responsibilities of a member of the City Council, including the right to vote on questions.

Section 4.2. Qualifications. [R.O. 1996 § C-4.2; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

No person shall be elected to the office of Mayor who is not at least twenty-five (25) years of age prior to the election, a citizen of the United States, an inhabitant and a registered, qualified voter of the City for at least two (2) years next preceding ~~the Mayor's~~ election and during the term.

No Mayor shall be delinquent in paying any County or Blue Springs income, personal property, real property, or sales taxes, nor be a convicted felon, nor be a registered sex offender, nor have been removed from an elected public office, except that a person recalled from office may again run for the office from which recalled following the expiration of the term from which they were recalled, or may at any time run for a different office.

Section 4.3. Election And Term. [R.O. 1996 § C-4.3]

The Mayor shall be elected by the registered qualified voters of the City at large at the regular municipal election. The Mayor shall hold office for a term of four (4) years.

No person shall serve more than four (4) terms as Mayor. A "term" is defined as four (4) years of service. This Section does not apply to appointed terms served due to a vacancy. No person shall be disqualified from serving as Mayor under this Section due to terms that commenced prior to May 1, 2025.

Section 4.4. Powers And Duties. [R.O. 1996 § C-4.4; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Council Meetings. The Mayor shall preside at meetings of the City Council and shall have the right to vote. The Mayor may call meetings of the City Council as provided in Section 3.12(A).

B. Execution Of Laws, Ordinances, Rules And Regulations. The Mayor shall take care that the laws, ordinances, resolutions, rules, and regulations of the City be faithfully executed. The Mayor may require oral or written reports and opinions from the directors of all executive departments of the City or from the heads of other departments, boards, and commissions of the City, except the Judge of the Municipal Court.

C. Appointments. The Mayor, with the advice and consent of a majority of the City Council, shall appoint all members of committees, boards, and commissions.

D. Execution Of Documents. The Mayor or their designee shall sign all proclamations and executive orders. The Mayor or their designee shall sign on behalf of the City all instruments, contracts, agreements, leases, deeds, mortgages and other instruments binding the City or conveying an interest in property or other right of the City to any other corporation, association, legal entity or natural person, when authorized by the City Council to do so.

E. Messages To City Council. The Mayor shall, from time to time, deliver to the entire City Council orally, or in writing, messages suggesting to the entire City Council possible legislation and advising on matters that the Mayor deems should be called to the attention of the entire City Council.

F. Administrative Policy Matters. The Mayor shall have the responsibility of discussing with the City Administrator any and all policy matters; however, the Mayor shall not interfere with day-to-day administration of City affairs.

G. Remit Fines And Forfeitures And Grant Reprieves And Pardons. The Mayor shall have the power to remit fines and forfeitures and to grant reprieves and pardons for offenses arising under the ordinances of the City. Notice of such action shall be made public at the next regular City Council meeting.

H. Review City Administrator. The Mayor shall preside as Chairman of the City Council's review of the City Administrator's performance as provided in Section 5.5.

I. Other Duties. The Mayor shall exercise such other powers and perform such other duties as may be prescribed by this Charter, by ordinance, or by law.

Section 4.5. Compensation, Allowances And Expenses. [R.O. 1996 § C-4.5]

The salary of the Mayor shall be fixed by ordinance, and shall not be increased or diminished during the Mayor's term of office. The Mayor may receive reasonable reimbursement for actual and necessary expenses as approved by the City Council.

Section 4.6. Prohibitions. [R.O. 1996 § C-4.6; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

Holding Other Office. Except where authorized by law, or pursuant to an agreement between the City and another entity of Government, no Mayor shall hold any other City Office, City employment, or other elected public office during the term for which the Mayor was elected to the office of Mayor, and no former Mayor shall hold any compensated appointive City Office or City employment until two (2) years after the expiration of the term for which they were elected to the office of Mayor.

Section 4.7. Vacancy. [R.O. 1996 § C-4.7; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The office of Mayor shall become vacant upon their death, resignation, forfeiture or removal from office in any manner authorized by law.

Section 4.8. Forfeiture Of Office. [R.O. 1996 § C-4.8]

The office of Mayor shall be forfeit if:

1. At any time during the term of office, the Mayor lacks any qualifications prescribed by this Charter or by law.

2. The Mayor violates any prohibition of this Charter.

ARTICLE V
City Administrator

Section 5.1. Appointment, Qualifications, and Compensation. [R.O. 1996 § C-5.1; Ord. No. 4505 § 1 (Charter Amendment No. 2014-02), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Appointment. There shall be a City Administrator appointed by the Mayor, with the approval of a majority of the entire City Council. The person appointed by the City Council shall serve for an indefinite term.

B. Qualifications. The City Administrator shall be chosen solely on the basis of executive and administrative qualifications with special reference to their actual experience and knowledge of accepted practice in respect to the duties of the office, and such further qualifications that may be required by ordinance, or by this Charter. At the time of appointment, the City Administrator need not be a resident of the City or the State. The City Administrator shall be a resident within six (6) months after appointment, unless the City Administrator is granted an extension by a majority vote of the City Council. The City Administrator must remain a resident of the City as long as the City Administrator is acting in the capacity of City Administrator. The City Administrator must be at least twenty-five (25) years of age and must devote full time to the City Administrator's duties as City Administrator.

C. Compensation. The City Administrator shall receive such compensation as the City Council shall fix from time to time by ordinance.

Section 5.2. Removal. [R.O. 1996 § C-5.2; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The City Administrator may be removed by executive order of the Mayor after receiving the consent of a majority of the entire City Council, or by a five-sevenths (5/7) vote of the City Council on its own initiative.

Section 5.3. Acting City Administrator. [R.O. 1996 § C-5.3; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

By letter filed with the City Clerk the City Administrator shall designate, subject to approval of the City Council, a qualified City administrative officer to exercise the powers and perform the

duties of City Administrator during the City Administrator's temporary absence or disability. During such absence, disability, or vacancy, the City Council may by majority vote revoke such designation at any time and appoint another officer of the City to serve until the City Administrator shall return or the disability shall cease.

Section 5.4. Powers And Duties. [R.O. 1996 § C-5.4; Ord. No. 4505 § 1 (Charter Amendment No. 2014-02), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The City Administrator shall be the chief administrative officer of the City. The City Administrator shall be responsible to the Mayor and the City Council for the administration of all City affairs placed in their charge by or under this Charter. Except as otherwise specified by ordinance, or by State law, the City Administrator shall coordinate and generally supervise the operation of all departments, both line and staff. In order to carry out these duties, the City Administrator shall have the following authority:

A. Appointment And Removal Of Department Directors. The City Administrator shall appoint and, when the City Administrator deems it necessary for the good of the City, suspend or remove all City employees, including appointed administrative officers, provided for in this Charter, except as otherwise provided by law or in this Charter. The City Administrator may authorize any administrative officer who is subject to the City Administrator's direction and supervision to exercise these powers with respect to subordinates in that officer's department, office or agency.

B. Administration Of Departments. The City Administrator shall direct and supervise the administration of all departments, offices and agencies of the City, except as otherwise provided by this Charter or by law.

C. Attend City Council Meetings. The City Administrator shall attend all meetings of the City Council unless excused by the City Council. When the City Council considers personnel matters relating to the City Administrator, they may excuse the City Administrator from attendance. The City Administrator shall have the right to take part in discussions at meetings of the City Council but shall have no power to vote. The City Administrator shall receive notice of all meetings.

D. Enforcement Of Laws. The City Administrator shall see that all laws, provisions of this Charter and acts of the City Council, subject to enforcement by the City Administrator or by officers subject to the City Administrator's direction and supervision, are faithfully enforced.

E. Budget And Capital Program. The City Administrator shall prepare and submit a recommended annual operating budget and a Capital Improvement Program of not less than five (5) years to the Mayor and City Council, and make available to the public.

F. Finance And Administrative Report. The City Administrator shall submit to the Mayor and City Council, and make available to the public, a complete report on the finances that includes all fund balances in all accounts, and administrative activities of the City as of the end of each fiscal year.

G. Other Reports. The City Administrator shall make such other reports as the Mayor and City Council may require concerning the operations of City departments, offices and agencies subject to the City Administrator's direction and supervision.

H. Report Of Financial Condition Of City. The City Administrator shall keep the Mayor and City Council fully apprised as to the financial condition and future needs of the City and make recommendations to the Mayor and City Council concerning the affairs of the City as the City Administrator deems desirable.

I. Other Duties. The City Administrator shall perform such other duties as are specified in this Charter or may be required by the City Council.

Section 5.5. Performance Review. [R.O. 1996 § C-5.5]

The City Administrator shall receive a performance review from the Mayor and City Council at least once a year. Each performance review shall be made a part of the confidential personnel file of the City Administrator.

ARTICLE VI
Administrative Organization, Personnel System And City Comprehensive ~~Development~~ Plan

Section 6.1. Administrative Organization. [R.O. 1996 § C-6.1]

A. Departments, Authorities And Offices. Existing departments, agencies, authorities and offices shall be continued as constituted on the effective date of this Charter until thereafter changed pursuant to this Charter or by ordinance.

~~A.~~B. The City Council may by ordinance establish a City health department.

~~B.~~C. Boards And Commissions. Existing Boards and Commissions shall be continued as constituted on the effective date of this Charter, until thereafter changed pursuant to this Charter or by ordinance.

Section 6.2. Personnel System. [R.O. 1996 § C-6.2]

The City Administrator shall put in place a personnel system.

Section 6.3. City Comprehensive ~~Development~~ Plan. [R.O. 1996 § C-6.3]

The City Administrator or their designee shall prepare and submit an updated City Comprehensive ~~Development~~ Plan to the City Council~~, not less than once every five (5) years,~~ as may be amended from time to time pursuant to State law.

ARTICLE VII
Financial Procedures

Section 7.1. Fiscal Year. [R.O. 1996 § C-7.1]

The Fiscal year of the City shall be established by ordinance.

Section 7.2. Budget. [R.O. 1996 § C-7.2; Ord. No. 4505 § 1 (Charter Amendment No. 2014-02), 8-18-2014, approved at election 11-4-2014]

The budget shall provide a complete financial plan of all City funds and activities for the ensuing fiscal year and, except as required by law or this Charter, shall be in such form as the City Administrator deems desirable or the City Council may require. The budget shall indicate in separate sections:

1. Proposed expenditures for current operations during the ensuing fiscal year and the method of financing such expenditures;

2. Proposed capital expenditures during the ensuing fiscal year and the proposed method of financing each such capital expenditure; and

3. Proposed income.

The total proposed expenditure shall not exceed the total of estimated income plus any surplus anticipated to be on hand at the end of the fiscal year then in progress.

Section 7.3. Submission Of Budget. [R.O. 1996 § C-7.3]

At least sixty (60) days prior to the beginning of each fiscal year, the City Administrator shall submit to the City Council a budget.

Section 7.4. Capital Improvement Program. [R.O. 1996 § C-7.4]

A. Submission To City Council. The City Administrator shall prepare and submit to the City Council a minimum of a five (5) year capital improvement program at least sixty (60) days prior to the final date for submission of the budget.

B. Contents. The capital improvement program shall include:

1. A clear general summary of the contents;

2. A list of all capital improvements which are proposed to be undertaken during the five (5) fiscal years next ensuing, with appropriate supporting information as to the necessity for such improvements;

3. Cost estimates, method of financing and recommended time schedules for each such improvement; and

4. The estimated annual cost of operating and maintaining the facilities to be constructed or acquired.

The above information may be revised and extended each year with regard to capital improvements still pending or in process of construction or acquisition.

Section 7.5. City Council Action On Budget. [R.O. 1996 § C-7.5; Ord. No. 4503 § 1 (Charter Amendment No. 2014-03), 8-18-2014, approved at election 11-4-2014]

A. Notice And Hearing. The City Council shall publish in one (1) or more newspapers of general circulation in the City or ~~prominently~~ display on the City of Blue Springs website a general summary of the budget and a notice stating:

1. The times and places where copies of the message and budget are available for inspection by the public; and

2. The time and place, not less than two (2) weeks after such publication, for a public hearing on the budget.

B. Amendment Before Adoption. After the public hearing, the City Council may adopt the budget with or without amendment. In amending the budget the City Council may add or decrease any programs or amounts, except expenditures required by law or for debt service. No amendment to the budget shall increase the authorized expenditures to an amount greater than the total of estimated income plus any surplus anticipated to be on hand at the end of the fiscal year then in progress.

C. Adoption. The City Council by ordinance shall adopt the budget on or before the last day of the fiscal year currently ending. If it fails to adopt the budget by this date, the amounts appropriated for current operation for the current fiscal year shall be deemed adopted for the ensuing fiscal year on a month-to-month basis, with all items in it prorated accordingly, until such time as the City Council adopts a budget for the ensuing fiscal year. Adoption of the budget shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated.

Section 7.6. City Council Action On Capital Improvement Program. [R.O. 1996 § C-7.6; Ord. No. 4503 § 1 (Charter Amendment No. 2014-03), 8-18-2014, approved at election 11-4-2014]

A. Notice And Hearing. The City Council shall publish in one (1) or more newspapers of general circulation in the City or ~~prominently~~ display on the City of Blue Springs website a general summary of the capital improvement program and a notice stating:

1. The times and places where copies of the capital improvement program are available for inspection by the public; and

2. The time and place, not less than two (2) weeks after such publication, for a public hearing on the capital improvement program.

B. Adoption. The City Council by ordinance shall adopt the capital improvement program with or without amendment after the public hearing and on or before the last day of the fiscal year currently ending.

Section 7.7. Public Record. [R.O. 1996 § C-7.7; Ord. No. 4503 § 1 (Charter Amendment No. 2014-03), 8-18-2014, approved at election 11-4-2014]

Copies of the budget and the capital improvement program as adopted shall be public records and shall be made available to the public at City Hall ~~at suitable places in the City~~ and on the City of Blue Springs website.

Section 7.8. Amendment After Adoption. [R.O. 1996 § C-7.8; Ord. No. 4505 § 1 (Charter Amendment No. 2014-02), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Supplemental Appropriations. If during the fiscal year the City Administrator certifies that there are available for appropriation revenues in excess of those estimated in the budget, the City Council by ordinance may make supplemental appropriations for the year up to the amount of such excess.

B. Reduction Of Appropriations. If at any time during the fiscal year it appears probable to the City Administrator that the revenues available will be insufficient to meet the amount appropriated, the City Administrator shall report to the City Council without delay, indicating the estimated amount of the deficit, any remedial action taken by them and their recommendations as to any other steps to be taken. The City Council shall then take such further action as it deems necessary to prevent or minimize any deficit and for that purpose it may by ordinance reduce one (1) or more appropriations.

C. Transfer Of Appropriations. At any time during the fiscal year the City Administrator with the written consent of the Mayor may transfer part or all of any unencumbered appropriation balance among programs within a fund, and, upon written request by the City Administrator, the City Council may by ordinance transfer part or all of any unencumbered appropriation balance from one (1) fund to another.

D. *Emergency Appropriations: Effective Date*. The supplemental appropriations and reduction or transfer of appropriations authorized by this Section may be made effective immediately upon adoption and may be made by emergency ordinance in accordance with the provisions of Section 3.12(I).

Section 7.9. Tax Rates ~~And Tax Rolls~~. [R.O. 1996 § C-7.9]

A. The City Council shall annually by ordinance set the tax rate and levy on the various classes of property. The levy so established shall be certified by the City Clerk to the appropriate official~~, who shall compute the taxes and extend them upon the tax rolls~~.

B. All existing taxes may remain in effect.

Section 7.10. Sale Of Bonds. [R.O. 1996 § C-7.10]

Except as otherwise required by law or this Charter, all bonds issued by the City shall be sold as prescribed by City ordinance.

ARTICLE VIII
Nomination And Election

Section 8.1. Municipal Elections. [R.O. 1996 § C-8.1; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Regular Elections. The regular municipal election shall be held on the first (1st) Tuesday after the first (1st) Monday in April in each year.

B. Special Elections. The City Council may by ordinance order special elections, fix the time for such elections, and provide for holding such elections.

C. Conduct Of Elections. All City elections shall be governed by the provisions of this Charter and of applicable State law. The City Council by ordinance may further regulate elections, subject to the provisions of this Charter and applicable State law.

Section 8.2. Nominations. [R.O. 1996 § C-8.2; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Declaration Of Candidacy. Nomination of candidates for election to elective City Offices shall be made by declaration of candidacy filed with the City Clerk in the form and manner prescribed by ordinance. No person who filed as a candidate for nomination or election to an office may, without withdrawing as provided by State Statutes, file as a write-in candidate for election to the same office for the same term. This shall not apply to elections wherein candidates are being elected to an office for which no candidate has filed.

B. Filing And Acceptance. The declaration of candidacy shall be filed with the City Clerk within the filing time as set forth by State Statutes. The City Clerk shall make a record of the exact date and time when each declaration of candidacy is filed.

C. Certification To Election Authority. The City Clerk shall certify to the election authority within the time required by State Statutes, the names of candidates who have filed a declaration of candidacy and shall indicate the order in which such declaration of candidacy was filed as determined according to Section C-8.3.

Section 8.3. Preparation Of Ballots. [R.O. 1996 § C-8.3; Ord. No. 4503 § 1 (Charter Amendment No. 2014-03), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

The names of candidates for elective offices shall be printed on the ballot without party designation. The City Clerk shall clearly designate where candidates shall form a line and determine the order of filings; except that, in the case of candidates who file a declaration of candidacy with the City Clerk prior to 5:00 p.m. on the first day for filing, the random drawing determines the order in which candidates' names appear on the ballot. The drawing shall be conducted so that each candidate, or candidate's representative as provided by State Statutes, shall draw a number at random at the time of filing. The City Clerk shall record the number drawn with the candidate's declaration of candidacy. The names of candidates filing on the first day of filing for each office on each ballot shall be listed in ascending order of the numbers drawn. Any candidate filing after the first day shall be placed on the ballot in the order received by the City Clerk. At least one (1) notice of election shall be published in one (1) or more newspapers of general circulation in the City or prominently displayed on the City of Blue Springs website, which notice shall contain the names of candidates to be elected.

Section 8.4. Procedures And Determination Of Election Results. [R.O. 1996 § C-8.4; Ord. No. 4502 § 1 (Charter Amendment No. 2014-01), 8-18-2014, approved at election 11-4-2014; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Number Of Votes. In an election for Mayor, every registered, qualified voter shall be entitled to vote for only one (1) candidate. In an election for City Councilmember, every registered qualified voter shall be entitled to vote for only one (1) candidate to represent their district in which the voter resides, except as otherwise provided in this Charter.

B. Returns. The City Council shall declare the results of any municipal election, regular or special, at the first regular meeting to be held following such election. The candidates receiving the highest number of votes for each office in the general or special election shall be declared elected and inducted into office at that time.

C. General And Special Elections Tie Vote. If at any general or special election there shall be two (2) or more candidates receiving an equal number of votes, and if that number of votes would otherwise qualify each such tied candidate for election to office, then the City Council shall call a special election at which said candidates shall be the only candidates. The incumbent stays in office until a successor has been elected and duly qualified.

ARTICLE IX
Initiative, Referendum And Recall

Section 9.1. General Authority. [R.O. 1996 § C-9.1; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Initiative. The registered voters of the City shall have power to propose ordinances to the City Council and, if the City Council fails to adopt an ordinance so proposed without any change in substance, to adopt or reject it at a City election, provided that such power shall not extend to the budget or capital program or any ordinance relating to appropriation of money, levy of taxes, zoning or salaries of City Officers or employees. No proposed initiative ordinance shall contain more than one subject, which shall be clearly expressed in its title.

B. Referendum. The registered voters of the City shall have power to require reconsideration by the City Council of any adopted ordinance and, if the City Council fails to repeal an ordinance so reconsidered, to approve or reject it at a City election, provided that such power shall not extend to the budget or capital program, any emergency ordinance, any ordinance levying a special assessment or providing for the issuance of special tax bills, or any ordinance relating to zoning, appropriation of money or levy of taxes.

C. Recall. Any official elected by popular vote may be removed by the registered voters qualified to vote for their successor except as hereinafter provided, such power to be known as the "recall." No official elected by popular vote shall be subject to recall within six (6) months from their induction into office or during the last six (6) months of their term; and if the official is retained in office upon any recall election, the official shall not be again subject to recall during the same term of office.

Section 9.2. Commencement Of Proceedings, Petitioners' Committee; Affidavit. [R.O. 1996 § C-9.2]

Any five (5) registered qualified voters of the City may commence initiative, referendum or recall proceedings by filing with the City Clerk an affidavit stating they will constitute the petitioners' committee and be responsible for circulating the petition and filing it in proper form, stating their names and addresses and specifying a Chair for the Committee and the address to which all notices to the committee are to be sent, and setting out in full the proposed initiative ordinance or citing the ordinance sought to be reconsidered, or specifying the name of the elected official to be recalled. No person shall qualify as a petition circulator who has been convicted of, found guilty of, or pled guilty to an offense involving forgery under the laws of this state or an offense under the laws of any other jurisdiction if that offense would be considered forgery under the laws of this state. Any additional registered, qualified voter of the City may join the Petitioner's Committee by submitting a notarized Affidavit. The Affidavit must be signed by both the Committee Chair and the additional Committee member and include the member's name and address. The Affidavit must be received by the City Clerk's Office prior to the new member obtaining signatures on a Petition.

No more than three (3) working days after the affidavit of the petitioners' committee is filed, the City Clerk shall issue the appropriate petition blanks to the petitioners' committee.

Section 9.3. Petitions. [R.O. 1996 § C-9.3; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Number Of Signatures. Initiative and referendum petitions must be signed by registered qualified voters of the City equal in number to at least eight percent (8%) of the total number of registered qualified voters registered to vote at the last regular City election. A recall petition shall be signed by registered qualified voters qualified to vote for their successor equal to at least twelve percent (12%) of the total number of registered, qualified voters registered to vote at the last regular City election.

B. Form And Content. All papers of a petition shall be uniform in size and style and shall be assembled as one instrument for filing. Each signature shall be executed in ink ~~or indelible pencil~~ and shall be followed by the printed name and address of the person signing. Petitions shall contain or have attached thereto throughout their circulation the full text of the ordinance proposed or reconsidered. Recall petitions shall state the name and office of the elected official sought to be recalled. No petition shall seek the recall of more than one (1) officer, but several propositions for recall may be separately submitted at the same election on the same ballot.

C. Affidavit Of Circulator. Each paper of a petition shall have attached to it when filed an affidavit executed by the circulator thereof stating that the circulator personally circulated the paper, the number of signatures thereon, that all the signatures were affixed in the circulator's presence, that the circulator believes them to be the genuine signatures of the persons whose names they purport to be and that each signer had an opportunity before signing to read the full text of the ordinance proposed or sought to be reconsidered.

Section 9.4. Time For Filing Petitions. [R.O. 1996 § C-9.4]

Referendum petitions must be filed within ninety ~~sixty~~ (9~~6~~0) calendar days after adoption by the City Council of the ordinance sought to be reconsidered.

Initiative and recall petitions must be filed within ninety ~~sixty~~ (9~~6~~0) calendar days of the issuance of the appropriate petition forms to the petitioner's committee.

Section 9.5. Procedure After Filing. [R.O. 1996 § C-9.5]

A. Certificate Of City Clerk; Amendment. Within twenty (20) calendar days after the petition is filed, the City Clerk shall complete a certificate as to its sufficiency, specifying, if it is insufficient, the particulars wherein it is defective and shall promptly send a copy of the certificate to the petitioner's committee by certified mail, return receipt requested or via in person with written acknowledgement of receipt~~registered mail~~. A petition certified insufficient for lack of the required number of valid signatures may be amended once if the petitioner's committee files a notice of intention to amend it with the City Clerk within three (3) working days after receiving the copy of this certificate and files a supplementary petition upon additional papers within ten (10) calendar days after receiving the copy of such certificate. Such supplementary petition shall comply with the requirements of Subsections (B) and (C) of Section 9.3, and within five (5) working days after it is filed, the City Clerk shall complete a certificate as to the sufficiency of the petitions as amended and promptly send a copy of such certificate to the petitioner's committee by certified mail, return receipt requested or via in person with written acknowledgement of receipt~~registered mail~~ as in the case of an original petition. If a petition or amended petition is certified insufficient and the petitioners' committee does not elect to amend within the time required, the City Clerk shall promptly present this certificate to the City Council, and the certificate shall then be a final determination as to the sufficiency of the petition.

B. Court Review; New Petition. A final determination as to the sufficiency of a petition shall be subject to court review in the manner provided by law for review of administrative decisions. A final determination of insufficiency, even if sustained upon court review, shall not prejudice the filing of a new petition for the same purpose.

Section 9.6. Referendum Petitions and Suspension Of Effect Of Ordinance. [R.O. 1996 § C-9.6]

When a referendum petition is filed with the City Clerk, the ordinance sought to be reconsidered shall be suspended from taking effect. Such suspension shall terminate when:

1. There is a final determination of insufficiency of the petition; or
2. The petitioner's committee withdraws the petition; or
3. The City Council repeals the ordinance; or
4. The election results sustaining the ordinance have been certified.

Section 9.7. Action On Initiative And Referendum Petitions. [R.O. 1996 § C-9.7]

A. Action By City Council. When an initiative or referendum petition has been determined sufficient, the City Council shall promptly consider the proposed initiative ordinance in the

manner provided in Article III or reconsider the referred ordinance by voting its repeal. If the City Council fails to adopt a proposed initiative ordinance without any change in substance within sixty (60) days or fails to repeal the referred ordinance within thirty (30) days after the date the petition was determined sufficient, it shall submit the proposed or referred ordinance to the voters of the City.

B. Submission To Voters. The vote of the City on a proposed or referred ordinance shall be held not less than thirty (30) days and not later than the next legally available election as prescribed by State law.

Section 9.8. Withdrawal Of Initiative, Referendum Or Recall Petitions. [R.O. 1996 § C-9.8]

An initiative, referendum or recall petition may be withdrawn at any time prior to 5:00 P.M. on the final day for withdrawal, as prescribed by State law, by filing with the City Clerk a request for withdrawal signed by at least four (4) members of the petitioners' committee.

Upon the filing of such request, the petition shall have no further force or effect and all proceedings thereon shall be terminated.

Section 9.9. Recall Election. [R.O. 1996 § C-9.9]

A. Recall Election. When a recall petition has been certified to the City Council as sufficient by the City Clerk, the City Council shall fix a date for holding the election, not less than thirty (30) days thereafter, or at the next legally available election. If such office becomes vacant prior to the election, such election shall be canceled, and the vacancy shall be filled as provided in this Charter.

B. Recall Ballot. The recall question shall be submitted to the voters in substantially the following form:

Shall Name _____ Title _____ be removed from office?

Yes_____ No_____

Section 9.10. Results Of Election. [R.O. 1996 § C-9.10]

A. Initiative. If a majority of the registered qualified voters voting on a proposed initiative ordinance vote in its favor, it shall be considered adopted upon certification of the election results and shall be treated in all respects in the same manner as ordinances of the same kind adopted by the City Council. If conflicting ordinances are approved at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

B. Referendum. If a majority of the registered qualified voters on a referred ordinance vote against it, it shall be considered repealed upon certification of the election results.

C. Recall. If a majority of the registered qualified voters voting in such recall election shall vote in favor of the recall, then a vacancy shall exist, regardless of a defect in the recall petition. Such vacancy shall be filled as provided in this Charter. If a majority of the registered qualified voters voting in such election shall vote against the recall, the elected officer shall

continue in office. Any such person who has been recalled shall be ineligible to serve in the City in any capacity at any time during the remainder of the term for which the official was originally elected.

Section 9.11. Conduct Of Initiative, Referendum And Recall Elections. [R.O. 1996 § C-9.11]

Notice of initiative, referendum and recall elections shall be given, the elections conducted, the returns canvassed, and the results declared, in all respects as in other City elections.

ARTICLE X
Franchises

Section 10.1. Granting Of Franchises. [R.O. 1996 § C-10.1]

All public franchises and all renewals, extensions and amendments thereof shall be granted only by ordinance. No such ordinance shall be adopted within less than thirty (30) days after application therefor has been filed with the City Council, nor until a full public hearing has been held thereon. No exclusive franchises shall be granted, and no franchise shall be granted for a longer term than twenty (20) years. No such franchise shall be transferable directly or indirectly, except with the approval of the City Council expressed by ordinance after a full public hearing.

Section 10.2. Right Of Regulation. [R.O. 1996 § C-10.2]

All franchises, whether it be so provided in the ordinance or not, shall be subject to the right of the City Council to:

1. Misuse And Nonuse. Repeal the same for misuse or nonuse, or for failure to comply;

2. Efficiency. Require proper and adequate extension of plant and service the maintenance thereof;

3. Non Discrimination. Establish highest practical standards of service and quality of products and prevent unjust discrimination in service or rates;

4. Audit Of Accounts. Make an independent audit and examination of accounts at any time, and require reports annually;

5. Service To Public. Require continuous and uninterrupted service to the public in accordance with the terms of the franchise throughout the period thereof;

6. Use Of Public Thoroughfares. Control and regulate the use of the City streets, alleys, bridges and public places, and the space above and below them;

7. Rates And Charges. Regulate rates, fares and charges, and make readjustments thereof from time to time if the same are not regulated by the State; and

8. Other Regulations. Impose such other regulations from time to time as it may determine to be conducive to the safety, welfare and accommodation of the public.

Section 10.3. Revocable Permits. [R.O. 1996 § C-10.3]

Temporary permits for the operation of public utilities or like permits for a period not to exceed two (2) years but subject to being renewed for a period not to exceed one (1) year and subject to amendment, alteration or revocation at any time at the will of the City Council may be granted only by ordinance on such terms and conditions as the City Council shall determine. Such permits shall in no event be construed to be franchises or extensions or amendments of franchises.

Section 10.4. Operation Beyond Franchise Period. [R.O. 1996 § C-10.4]

Any operation of a public utility by a franchise holder, with the tacit permission of the City, beyond the period for which the franchise was granted, shall under no circumstances be construed as a renewal or extension of such franchise. Any such operation shall at most be regarded as a mere temporary permit subject, like other permits, to amendment, alteration or revocation at any time at the will of the City Council.

ARTICLE XI
Licensing, Taxation And Regulation Of Business, Occupations, Professions, Vocations And Other Activities Or Things

Section 11.1. Objects Of Licensing, Taxation And Regulation. [R.O. 1996 § C-11.1]

The City Council shall have power by ordinance to license, tax and regulate all business, occupations, professions, vocations, activities or things whatsoever set forth and enumerated by the Statutes of this State now or hereafter applicable to constitutional Charter Cities, or Cities of the Third or Fourth Class, or of any population group, and which any such Cities are now or may hereafter be permitted by law to license, tax and regulate.

ARTICLE XII
General Provisions

Section 12.1. Personal Financial Interest. [R.O. 1996 § C-12.1]

Any elected or appointed officer, employee or member of any Board or Commission of the City who has a substantial interest, direct or by reason of ownership of stock in any corporation, in any contract with the City or in the sale or purchase of any land, material, supplies or services to or from the City or to a contractor supplying the City shall make known that interest in writing to the City Council and shall refrain from voting upon or otherwise participating in the capacity as a City Officer or employee in the making of such sale or purchase or in the making or performance of such contract. Any City Officer or employee who willfully conceals such a substantial financial interest or willfully violates the requirements of this Section shall be guilty of malfeasance in office or position and shall forfeit their office or position. Violation of this Section with the knowledge express or implied of the person or corporation contracting with or making a sale to the City shall render the contract or sale voidable by the City Administrator or the City Council.

Section 12.2. Political Activity. [R.O. 1996 § C-12.2]

No City employee shall solicit or contribute any contribution for the campaign fund of any candidate for Blue Springs City Office or take part in the political campaign of any candidate for Blue Springs City Office. All employees may exercise their rights as private citizens to express opinions and, if a registered qualified voter in Blue Springs, to vote in any City election. Political affiliation, participation or contribution shall not be considered in making any City employment decision. No City Officer, Board member, Council member, Commission member or employee shall use official authority or official influence for the purpose of interfering with or affecting the result of an election to Blue Springs City Office. No City Officer, Board member, Council member, Commission member or employee shall directly or indirectly coerce, attempt to coerce, command, advise or solicit a City employee to pay, lend, or contribute anything of value to a committee, organization, agency or person for the political or electoral purposes of any candidate for Blue Springs City Office.

Section 12.3. Activities Prohibited. [R.O. 1996 § C-12.3; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. No person shall be appointed to or removed from or any way favored or discriminated against with respect to any City position or appointive City administrative office because of race, sex, age, disability, national origin, or political or religious opinions or affiliations.

B. No person shall willfully make any false statement, certificate, mark, rating or report in regard to any test, certification or appointment under the personnel provisions of this Charter or the rules and regulations made hereunder, or any manner commit or attempt to commit any fraud preventing the impartial execution of such provisions, rules and regulations.

C. No person who seeks appointment, promotion or retention with respect to any City position or appointive City administrative office shall directly or indirectly give, render or pay any money, service or other valuable thing to any person for or in connection with their test, appointment, proposed appointment, promotion or proposed promotion.

Section 12.4. Penalties. [R.O. 1996 § C-12.4]

Any person who by himself or herself or with others willfully violates any of the provisions of Sections 12.1, 12.2 and 12.3, shall be guilty of a misdemeanor and upon conviction thereof shall be punishable as may be provided by ordinance.

Section 12.5. Notice Of Suits. [R.O. 1996 § C-12.5]

No action shall be maintained against the City for or on account of any injury growing out of alleged negligence of the City unless notice shall first have been given in writing to the City Administrator within ninety (90) days of the occurrence for which said damage is claimed, stating the place, time, character and circumstances of the injury, and that the person so injured will claim damages therefore from the City.

Section 12.6. Official Bonds. [R.O. 1996 § C-12.6]

All officers and employees of the City who receive, disburse, or are responsible for City funds and such other officers and employees as the City Council by ordinance may designate, shall, within such time after election or appointment as may be fixed by ordinance, and before

entering upon the discharge of their duties, give bond to the City in such sums and with such sureties as shall be prescribed by ordinance, and subject to approval by the City Council, conditioned upon the faithful and proper performance of their duties and for the prompt accounting for and paying over to the City of all monies belonging to the City that may come into their hands. The City shall pay the premiums on all such bonds.

Section 12.7. Charter Amendments. [R.O. 1996 § C-12.7]

Amendments to this Charter may be framed and submitted to the electors by a commission in the manner provided by law and the Constitution of the State of Missouri for framing and submitting a complete Charter. Amendments may also be proposed by ordinance by the City Council, by Charter Review Commission or by petition signed by a number of registered qualified voters equal to at least twelve percent (12%) of the total number of persons registered to vote at the last regular municipal election, setting forth the proposed amendment and filed with the City Clerk, in the manner prescribed for initiative petitions in Article IX. Section 9.3, of this Charter.

Any amendment approved by a majority of the registered qualified voters voting thereon shall become a part of this Charter at the time and under the conditions fixed in the amendment; sections or articles may be submitted separately or in the alternative and determined as provided by law and the Constitution of the State of Missouri for a complete Charter.

Section 12.8. Charter Review Commission. [R.O. 1996 § C-12.8]

From time to time, but no less than every five (5) years, the City Council shall provide for a Charter Review Commission to recommend to the voters of the City proposed amendments to this Charter. The members of the Charter Review Commission shall be selected as provided by the City Council. The Charter Review Commission shall consist of at least nine (9) persons, none of whom shall be an elected official of the City. No more than forty percent (40%) of the Commission members shall reside in any one election district. The Charter Review Commission shall, within twelve (12) months of its first meeting, report to the voters as many amendments to the Charter as it shall deem advisable.

Section 12.9. Public Improvements And Special Assessments. [R.O. 1996 § C-12.9]

A. Improvements. The procedure for making, altering, vacating or abandoning a public improvement shall be governed by general ordinance, consistent with applicable State law.

B. Special Assessments. The procedure for levying, collecting and enforcing the payment of special assessments for public improvements or special tax bills evidencing such assessments shall be governed by general ordinance, consistent with applicable State law.

Section 12.10. Proof Of Ordinance. [R.O. 1996 § C-12.10]

Any ordinance may be proved by a copy thereof certified by the City Clerk under the Seal of the City; or, when printed and published by authority of the City, it shall be received in evidence in all courts, or other places, without further proof of authenticity.

Section 12.11. Separability. [R.O. 1996 § C-12.11]

If any provision of this Charter is held invalid, the other provisions of the Charter shall not be affected thereby. If the application of the Charter or any of its provisions to any person or circumstances is held invalid, the application of the Charter and its provisions to other persons or circumstances shall not be affected thereby.

Section 12.12. All Ordinances Effective On Municipal Land. [R.O. 1996 § C-12.12]

In addition to all other powers herein granted, the City of Blue Springs shall have the right and authority to administer and enforce all its municipal ordinances within all areas owned or occupied by the City which are outside of the corporate City limits.

ARTICLE XIII
Transitional Provisions

Section 13.1. Personnel System. [R.O. 1996 § C-13.1]

An employee holding a City position at the time this Charter takes full effect, who was serving in that same or a comparable position at the time of its adoption, shall not be subject to competitive tests as a condition of continuance in the same position, but in all other respects, shall be subject to the personnel system established pursuant to Section 6.2.

Section 13.2. Ordinances To Remain In Force. [R.O. 1996 § C-13.2]

All ordinances, regulations and resolutions in force at the time this Charter takes effect, which are not inconsistent with the provisions of this Charter, shall remain and be in force until altered, modified or repealed by or under authority of this Charter or ordinance.

Section 13.3. Pending Actions And Proceedings. [R.O. 1996 § C-13.3]

No action or proceeding, civil or criminal, pending at the time this Charter shall take effect, brought by or against the City or any office, department, agency or officer thereof, shall be affected or abated by the adoption of this Charter or by anything herein contained.

Section 13.4. Continuance Of Contracts, Public Improvements And Taxes. [R.O. 1996 § C-13.4]

All contracts entered into by the City, or for its benefit, prior to the taking effect of this Charter, shall continue in full force and effect.

Public improvements for which legislative steps have been taken under laws existing at the time this Charter takes effect may be carried to completion as nearly as practicable in accordance with the provisions of such existing laws.

All taxes and assessments levied or assessed, all fines and penalties imposed and all other obligations owing to the City which are uncollected at the time this Charter becomes effective, shall continue in full force and effect and shall be collected as if no change had been made.[2]

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2. **Editor's Note: R.O. 1996 Article XIV, Schedule (§§ C-14.1 through C-14.6), was repealed 4-15-2019 by Ord. No. 4812. Said ordinance adopted the Charter amendments approved at election 4-2-2019.**

FUTURE CITY COUNCIL CONSIDERATION:

Transparency direction – Budget, Budget Amendments, Tax Levy hearing, etc. published on front page and consider social media posts

Title-- Non-Discrimination/Human Rights Clause

The City of Blue Springs is committed to creating a fair and just community where all individuals are treated with dignity and respect. Discrimination on the basis of race, color, ethnicity, national origin, religion, gender, sexual orientation, gender identity, age, disability, marital status, pregnancy status, military or veteran status, political affiliation or belief, or any other characteristic protected under local, state, or federal law is prohibited in all City operations, programs, services, employment, and public accommodations. The City of Blue Springs will take appropriate steps to ensure equal access and opportunity for all residents and will not tolerate exclusion, harassment, or retaliation based on these protected characteristics.

12.3.A – Prohibited Activities

The City of Blue Springs is dedicated to fostering a workplace that is fair and just, a place where all employees are treated with dignity and respect. Discrimination or harassment on the basis of race, color, sex (including pregnancy, gender identity, and sexual orientation), parental status, national original, religion, age, disability, or genetic information (including family medical history), political affiliation, military service, or other non-merit based factors, or any other characteristic protected under local, state, or federal law is prohibited in all aspects of employment, including recruitment, hiring, training, promotion, compensation, and termination.

The City of Blue Springs will take all necessary steps to ensure equal access and opportunities for all employees and will not tolerate any form of retaliation against employees who report discrimination or participate in investigations.

Section 9.3. Petitions. [R.O. 1996 § C-9.3; Ord. No. 4812, 4-15-2019, adopting amendments approved at election 4-2-2019]

A. Number Of Signatures. Initiative and referendum petitions must be signed by registered qualified voters of the City equal in number to at least eight percent (8%) of the total number of registered qualified voters registered to vote at the last regular City election. A recall petition shall be signed by registered qualified voters qualified to vote for their successor equal to at least twelve percent (12%) of the total number of registered, qualified voters <u>qualified to vote for their successor</u> ~~registered to vote~~ at the last regular City election.