

## ADDENDUM NO. 1

TO: PLANS AND SPECIFICATIONS FOR STATE OF MISSOURI

*REBID, St. Clair Readiness Center-Renovate Interior & Exterior*  
375 S. Commercial Ave., St. Clair, MO 63077  
PROJECT NO. T232601

**Bid Opening Date:** 1:30 PM, October 2, 2025 (*Not Changed*)

Bidders are hereby informed of the following:

### **SPECIFICATION CHANGES:**

1. Table of Content
  - a. *MODIFY in Section 087100 – DOOR HARDWARE*
  - b. *MODIFY in Section 102113.19 – PLASTIC TOILET COMPARTMENTS*
  - c. *MODIFY in Section 102800 – TOILET, BATH, AND LAUNDRY ACCESSORIES*
  - d. *MODIFY in Section 230923 – DIRECT DIGITAL CONTROL (DDC) SYSTEM*
  - e. *MODIFY in APPENDIX 2 – SURVEY REPORT*
2. Section 087100 – DOOR HARDWARE
  - a. *REMOVED*
    - *ELECTRIC STRIKES*
  - b. *ADDED:*
    - *2.7 POWER TRANSFER*
    - *2.8 MODULAR ACCESS CONTROL POWER SUPPLIES*
    - *2.9 DOOR POSITION SWITCHES*
3. Section 102113.19 – PLASTIC TOILET COMPARTMENTS
  - a. *UPDATING THE MANUFACTURING LIST*
4. Section 102800 – TOILET, BATH, AND LAUNDRY ACCESSORIES
  - a. *UPDATING THE MANUFACTURING LIST*
5. Section 230923 – DIRECT DIGITAL CONTROL (DDC) SYSTEM
  - a. *ADDED SECTION*
6. Appendix 2 – SURVEY REPORT
  - a. *ADDED APPENDIX*

### **DRAWING CHANGES:**

1. Drawing A100:
  - a. *Added slab repair detail*
  - b. *Called out the wooden fence around the HVAC unit*
2. Drawing A141:

- a. *Added detail for the wooden fence around the on-ground HVAC unit.*
- 3. Drawing A201:
  - a. *Added detail for duct penetration*
- 4. Drawing A700:
  - a. *Updated the door Schedule*
- 5. Drawing A800:
  - a. *Updated the room finish schedule*
- 6. Drawing C101:
  - a. *Updated the scale on the sheet and modified Notes 1 & 2*
- 7. Drawing C501:
  - a. *Called out the aggregate base type*
- 8. Drawing E701:
  - a. *Called out note regarding the existing and new electric meter*
- 9. Drawing M601:
  - a. *Added more notes about the controllers.*
- 10. Drawing M701:
  - a. *Notes added about the VAV*

#### **BIDDER QUESTIONS AND RESPONSES:**

*Here are all the questions we received from the bidders, along with responses for each item:*

- 1. Substitution request to add ASI GROUP in section 102800 – TOILET, BATH, AND LAUNDRY ACCESSORIES
  - a. *Approved and Added in Specs Manual.*
- 2. Substitution request to add Scranton Products in section 102113.19 PLASTIC TOILET COMPARTMENTS?
  - a. *Approved and Added in Specs Manual.*
- 3. Inquire about the St. Clair Readiness Center project in St. Clair, MO and if there is any

information on some sort of building automation system or HVAC controls. I don't see anything in the spec and wasn't sure if there was an existing system to tie into or anything like that.?

- a. No building monitoring or graphics are required for this project. A DDC network is needed to achieve the sequences listed for the VAV-MZ AHU, AHU-2, and the VAV boxes associated with AHU-2; this DDC network will require a network controller to accept the damper positions of the VAV boxes as inputs to the system, to house trim and respond logic, and then send outputs to AHU-2 as required to achieve the static pressure reset and discharge air temperature reset control sequences. A new specification has been added and minor adjustments to the sequences and mechanical schedule notes have been provided to make this clear.
4. Sheet A800 has a room "Training Office 104 on finish Schedule, but it is not located on Sheet A810, Finish Plan. Do you have any ideas?
  - a. The room Training Office 104 is no longer in scope. Sheet A800 has been updated
5. There are going to be a few new data jacks in the remodeled areas. Is there space for these in the existing data IDF cabinet? On E-131 in the electrical room note # 3 states adding plywood backing for the mounting of data equipment. Is there going to be new data equipment installed? If so, contractors will need more info.
  - a. During design, we were asked to provide space in the electrical room to relocate the existing data equipment.
  - b. This is the plywood backboard referred to in note #3.
  - c. Any relocation of equipment or communications wiring will be handled by MO-NG's IT.
6. Some of the new receptacles in the remodel will be on existing block walls and I'm guessing these walls are filled. Will it be acceptable to surface mount any new electrical??
  - a. From an engineering perspective, we have no concerns. We recommend confirming with MO-NG for alignment during construction.
7. Just wanted some clarification on the kitchen. Alternate #1 as we spoke yesterday says kitchen equipment only. Are we still installing all of the electrical (even for equipment) on the base bid? Or should the electrical for the equipment be omitted from base bid??
  - a. All Infrastructure need to be done as part of the base-bid and not of the Alternate, Just the kitchens equipment's.
8. The hardware schedule includes opening numbers not listed on the door schedule. Openings 108, 104, 105a, 105b, 103b, 109, 103a, 110a, 103c, 107 are not listed in the door schedule. Should we ignore these openings? I'm assuming so.

Hardware set 8 includes openings 100a, 113, 118b, 120b that have different opening sizes, and some are pairs. These openings are confusing since it indicates multiple locksets including an office lockset and an electric lockset. I'm just looking for some clarification on the opening hardware as it corresponds to the access control and the singles vs pairs.

Can you see if they will define these openings better in the hardware sets, identifying which openings are to have access control, the type of locking device that is applicable to the singles and the pairs, etc. This is the pricey portion of the hardware, so I want to make sure we get it right.

- a. Please refer to the updated door schedule in A700
  - b. Door hardware specification was updated.
9. The bid docs call out an Alternate, which at the walkthrough, we were told it is for "kitchen equipment" only. Does kitchen equipment include the new hood, make up air unit, exhaust grease fan, and associated ductwork, or just cabinetry, etc., shown on the Food Service drawings. Also, who is supposed to supply the Food Service equipment, and specifically the hood? The hood is shown on the Food Service drawings equipment schedule, but the make up air unit and fan are on the mechanical equipment schedule. I'm just trying to figure out the scope to price and break out as the Alternate.?
- a. New kitchen equipment by the GC is marked as an alternate in the scope bid document, with the hood provided by the GC. All kitchen infrastructure, including rooftop fans, curbs, ductwork, and electrical and plumbing connections for the equipment, shall be included in the base bid. The hood, exhaust fan, make-up air unit, and all associated appurtenances and interconnected utilities shall also be part of the base bid.
10. I am working on getting a quote for the partitions for the St Clair Readiness Center. Going off the specs, I don't see a color selection for these. Would you be able to provide me with that information? "See below for the St. Clair Readiness Center regarding the color selection on the toilet partitions. Please advise. If there is no color, are we qualifying standard color"?
- a. As specified in Section 102113.19-2, 2.2 Solid-Plastic Toilet Compartments, C. Door, Panel, and Pilaster Construction, 1. Color: One color in each room as selected by Architect from manufacturer's **full range**.
11. On the print it shows only new power from existing meter to new MDP (and adding an extra 500MCM for a 4-wire system). I know our power company (Ameren) now requires Cts/Pts on a commercial service 400 amps or more. Just want to verify your plan is to use the existing meter base and riser, or do we need to figure new meter base, CTs/PTs and raceway?
- a. Yes, new meter would be required, in reference to E701.
12. Who is responsible for the Third-Party Air Monitoring? The owner, GC, or abatement contractor?
- a. The General Contractor will be responsible for hiring a third-party consultant to conduct air monitoring before/after abatement work, as stated in section 028213
13. The asbestos report shows the drywall and joint compound are asbestos-containing, however there's no note on the drawings that show which walls and ceilings have these asbestos materials. Please provide a drawing to show these areas of asbestos gyp walls and ceilings. The wall and ceiling demo in these areas will be an abatement task and shouldn't be included in the demo bid.?
- a. Per the Asbestos Inspection Report - "All quantities are to be verified by any contractor bidding for the removal".
14. The demo drawings show the flooring to be removed. This is also an asbestos-containing material and must be removed by an abatement contractor, however it does not describe this in the demo drawings. Please provide a drawing to show these areas with asbestos.?
- a. Per the Asbestos Inspection Report - "All quantities are to be verified by any contractor bidding for the removal".



15. C101 has notes 1 – 3 concerning clay pipe but are not located on the plan. Is this still in the bid or do we need more information?
- a. The Exact location should be verified on site by contractor, video for internal scanning available upon request.
16. C101 patio does not state psi for concrete nor does 033000?
- a. Concrete pavement should be 4000psi. Please see Pavement Notes #5 on C001 General Notes
17. 3/C101 does not give base rock thickness, nor does it give material design?
- a. 4" Type 5 Aggregate Base. Refer to C101.
18. C101, 1" = 10', scale is incorrect?
- a. Scale (1"=10') is updated on site plan.
19. Cover sheet or G sheets do not provide index of drawings?
- a. There is index of drawings on sheet G001.
20. Wood Privacy Fence around HVAC pad is a bit too simple and has post at 15' and 20' o.c.; How are post connected to top of concrete pad? Post spacings seem to be too far apart? Material is presumed P.T. pine.
- a. For post connection and spacing please refer to drawing A141
  - b. Material is P.T. pine.
21. Does Scupper detail 2/A510 pertain to all locations of low and high roofs shown on A110 roof plan?
- a. Reroofing of the entire building is not in scope. The scupper detail is included as reference for any potential repair work.
22. 10/A550 shows new plastic laminate window stools at new furring locations but it appears to be solid surface type material; in either case, doesn't there seem to be a specification section covering this item?
- a. All windowsills to match existing products and finish.
23. Door 110 B for a 14' x 14' type E overhead door in schedule on A700 is not located on A100 plan?
- a. Door 110B exists to remain
24. Door type F is not located in door schedule?
- a. Door type F is not in the scope.
25. Jamb detail J6 suggests that there is a overhead or coiling door at the kitchen wall opening at the serving counter.?
- a. Detail J6 refers to existing door.

26. Will there be a new opening for the HVAC duct between the new, exterior pad equipment and the new interior duct servicing the classrooms and offices; if so, is it located as shown on 1/M301 between existing windows?
- a. Yes, there will be new openings for HVAC ductwork through the exterior wall. it is located as shown on M301 between existing windows, See updated sheet A201
27. Is it the intention to saw cut and remove slabs at all the various locations of underground sewer piping shown on sheet P101 or is it preferred that all slabs in those rooms shall be removed in their entirety and replaced?
- a. Either approach, saw cutting and removing only at the specific sewer piping locations or full slab removal in the affected rooms is acceptable. However, whichever method is chosen must fully comply with the design intent and specifications shown on the drawings. See sheet A100 for slab repair details where applicable.
28. Spec Section 028213 – Asbestos Abatement references the report shown in Appendix 1. Please provide drawings indicating the asbestos abatement work to be performed within the contract.?
- a. Per the Asbestos Inspection Report - "All quantities are to be verified by any contractor bidding for the removal".
29. Spec Section 033543 – Polished Concrete indicates all specified floors to be grinded, polished, and stained. Whereas inside the Drawings indicates on A 800 Finish Schedule, that specified rooms are to have sealed concrete. With there being no spec section for sealed concrete, this makes us question if this is supposed to be Polished Concrete? Please Specify.
- a. See updated interior finishes schedule in sheet A800
30. On Specification Section 035413 Gypsum Board Underlayment can you provide a detail or drawing that indicates where this is to be installed at?
- a. Section 035413 Gypsum Board Underlayment applies to all wet areas and should be installed with tiles.
31. On Specification Section 035300 Concrete Topping can you provide a detail or drawing that indicates where this is to be installed at?
- a. Section 035300 Concrete Topping is included to address any flooring leveling, if necessary, after renovation work.
32. I didn't see within the Plans or Specifications who is responsible for Surveying and Staking. Will this be the responsibility of the Owner or General Contractor?
- a. Both the Boundary and Topographic surveys have been included in the Specifications Manual. Any additional surveys will be the responsibility of the GC
33. Walking the site this morning I noticed that there is some pointing mortar missing throughout the other elevations. Would you like a Unit Cost for Per Square foot price to tuckpoint?
- a. No tuckpointing scope in this job
34. Regarding the "Alternate", which at the walkthrough, we were told the owner was for providing the new kitchen equipment. The new hood is shown on the Food Service drawings, while the associated make up air unit and exhaust fan are on the M drawings. Who is providing and

installing the hood??

- a. *New kitchen equipment by the GC marked as an alternate in the scope bid document, Hood by GC. All infrastructure for the kitchen should be in the base bid. Rooftop fans, curbs and ductwork should be base bid as well as electrical and plumbing connections for kitchen equipment. The hood, the exhaust fan, the makeup air unit, and all the appurtenances and interconnected utilities associated with that equipment is base bid. If the alternate (the kitchen equipment) is not approved, the utilities serving the future kitchen equipment would be capped for future.*

**GENERAL:**

1. A non-mandatory pre-bid meeting was scheduled for 10:00 AM, September 10, 2025, at St. Clair Readiness Center.
2. Please contact Paul Girouard, Contract Specialist, at 573-751-4797 or [Paul.Girouard@oa.mo.gov](mailto:Paul.Girouard@oa.mo.gov) for questions about bidding procedures, MBE\WBE\SDVE Goals, and other submittal requirements.
3. The deadline for technical questions is September 22, 2025, at Noon.
4. Changes to, or clarification of, the bid documents are only made as issued in the addenda.
5. All correspondence with respect to this project must include the State of Missouri project number as indicated above.
6. Current Plan Holders list available online at: [Bid Listing/ Electronic Plans \(Projects Currently Bidding\) | Office of Administration \(mo.gov\)](#) T2326-01- REBID, renovate-interior-exterior-St-Clair-Readiness-Center
7. Prospective Bidders contact American Document Solutions, 1400 Forum Blvd Suite 7A, Columbia MO 65203, 573-446-7768 to order official plans and specifications.
8. All bids shall be submitted on the bid form without additional terms and conditions, modifications, or stipulations. Each space on the bid form shall be properly filled including a bid amount for the alternates. Failure to do so will result in rejection of the bid.
9. MBE/WBE/SDVE participation requirements can be found in DIVISION 00. The MBE/WBE/SDVE participation goals are 10%/10%/3%, respectively. Only certified firms as of the bid opening date can be used to satisfy the MBE/WBE/SDVE participation goals for this project. If a bidder is unable to meet a participation goal, a Good Faith Effort Determination Form must be completed. Failure to complete this process will result in rejection of the bid.

**Attachments:**

1. *Table of Contents*
2. *Section 087100 – DOOR HARDWARE*
3. *Section 102113.19 – PLASTIC TOILET COMPARTMENTS*
4. *Section 102800 – TOILET, BATH, AND LAUNDRY ACCESSORIES*
5. *Section 230923 – DIRECT DIGITAL CONTROL (DDC) SYSTEM*
6. *APPENDIX 2 – SURVEY REPORT*
7. *Drawings A100, A141, A201, A700, A800, C101, C501, E701, M601, M701*
8. *Pre-Bid Sign-in Sheets*

**END ADDENDUM NO. 1**

**DIVISION 03 - CONCRETE**

031000	CONCRETE FORMING AND ACCESSORIES	5
032000	CONCRETE REINFORCING	3
033000	CAST-IN-PLACE CONCRETE	15
033543	POLISH CONCRETE FINISHING	2
035300	CONCRETE TOPPING	4
035413	GYPSUM CEMENT UNDERLAYMENT	3

**DIVISION 04 - MASONRY**

042000	UNIT MASONRY	4
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**DIVISION 05 - METALS**

055000	METAL FABRICATIONS	3
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**DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES**

061000	ROUGH CARPENTRY	3
066400	PLASTIC PANELING	2

**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**

070150.19	PREPARATION FOR REROOFING	4
072100	THERMAL INSULATION	3
075423	THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING	10
076200	SHEET METAL FLASHING AND TRIM	6
077100	ROOF SPECIALTIES	4
077200	ROOF ACCESSORIES	3
078413	PENETRATION FIRESTOPPING	3
079200	JOINT SEALANTS	5

**DIVISION 08 - OPENINGS**

081113	HOLLOW METAL DOORS AND FRAMES	6
081213	HOLLOW METAL FRAMES	4
081416	FLUSH WOOD DOORS	3
087100	DOOR HARDWARE	12
088000	GLAZING	3
088700	WINDOW FILM	6

**DIVISION 09 - FINISHES**

092216	NON-STRUCTURAL METAL FRAMING	5
092900	GYPSUM BOARD	4
095123	ACOUSTICAL TILE CEILINGS	2
096513	RESILIENT BASE AND ACCESSORIES	3
096519	RESILIENT VINYL COMPOSITION TILES	5
096713	ELASTOMERIC LIQUID FLOORING	8
096723	RESINOUS FLOORING	9
096813	TILE CARPETING	3
099123	INTERIOR PAINTING	4

**DIVISION 10 - SPECIALTIES**

102113.19	PLASTIC TOILET COMPARTMENTS	4
102800	TOILET, BATH, AND LAUNDRY ACCESSORIES	4

**DIVISION 11 - EQUIPMENT**

114000	FOODSERVICE EQUIPMENT (ALTERNATE)	20
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**DIVISION 22 - PLUMBING**

220000	PLUMBING	2
221000	PLUMBING PIPING	3
223100	DOMESTIC WATER SOFTENERS	1
223400	FUEL-FIRED DOMESTIC WATER HEATERS	2

**DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**

230000	GENERAL PROVISIONS	2
230513	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	4
230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	6
230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC	11
230700	HVAC INSULATION	8
230923	DIRECT DIGITAL CONTROL (DDC) SYSTEM	7
231233	FACILITY NATURAL GAS PIPING	5
232300	REFRIGERANT PIPING	4
237400	PACKAGED OUTDOOR HVAC EQUIPMENT	11

**DIVISION 26 - ELECTRICAL**

260519	LOW-VOLTAGE ELECTRICAL POWER	
	CONDUCTORS AND CABLES	5
260526	GROUNDING AND BONDING FOR	
	ELECTRICAL SYSTEMS	10
260529	HANGERS AND SUPPORTS FOR	
	ELECTRICAL SYSTEMS	6
260533.13	CONDUITS FOR ELECTRICAL SYSTEMS	11
260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS	7
260923	LIGHTING CONTROL DEVICES	7
262213	LOW-VOLTAGE DISTRIBUTION TRANSFORMERS	5
262416	PANELBOARDS	8
262726	WIRING DEVICES	6
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	5
265000	LIGHTING	5

**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**

284621.13	FIRE-ALARM SYSTEMS	10
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**DIVISION 32 - EXTERIOR IMPROVEMENTS**

329113	SOIL PREPARATION	4
329200	TURF AND GRASSES	3

APPENDIX 1 - ASBESTOS AND LEAD INSPECTION REPORTS	30
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APPENDIX 2 – Survey Reports	4
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- c. Lawrence Hardware Inc.
- d. STANLEY; dormakaba USA, Inc.

## 2.4 SELF-CLOSING HINGES AND PIVOTS

### A. Self-Closing Hinges and Pivots: ANSI/BHMA A156.17.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  - a. Design Hardware; Mesker Openings Group; dormakaba.
  - b. Hager Companies.
  - c. STANLEY; dormakaba USA, Inc.

## 2.5 CONTINUOUS HINGES

### A. Continuous, Pin-and-Barrel-Type Hinges: ANSI/BHMA A156.26; minimum 0.120-inch- thick, hinge leaves with minimum overall width of 4 inches; fabricated to full height of door and frame and to template screw locations; with components finished after milling and drilling are complete.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  - a. Hager Companies.
  - b. Lawrence Hardware Inc.
  - c. STANLEY; dormakaba USA, Inc.

## 2.6 MECHANICAL LOCKS AND LATCHES

### A. Lock Functions: As indicated in door hardware schedule.

## ~~2.7 ELECTRIC STRIKES~~

### ~~A. Electric Strikes: ANSI/BHMA A156.31, Grade 1; with faceplate to suit lock and frame.~~

- ~~1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:~~
  - ~~a. Hager Companies.~~
  - ~~b. Security Door Controls.~~
  - ~~c. STANLEY; dormakaba USA, Inc.~~

## 2.7 POWER TRANSFER

A. Shall be of one manufacturer as listed for continuity of design and consideration of warranty.

B. Standards: Manufacturer shall meet requirements for:

1. UL Listed Miscellaneous Fire Door Accessories.
2. UL 10C Listed for up to 3 hours on fire-rated doors and frames.
3. Classified according to International Building Code recent edition adapted

by the jurisdiction.

C. Design:

1. Stainless steel tubular wire transfer and cast housing with steel back boxes to provide weather and tamper resistance when the door is open or closed.
2. Mortise door and frame installation.
3. Two 18 ga wires, 5 amps @ 12/24 VAV/DC.

D. Acceptable Manufacturers (or approved equal):

	2 conductor	10 conductor
1. Hager Companies	2-679-0621	US28 2-679-0623 US28
2. SDC	PTM-2	PTM-10

## 2.8 MODULAR ACCESS CONTROL POWER SUPPLIES

A. Shall be of one manufacturer as listed for continuity of design and consideration of warranty.

B. Standards: Manufacturer shall meet requirements for:

1. UL Listed.

C. Design:

1. Use with modular access control system.
2. Field selectable filtered and regulated 12 VDC or 24 VDC consistent voltage.
1. 1-, 2-, 4-, and 6-AMP load capabilities. Match the power supply amperage to the total load of the opening /system plus an additional thirty percent to cover the drop, as well as possible expansion.
4. Circuit breaker protected AC input voltage, secondary output PTC protected.

4. Fire alarm input provides simultaneous release of fail-safe locks and holders.
  5. Interface relay.
  6. LED status indications provide information regarding AC input, DC output, and battery Backup status.
  7. Separate inputs for activation switch on entry and egress and ingress side of opening.
  8. 5-amp hour battery backup.
  9. Input 115 VAC (230 VAC optional)
  10. Optional dual 12 VDC or 24 VDC output.
  11. Optional power supply monitor module to monitor power supply status, A/C power, and D/C output and battery status.
- B. Include optional modules as required to properly interface, control, and sequence the hardware with the access control system.
- C. Acceptable Manufacturers (or approved equal):
- |                 |      |      |
|-----------------|------|------|
| Hager Companies | 2908 | 1Amp |
|                 | 2909 | 2Amp |
|                 | 2910 | 4Amp |
|                 | 2911 | 6Amp |

## 2.9 DOOR POSITION SWITCHES

- A. Provide door switches for openings that require door monitoring.
- B. Acceptable Manufacturers (or approved equal):
1. Hager Companies      2-679-0626
  2. GRI                      184-12

## 2.10 EXIT DEVICES AND AUXILIARY ITEMS

- A. Exit Devices and Auxiliary Items: ANSI/BHMA A156.3.
1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
    - 1.1 Design Hardware; Mesker Openings Group; dormakaba.
    - 1.2 Hager Companies.



1. DOORS: 111B
2. 1 1/2 pr Butt Hinges
3. Storeroom Lockset
4. Closer
5. Wall Stop
6. Silencers

B. Hardware Set 2: Each door to have the following:

1. DOORS: ~~108, 118A~~
2. 1 1/2 pr Butt Hinges
3. Storeroom Lockset
4. Closer
5. Overhead Stop
6. Silencers

C. Hardware Set 3: Each door to have the following:

1. DOORS: NOT USED
2. 1 1/2 pr Butt Hinges
3. Classroom Lockset
4. Closer
5. Wall Stop
6. Silencers

D. Hardware Set 4: Each door to have the following:

1. DOORS: ~~104, 105A, 105B, 115~~, 116A, 116B, 120A
2. 1 1/2 pr Butt Hinges
3. Classroom Lockset
4. Closer
5. Overhead Stop
6. Silencers

E. Hardware Set 5: Each door to have the following:

1. DOORS: ~~103B, 109~~, 111A
2. 1 1/2 pr Butt Hinges
3. Passage Lockset
4. Wall Stop
5. Silencers

F. Hardware Set 6: Each door to have the following:

1. DOORS: 100B
2. 1 1/2 pr Butt Hinges
3. Passage Lockset
4. Overhead Stop
5. Silencers

G. Hardware Set 7: Each door to have the following:

1. DOORS: 117, 119
2. 1 1/2 pr Butt Hinges
3. Privacy Lockset
4. Closer
5. Overhead Stop
6. Silencers

H. Hardware Set 8: Each door to have the following:

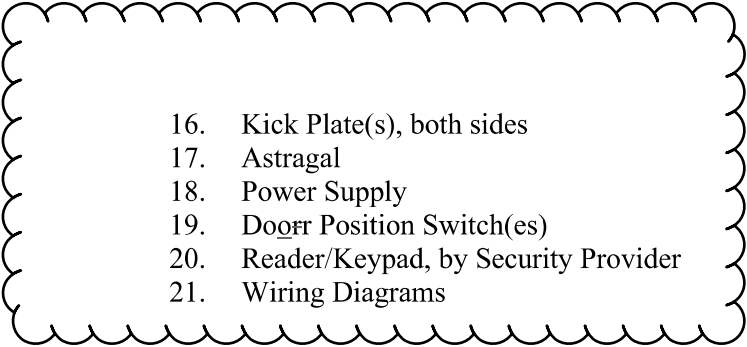
1. DOORS: ~~100A, 103A, 110A, 113B, 118B~~, 120B
2. Continuous Hinges
3. ~~Entry Lockset~~
4. ~~Electric Lock~~
5. Power Transfer(s)
6. Electrified Lockset
7. Cylinder
8. Threshold at exterior door
9. Weatherstrip
10. Closer
11. Kick plates both sides
12. Rain Drip
13. Power Supply
14. Door Position Switch(es)
15. Reader/Keypad, by Security Provider
16. Wiring Diagrams

I. Hardware Set 9: Each door to have the following:


1. DOORS: 101, 102A, 102B, 112A, 112B, 114, 121A, 121B, 122
2. 1 1/2 pr Butt Hinges
3. Office Lockset
4. Closer
5. ~~Wall Stop~~

J. Hardware Set 11: Each door to have the following:

1. DOORS: ~~103C~~, 100A, 113B, 118B
2. ~~1 1/2 pr Butt Hinges~~
3. ~~Office Lockset~~
4. ~~Closer~~
5. ~~Overhead stop~~
6. Continuous hinges, pair
7. Power Transfer
8. Electrified Lockset
9. Cylinder Core(s)
10. Coordinator
11. Mounting Bracket(s)
12. Threshold
13. Weatherstrip
14. Rain Drip
15. Closer

- 
16. Kick Plate(s), both sides
  17. Astragal
  18. Power Supply
  19. Door Position Switch(es)
  20. Reader/Keypad, by Security Provider
  21. Wiring Diagrams

K. Hardware Set 12: Each door to have the following:

- 
1. ~~DOORS 107 NOT USED~~
  2. 1 1/2 pr Butt Hinges
  3. Electric Lock
  4. Entry Lockset
  5. Closer
  6. Overhead Stop
  7. Silencers

END OF SECTION 087100

- C. Regulatory Requirements: Comply with applicable provisions in the USDOJ's "2010 ADA Standards for Accessible Design" for toilet compartments designated as accessible.

## 2.2 SOLID-PLASTIC TOILET COMPARTMENTS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - 1. Basis of Design: Bradley Corporation. For substitutions refer to Architect..
  - 2. ASI Accurate Partitions.
  - 3. American Sanitary Partition Corporation.
  - 4. Scranton Products
- B. Toilet-Enclosure Style: Floor anchored.
- C. Door, Panel, and Pilaster Construction: Solid, high-density polyethylene (HDPE) material, not less than 1 inch thick, seamless, with eased edges, and with homogenous color throughout thickness of material.
  - 1. Color: One color in each room as selected by Architect from manufacturer's full range.

## 2.3 HARDWARE AND ACCESSORIES

- A. Door Hardware and Accessories: Manufacturer's operating hardware and accessories. Mount with through bolts.
  - 1. Hinges:
    - a. Manufacturer's continuous, cam type that swings to a closed or partially open position, allowing emergency access by lifting door.
      - 1) Material, Continuous Hinge: Manufacturer's standard.
  - 2. Latch and Keeper: Manufacturer's surface-mounted latch unit, designed for emergency access, and with combination rubber-faced door strike and keeper. Provide units that comply with regulatory requirements for accessibility at toilet enclosures designated as accessible.
    - a. Material: Manufacturer's standard.
  - 3. Coat Hook: Manufacturer's combination hook and rubber-tipped bumper, sized to prevent inswinging door from hitting compartment-mounted accessories.
    - a. Material: Manufacturer's standard.
  - 4. Door Pull: Manufacturer's unit at outswinging doors that complies with regulatory requirements for accessibility. Provide units on both sides of doors at toilet enclosures designated as accessible.
    - a. Material: Manufacturer's standard.

- a. Bobrick Washroom Equipment, Inc.
  - b. Bradley Corporation.
  - c. Gamco Commercial Restroom Accessories; Bobrick Washroom Equipment, Inc.
  - d. ASI Group
2. Description: Roll-in-reserve dispenser with hinged front secured with tumbler lockset Double-roll dispenser.
  3. Mounting: Surface mounted.
  4. Capacity: Designed for 5-inch- diameter tissue rolls.
  5. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

B. Automatic Paper Towel (Roll) Dispenser :

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Bobrick Washroom Equipment, Inc.
  - b. Bradley Corporation.
  - c. Gamco Commercial Restroom Accessories; Bobrick Washroom Equipment, Inc.
  - d. ASI Group
2. Description: Automatic motion-sensing mechanism with user-adjustable delay and paper towel length; electrically operated, with adapter for 110 to 240 V ac power supply battery powered.
3. Mounting: Surface mounted.
4. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

C. Soap Dispenser :

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Bobrick Washroom Equipment, Inc.
  - b. Bradley Corporation.
  - c. Gamco Commercial Restroom Accessories; Bobrick Washroom Equipment, Inc.
  - d. ASI Group
2. Description: Designed for manual operation and dispensing soap in liquid or lotion form.
3. Mounting: Vertically oriented, surface mounted.
4. Capacity: 40 fl oz .

D. Grab Bar :

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Bobrick Washroom Equipment, Inc.
  - b. Bradley Corporation.

- c. Gamco Commercial Restroom Accessories; Bobrick Washroom Equipment, Inc.
- d. ASI Group

2. Material: Stainless steel, 0.05 inch thick.
  - a. Finish: Smooth, ASTM A480/A480M No. 4 finish (satin).
3. OD: 1-1/4 inches.
4. Configuration and Length: As indicated on Drawings .

E. Sanitary-Napkin Disposal Unit :

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Bobrick Washroom Equipment, Inc.
  - b. Bradley Corporation.
  - c. Gamco Commercial Restroom Accessories; Bobrick Washroom Equipment, Inc.
  - d. ASI Group
2. Mounting: Surface mounted.
3. Door or Cover: Disposal-opening cover.
4. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

F. Mirror Unit :

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Bobrick Washroom Equipment, Inc.
  - b. Bradley Corporation.
  - c. Gamco Commercial Restroom Accessories; Bobrick Washroom Equipment, Inc.
  - d. ASI Group
2. Frame: Stainless steel angle, 0.75 inch thick.
  - a. Corners: Manufacturer's standard.
3. Size: As indicated on Drawings.

## 2.3 PUBLIC-USE SHOWER ROOM ACCESSORIES

A. Shower Curtain Rod :

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Bobrick Washroom Equipment, Inc.
  - b. Bradley Corporation.

c. Gamco Commercial Restroom Accessories; Bobrick Washroom

Equipment, Inc.

d. ASI Group

## SECTION 230923 – DIRECT DIGITAL CONTROL (DDC) SYSTEM

### PART 1 - GENERAL

#### 1.1 SUMMARY

##### A. DDC system.

1. The MZ-VAV air handling unit, AHU-2 will be provided with a factory installed BACnet controller. The VAV boxes that are associated with AHU-2 will be provided with factory installed BACnet controllers. A network controller will be provided in this project by contractor in this project to provide communication between the VAV box controllers and the AHU controller. All programming and all associated control wiring for a fully functioning system to be provided by this contractor. All electrical work for DDC system, except as otherwise specified, or shown on the electrical drawings shall be included by this contractor.
2. Interconnected wiring and devices for all other mechanical equipment besides AHU-2. For all other HVAC systems besides AHU-2 and the VAV boxes, there is no DDC system. These units will have a factory installed controller and field wiring to sensors, as applicable. All interconnected wiring to sensors and any sensors not being supplied with HVAC units to be furnished and installed by this contractor to meet control sequences indicated on mechanical drawings.

##### B. Related Requirements:

1. Mechanical drawings for sequence of operations.
2. Section 260519 “Low-voltage electrical power conductors and cables” for low voltage control cable.
3. Section 260529 “Hangers and supports for electrical systems” for how to support cabling.
4. Section 260553.13 “Conduits for electrical systems” for raceways for low-voltage control cable.

##### C. Definitions:

1. BACnet: Building Automation Control Network Protocol, ASHRAE 135. A communications protocol allowing devices to communicate data over and services over a network



2. BACnet Testing Laboratories (BTL): Organization responsible for testing products for compliance with ASHRAE 135, operated under direction of BACnet International.
3. Controller: Generic term for any standalone, microprocessor-based, digital controller residing on a network, used for local or global control. Three types of controllers are indicated: Network Controller, Programmable Application Controller, and Application-Specific Controller.
4. LAN: Local area network.
5. MS/TP: Master-slave/token-passing, IEE 8802-3. Datalink protocol LAN option that uses twisted pair wire for low speed communication.
6. Network Controller: Digital controller, which supports a family of programmable application controllers and application-specific controllers, that communicates on peer-to-peer network transmission of global data.

## 1.2 ACTION SUBMITTALS

### A. Product Data: for each type of product include the following:

1. Construction details, material description, dimensions, and finishes.
2. Operating characteristics, electrical characteristics and furnished accessories indicated process operating range, accuracy over range, control signal over range, default control signal with loss of power, and limitations of ambient operating environment, including temperature and humidity
3. Bill of materials indicating quantity, manufacturer, and extended model number for each unique product.
  - a. DDC Controllers.
  - b. Enclosures.
  - c. Electrical power devices.
  - d. Accessories.

### B. Shop drawings:

1. Include plans, elevation, sections, and mounting details where applicable.
2. Plan drawings indicate the following:
  - a. Backgrounds of walls, structural grid lines, HVAC equipment.
  - b. Room names and numbers with coordinated placement to avoid interferences with control products indicated.
  - c. The DDC network controller and the DDC application specific controllers for AHU-2 and the DDC application specific controllers of the VAV boxes associated with AHU-2.
  - d. Network communication cable and raceway routing.
  - e. Proposed routing of wiring, cabling, conduit, and tubing, coordinated with building services for review before installation.

3. DDC system network riser diagram indicating the following:
  - a. Each device connected to network with unique identification for each.
  - b. Interconnection of each different network in DDC system.
  - c. For each network, indicate communication protocol, speed and physical means of interconnecting network devices, such as copper cable type, or optical fiber cable type. Indicate raceway type and size for each.

### 1.3 QUALITY ASSURANCE

#### A. System Installer Qualifications:

1. The installer shall provide single source responsibility for the complete installation and proper operation of the control system and shall include the debugging and proper calibration of each component in the entire system.
2. The approved manufacturer shall supply controller software and Network controller.

#### B. Codes and Standards: Meet requirements of all applicable standards and codes, except when more detailed or stringent requirements are indicated by the Contract Documents.

1. ASHRAE Std 135 – A Data Communication Protocol for Building Automation and Control Networks; 2020, with Errata (2023)

#### C. All products used in this installation shall be new, currently under manufacturer, and shall have been applied in similar installations for a minimum of 2 years. This installation shall not be used as a test for any new products unless explicitly approved by the Owner's representative in writing prior to bid date. Spare parts shall be available for at least 5 years after completion of this contract.

### 1.4 WARRANTY

#### A. Warrant all work as follows:

1. Labor and materials for control system specified shall be warranted free from defects for a period of (12) months after final completion acceptance by the Owner. Control system failures during the warranty period shall be adjusted, repaired, or replaced at no charge or reduction in service to the Owner. The Contractor shall respond to the Owner's request for warranty service within 24 hours during customary business hours.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

#### A. Acceptable Manufacturers:

1. Johnson Controls.
2. Schneider Electric.
3. Siemens.
4. Honeywell.
5. Distech Controls.
6. Trane.

### 2.2 Network Controller

#### A. General: provide network controller to provide the performance specified in Section 1 of this specification. The following requirements shall be met:

1. The Building Automation System shall have sufficient memory to support its operating system, database, and programming requirements.
2. The operating system of the controller shall manage the input and output communications signals to allow distributed controllers to share real and virtual point information and allow central monitoring and alarms.
3. The network controller shall utilize industry recognized open standard protocols for communication to unit controllers.
4. Communications: Network controller will not be associated with a building management system; this controller will not reside on the building network or connect to a cloud based monitoring system. This controller is only being provided to provide communications between VAV boxes and MZ-VAV RTU to achieve the sequences of operations indicated on the mechanical drawings.
5. Serviceability: Provide diagnostic LED's for power, communications, and processor. All wiring connections shall be made to field removable, modular terminal strips or to a termination card connected by a ribbon cable. The primary logic board shall be removable without disconnecting field wiring.

6. Memory: The network controller shall maintain all BIOS and programming information in the event of a power loss for at least 72 hours. Provide UPS as required.
7. Immunity to power and noise: Controller shall be able to operate at 90% to 110% of nominal voltage rating and shall perform an orderly shut-down below 80% nominal voltage.
8. The network controller shall have a seven segment LED display on the main board that indicates the current operating mode of the controller.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. The project plans shall be thoroughly examined for control device and equipment locations, and any discrepancies, conflicts, or omissions shall be reported to the Architect/Engineer for resolution before rough-in work is started.
- B. The contractor shall inspect the site to verify that equipment is installable as shown, and discrepancies, conflicts, or omissions shall be reported to the Architect/Engineer for resolution before rough-in work is started.

#### 3.2 GENERAL WORKMANSHIP

- A. Install equipment, conduit piping, wiring/conduit parallel to building lines (i.e. horizontal, vertical, and parallel to walls) wherever possible.
- B. Provide sufficient slack and flexible connections to allow for vibration of conduit pipe and equipment.
- C. Install all equipment in readily accessible location as defined in chapter 1 article 100 part A of the NEC. Control panels shall be attached to walls unless mounted in equipment enclosures specifically designed for that purpose. Panels shall be mounted to allow unobstructed access for service.
- D. Verify integrity of all wiring to ensure continuity and freedom from shorts and grounds.
- E. All equipment, installation, and wiring shall comply with acceptable industry specifications and standards for performance, reliability, and compatibility and be executed in strict adherence to local codes and standard practices.

### 3.3 WIRING

- A. General: All electrical work automation controls, except as otherwise specified, or shown on the electrical drawings, shall be included by this contractor.
- B. Electrical work shall comply with the following:
  - 1. All low voltage wiring in finished rooms shall be above ceilings wherever possible and shall be concealed below ceilings when routing vertically to devices, controller, etc.
  - 2. Electrical work may include both line and low voltage as required for system operation.
  - 3. All safety devices shall be wired through both hand and auto positions of motor starting device to insure 100% safety shutdown.
  - 4. Low voltage plenum rated wiring can be run exposed above accessible ceiling or in existing cable tray. Wiring shall be neatly tied to pipes, EMT, or other other devices and not laid in ceiling tile. All low voltage wiring in equipment rooms shall be routed in conduit.
- C. All control and interlock wiring shall comply with the national and local electrical codes and Division 26 of these specifications.
- D. Do not install Class 2 wiring in conduit containing Class 1 wiring. Boxes and panels containing high voltage wiring may not be used for low voltage wiring except for the purpose of interfacing the two (e.g. relays and transformers).
- E. All wire-to-device connections shall be made at a terminal block or terminal strip. All wire-to-wire connections shall be a terminal block, or with a crimped connector. All wiring within enclosures shall be neatly bundled and anchored to permit access and prevent restriction to devices and terminals.
- F. Maximum allowable voltage for control wiring shall be 120 V. If only higher voltages are available, provide step down transformers.
- G. All wiring shall be installed as continuous lengths, where possible. Any required splices shall be made only within an approved junction box or other approved protection device.
- H. Install plenum wiring in sleeves where it passes through walls and floors. Maintain fire rating at all penetrations in accordance with other sections of this specification and local codes.

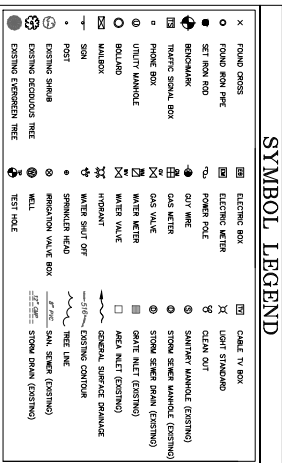
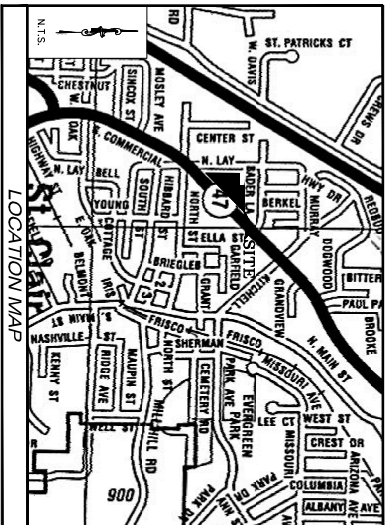
- I. Size of conduit and size and type of wire shall be the design responsibility of this contractor, in keeping with the manufacturer's recommendation and NEC.
- J. Control and status relays are to be located in designated enclosures only. These relays may also be located within packaged equipment control panel enclosures. These relays shall not be located within Class 1 starter enclosures.
- K. Follow manufacturer's installation recommendations for all communication and network cabling. Network or communication cabling shall be ran separately from other wiring.
- L. Adhere to Division 26 requirements for installation of raceway.
- M. This contractor shall terminate all control and/or interlock wiring and shall maintain updated (as-built) wiring diagrams with terminations at the job site.
- N. Flexible metal conduits and liquid-tight, flexible metal conduits shall not exceed 3' in length and shall be supported at each end. Flexible metal conduit less than 1/2" in electrical trade size shall not be used. In areas exposed to moisture, including equipment rooms with water heaters, liquid-tight flexible metal conduits shall be used.

#### 3.4 PROGRAMMING

- A. Provide sufficient internal memory for the specified control sequences. There shall be a minimum of 25% available memory free for future use.
- B. Provide programming for the system as per specifications and adhere to the strategy algorithms provided. All other system programming necessary for the operation of the system but not specified in this document shall also be provided by this contractor.

END OF SECTION

## **APPENDIX 2 – Survey Reports**

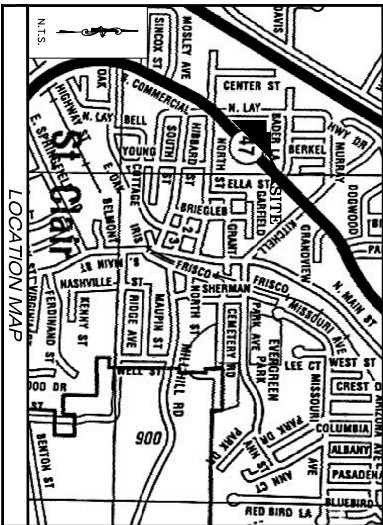
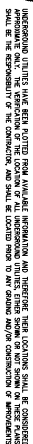
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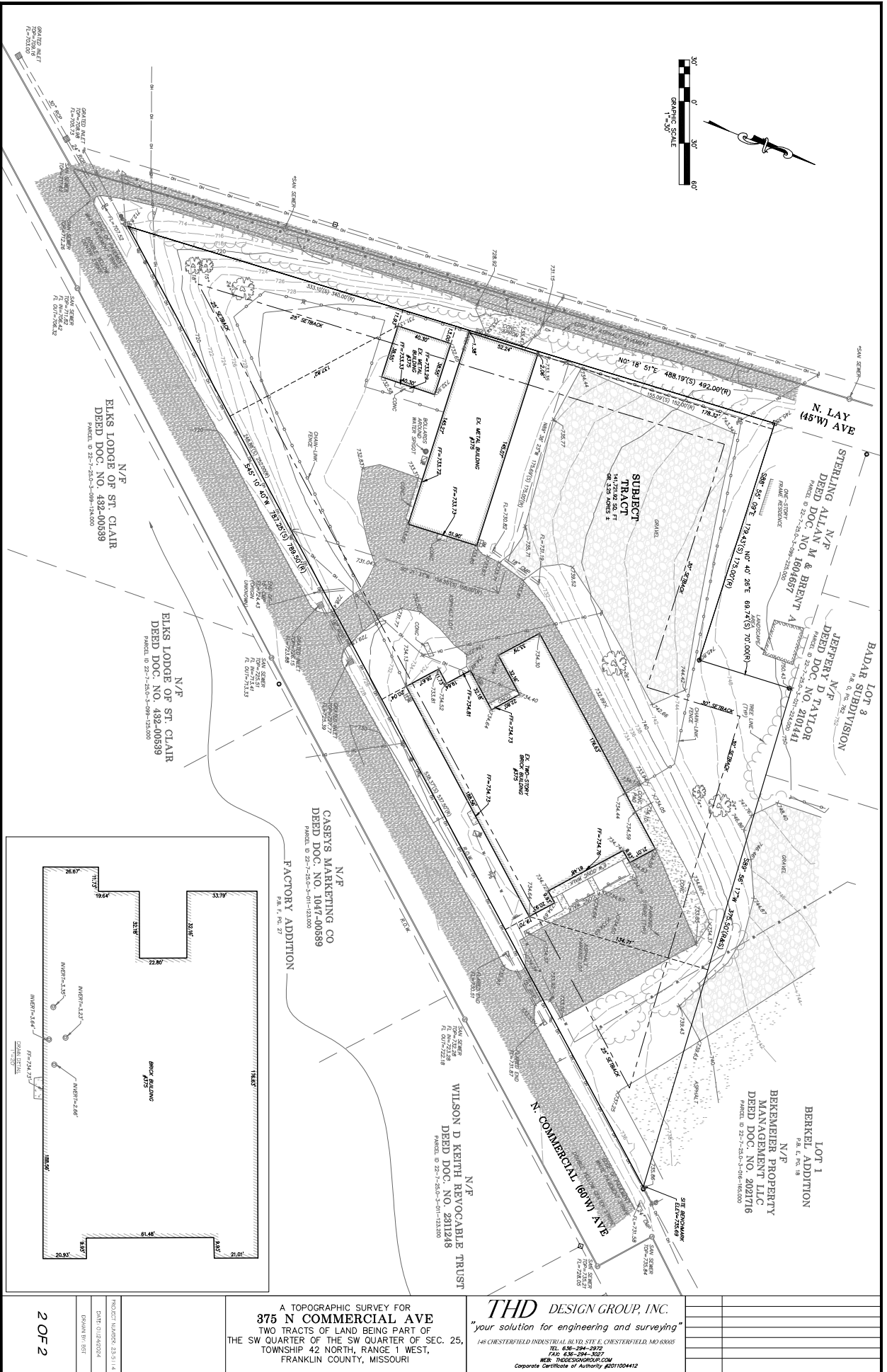


Horizontal Datum is Grid North, Missouri State Plane Coordinate System NAD83 (2401), East Zone. Vertical Datum is NAVD88. Horizontal and Vertical data observation tolerance is 0.10 feet. Horizontal and vertical Control point (CORS).

Location: Approximately 12 feet Northwest of the asphalt pavement and 13' Southwest of Utility pole

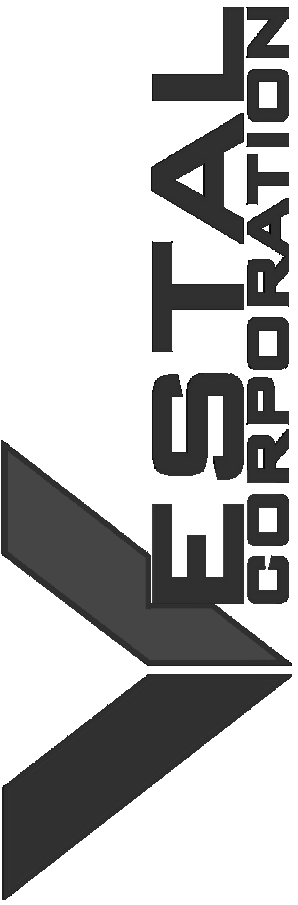
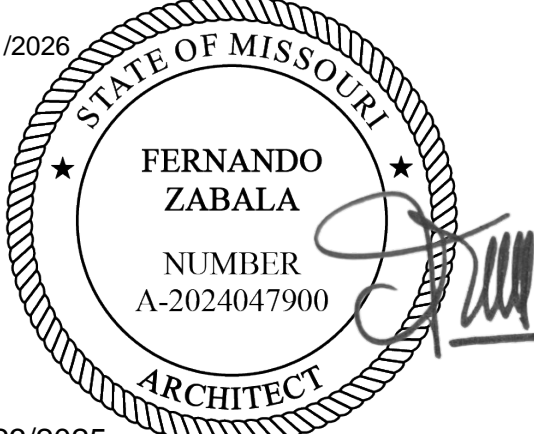


### SYMBOL LEGEND



**THD DESIGN GROUP, INC.**  
"your solution for engineering and surveying"  
148 CHESTERFIELD INDUSTRIAL BLVD, STE. E, CHESTERFIELD, MO 63015  
TEL: 636-294-2915  
FAX: 636-294-3027  
WEB: THDDSGROUP.COM  
Corporate Certificate of Authority #011004412

A TOPOGRAPHIC SURVEY FOR  
**375 N COMMERCIAL AVE**  
TWO TRACTS OF LAND BEING PART OF  
THE SW QUARTER OF THE SW QUARTER OF SEC. 25,  
TOWNSHIP 42 NORTH, RANGE 1 WEST,  
FRANKLIN COUNTY, MISSOURI



OFFICE OF ADMINISTRATION  
DIVISION OF FACILITIES  
MANAGEMENT, DESIGN AND  
CONSTRUCTION

DEPARTMENT OF  
MISSOURI NATIONAL  
GUARD

ST. CLAIR READINESS  
CENTER

375 COMMERCIAL AVE.  
ST. CLAIR, MO 63077

PROJECT # T2326-01  
SITE # 6304  
FACILITY # 8136304011

ISSUE DATE: 6/27/2025

CAD DWG FILE: \_\_\_\_\_  
DRAWN BY: OA  
CHECKED BY: FZ  
DESIGNED BY: JB

SHEET TITLE:  
FLOOR PLAN

SHEET NUMBER:

A100

6/27/2025

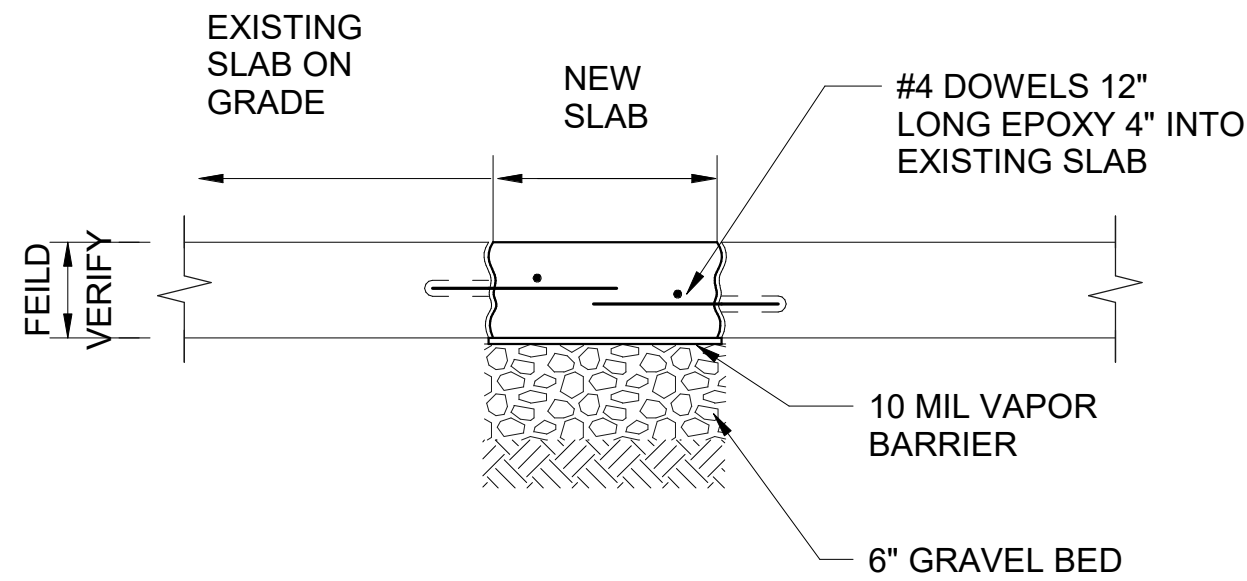
GENERAL FLOOR PLAN NOTES:

- A. DO NOT SCALE DRAWINGS - USE DIMENSIONS AND NOTES ONLY.  
B. FIELD VERIFY ANY EXISTING CONSTRUCTION, CONFIGURATION AND DIMENSIONS.  
C. CONTRACTOR TO CONFIRM ALL DIMENSIONS AGAINST ACTUAL SITE CONDITIONS. ANY CONFLICT OR DISCREPANCIES IN DIMENSIONS OR ELEVATIONS SHALL BE RESOLVED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK OR PROCUREMENT OF MATERIALS.  
D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF COMPLETE SETS OF CONTRACT DOCUMENTS (DRAWINGS & SPECIFICATIONS) TO ALL TRADES. EACH TRADE SHALL REVIEW ALL CONTRACT DOCUMENTS SO AS TO BE AWARE OF ALL ITEMS OF WORK AFFECTING THEIR RESPECTIVE TRADE. NO CLAIMS FOR "EXTRAS" WILL BE HONORED DUE TO FAILURE TO REVIEW COMPLETE SET OF DOCUMENTS.  
E. EGRESS DOORS SHALL NOT LOCK AGAINST THE DIRECTION OF EGRESS TRAVEL.  
F. ALL NEW WOOD FRAMING, SHEATHING, BLOCKING, ETC., SHALL BE FIRE RETARDANT TREATED. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING AT WALL AND CEILING FRAMING FOR ANCHORAGE OF ELEMENTS TO BE FASTENED OVER FINISHED SURFACES INCLUDING, BUT NOT LIMITED TO: WALL BUMPERS, HANDRAILS, GRAB BARS, WOOD TRIM, TOILET ACCESSORIES, AND WALL MOUNTED EQUIPMENT.  
G. INTERIOR DIMENSIONS ARE GIVEN TO THE FINISHED FACE OF WALL CONSTRUCTION, UNLESS NOTED OTHERWISE.  
H. PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT SPACING NOT EXCEEDING 30'-0" O.C. AT LONG STRAIGHT RUNS OF WALL OR SOFFIT. IN FIRE RATED PARTITIONS, PROVIDE FIRE RATED CONTROL JOINTS. DO NOT ALLOW BRACING TO SPAN ACROSS CONTROL JOINTS. CONTROL JOINTS SHALL CONSIST OF DOUBLE STUDS OR DOUBLE FURRING CHANNELS AS PROVIDED BY CONTRACTOR.  
I. GENERAL CONTRACTOR MUST KEEP THE APPROVED SET OF BID DOCUMENTS ON SITE AT ALL TIMES.  
J. REFER TO PLAN FOR FIRE EXTINGUISHER CABINET (FEC) LOCATIONS. SEMI-RECESSED FIRE EXTINGUISHER CABINET AS NOTED IN SPECIFICATIONS.  
K. REPAIR EXISTING SURFACES TO REMAIN AS NEEDED DUE TO THE DEMOLITION OR THE REMOVAL OF CONSTRUCTION. REFER TO DEMOLITION PACKAGE.  
L. REPAIR HOLES IN EXISTING PARTITIONS TO REMAIN WHERE PARTITION MOUNTED ITEMS HAVE BEEN REMOVED.  
M. PATCH AND REPAIR ALL EXISTING DOOR FRAMES AS NEEDED.  
N. REFERENCE FINISH SHEET FOR FINISH INFORMATION.

DEMOLITION / NEW CONSTRUCTION LEGEND

- EXISTING CONSTRUCTION TO REMAIN  
- - - EXISTING CONSTRUCTION TO BE REMOVED  
= NEW CONSTRUCTION  
// NOT IN SCOPE

NOTE: NOT ALL TYPES USED.

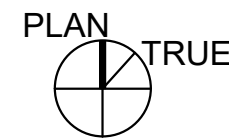
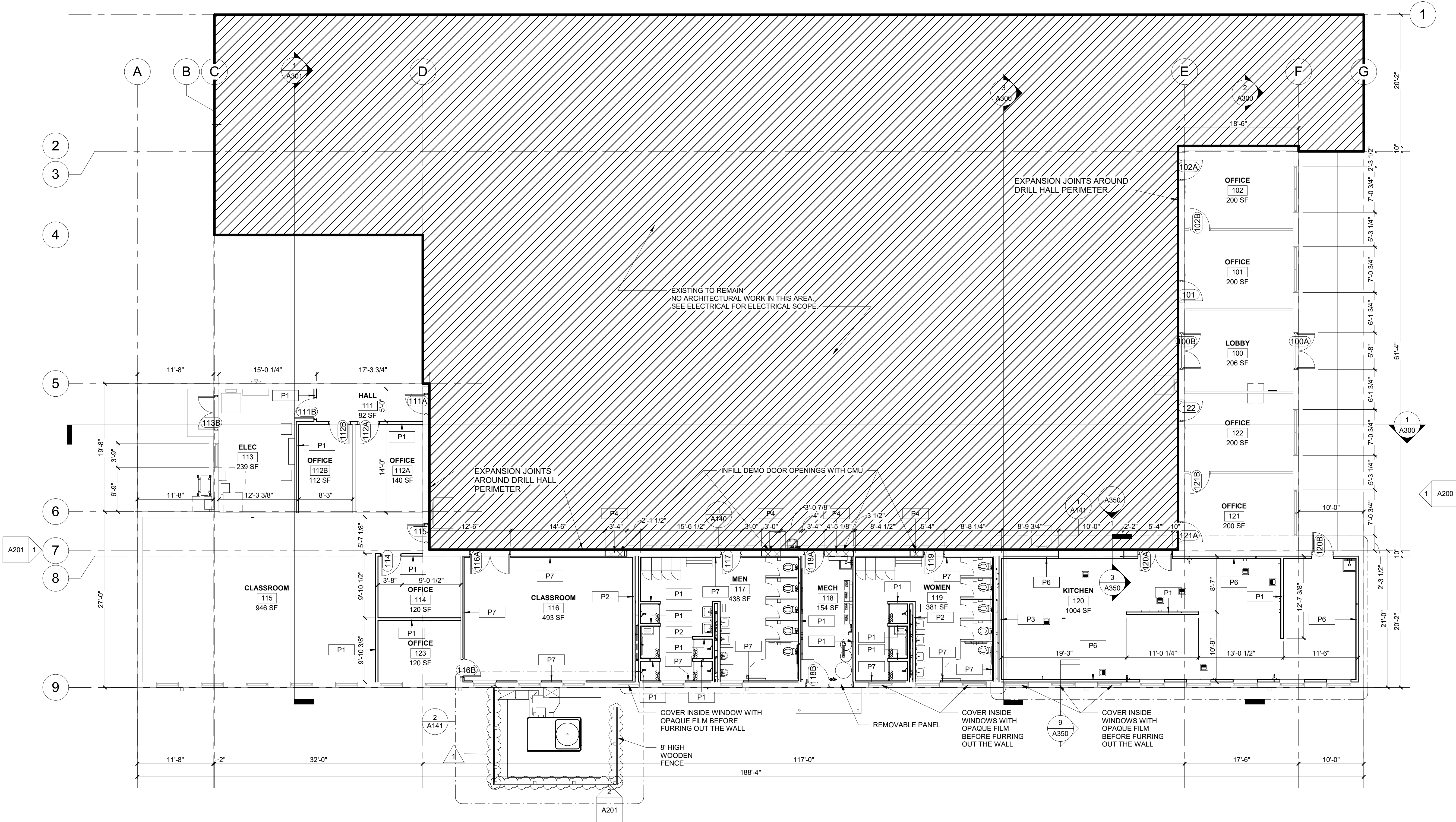


2 SLAB REPAIR DETAIL

1" = 1'-0"

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2

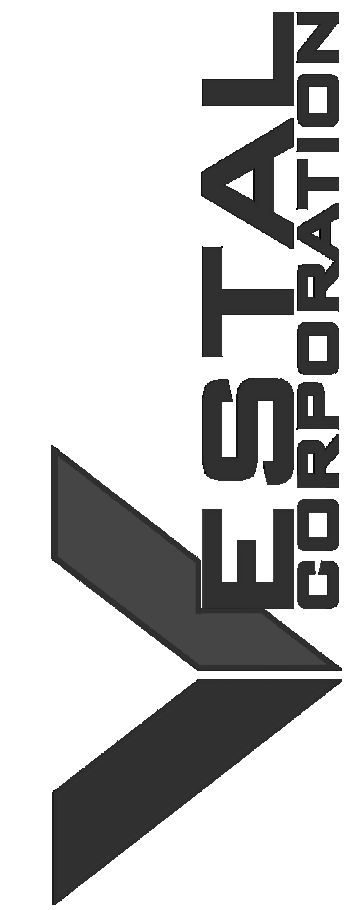


1 FLOOR PLAN

1/8" = 1'-0"

EQUIPMENT SCHEDULE			
ITEM NO.	QUANTITY	DESCRIPTION	REMARKS
1	1	MOP SINK	BY PLUMBER
2	1	MOP RACK	BY G.C.
3	1	WALL SHELF	BY G.C.
4	1 LOT	STORAGE SHELVLING	
5	1	FREEZER	THREE SECTION WITH FULL HEIGHT DOORS
6	1	REFRIGERATOR	TWO SECTION WITH FULL HEIGHT DOORS
7	1	CAN RACK	
8	3	HAND SINKS	WITH SIDE SPLASHES
9	1	THREE COMPARTMENT SINK/ CLEAN DISH TABLE	
10	1	DOUBLE OVER SHELF	
11	1	DISH MACHINE	UL LISTED FOR VENTLESS OPERATION
12	1	SOILED DISH TABLE	
13	1	RACK SHELF	
14	3	SOILED DISH TRANSPORT CART	
15	2	POT AND PAN RACKS	
16	1	PREP TABLE	
17	1	WALL SHELF	
18	1	MIXER	20 QT
19	1	PORTABLE MIXER STAND	
20	0	SPARE NUMBER	
21	0	SPARE NUMBER	
22	1	SLICER	
23	0	SPARE NUMBER	
24	2	WORK TABLES	
25	1	CAN OPENER	
26	1	WALL SHELF	
27	1	COMBI OVEN	SINGLE DECK
28	1	BRAISING PAN	30 GALLON
29	1	TRENCH DRAIN	
30	1	RANGE	6 BURNER WITH CONVECTION OVEN BASE
31	1	STAINLESS STEEL WALL PANELING	
32	1	HOOD WITH FIRE PROTECTION SYSTEM	
33	1	DUCT AND FAN	BY HVAC
34	2	RACK	
35	1	ICE MACHINE	
36	1	BEVERAGE COUNTER	
37	1	DROP IN DUMP SINK	
38	1	COFFEE MAKER	BY VENDOR
39	1	TEA BREWER	BY VENDOR
40	1	PASS THRU REFRIGERATOR	SINGLE SECTION WITH HALF HEIGHT DOORS
41	1	WORK TABLE WITH SINK	
42	1	HANGING UTENSIL RACK	
43	1	HOT HOLDING CABINET	FULL HEIGHT - PASS THRU UNIT
44	1	SERVING COUNTER	
45	0	SPARE NUMBER	
46	1	DROP IN COLD PAN	3 PAN UNIT
47	1	DROP IN HOT FOOD UNIT	4 PAN UNIT
48	1	PROTECTOR GUARD	
49	1	TRAY AND SILVER CART	
50	1	BEVERAGE COUNTER	
51	0	SPARE NUMBER	
52	2	TEA DISPENSERS	BY VENDOR
53	2	COFFEE DISPENSERS	BY VENDOR





OFFICE OF ADMINISTRATION  
DIVISION OF FACILITIES  
MANAGEMENT, DESIGN AND  
CONSTRUCTION

DEPARTMENT OF  
MISSOURI NATIONAL  
GUARD

ST. CLAIR READINESS  
CENTER

375 COMMERCIAL AVE.  
ST. CLAIR, MO 63077

PROJECT # T2326-01  
SITE # 6304  
FACILITY # 8136304011

ISSUE DATE: 6/27/2025

CAD DWG FILE: \_\_\_\_\_  
DRAWN BY: OA \_\_\_\_\_  
CHECKED BY: FZ \_\_\_\_\_  
DESIGNED BY: JB \_\_\_\_\_

SHEET TITLE:  
EXTERIOR  
ELEVATIONS

SHEET NUMBER:

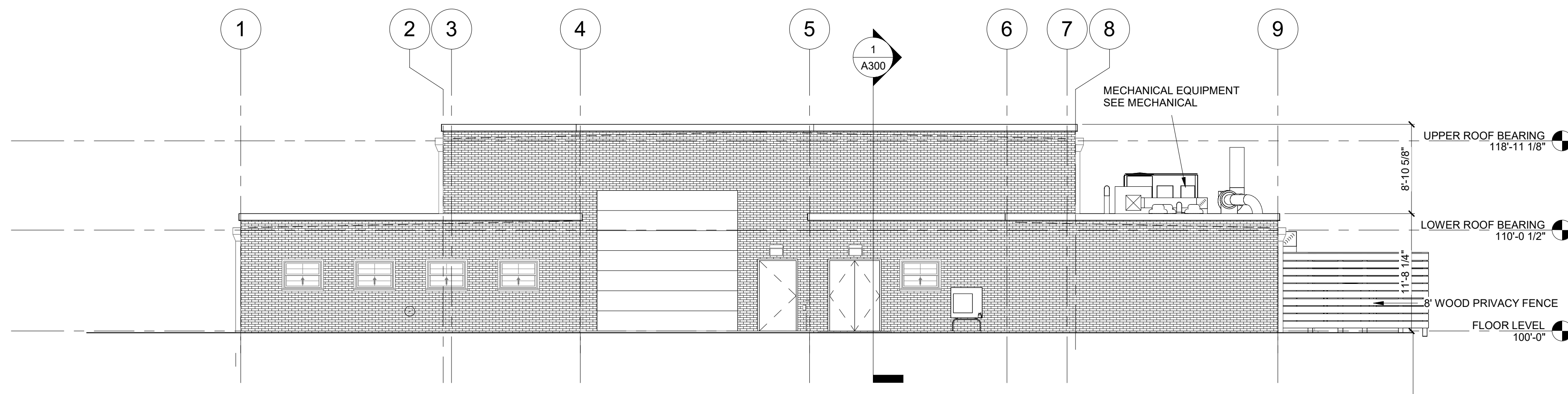
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6/27/2025

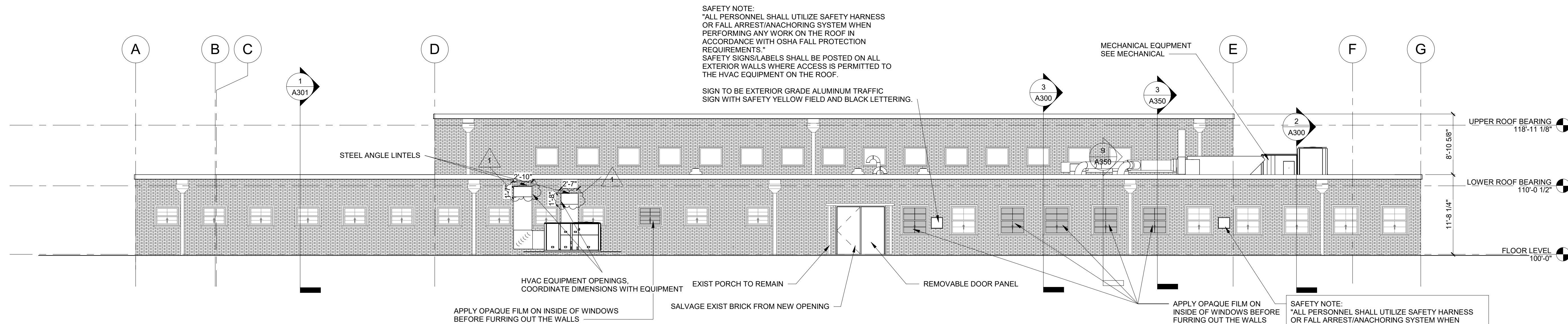
## GENERAL EXTERIOR ELEVATION NOTES

- A. COORDINATE ALL GRADES WITH CIVIL DRAWINGS. NO CONCRETE FOUNDATIONS ARE TO BE VISIBLE ABOVE FINISH GRADE. ONLY FINISH MATERIALS. G.C. TO FIELD VERIFY ALL GRADES AT BUILDING AND BRICK SHELF ELEVATION.
- B. FOR DOOR SCHEDULE AND FRAME ELEVATIONS, REFER TO A700 SERIES SHEETS.

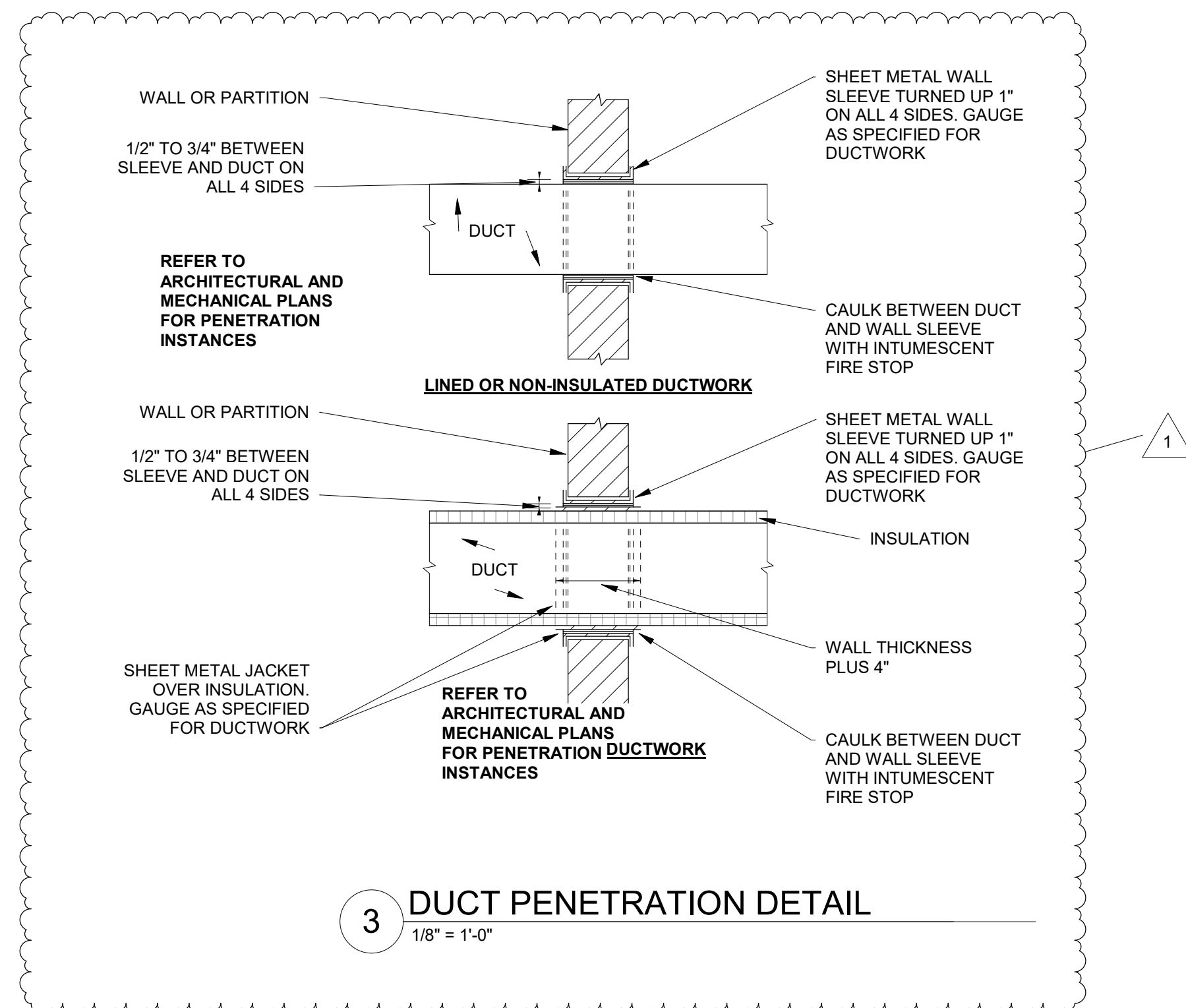
	<b>CONC1 - CAST-IN-PLACE CONCRETE 1</b> INTEGRAL COLORED CAST-IN-PLACE CONCRETE
	<b>MV1 - MASONRY VENEER 1</b> RUNNING BOND, 4"x2-2/3"x8" (NOMINAL) BRICK VENEER (RE: SPEC)
	<b>MP1 - METAL PANEL 1</b> COMPOSITE PANEL, RAINSCREEN SYSTEM (RE: SPEC)
	<b>GL1 - GLAZING 1</b> GLAZING UNIT (RE: FRAME ELEVATIONS AND SPEC)
	<b>GL2 - GLAZING 2</b> SPANDREL GLAZING UNIT (RE: FRAME ELEVATIONS AND SPEC)



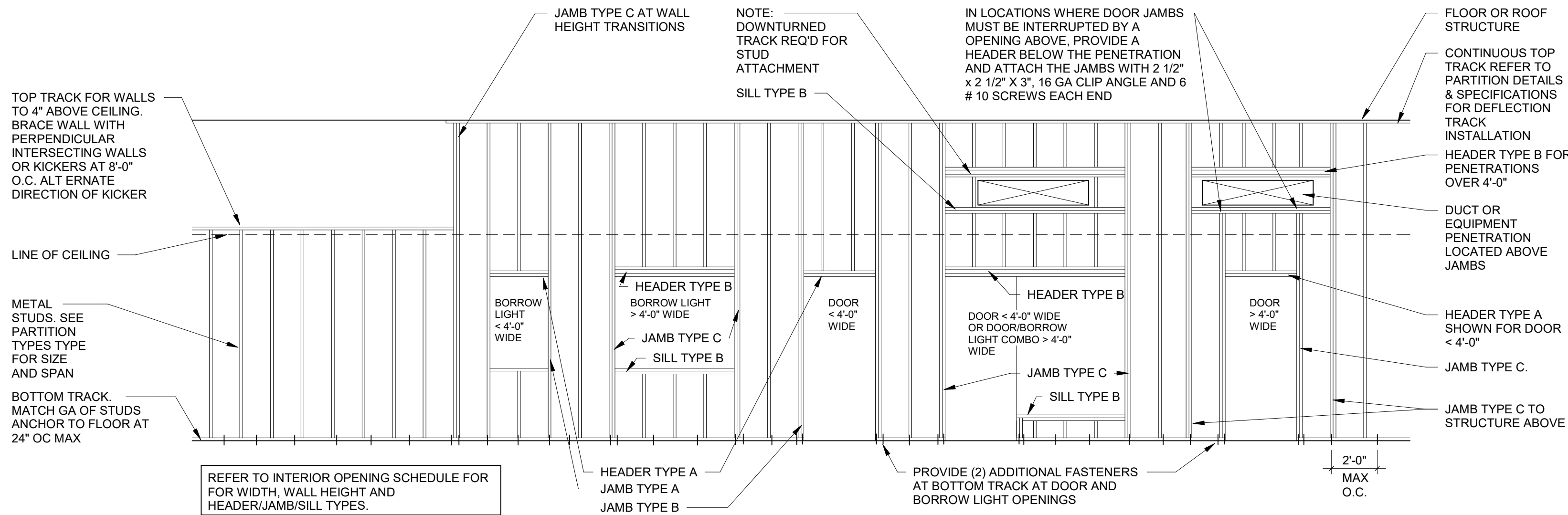
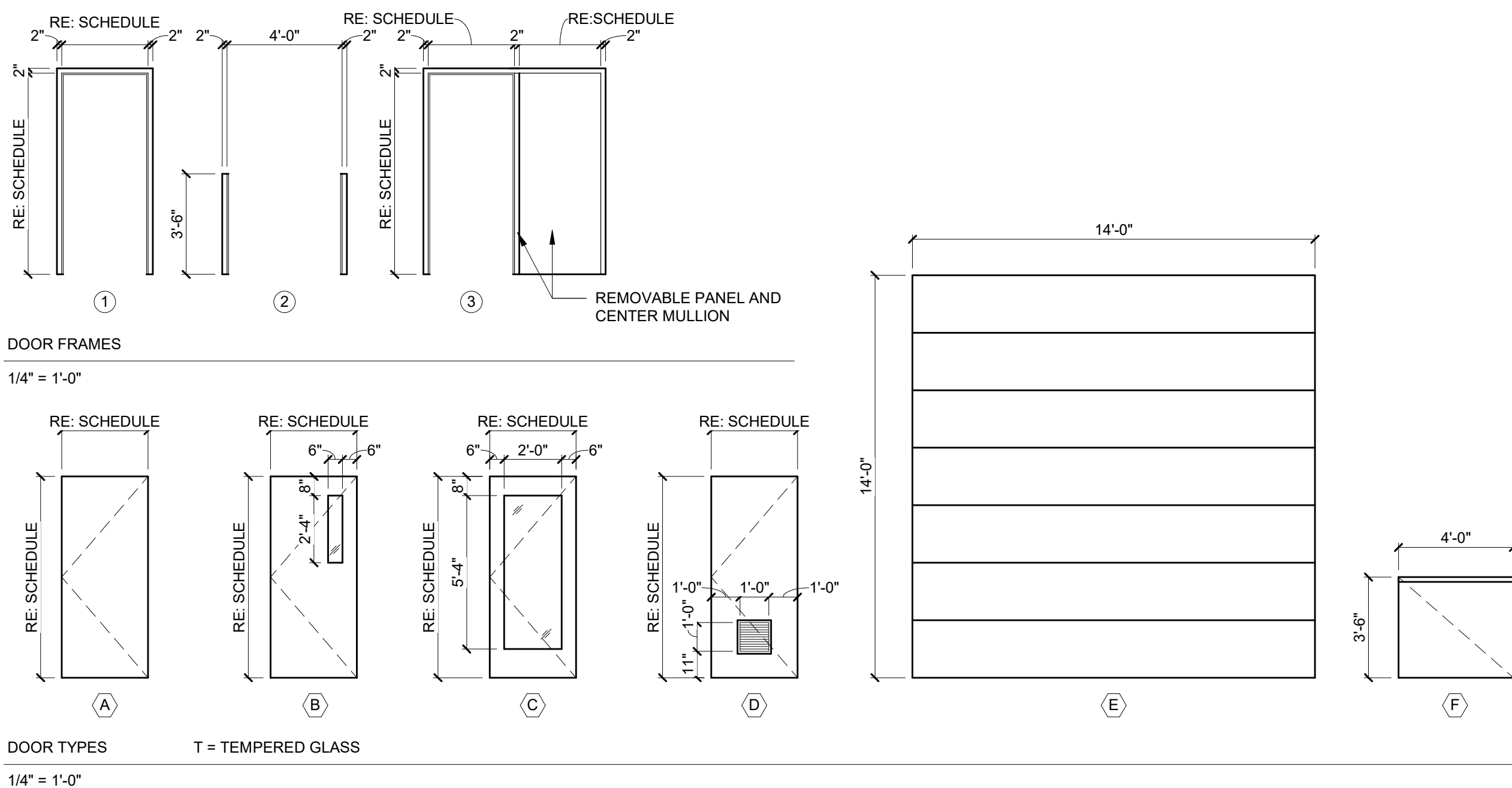
1 WEST ELEVATION  
1/8" = 1'-0"






2 SOUTH ELEVATION  
1/8" = 1'-0"



3 DUCT PENETRATION DETAIL  
1/8" = 1'-0"

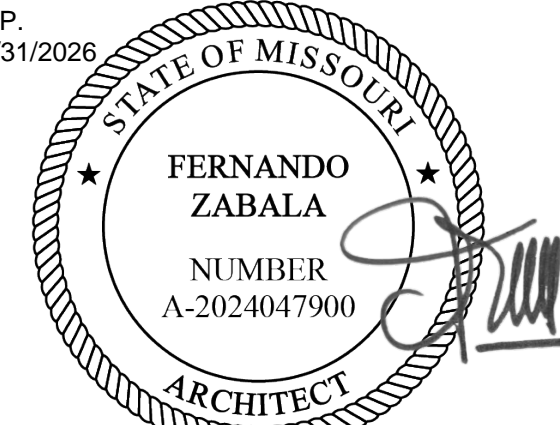


DOOR SCHEDULE																
DOOR #	PAIR	W	H	DOOR				FRAME		DETAILS		HDW SET	FIRE RATING		REMARKS	
				THK	ELEV	MATL	FINISH	GLAZING	ELEV	MATL	FINISH					HEAD
100A	•	2'-8"	7'-0"	1 3/4"	A	HM	PT-2	-	1	HM	PT-2	H4	J4	1		
100B	•	2'-8"	7'-0"	1 3/4"	C	WD	ST	GL-1	1	HM	PT-2	H2	J2	1		
101		3'-0"	7'-0"	1 3/4"	B	WD	ST	GL-1	1	HM	PT-2	H2	J2	1		
102A		3'-0"	7'-0"	1 3/4"	B	WD	ST	GL-1	1	HM	PT-2	H2	J2	1		
102B		3'-0"	7'-0"	1 3/4"	A	WD	ST	-	1	HM	PT-2	H1	J1	1		
106			7'-0"	-	-	-	-	-	-	-	-	-	-	2	EXIST VAULT DOOR TO REMAIN	
110B			14'-0"	1 1/2"	E	STEEL	-	-	-	-	-	H6	J6	-	EXIST SECTIONAL DOOR TO REMAIN	
111A		3'-0"	7'-0"	1 3/4"	B	WD	ST	-	1	HM	PT-2	H2	J2	5	1	
111B		3'-0"	7'-0"	1 3/4"	A	HM	PT-2	GL-1	1	HM	PT-2	H1	J1	1	-	
112A		3'-0"	7'-0"	1 3/4"	B	WD	ST	GL-1	1	HM	PT-2	H1	J1	9	-	
112B		3'-0"	7'-0"	1 3/4"	B	WD	ST	GL-1	1	HM	PT-2	H1	J1	9	-	
113B	•	2'-6"	7'-0"	1 3/4"	A	HM	PT-2	-	1	HM	PT-2	H4	J4	11	-	
114		3'-0"	7'-0"	1 3/4"	B	WD	ST	GL-1	1	HM	PT-2	H2	J2	9	-	
115		2'-8"	7'-0"	1 3/4"	B	WD	ST	GL-1	1	HM	PT-2	H2	J2	4	1	
116A	•	3'-0"	7'-0"	1 3/4"	B	WD	ST	GL-1	1	HM	PT-2	H8	J2	4	1	
116B		2'-8"	7'-0"	1 3/4"	A	WD	ST	-	1	HM	PT-2	H1	J1	4	-	
117		3'-0"	7'-0"	1 3/4"	A	WD	ST	-	1	HM	PT-2	H8	J2	7	1	
118A		3'-0"	7'-0"	1 3/4"	D	WD	ST	-	1	HM	PT-2	H8	J2	2	1	
118B	•	3'-6"	7'-0"	1 3/4"	A	HM	PT-2	-	3	HM	PT-2	H7	J4	11	-	ONE REMOVABLE PANEL
119		3'-0"	7'-0"	1 3/4"	A	WD	ST	-	1	HM	PT-2	H8	J2	7	1	
120A	•	2'-6"	7'-0"	1 3/4"	A	WD	ST	-	1	HM	PT-2	H3	J3	4	1	
120B		3'-0"	7'-0"	1 3/4"	A	HM	PT-2	-	1	HM	PT-2	H5	J5	8	-	
121A		3'-0"	7'-0"	1 3/4"	B	WD	ST	GL-1	1	HM	PT-2	H2	J2	9	-	
121B		3'-0"	7'-0"	1 3/4"	A	WD	ST	-	1	HM	PT-2	H1	J1	9	-	
122		3'-0"	7'-0"	1 3/4"	B	WD	ST	GL-1	1	HM	PT-2	H2	J2	9	1	

STATE OF MISSOURI  
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12/31/2026



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DEPARTMENT OF  
MISSOURI NATIONAL  
GUARD

ST. CLAIR READINESS  
CENTER

375 COMMERCIAL AVE.  
ST. CLAIR, MO 63077

PROJECT # T2326-01  
SITE # 6304  
FACILITY # 8136304011

ISSUE DATE: 6/27/2025

CAD DWG FILE:  
DRAWN BY: OA  
CHECKED BY: FZ  
DESIGNED BY: JB

SHEET TITLE:

DOOR SCHEDULE  
AND DETAILS

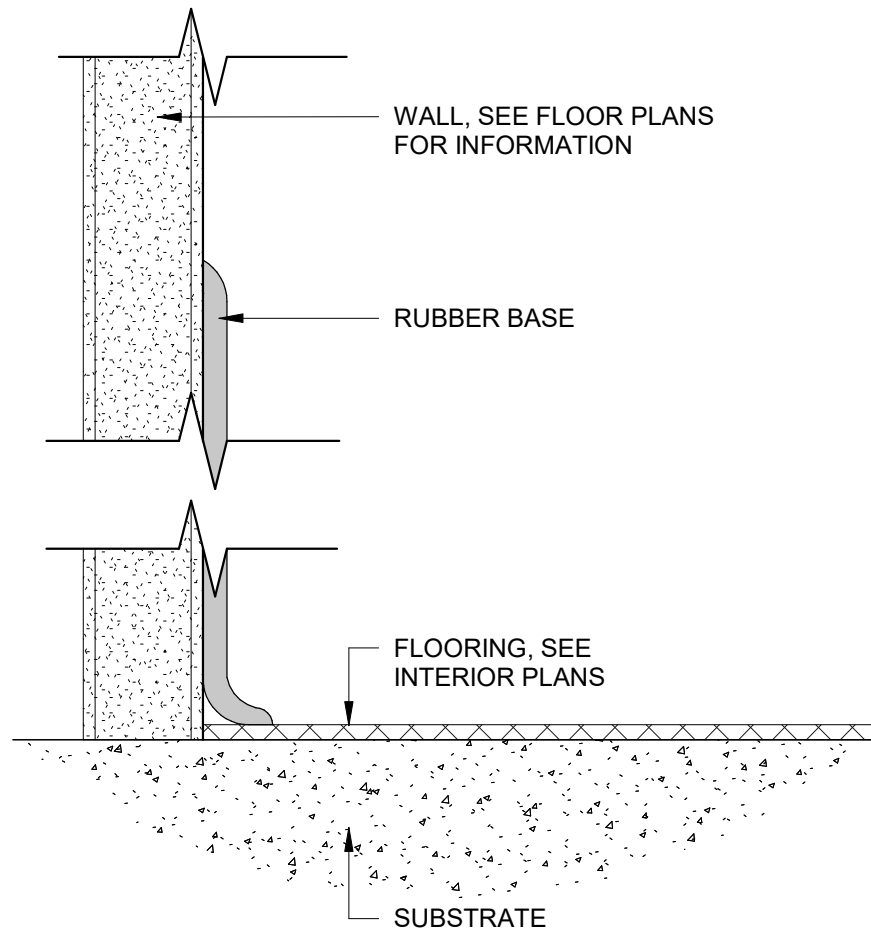
SHEET NUMBER:

A700

6/27/2025

GENERAL FINISH NOTES:

- A. FINISH SYSTEMS DESCRIBE THE FINISH SPECIFICATION FOR THE VERTICAL SURFACE OF ALL FINISHES APPLIED TO A PARTITION. IF DISCREPANCY OCCURS, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK WITHIN THE SUBJECT AREA.
- B. WORKMANSHIP SHALL BE THE BEST OF ITS RESPECTIVE KINDS FOR EACH OF THE VARIOUS TRADES EMPLOYED.
- C. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE NEW MATERIALS ARE APPLIED. SUBSTRATE SHALL BE SMOOTH, FREE OF DEFECTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL. MANUFACTURERS WRITTEN RECOMMENDATIONS.
- D. UPON COMPLETION OF INSTALLATION OF PORCELAIN/CERAMIC TILE, CONTRACTOR TO CLEAN ALL TILE SURFACES PER MANUFACTURERS WRITTEN RECOMMENDATIONS SO THEY ARE FREE OF FOREIGN MATTER. SEAL ALL GROUT WITH (2) COATS OF MANUFACTURERS RECOMMENDED GROUT SEALER. PROHIBIT FOOT AND/OR WHEEL TRAFFIC FROM TILED FLOORS FOR AT LEAST 7 DAYS AFTER GROUTING IS COMPLETE.
- E. FINISH SUBSTITUTIONS SHALL BE APPROVED BY ARCHITECT ONLY. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS FOR ANY SUBSTITUTIONS.
- F. DURING INSTALLATION OF CARPET, CONTRACTOR MUST COMPLY WITH CARPET MANUFACTURERS WRITTEN RECOMMENDED INSTALLATION METHODS. THIS INCLUDES SEAM SEALERS, GLUE, TERMINATION OF ALL SEAMS AND EXPOSED EDGES.
- G. UPON COMPLETION OF INSTALLATION OF CARPET, CONTRACTOR TO REMOVE VISIBLE ADHESIVE, SEAM SEALER AND OTHER SURFACE BLEMISHES USING CLEANER RECOMMENDED BY CARPET MANUFACTURER. COMPLY WITH CRI 104, SECTION 15: "PROTECTION OF INDOOR INSTALLATION.". REFER TO FINISH AND MATERIAL LEGEND FOR ARCHITECT DESIRED INSTALL. PROVIDE AND CONTINUE SCHEDULED FLOORING FROM PARTITION TO PARTITION AND UNDER MILLWORK UNLESS NOTED OTHERWISE.
- H. FLOOR TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOOR, UNLESS NOTED OTHERWISE.
- I. TOLERANCE VARIATION FROM FLAT AND LEVEL SURFACE: 1/8" IN 10', UNLESS NOTED OTHERWISE IN SPECIFICATIONS.
- K. ALL WALLS SHALL BE PAINTED (P-XX) UNLESS NOTED OTHERWISE.
- L. ALL DOOR FRAMES TO BE PAINTED TO MATCH ADJACENT WALL, UNLESS NOTED OTHERWISE.
- M. ALL GYPSUM BOARD CEILINGS TO BE PAINTED (P-XXX), UNLESS NOTED OTHERWISE.
- N. ALL ACOUSTICAL CEILINGS TO BE (ACT-XX), UNLESS NOTED OTHERWISE.
- O. ALL WINDOW SILLS TO BE (SS-XX), UNLESS NOTED OTHERWISE.
- P. ALL RECEPTACLES, SWITCHES, COVER PLATES, ETC. ARE TO BE STAINLESS STEEL, UNLESS NOTED OTHERWISE.
- Q. WHERE PLASTIC LAMINATE GRAIN/PATTERN RETURN A CORNER, GRAIN/PATTERN TO RUN IN SAME DIRECTION ON ALL SIDES.



1 RUBBER COVE BASE  
12" = 1'-0"

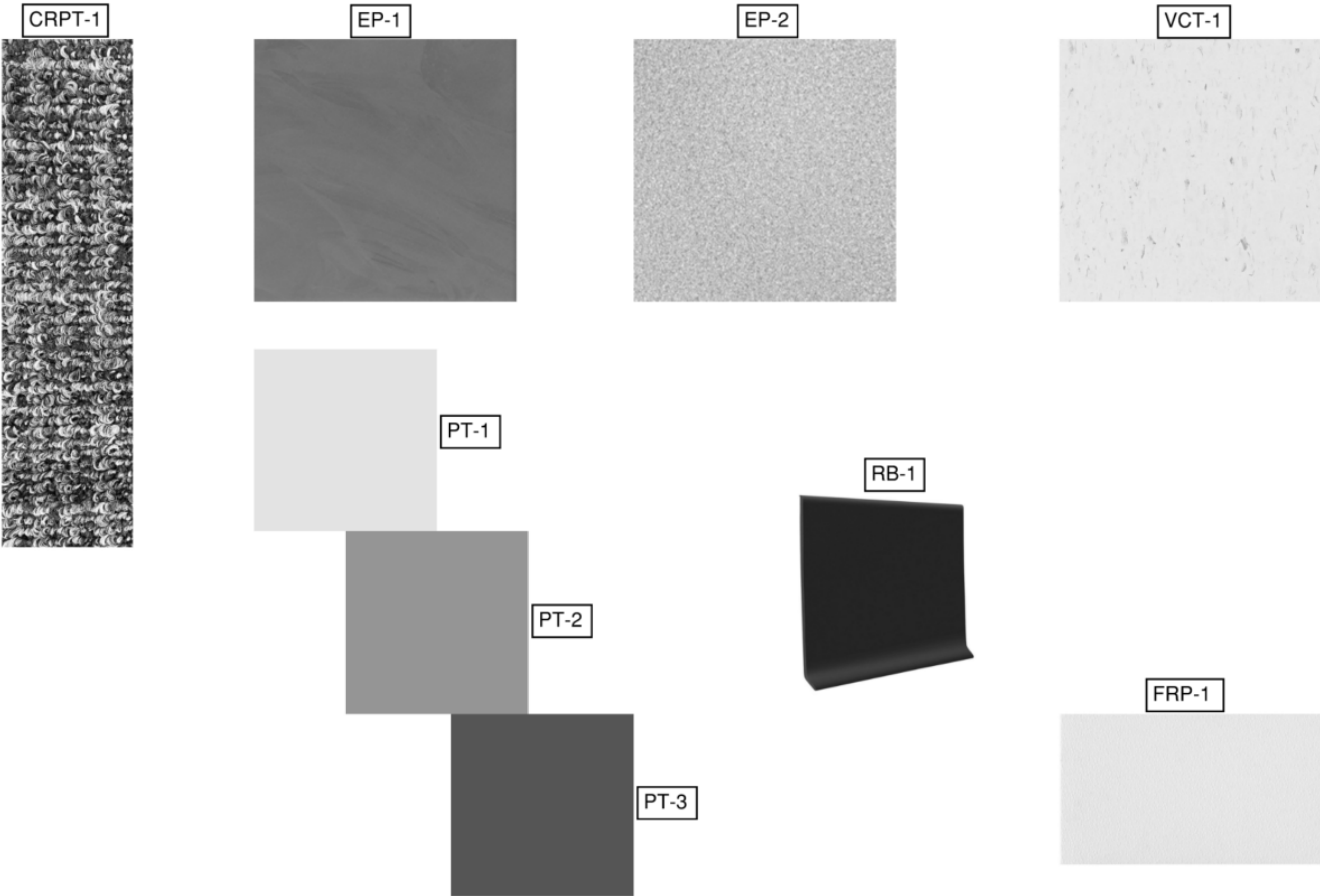
ROOM FINISH SCHEDULE

ROOM #	NAME	FLOOR FINISH	BASE FINISH	WALL FINISHES				CEILING FINISH	CEILING HEIGHT	COMMENTS
				NORTH	SOUTH	EAST	WEST			
100	LOBBY	EP-1	RB-1	PT-1	PT-1	PT-1	PT-2	ACT1	8'-0"	
101	OFFICE	CRPT-1	RB-1	PT-1	PT-1	PT-3	PT-1	ACT1	8'-0"	
102	OFFICE	CRPT-1	RB-1	PT-1	PT-1	PT-3	PT-1	ACT1	8'-0"	
111	HALL	PCONG	-	PT-1	PT-1	PT-1	PT-1	ACT1	8'-7 1/2"	
112A	OFFICE	CRPT-1	RB-1	PT-1	PT-3	PT-1	PT-1	ACT1	8'-7 1/2"	
112B	OFFICE	CRPT-1	RB-1	PT-1	PT-3	PT-1	PT-1	ACT1	8'-7 1/2"	
113	ELEC	PCONG	-	PT-1	PT-1	PT-1	PT-1	EXP	10'-0 1/2"	
114	OFFICE	CRPT-1	RB-1	PT-1	PT-3	PT-1	PT-1	ACT1	8'-0"	
115	CLASSROOM	VCT-1	RB-1	PT-1	PT-2	PT-1	PT-1	ACT1	8'-0"	
116	CLASSROOM	VCT-1	RB-1	PT-1	PT-2	PT-1	PT-1	ACT1	8'-0"	
117	MEN	EP-2	-	PT-1	PT-1	PT-1	PT-1	GYP1	8'-0"	SEE ELEVATION FOR SHOWER WALL EPOXY DETAILS 7' HEIGHT
118	MEN	PCONG	-	PT-1	PT-1	PT-1	PT-1	EXP	10'-0 1/2"	
119	WOMEN	EP-2	-	PT-1	PT-1	PT-1	PT-1	GYP1	8'-0"	SEE ELEVATION FOR SHOWER WALL EPOXY DETAILS 7' HEIGHT
120	KITCHEN	EP-2	-	FRP	FRP	FRP	FRP	ACT2	8'-0"	
121	OFFICE	CRPT-1	RB-1	PT-1	PT-1	PT-3	PT-1	ACT1	8'-0"	
122	OFFICE	CRPT-1	RB-1	PT-1	PT-1	PT-3	PT-1	ACT1	8'-0"	
123	OFFICE	CRPT-1	RB-1	PT-1	PT-3	PT-1	PT-1	ACT1	8'-0"	

FINISH AND MATERIAL SCHEDULE

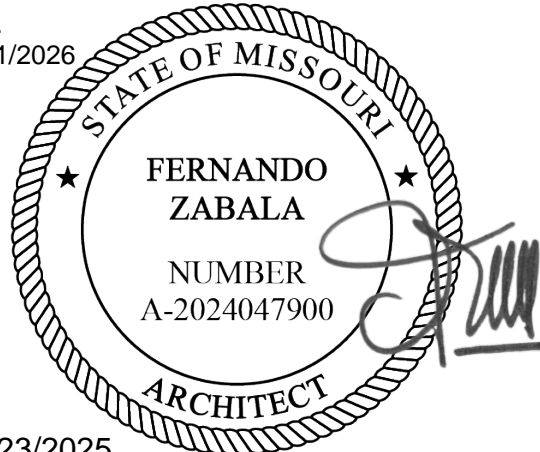
SYMBOL	DESCRIPTION	MANUFACTURER	STYLE	MODEL #	COLOR	SIZE	FINISH	REMARKS
ACT-1	ACOUSTIC CEILING TILE	ARMSTRONG	1912TEMP	-	WHITE	24" X 48"	-	FOR GENERAL AREAS
ACT-2	ACOUSTIC CEILING TILE	ARMSTRONG	1959	-	WHITE	24" X 48"	-	KITCHEN
GYP-1	GYPSUM BOARD	USG	-	-	WHITE	-	-	BATHROOMS
PT-1	PAINT	PPG	-	PPG1036-1	GRAY GLIMPSE	-	SEMI-GLOSS	ALL OVER USE
PT-2	PAINT	PPG	-	PPG1012-5	STEEPLE GRAY	-	SEMI-GLOSS	ACCENT PAINT FOR GENERAL USE
PT-3	PAINT	PPG	-	PPG1162-7	DRAGONFLY	-	SEMI-GLOSS	ACCENT PAINT FOR OFFICE
CRPT-1	CARPET TILE	BENTLEY	LONG STORY SHORT	401033	LAMPOON	18" X 36"	-	FOR OFFICE MONOLITHIC LAY PATTERN
EP-1	EPOXY	LIQUID ELEMENTS	SMOOTH-DUO	-	HALIFAX RAIN	-	MATTE	FOR LOBBY FLOOR
EP-2	EPOXY	LIQUID ELEMENTS	POLISHED	-	RAW CONCRETE	-	-	FOR KITCHEN AND BATHROOM FLOORS
RB-1	RUBBER BASE	ARMSTRONG FLOORING OR EQUAL	TRADITIONAL	DC-40	BLACK B	6"	-	FOR ALL AREAS
ST	STAIN	-	-	-	-	-	-	WOOD DOORS
VCT-1	VINYL COMPOSITION TILE	TARKETT	VCT II	480	PURE WHITE	12" X 12"	-	FOR CLASSROOMS
PCOC	POLISHED CONCRETE	-	-	-	-	-	-	FOR ALL OTHER AREAS
FRP-1	FIBERGLASS REINFORCED PANEL	ALTRO	PURAGUARD	W140/400	SEA SALT	4'X10'	GLOSS	FOR KITCHEN WALLS. SEE ELEVATIONS
AWP-1	ALUMINUM COMPOSITE WALL PANEL	LIQUID ELEMENTS	CUSTOM WALL PANEL	-	HALIFAX RAIN	4'X8'	MATTE	ALUMINUM COMPOSITE WALL PANEL WITH RESINOUS WALL COATING

St. Clair Readiness Center Material Design Board



STATE OF MISSOURI  
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12/31/2026



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375 COMMERCIAL AVE.  
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PROJECT # T2326-01  
SITE # 6304  
FACILITY # 8136304011

ISSUE DATE: 6/27/2025

CAD DWG FILE: \_\_\_\_\_  
DRAWN BY: OA \_\_\_\_\_  
CHECKED BY: FZ \_\_\_\_\_  
DESIGNED BY: JB \_\_\_\_\_

SHEET TITLE:

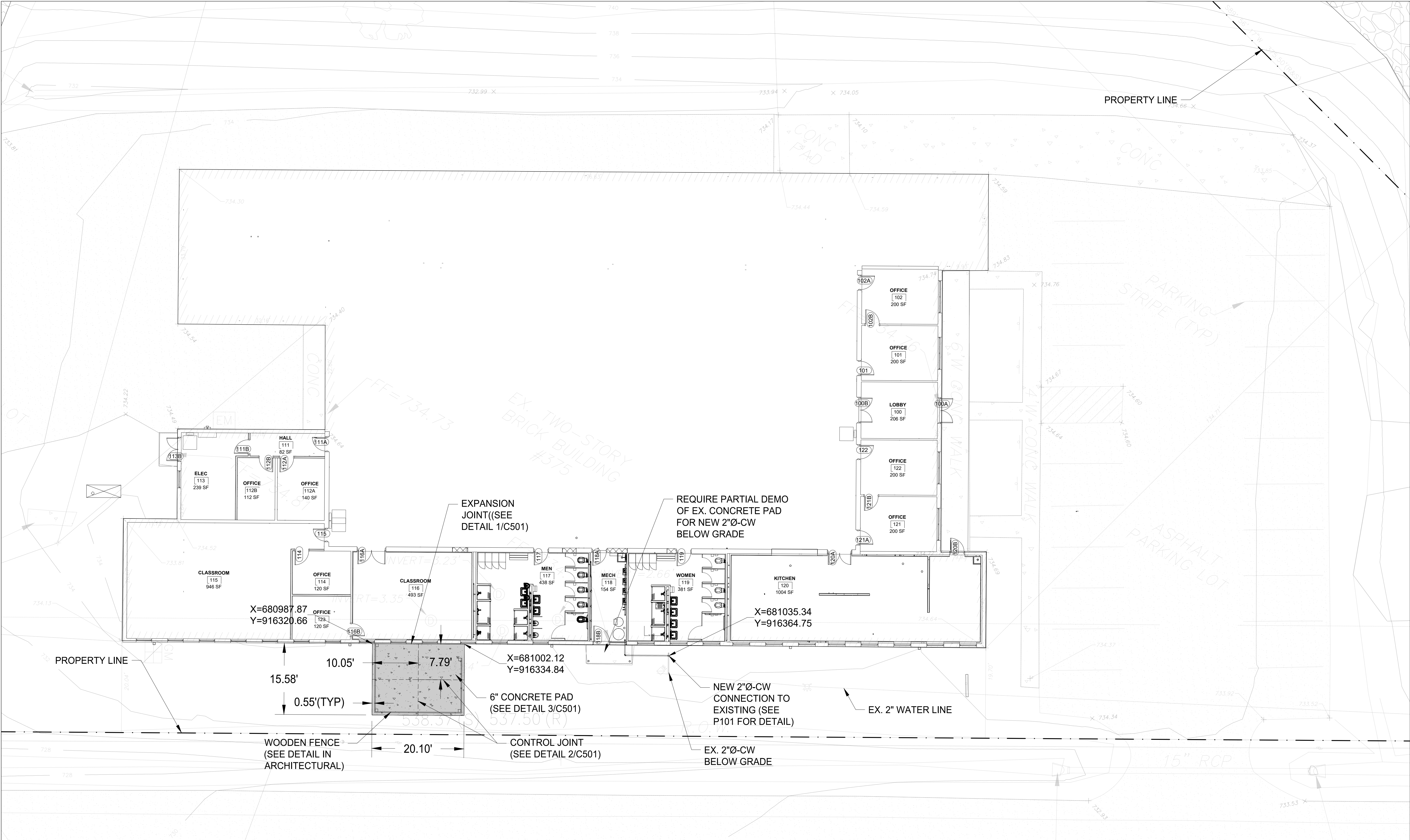
INTERIOR FINISH  
SCHEDULE AND  
LEGEND

SHEET NUMBER:

A800

6/27/2025





1  
C101

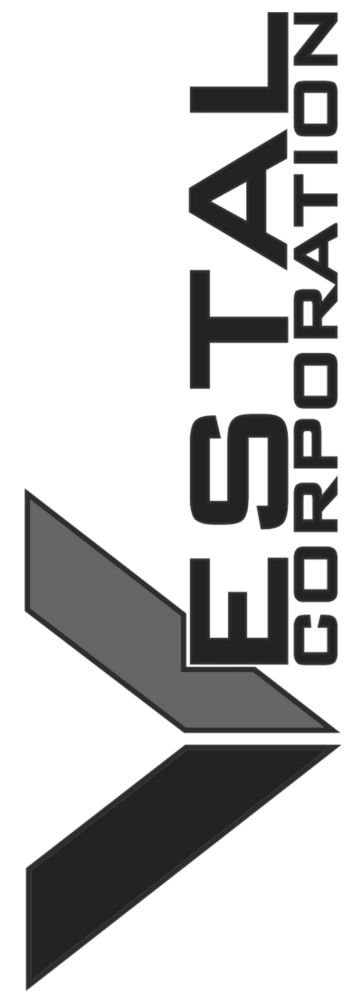
**SITE PLAN**

1" = 10'-0"

NOTES

1. COMPLETELY SEPARATED JOINT IN THE CLAY PIPE DISCOVERED APPROXIMATELY 5 FEET OUTSIDE INTO THE YARD AND 4 FEET DEEP PER PLUMBING SURVEY.
2. BROKEN PIPE RUNS UNDER THE DITCH RIGHT BEFORE HWY 47 PER PLUMBING SURVEY.
3. DAMAGED GRASS AND MULCH WILL BE REPAIRED AS NEEDED.

STATE OF MISSOURI  
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FACILITY # 81136304011

ISSUE DATE: 06/27/2025

CAD DWG FILE:  
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CHECKED BY: CJM  
DESIGNED BY: DSL

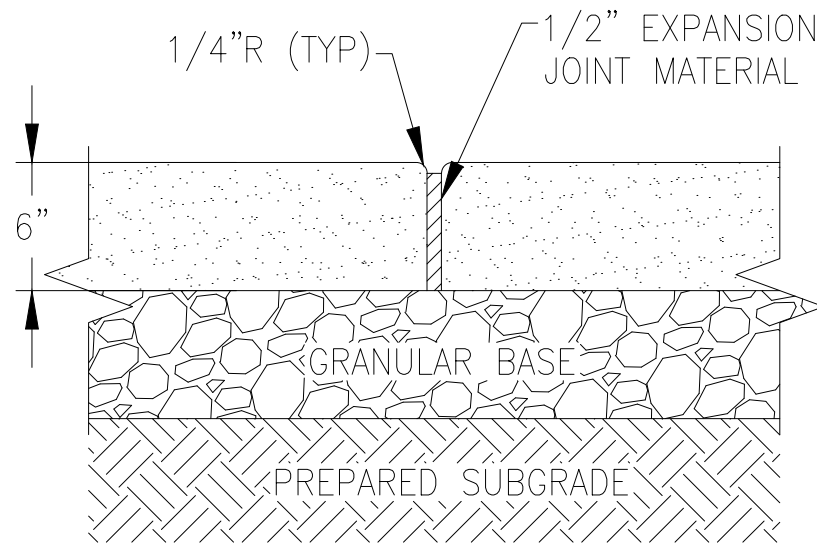
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**SITE PLAN**

SHEET NUMBER:

**C101**

06/27/2025

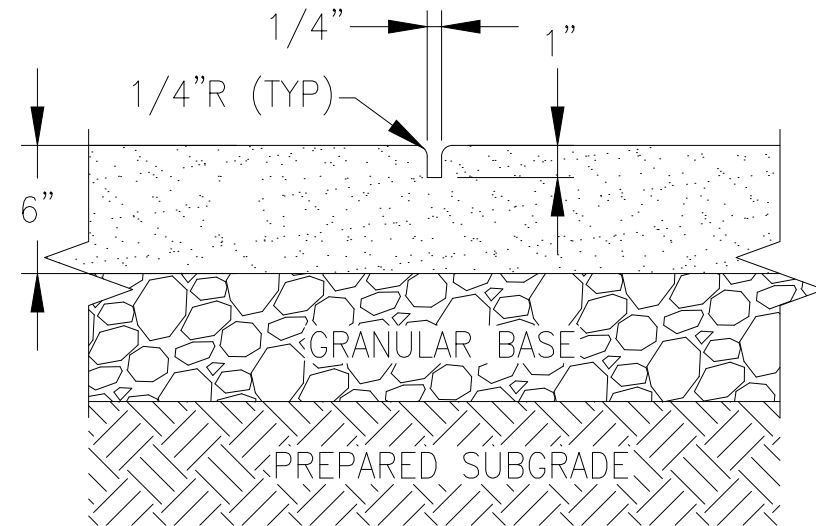




EXPANSION JOINT IN  
CONCRETE SIDEWALK

1  
C501

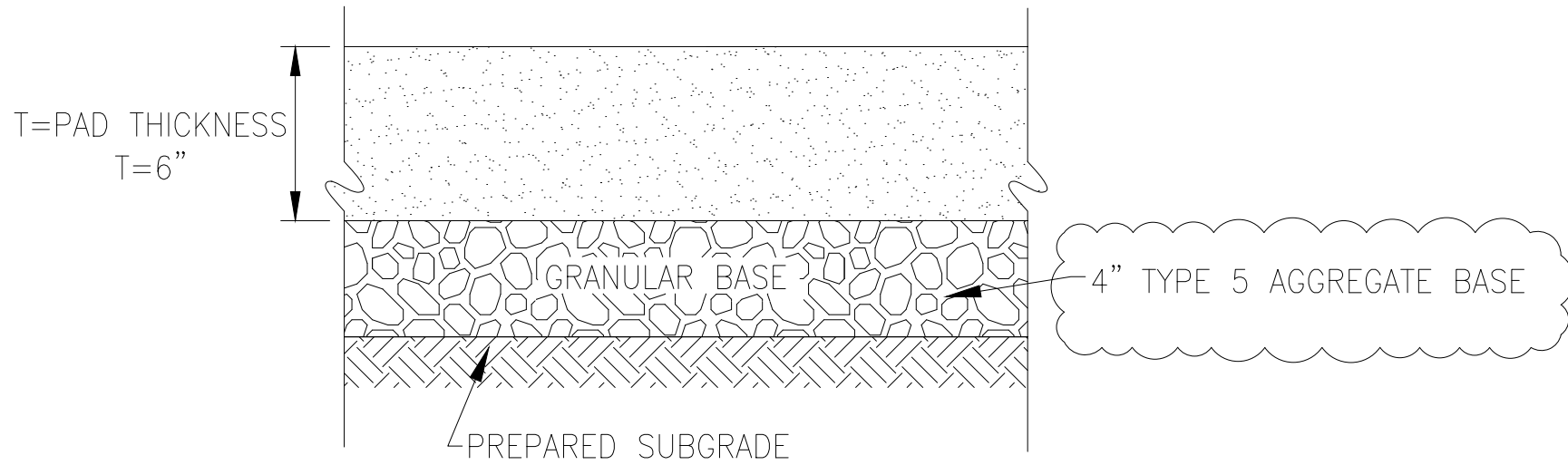
NTC



CONTROL JOINT IN  
CONCRETE SIDEWALK

2  
C501

NTC

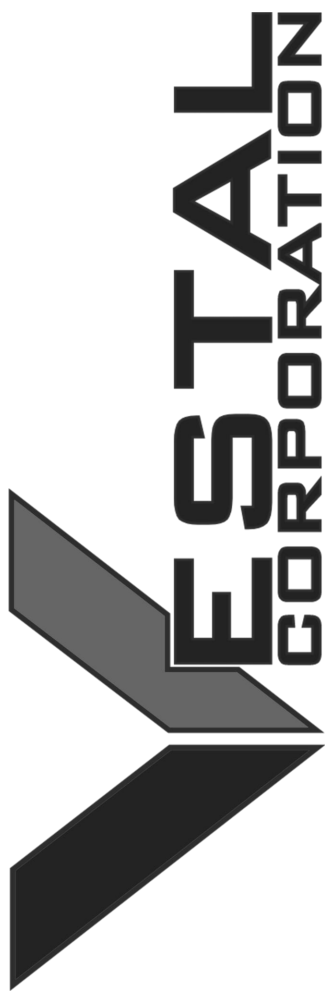


CONCRETE PAD

3  
C501

NTC

STATE OF MISSOURI  
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CHECKED BY: CJM \_\_\_\_\_  
DESIGNED BY: DSL \_\_\_\_\_

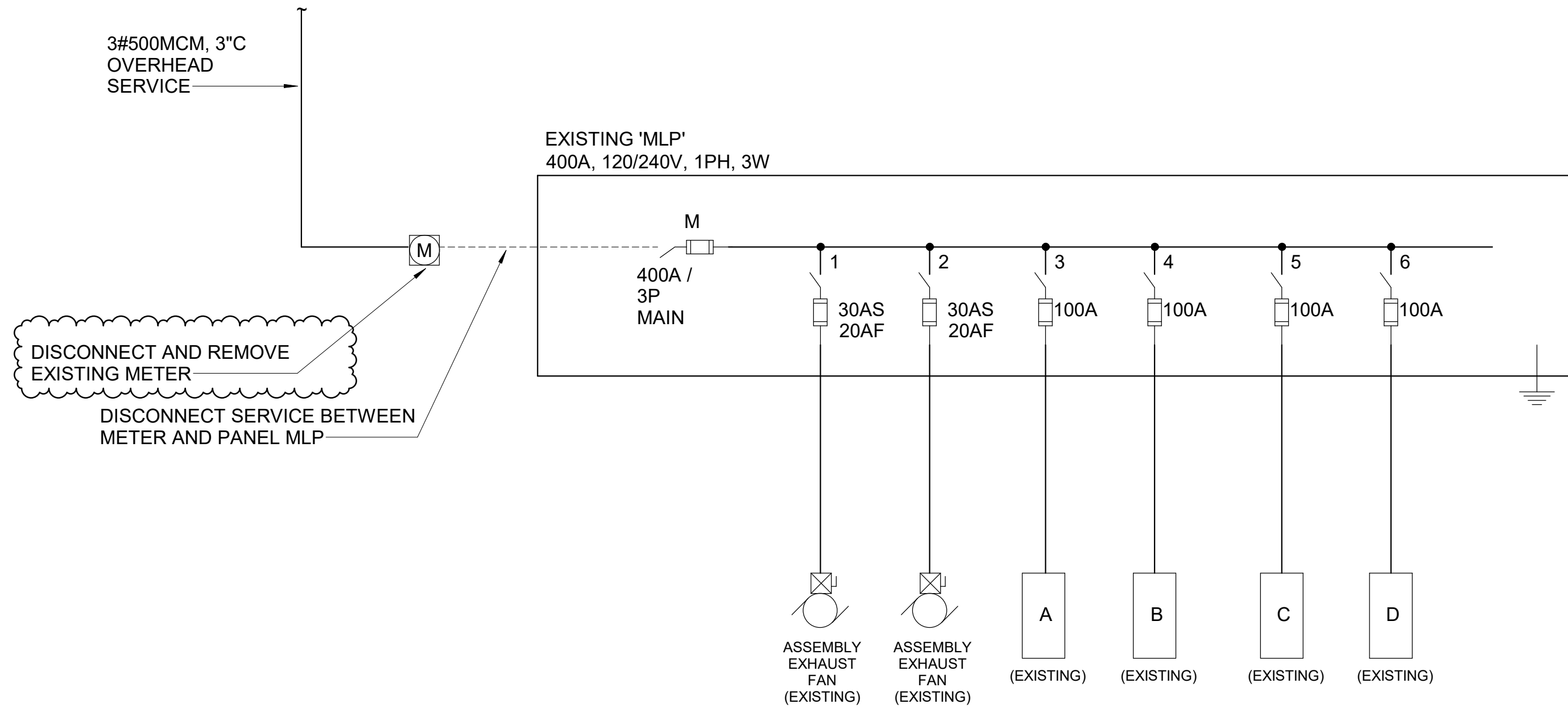
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DETAILS

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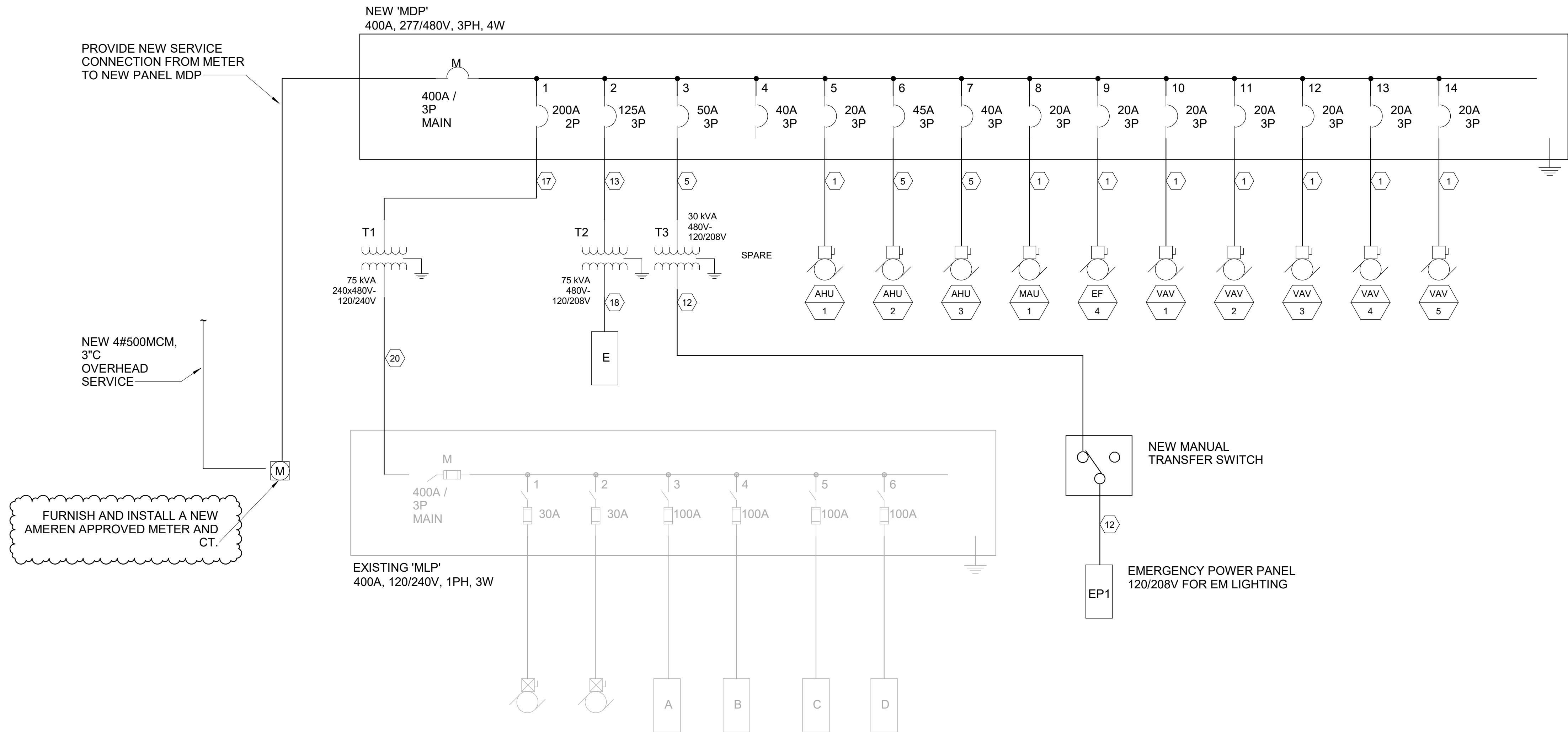
C501

06/27/2025



1 ONE-LINE DIAGRAM - DEMOLITION

FEEDER SCHEDULE									
	PHASE		NEUTRAL		EQUIPMENT GROUND		MINIMUM CONDUIT		RATED AMPS (NEC)
FEEDER #	NO.	SIZE	NO.	SIZE	NO.	SIZE	NO.	SIZE	
1	3	12			1	12	1	3/4"	20
2	3	12	1	12	1	12	1	3/4"	20
3	3	10			1	10	1	3/4"	30
4	3	10	1	10	1	10	1	3/4"	30
5	3	8			1	10	1	3/4"	50
6	3	8	1	8	1	10	1	3/4"	50
7	3	6			1	10	1	3/4"	60
8	3	6	1	6	1	10	1	1"	60
9	3	4			1	8	1	1-1/4"	80
10	3	4	1	4	1	8	1	1-1/4"	80
11	3	3			1	8	1	1-1/4"	100
12	3	3	1	3	1	8	1	1-1/4"	100
13	3	1			1	6	1	1-1/2"	125
14	3	1	1	1	1	6	1	1-1/2"	125
15	3	1/0			1	6	1	1-1/2"	150
16	3	1/0	1	1/0	1	6	1	1-1/2"	150
17	3	4/0			1	4	1	2"	225
18	3	4/0	1	4/0	1	4	1	2-1/2"	225
19	3	500			1	3	1	3"	400
20	3	500	1	500	1	3	1	4"	400



2 ONE-LINE DIAGRAM - NEW

STATE OF MISSOURI  
MICHAEL L. KEHOE,  
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PROJECT # T2326-01  
SITE # 6304  
FACILITY # 8136304011

ISSUE DATE: 06/27/2025

CAD DWG FILE: \_\_\_\_\_  
DRAWN BY: SKS  
CHECKED BY: JCA  
DESIGNED BY: SKS

SHEET TITLE:  
**ONE-LINE RISER  
DIAGRAM**

SHEET NUMBER:

**E701**

06/27/2025

AIR HANDLING UNIT SCHEDULE																					
PLAN MARK	LOCATION	MANUFACTURER - MODEL	MIN OA	AIR SIDE				COIL SIDE								FILTERS	ELECTRICAL		OPERATING WEIGHT (LBS)	NOTES	
				SUPPLY FAN				DX COOLING COIL				GAS HEATING COIL					VOLTS/PH	MCA/MOP			
				QTY	CFM	ESP	TBHP	TMBH	SMBH	EDB/EWB	LDB/LWB	IEER/EER	REFRIGERANT	INPUT (MBh)	OUTPUT (MBh)						EAT/LAT
AHU-1	ROOF	TRANE-YHK060A4S0M	160	1	2000	1.50	3.0	59.63	44.29	80/67	55.75/55.66	16.4/12.2	R-454B	100	81	60/97.03	MERV 8	460/3	16/20	1014	2-10, 12-16
AHU-2	GRADE	TRANE-YSK150A4S0M	1000	1	3800	1.20	4.6	137.36	93.53	80/67	54.11/53.60	14.5/10.8	R-454B	200	162	60/98.8	MERV 8	460/3	33/45	1436	1-6, 8-9, 11, 14, 16
AHU-3	ROOF	TRANE-YSK120A4S0M	1050	1	3000	1.50	3.0	115.58	79.12	80/67	54.03/53.61	15.1/11	R-454B	200	162	60/109.18	MERV 8	460/3	30/40	1223	2-10, 12-16

- NOTES:
- PROVIDE WITH FACTORY INSTALLED BACnet CONTROLLER.
  - NOTE TO CONTRACTOR: UNIT CONTROLLER TO COMMUNICATE WITH CONTROLLERS FACTORY MOUNTED ON VAV BOXES TO ACHIEVE DAT RESET AND STATIC PRESSURE RESET CONTROL SEQUENCES. SEE 230923 FOR ADDITIONAL INFORMATION.
  - PROVIDE UNIT WITH ECONOMIZER CONTROL AND VAV ENTALPY CONTROL.
  - PROVIDE DUCT PRESSURE SENSOR.
  - PROVIDE UNIT WITH 2 SETS OF MERV 8 FILTER.
  - UNIT TO BE PROVIDED WITH FACTORY INSTALLED DISCONNECT SWITCH.
  - PROVIDE 14" SEISMICALLY RATED AND PRE-INSULATED ROOF CURB. PROVIDE WITH SEISMIC CALCULATIONS SEALED BY PE.
  - PROVIDE WITH RETURN MOUNTED SMOKE DETECTOR INTEGRATED TO SHUTDOWN UNIT UPON SMOKE DETECTION.
  - UNIT TO BE PROVIDED WITH MODULATING GAS HEAT.
  - MANUFACTURER TO PROVIDE WITH SINGLE ZONE VAV SUPPLY FAN.
  - MANUFACTURER TO PROVIDE WITH MULTI-ZONE VAV SUPPLY FAN.
  - MANUFACTURER TO PROVIDE REMOTE ZONE SENSOR FOR SINGLE ZONE VAV UNITS.
  - UNIT TO BE PROVIDED WITH HOT GAS REHEAT.
  - PROVIDE MODULATING VARIABLE SPEED COMPRESSOR WITH MINIMUM MODULATION TO 15%.
  - PROVIDE SINGLE ZONE VAV OPERATION WITH FULLY MODULATING FAN AND DISCHARGE AIR CONTROL.
  - PROVIDE IEER VALUE AS SCHEDULED.

CONDENSING UNIT SCHEDULE												
PLAN MARK	LOCATION	MANUFACTURER - MODEL	NOMINAL TONS	CONNECTING FCU(S)	AMBIENT	EER/IEER	CONNECTIONS		ELECTRICAL		WEIGHT (LBS)	NOTES
							LIQUID (IN)	SUCTION (IN)	VOLTS/PH	MCA/MOP		
CU-1	GRADE	MTSUBISHI-PUY-AH30NL	2.5	FCU-1	95.3	10.1/-	3/8	5/8	230/1	22/37	155	1-5

- NOTES:
- MANUFACTURERS SUBMITTAL SHALL INCLUDE REFRIGERANT PIPING DIAGRAM WITH PIPE DIAMETERS, LENGTHS, AND REFRIGERANT VOLUME.
  - MANUFACTURER TO PROVIDE WITH MINI-SPLIT STAND QSMS1201M WITH 12" HEIGHT.
  - MANUFACTURER TO PROVIDE WITH LOW AMBIENT COOLING.
  - MANUFACTURER TO PROVIDE WITH WIND BAFFLE KIT.
  - UNITS SHALL ONLY BE INSTALLED BY FACTORY TRAINED INSTALLERS/TECHNICIANS.

FAN COIL UNIT SCHEDULE														
PLAN MARK	LOCATION	MANUFACTURER - MODEL	AIR SIDE			COIL SIDE					ELECTRICAL		OPERATING WEIGHT (LBS)	NOTES
			SUPPLY FAN			DX COOLING COIL					VOLTS/PH	MCA/MOP		
			CFM	ESP	TBHP	TMBH	SMBH	EDB/EWB	LAT	REFRIGERANT				
FCU-1	ELEC - 113	MTSUBISHI-PKA-AK30NL	635	-	-	30	-	80/67	-	R-454B	230/1	-	46	1-5

- NOTES:
- MANUFACTURER TO PROVIDE WITH WIRED THERMOSTAT.
  - MANUFACTURER TO PROVIDE WITH 2 SETS OF FILTERS.
  - MANUFACTURER TO PROVIDE UNIT WITH MOUNTING BRACKET.
  - UNIT SHALL ONLY BE INSTALLED BY TRAINED INSTALLERS/TECHNICIANS.
  - INDOOR UNIT IS POWERED BY OUTDOOR UNIT.

MAKE-UP AIR UNIT SCHEDULE															
PLAN MARK	LOCATION	MANUFACTURER - MODEL	AIR SIDE				COIL SIDE				FILTERS	ELECTRICAL		OPERATING WEIGHT (LBS)	NOTES
			SUPPLY FAN				GAS HEATING COIL					VOLTS/PH	MCA/MOP		
			QTY	CFM	ESP	TBHP	INPUT (MBh)	OUTPUT (MBh)	EAT/LAT	PSI					
MAU-1	ROOF	GREENHECK-IGX-P112-H12-MF-G	1	2350	1	1-1/2	200	162	4/67.9	0.5	MERV 8	460/60/3	4.6/15	1081	1-10

- NOTES:
- PROVIDE WITH PREMIUM EFFICIENCY MOTOR(S), COMBINATION FILTER/MIXING BOX, 2" PLEATED MERV 8 PRE-FILTER AND LOW LEAKAGE DAMPER. ALL ACCESS TO UNIT SHALL BE FROM THE SIDE.
  - INCLUDES MANUFACTURER 12" SEISMICALLY RATED ROOF CURB WITH FRONT DUCT OPENING.
  - COATED WITH HI-PRO POLYESTER, CONCRETE GRAY-RAL 7023.
  - SWITCH NEMA 3R, TOGGLE, FACTORY INSTALLED.
  - INCLUDES NEOPRENE VIBRATION ISOLATORS FOR SUPPLY FAN AND MOTOR.
  - PROVIDE WITH FACTORY MOUNTED CONTROL PANEL WITH BACNET CARD.
  - PROVIDE UNIT WITH FACTORY SUPPLIED SENSORS: 120V SMOKE DETECTOR, SUPPLY AIR TEMPERATURE SENSOR AND DIRTY FILTER SWITCHES.
  - INTERCONNECT SMOKE DETECTOR WITH ZONE ALARM PANEL TO SHUT DOWN UNIT IN CASE OF AN ALARM.
  - INTERCONNECT UNIT OPERATION TO ASSOCIATED KITCHEN HOODS.
  - PROVIDE 14" SEISMICALLY RATED AND PRE-INSULATED ROOF CURB. PROVIDE WITH SEISMIC CALCULATIONS SEALED BY PE.

AIR DEVICE SCHEDULE					
PLAN MARK	MANUFACTURER - MODEL	MODULE SIZE (IN)	NECK SIZE	MOUNT TYPE	NOTES
E1	TITUS-PAR-AA	24"x24"	10"	LAY-IN	3
R1	TITUS-PAR-AA	24"x24"	8"	LAY-IN	3
R2	TITUS-PAR-AA	24"x24"	12"	LAY-IN	3
R3	TITUS-PAR-AA	24"x24"	16"	LAY-IN	3
R4	TITUS-PAR-AA	24"x24"	8"	SURFACE	3
S1	TITUS-OMNI-AA	24"x24"	6"	LAY-IN	3, 5
S2	TITUS-OMNI-AA	24"x24"	8"	LAY-IN	3, 5
S3	TITUS-OMNI-AA	24"x24"	6"	SURFACE	3, 5
S4	ACUTHERM-ADV	24"x24"	6"	LAY-IN	1-7
S6	TITUS-OMNI-AA	12"x12"	6"	LAY-IN	3, 5

- NOTES:
- PROVIDE WITH ACUTHERM BYPASS R-RINGS.
  - PROVIDE WITH INTEGRAL THERMOSTAT.
  - ALL GRILLS AND DIFFUSERS MADE IN ALUMINUM WHITE COLOR.
  - DIFFUSER TO BE MASTER TYPE.
  - INSULATED BACKPAN, 1/2" FIBERGLASS WITH FOIL/SCRIM VAPOR BARRIER.
  - PROVIDE WITH 24V 60Hz ELECTRICAL POWER.
  - PROVIDE WITH OPTIONAL 24V TRANSFORMER.

ELECTRIC UNIT HEATERS (EH) SCHEDULE							
TAG	AREA SERVED	SERIES	TYPE	MOUNTING	CAPACITY (KW)	VOLT/PHASE/AMPS	ACCESSORIES
EH-1	MECH - 118	CWH3000	FAN-FORCED WALL HEATER	WALL	3	208/1/14.5	1-4
EH-2	LOBBY - 100	CWH3000	FAN-FORCED WALL HEATER	WALL	3	208/1/14.5	1-4

- NOTES:
- UNIT TO BE RECESSED MODEL.
  - PROVIDE WITH INTEGRAL THERMOSTAT.
  - PROVIDE WITH THERMAL OVERLOAD PROTECTION.
  - ELECTRICAL TO PROVIDE DISCONNECT SWITCH.

VAV UNIT SCHEDULE												
PLAN MARK	LOCATION	MANUFACTURER - MODEL	AIR SIDE			COIL SIDE			ELECTRICAL		OPERATING WEIGHT (LBS)	NOTES
			SUPPLY FAN			HEATING COIL			VOLTS/PH	MCA/MOP		
			MAX. CFM	MIN. CFM	ESP	CFM	KW	EAT/LAT				
VAV-1	CLASSROOM-115	TRANE-VCEF10	1000	400	0.03	600	6.0	55/86.46	480/3/60	9.02/15	81	6
VAV-2	OFFICE-114	TRANE-VCEF10	1000	400	0.03	600	6.0	55/86.46	480/3/60	9.02/15	81	6
VAV-3	CLASSROOM-116	TRANE-VCEF10	1000	400	0.03	600	6.0	55/86.46	480/3/60	9.02/15	81	6
VAV-4	MEN-117	TRANE-VCEF08	400	200	0.02	200	2.0	55/86.46	480/3/60	3.01/15	67	6
VAV-5	WOMEN-119	TRANE-VCEF08	400	200	0.02	200	2.0	55/86.46	480/3/60	3.01/15	67	6

- NOTES:
- UNITS TO BE TRANE MODEL, SIZE, AND CONFIGURATION AS INDICATED IN SCHEDULE AND ON DRAWINGS EACH RCP CIRCUIT SHALL BE PROVIDED A LINE VOLTAGE.
  - PROVIDE WITH ZONE TEMPERATURE SENSORS.
  - PROVIDE WITH FACTORY-WIRED DISCHARGE AIR TEMPERATURE SENSOR.
  - PROVIDE UNIT-MOUNTED CONTROL POWER TRANSFORMER, DISCONNECT, AND POWER FUSE.
  - PROVIDE UNIT WITH FIBER-FREE LINER AND HANGER BRACKETS.
  - PROVIDE WITH FACTORY INSTALLED CONTROLLER AND ACTUATOR WITH POSITION FEEDBACK TO ACHIEVE STATIC PRESSURE RESET CONTROL SEQUENCE.

FAN SCHEDULE										
PLAN MARK	MANUFACTURER - MODEL	FAN				ELECTRICAL		OPERATING WEIGHT (LBS)	NOTES	
		CFM	ESP	RPM	DRIVE TYPE	BHP	VOLTZ/PH			MCA/MOP
EF-1	GREENHECK-G-095-E	465	0.36	1300	DIRECT	1/12	115/60/1	-	31	1-3
EF-2	GREENHECK-G-090-E	350	0.38	1300	DIRECT	1/25	115/60/1	-	29	1-3
EF-3	GREENHECK-G-095-E	465	0.36	1300	DIRECT	1/12	115/60/1	-	31	1-3
EF-4	GREENHECK-USF-16-B7	2938	0.5	1178	DIRECT	3/4	460/60/3	2/15	231	1, 4-11

- NOTES:
- 14" ROOF SEISMICALLY RATED CURB WITH 1" INSULATION THICKNESS.
  - BIRDSCREEN GALVANIZED, NOM. 84% FREE AREA.
  - BACK DRAFT DAMPER.
  - UL/CUL 705 LISTED - \*POWER VENTILATORS FOR RESTAURANT EXH. APPLIANCES\*
  - FOAM CURB SEAL (FACTORY APPLIED).
  - COATED WITH HI-PRO POLYESTER, CONCRETE GRAY-RAL 7023.
  - BEARINGS WITH GREASE FITTINGS, L10 LIFE OF 100,000 HRS (L50 AVG. LIFE 500,000 HRS).
  - MOTOR STARTER TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
  - INCLUDES GREASE TRAP WITH CLEAN OUT PORT.
  - INTERCONNECT UNIT OPERATION TO ASSOCIATED KITCHEN HOOD.
  - INCLUDES OPTIONAL DRAINAGE PORT.

MECHANICAL EQUIPMENT COMPONENTS EARTHQUAKE LOAD RESISTANCE										
OCCUPANCY CATEGORY: II			SEISMIC DESIGN CATEGORY: D							
SYSTEM COMPONENTS		ANCHORAGE TO FLOORS, ROOFS, ETC		SWAY BRACING		LOCATION OF PROFESSIONALLY SEALED ANCHORAGE AND SWAY BRACING DETAILS				
						ON CONSTR. DOCUMENTS	SUBSEQUENT SUBMITTAL (SEE NOTE BELOW)			COMMENTS
							DRAWING NO OR SPEC SECT	SHOP DRAWING	SEPARATE PERMIT & PLANS	
AIR DEVICE	I p	NOT PROVIDED FOR PROJECT	PROVIDED FOR PROJECT	NOT PROVIDED FOR PROJECT	PROVIDED FOR PROJECT					
AIR DEVICE	1.0	✓		✓					1	CONTRACTOR
DUCTWORK	1.0								2	CONTRACTOR
SUSPENDED			✓		✓				2,4	CONTRACTOR
PACKAGED COOLING & HEATING UNIT (AHU-1-3)	1.0		✓		✓				5	MANUFACTURER
FCU	1.0	✓		✓					4	CONTRACTOR
VAV BOXES	1.0		✓		✓				3	CONTRACTOR
<p>NOTE: IT IS THE BASIC INTENT OF THIS CODE BLOCK TO DECLARE IF SWAY BRACING IS BEING PROVIDED ON THE PROJECT. IF SO, TO DECLARE WHETHER OR NOT THE DETAILS ARE SHOWN ON THE PLANS OR WILL BE SHOWN ON A SUBSEQUENT SUBMISSION. IF SEISMIC RESTRAINT IS NOT REQUIRED BY CODE THIS CAN BE STATED IN COMMENTS</p> <p>NOTE: A. SHOP DRAWINGS SHOULD BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO PLANNED INSTALLATION TO ALLOW FOR PLAN REVIEW AND DISTRIBUTION TO INSPECTOR.</p> <p>ADDITIONAL TIME MAY BE NEEDED IF SUCH SUBMISSIONS ARE DEFICIENT.</p>										
<p><b>NOTES:</b></p> <p>1. WEIGH 20 POUNDS OR LESS, OR FOR DISTRIBUTION SYSTEMS WEIGHING 5LB/FT OR LESS.</p> <p>2. HVAC DUCTS HAVING A CROSS-SECTIONAL AREA OF LESS THAN 6 SQUARE FEET.</p> <p>3. SWAY BRACING TO ONLY BE PROVIDED WHERE NOTED.</p> <p>4. NOT REQUIRED IF UNDER 50LB.</p> <p>5. SEISMIC DETAIL BY MANUFACTURER.</p>										

STATE OF MISSOURI  
MICHAEL L. KEHOE,  
GOVERNOR



OFFICE OF ADMINISTRATION  
DIVISION OF FACILITIES  
MANAGEMENT, DESIGN AND  
CONSTRUCTION

DEPARTMENT OF  
MISSOURI NATIONAL  
GUARD

STATE OF MISSOURI -  
ST. CLAIR READINESS  
CENTER

375 SOUTH COMMERCIAL  
AVENUE, ST. CLAIR  
MISSOURI 63077

PROJECT # T2326-01  
SITE # 6304  
FACILITY # 8136304011

ISSUE DATE: 09/23/2025

CAD DWG FILE:  
DRAWN BY: NJA  
CHECKED BY: RPV  
DESIGNED BY: NJA

SHEET TITLE:  
HVAC SCHEDULES

SHEET NUMBER:

M601



47 SHEETS  
09/23/2025





**Pre-Bid Meeting Attendance Sheet  
St. Clair Readiness Center  
Renovate Interior & Exterior  
St. Clair, Missouri**

**Project No. T2326-01  
September 10, 2025 10:00AM**

Name & Title	Company Name & Type of Contracting	MBE/WBE/ SDVE Status	Phone	E-Mail Address of Attendee & E-Mail Address of Individual filling out Bid Documents
 Fred L. Decker Jr. Project Manager	OA-FMDC		573-751-8521	<a href="mailto:fred.decker@oa.mo.gov">fred.decker@oa.mo.gov</a>
Ali Badran Project Manager	Vestal Corp.		 636 409 2412	<a href="mailto:AliBadran@vestalcorporation.com">AliBadran@vestalcorporation.com</a>
Gary Rice Project Manager	MOARNG		<del>573-694-9226</del> 636-696-4292	<del><a href="mailto:alan.s.berendzen.nfg@army.mil">alan.s.berendzen.nfg@army.mil</a></del> <a href="mailto:gary.d.nice18.nfg@army.mil">gary.d.nice18.nfg@army.mil</a>
Vince D. Bloom PMP Project Director	Vestal Corp.		314-439-9900	<a href="mailto:VinceBloom@VestalCorporation.com">VinceBloom@VestalCorporation.com</a>
Michael Howard Const. Administrator	OA-FMDC		636-524-8503	<a href="mailto:mike.howard@oa.mo.gov">mike.howard@oa.mo.gov</a>
Sarah Mitchell 1175th MP CO POC	1175th MP CO MONG		636 393 9720	<a href="mailto:Sarah.j.mitchell42.mil@army.mil">Sarah.j.mitchell42.mil@army.mil</a>

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Name & Title	Company Name Type of Contracting	MBE/WBE/ SDVE Status	Phone	E-Mail Address of Attendee and E-Mail Address of Individual filling out Bid Documents
Scott Harris PM	Lumix Electrical		816 518 1660	sharris@lumixelectrical.com
Roy Bone	CNJ Mechanical WBE MBE	MBE WBE	314-3560698	roy@cnjmechanical.com
Dennis Hegeman	Duneman Demolition	WBE	314 479 5394	dennis@duneman demo.com
Steven Kappelmann	Clay Piping Sys.	MBE	314-780-7232	SKappelmann@clay ps.com
Nathan Smith	ARSI.ZNC Asbestos Abatement		573-896-0222	Rusty Alkn@arsi-mo.com
MIKE RIEHL DIR OF PRECON	RAINER CONSTRUCTION GC	WBE	314-667-5913	mriehl@rainericonstruction.com



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Name & Title	Company Name Type of Contracting	MBE/WBE/ SDVE Status	Phone	E-Mail Address of Attendee and E-Mail Address of Individual filling out Bid Documents
Tim Flowers Estimator	CNJ Mechanical	MBE/WBE	618-328-9465	tim@cnymechanical.com
Will Fenton Project Mgr.	AC Environmental, Inc.		618-570-1588 1587	will@acenviro.com
Brian MARLER PM	BRACKEN COUST.		573-315-5433	Brian.M@brackencoust.com
George Jurel Group Manager	TERRACON		314 686 0700	George.Jurel@terrakon.com
Rich Hinson	Advanced Plumbing Systems		636-239-3339	ADVPLUMBING6systems@gmail.com
Terry Nelson	heggemanninc.com	WBE	636-456-8524	terry@heggemanninc.com



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Dennis Dyes	K&S Associates G.C.		314-647-3535	<u>estimating@ksqcstl.com</u>
KEESIE JAMES	CLAY PIPING SYSTEMS		314-308-5425	<u>KJAMES@CLAYPS.COM</u>
Jeremy Torpea/PM	Bex Construction Services		314-486-1912	<u>Jeremy@bexstl.com</u>
STEVE WHITE	STAAT		314-655-0956	<u>steve@staatic.com</u>
Tom Caspani	Missouri Business Services, Inc.		573 636.7733	<u>tcaspani@missouri-builders.net</u>
Bryan Meehan	A. Eilers Construction		720-252-5256	<u>bids@aeilersconstruction.com</u>

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Elijah Holt	Eckelkamp Electric		636-432-2179	elijah@eckelkampelectric.com
Jason Michaels PM	Advanced Environmental	100% MBE	636-328 4052	Jasonmichaels034@gmail
OWNER DAVID MUNDWILLER	MUNDWILLER ELECTRIC		636 239 1058	bids@mundwillerelectric.com
JAKE VERBLE SMYTH	INTEGRA INC.		636 946 3000	BIDS @ ICCSTLMO.COM JVERBLE-SMYTH@ICCSTLMO.COM
Adam Wilson PM	Reinhold Electric		(314) 620-1363	awilson@reinholdelectric.com
Daniel Coeeng	PPG Paints		314-307 7521	Daniel.Coeeng@PPG.com

BRAD BACMAN	- center mark construction	314-575-2684	brad@centermarkconstruction.com
Jason Miller DEMO/ABATEMENT	Environmental Operations	314-583-5695	jason@environmentalops.com
PAT Herga	Wellington Env.	314-577-7937	pherga@wellingtonstl.com
Josh Siebeneck	Brown + Root	573-301-8202	Josh.Siebeneck@brownandroot.com
Drew Patterson	Wright Construction	636 466 0886	Bids@wrightconstruct.com
Jason Warr	Lexicon Construction	636-699-7411	jwarr@lexiconconstruction.com
John Kesselheim	Aspire Con.	636 388 9609	JKesselheim@Aspire-stl.com
AARON FRETWELL	WAYNE CONTRACTING	314.858.0118	aaronfret@waynecontracting.com