PARKWAY SCHOOLS

bond architects

DATE: October 28, 2026

ADDENDUM NO: Addendum One

PROJECT NO: PN# 062501B

PROJECT DESCRIPTION: ROS BUILDING RENOVATIONS & SITE IMPROVEMENTS AT ROSS ELEMENTARY SCHOOL

This Addendum is hereby made part of the Contract Documents of the above named Project. It supplements and modifies them as follows:

Supplemental Documents:

1. Pre-Bid Meeting Agenda
2. Pre-Bid Meeting Attendance
3. Requests for Clarification Log

Specifications:

4. Add the attached new specification Section 004323 – Alternates Form
   Add Alternate #1

5. Replace the following text in Section 011010, Project Summary – Bid Packages in paragraph 1.07.11.a: “”

   “Ten Percent (10%)”

with the following text:

   “Fifteen Percent (15%)”

6. Add the following text to Section 011010, Project Summary – Bid Packages in paragraph 1.07.11 after paragraph “e”:

   “f. The above markups constitute full compensation for overhead and profit associated with the change order work. No additional markups or indirect costs shall be allowed.”

   “g. Overhead shall be deemed to include, but not be limited to, small tools and consumables, hand tools, pickup trucks and vehicles, fuel, travel and mileage, project management, estimating, accounting, clerical support, communications, computers and software, temporary office expenses, safety administration, and all other indirect costs associated

with performing the Work."

7. Add the following text to Section 011010, Project Summary – Bid Packages in paragraph 1.08 after paragraph "Z":
"AA. FASCIA REPAIR WORK."

8. Add the attached new specification Section 004323 – Alternates Form
Add Alternate #1

9. Delete entirely Specification SECTION 116813 – PLAYGROUND EQUIPMENT

10. Delete entirely Specifications SECTION 321816.13 – PLAYGROUND PROTECTIVE SURFACING.

Drawings:

1. Replace entirely Drawing 0.0, COVER with the attached new Drawing 0.0, COVER marked Revision 1, ADDM 1.
(To add new SHEET C5.2 PLAYGROUND EQUIPMENT PLAN to the index.)

2. Replace entirely Drawing C1.0, COVER SHEET with the attached new Drawing C1.0, COVER SHEET marked Revision 1, ADDENDUM 1.
(To add Sheet C5.2 "PLAYGROUND EQUIPMENT PLAN" to INDEX)

3. Replace entirely Drawing C4.1, SOUTH DEMOLITION PLAN (PLAYGROUND) with the attached new C4.1, SOUTH DEMOLITION PLAN (PLAYGROUND) marked Revision 1, ADDENDUM 1.
(To add note regarding removal and reuse of chain link fence for reuse)

4. Replace entirely Drawing C5.1, SOUTH SITE & UTILITY PLAN (PLAYGROUND) with the attached new C5.1, SOUTH SITE & UTILITY PLAN (PLAYGROUND) marked Revision 1, ADDENDUM 1.
(To add callouts to each underdrain catch basin showing surface grade and top of basin, to show additional playground detail, and to update stone base under play surface in the storm profile and to add (2) cleanouts to the playground underdrain system.)

5. Add the attached new Drawing C5.2, PLAYGROUND EQUIPMENT PLAN.
(To show playground equipment schedule for small and large playgrounds)

6. Replace entirely Drawing C6.1, SOUTH GRADING PLAN (PLAYGROUND) with the attached new C6.1, SOUTH GRADING PLAN (PLAYGROUND) marked Revision 1, ADDENDUM 1.
(To remove subgrade drainage plan and to add slope arrows to south grading plan).

7. Replace entirely Drawing C7.0, SITE DETAILS with the attached new C7.0, SITE DETAILS marked Revision 1, ADDENDUM 1.
(To provide additional information for playground surface/catch basin installation)

8. Replace entirely Drawing C7.1, SITE DETAILS with the attached new C7.1, SITE DETAILS marked Revision 1, ADDENDUM 1.

(To provide additional information for retaining walls and removed specifications regarding embedding fence posts and adding horseshoe style shims and seals around post anchor plates.)

9. Replace entirely Drawing AD2.1, DEMOLITION PLAN with the attached new AD2.1, DEMOLITION PLAN marked Revision 1, ADDM 1.
(To show revisions for removing paint from wood fascias and preparing for attachment of new aluminum fascia covers over wood fascias).

10. Replace entirely Drawing A2.1, OVERALL FLOOR PLAN with the attached new A2.1, OVERALL FLOOR PLAN marked Revision 1, ADDM 1.
(To show revisions for securing existing wood fascias and adding aluminum cover over wood fascias).

11. Replace entirely Drawing M1.0, FLOOR PLANS – MECHANICAL with the attached new Drawing M1.0, FLOOR PLANS – MECHANICAL marked ADDENDUM #1.

12. Replace entirely Drawing M5.0, DETAILS – MECHANICAL with the attached new Drawing M5.0 DETAILS – MECHANICAL marked ADDENDUM #1.

13. Replace entirely Drawing M6.0, SCHEDULES - MECHANICAL with the attached new Drawing M6.0, SCHEDULES - MECHANICAL marked ADDENDUM #1.

14. Replace entirely Drawing E1.0, FLOOR PLANS - ELECTRICAL with the attached new Drawing E1.0, FLOOR PLANS - ELECTRICAL marked ADDENDUM #1.

15. Replace entirely Drawing E6.0, ELECTRICAL - SCHEDULES with the attached new Drawing E6.0, ELECTRICAL - SCHEDULES marked ADDENDUM #1.

END ADDENDUM NUMBER ONE

(This Addendum consists of 49 pages)

PRE-BID MEETING AGENDA

Parkway Ross Elementary School

Pre-Bid Date: October 20, 2026 @ 10:00AM CST
Pre-Bid Address: 1150 Ross Road, St. Louis, MO 63146

I.Introductions/Attendance

II.Project Synopsis.

- **A.** Infrastructure and site improvement project including replacement of boiler equipment, domestic water service, and sanitary sewer main; parking lot, sidewalk, and drainage improvements; replacement of deteriorated site stairs; and demolition/civil infrastructure for new playground including grading, underdrainage, retaining walls, and associated civil/site work.

III.Allowances

- **A.** None at this time.

IV.Alternates

- **A.** None at this time.

V.Bonds

- **A.** 10% Bid Bond
- **B.** 100% Payment/Performance Bond required for each awarded contractor.

VI.Testing Services, Engineered Layout, Permits

- **A.** Testing Services will be provided by the owner. Contractors will need to notify Poettker Construction site superintendent when they have testing needs so that they can notify the testing firm.
- **B.** Awarded contractors shall be responsible for all layouts including engineered layouts for their respective scopes of work.
- **C.** All required permits, including STL County and MSD, will be obtained by the owner. Specialty contractors shall be responsible for providing special permits as required by the local authority having jurisdiction as required. All costs for specialty permits shall be included in the submitted bids.

VII.Safety and Coordination Meetings

- **A.** All workers will be required to wear proper PPE while working on site.
- **B.** All workers will be required to attend a one-time OSHA safety orientation training (~20 minutes) and receive a safety orientation sticker to be displayed on hard hats.
- **C.** All workers will be required to have a background check by obtaining a contractor badge from Parkway School District Security located at Parkway School District Welcome Center. Contractor badges shall be coordinated with the CMAR Project Manager.
- **D.** All workers on site will be required to attend weekly safety meetings.
- **E.** Contracts listed on the 4-week schedule shall have a representative present at weekly coordination meetings.

VIII.Bid Packages

- **A.** Bid Package 01A – General Trades
- **B.** Bid Package 23A – Mechanical

IX.Instruction to Bidders

- **A.** Bids shall be submitted on the provided Bid Form (Specification 004100) in sealed envelopes for each bid package.
- **B.** Combination bids will be accepted for multiple packages; combination bids must include the combined bid amount as well as individual bid package amounts listed on the provided bid form.
- **C.** Bidders shall include 10% Bid Security (Bid Bond) with their submitted form.
- **D.** Awarded contractors shall provide 100% Payment and Performance Bonds. The price for P/P bond shall be included in the submitted bid price.
- **E.** This project is subject to the Missouri Prevailing Wage Act. Refer to Section 01 41 00 of the project manual.
- **F.** Do not include sales taxes in the bids, as the School District is sales tax exempt.
- **G.** The Owner reserves the right to accept or reject any or all bids, to waive any informalities and irregularities in any bid, or to make awards in the best interests of the Owner.
- **H.** Personnel must have all certifications specified. These will be checked by CM & A/E.

X.Bid Documents

- **A.** Available on CMAR SmartBid Site, Building Connected, and Parkway Bid Site

XI.Project Schedule

- **A.** All building and site improvements are to be completed in summer 2027.

XII.Site Examination

- **A.** Bidders shall carefully examine documents and construction sites to obtain first-hand knowledge of existing conditions. Contractors will not be given extra payments for conditions which can be determined by examining the site and the project documents.
- **B.** If prospective bidders need to make an additional site visit for additional field verifications, please contact CMAR Project Manager to arrange a site visit.

XIII. Substitution Requests

- **A.** Contractors can submit substitution requests now, but the request needs to be clear about what is different, and the A/E will need to be given as much time as possible to review. These will be addressed by addenda as time allows.
- **B.** Substitution requests must be submitted, and approved, prior to bid submission to be considered.
- **C.** Substitutions requests submitted post bid may be considered at the discretion of the Owner, but Bidders shall not assume this request to be approved. Bidders will be responsible for providing the specified materials without approved substitution requests prior to bidding.

XIV.Bid Documents

- **A.** Documents can be obtained from Document Imaging Systems, Inc. See Sections 1.10 and 1.11 of the Invitation to Bid for instructions.
- **B.** Appendices and exhibits must be included with your bid.

XV. Bid Award

- **a.** The selection of bids will be presented to the Board of Education December 16th, 2026

XVI.Questions concerning bidding procedures or contractual issues?

XVII.Bids Must Be Received on Or Before:

- **A.** November 3, 2026 @ 3:30 PM CST
- B. District Operations – Main Conference Room
  363 N Woods Mill Rd.
  Chesterfield, MO 63017

Pre-Bid Meeting Attendance

Parkway Ross Elementary Building Renovations & Site Improvements
1150 Ross Road, St. Louis, MO 63146
October 20, 2026 at 10:00 AM
Parkway Project # / 01-26080-000

Poettker Construction | PARKWAY SCHOOLS | bond architects BA

ATTENDANTS:

	Name	Representing	Phone Number	E-mail Address
1	Rex Hutchison	Wiegmann Assoc.	3147131772	Rhutchison@waidb.com
2	Jacob Phelps	Byrne & Jones	3144099684	Jphelps@byrneandjones.com
3	Blake Hetelle	Wiegmann Assoc.	314 703 3266	bhetelle@waidb.com
4	Sasha Schmittgens	Reinhold Electric	314-620-4823	Sasha@reinholdelectric.com
5	Bill Boedeker	MC Mechanical	636 275 6107	bboedeker@mcservicestl.com
6	Jason Wood	Lexicon Const.	636 699 7411	jwood@lexiconconstruction.com
7	Larry Juern	Demien Construction	636-332-5500	Bids@demienconstruction.com
8	BOB MOSKE	RAINERI CONSTRUCTION	314 850-0990	bmoske@rainericonstruction.com
9	Margie Berra	ABAcreative	314.371.9141	margie@abacreative.net
10	Blake Goewert	IFS	314 722 1361	BGOEWERT@INTFS.COM
11	Dale Cover	Behrmann Co	618-978-4414	dalec@behrco.com
12	Ryan Pendleton	Poettker	636-866-4702	rpendleton@poettkerconstruction.com
13	Emir Kalkan	Parkway	314-398-7387	Ekalkan@parkway.schools.net
14	Sue King	Bond Architects	314 354-8867	Sking@bondarchitectsinc.com
15				
16				
17				

Poettker Construction

Printed on Thu Oct 29, 2026 at 11:35 am CDT

Job #: 01-26080-000 Pkwy Ross Elem Reno & Site
1150 Ross Ave.
St. Louis, Missouri 63146

RFI LOG

Number	Revision	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private	Created By	Contracting Company	Non-Poettker Contract
RFC-023	0	Housekeeping Pads	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:38 pm CDT Concrete housekeeping pads are included in bid package 23A - Mechanical, correct?																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:38 pm CDT Housekeeping pads and extensions are in the General Trades. Reference Spec 011010-Project Summary: 1.08.G.1.																				
RFC-022	0	Project Signage	Closed		None	10/27/2026	Ben Evelsizer	King, Sue (Bond A...		10/30/2026	10/29/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:37 pm CDT Project Signage & Graphics - Is there any?																				
	A:	Sue King (Bond Architects) Responded Wed Oct 28, 2026 at 04:35 pm CDT No Project Signage Required.																				
RFC-021	0	MagnaLatch	Closed		None	10/27/2026	Ben Evelsizer	Kalkan, Emir (Par... King, Sue (Bond A...		10/30/2026	10/29/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:37 pm CDT What should the MagnaLatch be keyed to, and how many keys do you need?																				
	A:	Sue King (Bond Architects) Responded Wed Oct 28, 2026 at 04:37 pm CDT Only standard lift latch required on gates. No keys required.																				
RFC-020	0	Chain Link Fence Finish	Closed		None	10/27/2026	Ben Evelsizer	Kalkan, Emir (Par...		10/30/2026	10/29/26							Bryan Arens (Poettker Construction Company), Emir	No	Ben Evelsizer (Poettker Construction		No

Number	Revision	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private	Created By	Contracting Company	Non-Poettker Contract
																		Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)		Company)		
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:37 pm CDT C5.1 says to match the existing 48" chain link in kind, but 32 31 13 calls for vinyl coating. Which governs, and what color?																				
	A:	Sue King (Bond Architects) Responded Wed Oct 28, 2026 at 04:44 pm CDT Remove and reuse chain link fence for reinstallation up to intersection with decorative fence. Install additional corner post and closures as required (Note: maximum openings to be less than 4")																				
RFC-019	0	Decorative Fence Design	Closed		None	10/27/2026	Ben Evelsizer	King, Sue (Bond A... Kalkan, Emir (Par... Wilson, Jared (Co...		10/30/2026	10/29/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:36 pm CDT The spec calls for 1-3/4" rails with pickets extending above the top rail, while Detail 5 on C7.1 shows 1-1/2" rails with a flush top. Since this is a playground, can you confirm the flush-top style, and that 8' panels field-cut to 4' bays are acceptable?																				
	A:	Sue King (Bond Architects) Responded Wed Oct 28, 2026 at 04:47 pm CDT Provide flush top railing condition as shown on 5/C7.1.																				
RFC-018	0	Fencing Gate Operators	Closed		None	10/27/2026	Ben Evelsizer	Wilson, Jared (Co... Kalkan, Emir (Par... King, Sue (Bond A...		10/30/2026	10/29/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:35 pm CDT Spec 32 31 19 section 2.04 calls for automatic swing gate operators with card access, but none are shown on C5.1 or C7.1. Can you confirm none are required? The chain link spec also lists slide gate operators, and no slide gate is shown.																				
	A:	Sue King (Bond Architects) Responded Wed Oct 28, 2026 at 04:49 pm CDT No gate operators with card access required.																				
	A:	Jared Wilson (Cole Engineering) Responded Wed Oct 28, 2026 at 10:06 am CDT No automatic or slide gates are proposed. Pedestrian manual/swing gates accessing the playground are the only gates included.																				
RFC-017	0	Builder's Risk Insurance	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace	No	Ben Evelsizer (Poettker Construction Company)		No

Number	Revision	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private	Created By	Contracting Company	Non-Poettker Contract
																		Fletcher (Poettker Construction Company), Sue King (Bond Architects)				
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:32 pm CDT Is Builders Risk insurance required?																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:33 pm CDT Builder's Risk Insurance is provided by the District.																				
RFC-016	0	Mulch Disposal	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P... Kalkan, Emir (Par...		10/30/2026	10/29/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:32 pm CDT Is the existing mulch to be saved and hauled to Fern Ridge High School?																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Thu Oct 29, 2026 at 09:11 am CDT Mulch shall be removed, transported off site, and legally disposed of at a facility selected by the Contractor in accordance with all applicable local, state, and federal regulations.																				
RFC-015	0	Wheel Stops	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:30 pm CDT C5.0 shows the relocated wheel stop, if this existing wheel stop does not meet the 9/C7.0 criteria can it still be reused?																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:30 pm CDT Replace non-compliant wheel stops with new wheel stops compliant with 9/C7.0.																				
RFC-014	0	Landscape Restoration	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No

Number	Revision	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private	Created By	Contracting Company	Non-Poettker Contract
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:27 pm CDT Section 329300 Plants and note on C5.0 "replace existing landscape, refer to landscape plans. Cannot locate a landscape plan. Also, the existing landscape in that area is an anemic looking shrub/bush.																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:29 pm CDT Landscape restoration shall be limited to the repair and replacement of landscaping disturbed by the execution of the project scope of work. It is not the intent of the project to remove, replace, or upgrade existing landscaping beyond those areas directly impacted by construction activities. Restoration of disturbed turf areas shall be completed with sod as specified. No removal or replacement of existing trees, shrubs, planting beds, or other landscape features is anticipated unless such areas are directly affected by the work or otherwise noted in the Contract Documents.																				
RFC-013	0	Sodding	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:24 pm CDT Section 329223 Sodding, is there a drawing showing the extent?																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:27 pm CDT Sodding shall be limited to the stabilization and restoration of grassed areas disturbed by the execution of the project work. Any turf areas impacted by construction activities, access routes, staging, excavation, or related operations shall be restored with sod upon completion of the work. It shall be the responsibility of the General Trades Contractor to assess the means and methods required to perform the work and to determine the extent of disturbance anticipated. The Contractor shall include all sod restoration necessary to return disturbed areas to conditions equal to or better than those existing prior to construction.																				
RFC-012	0	Playground Scope of Work	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:22 pm CDT Section 321816.13 Playground Protective Surfacing is to be *furnished and installed* by others and is not to be included in the bid package 1A - General Trades, correct? Playground equipment is to be *furnished and installed* by others and is not to be included in the bid package 1A - General Trades, correct? If the general contractor is to install, the shop drawings and installation instructions are required to bid the installation.																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:23 pm CDT Poured in Place Surfacing shall be furnished and installed by Owner Direct Contractor. Playground equipment shall be furnished and installed by Owner Direct Contactor.																				
RFC-011	0	Building Related Specifications	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace	No	Ben Evelsizer (Poettker Construction Company)		No

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																		Fletcher (Poettker Construction Company), Sue King (Bond Architects)				
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:18 pm CDT All Specification Sections 076200 Sheet Metal Flashing and Trim, 077100 Roof Specialties, 077200 Roof Accessories, 099123 Interior Painting shall be only included in bid package 23A - Mechanical, correct?																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:21 pm CDT Correct. Bid Package 23A – Mechanical shall be responsible for Specification Sections 076200 Sheet Metal Flashing and Trim, 077100 Roof Specialties, 077200 Roof Accessories, and 099123 Interior Painting as required to complete and restore work associated with its mechanical systems replacement scope. However, any Prime Contractor that damages these systems or finishes as a result of its operations shall be responsible for repairing or replacing the affected materials in accordance with the Contract Documents and applicable specifications, regardless of bid package responsibility.																				
RFC-010	0	Modular Block Retaining Wall	Closed		None	10/27/2026	Ben Evelsizer	Wilson, Jared (Co... Fowler, Stan (Col... Evelsizer, Ben (P...		10/30/2026	10/29/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:14 pm CDT C5.0 notes "modular block retaining wall, see detail on C7.0. Cannot find this detail. If new retaining wall blocks are required, note that they will not match the existing look due to age and the elements effect on the existing blocks.																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Thu Oct 29, 2026 at 11:35 am CDT Retaining wall at North Parking behind new storm inlet shall be new construction. Retaining wall shall be a delegated design by the retaining wall contractor and shall be designed in accordance with specification 323223-Segmented Retaining Walls.																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:17 pm CDT The existing modular block retaining wall shall be carefully dismantled only to the extent necessary to facilitate the utility replacement work. The design intent is to reuse the existing retaining wall blocks and reconstruct the wall to match the existing configuration, appearance, and alignment. Any blocks that are damaged during removal or reinstallation, or are otherwise determined to be deteriorated and unsuitable for reuse, shall be replaced with new blocks that match the existing units as closely as possible. The District acknowledges that an exact match may not be available due to product availability and age of the existing installation. Contractor shall submit the proposed replacement block for review and approval prior to procurement or installation.																				
RFC-009	0	Water Utility Connections	Closed		None	10/27/2026	Ben Evelsizer	Wilson, Jared (Co... Fowler, Stan (Col...		10/30/2026	10/29/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:13 pm CDT At the water service does "use existing connection, remove and replace upstream of meter" mean that the new piping will connect to the existing water service at the private side of the meter?																				

Number	Revision	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private	Created By	Contracting Company	Non-Poettker Contract
		Also, there looks to be a stop box at the existing water service that is in the parking lot drive lane. How is this to be handled? Reuse? New? Stop new piping here?																				
	A:	Jared Wilson (Cole Engineering) Responded Wed Oct 28, 2026 at 09:58 am CDT The intent is to install new water pipe at the private side of the meter. The cast iron square lid located in the drive lane, that we believe is being referenced, is an access portal to the underground stormwater system.																				
RFC-008	0	Guardrail	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:10 pm CDT Can the existing guard rail material be reused?																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:12 pm CDT Yes, existing guardrail materials may be reused, provided they are not damaged during removal and reinstallation. Any guardrail components damaged as a result of the contractor's operations shall be replaced with new materials that match the existing configuration, design, and intended performance. All costs associated with replacement of damaged materials shall be included in the Base Bid.																				
RFC-007	0	Brick Pavers	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:09 pm CDT The existing brick pavers are not "flat" and some areas do not meet the top of the existing concrete curb. They were either originally placed this way or due to gravity, settling, etc. are like this. Are we to remove and replace only what is needed and then replace them to meet the remaining pavers or does the entire area need to be removed and put back "flat"? Moreso prevalent at the sanitary sewer location than the water service location.																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:10 pm CDT Brick pavers shall be removed only to the extent necessary to complete the utility replacement work. Upon completion of the utilities, the disturbed pavers shall be reinstalled to provide a smooth, uniform, and level surface, while matching the existing adjacent paver elevations and grades as closely as practical. Removal and reinstallation of pavers beyond the limits required for the utility work is not anticipated.																				
RFC-006	0	General Use Dumpsters	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No

Number	Revision	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private	Created By	Contracting Company	Non-Poettker Contract
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:05 pm CDT Clean Up from piles and disposal in the dumpster by CM, correct?																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:08 pm CDT The Construction Manager will provide general-use dumpsters for the collection and disposal of routine construction waste and debris generated during the project. Prime Contractors shall be responsible for the removal, transportation, and disposal of all demolition debris, abated materials, and any associated waste generated by demolition activities, including both site-related and building-related work. All costs associated with such removal and disposal shall be included in the Base Bid.																				
RFC-005	0	Project Sign	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:04 pm CDT 015000 Temporary Facilities and Controls, 1.13 Project Identification note a project sign. Need details.																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:04 pm CDT Prime Contractors are not required to provide project sign. Construction Manager will provide project sign if requested by the District.																				
RFC-004	0	Field Office	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 03:01 pm CDT Section 015000 Temporary Facilities and Controls. Refers to Field Offices - See Section 015213. There is no section in the documents.																				
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:03 pm CDT Prime Contractors may, at their sole discretion and expense, provide field offices for their own personnel. The District and Construction Manager do not require Prime Contractors to furnish field offices for project use. Any field offices provided by a Prime Contractor for its operations shall be included in the Base Bid, with no additional compensation provided																				
RFC-003	0	Unit Price C	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 02:55 pm CDT Section 004322, Unit Prices Form, 1.03 Unit Price List, C., Item B - What is the amount to be used for the quantity?																				

Number	Revision	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Closed Date	Location	Schedule Impact	Cost Impact	Cost Code	Sub Job	RFI Stage	Distribution List	Private	Created By	Contracting Company	Non-Poettker Contract
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 03:00 pm CDT Unit prices shall be based on an estimated quantity of **300 cubic yards**. If only a minimal quantity of unsuitable soils is encountered and application of the unit price is determined to be uneconomical, remediation will be performed on a time-and-materials basis. This approach shall apply to all requested unit price items. Any remediation work will be executed in a manner that represents the best financial interest of the District while maintaining project schedule requirements.																					
RFC-002	0	Withdrawn Bids	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26							Bryan Arens (Poettker Construction Company), Emir Kalkan (Parkway Schools), Trace Fletcher (Poettker Construction Company), Sue King (Bond Architects)	No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 02:52 pm CDT The District reserves the right to defer the acceptance of any proposal and the execution of an agreement for a period not exceeding ninety (90) days after the date of opening the bids. Bids may not be withdrawn for at least 45 days after the closing date for receipt of bids. Which is correct 45 days or 90 days?																					
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 02:53 pm CDT Bids shall not be withdrawn for a period of 45 days. Reference Specification Section 001100 Invitation to Bid for anticipated timeline for award.																					
RFC-001	0	Bid Submission	Closed		None	10/27/2026	Ben Evelsizer	Evelsizer, Ben (P...		10/30/2026	10/27/26								No	Ben Evelsizer (Poettker Construction Company)		No
	Q:	Ben Evelsizer Sent Tue Oct 27, 2026 at 02:41 pm CDT Bid information alludes to hand delivered and electronic bid submission. Electronic, correct? Bid opening is noted as virtual and in person, which is correct?																					
	A:	Ben Evelsizer (Poettker Construction Company) Responded Tue Oct 27, 2026 at 02:46 pm CDT Bids shall be hand delivered to address provided in specification section 002000-1.04.E. Bids will be opened and read aloud at bid opening. Bid opening will not be hosted virtually.																					

SECTION 004323
ALTERNATES FORM

PARTICULARS - ADD#1

1.01 THE FOLLOWING IS THE LIST OF ALTERNATES REFERENCED IN THE BID SUBMITTED BY:

1.02 (BIDDER) _____

1.03 TO: PARKWAY SCHOOL DISTRICT

1.04 DATED _____ AND WHICH IS AN INTEGRAL PART OF THE BID FORM.

ALTERNATES LIST

2.01 THE FOLLOWING AMOUNTS SHALL BE ADDED TO OR DEDUCTED FROM THE BID AMOUNT. REFER TO SECTION 012300 - ALTERNATES.

ALTERNATE # 1: ADD / (DEDUCT) $ _____

END OF SECTION

SECTION 011010
PROJECT SUMMARY - BID PACKAGES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.02 INSURANCE, DESIGNATED PURCHASER

A. Owner and Contractor shall purchase and maintain insurances as indicated by Sections 005000 Agreement and 007000 General Conditions.

1.03 SUMMARY

A. Section Includes:
   1. Project Information
   2. Work covered by Contract Documents
   3. Sequence of Work
   4. Phased Construction
   5. Access to site.
   6. Coordination with occupants
   7. Work restrictions
   8. Specification and drawing conventions.

1.04 PROJECT INFORMATION

A. Project Identification: ROS Building Renovation and Site Improvements

B. Project Location: 1150 Ross Ave, St. Louis, MO 63146

C. Owner:
   1. Parkway Schools
      363 N. Woods Mill Road,
      Chesterfield, MO 63017
      Owner's Representative: John Blanton, Manager Planning & Engineering

D. Construction Manager:
   1. Poettker Construction Company
      400 S. Germantown Road
      Breese, IL, 62230
      Construction Manager Representative: Ben Evelsizer, Pre Construccction Manager

E. Architect:

F. Project Description:
   1. Building Renovations, Additions and Site Improvements.

1.05 DESCRIPTION OF WORK

A. The contract work is to be performed in strict accordance with the drawings and specifications herein enumerated.

B. This project may have scopes of work included in bid packages released prior to these construction documents. It is the bidders responsibility to review and compare previously bid and awarded scopes of work with these documents, and submit RFC's to the Construction Manager as needed to clarify the intended scopes of work to be included by the below bid package contractors.

C. Bid Categories: The bidding documents consider the preparation of bids for specific portions of the work separated by bid package. Each bid package covers the contract work for various bid categories summarized below. The scope of work for each bid package includes furnishing any and all materials, equipment's and labor necessary, inherent or incidental, to fulfill the requirements summarized below and in accordance with the drawings and specifications as described herein. A bid proposal may be submitted for any one bid package referenced herein.

1.06 GENERAL PROVISIONS ALL BID CATEGORIES

A. The following conditions are hereby incorporated into each and every bid package:
   1. Each Contractor shall review all drawings to verify and confirm work involved within each Bid Package. Drawings are to be bid on and used as a whole; base bid should not rely on select drawings. It is the responsibility of each Contractor to become familiar with all Bid Packages and all Project Documents included in the project and identify any discrepancies of misunderstanding that may exist prior to issuance of respective bids.
   2. Each Contractor shall be knowledgeable of and responsible for all project documents and the effect and relationship each Bid Package scope of work has on the other Bid Packages to ensure proper, timely and adequate interfaces.
   3. Each contractor shall provide a bid security of ten percent (10%) of the bid as a Bid Bond or a Cashier’s Check. Any bid submitted without a bid security may not be accepted.
   4. By submitting a Bid, each Contractor acknowledges and agrees that if an item or work is specified in any of the sections that pertain to the awarded Bid Package, it is included by that Contractor.
   5. In each Bid Package the term “Provide” shall be defined as “Furnish and Install” unless specifically noted otherwise.
   6. Each Contractor shall provide complete submittal packages for all materials installed under their bid package for review and approval by the Architect/Engineer before work begins. All deliverables shall be uploaded to Procore. Submittals shall be broken down into individual documents as specified in the submittal log found in Procore. Submittals shall be submitted within fourteen (14) business days from contract award unless otherwise agreed upon by the Construction Manager.
   7. Each Contractor shall maintain complete as-built drawings of all systems installed under their awarded Bid Package/Contract. These drawings shall be kept in the construction trailer, updated weekly, and made available for inspection at any time..
   8. Each Contractor shall provide necessary labor, materials, tools, supervision, taxes (excluding state sales tax), insurance, equipment, placing, hoisting, scaffolding, protection, storage containers, transportation, permits (if not provided by Owner), licenses, fees, inspections necessary to perform and complete the work specified in their awarded Bid Package.
   9. All work is to be performed in accordance with current codes and standards, i.e. federal, state and local codes/ordinances.
   10. Each Contractor shall provide a performance and payment bond. Bonds shall be obtained and presented to the Construction Manager prior to the execution of the Contract.
   11. Each Contractor shall provide all layouts, including engineered layouts, required to complete their work under an awarded Bid Package. For site related work, each Contractor shall be responsible for layout and control work from established controls. If applicable, once the building pad is cut, building corners and a benchmark will be established by the Construction Manager.
   12. Unless specified otherwise, the **Construction Manager** shall provide general use dumpsters/trash containers for general refuse generated as a result of the work of this project. All Contractors shall break down boxes/packaging materials prior to placing them in a dumpster or trash container.
   13. Unless specified otherwise, the **Construction Manager** shall provide clean-up for awarded Bid Package(s), including broom clean areas, and dispose of debris daily into dumpsters and/or trash containers.

14. Each Trade Contractor shall, immediately prior to turnover and acceptance, remove all stickers, protective films, packaging materials, and other temporary or protective coverings from their installed work. This preparation is required to ensure all features of work are ready for final cleaning by the **General Trades Contractor**, unless otherwise noted herein.
15. Each Contractor shall be responsible for its own temporary power requirements to complete the work within their Bid Package, including generators if required. Any temporary electric requirements beyond that provided by standard wall outlet shall be provided by the Contractor requiring special temporary electric.
16. Any Work claimed by a given trade, or labor union, working under a Contractor's Bid Package shall be provided by that Contractor at no additional cost to the Owner or Construction Manager.
17. Each Bid Package is responsible for any overtime associated with work outside normal working hours required to maintain the construction schedule.
18. All work on site is to be performed safely in accordance with all OSHA standards and the Construction Manager's Published Safety Program. It is the responsibility of each Contractor to inform and educate all personnel working on site of the aforementioned requirements and ensure these policies are enforced each day.
19. Each Contractor shall furnish, install, maintain, and remove all OSHA required safety protection/railings at work under an awarded Bid Package as required.
20. All Contractors are responsible for providing adequate fall protection systems for crews working under each respective scope of work.
21. Each Contractor shall provide necessary labor for all work jurisdictionally claimed by building trades in its employ for the work integral to the Bid Categories.
22. **Construction Manager** shall provide temporary fencing only as indicated on the site logistics plan. All other fencing, temporary partitions, and barricades for segregation of work is to be provided by the contractors. If a site logistics plan is not provided, Contractor shall be responsible for all temporary fencing and barriers required.
23. Unless specified otherwise, **Construction Manager** shall provide grass cutting/maintenance of work areas within temporary fencing during the course of construction. Contractor shall be responsible for maintenance of new groundcover/landscaping as specified in the project documents.
24. Each Contractor responsible for providing Delegated Design within the project are to provide Professional Liability Insurance for own scope of work.
25. Davis Bacon Wage Rates: Each contractor shall pay at a minimum the current prevailing wage rates listed for the county for the work is being performed. The applicable wage rate determination has been provided in the Project Manual. Please contact Missouri Department of Labor at 800-735-2966 for wage rates or clarifications.
26. Each Contractor shall assist in the coordination of testing (by Owner) required for its scope of work.
27. Each Contractor shall notify the Construction Manager of scheduled inspections during the construction process.
28. All construction traffic to utilize the parking/laydown areas as directed by the Construction Manager. No construction traffic is allowed on other parking lot areas, bus lanes, or alongside adjacent streets without approval by the Construction Manager.
29. Each Contractor shall provide all traffic control measures necessary to perform and protect work required for awarded Bid Package and to protect the public.
30. Contractors are not to have vehicle traffic from 7:30am through 8:40am and 2:30pm and 3:30 pm while students are in attendance.
31. Each Contractor shall be responsible for keeping surrounding streets clean from all mud and debris as a result from the work of their Bid Package.
32. Each Contractor is responsible for repairing any erosion and siltation control measures damaged by own equipment or manpower.

33. Each Contractor shall provide all wall, floor, and roof sleeves as required for work included in an awarded Bid Package, including required fire safing at fire rated walls and floors, and acoustic insulation/caulking at all non-rated sleeve locations/openings. Coordinate any necessary penetrations through foundation, floor, wall, or roof with other Bid Package contractors as required. Each Contractor shall provide size of openings and any sleeves necessary for awarded Bid Package.
34. Each Contractor shall provide penetration firestopping for all penetrations created by their bid package scope of work through rated walls and horizontal assemblies. Firestopping materials and installation shall comply with an approved UL-listed system appropriate for the specific conditions, regardless of plan details.
35. Each Contractor shall provide sleeves and waterproof seals at all exterior wall and roof penetrations.
36. Each Contractor is responsible for safe delivery, staging, and protection for all material related to their awarded Bid Package. Each Contractor is responsible for loading and unloading all material as necessary, as well as lifting material and equipment onto the roof if necessary. Contractors are responsible to receive, unload and set any owner supplied material that is a part of the scope of work and bid package.
37. All material and equipment shown, noted, or otherwise indicated to be salvaged must be removed diligently and stored in a location for re-use as determined by Construction Manager.
38. Each Contractor performing excavation shall be responsible for the removal and hauling of excavated spoils to an on-site stockpile location as directed by the Construction Manager. If on-site stockpiling is not feasible, the Contractor shall be responsible for the off-site removal and proper disposal of all excavated materials.
39. By submitting a Bid, each Contractor acknowledges and agrees that if an item or work is specified in any of the sections that pertain to the awarded Bid Package, it is included by that Contractor.
40. Each Contractor shall use caution around existing and new finishes and must provide protection as needed to avoid property damage. Each Contractor shall correct any damages to existing/new finishes resulting from its work. All existing building features, structures, site features and landscaping not shown to be altered or removed, including but not limited to, pavement, drives, storm drainage, utilities, lawn areas, ground cover, etc. which are damaged or destroyed during the course of the work shall be repaired or replaced to the Owner's satisfaction without additional cost to the Owner, Architect, or Construction Manager. The awarded Bid Package Contractor shall be responsible for damages caused by its own forces or any subcontractor, sub-subcontractors, or suppliers.
41. Each Contractor shall attend Pre-installation meetings for critical activities associated with its scope of work. Reference Section 014000 - Quality Requirements for schedule of critical activities.

1.07 SPECIAL CONDITIONS

A. The Scope of Work in each bid package includes the following Special Conditions in addition to all work shown or described in the individual Bid Packages and shown in the Project Documents. The following items are to be included within the bid of each Contractor and will subsequently be considered part of all awarded Contracts.
   1. It is the responsibility of each Contractor bidding this project to become familiar with all Bid Packages included in this project as well as all the Project Documents.
   2. If the term "General Contractor" is found in the contract documents, it is understood that it refers to the individual Contractor performing the work of the specified Bid Package.
   3. It is understood by all bidders there is not a "General Contractor" overseeing the work of this project. As such, all Contractors shall coordinate with each other to ensure all building systems are coordinated properly.
   4. All work to be governed and controlled by applicable federal, state, and local requirements for air pollution and disturbance of surrounding areas.

5. Each Contractor shall be responsible for locating existing utilities prior to starting any ground disturbance activities. Any and all fees associated with utility location services shall be include in the base bid of applicable bid packages.
6. If a Contractor should find it necessary to work over the weekend, they are to notify the Construction Manger prior to 4:00 PM on the Thursday before the weekend to be worked.
7. The storage of materials and equipment at the site shall be permitted only to the extent approved in advance by the Construction Manager in conformance with the limit established by any local ordinances and laws. If materials and equipment stored obstruct the progress of any portion of the work, they shall be removed or relocated by the respective Contractor as may be directed by the Construction Manager, without reimbursement of cost.
8. Location for Contractor's items of plan and tools such as hoists, mixers, cutters, trailers, etc. shall be approved in advance by the Construction Manager.
9. Each Contractor shall be represented at the site by a competent full-time superintendent/foreman from the beginning of its work until acceptance unless otherwise instructed by the Construction Manager. On-site representative shall have the authority to make decisions and/or clarifications regarding the awarded scope of work.
10. The Architect/Owner and its representatives shall at all times have access to the work whether it is in preparation or in progress and each Contractor shall provide proper and safe facilities for such access and inspections or testing.
11. Each Contractor's allowable mark-up on change order work shall be limited to the following:
    a. **Fifteen percent (15%)** for work to be performed (labor and/or material) by contractor's own employees. **ADD#1**
    b. Five percent (5%) for work to be performed by each subcontractor tier.
    c. One percent (1%) for increase in bond.
    d. One percent (1%) for increase in insurance.
    e. Total mark-ups shall not exceed twenty percent (20%), regardless of the number of tiers of subcontractors or sub-subcontractors involved.
    f. **The above markups constitute full compensation for overhead and profit associated with the change order work. No additional markups or indirect costs shall be allowed. ADD#1**
    g. **Overhead shall be deemed to include, but not be limited to, small tools and consumables, hand tools, pickup trucks and vehicles, fuel, travel and mileage, project management, estimating, accounting, clerical support, communications, computers and software, temporary office expenses, safety administration, and all other indirect costs associated with performing the Work. ADD#1**
12. Each Contractor shall become familiar with the subsurface investigation of this project as well as all other sections. Transforming of stakes and any other surveying work is the responsibility of the respective contractor.
13. Temporary toilets will be provided by the Construction Manager.
14. Each awarded Bid Package Contractor shall attend weekly job progress and coordination meetings with the Construction Manager when Contractor is listed on the 4-week lookahead schedule. If a Contractor fails to attend the weekly jobsite meetings as scheduled, the Construction Manager at his/her discretion may back charge the Contractor $500.00 per each occurrence. Also, if a Contractor fails to attend the weekly meeting, they will waive all rights for future claims on items discussed and agreed to in the meeting.

15. Since this is an open site, every effort must be made to close up all excavations on the same day they are started. However, if an open excavation cannot be backfilled on the same day, the responsible Contractor shall protect the general public by utilizing safety barricades as outlined in OSHA standards and the Construction Manager's Safety program including but not limited to perimeter snow fence, covering the opening, etc. This protection must be maintained throughout the excavation and backfill period and in place at the end of each working day. The cost for this shall be included in the Contractor's bid.
16. Out of sequence work requested by the Owner, Architect or Construction Manager to meet job occupancy requirement or to allow beneficial use of the building to the Owner is included in the respective Contractor's bid. No change orders will be issued for out of sequence work.
17. Each Contractor shall provide daily work tickets for approval by Construction Manager's on-site Superintendent for any authorized extra work. Failure to provide such tickets may result in the Contractor performing such work at its own risk for no additional cost.
18. Each Contractor will be required to provide adequate resources, including work overtime, at its own expense, in order to maintain the project schedule and milestones established herein. The Construction Manager's 4-week look ahead schedule shall be reviewed at weekly progress meetings, upon conclusion of each meeting, if no comments or corrections were requested by the Contractor, the Contractor accepts the durations on the 4-week schedule and shall meet these performance commitments. Contractors will also be required to work overtime, at their own expense, to make up for delays or failure to meet performance commitments.
19. Each Contractor shall coordinate the work of their Bid Package with the work of other Bid Packages so that all work is completed in accordance with the Project Documents and the project schedule is maintained. Rework that is required due to insufficient coordination with other contractors will be performed at the Contractor's expense.
20. All Contractors shall perform their work in such a manner, and in such a sequence that is most beneficial to the overall project. The Construction Manager may direct the sequence of the work at no additional cost.
21. Each Contractor shall provide Safety PPE for all workers on site under its Contract as required by OSHA and the Construction Manager's Safety Program.
22. Each Contractor shall provide bidding and construction documents for their own use and the use of any subcontractors. It is the responsibility of each Contractor to keep Construction Documents updated with current revisions, bidding and post bidding addendums, RFIs, ASIs, etc.
23. Each Contractor is responsible for all hoisting and unloading of their material and equipment. Contractors are responsible to receive, unload and set any owner supplied material that is a part of the scope of work and bid package.
24. Each Contractor shall provide cranes/hoists/elevators/manlifts/etc. as needed to complete their scope of work.
25. Notes included in each Bid Package description are for clarification and delineation of the scope of work. Bid Packages are to be considered all-inclusive of the specification sections referenced within each package. Work referenced but not explicitly called out is to be considered part of the respective Bid Packages as required to complete each Bid Package scope of work.
26. Drawing and/or technical specification sections indicated as relating to a specific Bid Package shall in no way limit contractual obligation of the respective Contractors to only those drawings and specification sections listed. Each awarded Bid Package Contract will be based upon and will incorporate the complete Project Documents.
27. Prior to interior concrete saw cutting, contractors shall provide their own floor scan to ensure existing underground utilities are not damaged. Any damage that takes place will be the responsibility of the contractor who damaged the work.
28. Each Contractor shall ensure that all subgrade meets proper compaction in accordance with project requirements prior to the placement of any finish surface, regardless of whether special inspections are specified or performed.

1.08 BID PACKAGE 01 – GENERAL TRADES

A. **ALTERNATES**
   1. Alternates associated with this Bid Package include the following:
      a. A-1: Fascia Repair Work

B. **ALLOWANCES**
   1. Allowances associated with this Bid Package include the following:
      a. None at this time

C. **SPECIFICATIONS**
   1. Specifications that relate to this bid package include all of Division 00 and Division 01 specification sections and particularly specification sections:

D. **SCOPE OF WORK GENERAL**
   1. All notes on the plans pertaining to the below scope of work shall be included as part of this bid package.
   2. This contractor understands this project may be completed in multiple phases in accordance with the overall project schedule over multiple mobilizations. This contractor shall review the overall project schedule and phases to ensure that appropriate manpower will be provided for each phase.
   3. All Bid Packages to include all General Provisions and Special Conditions as noted in Articles 1.6 & 1.7 above.
   4. This Contractor shall provide all work from the specification sections listed within this Bid Package unless specific exclusions are otherwise noted.
   5. This Contractor shall field verify existing conditions prior to the commencement of work. Any discrepancies shall be brought to the attention of the Architect/Engineer/Construction Manager.
   6. This Contractor is responsible for dust control and sound control measures required for the execution of this Bid Package scope of work.
   7. Each Contractor shall be responsible for the daily collection and consolidation of all waste generated by their work to a designated central pile or trash receptacle, provided by **Construction Manager**, within each work space.
   8. Contractor shall take care not to damage previously completed work. Any damage caused to existing building/structures by work of this Bid Package shall be repaired by this Bid Package Contractor.
   9. Each Trade Contractor shall be responsible for additional costs associated with work resulting from its use of equipment/material other than that specified in the project documents. Costs for other trade contractors work to accommodate these variations shall be the responsibility of the responsible trade contractor. Approval of shop drawings does not relieve the trade contractor of this responsibility.

E. **GENERAL TRADES**
   1. This Contractor shall provide all temporary fire extinguishers and stands for the project in accordance with OSHA guidelines during construction.
   2. Construction Manager shall provide general use dumpsters for all trades throughout each phase of construction, ensuring adequate capacity, timely removal, and replacement to maintain a clean and safe worksite. Where specified, other trades may be responsible for providing their own dumpsters for the haul-off and disposal of waste generated by their work.
   3. Each Prime Contractor shall be responsible for daily clean-up of its work areas to maintain a clear, safe, and organized job site. Each Contractor shall comply with all applicable safety regulations and maintain a clean and orderly site to minimize risks to workers and other personnel.

F. **GENERAL CONCRETE**

1. Investigations into non-conforming materials will be conducted at the expense of the Prime Contractor responsible for that scope of work. The Prime Contractor must be responsible for the investigation and must make written recommendations to adequately mitigate or remediate the non-conforming material. The owner, owner's representative, and/or construction manager may accept, accept with reduced payment, require mitigation, or require removal and replacement of non-conforming material at no additional cost the owner or construction manager.
2. Any loads of concrete being tested are not permitted to be placed until all testing is completed and verified meeting project specifications.
3. All steel reinforcement must be in place and secure prior to concrete placement. Wet-setting or pulling up reinforcement into position will not be permitted.
4. Supports for wire mesh must be spaced at a maximum distance of [3] feet. Closer spacing of supports may be necessary based on means and method of concrete placement and/or finishing.
5. Supports for steel reinforcement must be spaced at a maximum spacing of [4] feet.
6. Damaged wire mesh, steel reinforcement, and/or reinforcement supports are not permitted within the concrete.
7. Applying water or water-based products on the surface of fresh concrete is not permitted as a finishing aid. Only products designed as a finishing aid are acceptable to assist in finishing.
8. Contractors performing work near adjacent structures are responsible for providing protection to the adjacent structure in order to prevent any damage.
9. Contractors must follow the Construction Manager's Hot and/or Cold Weather Concrete Plan unless the contractor submits an alternate plan that is approved by the Construction Manager.
10. Freshly placed concrete must maintain a minimum temperature of 50°F for 3 days after placement.
11. All site concrete (pavement, sidewalks, curbing, etc.) will require a cure and seal product with a minimum of 25% solids be applied per the manufacturer's recommendations unless a more stringent requirement is stated per the contract documents.

G. **CONCRETE**
1. This Contractor shall provide housekeeping pad extensions under new equipment to 6" beyond equipment base where indicated.
2. This Contractor shall provide new housekeeping pads under new equipment to 6" beyond equipment base where indicated.

H. **SITE CONCRETE**
1. This Contractor shall provide all site-related concrete, including but not limited to the following features where indicated:
    a. Cast-in-place sidewalks, ramps, stairs, and tactile warning surfaces.
    b. Door stoops, aprons, frost walls, and lean concrete under stoops and aprons
    c. Concrete pavement.
    d. Concrete curbs
    e. Playground perimeter curbs
2. This Contractor shall provide a new cast-in-place concrete retaining wall, complete and in place, including excavation, backfill, reinforcement, footings, formwork, layout, and bracing as required for complete installation. This Contractor shall provide wall drainage as indicated. This Contractor shall provide expansion and control joints as required.
3. This Contractor shall provide excavation, backfill, and spoil removal for any concrete placed under this scope of work.
4. This Contractor shall provide all fine grading and aggregate base course for site concrete.
5. This Contractor shall ensure all subgrade meets compaction requirements prior to placement of site concrete.

6. This Contractor shall provide all concrete reinforcement required for site concrete placed under this scope of work.
7. This Contractor shall provide all expansion materials and joint sealants for site concrete as specified.
8. This Contractor shall provide a smooth formed finish on all concrete exposed to view, including the retaining wall, and shall repair any defects, including tie holes and form pin holes, immediately after form removal in accordance with the project documents.
9. Tactile warning surfaces shall be cast-in-place, ADA-compliant, plastic tactile warning tiles. Stamped or applied concrete dome patterns shall not be an acceptable substitute.

I. **HANDRAILS**
1. This Contractor shall provide all site handrails and guard rails where specified. Contractor shall provide core drill and grout for installation of handrails that are cast into concrete. Contractor shall provide expansion anchors for post-installed hand rails.
2. This Contractor shall paint new handrails as indicated.

J. **JOINT SEALANTS**
1. **Typical:** Sealants shall not be applied directly to weather barriers or dimensional wood blocking; provide proper substrate preparation, primers, or bond-break materials as required.
2. Contractor shall provide complete systems including sealants, backer rods, bond breakers, primers, and accessories.
3. This Contractor shall provide joint sealants at concrete expansion joints installed under this projec scope of work.
4. This Contractor shall provide joint sealants at all locations where new concrete or asphalt paving abuts the existing building, including foundation walls, slabs, sidewalks, and aprons, to maintain a weathertight and watertight transition between new and existing construction.

K. **PROJECT SIGNAGE & GRAPHICS**
1. Contractor shall provide all building signage, plaques, and panel signage including room identification, restroom, door signs, stairwell signs, storm shelter signage, etc. where indicated per project requirements.
2. This Contractor shall provide restroom identification sign and pictogram signs where indicated in the project documents.
3. This Contractor shall provide door frame signs at every interior door frameS within the limits of work as specified.
4. This Contractor shall provide all code compliance Door & Window Decals indicated in the project documents. If existing decals scheduled for re-use cannot be relocated, contractor shall provide new decals. Contractor shall coordinate location and finish of details with architect and local jurisdictions as required to ensure full compliance with local building codes.
5. This Contractor shall provide all wall coverings, including custom vinyl graphics, where indicated.
6. This Contractor shall provide custom wall graphics where indicated in the project documents.
7. This Contractor shall provide all vinyl window graphics, including custom graphics, where indicated.

L. **PLAYGROUND CIVIL**
1. This Contractor remove existing playground equipment, playground surfacing mulch, signage, associated appurtenances, and related items to the extents indicated in the Contract Documents. Existing mulch shall be transported and stockpiled at the Owner-designated location behind Fern Ridge High School. This Contractor shall remove all playground equipment foundations, footings, and below-grade supports encountered within the limits of work unless specifically noted otherwise in the Contract Documents.

2. This Contractor shall provide all excavation, earthwork, and rough grading required for the new playground areas, including preparation of subgrades and establishment of design elevations indicated in the Contract Documents.
3. This Contractor shall furnish and install all playground underdrain systems, drainage piping, drainage stone, geotextiles, outlets, fittings, and related components where indicated in the Contract Documents or as required to provide a complete and functional installation.
4. This Contractor shall furnish and install the compacted aggregate subdrainage layer beneath playground surfacing systems to the elevations indicated in the Contract Documents, maintaining sufficient depth and tolerances required for the specified poured-in-place surfacing and associated playground systems.
5. This Contractor shall coordinate with the **Playground Equipment & Surfacing Installer (N.I.C.)** to establish and maintain proper aggregate and finish-grade elevations necessary to achieve required critical fall heights, accessibility requirements, equipment installation criteria, and manufacturer recommendations.
6. This Contractor shall complete grading operations and turn over playground areas at the required subgrade and aggregate elevations necessary to facilitate installation of playground equipment, foundations, footings, and related work by others
7. The **Playground Equipment & Surfacing Installer (N.I.C.)** shall be responsible for final adjustment and fine grading of aggregate surfacing materials disturbed by the installation of playground equipment, footings, foundations, and related work, as required to restore design elevations, critical fall height requirements, and finished surfacing elevations

M. **SITEWORK GENERAL**
1. All work shall stay within the limits of disturbance (LOD) as shown on the plans and minimize disturbance within the work area wherever possible. Any excessive disturbance or disturbance outside of the LOD will be repaired and/or restored by this contractor at no additional cost to the owner.
2. Contractor shall familiarize itself with existing site conditions to coordinate their work. This includes bringing site back to its original condition after underground utility work takes place. This also includes recognizing overhead utility locations and coordinating and/or providing line protection with local utility company to ensure safe working conditions.
3. This Contractor shall be responsible for providing and maintaining all necessary traffic control measures to ensure the safe and efficient diversion of vehicular and pedestrian traffic away from the designated work area throughout the duration of this scope of work. This includes, but is not limited to signage, barricades, cones, delineators, flagging personnel, and any other traffic control devices or personnel required to comply with applicable federal, state, and local regulations, as well as industry best practices. Upon completion of the work, the Contractor shall promptly remove all traffic control devices and restore the site to its original condition, unless otherwise directed.
4. This Contractor shall provide and maintain tree protection where indicated in the project documents.
5. Contractor is responsible for protecting existing site items shown to remain to prevent damage.

N. **EROSION CONTROL**
1. This Contractor shall provide, maintain, and remove all erosion control BMPs including silt fence, inlet protection, check dams, temporary seeding, erosion control blankets, etc. as required by project SWPPP and as directed by local agencies.
2. This Contractor shall provide SWPPP inspections as required and provide required inspection forms to local agencies in accordance with the project documents.
3. This Contractor shall provide approved Land Disturbance Special Inspector as required to satisfy all permitting requirements.
4. This Contractor shall provide street cleaning, as required, during land disturbance activities.

5. This Contractor shall provide and maintain construction entrance in accordance with the SWPPP requirements.
6. This Contractor shall provide washdown station per SWPPP requirements.
7. This Contractor shall provide temporary storm sewers, and dewatering, as required throughout the project to ensure proper site drainage.
8. This Contractor shall provide temporary stabilization of disturbed areas until final landscaping and groundcover is installed. Contractor shall re-grade areas of disturbance immediately prior to installation of permanent landscaping and groundcover as required for subgrade preparation.
9. This Contractor shall provide and maintain a minimum surplus (10%) of erosion control measures on site.

O. **SITE DEMOLITION**

1. This Contractor shall provide all site related demolition work shown in the site demolition (C Series) documents unless specified otherwise herein.
2. This Contractor shall remove, salvage, and re-install site furnishings designated for re-use where indicated.
3. This Contractor shall provide haul-off and lawful disposal of all demolished materials and equipment removed under this scope of work.
4. This Contractor shall perform saw cutting of existing pavement and sidewalks along straight lines or at the nearest joint, ensuring precise and clean edges for subsequent construction activities.
5. This Contractor shall remove all sidewalks, pavement, curbs and hardscapes where indicated in the project documents.
6. This Contractor shall remove and salvage the existing paver system to the extent required for installation of new utilities. This Contractor shall reinstall salvaged pavers upon completion of utility replacement. If pavers are not acceptable for reuse, this Contractor shall replace them with new pavers matching the existing pavers.
7. This Contractor shall remove concrete door stoops indicated in the project documents.
8. This Contractor shall remove all site furnishings wherever indicated in the project documents.
9. This Contractor shall demolish retaining walls where indicated and provide appropriate benching or shoring as required. The Contractor shall ensure that all demolition, benching, and shoring activities are performed in accordance with the project documents and applicable safety standards.
10. This Contractor shall remove existing traffic/parking signage where indicated in the project documents.
11. This Contractor shall remove all site fencing wherever indicated in the project documents.
12. This Contractor shall demolish existing playground equipment and furnishings where indicated in the project documents.
13. This Contractor shall remove existing trees and shrubs, including stumps and root balls wherever shown, scheduled or otherwise indicated.
14. This Contractor shall protect limbs of trees to remain in work areas. Any limbs in conflict with work areas are to be pruned prior to commencement of work.
15. This Contractor shall provide root pruning as required for new trenches created by this scope of work.
16. This Contractor shall remove fiber mulch surface from playgrounds and haul to parkway school district grounds and storage area where indicated in the project documents.
17. **Mechanical Contractor (Electrical Subcontractor)** shall disconnect and render safe any electrified site furnishing and/or site lightings scheduled for removal. This Contractor shall remove furnishings, fixtures, poles, and foundations once they are rendered safe.
18. This Contractor shall be responsible for the demolition of all site storm sewer, sanitary sewer, and domestic water service utilities as specified in the project documents.

P. **EARTHWORK**

1. This Contractor shall provide all clearing, grubbing, and removal of vegetation at areas indicated.
2. This Contractor shall provide rough grading of site to within +/- 0.1’ of specified grades, accounting for pavement and subbase thickness where applicable. Contractor shall haul-off or import materials as required to achieve proposed grade elevations.
3. This Contractor shall perform rough grading to establish the specified elevations for retaining wall construction, incorporating safe benching distances and designated reinforcement zone fill areas as indicated in the project documents.
4. This Contractor shall provide excavation, spoil removal, and grading including compaction to the density indicated for proposed playgrounds.
5. This contractor shall provide compacted drainage base at proposed playgrounds in accordance with the project documents.
6. The contractor shall provide topsoil at disturbed areas.

Q. **TRAFFIC SIGNAGE**

1. This Contractor shall provide all traffic and site signage, including excavation, concrete bases, and sign posts where indicated.
2. This Contractor shall install salvaged/relocated signage where indicated in the project documents. Where required, contractor shall provide new posts, mounting hardware, and foundations for relocated site signage
3. This Contractor shall provide all precast concrete wheel stops wherever shown, scheduled, or otherwise indicated in the project documents.
4. This Contractor shall provide new bollards and guardrails to match existing where indicated.

R. **ASPHALT PAVING**

1. This Contractor shall include a minimum of two (2) mobilizations to complete asphalt paving work.
2. This Contractor shall provide all asphalt paving, including final grading from a ±0.10’ rough grade, granular base courses, binder courses, and surface courses to specified thicknesses, as indicated in the project documents, ensuring compliance with all pavement type requirements.
3. This Contractor shall provide asphalt pavement patches at utility trenches where indicated.
4. This Contractor shall provide any street paving patches at utility trenches per governing authorities standard details/requirements.

S. **PAVEMENT MARKINGS**

1. This Contractor shall provide all pavement markings where indicated in the project documents.
2. This Contractor shall paint new and existing curbs where indicated in the project documents.

T. **LANDSCAPING**

1. This Contractor shall provide sod at all disturbed areas, per the specified requirements, once ground disturbing activities are completed on the project.
2. This Contractor shall provide final grading and subgrade preparation for sodded areas in accordance with the project documents.
3. This Contractor shall provide topsoil for all disturbed areas in accordance with the project documents. Existing topsoil stockpiled on-site may be reused if it meets the specified requirements. If additional topsoil is needed to meet the project specifications, this Contractor shall import and place it as required.
4. This Contractor shall provide new trees, shrubs and plantings, including amended planting soils, staking, and guying as required, where indicated in the project documents.
5. This Contractor shall provide fertilizer for sodded areas prior to placement of sod where specified.

6. This Contractor shall provide watering of all new sod areas as required to establish healthy, uniform growth, for a minimum period of 30 days following installation or until final acceptance by the Owner's representative, whichever is longer..
7. This Contractor shall provide landscaping maintenance as required by project documents.
8. This Contractor shall provide hardwood mulch where indicated in the project documents.

U. **FENCING & GATES**

1. This Contractor shall furnish and install decorative metal fencing in accordance with specified tolerances as indicated in the project documents. Where fencing is located at playgrounds, the Contractor shall ensure installation complies with playground-specific requirements, adhering to applicable playground industry guidelines, and shall provide all necessary materials, supports, and anchorage to achieve a complete and compliant installation.
2. This Contractor shall provide chain-link fencing and gates where indicated in the project documents.
3. This Contractor shall provide all drilling, epoxy, and leveling grouting for surface mounted fence posts in accordance with the project documents.
4. This Contractor shall provide egress hardware on decorative fencing in accordance with the project documents.
5. This Contractor shall provide sono-tubes and layout for fence posts sleeves as required.

V. **SEGMENTED RETAINING WALLS**

1. This Contractor shall provide all delegated design submittals for retaining walls in accordance with the project documents and local approving agencies.
2. This Contractor shall verify retaining wall design and layout with proposed grading to ensure the retaining wall base is below proposed grade.
3. This Contractor shall remove the existing segmented retaining walls to the extent required for new utility lines. The removal process shall prioritize safety and include temporary shoring or slope protection measures as necessary to maintain the stability and integrity of adjacent subgrades throughout the retaining wall replacement work.
4. This Contractor shall replace the portion of segmented retaining walls removed for installation of new utilities. Existing retaining wall blocks may be reused. If existing blocks are unsuitable for reuse, this Contractor shall provide new segmented retaining wall blocks to match existing. This Contractor shall provide new reinforcing grid, as required, to restore retaining wall integrity to original condition.
5. This Contractor shall provide new manufactured modular block retaining walls where indicated in the project documents. In addition to modular block wall, retaining wall system scope of work to includes excavation, as required for reinforced backfill zone, excavation for compacted base, compacted base, drainable backfill, and subdrainage systems.

W. **UTILITIES GENERAL**

1. All utility related work must comply with St. Louis County and Metropolitan Sewer District specifications and requirements.
2. Contractor shall coordinate and arrange for the disconnection of any utilities and equipment with the Owner and Utility Companies as required.
3. This Contractor shall provide backfill at utility trenches in accordance with the project documents.
4. This Contractor shall provide all trench protection required for utility work.
5. This Contractor shall provide all temporary fencing or barriers required for trench utility work in accordance with OSHA and Construction Manager’s Safety Program requirements.
6. Contractor shall be responsible for maintaining all required separations of water and sanitary/storm/combined sewer.
7. This Contractor shall provide saw-cutting, demolition, and replacement of any pavement and sidewalks removed for installation of utilities under this scope of work.

8. Contractor shall adjust the tops and appurtenances of all utility structures (including but not limited to manholes, valve boxes, catch basins, cleanouts, and similar utility access structures) impacted by regrading activities to match new finished grades wherever they occur.

X. **WATER UTILITIES**
1. This Contractor shall provide complete replacement of the existing domestic water utility service into the building, upstream of the meter, where indicated in the project documents.
2. This Contractor shall utilize the existing utility connection/tap; new taps are not anticipated under this scope of work.
3. This Contractor shall field verify existing domestic water line size prior to replacement to match existing size.
4. This Contractor shall provide all domestic water utility scope of work required for a complete system, in compliance with local utility provider requirements.
5. This Contractor shall provide service pipe and property valve work in accordance with utility provider requirements and the project documents.
6. This Contractor shall provide all licenses, testing, and certifications required by local agencies.
7. This Contractor shall be responsible for disinfection of new water utility piping systems in accordance with the project documents.

Y. **SANITARY SEWERAGE**
1. This Contractor shall provide complete sanitary sewer replacement scope of work in accordance with the project documents.
2. This Contractor shall reuse the existing sanitary sewer connection; removal and replacement shall begin upstream of the existing tap.
3. This Contractor shall field verify the alignment of the existing sanitary lateral with CCTV prior to construction/removal of the existing line.
4. This Contractor shall provide all sanitary sewer excavation, spoil hauling, and backfilling of utility trenches in accordance with the project documents.
5. This Contractor shall provide all licenses, testing, and certifications required by local agencies.
6. This Contractor shall provide all necessary testing of sanitary sewers as required by the project documents or local authority having jurisdiction.

Z. **STORMWATER UTILITIES**
1. This Contractor shall provide temporary storm water control measures at areas of storm water removal/modification, as required, to prevent ponding during construction until tie-in of the new permanent storm sewer system is complete.
2. This Contractor shall implement temporary stabilization measures throughout the duration of the work to prevent erosion and maintain site stability.
3. This Contractor shall provide a complete storm sewer system as specified in the project documents, including all necessary excavation, backfilling, piping, storm structures, and associated components, in accordance with design requirements, industry standards, and applicable regulations.
4. This Contractor shall modify or replace existing storm sewer structures as required to adjust for new grades in accordance with the project documents.
5. This Contractor shall provide a new playground storm and subdrainage system in accordance with the project documents.
6. This Contractor shall provide drainage tile for the cast-in-place retaining wall and connect it to the storm sewer system.

AA. **ALTERNATE 1: FASCIA REPAIRS - ADD#1**
1. **This Contractor shall provide all work associated with the repair of existing fascias indicated as part of alternate bid.**
2. **Reference Keyed Notes 0234 and 0522 and related details in Addendum #1.**

1.09 BID PACKAGE 23A – MECHANICAL

A. **ALTERNATES**
   1. Alternates associated with this Bid Package include the following:
      a. None at this time

B. **ALLOWANCES**
   1. Allowances associated with this Bid Package include the following:
      a. None at this time

C. **SPECIFICATIONS**
   1. Specifications that relate to this bid package include all of Division 00 and Division 01 specification sections and particularly specification sections:
      a.

D. **SCOPE OF WORK GENERAL**
   1. All notes on the plans pertaining to the below scope of work shall be included as part of this bid package.
   2. This contractor understands this project may be completed in multiple phases in accordance with the overall project schedule over multiple mobilizations. This contractor shall review the overall project schedule and phases to ensure that appropriate manpower will be provided for each phase.
   3. All Bid Packages to include all General Provisions and Special Conditions as noted in Articles 1.6 & 1.7 above.
   4. This Contractor shall provide all work from the specification sections listed within this Bid Package unless specific exclusions are otherwise noted.
   5. This Contractor shall field verify existing conditions prior to the commencement of work. Any discrepancies shall be brought to the attention of the Architect/Engineer/Construction Manager.
   6. This Contractor is responsible for dust control and sound control measures required for the execution of this Bid Package scope of work.
   7. Each Contractor shall be responsible for the daily collection and consolidation of all waste generated by their work to a designated central pile or trash receptacle, provided by **Construction Manager**, within each work space.
   8. Contractor shall take care not to damage previously completed work. Any damage caused to existing building/structures by work of this Bid Package shall be repaired by this Bid Package Contractor.
   9. Each Trade Contractor shall be responsible for additional costs associated with work resulting from its use of equipment/material other than that specified in the project documents. Costs for other trade contractors work to accommodate these variations shall be the responsibility of the responsible trade contractor. Approval of shop drawings does not relieve the trade contractor of this responsibility.

E. **FIRESTOPPING**
   1. Each Trade Contractor shall provide penetration firestopping through rated walls and horizontal systems wherever a penetration is created by its bid package scope of work. Each Trade Contractor is responsible for providing UL approved details and materials for all applicable conditions regardless of details in plans.

F. **MECHANICAL DEMO**
   1. This Contractor shall be responsible for the complete demolition and removal of mechanical systems, including but not limited to all fixtures, piping, ductwork, cabling, hangers, supports, and accessories. All demolished materials shall be transported and disposed of in dumpsters provided by the **Construction Manager** unless noted otherwise herein.
   2. This Contractor shall perform all demolition scheduled, shown, or indicated to be performed by the “contractor” on MD sheets to dumpsters provided by **Construction Manager** unless noted otherwise.

3. This Contractor shall remove all existing Mechanical/HVAC equipment wherever shown, scheduled, or otherwise indicated in the project documents. The Contractor shall handle hoisting, haul-off, and lawful disposal of all demolished equipment in accordance with applicable regulations.
4. Contractor shall cut, cap, and make safe any utility connections to existing mechanical units schedule for demolition.
5. Contractor shall provide demolition of existing ductwork, air devices, hangers, wiring, etc. shown hatched and as required to dumpsters provided by General Trades.
6. This Contractor shall remove existing temperature sensors and associated control wiring back to source where indicated in the project documents. Existing sensors shall be salvaged and turned over to the Owner.
7. This Contractor shall remove existing gas piping, valves, and accessories where indicated.
8. This Contractor shall remove existing flue ductwork and termination and prepare opening for new roof penetrations. Any excess penetrations shall be capped and rendered weathertight.
9. This Contractor shall remove existing control wiring where indicated.

G. **GAS PIPING**

1. This Contractor shall provide all natural gas piping required by the project documents including all fittings, valves, tees, reducers, and final connections to meter and equipment.
2. This Contractor shall provide gas pipe roof supports for new gas lines on the roof as required.
3. This Contractor shall make all final connection of gas piping to fuel fired equipment in accordance with the project documents.
4. This Contractor shall provide seismic gas shut off valve assembly where indicated.

H. **MECHANICAL GENERAL**

1. This Contractor shall patch existing walls to match existing finish at new penetrations created under this scope of work. Patchwork to include any required joint sealants/fire rated sealants to match/maintain partition type/function.
2. Contractor shall be responsible for all Mechanical work shown on the mechanical (M) drawings shown, scheduled, or otherwise indicated to be performed by the “Contractor” unless specifically excluded herein.
3. This Contractor shall provide complete HVAC scope of work in accordance with all division 23 specifications unless specified otherwise in this specification section.
4. This Contractor shall provide all mechanical system equipment and components as specified and as indicated in the project specifications and schedules.
5. Contractor shall provide all hangers/piping support required for piping and ductwork installed under this scope of work including any seismic restraints if required by federal, state, or local codes.
6. Contractor shall provide all vibration and seismic controls for HVAC piping and equipment in accordance with the project documents. Contractor shall provide all identifications for HVAC piping and equipment in accordance with the specifications.
7. Contractor shall provide all ductwork, piping and equipment identification required by the project documents.
8. Contractor shall render any penetrations through exterior walls and roofs permanently watertight.
9. Contractor shall provide all joint sealants at fixtures, piping, and ductwork penetrations created by this scope of work in accordance with the project documents.
10. This Contractor shall provide pipe supports for mechanical system related piping and ductwork as required.

I. **MECHANICAL EQUIPMENT**

1. This Contractor shall provide all equipment mounting frames, support framing, and any associated supports required for new mechanical equipment installed under this scope of work.
2. This Contractor shall provide all mechanical equipment listed on mechanical equipment schedules unless noted otherwise. Contractor shall provide related equipment, services and components outlined in equipment schedule notes where indicated.
3. This Contractor shall provide trapped condensate drains to nearest existing roof drains or grade as specified.
4. This Contractor shall provide condensate neutralization kits where indicated.
5. This Contractor shall provide equipment support flashings wherever required.
6. This Contractor shall provide VFDs for new equipment.
7. This Contractor shall provide equipment support structures in accordance with project documents.

J. **VENTILATION**

1. This Contractor shall provide a new combustion flue routed through the existing flue penetration through the roof. This Contractor shall provide a new stainless steel hood and accessories. This Contractor shall render the penetration weathertight. Flues shall be terminated a minimum of 5'-0" above the roof with the manufacturer's approved termination.
2. This Contractor shall patch existing roofing materials if required. This Contractor shall engage a qualified roofing contractor to provide any necessary roof patches to maintain existing roof system integrity and the existing roof warranty.

K. **HYDRONIC PIPING**

1. This Contractor shall provide complete, code compliant, hyrdonic water system in accordance with the project documents.
2. This Contractor shall provide complete hydronic piping system for the mechanical equipment as specified in the project documents. All work shall be performed in accordance with applicable codes, standards, and project specifications.
3. Contractor shall make all taps and connections to existing lines where indicated or required by project documents.
4. This Contractor shall connect existing heating hot water piping to new hot water heating piping and equipment where indicated. This Contractor shall field verify existing piping locations and coordinate new piping installation accordingly.
5. Valves shall be installed at designated locations for system balancing, isolation, and maintenance. Proper supports and securing of piping shall follow industry standards.
6. This contractor shall perform system flushing, cleaning, and pressure testing before commissioning
7. This Contractor shall provide all piping insulation for piping installed under this scope of work.

L. **HVAC CONTROLS & BUILDING AUTOMATION SYSTEM (BAS)**

1. This Contractor shall coordinate and contract with **Automatic Controls (ACES)** to provide a complete, operational, and fully integrated HVAC instrumentation and controls system.
2. This scope includes all control wiring, thermostats, rough-in, cabling, device installation, termination, calibration, and device programming, together with monitoring system integration with the existing system.
3. This scope also includes control equipment for HVAC systems and components, including terminal heating and cooling units not supplied with factory-wired controls, as well as rough-in, cabling, and data outlets for mechanical equipment connected to the building automation system (BAS).
4. This Contractor shall coordinate final scope of work with ACES, and with the mechanical equipment provider, to ensure a complete and fully operational system.
5. This Contractor shall replace any damaged BAS cable or non-plenum-rated cable where existing to remain is indicated in the project documents.

6. This Contractor shall remove existing BAS controls at mechanical equipment scheduled for demolition and coordinate programming and demolition tasks with **ACES**. Existing temperature sensors and associated control wiring shall be removed, salvaged, and turned over to the Owner as specified.
7. This Contractor shall be responsible for all costs associated with integrating the new BAS system with the School District's control system, ensuring seamless operation within the existing infrastructure.

M. **START-UP & TESTING**
1. Contractor shall provide complete start-up, testing, and balancing of HVAC systems installed/modified under this scope of work in accordance with specification 230593.
2. Contractor shall provide final start-up and Owner training for all equipment provided under this scope of work.

N. **ELECTRICAL**
1. This Contractor shall provide all Electrical (Div. 26) scopes of work shown in the drawings, drawing notes, and specification sections, unless specified otherwise in this specification section.
2. This Contractor shall provide all seismic restraints for electrical-related equipment and system components in accordance with Seismic Design Category D requirements.
3. This Contractor shall provide all hangers and supports required for piping and conduit installed under this scope of work, including seismic restraints where required by federal, state, or local codes.
4. This Contractor shall be responsible for all electrical demolition work shown, scheduled, or otherwise indicated to be performed by the Contractor. This Contractor shall dispose of demolished elements in dumpsters provided by the **Construction Manager.**
5. This Contractor shall disconnect existing electrical connections to boilers and demolish associated circuits where indicated.
6. This Contractor shall disconnect existing electrical connections to pumps and remove associated feeders where indicated.
7. This Contractor shall demolish existing VFDs and feeders where indicated.
8. This Contractor shall provide new carbon monoxide detectors and integrate them into the existing fire alarm system.
9. This Contractor shall install VFDs and provide power terminations for new mechanical equipment where indicated.
10. This Contractor shall replace existing circuit breakers with new breakers where indicated.
11. This Contractor shall provide new circuit breakers for new equipment where indicated.
12. This Contractor shall provide new emergency power off (EPO) switches and associated wiring for the boilers.
13. This Contractor shall provide contactors and associated wiring for boiler control and EPO systems where indicated.
14. This Contractor shall coordinate final feeder and circuit breaker sizes with the boiler manufacturer.
15. This Contractor shall provide testing, commissioning, and start-up support for new VFDs, EPO switches, and the carbon monoxide detector integration, coordinated with the Mechanical Contractor and Controls Contractor as required.

1.10 PROJECT SCHEDULE

A. Contractor shall perform the contract work in accordance with the Construction Manager Schedule.

1.11 CONCURRENT WORK

A. Work to be scheduled and coordinated with other work being performed concurrently with this work.

1.12 COORDINATION OF WORK

A. Contractor shall verify dimensions and elevations of work performed under previous contracts. Contractor shall notify the Construction Manger immediately of any conflict in elevation or dimension. Verification shall be done in advance so Contractor's work is not delayed.

B. This Contractor shall be responsible for repair and/or replacement of work of other Contractors damaged by the Contractor's work.

C. Protect all work from collecting water and any water damage.

1.13 CONTRACT METHOD

A. The Owner intends to:
   1. Award separate contracts for each Bid Package in connection with this project, and assign those contracts to the Construction Manager.
   2. To provide a full-time Construction Manager acting as defined in the AIA Document A134-2009 and A201-2007.

B. Separate contracts shall be awarded for each Bid Package that represents significant elements of the work. Contractor work shall be performed concurrently with and/or in close coordination with work performed on the project by other Contractors.

C. Each Contractor is required to review all contract documents to determine scope of work, to be familiar with other Contractor responsibilities and report any inconsistencies or discrepancies immediately.

D. The extent of work of each Contract is briefly enumerated under "Statement of the Work" but is not necessarily limited to the summary description.

1.14 WORK RESTRICTIONS

A. On-Site Work Hours: Work shall generally be performed during normal business working hours of 6:00 AM to 5:00 PM, Monday through Friday, accept when otherwise indicated.

B. Existing Utility Interruptions: Do not interrupt utilities servicing facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1.15 SPECIFICATION FORMATS AND CONVENTIONS

A. Specification Format: The specifications are organized into Division and Sections using the 32-Division format and CSI/CSC "MasterFormat" numbering system.
   1. Section Identification: The Specifications use Section numbers and titles to help cross-referencing in the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete because all available Section numbers are not used. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of Sections in the Contract Documents.
   2. Division 1: Sections in Division 1 govern the execution of the Work of all Specification Sections

B. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
   1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
   2. Imperative mood and streamlined language are generally used in the Specifications. . Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.

3. The words “shall”, “shall be”, or “shall comply with,” depending on the context, are implied where a colon (:) is used within a sentence or phrase.

1.16 CONTRACTOR USE OF PREMISES

A. Confine operation at site to areas permitted by:
   1. Law
   2. Permits
   3. Contract
      a. Confer with Construction Manager and obtain full knowledge of all site rules and regulations affecting work.
      b. Conform to site rules and regulations while engaged in project construction.
      c. Site rules and regulation take precedence over others that may existing outside such jurisdiction.
      d. Employee List: The Construction Manager may examine Contractor’s list of employees, including those of his Sub-Contractors and their agents.
      e. Vehicle Use: Rigidly enforce the following:
         1) Keep all vehicles, mechanized or motorized equipment, locked at all times when parked and unattended on Owner’s premises.
         2) Do not, under any circumstance, leave any vehicle unattended with motor or engine running, or with ignition key in place.
         3) Parking: Permitted only in areas designated by Construction Manager.
         4) All traffic control subject to Construction manager’s site representative approval.

B. Do not unreasonably encumber site with materials and equipment

C. Assume full responsibility for protection and safekeeping of products stored on premises.

D. Move all stored products or equipment which interferes with operations of Owner or other Contractors.

E. Obtain and pay for use of additional storage or work needed for operations.

F. Use of Site: Exclusive and complete, for execution of work, except as otherwise indicated or directed by the Construction Manager.

G. Construction Manager will allow reasonable access to the site and shall not prohibit nor interfere with lawfully conducted inspections of site visits by properly identified representatives of regulatory agencies or collective bargaining units.
   1. Notwithstanding the above, Owner regulation governing site security shall be observed.
   2. All site visitors shall comply with personal protection regulations, including hard hats and safety eyewear.
   3. Reasonable proof of identification and signature to the visitor’s log shall be required of the visitors by the Construction Manager’s site representative.

H. Fire Protection:
   1. Fires: Each Contractor shall prohibit the lighting of fires about the premises and use due diligence to see that such prohibition is enforced. Debris and waste materials shall not be burned at the construction site but shall be promptly removed to prevent the accumulation of combustibles on the site or within the building.
   2. Welding and Cutting: It shall be the responsibility of each Contractor to take precautionary measures to prevent fire.
   3. Heaters: The heaters in Contractor’s job offices shall be properly installed to protect combustible walls, floors, and roof. Salamander heaters or other types of open flame heaters shall not be used except whit the special permission of the Construction Manager and then only when such salamander or open flame heaters are maintained under constant supervision.

4. Flammables: Gasoline and other fuels shall be kept and handled in accord with NFPA and in UL Listed and Labeled Safety Cans and shall be stored away from hazardous work areas.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION

SECTION 012300
ALTERNATES

PART 1 GENERAL - ADD#1

1.01 SECTION INCLUDES

A. Description of Alternates.

B. Procedures for pricing Alternates.

C. Documentation of changes to Contract Price and Contract Time.

1.02 RELATED REQUIREMENTS

A. Document 002113 - Instructions to Bidders: Instructions for preparation of pricing for Alternates.

B. Document 004323 - Alternates Form: List of Alternates as supplement to Bid Form.

C. Document 005200 - Agreement Form: Incorporating monetary value of accepted Alternates.

1.03 ACCEPTANCE OF ALTERNATES

A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Parkway School District's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.

B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

1.04 SCHEDULE OF ALTERNATES

A. Alternate No. 1 - Fascia Repair Work:

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

ROSS ELEMENTARY SCHOOL

1150 Ross Road, St Louis, MO 63146

Parkway Project #: PN062501B

Building Renovations & Site Improvements

BID/ PERMIT SET
ISSUE DATE: OCTOBER 12, 2026

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Contact: Jared Wilson
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MEP / FP Engineer

RTM Engineering Consultants
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Certificate of Authority #2002028690
3701 S. Lindbergh Blvd.
St. Louis, MO 63127
314.725.5889 tel
Contact: Margaret Bailey
Email: margaret.bailey@rtmec.com

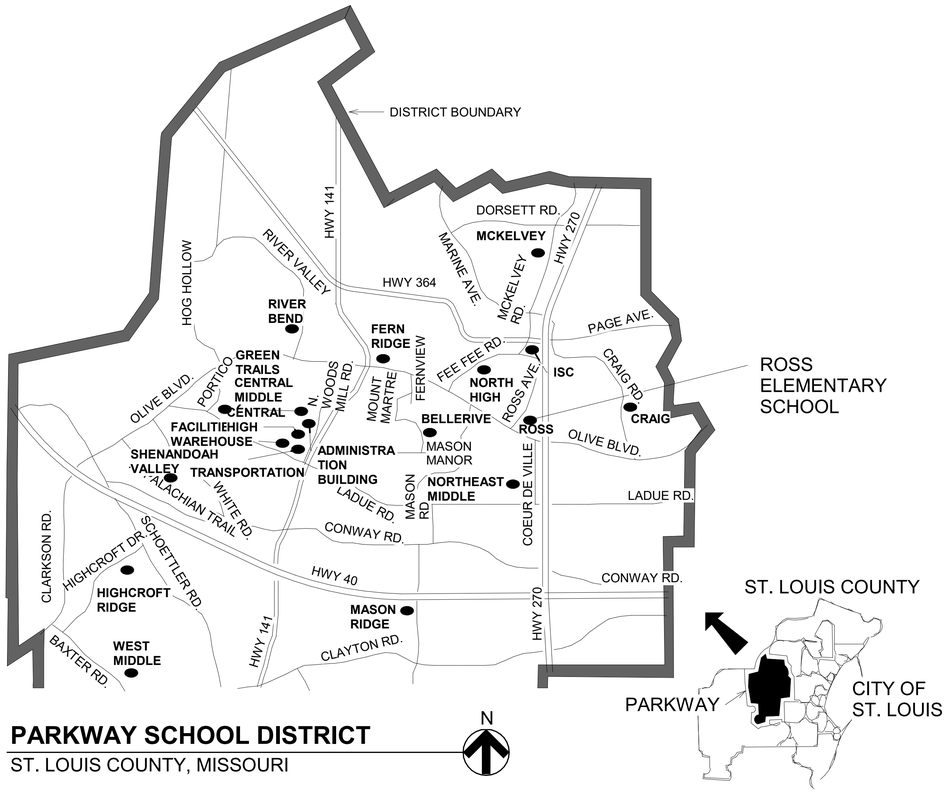
HAZ MAT Consultant

Pinchin, LLC
Consultant Project #R262.00457.001
Certificate of Authority #
2 Cityplace Drive, Suite 195,
St. Louis, Missouri 63141
314.230.0182 tel
Contact: Megan Kienker
Email: Megan.Kienker@pinchin.com

Structural Engineer

Case Engineering, Inc.
Project Number: BDA-MO-07-26
Certificate of Authority # 001498
796 Merus Ct.
Fenton, MO 63026
636.349.1600 tel
Contact: Ardie Mansouri
Email: a.mansouri@caseengineeringinc.com

PROJECT SITE



PARKWAY SCHOOL DISTRICT
ST. LOUIS COUNTY, MISSOURI

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C4.1	SOUTH DEMOLITION PLAN (PLAYGROUND)
C5.0	NORTH SITE & UTILITY PLAN
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SHEET INDEX I	
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M5.0	DETAILS - MECHANICAL
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M8.0	CONTROLS - MECHANICAL

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ROSS ELEMENTARY SCHOOL
1150 Ross Road, St Louis, MO 63146
Parkway Project #: PN062501B
Building Renovations & Site Improvements

Parkway School District
363 N. Woods Mill Rd., Chesterfield, MO 63017
314.415.8231 tel

Project No: 26017

Revisions

No.	Description	Date
1	ADDM 1	Date 10-28-2026

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STATE OF MISSOURI
MICHELLE R. WELLS
NUMBER A-2021031961
ARCHITECT
10/12/26

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DATE: 10/12/2026

BID/ PERMIT SET

COVER

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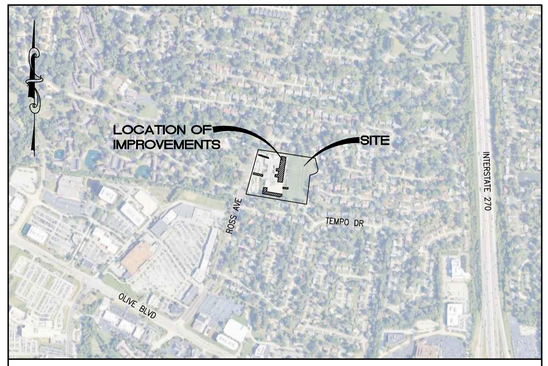
SITE IMPROVEMENT PLANS
for
PARKWAY SCHOOL DISTRICT - ROSS ELEMENTARY

A TRACT OF LAND BEING PART OF LOT 7 OF THE SUBDIVISION OF WASHINGTON ROSS ESTATE, SITUATED IN U.S. SURVEY 433, TOWNSHIP 46 NORTH, RANGE 5 EAST ST. LOUIS COUNTY, MISSOURI

LEGEND

EXISTING		PROPOSED
460 / 459	CONTOURS	460 / 459
620.15	SPOT GRADE	621.25 (TOP OF CURB) (FINISH PAVEMENT)
	TREE LINE	
8"	TREE	
	BUSH	
	STORM MANHOLE	
A1	AREA INLET	
	CURB INLET	
	GRATED INLET	
	FLARED END SECTION	
12" RCP	STORM SEWER	
	GRATED MANHOLE	
69	STORM DESIGNATOR	22
DS	DOWNSPOUT	
DP	DRAINAGE PIPE	
	SWALE/SLOPE INDICATOR	
S	SANITARY MANHOLE	
8"VCP	SANITARY SEWER	SS
	CLEAN OUT	CO
A	SANITARY DESIGNATOR	A
	UTILITY POLE	
	GUIDE WIRE	
OU	OVERHEAD UTILITY	OU
UE UE	UNDERGROUND ELECTRIC	UE UE
	ELECTRIC MARKER	
	ELECTRIC METER	
	ELECTRIC BOX	
EPB	ELECTRIC PULL BOX	
	ELECTRIC TRANSFORMER	
E	ELECTRIC MANHOLE	
UT	UNDERGROUND TELEPHONE	UT
	FIBER OPTIC MARKER	
	CABLE MARKER	
G	GAS LINE	G
	GAS VALVE	GV
	GAS METER	GM
	GAS MARKER	
W	WATER LINE	W
	WATER VALVE	WV
	WATER METER	
	FIRE HYDRANT	
	SIGN	
	MAIL BOX	
B-1 405.5	TEST HOLE	
	LIGHT STANDARD	
X X X X	FENCE	X X
B	BOLLARD	
	RETAINING WALL	
	CONCRETE PAVEMENT	
	SILTATION FENCE	
AC	AIR CONDITIONER	
	FLAG POLE	
	MONITORING WELL	
PM	PARKING METER	
	PLANTER	
SCB	SPRINKLER CONTROL BOX	
SHD	SPRINKLER	
SVLV	SPRINKLER VALVE	
	TRAFFIC CONTROL BOX	
	TRAFFIC POLE	
	YARD LIGHT	
	GUARD RAIL	
	PROPERTY LINE	
	EASEMENT	
	SETBACK	
	INLET PROTECTION	
	WATTLE	
	CHECK DAM	

USE IN PLACE	(UIP)
TO BE REMOVED	(TBR)
ADJUST TO GRADE	(ATG)
TO BE REMOVED & REPLACED	(TBR&R)
TYPICAL	(TYP)
NOT TO SCALE	N.T.S.
HIGH POINT IN GRADE	HP
LOW POINT IN GRADE	LP
TOP OF WALL	TW
BOTTOM OF WALL	BW
NOT IN CONTRACT	(NIC)



LOCATION MAP
(NOT TO SCALE)

LIMITS OF DISTURBANCE:

THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:

LAND AREA DISTURBED = ±0.82 ACRES

DIFFERENTIAL RUNOFF RATE = ±0.21 CFS

NOTE:

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN).

PERTINENT DATA

OWNER	=	PARKWAY SCHOOL DISTRICT
SITE ADDRESS	=	1150 ROSS AVE, ST. LOUIS, MO 63146
SITE ACREAGE	=	±8.58 AC
EXISTING ZONING	=	"R-3" RESIDENCE DISTRICT
PROPOSED ZONING	=	"R-3" RESIDENCE DISTRICT
LOCATOR NUMBER	=	160140040
SCHOOL DISTRICT	=	PARKWAY
WATERSHED	=	CREVE COEUR CREEK
FEMA MAP PANEL	=	29189C0187K, DATE: FEBRUARY 4, 2015

UTILITIES

SEWER SERVICE	=	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET ST. ST. LOUIS, MO 63103 PH. (314) 7686272	GAS SERVICE	=	SPIRE 4118 SHREWSBURY AVE. ST. LOUIS, MO 63119 PH. (800) 887-4173
FIRE DISTRICT	=	MONARCH FIRE PROTECTION DISTRICT 13725 OLIVE BLVD. CHESTERFIELD, MO 63017 PH. (314) 514-0900	ELECTRIC SERVICE	=	AMEREN-UE ELECTRIC COMPANY DORSETT DISTRICT 12121 DORSETT RD. MARYLAND HEIGHTS, MO 63043 PH. (314) 344-9575
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY 727 CRAIG RD. CREVE COEUR, MO 63141 PH. (866) 430-0820	TELECOM SERVICE	=	AT&T 11600 OLIVE BLVD. CREVE COEUR, MO 63141 PH. (314) 818-7910
TELECOM SERVICE	=	CHARTER COMMUNICATIONS 815 CHARTER COMMONS TOWN & COUNTRY, MO 63107 PH. (314) 275-0025			

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C9.0	INLET DRAINAGE AREA MAP									
C9.1	PRE-POST DRAINAGE AREA MAP									

UTILITY INFORMATION

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

SITE BENCHMARK INFORMATION

SITE BENCHMARK #1
CUT "L" ON AT SOUTHWEST CORNER OF AREA INLET, LOCATED 400 FEET EAST OF THE CENTERLINE OF ROSS AVENUE AND 175 FEET SOUTH OF THE CENTERLINE OF BETSY ROSS LANE.
ELEVATION 539.59 NAVD88

SITE BENCHMARK #2
CUT "SQUARE" ON CONCRETE BASE OF LIGHT STANDARD, LOCATED 75 FEET EAST OF THE CENTERLINE OF ROSS AVENUE AND 360 FEET SOUTH OF THE CENTERLINE OF BETSY ROSS LANE.
ELEVATION 535.24 NAVD88

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363 N. Woods Mill Rd., Chesterfield, MO 63017
314.415.8231 tel

Project No: 26-0054

Revisions

No.	Description	Date
	MSD COMMENTS	09/04/2026
1	ADDENDUM 1	10/28/2026

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STATE OF MISSOURI STANLEY EARL FOWLER JR. NUMBER PE-2020000037 PROFESSIONAL ENGINEER
CIVIL ENGINEERS
CORPORATE ENGINEERING CERTIFICATE #001165
STANLEY EARL FOWLER, JR.
CIVIL ENGINEER
PE NO: PE-2020000037
10/28/2026

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DATE: 10/28/2026

ADDENDUM 1

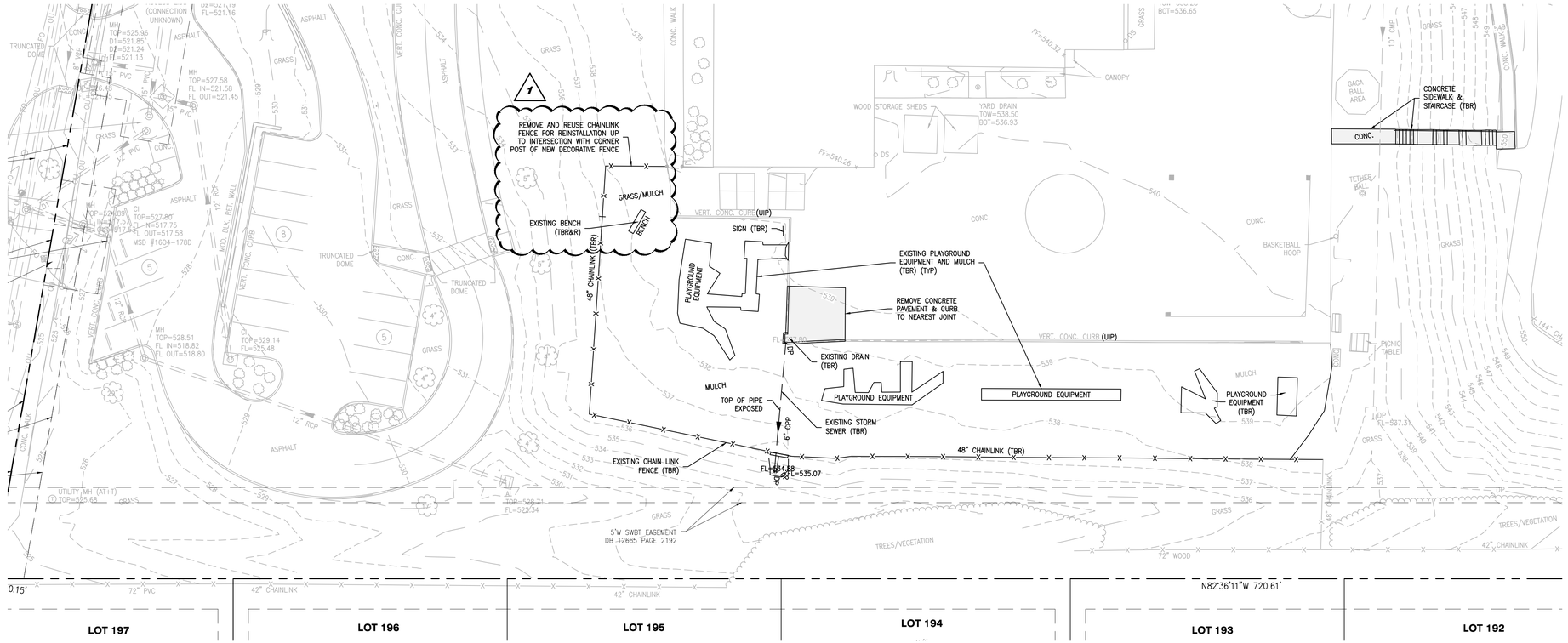
COVER SHEET

C1.0

BASE MAP: 16O
MSD P.NO. 26MSD-00362

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SCALE: 1" = 1'-0" (0, 0.5', 1', 2')
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20' 0' 20' 40'

SCALE: 1" = 20'

LEGEND

RECORD DRAWINGS

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STATE OF MISSOURI
STANLEY EARL FOWLER JR.
NUMBER PE-2020000037
PROFESSIONAL ENGINEER
10/28/2026

CIVIL ENGINEERS
CORPORATE ENGINEERING CERTIFICATE #001165

STANLEY EARL FOWLER, JR.
CIVIL ENGINEER
PE NO: PE-2020000037

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ADDENDUM 1

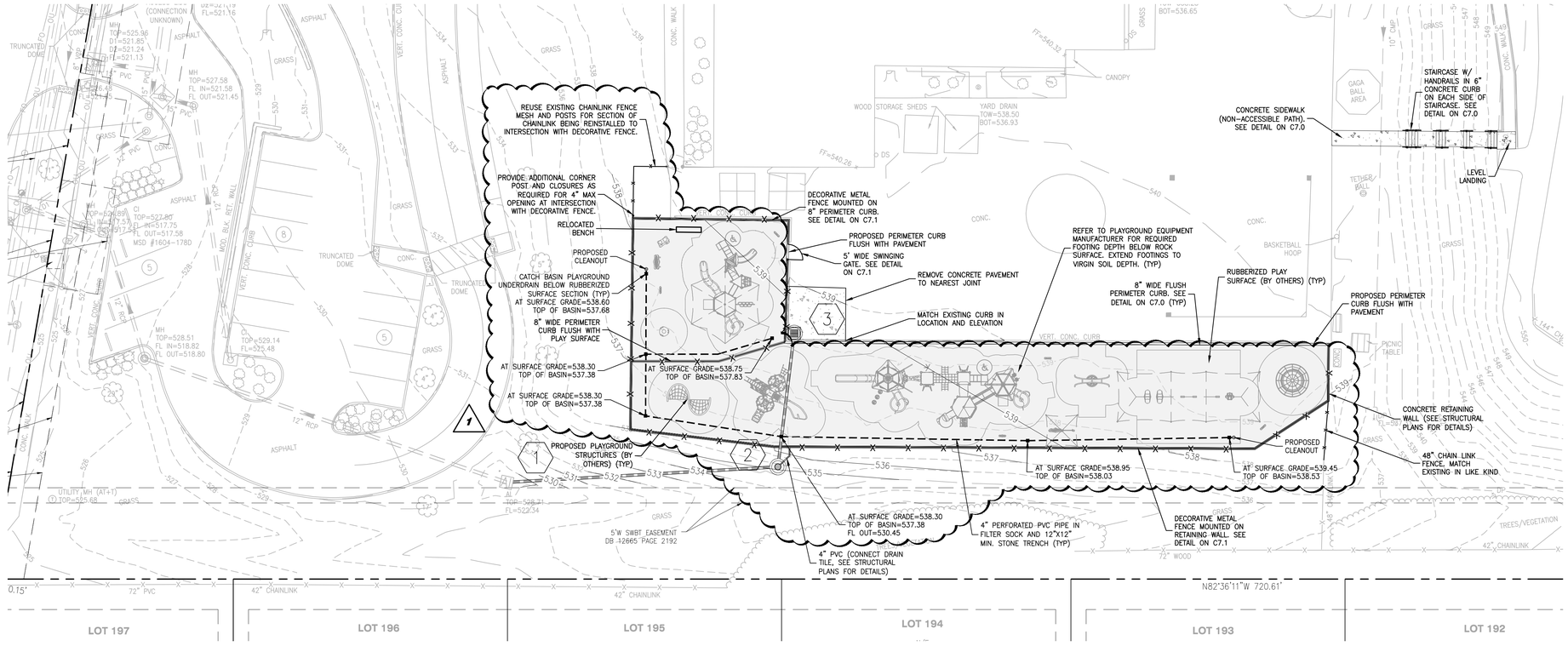
SOUTH DEMOLITION PLAN (PLAYGROUND)

C4.1

BASE MAP: 16O
MSD P.NO. 28MSD-00362

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LEGEND

RECORD DRAWINGS

NOTE:

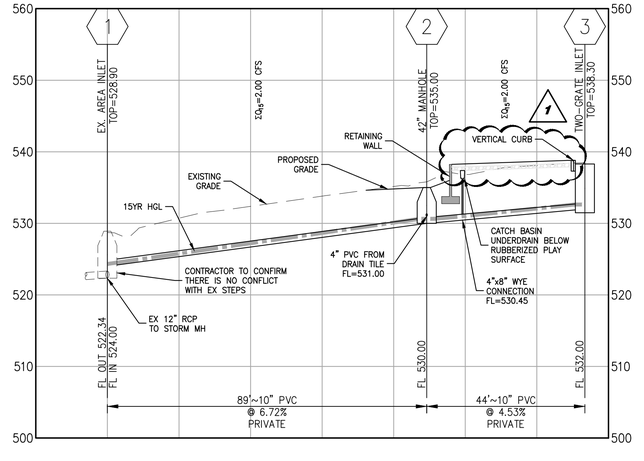
1. PLAYGROUND EQUIPMENT AND POURED IN PLACE SURFACE BY OTHERS.

15 YR, 20 MIN STORM HYDRAULICS

Line ID	Line Size (in)	Line Length (ft)	Line Slope (%)	Manning's n	Bend Angle (Deg)	Added Flow (cfs)	Cumulative Flow Rate (cfs)	Capacity (Full Flow) (cfs)	Velocity (Out) (ft/s)	Invert (Start) (ft)	Ground Elevation (Start) (ft)	HGL (In) (ft)	Freeboard (ft)	Invert (Stop) (ft)	Ground Elevation (Stop) (ft)	HGL (Out) (ft)
2-1	10	89.24	6.72	0.012	4.12	0.00	2.00	6.15	10.07	530.00	535.00	530.63	4.37	524.00	528.90	524.33
3-2	10	43.27	4.62	0.012	-80.74	2.00	2.00	5.10	4.49	532.00	538.30	532.63	5.67	530.00	535.00	530.63

100 YR, 20 MIN STORM HYDRAULICS

Line ID	Line Size (in)	Line Length (ft)	Line Slope (%)	Manning's n	Bend Angle (Deg)	Added Flow (cfs)	Cumulative Flow Rate (cfs)	Capacity (Full Flow) (cfs)	Velocity (Out) (ft/s)	Invert (Start) (ft)	Ground Elevation (Start) (ft)	HGL (In) (ft)	Freeboard (ft)	Invert (Stop) (ft)	Ground Elevation (Stop) (ft)	HGL (Out) (ft)
2-1	10	89.24	6.72	0.012	4.12	0.00	2.69	6.15	10.90	530.00	535.00	530.72	4.28	524.00	528.90	524.39
3-2	10	43.27	4.62	0.012	-80.74	2.69	2.69	5.10	5.36	532.00	538.30	532.72	5.58	530.00	535.00	530.72



1 **STORM PROFILE 1-3**

SCALE: 1"=20' HORIZ. 1"=10' VERT. **REF. DWG.**

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Building Renovations & Site Improvements

Parkway School District
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Project No: 26-0054

Revisions

No.	Description	Date
	MSD COMMENTS	09/04/2026
1	ADDENDUM 1	10/28/2026

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PE NO: PE-2020000037
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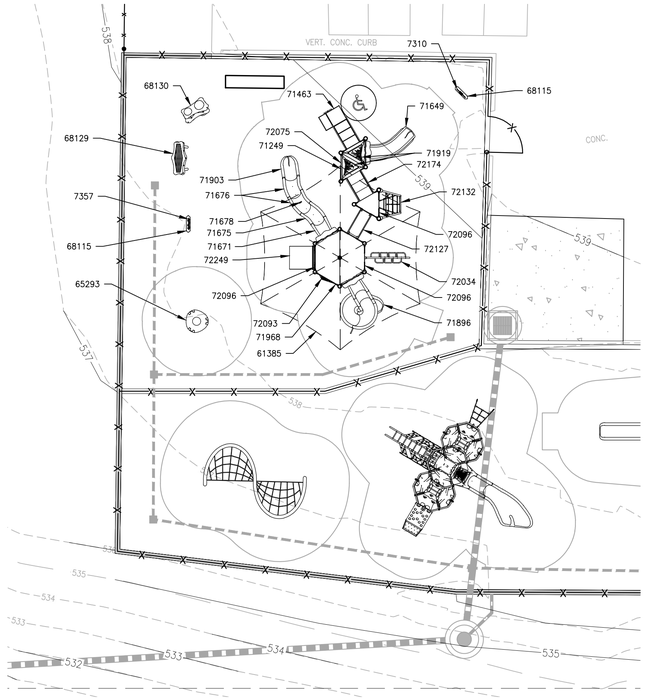
SOUTH SITE & UTILITY PLAN (PLAYGROUND)

C5.1

BASE MAP: 16O
MSD P.NO.: 26MSD-00362

SCALE: 3/4" = 1'-0" (1" 0.5" 0)
SCALE: 1/2" = 1'-0" (2" 1" 0)
SCALE: 1/4" = 1'-0" (4" 2" 0)
SCALE: 1/8" = 1'-0" (8" 4" 0)
SCALE: 1/16" = 1'-0" (16" 8" 0)
SCALE: 1/32" = 1'-0" (32" 16" 0)

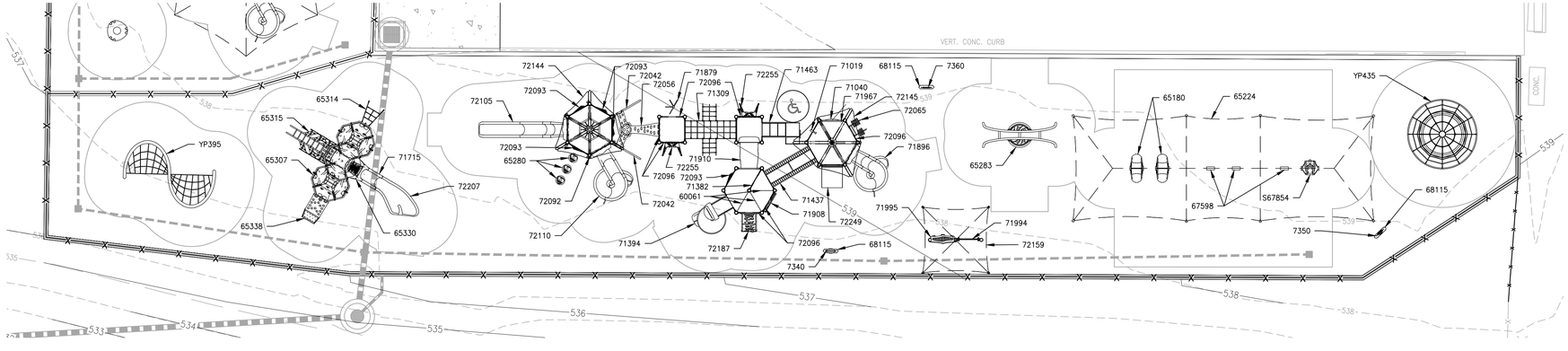
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DATE: October 29, 2026 - 1:03:38 PM
DRAWING: S:\JOBS\Jobs2026\26-0054\CAD\C-Plan\PlotSheets\0_PLAN_UTILITY_26-0054.dwg



1 SMALL PLAYGROUND EQUIPMENT PLAN

SCALE: 1" = 10' **REF. DWG. C5.0**

SMALL PLAYGROUND EQUIPMENT SCHEDULE	
STOCK ID	DESCRIPTION
7310	20" TWO SIDED HYPNETIC WHEEL
7357	20" TWO SIDED PACHINKO
61385	HEX ROOF RABRIC SHADE
65293	SWURV WITH CENTER WHEEL
68115	ACTIVITY METER
68129	PRESTO
68130	CONGA
71249	BENCH SEAT
71463	TRANSFER MODULE
71649	LEFT CURVED VELOCITY SLIDE
71671	SINGLE CASCADE ENTRANCE
71675	CURVE LEFT SECTION
71676	CURVE RIGHT SECTION
71678	SLIDE SUPPORT
71896	SINGLE SPIRAL CASCADE SLIDE
71903	LONG EXIT SECTION
71919	FACETED TRI ROOF
71968	SHOP PANEL
72034	ANGLED CLIMBER
72075	MAZE ACTIVITY PANEL
72093	LOOKOUT BARRIER
72096	LOOKOUT SPLIT ENTRY
72127	ZEPHYR LINK (16" RISE 4' SPAN)
72132	INSIDE OUT CLIMBER
72174	LOOKOUT STAIRS (2'-8" RISE)
72249	THE ASCENDER



2 LARGE PLAYGROUND EQUIPMENT PLAN

SCALE: 1" = 10' **REF. DWG. C5.0**

LARGE PLAYGROUND EQUIPMENT SCHEDULE	
STOCK ID	DESCRIPTION
7340	20" TWO SIDED FUN MIRROR
7350	20" TWO SIDED GIGGLER
7360	20" TWO SIDED ROLLER BALLS
60061	8" KICKPLATE
65180	TWEEN MATES SWING 5" O.D.
65224	SHADED SWING (3 BAY)
65280	BUTTON STEP 10"
65283	FLYING SAUCER SWING
65307	ASTROPOD FUSION
65314	ASTEROID CLIMBER
65315	NEBULA CLIMBER
65330	ASTROPOD CASCADE SLIDE ENTRY (TALL)
65338	ASTROPOD ADA TRANSFER
67598	BELT SEAT PACKAGE 5" O.D.
68115	ACTIVITY METER
71019	TELESCOPE PANEL
71040	BUBBLE PANEL
71309	CABLE CLIMB ACROSS
71382	VERTICAL LADDER (2'-0" RISE)
71394	HURRICANE SPIRAL SLIDE W/ HOOD
71437	8' TRESTLE BRIDGE
71463	TRANSFER MODULE
71715	2' STRAIGHT SECTION
71879	SMALL ALPINE CLIMBER
71896	SINGLE SPIRAL CASCADE SLIDE
71908	PARAGON CLIMBER
71910	FUNNEL CHUNNEL LINK
71967	GROUND LEVEL TAKE A SEAT PANEL
71994	FORTE
71995	HARMONY
72042	PARALLAX LEG N
72056	EXPANSE LINK
72065	OLYMPIAN CLIMBER (TALL)
72092	PARALLAX HUB+
72093	LOOKOUT BARRIER
72096	LOOKOUT SPLIT ENTRY
72105	9' VELOCITY SLIDE
72110	9' SINGLE SPIRAL CASCADE SLIDE
72144	DELTA ROOF (MEDIUM EXTENSION)
72145	DELTA ROOF (LONG EXTENSION)
72159	SUPERMAX 10' X 10' SHADE
72187	COWABUNGA CLIMBER MEDIUM
72207	SURGE EXIT SECTION
72249	THE ASCENDER
72255	AEROSTEP CLIMBER
Y395	MERIDIAN TWIST
Y435	MERIDIAN WILLOW SPINNER
S67854	MADE-FOR-ME SWING SEAT (5 TO 12) W/ YELLOW CHAIR BRACE AND LATCH, FOR 5" TOPRAIL, 8' HIGH W/ STAINLESS STEEL CHAIN

10' 0' 10' 20'

SCALE: 1" = 10'

NOTE:

1. PLAYGROUND EQUIPMENT AND POURED IN PLACE SURFACE BY OTHERS.

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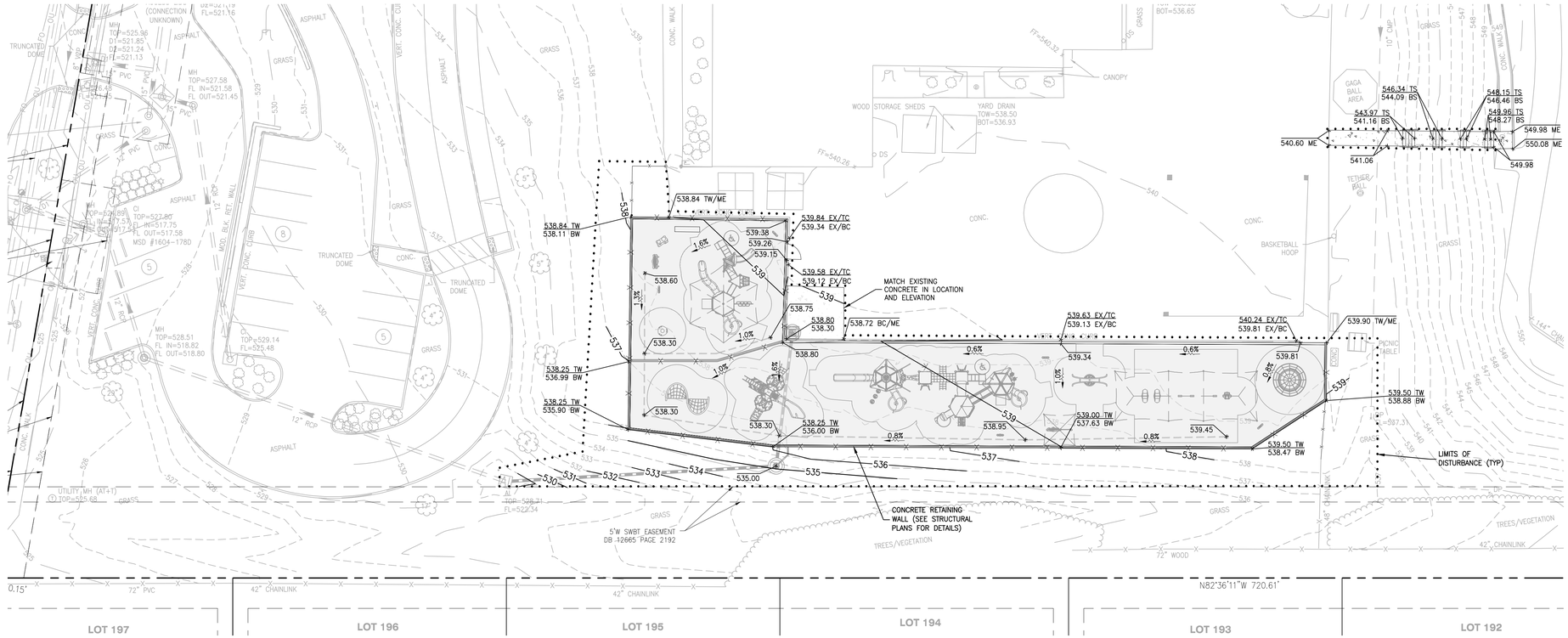
PLAYGROUND EQUIPMENT PLAN

C5.2

BASE MAP: 16O
MSD P.NO.: 26MSD-00362

SCALE: 3/4" = 1'-0" · SCALE: 1 1/2" = 1'-0" · SCALE: 1" = 1'-0" · SCALE: 3/4" = 1'-0" · SCALE: 1/2" = 1'-0" · SCALE: 1/4" = 1'-0" · SCALE: 1/8" = 1'-0" · SCALE: 1/16" = 1'-0"

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DATE: October 29, 2026 - 7:39:22 AM
DRAWING: S:\JOBS\Jobs2026\26-0054\CAD\C-Plan\PlotSheets\0_PLAN_UTILITY_26-0054.dwg



1 SOUTH GRADING PLAN

SCALE: 1" = 20'

REF. DWG.

1

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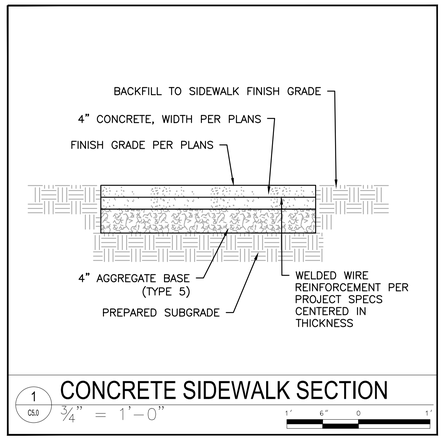
ADDENDUM 1

SOUTH GRADING PLAN (PLAYGROUND)

C6.1

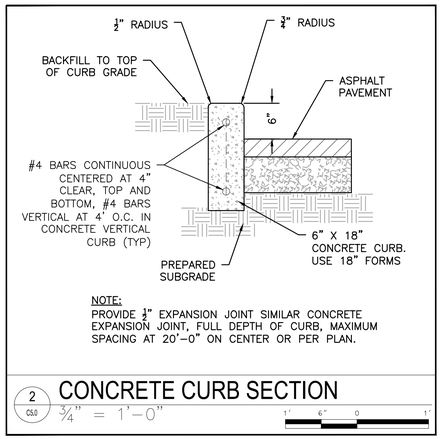
BASE MAP: 16O
MSD P.NO. 28MSD-00362

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DATE: October 29, 2025 - 7:41:46 AM
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1 C5.0 — 3/4" = 1'-0"

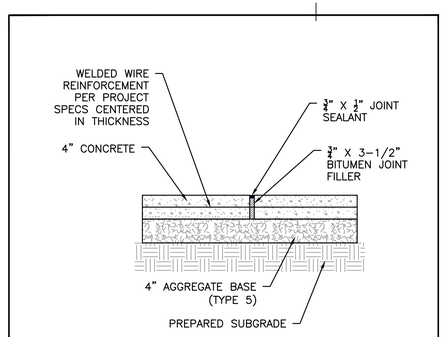
CONCRETE SIDEWALK SECTION



NOTE:
PROVIDE 1/2" EXPANSION JOINT SIMILAR CONCRETE EXPANSION JOINT, FULL DEPTH OF CURB, MAXIMUM SPACING AT 20'-0" ON CENTER OR PER PLAN.

2 C5.0 — 3/4" = 1'-0"

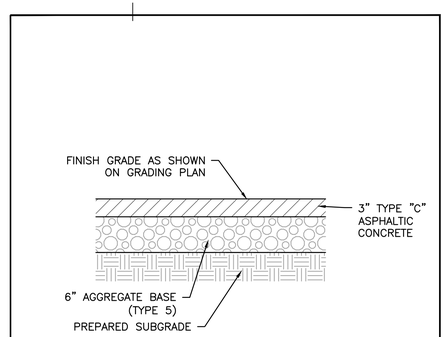
CONCRETE CURB SECTION



NOTE:
MAXIMUM SPACING EQUALS 20'-0" ON CENTER OR PER PLANS

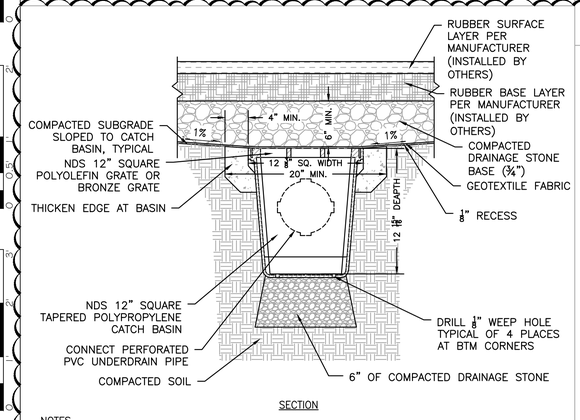
3 C5.0 — 3/4" = 1'-0"

CONCRETE EXPANSION JOINT



4 C5.0 — 3/4" = 1'-0"

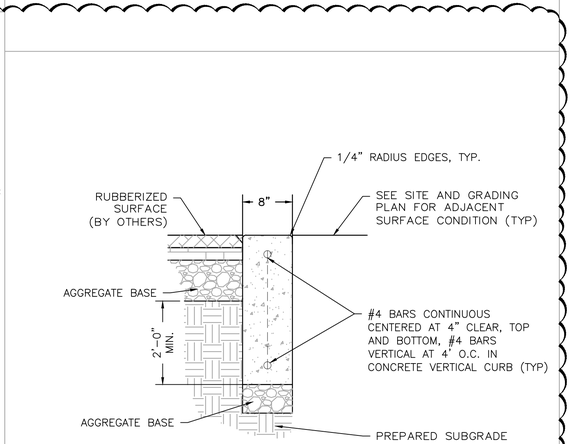
6/3 ASPHALT PAVEMENT SECTION



SECTION

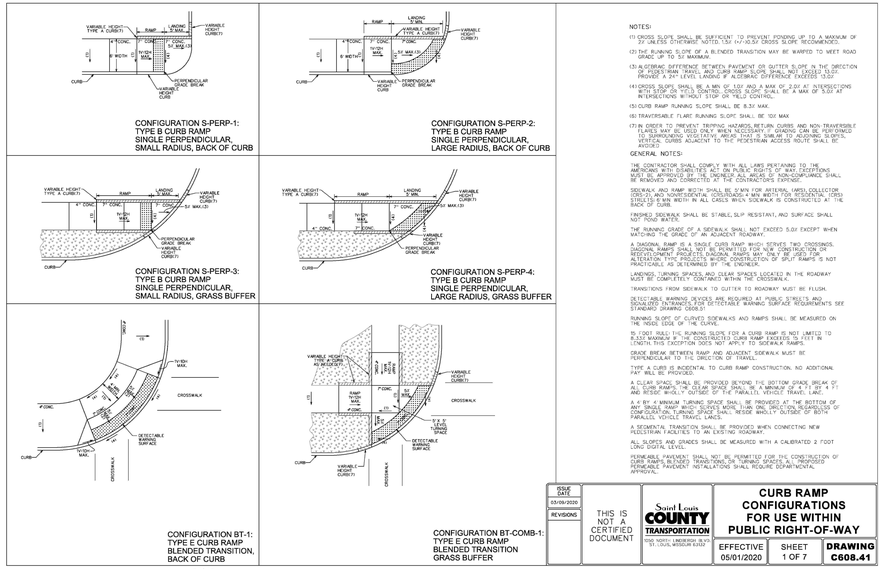
NOTES
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. BRONZE GRATE TO BE USED IN PEDESTRIAN TRAFFIC APPLICATION ONLY.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. CATCH BASIN TOP TO BE ESTABLISHED AT 11 INCHES BELOW FINISH GRADE (TYP).
6. TOP OF AGGREGATE SECTION TO BE ESTABLISHED AT 4.5 INCHES BELOW FINISH GRADE (TYP). PLAYGROUND EQUIPMENT CONTRACTOR TO ADD ADDITIONAL AGGREGATE AS REQUIRED.

5 — **CATCH BASIN - PLAYGROUND UNDERDRAIN**
SCALE: N.T.S. **REF. DWG.** C5.0

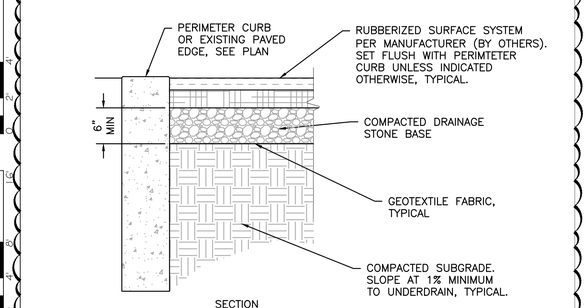


NOTES:
1. PROVIDE DOWELED AND SEALED EXPANSION JOINTS AT 30'-0" MAXIMUM SPACING.
2. SEE GRADING PLAN FOR ALL PERIMETER CURB ELEVATIONS IN RELATION WITH SURROUNDING GRADE.

6 — **8" FLUSH CONCRETE PERIMETER CURB**
SCALE: N.T.S. **REF. DWG.** C5.0



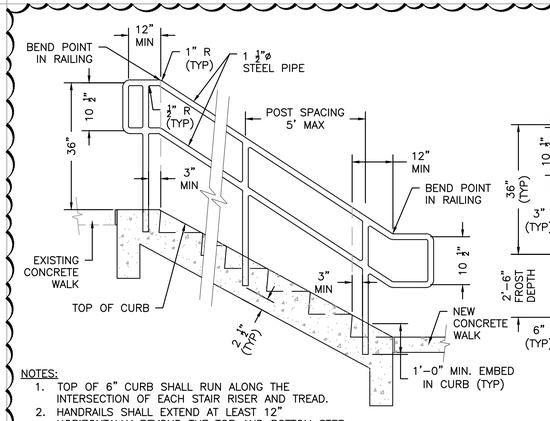
7 — **PUBLIC CURB RAMP DETAIL**
SCALE: N.T.S. **REF. DWG.** C5.0



SECTION

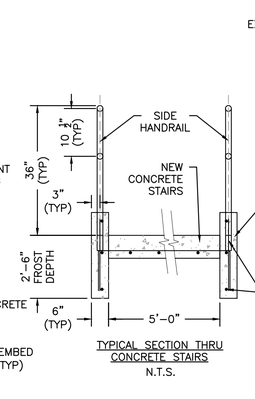
NOTES:
1. SEE GRADING PLAN FOR ALL PERIMETER CURB ELEVATIONS IN RELATION TO RUBBERIZED PLAY SURFACE.
2. TOP OF AGGREGATE SECTION TO BE ESTABLISHED AT 4.5 INCHES BELOW FINISH GRADE (TYP). PLAYGROUND EQUIPMENT CONTRACTOR TO ADD ADDITIONAL AGGREGATE AS NEEDED.

8 — **RUBBERIZED PLAY SURFACE**
SCALE: N.T.S. **REF. DWG.** C5.0

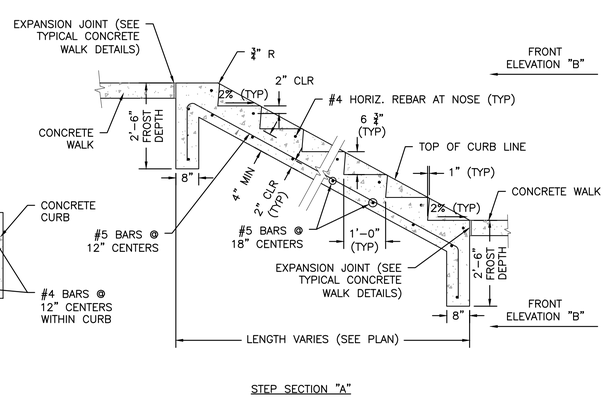


NOTES:
1. TOP OF 6" CURB SHALL RUN ALONG THE INTERSECTION OF EACH STAIR RISER AND TREAD.
2. HANDRAILS SHALL EXTEND AT LEAST 12" HORIZONTALLY BEYOND THE TOP AND BOTTOM STEP AS SHOWN.
3. ALL PIPE SHALL BE SCH40 STEEL PIPE.
4. ALL JOINT WELDS TO BE CONTINUOUS.
5. GRIND WELD JOINTS SMOOTH.
6. HANDRAILS TO BE PAINTED
   a. ONE (1) PRIME COAT WITH ALKYD PRIMER.
   b. TWO (2) TOP COATS WITH BLACK ALKYD PAINT.

HANDRAIL DETAIL
N.T.S.

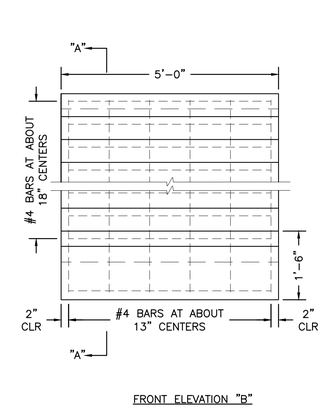


TYPICAL SECTION THRU CONCRETE STAIRS
N.T.S.



STEP SECTION "A"

FRONT ELEVATION "B"



FRONT ELEVATION "B"

CONCRETE STAIR DETAIL
N.T.S.

9 — **STAIRCASE AND HANDRAIL DETAIL**
SCALE: N.T.S. **REF. DWG.** C5.0

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DATE: 10/28/2026

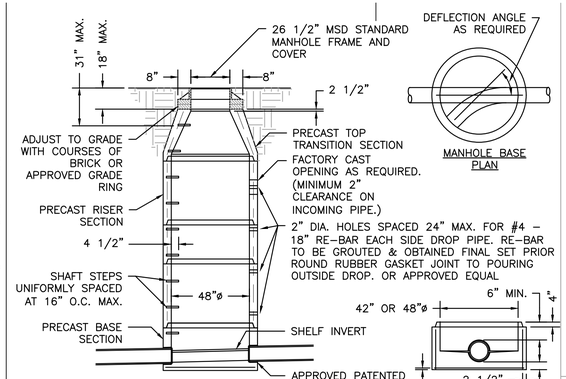
ADDENDUM 1

SITE DETAILS

C7.0

BASE MAP: 16O
MSD P.NO. 26MSD-00362

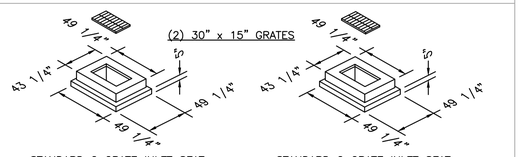
USER: Austin Eckenfels (AE) Date/ 1
DATE: October 29, 2026 - 7:41:58 AM
DRAWING: S:\JOBS\Jobs2026\26-0054\CAD\C-Plan\PlotSheets\0_PLAN_DETAIL_26-0054.dwg

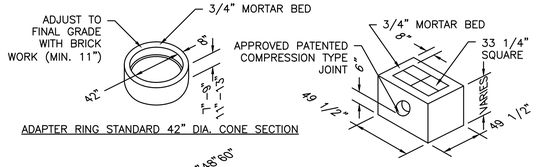


NOTE: DETAIL SHOWN FOR PRIVATE CONSTRUCTION USE ONLY. REFER TO MSD SPECIFICATIONS AND DETAILS FOR PUBLIC SEWER CONSTRUCTION.

1 48" MANHOLE DETAIL

SCALE: N.T.S. **REF. DWG. C5.0**



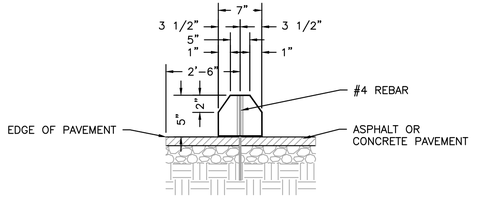


NOTE: INLETS ON THIS SHEET ARE TO BE USED IN LOCATIONS WHERE STANDARD OPEN THROAT INLETS CAN NOT BE USED, IN PAVED TRAFFIC WAY AND IN LIMITED EASEMENTS.

NOTE: DETAIL SHOWN FOR PRIVATE CONSTRUCTION USE ONLY. REFER TO MSD SPECIFICATIONS AND DETAILS FOR PUBLIC SEWER CONSTRUCTION.

3 TWO GRATE INLET DETAIL

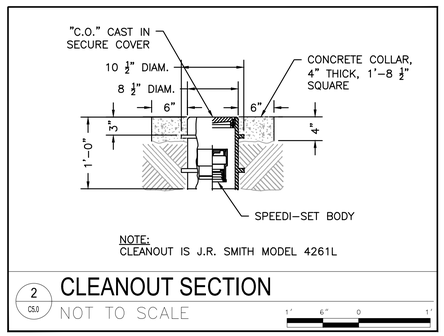
SCALE: N.T.S. **REF. DWG. C5.0**



NOTES:
1. SIMILAR SHAPE MAY BE USED UPON APPROVAL OF ENGINEER.
2. HOLD IN PLACE WITH 18" LONG #4 REBARS PLACED IN THE HOLES AT EACH END AND DRIVEN FLUSH WITH THE TOP.

8 WHEEL STOP DETAIL

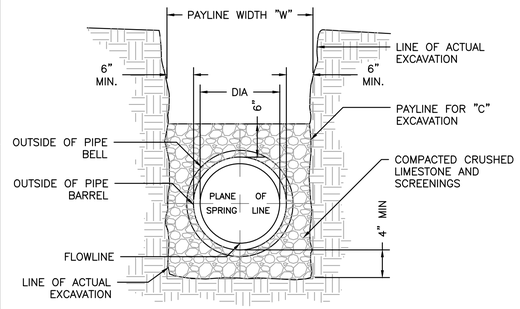
SCALE: N.T.S. **REF. DWG. C5.0**



NOTE:
CLEANOUT IS J.R. SMITH MODEL 4261L

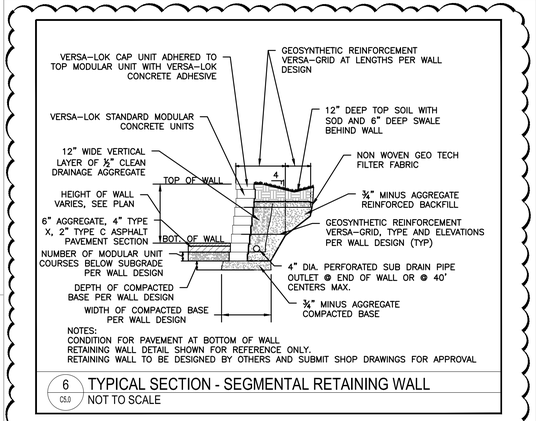
2 CLEANOUT SECTION

C5.0 NOT TO SCALE



4 PVC PIPE BEDDING DETAIL

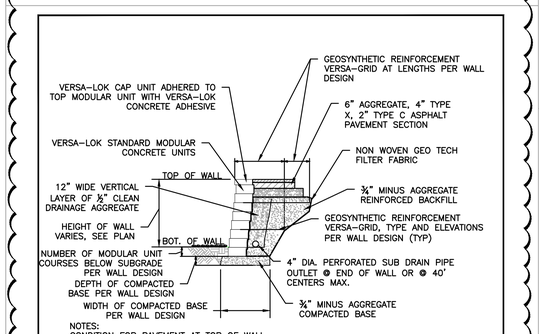
SCALE: N.T.S. **REF. DWG. C5.0**



NOTES:
CONDITION FOR PAVEMENT AT BOTTOM OF WALL
RETAINING WALL DETAIL SHOWN FOR REFERENCE ONLY.
RETAINING WALL TO BE DESIGNED BY OTHERS AND SUBMIT SHOP DRAWINGS FOR APPROVAL

6 TYPICAL SECTION - SEGMENTAL RETAINING WALL

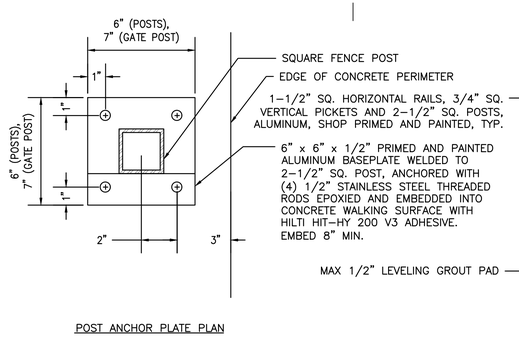
C5.0 NOT TO SCALE



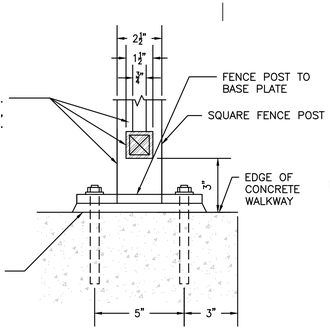
NOTES:
CONDITION FOR PAVEMENT AT TOP OF WALL
RETAINING WALL DETAIL SHOWN FOR REFERENCE ONLY.
RETAINING WALL TO BE DESIGNED BY OTHERS AND SUBMIT SHOP DRAWINGS FOR APPROVAL

9 TYPICAL SECTION - SEGMENTAL RETAINING WALL

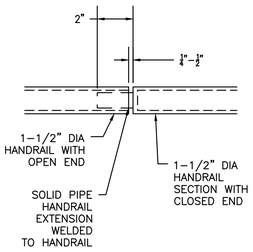
C5.0 NOT TO SCALE



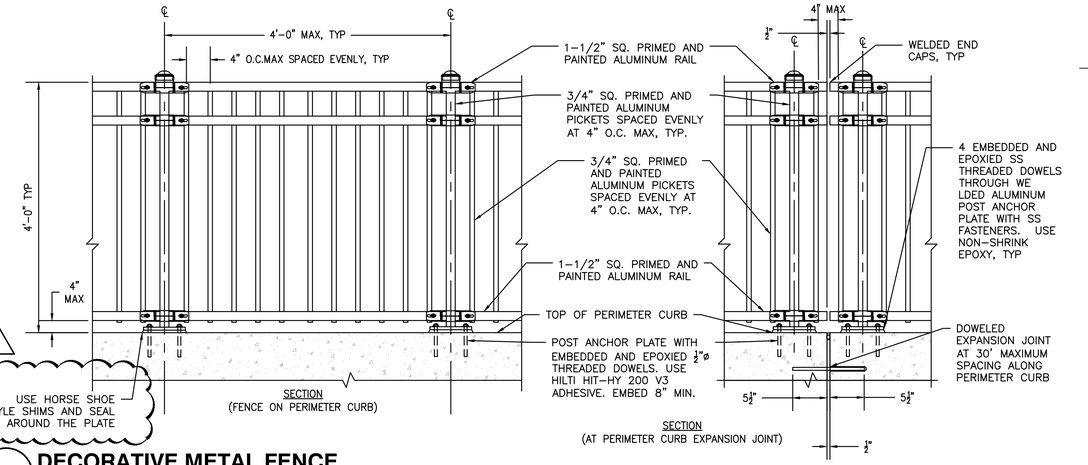
POST ANCHOR PLATE PLAN



POST ANCHOR SECTION

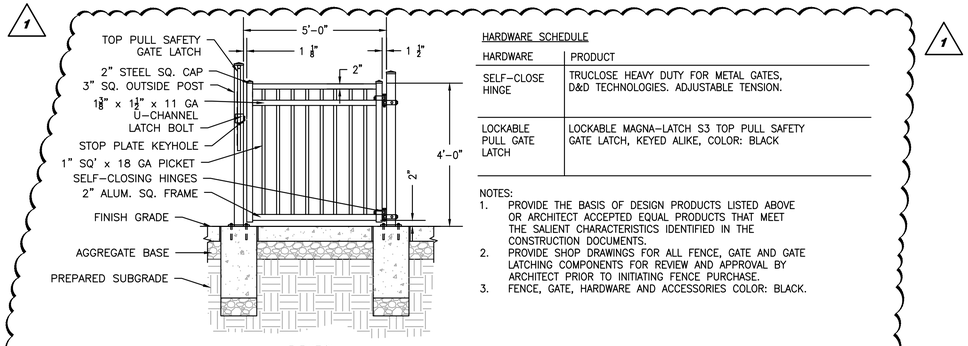


RAIL EXPANSION SLEEVE SECTION



5 DECORATIVE METAL FENCE

SCALE: N.T.S. **REF. DWG. C5.0**



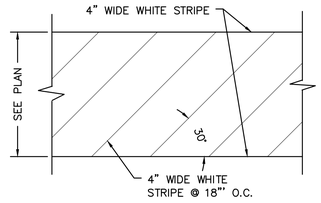
HARDWARE SCHEDULE

HARDWARE	PRODUCT
SELF–CLOSE HINGE	TRUCLOSE HEAVY DUTY FOR METAL GATES, D&D TECHNOLOGIES. ADJUSTABLE TENSION.
LOCKABLE PULL GATE LATCH	LOCKABLE MAGNA–LATCH S3 TOP PULL SAFETY GATE LATCH, KEYED ALIKE, COLOR: BLACK

NOTES:
1. PROVIDE THE BASIS OF DESIGN PRODUCTS LISTED ABOVE OR ARCHITECT ACCEPTED EQUAL PRODUCTS THAT MEET THE SALIENT CHARACTERISTICS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
2. PROVIDE SHOP DRAWINGS FOR ALL FENCE, GATE AND GATE LATCHING COMPONENTS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO INITIATING FENCE PURCHASE.
3. FENCE, GATE, HARDWARE AND ACCESSORIES COLOR: BLACK.

7 DECORATIVE FENCE GATE

SCALE: N.T.S. **REF. DWG. C5.0**



10 STRIPED AISLE DETAIL

SCALE: N.T.S. **REF. DWG. C5.0**

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Pinchin, LLC
HAZ MAT Consultant
Consultant Project #R262.00457.001
Certificate of Authority #
2 Cityplace Drive, Suite 195,
St. Louis, Missouri 63141
314.230.0182 tel

ROSS ELEMENTARY SCHOOL

1150 Ross Ave, St. Louis, MO 63146
Parkway Project #: PN062501B
Building Renovations & Site Improvements

Parkway School District
363 N. Woods Mill Rd., Chesterfield, MO 63017
314.415.8231 tel

Project No: 26-0054

Revisions

No.	Description	Date
	MSD COMMENTS	09/04/2026
1	ADDENDUM 1	10/28/2026

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CIVIL ENGINEERS
CORPORATE ENGINEERING CERTIFICATE #001165

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STANLEY EARL FOWLER, JR.
CIVIL ENGINEER
PE NO: PE–2020000037
10/28/2026

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DATE: 10/28/2026

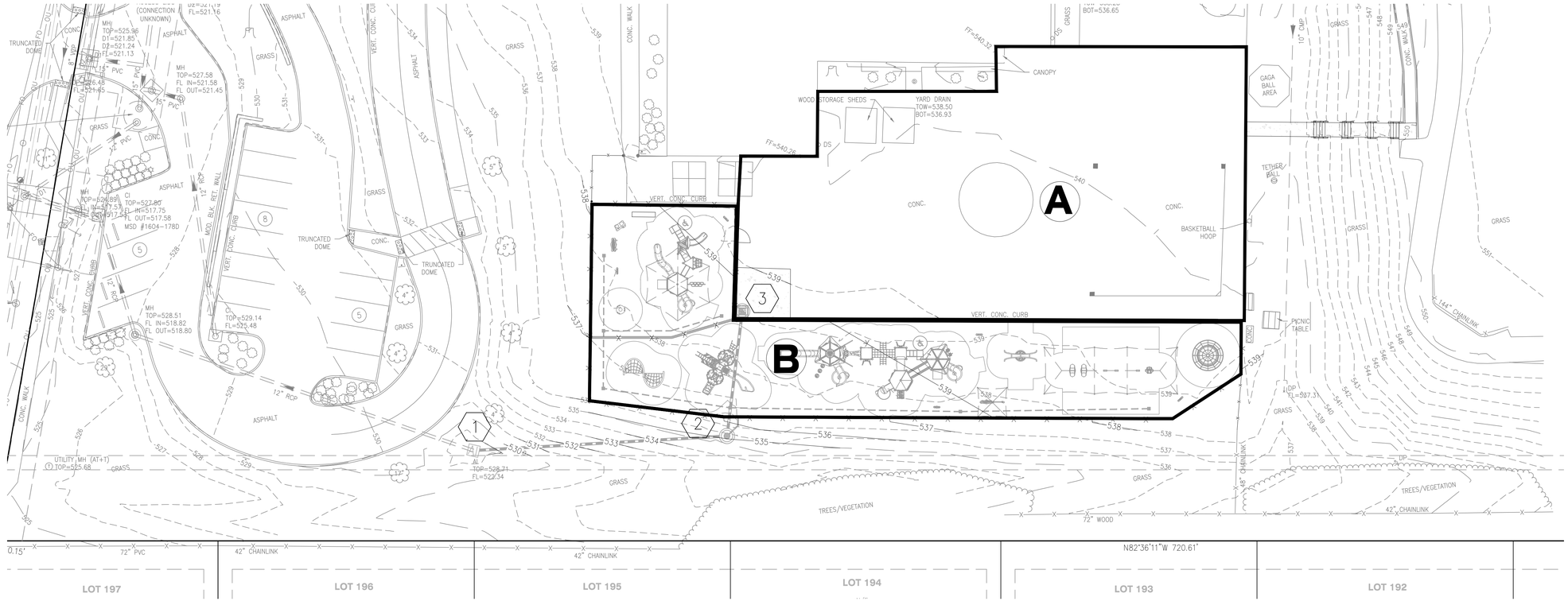
ADDENDUM 1

SITE DETAILS

C7.1

MSD P.NO. 26MSD-00362 BASE MAP: 16O

USER: Austin Fitzherbert TAB: Detail 2
DATE: October 29, 2026 - 11:13:15 PM
DRAWING: S:\JOBS\Jobs2026\26-0054\CADD\C--Plan\PlotSheets\D_PLAN_DETAIL_26-0054.dwg



INLET DRAINAGE AREA TABLE												
Designation	Pervious (sf)	Impervious (sf)	Total Area (sf)	Pervious (ac)	Impervious (ac)	TOTAL AREA (ACRES)	IMPERV %	PI (100 yr, 20 min)	PI (15 yr, 20 min)	Q100 (cfs)	Q15 (cfs)	DRAINAGE AREA TRIBUTARY STRUCTURE
A	-	15,058	15,058	-	0.35	0.35	100.0%	4.77	3.54	1.65	1.22	GRATED INLET 3
B	-	9,493	9,493	-	0.22	0.22	100.0%	4.77	3.54	1.04	0.77	GRATED INLET 3

STORMWATER MANAGEMENT NOTE:

LAND AREA DISTURBED = ±0.82 ACRES

NOTES:

1. ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.
2. DURING CONSTRUCTION, SITE RUNOFF SHALL NOT FLOW INTO THE BIORETENTION OR THE PERMEABLE PAVEMENT AREAS. ALL STORMWATER FLOW TO THE BMP AREAS SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP(S) ONLINE.

THIS SHEET IS FOR DRAINAGE CALCULATION PURPOSES ONLY AND NOT TO BE USED AS CONSTRUCTION PLANS

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Parkway Project #: PN062501B
Building Renovations & Site Improvements

Parkway School District
363 N. Woods Mill Rd., Chesterfield, MO 63017
314.415.8231 tel

Project No: 26-0054

Revisions

No.	Description	Date
	MSD COMMENTS	09/04/2026
1	ADDENDUM 1	10/28/2026

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CIVIL ENGINEERS

STATE OF MISSOURI
STANLEY EARL FOWLER JR.
NUMBER PE-2020000037
PROFESSIONAL ENGINEER

CORPORATE ENGINEERING CERTIFICATE #001165

STANLEY EARL FOWLER, JR.
CIVIL ENGINEER
PE NO: PE-2020000037
10/28/2026

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DATE: 10/28/2026

ADDENDUM 1

BASE MAP: 16O

MSD P.NO. 26MSD-00362

INLET DRAINAGE AREA MAP

C9.0

USER: Austin Fetterhoff 7AM_PAM
DATE: October 29, 2026 - 7:44:50 AM
DRAWING: S:\JOBS\Jobs2026\26-0054\CADD\C-Plan\PlotSheets\LIP_LAN_DAM_26-0054.dwg



OVERALL DEMO PLAN GENERAL NOTE:

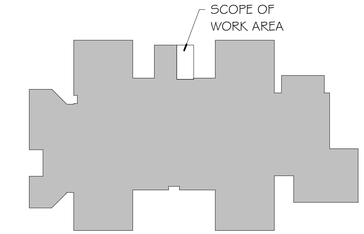
THIS ARCHITECTURAL OVERALL DEMOLITION PLAN IS PROVIDED TO SHOW THE GENERAL LAYOUT OF THE BUILDING & WHERE THE SCOPE OF ARCHITECTURAL WORK GENERALLY OCCURS. SEE ENLARGED DEMOLITION PLAN FOR DETAILED PLAN AND SCOPE OF WORK. SEE ALSO CIVIL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR THEIR RESPECTIVE SCOPES OF WORK.

HAZARDOUS MATERIALS GENERAL NOTES:

ABATEMENT AND HAZARDOUS MATERIALS NOTED IN THESE DOCUMENTS HAVE BEEN PROVIDED BY PARKWAY SCHOOL DISTRICT'S ABATEMENT RECORDS PLANS AND DOCUMENTS. CONTRACTOR TO REVIEW ALL HAZARDOUS MATERIALS DOCUMENTS PRIOR TO THE START OF CONSTRUCTION. BOND ARCHITECTS HAS NO JURISDICTION OVER HANDLING HAZARDOUS MATERIALS.

STOP WORK AND NOTIFY OWNER OF ANY HAZARDOUS MATERIALS ENCOUNTERED THAT WERE NOT PREVIOUSLY IDENTIFIED; OWNER'S CONSULTANT SHALL SAMPLE MATERIAL(S) AND HAVE MATERIAL(S) ANALYZED BY NVLAP-APPROVED LABORATORY. IF FOUND BY OWNER'S CONSULTANT TO BE A HAZARDOUS MATERIAL, ASBESTOS ABATEMENT CONTRACTOR SHALL CONTAIN AND ABATE, REPAIR, OR ENCAPSULATE AS REQUIRED FOR NEW WORK AS DIRECTED BY OWNER.

Keynote Legend	
Key Value	Keynote Text
0234	REMOVE PAINT FROM WOOD FASCIA ABOVE WINDOW AND DOOR UNITS, REFASTEN AS REQUIRED & PREPARE FOR ATTACHMENT OF NEW ALUMINUM FASCIAS OVER EXISTING WOOD FASCIAS.



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Parkway Project #: PN062501B
Building Renovations & Site Improvements

Parkway School District
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314.415.8231 tel

Project No: 26017

Revisions

No.	Description	Date
1	ADDM 1	10-28-2026

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MICHELLE R. WELLS
NUMBER A-2021031961
ARCHITECT
10/12/26

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DATE: 10/12/2026

BID/ PERMIT SET

DEMOLITION PLAN

AD2.1

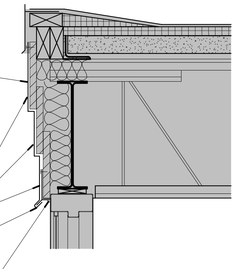
10/28/2026 4:28:24 PM

ALUMINUM COVERING TO FOLLOW PROFILE OF FASCIA. COVER TO BE MECHANICALLY FASTENED AT THE TOP AND BOTTOM OF FASCIA. COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE TO MATCH DARK BRONZE ALUMINUM STOREFRONT SYSTEM FRAMES.

ALUMINUM COVERING TO FOLLOW PROFILE OF WOOD FASCIAS ABOVE WINDOW AND DOOR UNITS. (NOTE: 3 TIER WOOD FASCIA IS SHOWN HERE. WOOD FASCIAS HAVE EITHER 3 TIERS OR 4 TIERS IN VARIOUS LOCATIONS AND DIFFERENT PROFILES, FIELD VERIFY ALL LOCATIONS. ALL TIERS TO BE COVERED WITH NEW ALUMINUM FASCIA COVER. (TYPICAL)

CONTINUOUS CLEAT WITH DRIP EDGE

CONTINUOUS BEAD OF SEALANT



2 FASCIA COVER
A2.1 1 1/2" = 1'-0"

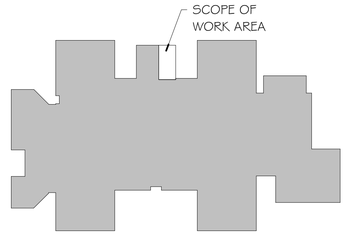
OVERALL FLOOR PLAN GENERAL NOTE:
THIS ARCHITECTURAL OVERALL FLOOR PLAN IS PROVIDED TO SHOW THE GENERAL LAYOUT OF THE BUILDING & WHERE THE SCOPE OF ARCHITECTURAL WORK GENERALLY OCCURS. SEE ENLARGED PLANS FOR DETAILED PLANS AND SCOPE OF WORK. SEE ALSO CIVIL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR THEIR RESPECTIVE SCOPES OF WORK.

Keynote Legend	
Key Value	Keynote Text
0522	SECURE EXISTING WOOD FASCIA PANELS PRIOR TO INSTALLING ALUMINUM FASCIA COVER. INSTALL PREFINISHED ALUMINUM FASCIA COVER (TO MATCH DARK BRONZE STOREFRONT FRAMES) OVER WOOD FASCIAS ABOVE WINDOW & DOOR UNITS WHERE INDICATED. CONDITIONS VARY SLIGHTLY. ALUMINUM COVERING TO FOLLOW PROFILE OF WOOD FASCIAS ABOVE WINDOW AND DOOR UNITS. (NOTE: 3 TIER WOOD FASCIA IS SHOWN HERE. WOOD FASCIAS HAVE EITHER 3 TIERS OR 4 TIERS IN VARIOUS LOCATIONS AND DIFFERENT PROFILES, FIELD VERIFY ALL LOCATIONS. ALL TIERS TO BE COVERED WITH NEW ALUMINUM FASCIA COVER. SEE FASCIA COVER DETAIL.

SEE MECHANICAL DRAWINGS FOR REMOVAL AND REPLACEMENT OF BOILER ROOM EQUIPMENT



1 FLOOR PLAN
A2.1 1/16" = 1'-0"
SCALE: 1/16" = 1'-0"
0 8' 16' 32'
N



KEYPLAN
1" = 80'-0"
N

10/28/2026 4:28:25 PM

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Project No: 26017

Revisions

No.	Description	Date
1	ADDM 1	Date 10-28-2026

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NUMBER A-2021031961
ARCHITECT
10/12/26

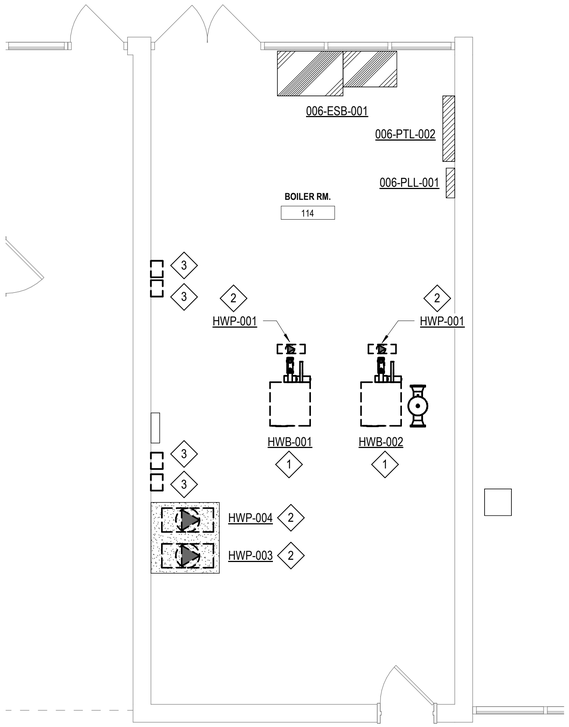
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DATE: 10/12/2026

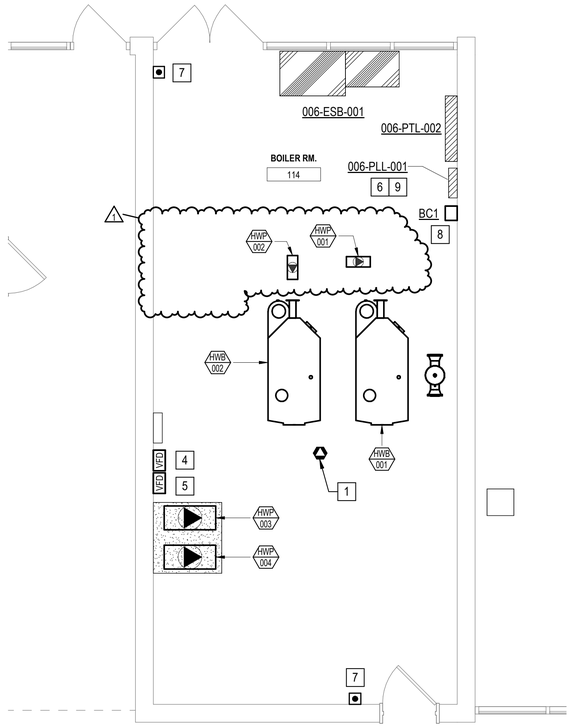
BID/ PERMIT SET

OVERALL FLOOR PLAN

A2.1



1 MECHANICAL ROOM 114 DEMOLITION PLAN
1/4" = 1'-0"



2 MECHANICAL ROOM 114 NEW WORK PLAN
1/4" = 1'-0"

GENERAL NOTES

A. ALL WORK ON THIS SHEET IS TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNDER BASE BID.

B. NEW FIRE ALARM DEVICE SHALL CONNECT TO MAIN FIRE ALARM CONTROL PANEL LOCATED IN ROOM 117.

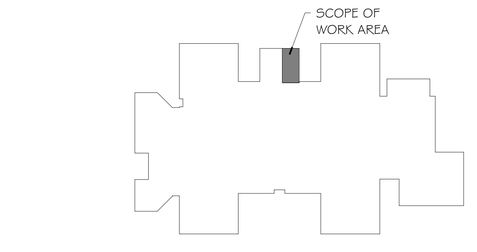
C. SEE EQUIPMENT DATA SCHEDULE ON SHEET E6.0 FOR FEEDER INFORMATION FOR NEW MECHANICAL EQUIPMENT.

DEMOLITION KEYED NOTES

1. DISCONNECT EXISTING BOILER AND DEMOLISH CIRCUIT FROM PANELBOARD 006-PLL-001.
2. DISCONNECT EXISTING PUMP AND REMOVE FEEDER FROM ASSOCIATED VFD.
3. DEMOLISH EXISTING VFD AND FEEDER FROM PANELBOARD 006-PLL-001.

KEYED NOTES

1. PROVIDE NEW CARBON MONOXIDE DETECTOR AND CONNECT TO NEAREST CIRCUIT. CONTRACTOR SHALL PROGRAM FIRE ALARM SYSTEM TO ACCOMMODATE NEW COMPONENT.
2. NOT USED.
3. NOT USED.
4. INSTALL VFD (FURNISHED BY MECHANICAL CONTRACTOR) AND PROVIDE DISCONNECT FOR HWP-003. SEE EQUIPMENT DATA SCHEDULE ON SHEET E6.0 FOR MORE INFORMATION.
5. INSTALL VFD (FURNISHED BY MECHANICAL CONTRACTOR) AND PROVIDE DISCONNECT FOR HWP-004. SEE EQUIPMENT DATA SCHEDULE ON SHEET E6.0 FOR MORE INFORMATION.
6. REMOVE EXISTING CIRCUIT BREAKERS IN PANELBOARD 006-PLL-001 CURRENTLY SERVING HEATING WATER PUMPS HWP-001, HWP-002, HWP-003, AND HWP-004. REPLACE WITH NEW CIRCUIT BREAKERS. SEE EQUIPMENT DATA SCHEDULE ON SHEET E6.0 FOR MORE INFORMATION.
7. PROVIDE EMERGENCY POWER OFF (EPO) SWITCH AND FIELD WIRING FOR BOILERS. SEE DETAIL 1/E7.0 FOR MORE INFORMATION.
8. PROVIDE CONTACTOR BC1 FOR BOILER CONTROL AND EMERGENCY SHUTDOWN. PROVIDE 2#12 AND 1#12 GRD IN 3/4" CONDUIT TO PANELBOARD 006-PLL-001 FOR CONTACTOR CONTROL CIRCUIT. SEE DETAIL 1/E7.0 FOR MORE INFORMATION.
9. PROVIDE TWO NEW CIRCUIT BREAKERS IN EXISTING PANELBOARD 006-PLL-001 FOR BOILERS HWB-001 AND HWB-002. SEE EQUIPMENT DATA SCHEDULE ON SHEET E6.0 FOR MORE INFORMATION.



KEYPLAN
1" = 80'-0"

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Project No: 26017

Revisions

No.	Description	Date
1	ADDENDUM 1	10-28-2026

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DATE: 10/12/2026

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FLOOR PLANS - ELECTRICAL

E1.0

10/22/2026 2:39:04 PM

EQUIPMENT DATA SCHEDULE

PLAN MARK	EQUIPMENT	LOCATION	FURNISH BY (1)	MOTOR OR EQUIPMENT DATA			FED FROM	BRANCH CIRCUIT (3)	DISCONNECT SWITCH AT EQUIPMENT					STARTER								KEYED NOTES AND REMARKS (#)
				HP/KW/A (2)	VOLTS/ PHASE	INST.BY/ CONN.B (1)			TYPE (4)	NEMA ENCLOS. TYPE	SWITCH/ FUSE SIZE	FURNISH. BY (1)	INST.BY/ CONN.BY (1)	NEMA SIZE	TYPE (5)	NEMA ENCLOS. TYPE	SWITCH/ FUSE SIZE	ACCESS. (6)	FURNISH. BY (1)	CONN. BY (1)	CONTROL WIRING BY (1)	
HWB-001	HOT WATER BOILER	BOILER ROOM 114	23	4.5 A	208/3	23/26	006-PLL-001 CKT 37/39/41	2#12, 1#12 GRD, 3/4"C.	NF	1	30A / -	26	23/26	-	-	-	-	-	-	-	23	[1] [2]
HWB-002	HOT WATER BOILER	BOILER ROOM 114	23	4.5 A	208/3	23/26	006-PLL-001 CKT 38/40/42	3#12, 1#12 GRD, 3/4"C.	NF	1	30A / -	26	23/26	-	-	-	-	-	-	-	23	[1] [2]
HWP-001	HEATING WATER PUMP	BOILER ROOM 114	23	5.69 A	120/1	23/26	006-PLL-001 CKT 16	2#12, 1#12 GRD, 3/4"C.	NF	TOG	20A	26	26/26	-	-	-	-	-	-	26	23	[4]
HWP-002	HEATING WATER PUMP	BOILER ROOM 114	23	5.69 A	120/1	23/26	006-PLL-001 CKT 18	2#12, 1#12 GRD, 3/4"C.	NF	TOG	20A	26	26/26	-	-	-	-	-	-	26	23	[4]
HWP-003	HEATING WATER PUMP	BOILER ROOM 114	23	7.5 HP	208/3	23/26	006-PLL-001 CKT 25/27/29	3#8, 1#10 GRD, 3/4"C.	NF	1	60A / -	26	23/26	-	VFD	-	-	-	23	26	23	[3]
HWP-004	HEATING WATER PUMP	BOILER ROOM 114	23	7.5 HP	208/3	23/26	006-PLL-001 CKT 31/33/35	3#8, 1#10 GRD, 3/4"C.	NF	1	60A / -	26	23/26	-	VFD	-	-	-	23	26	23	[3]

(1) SPECIFICATION DIVISION NUMBER:
DIVISION 22 - PLUMBING
DIVISION 23 - MECHANICAL
DIVISION 26 - ELECTRICAL
GC - GENERAL CONTRACTOR

(2) HORSEPOWER (HP) IS SHOWN UNLESS AMPS(A) OR KILOWATTS (KW) ARE CALLED OUT.

(3) REFER TO FEEDER SCHEDULE WHEN THIS COLUMN CONTAINS A FEEDER DESIGNATION INSTEAD OF CONDUCTOR SIZE.

(4) CB - CIRCUIT BREAKR ENCL.
NF - NON FUSED
F- FUSED
TOG - TOGGLE

(5) STARTER TYPE:
COMB1 - COMBINATION FULL VOLTAGE NON-REVERSING MAGNETIC STARTER WITH NON-FUSED DISCONNECT
COMB2 - SWITCH. COMBINATION FULL VOLTAGE NON-REVERSING
COMB3 - MAGNETIC STARTER WITH FUSED DISCONNECT SWITCH. COMBINATION FULL VOLTAGE NON-REVERSING MAGNETIC STARTER WITH THERMAL MAGNETIC MOLDED
COMB4 - CASE CIRCUIT BREAKER DISCONNECT. COMBINATION FULL VOLTAGE NON-REVERSING MAGNETIC STARTER WITH MAGNETIC ONLY MOLDED CASE CIRCUIT BREAKER DISCONNECT.
FVNR - FULL VOLTAGE NON-REVERSING MAGNETIC STARTER WITHOUT DISCONNECT.
MAN - MANUAL STARTER WITH PILOT LIGHT.
SDS - STAR DELTA STARTER.
PWCP - PREWIRED CONTROL PANEL.
VFD - VARIABLE FREQUENCY DRIVE.
2S2W - 2 SPEED, 2 WINDING
2S1W - 2 SPEED, SINGLE WINDING
SC - SPEED CONTROLLER

(6) ACCESSORIES:
HOAP - HOA WITH PILOT LIGHT
PB - START/STOP PUSH BUTTON (MOMENTARY CONTACT)

ALL MAGNETIC AND SOLID STATE STARTERS ARE TO BE EQUIPPED WITH AUXILIARY CONTACTS, PILOT LIGHTS AND FUSED CONTROL POWER TRANSFORMERS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

KEYED NOTES

[1] POWER TO BOILER SHALL BE WIRED THROUGH EMERGENCY POWER OFF (EPO) CONTACTOR BC1. SEE DETAIL 1 ON SHEET E7.0 FOR MORE INFORMATION.

[2] REPLACE EXISTING CIRCUIT BREAKER(S) IN PANELBOARD 006-PLL-001 WITH NEW 15A/3P CIRCUIT BREAKER.

[3] REPLACE EXISTING CIRCUIT BREAKER IN PANELBOARD 006-PLL-001 WITH NEW 40A/3P CIRCUIT BREAKER.

⚠1 [4] UTILIZE EXISTING 20A/1P CIRCUIT BREAKER IN PANELBOARD 006-PLL-001.

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Project No: 26017

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1	ADDENDUM 1	10-28-2026

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ELECTRICAL - SCHEDULES

E6.0

10/22/2026 2:39:05 PM

SCALE: 3" = 1'-0"

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

SCALE: 1" = 1'-0"

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

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

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

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

SCALE: 1/16" = 1'-0"

10/27/2026 9:20:44 AM

GENERAL NOTES

A. REFER TO M0.1 FOR GENERAL NOTES.

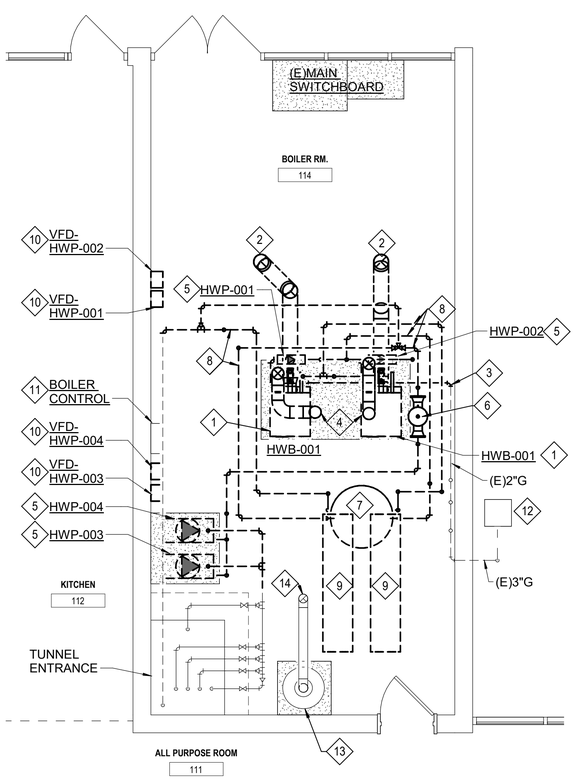
B. BOILER FLUE AND COMBUSTION SHALL BE CATEGORY IV APPROVED, UL -1738 TESTED AND LISTED, STAINLESS STEEL OR CENTROTHERM INNOFLUE VENT SYSTEM POLYPROPYLENE WITH UV RATED TO ASTM G23-81. (1)

KEYED NOTES

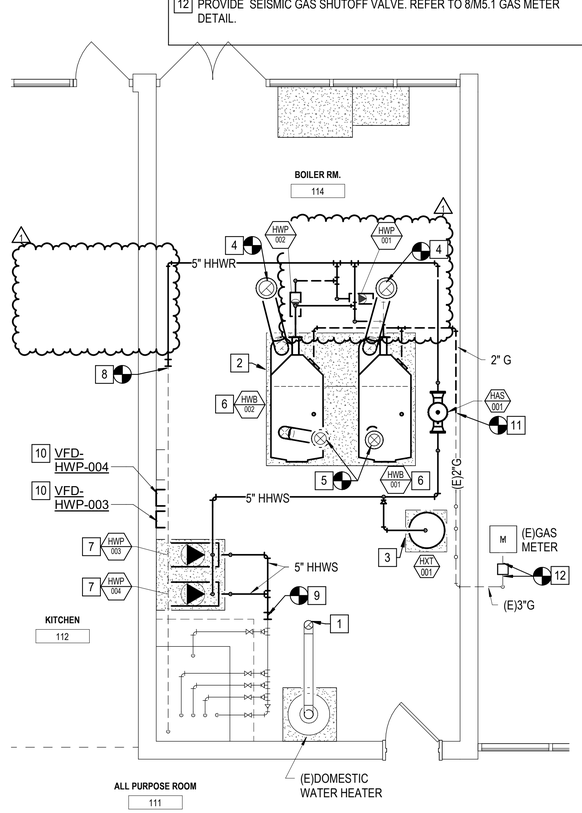
1. EXISTING DOMESTIC WATER HEATER FLUE.
2. REFER TO STRUCTURAL PLANS FOR THE CONCRETE HOUSEKEEPING PAD EXTENSION FROM THE EXISTING CONCRETE HOUSEKEEPING PAD.
3. REFER TO STRUCTURAL PLANS FOR THE CONCRETE HOUSEKEEPING PAD. PAD SHALL EXTEND 6" BEYOND THE EQUIPMENT FOOTPRINT.
4. ROUTE THE 9" FLUE TO THE EXISTING ROOF PENETRATION. TERMINATE WITH MANUFACTURER FLUE TERMINATION MIN. 5'-0" ABOVE ROOF.
5. ROUTE THE 8" COMBUSTION TO THE EXISTING ROOF PENETRATION. TERMINATE WITH MANUFACTURER GOOSENECK WITH INSECT SCREEN TERMINATION MIN. 5'-0" ABOVE ROOF.
6. INSTALL THE NEW BOILER ON THE EXISTING CONCRETE PAD. REFER TO STRUCTURAL PLANS FOR THE CONCRETE HOUSEKEEPING PAD EXTENSION TO COVER THE NEW BOILER FOOTPRINT.
7. INSTALL THE NEW PUMP ON THE EXISTING CONCRETE PAD.
8. CONNECT EXISTING HEATING HOT WATER RETURN PIPING TO NEW 5" HEATING HOT WATER RETURN PIPING. FIELD COORDINATE EXISTING PIPE LOCATION AND ELEVATION.
9. CONNECT 5" HEATING HOT WATER PIPING TO EXISTING HOT WATER HEATING PIPING. FIELD COORDINATE EXISTING PIPE LOCATION AND ELEVATION.
10. MOUNT PUMP VFD 48" ABOVE FINISH FLOOR. COORDINATE WITH ELECTRICAL CONTRACTOR WIRING AND POWER CONNECTION.
11. ROUTE 2" GAS LINE TO EACH BOILER.
12. PROVIDE SEISMIC GAS SHUTOFF VALVE. REFER TO 8/M5.1 GAS METER DETAIL.

DEMOLITION KEYED NOTES

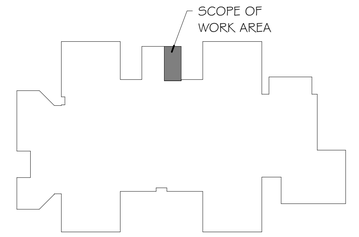
1. REMOVE EXISTING BOILER. DISCONNECT THE GAS PIPING, COMBUSTION, AND FLUE. REFER TO ELECTRICAL DRAWINGS FOR POWER DISCONNECT. REMOVE ALL ASSOCIATED PIPE, VALVES, AND CONTROL WIRING.
2. REMOVE EXISTING COMBUSTION DUCTWORK. THE EXISTING ROOF FLASHING SHALL REMAIN. PREPARE OPENING FOR NEW ROOF PENETRATION.
3. REMOVE EXISTING GAS PIPING AND ASSOCIATED REGULATOR. TERMINATE 6" FROM ISOLATION VALVE.
4. REMOVE EXISTING FLUE DUCTWORK AND TERMINATION. THE EXISTING ROOF FLASHING SHALL REMAIN. PREPARE OPENING FOR NEW ROOF PENETRATION. REFER TO ARCHITECTURAL PLANS FOR ROOF OPENING CAP.
5. REMOVE EXISTING PUMP. DISCONNECT THE PIPING AS INDICATED, VALVES, FITTING, SUPPORTS, AND ALL ASSOCIATED CONTROLS. REFER TO ELECTRICAL FOR POWER DISCONNECT.
6. REMOVE THE EXISTING AIR SEPARATOR.
7. REMOVE EXISTING BUFFER TANK AND ALL ASSOCIATED PIPING, VALVES, FITTING, AND ASSOCIATED SUPPORTS.
8. REMOVE EXISTING HEATING HOT WATER PIPING AND ASSOCIATED SUPPORTS.
9. REMOVE EXISTING EXPANSION TANK.
10. REMOVE CONTROL WIRING. COORDINATE WITH ELECTRICAL CONTRACTOR REMOVAL OF VFD AND POWER.
11. EXISTING BOILER CONTROL SHALL REMAIN.
12. EXISTING GAS METER SHALL REMAIN.
13. EXISTING DOMESTIC WATER HEATER SHALL REMAIN AND ALL ASSOCIATED SYSTEM COMPONENTS SUCH AS PUMPS, PIPING, VALVES, ETC.
14. EXISTING DOMESTIC WATER HEATER FLUE SHALL REMAIN.



N 1 M1.0 MECHANICAL ROOM 114 DEMOLITION PLAN
1/4" = 1'-0"



N 2 M1.0 MECHANICAL ROOM 114 NEW WORK PLAN
1/4" = 1'-0"



KEYPLAN
1" = 80'-0"

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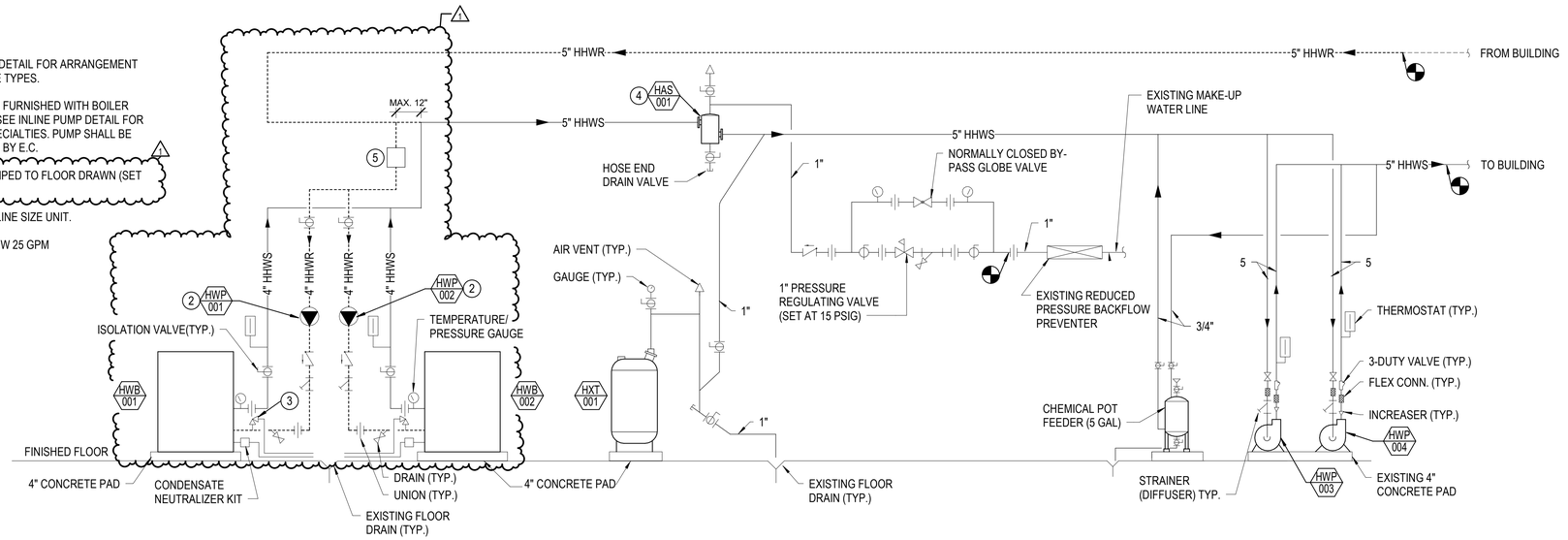
BID/PERMIT SET

FLOOR PLANS - MECHANICAL

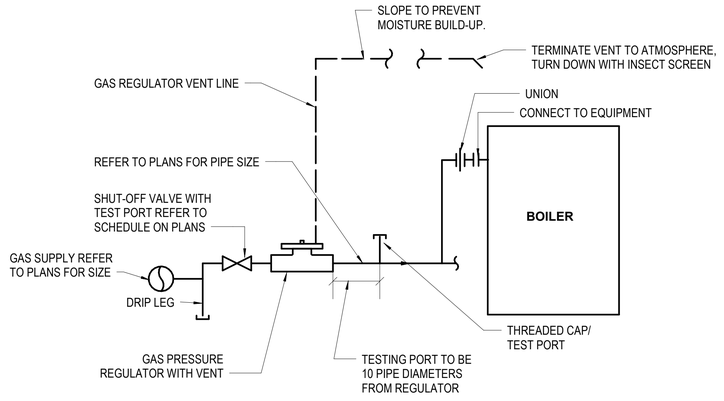
M1.0

KEYED DETAIL NOTES:

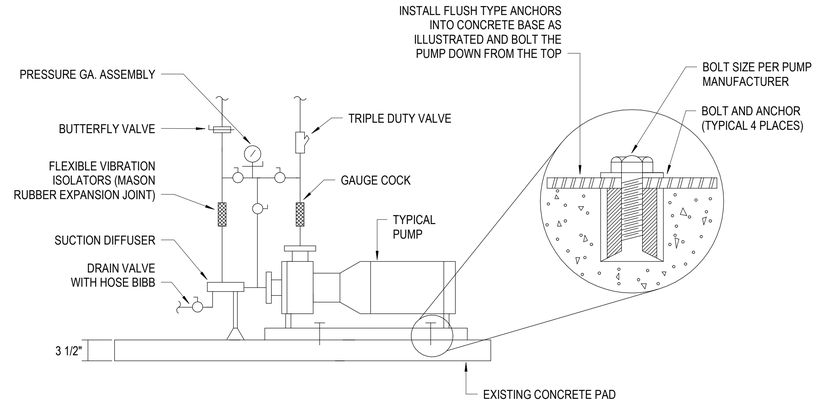
1. SEE BASE MOUNTED PUMP DETAIL FOR ARRANGEMENT OF SPECIALTIES AND VALVE TYPES.
2. BOILER CIRCULATING PUMP FURNISHED WITH BOILER FOR FIELD INSTALLATION. SEE INLINE PUMP DETAIL FOR REQUIRED VALVES AND SPECIALTIES. PUMP SHALL BE INTERLOCKED WITH BOILER BY E.C.
3. PRESSURE RELIEF VALVE PIPED TO FLOOR DRAWN (SET AT 50 PSIG).
4. AIR SEPARATOR SHALL BE LINE SIZE UNIT.
5. FLOW METER. MINIMUM FLOW 25 GPM



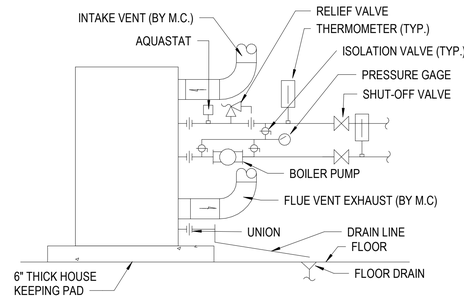
1 M5.0 HEATING HOT WATER BOILER PIPING DIAGRAM
NOT TO SCALE



4 M5.0 GAS CONNECTION TO HOT WATER BOILERS DETAIL
NOT TO SCALE



3 M5.0 TYPICAL PUMP CONNECTIONS AND MOUNTING DETAIL
NOT TO SCALE



NOTE: PROVIDE CONDENSATE NEUTRALIZATION KIT.

2 M5.0 BOILER - PIPING
NOT TO SCALE

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DATE: 10/12/2026

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DETAILS - MECHANICAL

M5.0

10/22/2026 2:39:07 PM

BOILER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL	FUEL	CAPACITY (MBH)		TURNDOWN	MAX. WORKING PRESSURE (PSIG)	RELIEF VALVE SETTING (PSIG)	EWT (°F)	LWT (°F)	CAPACITY (GAL)	PERESSURE DROP FT.HD	AFUE (%)	ELECTRICAL	AIR DIA. (IN.)	VENT DIA. (IN.)	WEIGHT (LBS)	REMARKS
				INPUT	OUTPUT									VOLTS/PH				
HWB-001	LOCHINVAR	CREST - FCB2500	NG	2500	2400	20:1	160	50	150	180	157	150	96	208/ 3	8	9	3,600	1 THRU 6
HWB-002	LOCHINVAR	CREST - FCB2500	NG	2500	2400	20:1	20	50	150	180	157	120	96	208/ 3	8	9	3,600	1 THRU 6

NOTE:

1. CONDENSATE NEUTRALIZATION KIT.
2. PROVIDE BMS GATEWAY TO BACNET
3. BOILER BURNER TRIM & CONTROLS TO MEET LOCAL ADAPTED NFPA 85 REQUIREMENTS
4. PROVIDE DIRECT VENT AND INTAKE CONNECTION AND TERMINATE THROUGH EXISTING FLUE OPENING IN ROOF.
5. BOILER MANUFACTURER PROVIDE AND SIZE THE ECM BOILER PUMP WITH INTEGRAL DRIVE/CONTROLLER FOR FIELD INSTALLATION. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTION. 1
6. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL REQUIREMENTS.

PUMP SCHEDULE

PLAN MARK	MANUFACTURER	MODEL	TYPE	SERVICE	FLOW RATE (GPM)	HEAD (FT.)	MOTOR (HP)	MOTOR (BHP)	PUMP (RPM)	ELECTRICAL		WEIGHT (LBS)	REMARKS
										VOLTS/PH	HZ		
HWP-001	-	-	IN-LINE	HWB-1	130	-	-	-	-	115/ 1	60	-	3, 4, 7, 8
HWP-002	-	-	IN-LINE	HWB-2	130	-	-	-	-	115/1	60	-	3, 4, 7, 8
HWP-003	TACO	2509D	FLOOR MOUNTED	BLDG HHW	260	60	7.5	5.13	1750	208/3	60	500	1,2,4 THRU 6, 8
HWP-004	TACO	2509D	FLOOR MOUNTED	BLDG HHW	260	60	7.5	5.13	1750	208/ 3	60	500	1,2,4 THRU 6, 8

NOTE:

1. PROVIDE VARIABLE FREQUENCY DRIVE. REFER TO SPECIFICATION SECTION 262923 VARIABLE FREQUENCY MOTOR CONTROLLERS.
2. SUPPORT PUMP FROM FLOOR WITH VERTICAL SUPPORTS INDEPENDENT FROM PIPING
3. SUPPORT PUMP FROM STRUCTURE WITH VERTICAL SUPPORTS INDEPENDENT FROM PIPING
4. DISCONNECT PROVIDED BY DIVISION 26 CONTRACTOR
5. PUMP MOTOR SHALL BE NON-OVERLOADED THROUGHOUT THE FULL RANGE OF THE PUMP CURVE.
6. NPSHA IS THE NET POSITIVE SUCTION HEAD AVAILABLE TO THE PUMP. PUMP DESIGN CONDITIONS SHALL HAVE NPSH UNLESS THAN SPECIFIED VALUES.
7. BOILER MANUFACTURER SHALL FURNISH AND FINALIZE THE SIZE OF THE ECM BOILER PUMP WITH INTEGRAL DRIVE/CONTROLLER FOR FIELD INSTALLATION. 1
8. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL REQUIREMENTS.

EXPANSION TANK SCHEDULE

PLAN MARK	MANUFACTURER	MODEL	TANK VOLUME (GAL)	ACCEPTANCE VOLUME (GAL)	DIAMETER (IN.)	HEIGHT (IN.)	APPROX. WEIGHT (WATERLOGGED) LBS	ASME PRESSURE RATING	REMARKS
HXT-001	TACO	CA450-AB	119	119	24	77-3/8	1393	125	1 THRU 6

NOTE:

1. PROVIDE PRE-CHARGED BLADDER - TYPE ASTME RATED TANK.
2. VERTICAL TANK SHALL BE INSTALLED TO ACCOMMODATE BOTTOM DRAIN CONNECTION.
3. PROVIDE CONCRETE HOUSEKEEPING PAD PER SPECIFICATIONS FOR FLOOR-MOUNTED LIMITS.
4. PROVIDE ANCHOR CLIPS
5. PROVIDE BULLS EYE SIGHT GLASS

AIR AND DIRT SEPARATOR TANK SCHEDULE

PLAN MARK	MANUFACTURER	MODEL	TANK VOLUME (GAL)	ACCEPTANCE VOLUME (GAL)	DIAMETER (IN.)	HEIGHT (IN.)	APPROX. WIEGHT (WATERLOGGED) LBS	ASME PRESSURE RATING	REMARKS
HAS-001	SPIROTHERM	VDT-500FEM	20	B-1	13	46	420	125	1 THRU 3

NOTE:

1. PROVIDE REMOVABLE LOWER HEAD.
2. SUPPORT FROM STRUCTURE WITH VERTICAL SUPPORTS INDEPENDENT FROM PIPING
3. UNIT SHALL INCLUDE FACTORY DESIGNED MAGNETIC STRAINED CAPABILITY.

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Project No: 26017

Revisions

No.	Description	Date
1	ADDENDUM 1	10-28-2026

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10/28/2026
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DATE: 10/12/2026

BID/PERMIT SET

SCHEDULES - MECHANICAL

M6.0

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