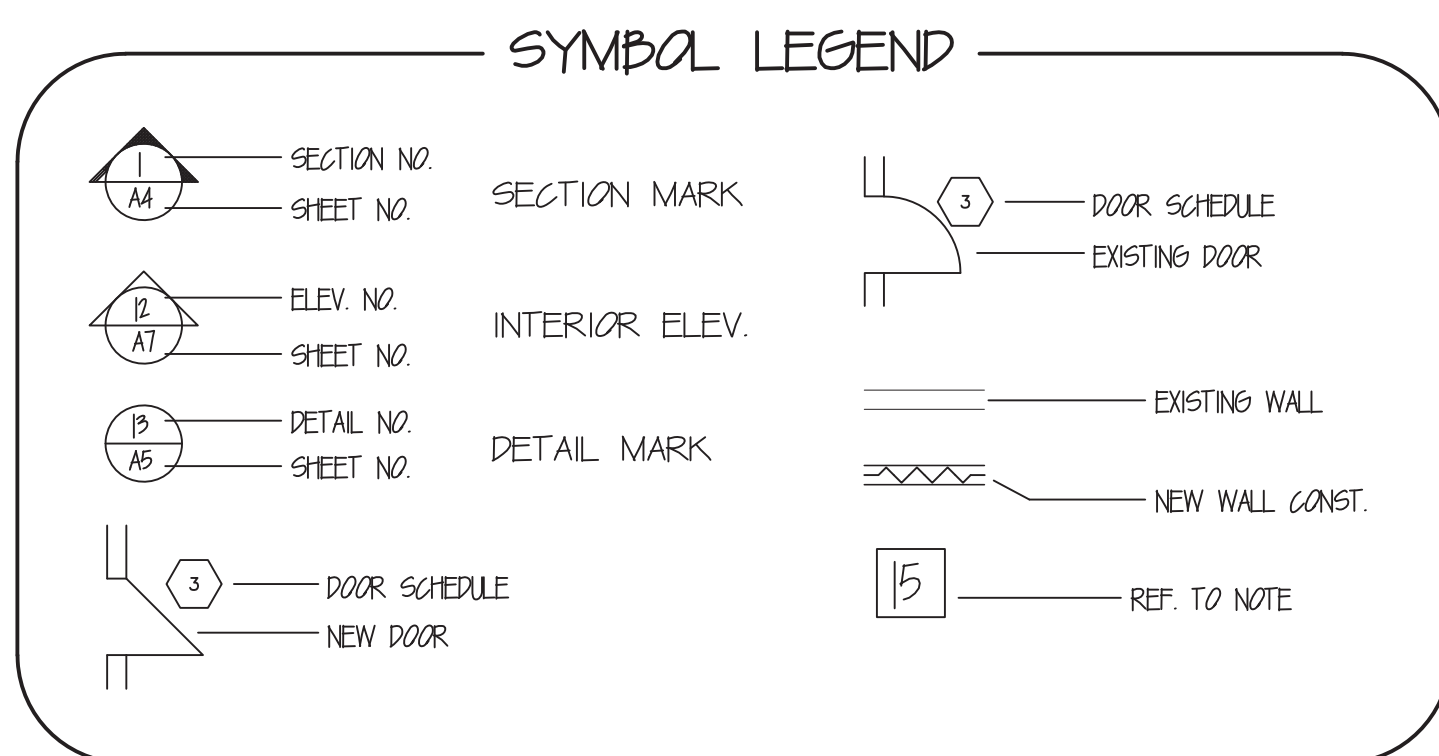


# Rebid - Change in Scope Interior Renovation of Infectious Control Wing Missouri Veterans Home St. James, Missouri



**ESTERLY  
SCHNEIDER &  
ASSOCIATES, INC.**  
AIA architects & planners  
COMM. # 4921

1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
417.862.0558

Fax: 417.862.3265  
e-mail: [architect@esterlyschneider.com](mailto:architect@esterlyschneider.com)  
CERTIFICATE OF AUTHORITY # 000718

**INDEX TO DRAWINGS**

SHEET NO.	DESCRIPTION
G-001	COVER SHEET
G-101	OVERALL PLAN
ME-001	MEP SYMBOLS LIST
M-001	CENTRAL FACILITIES MECHANICAL DEMO
M-002	CENTRAL FACILITIES MECHANICAL DEMO
M-003	NURSE CORE 'A' MECHANICAL DEMOLITION
M-004	WING 'A' MECHANICAL DEMOLITION
M-005	CENTRAL FACILITIES HYDRONIC
M-006	CENTRAL FACILITIES HYDRONIC
M-007	NURSE CORE HYDRONIC IMPROVEMENT
M-008	INFECTIOUS CONTROL MECHANICAL
M-009	INFECTIOUS CONTROL DETAILS
M-010	INFECTIOUS CONTROL HYDRONIC
M-011	INFECTIOUS CONTROL DETAILS
M-012	MECHANICAL SCHEDULES
M-013	BAS DIAGRAMS
E-001	WING 'A' ELECTRICAL DEMOLITION
E-002	INFECTIOUS CONTROL ELECTRICAL
E-003	INFECTIOUS CONTROL LIGHTING
E-004	INFECTIOUS CONTROL POWER

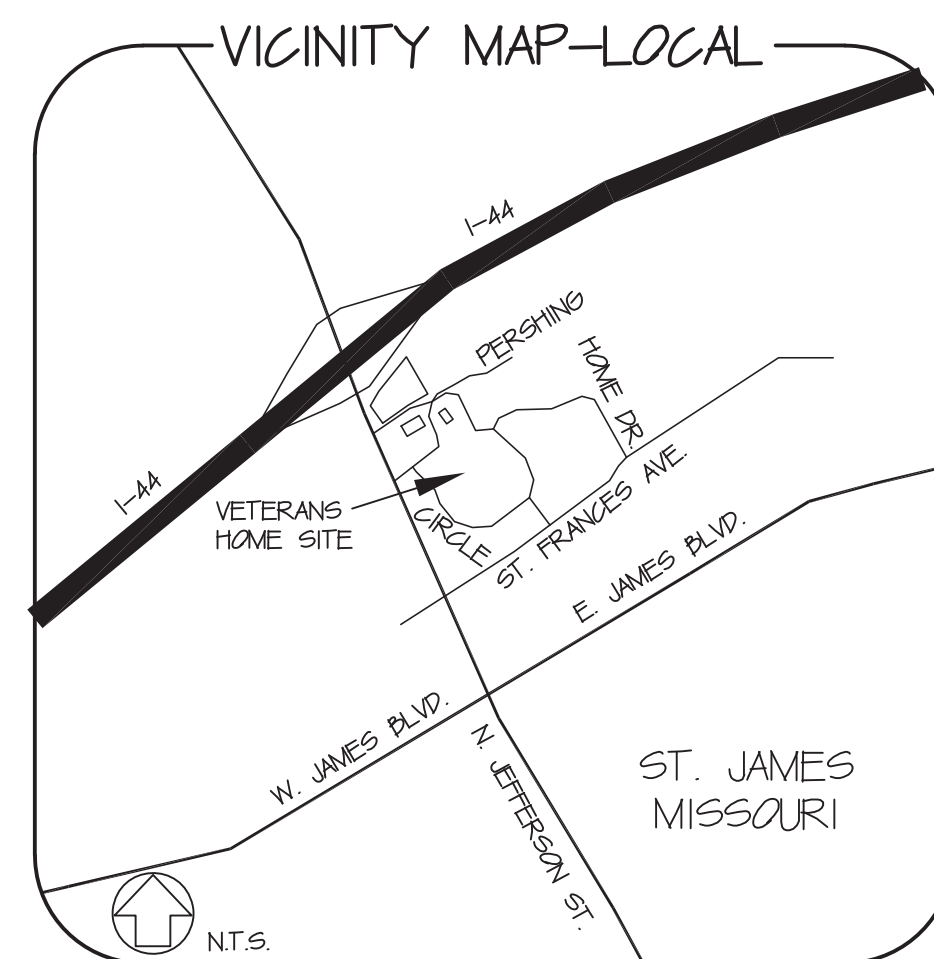
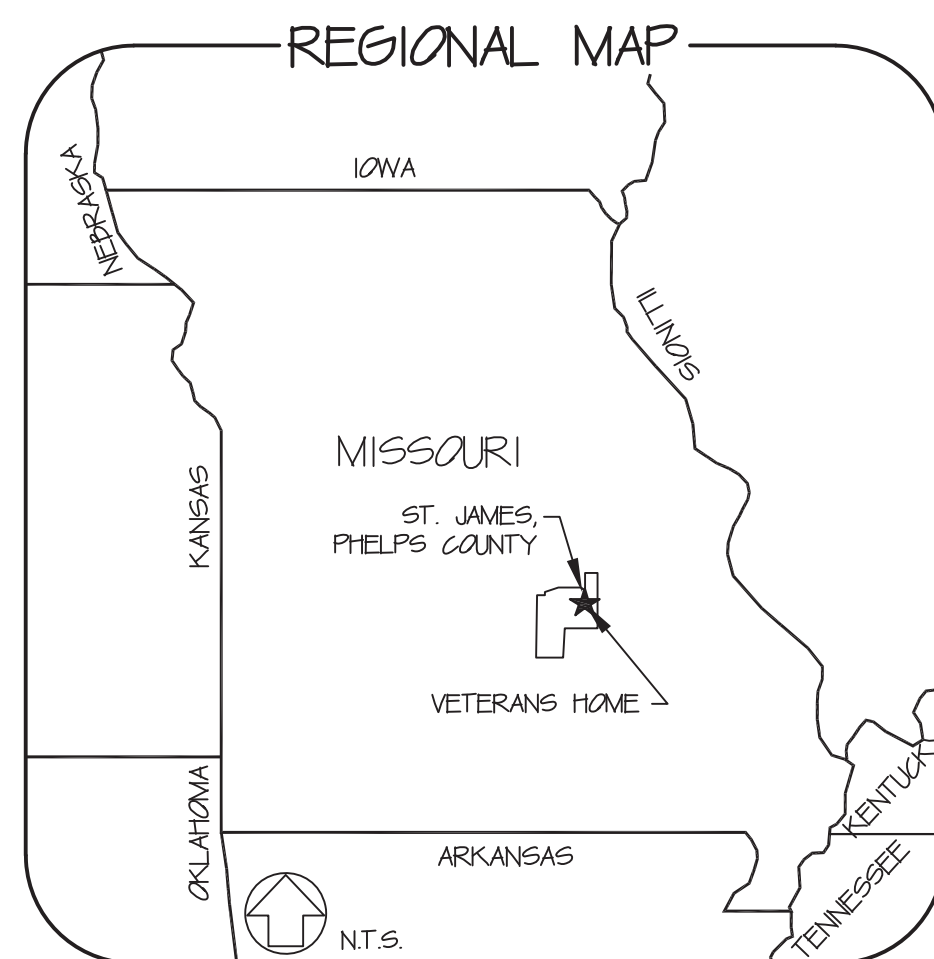
**OWNER:** STATE OF MISSOURI  
MIKE KEHOE,  
GOVERNOR  
DEPARTMENT OF PUBLIC SAFETY  
MISSOURI VETERANS COMMISSION

**DESIGNER:** ESTERLY, SCHNEIDER &  
ASSOCIATES, INC., AIA

**PROJECT MANAGEMENT:** OFFICE OF ADMINISTRATION  
DIVISION OF FACILITIES MANAGEMENT,  
DESIGN AND CONSTRUCTION

**PROJECT NUMBER:** U1503-01  
**FAI NUMBER:** 29-044

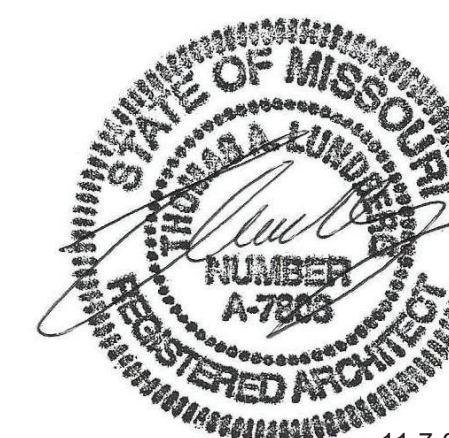
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**ASSET NUMBER:** 8136801002



SHEET NUMBER:

**G-001**

BID DOCUMENTS 1 OF 20 SHEETS  
NOVEMBER 7, 2025



11-7-25

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417-862-0558

Fax: 417-862-9265  
e-mail: architect@eterlyschneider.com



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OFFICE OF ADMINISTRATION  
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MANAGEMENT,  
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REBID - CHANGE IN SCOPE  
INTERIOR RENOVATION  
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WING  
MISSOURI VETERANS  
HOME

620 N. JEFFERSON  
ST. JAMES, MISSOURI

PROJECT # U1503-01  
SITE # 6801  
ASSET # 8136801002  
FEDERAL# 29-044

REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ISSUE DATE: 11/7/25

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DRAWN BY: ZAC/TAL  
CHECKED BY: TAL  
DESIGNED BY: TAL

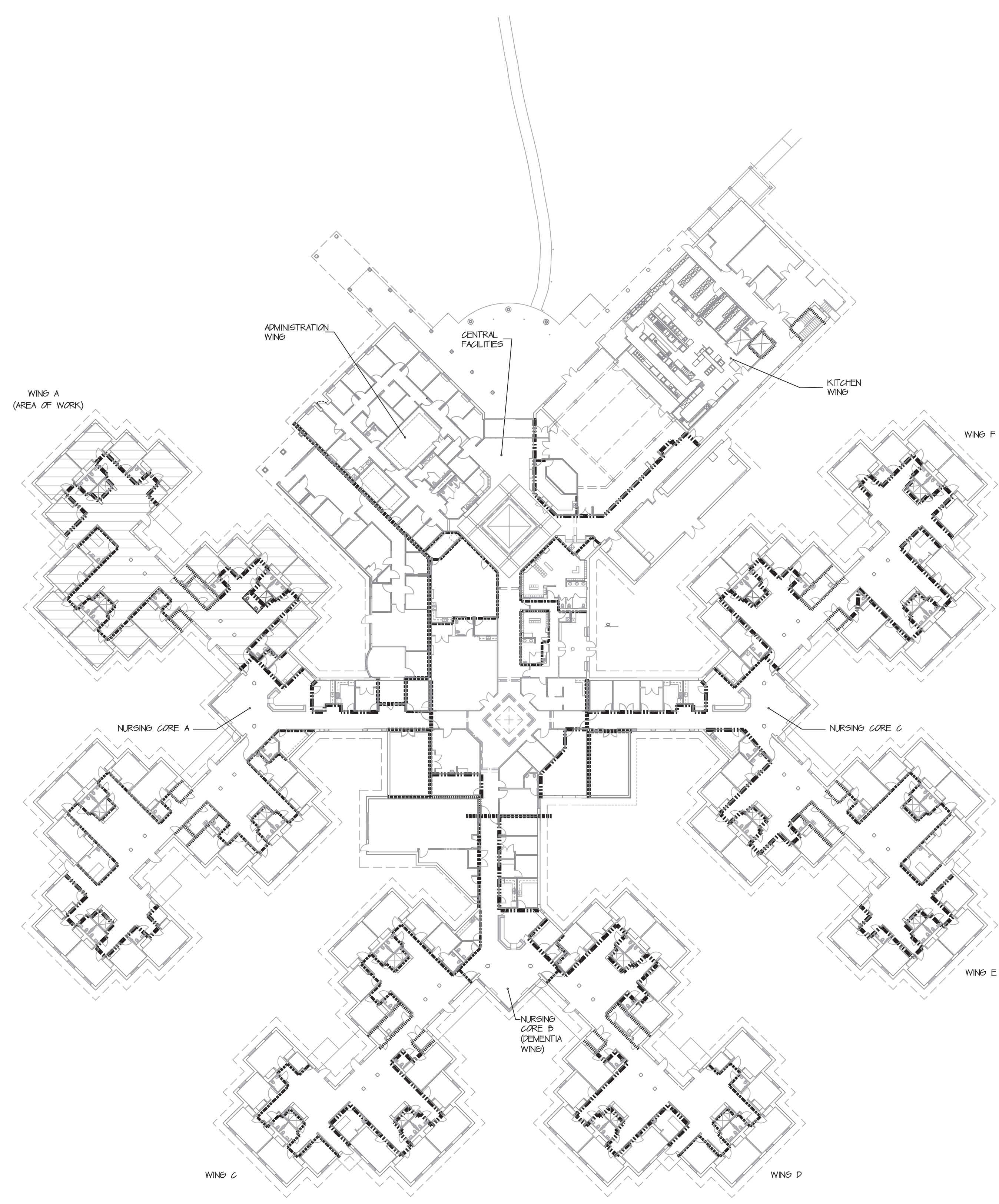
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**OVERALL PLAN**

SHEET NUMBER:

**G-101**

2 OF 20 SHEETS  
11-7-25

BID DOCUMENTS



OVERALL FLOOR PLAN  
1/32" = 1'-0"

**CODE SUMMARY FOR NEW CONSTRUCTION**

- GOVERNING CODES**
- 2021 INTERNATIONAL BUILDING CODE
  - 2021 INTERNATIONAL MECHANICAL CODE
  - 2021 INTERNATIONAL PLUMBING CODE
  - 2021 INTERNATIONAL FIRE CODE
  - 2020 NATIONAL ELECTRIC CODE
  - 2021 NATIONAL ENERGY CONSERVATION CODE
  - 2021 NFPA 101 LIFE SAFETY CODE NFPA 99 EQUIPMENT IN HEALTH CARE FACILITIES NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS
  - 2010 ADAS
- IN ADDITION TO CURRENT CODES**
- 2012 NFPA 101
  - 2012 NFPA 99
  - 2010 NFPA 72
  - 2010 NFPA 13
  - 2010 NFPA 10
  - 2011 NFPA 94
  - 2012 NFPA 92

**FOLLOWING IS A CODE SUMMARY OF THE BUILDING DATED ON THE CURRENT CODE AT THE TIME OF THE DEMENTIA ADDITION CONSTRUCTION PROJECT (2024)**

- CODE SUMMARY FOR EXISTING BUILDING DESIGN**
- GOVERNING CODES**
- 1999 BOCA BUILDING CODE
  - 1990 INTERNATIONAL MECHANICAL CODE
  - 1999 INTERNATIONAL PLUMBING CODE
  - 1999 BOCA FIRE PREVENTION CODE
  - 2009 NATIONAL ELECTRIC CODE
  - 2002 NFPA 101 LIFE SAFETY CODE NFPA 99 EQUIPMENT IN HEALTH CARE FACILITIES NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS

**MEASURABLE SQUARES**

EXIST. ADMINISTRATION	D
EXIST. FOOD SERVICE	A-3
EXIST. LOBBIES	A-3
EXIST. PATIENT ROOMS & NURSING SUPPORT AREAS	I-2
DEMENTIA ADDITION	A-3

**MECA CONSTRUCTION CLASSIFICATION**

EXIST. ADMINISTRATION	TYPE 2C UNPROTECTED
EXIST. FOOD SERVICE	TYPE 2C UNPROTECTED
EXIST. LOBBIES	TYPE 2C UNPROTECTED
EXIST. PATIENT ROOMS & NURSING SUPPORT AREAS	5A PROTECTED
DEMENTIA ADDITION	5A PROTECTED

**MECA FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS**

2C UNPROTECTED:	
ENCLOSURE OF EXITS:	1 HOUR
SHAFTS/ELEVATORS	1 HOUR
EXIT ACCESS CORR.	0 HOUR
SMOKE BARRIERS	1 HOUR

**5A PROTECTED:**

EXTERIOR LOAD BEARING WALLS	1 HOUR
FIRE WALLS	2 HOUR
ENCLOSURE OF EXITS	1 HOUR
SHAFTS/ELEVATORS	1 HOUR
EXIT ACCESS CORR.	1 HOUR SMOKE PARTITIONS
SMOKE BARRIERS	1 HOUR
INTERIOR LOAD BEARING STRUCTURE	1 HOUR
STRUCTURAL MEMBERS	1 HOUR
SUPPORTING WALL	1 HOUR
ROOF CONSTRUCTION	1 HOUR

**NEPA CLASSIFICATION OF OCCUPANCY:**

ASSEMBLY:  
CONFERENCE ROOMS FOR MORE THAN 50 PEOPLE  
LIBRARIES OF MORE THAN 50 PEOPLE  
RESTAURANTS/DINING FOR MORE THAN 50 PEOPLE  
DEMENTIA ADDITION

HEALTH CARE:  
PATIENT WINGS & THERAPY AREAS

BUSINESS:  
OFFICE AREAS

ORDINARY HAZARD CLASSIFICATION FOR ENTIRE BUILDING

**NEPA USE GROUP:**

NEW HEALTH CARE OCCUPANCIES

NEPA CONSTRUCTION CLASSIFICATION

TYPE I (2000):	ADMINISTRATION FOOD SERVICE LOBBIES
TYPE VIII (I):	PATIENT ROOMS & NURSING SUPPORT AREAS AND NEW: OUTPATIENT CLINIC ADDN. (2020) STORAGE ROOM ADDITIONS (2020) DEMENTIA DINING ADDITION (2024)

**FIRE RATINGS:**

2 HOUR RATING

1 HOUR RATING

SMOKE BARRIER

EXISTING FIRST FLOOR = 84748 SF  
EXISTING BASEMENT = 3429 SF  
TOTAL = 88177 SF



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**SCHEDULING AND GENERAL NOTES FOR HYDRONIC PIPING**

**GENERAL NOTES:**

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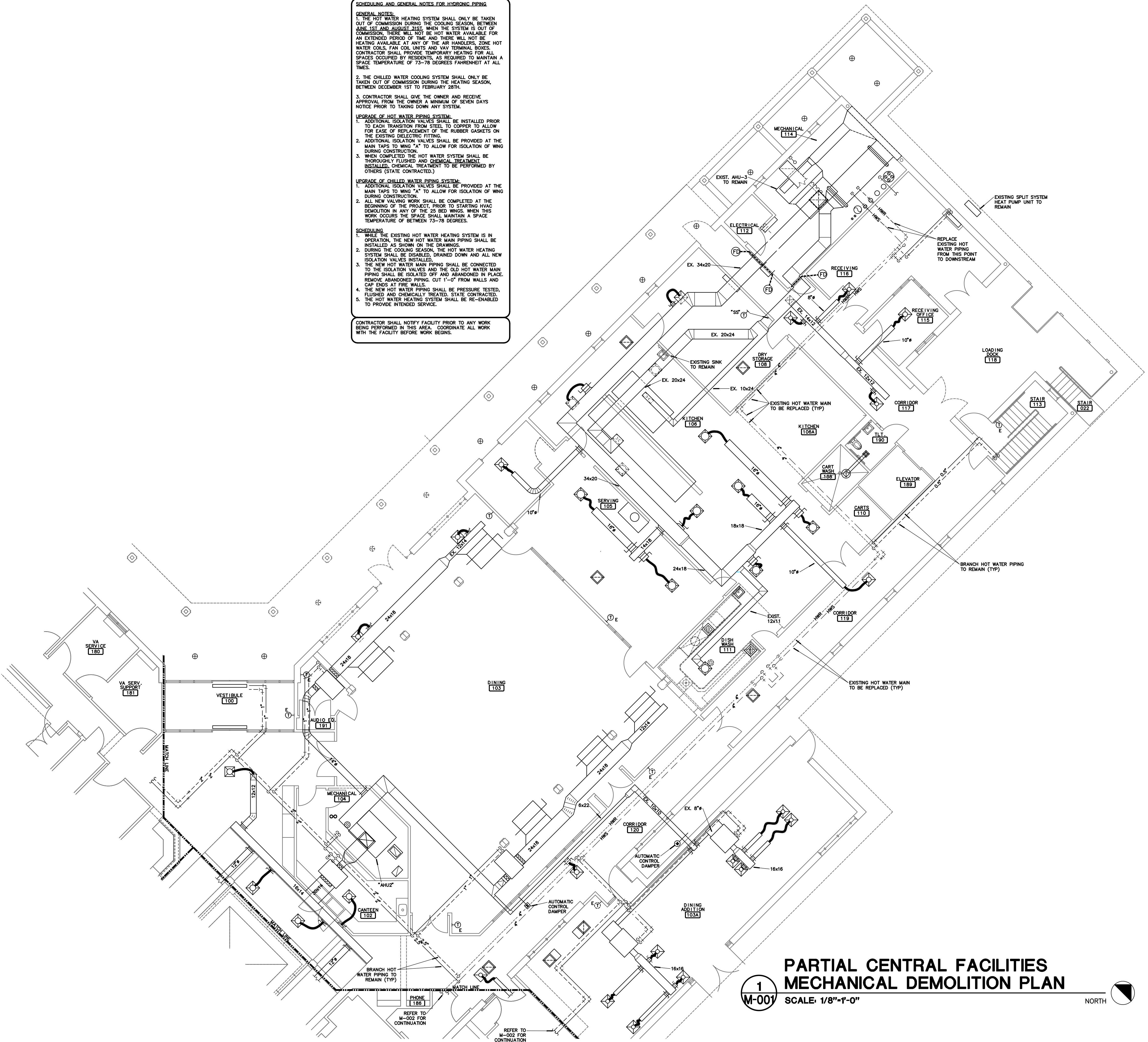
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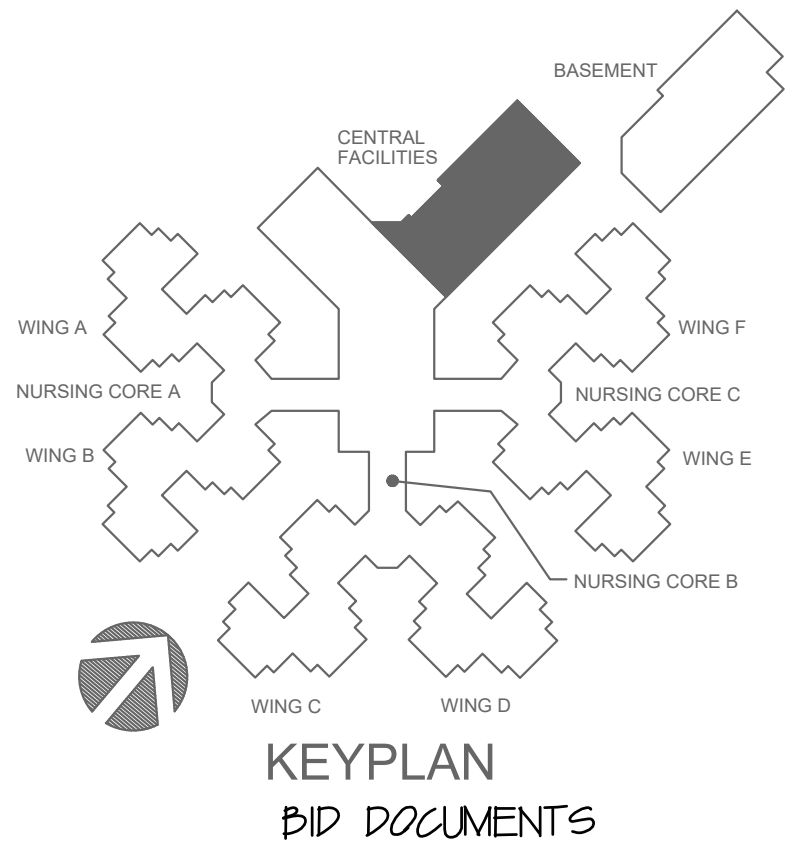
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CONTRACTOR SHALL NOTIFY FACILITY PRIOR TO ANY WORK BEING PERFORMED IN THIS AREA. COORDINATE ALL WORK WITH THE FACILITY BEFORE WORK BEGINS.



**1**  
**M-001**  
**PARTIAL CENTRAL FACILITIES**  
**MECHANICAL DEMOLITION PLAN**  
SCALE: 1/8"=1'-0"  
NORTH

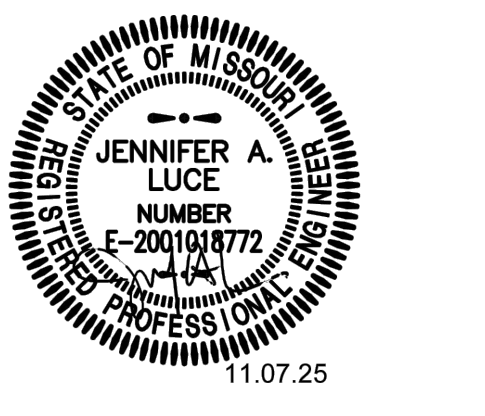


**rtm** engineering consultants  
3333 E. Battlefield Road, Ste. 1000  
Springfield, MO 65804  
rtmec.com | 417.881.0020  
State of Missouri certificate of authority  
#2014035826 for engineering

**NOTES:**  
**GENERAL NOTES:**

1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
2. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
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STATE OF MISSOURI  
MIKE KEHOE,  
GOVERNOR



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REBID - CHANGE IN SCOPE  
INTERIOR RENOVATION  
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WING  
MISSOURI VETERANS  
HOME

620 N. JEFFERSON  
ST. JAMES, MISSOURI

PROJECT # U1503-01  
SITE # 6801  
ASSET # 8136801002  
FEDERAL # 29-044

REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ISSUE DATE: 11-07-25

CAD DWG FILE: M-001.DWG  
DRAWN BY: TSE  
CHECKED BY: CRC  
DESIGNED BY: TSE

SHEET TITLE:  
**CENTRAL**  
**FACILITIES**  
**MECHANICAL**  
**DEMO**

SHEET NUMBER:

**M-001**  
4 OF 20 SHEETS

11-07-25

**SCHEDULING AND GENERAL NOTES FOR HYDRONIC PIPING**

**GENERAL NOTES:**

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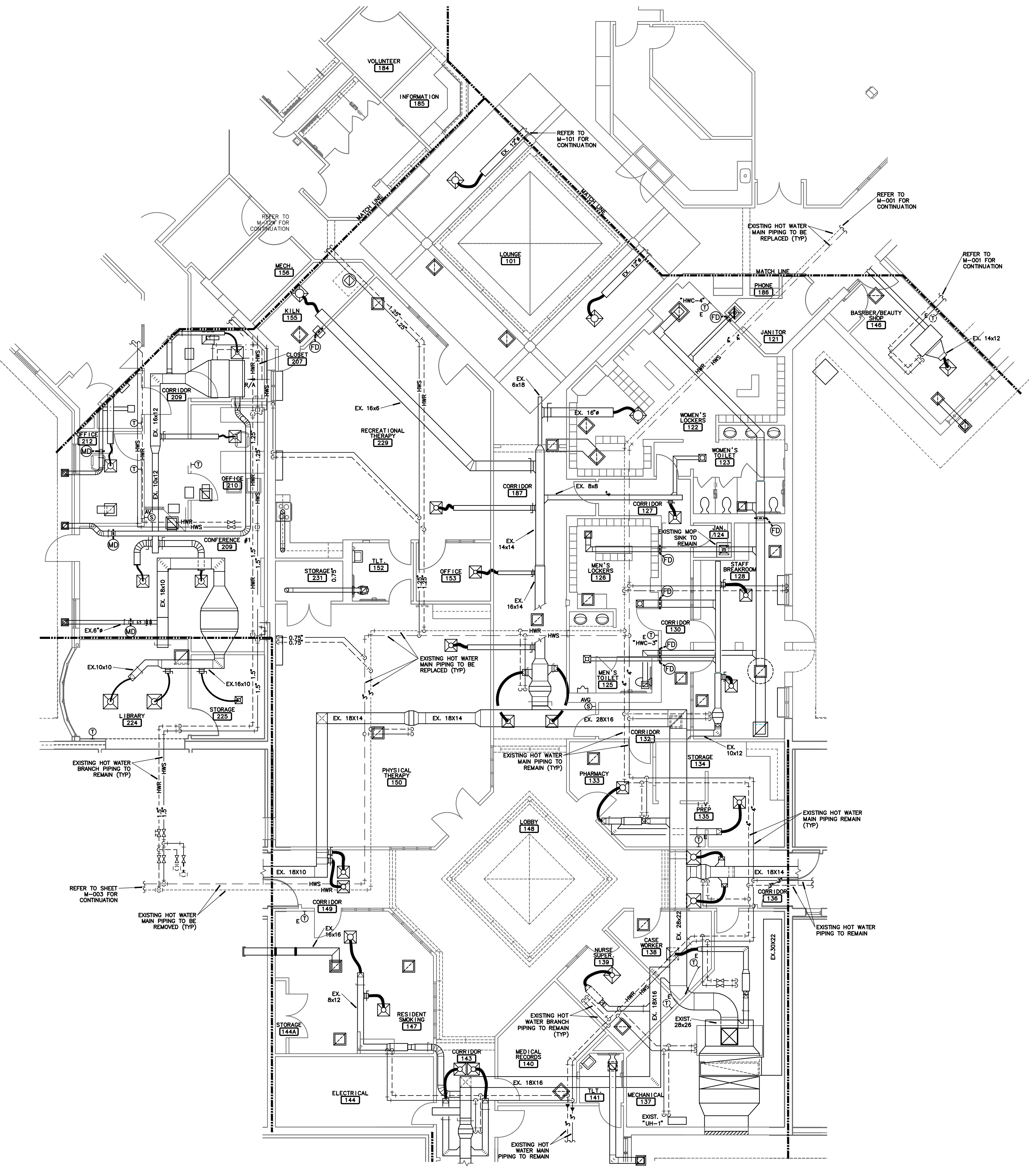
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**PARTIAL CENTRAL FACILITIES  
MECHANICAL DEMOLITION PLAN**

1  
M-002

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



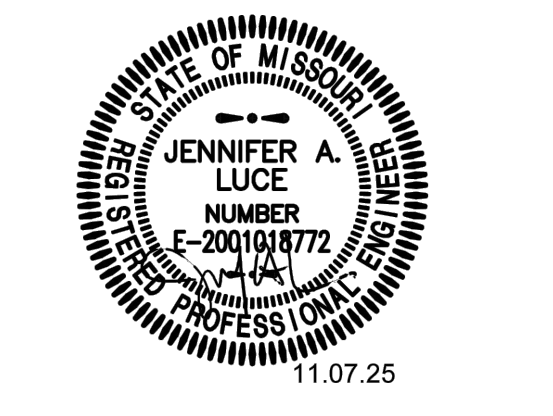
**rtm** engineering consultants  
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MIKE KEHOE,  
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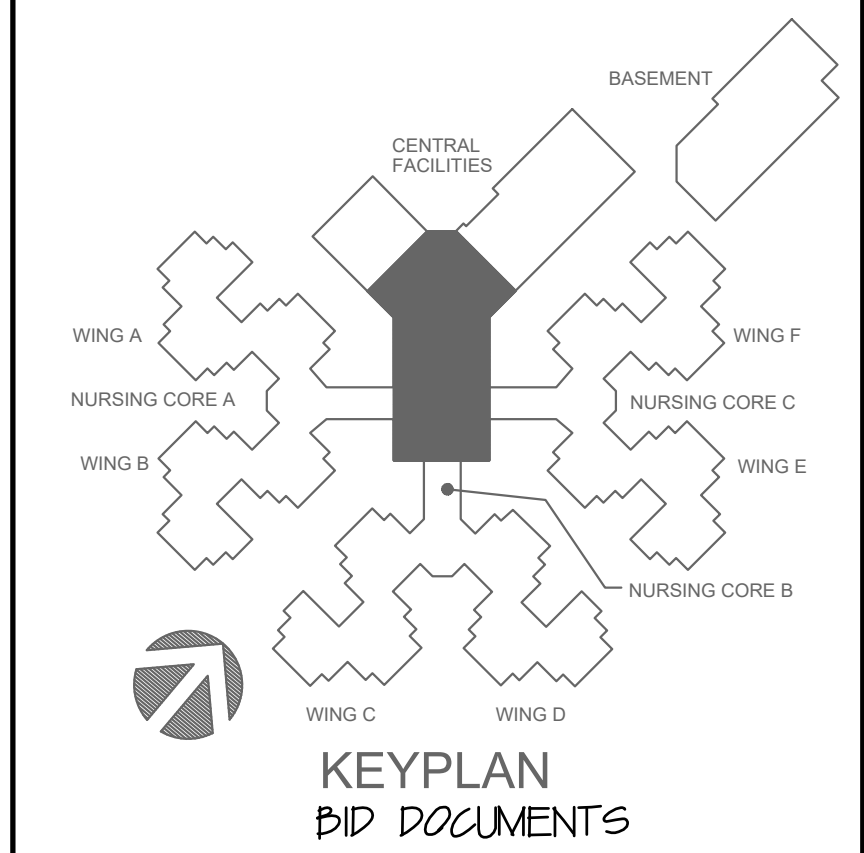
CAD DWG FILE: M-002.DWG  
DRAWN BY: TSE  
CHECKED BY: CKC  
DESIGNED BY: TSE

SHEET TITLE:  
**CENTRAL  
FACILITIES  
MECHANICAL  
DEMO**

SHEET NUMBER:  
**M-002**

5 OF 20 SHEETS

11-07-25



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S:\PR-FILES\1000\ESM\SWR\10\SWR-003 25 Sep 2025 - 10:23 am

**SCHEDULING AND GENERAL NOTES FOR HYDRONIC PIPING**

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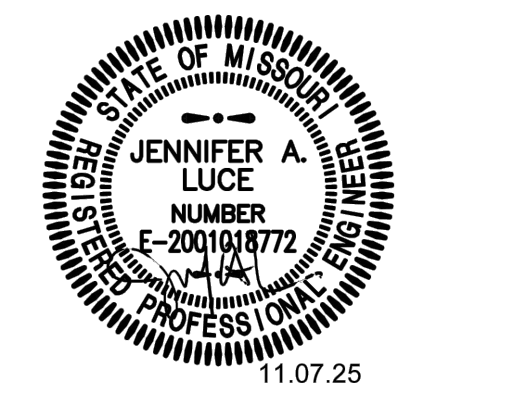
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CONTRACTOR SHALL NOTIFY FACILITY PRIOR TO ANY WORK BEING PERFORMED IN THIS AREA. COORDINATE ALL WORK WITH THE FACILITY BEFORE WORK BEGINS.

**rtm** engineering consultants  
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 Springfield, MO 65804  
 rtmecon.com | 417.881.0020  
 State of Missouri certificate of authority  
 #2014035826 for engineering

- NOTES:**
- GENERAL NOTES:**
1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
  2. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING, PATCH, AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
  4. FOR ALL EXISTING FIXTURES, EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
  5. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
  6. REMOVE ALL ABANDONED PIPING WITHIN THE AREAS OF CONSTRUCTION/RENOVATION. NO EXISTING PIPING SHALL BE ABANDONED IN PLACE AND ANY EXISTING ABANDONED PIPING SHALL BE REMOVED.

STATE OF MISSOURI  
 MIKE KEHOE,  
 GOVERNOR



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**ESTERLY SCHNEIDER & ASSOCIATES, INC.**  
 AIA architects & planners

COMM. # 4921

OFFICE OF ADMINISTRATION  
 DIVISION OF FACILITIES  
 MANAGEMENT,  
 DESIGN AND CONSTRUCTION

DEPARTMENT OF  
 PUBLIC SAFETY VETERANS  
 MISSOURI VETERANS  
 COMMISSION

REBID - CHANGE IN SCOPE  
 INTERIOR RENOVATION  
 OF INFECTIOUS CONTROL  
 WING  
 MISSOURI VETERANS  
 HOME

620 N. JEFFERSON  
 ST. JAMES, MISSOURI

PROJECT # U1503-01  
 SITE # 6801  
 ASSET # 8136801002  
 FEDERAL # 29-044

REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
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 DATE: \_\_\_\_\_  
 ISSUE DATE: 11-07-25

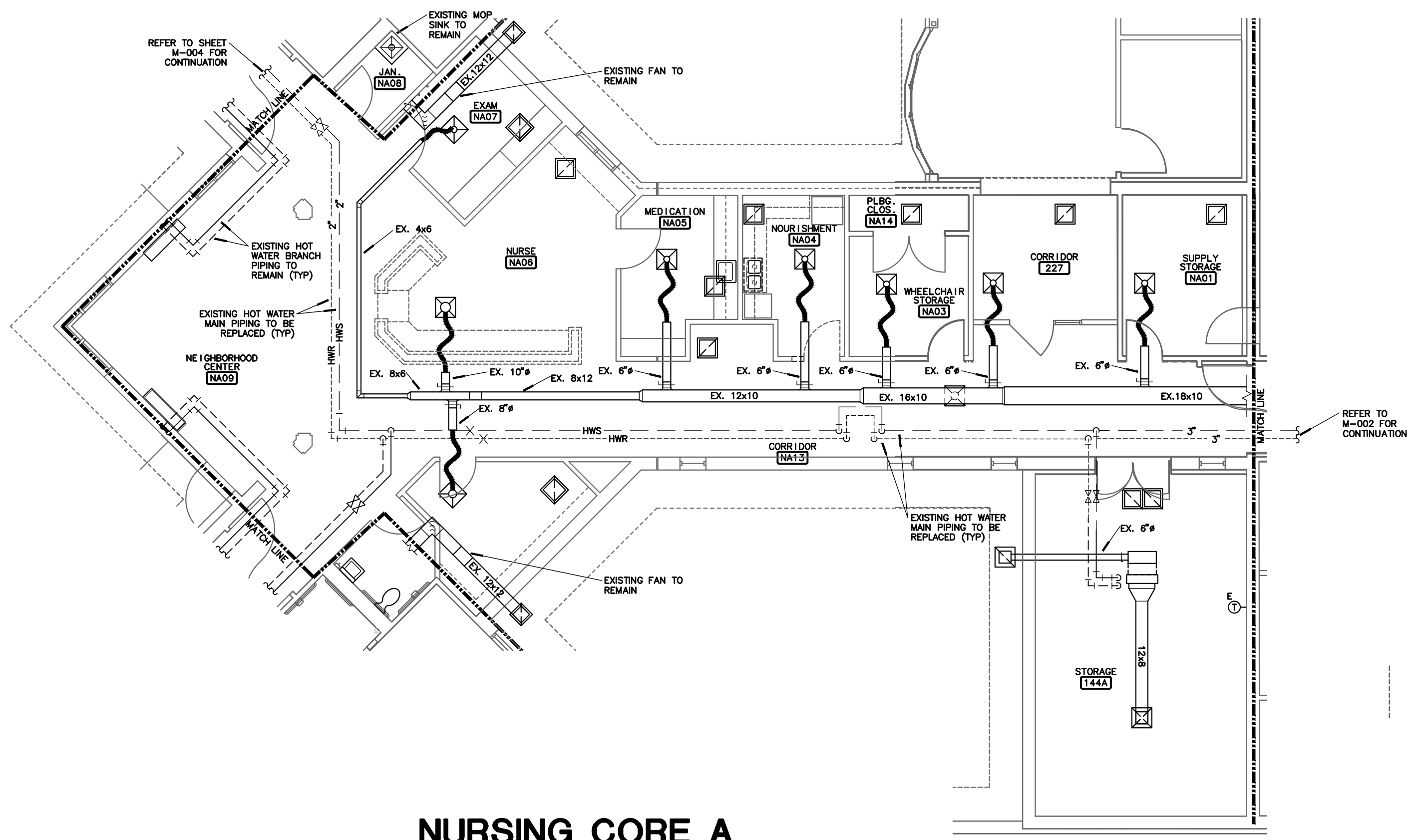
CAD DWG FILE: M-003.DWG  
 DRAWN BY: TSE  
 CHECKED BY: CRC  
 DESIGNED BY: TSE

SHEET TITLE:  
**NURSE CORE 'A'  
 MECHANICAL  
 DEMOLITION**

SHEET NUMBER:

**M-003**  
 6 OF 20 SHEETS

11-07-25

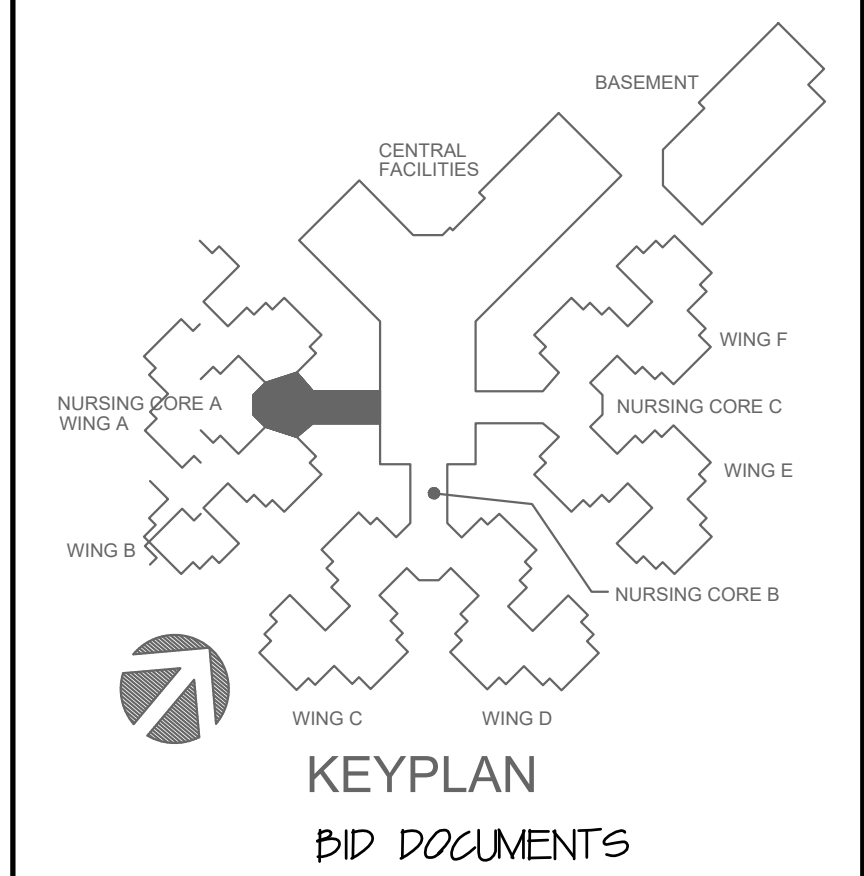


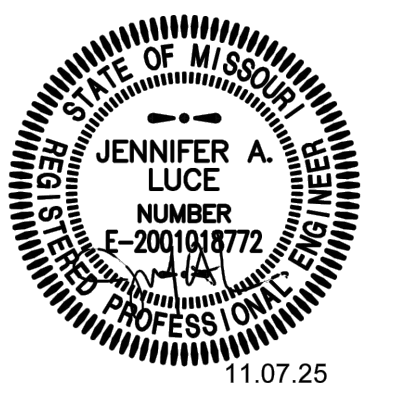
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**M-003**

**NURSE CORE 'A'  
 MECHANICAL DEMOLITION PLAN**

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

NORTH





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COMM. # 4921

**NOTES:**

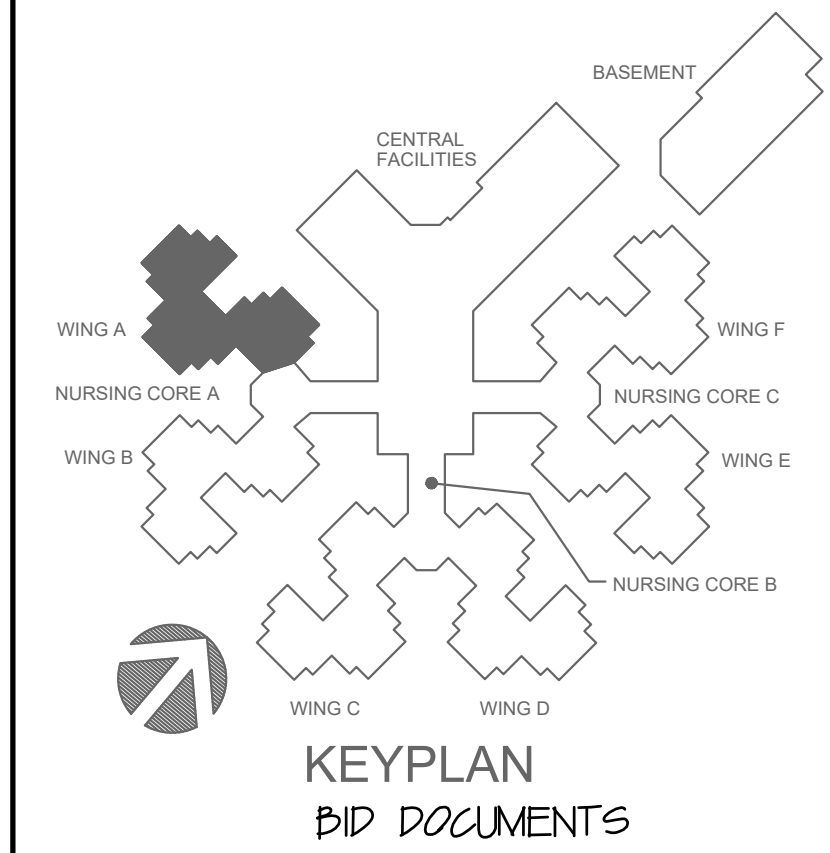
- ① REMOVE EXISTING THERMOSTAT AND PREPARE WALL SURFACE FOR REPLACEMENT THERMOSTAT.
- ② REMOVE EXISTING HORIZONTAL 4-PIPE FAN COIL UNIT. REMOVE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE CWS, CWR, HWS & HWS BRANCH PIPING. REMOVE, REPLACE, OR MODIFY EXISTING SHEET METAL WORK AS REQUIRED TO ACCOMMODATE NEW FAN COIL UNIT. CUT AND PATCH HARD CEILING WHERE REQUIRED TO REMOVE UNIT AND PROVIDE ACCESS PANEL FOR NEW UNIT.
- ③ EXISTING SHOWER VALVE AND SHOWER HEAD TO REMAIN.
- ④ EXISTING AIR HANDLING UNIT MODIFIED AS NOTED ON OTHER PLANS WITH NEW PIPING, PUMPS, AND CONTROLS.
- ⑤ EXISTING HOT WATER COIL TO BE REMOVED.
- ⑥ EXISTING PLUMBING FIXTURE TO REMAIN.
- ⑦ EXISTING LAVATORY TO REMAIN.
- ⑧ REMOVE AND REPLACE EXISTING EXHAUST FAN.
- ⑨ RELOCATE RETURN AIR GRILLE.
- ⑩ EXISTING EXHAUST GRILLE TO REMAIN.
- ⑪ REMOVE EXISTING DUCTWORK FOR NEW DUCT REPLACEMENT. REFER TO 1/4"-008 FOR NEW DUCTWORK SIZE.
- ⑫ REMOVE EXISTING DUCT TAP. PATCH MAIN TRUNK WITH METAL AND INSULATION. REFER TO 1/4"-005 FOR CONNECTION TO EXISTING DUCTWORK.
- ⑬ REMOVE EXISTING EXHAUST FAN, DOWNSTREAM DUCTWORK, AND SOFFIT GRILLE AND REPLACE WITH NEW ROOF MOUNTED EXHAUST FAN.

**GENERAL NOTES:**

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**1**  
**M-004** WING 'A' - MECHANICAL DEMOLITION PLAN  
 SCALE: 1/8"=1'-0"



SHEET TITLE:  
**WING 'A'**  
**MECHANICAL**  
**DEMOLITION**

SHEET NUMBER:

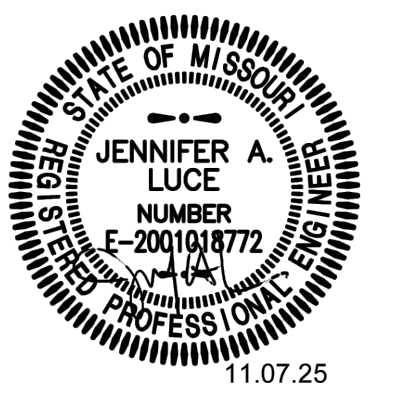
**M-004**

7 OF 20 SHEETS

11-07-25

REVISION:	_____
DATE:	_____
REVISION:	_____
DATE:	_____
REVISION:	_____
DATE:	_____
ISSUE DATE:	11-07-25

CAD DWG FILE: **M-004.DWG**  
 DRAWN BY: **TSE**  
 CHECKED BY: **CRK**  
 DESIGNED BY: **TSE**



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 e-mail: architect@esterlyschneider.com



COMPL. #4921

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**SCHEDULING AND GENERAL NOTES FOR HYDRONIC PIPING**

**GENERAL NOTES:**

- THE HOT WATER HEATING SYSTEM SHALL ONLY BE TAKEN OUT OF COMMISSION DURING THE COOLING SEASON, BETWEEN JUNE 1ST AND AUGUST 31ST, WHEN THE SYSTEM IS OUT OF COMMISSION, THERE WILL NOT BE HOT WATER AVAILABLE FOR AN EXTENDED PERIOD OF TIME AND THERE WILL NOT BE HEATING AVAILABLE AT ANY OF THE AIR HANDLERS, ZONE HOT WATER COILS, FAN COIL UNITS AND VAV TERMINAL BOXES. CONTRACTOR SHALL PROVIDE TEMPORARY HEATING FOR ALL SPACES OCCUPIED BY RESIDENTS, AS REQUIRED TO MAINTAIN A SPACE TEMPERATURE OF 73-78 DEGREES FAHRENHEIT AT ALL TIMES.
- THE CHILLED WATER COOLING SYSTEM SHALL ONLY BE TAKEN OUT OF COMMISSION DURING THE HEATING SEASON, BETWEEN DECEMBER 1ST TO FEBRUARY 28TH.
- CONTRACTOR SHALL GIVE THE OWNER AND RECEIVE APPROVAL FROM THE OWNER A MINIMUM OF SEVEN DAYS NOTICE PRIOR TO TAKING DOWN ANY SYSTEM.

**UPGRADE OF HOT WATER PIPING SYSTEM:**

- ADDITIONAL ISOLATION VALVES SHALL BE INSTALLED PRIOR TO EACH TRANSITION FROM STEEL TO COPPER TO ALLOW FOR EASE OF REPLACEMENT OF THE RUBBER GASKETS ON THE EXISTING DIELECTRIC FITTING.
- ADDITIONAL ISOLATION VALVES SHALL BE PROVIDED AT THE MAIN TAPS TO WING "A" TO ALLOW FOR ISOLATION OF WING DURING CONSTRUCTION.
- WHEN COMPLETED THE HOT WATER SYSTEM SHALL BE THOROUGHLY FLUSHED AND CHEMICAL TREATMENT INSTALLED. CHEMICAL TREATMENT TO BE PERFORMED BY OTHERS (STATE CONTRACTED).

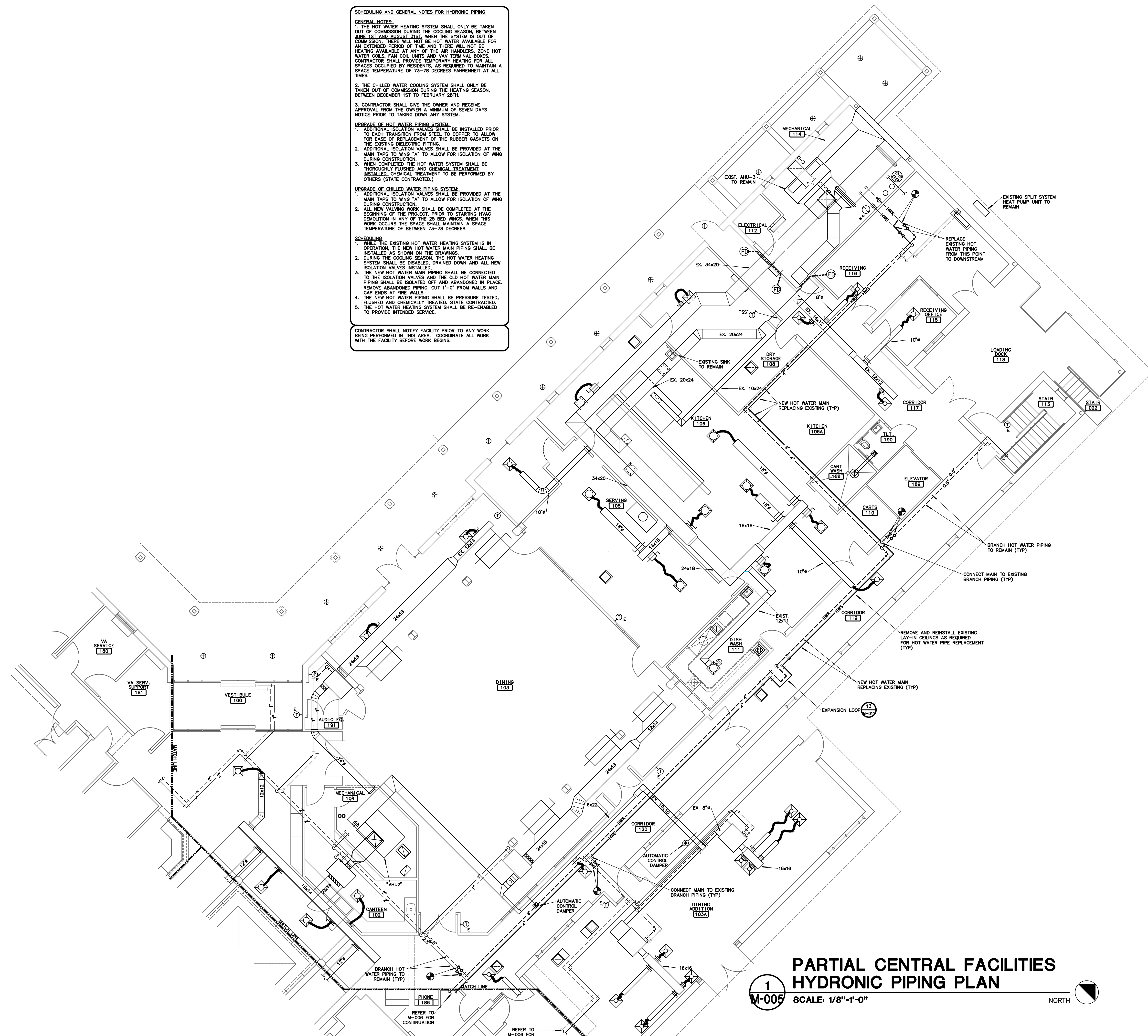
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- ADDITIONAL ISOLATION VALVES SHALL BE PROVIDED AT THE MAIN TAPS TO WING "A" TO ALLOW FOR ISOLATION OF WING DURING CONSTRUCTION.
- ALL NEW VALVING WORK SHALL BE COMPLETED AT THE BEGINNING OF THE PROJECT, PRIOR TO STARTING HVAC DEMOLITION IN ANY OF THE 25 BED WINGS. WHEN THIS WORK OCCURS THE SPACE SHALL MAINTAIN A SPACE TEMPERATURE OF BETWEEN 73-78 DEGREES.

**SCHEDULING:**

- WHILE THE EXISTING HOT WATER HEATING SYSTEM IS IN OPERATION, THE NEW HOT WATER MAIN PIPING SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS.
- DURING THE COOLING SEASON, THE HOT WATER HEATING SYSTEM SHALL BE DISABLED, DRAINED DOWN AND ALL NEW ISOLATION VALVES INSTALLED.
- THE NEW HOT WATER MAIN PIPING SHALL BE CONNECTED TO THE ISOLATION VALVES AND THE OLD HOT WATER MAIN PIPING SHALL BE ISOLATED OFF AND ABANDONED IN PLACE. REMOVE ABANDONED PIPING CUT 1'-0" FROM WALLS AND CAP ENDS AT FIRE WALLS.
- THE NEW HOT WATER PIPING SHALL BE PRESSURE TESTED, FLUSHED AND CHEMICALLY TREATED. STATE CONTRACTED.
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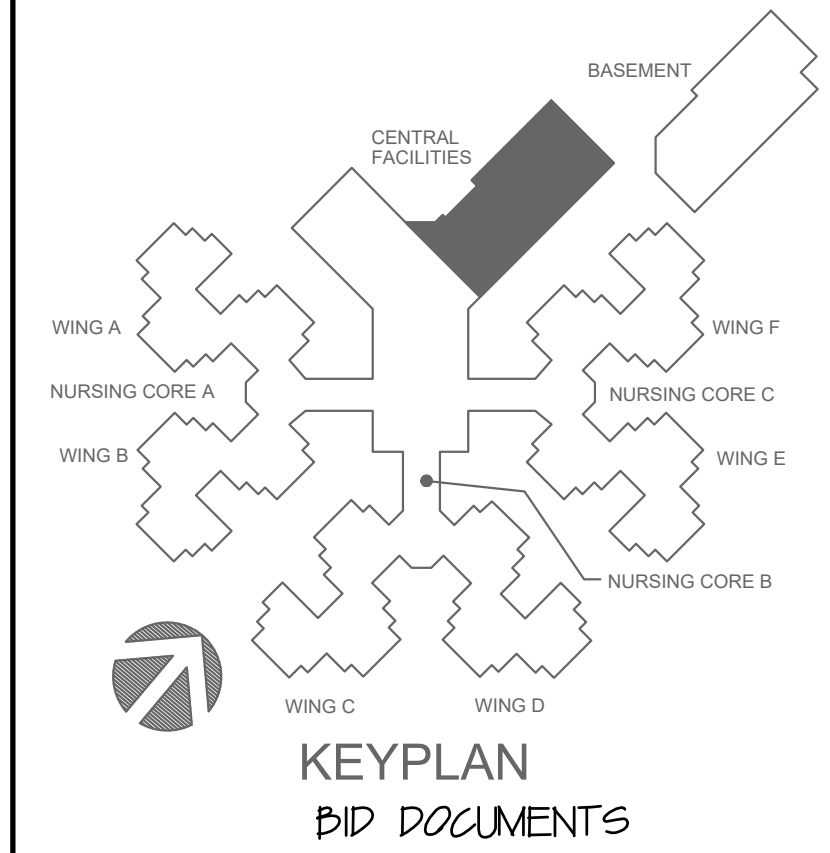
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**PARTIAL CENTRAL FACILITIES  
HYDRONIC PIPING PLAN**

1  
M-005

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



OFFICE OF ADMINISTRATION  
DIVISION OF FACILITIES  
MANAGEMENT,  
DESIGN AND CONSTRUCTION

DEPARTMENT OF  
PUBLIC SAFETY VETERANS  
MISSOURI VETERANS  
COMMISSION

REBID - CHANGE IN SCOPE  
INTERIOR RENOVATION  
OF INFECTIOUS CONTROL  
WING  
MISSOURI VETERANS  
HOME

620 N. JEFFERSON  
ST. JAMES, MISSOURI

PROJECT # U1503-01  
SITE # 6801  
ASSET # 8136801002  
FEDERAL # 29-044

REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ISSUE DATE: 11-07-25

CAD DWG FILE: M-005.DWG  
DRAWN BY: TSE  
CHECKED BY: CRC  
DESIGNED BY: TSE

SHEET TITLE:  
**CENTRAL  
FACILITIES  
HYDRONIC**

SHEET NUMBER:

**M-005**  
8 OF 20 SHEETS

11-07-25



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**SCHEDULING AND GENERAL NOTES FOR HYDRONIC PIPING**

**GENERAL NOTES:**

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**SCHEDULING**

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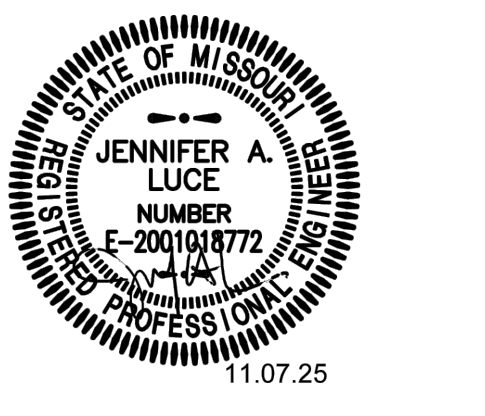
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OFFICE OF ADMINISTRATION  
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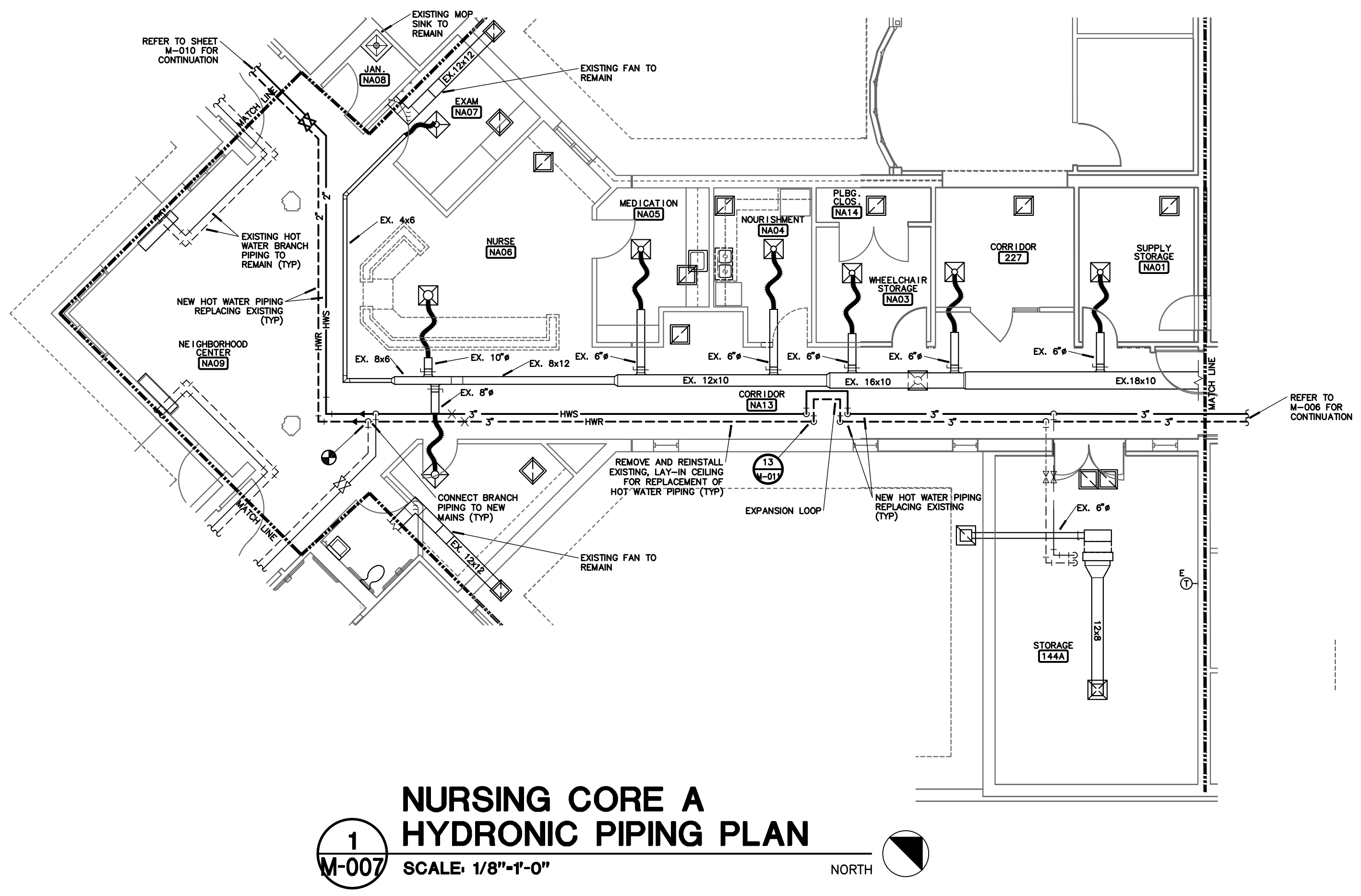
PROJECT # U1503-01  
 SITE # 6801  
 ASSET # 8136801002  
 FEDERAL # 29-044

REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
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 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ISSUE DATE: 11-07-25

CAD DWG FILE: M-007.DWG  
 DRAWN BY: TSE  
 CHECKED BY: CRC  
 DESIGNED BY: TSE

SHEET TITLE:  
**NURSE CORE  
 HYDRONIC  
 IMPROVEMENT**

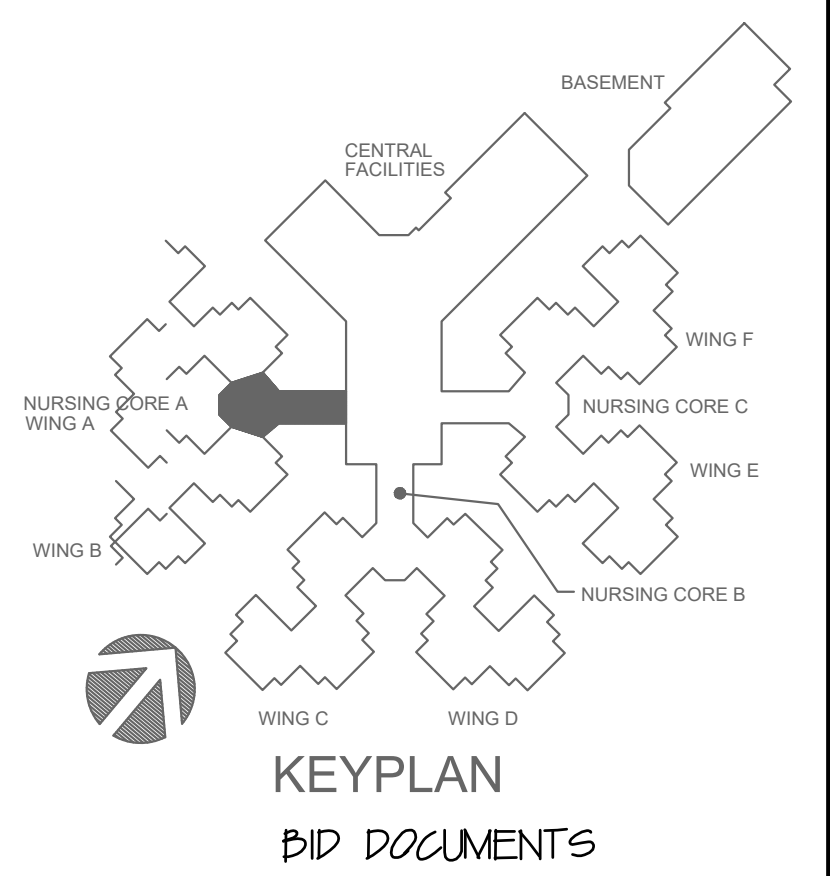
SHEET NUMBER:  
**M-007**  
 10 OF 20 SHEETS  
 11-07-25



**1**  
**M-007**

**NURSING CORE A  
 HYDRONIC PIPING PLAN**

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





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 DATE: \_\_\_\_\_  
 ISSUE DATE: 11-07-25

CAD DWG FILE: M-008.DWG  
 DRAWN BY: TSE  
 CHECKED BY: CRC  
 DESIGNED BY: TSE

SHEET TITLE:  
**INFECTIOUS  
 CONTROL  
 MECHANICAL**

SHEET NUMBER:

**M-008**  
 11 OF 20 SHEETS

11-07-25

**NOTES:**

- 1 PROVIDE NEW TEMPERATURE SENSOR AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
- 2 PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEET METAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. CONNECT EXISTING SUPPLY AND RETURN DUCT TO NEW UNIT CONNECTIONS WITH FLEXIBLE CONNECTORS. PROVIDE ANY ADDITIONAL TRANSITION AS NECESSARY. CUT AND PATCH HARD CEILING WHERE REQUIRED TO REMOVE UNIT AND PROVIDE ACCESS PANEL FOR NEW UNIT.
- 3 CONNECT TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCTWORK FOR CONNECTION.
- 4 EXISTING AIR HANDLING UNIT TO HAVE NEW VALVING, PUMPS AND CONTROLS. TAB CONTRACTOR SHALL BALANCE AIR HANDLING UNIT AND ALL DIFFUSERS AND FAN COIL INTAKES TO THE VALUES INDICATED. DUCTS SERVING FAN COIL UNITS IN THE RESIDENT ROOMS SHALL BE BALANCED TO 75 CFM FOR SEMI-PRIVATE ROOMS AND 50 CFM FOR PRIVATE ROOMS.
- 5 CAP EXISTING DUCTWORK.
- 6 NEW LOCATION OF RELOCATED RETURN AIR GRILLE.
- 7 REMOVE EXISTING EXHAUST FAN AND ASSOCIATED DUCT.
- 8 EXISTING EXHAUST GRILLE TO REMAIN.
- 9 CONNECT TRANSITION TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCT SIZE.
- 10 ENLARGE EXISTING OPENING IN EXISTING SUPPLY AIR DUCT AND INSTALL NEW 10X10 SUPPLY AIR DUCT TAB.
- 11 EXISTING EXHAUST GRILLE TO REMAIN.
- 12 EXISTING MOP SINK TO REMAIN.
- 13 EXISTING LAVATORY TO REMAIN.
- 14 EXISTING WATER CLOSET TO REMAIN.
- 15 ALDES CAR3-110-SS-10X10 CONSTANT FLOW DAMPER SUPPLYING 475 CFM OA TO NEW FAN COIL UNIT.
- 16 ALDES CAR3-110-SS-10X10 CONSTANT FLOW DAMPER SUPPLYING 500 CFM OA TO NEW FAN COIL UNIT.
- 17 10x10 EXHAUST DUCT UP FROM WITHIN EXISTING ATTIC TO NEW EXHAUST FAN ON ROOF.
- 18 12x12 EXHAUST DUCT UP FROM WITHIN EXISTING ATTIC TO NEW EXHAUST FAN ON ROOF.
- 19 24x12 FILTER RACK WITH MERV-8 PRE-FILTER AND HEPA FINAL FILTER WITH TILT-TRACK HOUSING WITH GASKETS AND HINGED DOOR FOR FILTERS WITH FLANGES FOR DUCT MOUNTING.
- 20 PROVIDE A 2" THICK, HEPA FILTER IN GRILLE.
- 21 8x8 EXHAUST DUCT UP FROM WITHIN EXISTING ATTIC TO NEW EXHAUST FAN ON ROOF.
- 22 PROVIDE THROUGH THE WALL PRESSURE SENSOR EQUAL TO A TSI MODEL 80243 AND LOCATE ABOVE THE DOOR INTO EACH BEDROOM. PROVIDE TSI DISPLAY MODULE RMD20 BESIDE THE DOOR AT 6" ABOVE THE FINISHED FLOOR AND ROUTE CONTROL WIRING BETWEEN THE MODULE AND PRESSURE SENSORS IN CORRIDOR AND BEDROOM. 120-VOLT POWER WITH 24-VOLT TRANSFORMER PROVIDED PER ELECTRICAL DRAWINGS. LOW-VOLTAGE CONTROL WIRING BY MECHANICAL/CONTROL CONTRACTOR.
- 23 ALDES CAR3-110-SS-10X10 CONSTANT FLOW DAMPER SUPPLYING 400 CFM OA TO NEW FAN COIL UNIT.
- 24 MOTORIZED DAMPER TO OPEN IN ISOLATION MODE.
- 25 DUCT PRESSURE SENSOR TO CONTROL SPEED OF AHU5 SPEED.

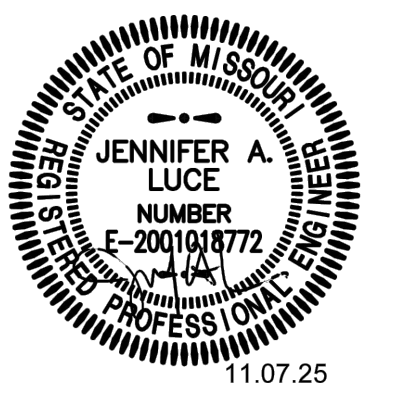
**GENERAL NOTES:**

1. PROVIDE DRY PIPE FIRE PROTECTION IN ATTIC. REFER TO SPECIFICATIONS.
2. RE-BALANCE ALL EXISTING EXHAUST GRILLES SERVED BY EXISTING EXHAUST FANS THAT ARE BEING REPLACED.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY SCHNEIDER & ASSOCIATES, INC. THOM LINDBERG (417-862-0558) FOR COORDINATION WITH ANTHONY G. BEIER AT RIM ENGINEERING CONSULTANTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
6. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.



**1**  
**M-008**  
**INFECTIOUS CONTROL WING 'A'**  
**MECHANICAL & PLUMBING IMPROVEMENT PLAN**  
 SCALE: 1/8"=1'-0"

SPR-FILE1\040\ESMA\S\W\0\0\W\008-008 15 Oct 2025 8:19 am



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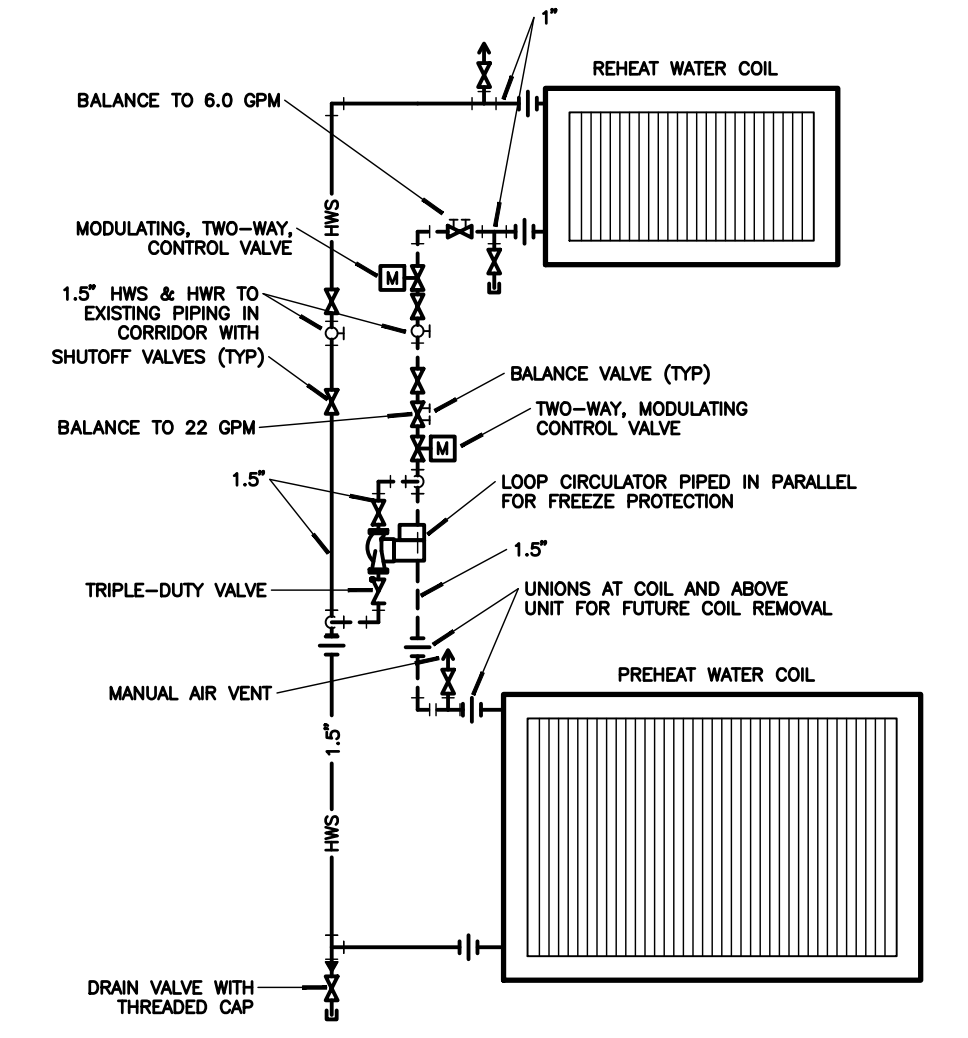
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**NOTES:**

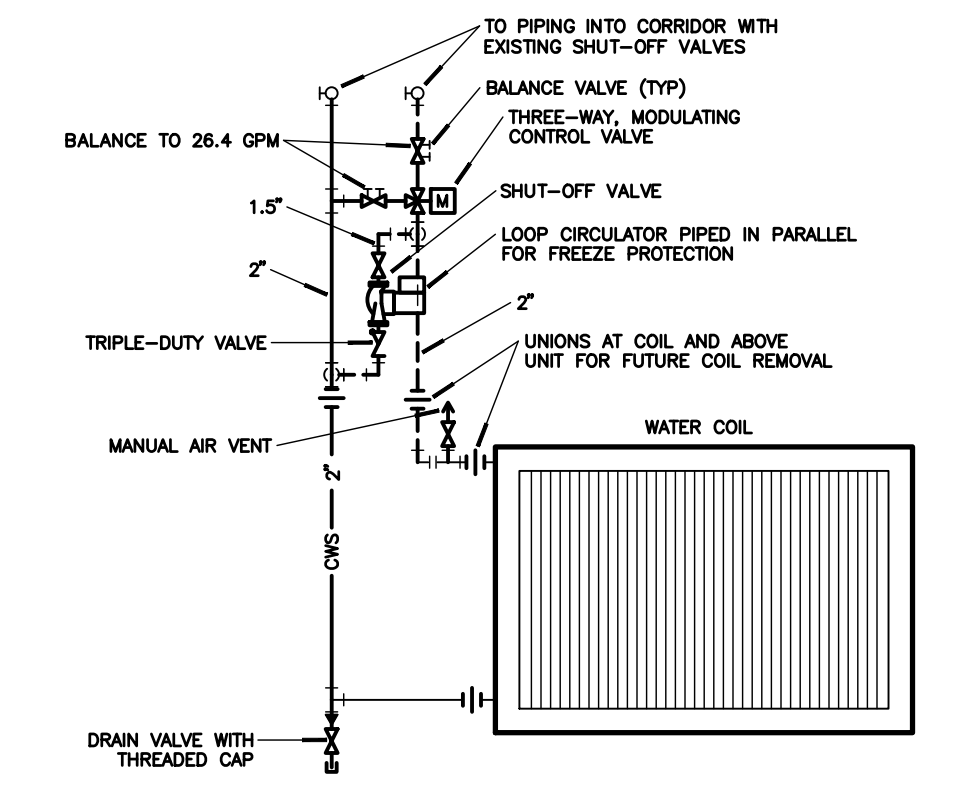
- NEW TEMPERATURE SENSOR REPLACING EXISTING ROOM THERMOSTAT.
- NEW FAN COIL UNIT INSTALLED ABOVE NEW LAY-IN CEILING. VERIFY HAND WITH PLAN FOR UNIT ACCESS.
- BALANCE DAMPER ON SUPPLY REGISTER TO BE SET WITH FAN FILTER UNIT DAMPERS TO MAINTAIN A NEGATIVE AIR PRESSURE OF 0.02" W.C.
- 10" EXHAUST DUCT UP INTO ATTIC BETWEEN JOIST FRAMING TO ALUMINUM ROOF JACK WITH ALUMINUM SCREEN EQUAL TO A DAYTON ROP PAINTED TO MATCH ROOF COLOR. PROVIDE DOUBLE DUCT WRAP INSULATION ON DUCT IN ATTIC.
- 16x16 RETURN DUCT UP FROM FILTER GRILLE WITH MOTORIZED DAMPER TO BOTTOM OF RETURN FLEXLINE. DAMPER TO BE OPEN WHEN ROOM IS UNOCCUPIED AND CLOSE IN OCCUPIED MODE.
- CONSTANT FLOW DAMPER EQUAL TO AN ALDEAS CAR3-L4-R4 AND SUPPLYING 75 CFM VENTILATION AIR.
- CONSTANT FLOW DAMPER EQUAL TO AN ALDEAS CAR3-L4-R4 AND SUPPLYING 50 CFM VENTILATION AIR.
- 8" EXHAUST DUCT UP INTO ATTIC BETWEEN JOIST FRAMING TO ALUMINUM ROOF JACK WITH ALUMINUM SCREEN EQUAL TO A DAYTON ROP PAINTED TO MATCH ROOF COLOR. PROVIDE DOUBLE DUCT WRAP INSULATION ON DUCT IN ATTIC.
- 0.75" CHILLED WATER SUPPLY AND CHILLED WATER RETURN, 0.5" HOT WATER SUPPLY AND HOT WATER RETURN, AND 0.75" TRAPPED CONDENSATE DRAIN CONNECTED TO FAN COIL UNIT.
- PROVIDE THROUGH THE WALL PRESSURE SENSOR EQUAL TO A TSI MODEL 800243 AND LOCATE ABOVE THE DOOR INTO EACH BEDROOM. PROVIDE TSI DISPLAY MODULE RIMED BESIDE THE DOOR AT 66" ABOVE THE FINISHED FLOOR AND ROUTE CONTROL WIRING BETWEEN THE MODULE AND PRESSURE SENSORS IN CORRIDOR AND BEDROOM. 120-VOLT POWER WITH 24-VOLT TRANSFORMER PROVIDED PER ELECTRICAL DRAWINGS. LOW-VOLTAGE CONTROL WIRING BY MECHANICAL/CONTROL CONTRACTOR.
- EXISTING SPRINKLER HEAD TO BE RELOCATED INTO CENTER OF NEW CEILING TILE. TYPICAL FOR ALL SPRINKLER HEADS IN THE ROOM. FIELD VERIFY.
- 0.75" CHILLED WATER SUPPLY, CHILLED WATER RETURN, HOT WATER SUPPLY, HOT WATER RETURN, AND TRAPPED CONDENSATE DRAIN CONNECTED TO FAN COIL UNIT.

**GENERAL NOTES:**

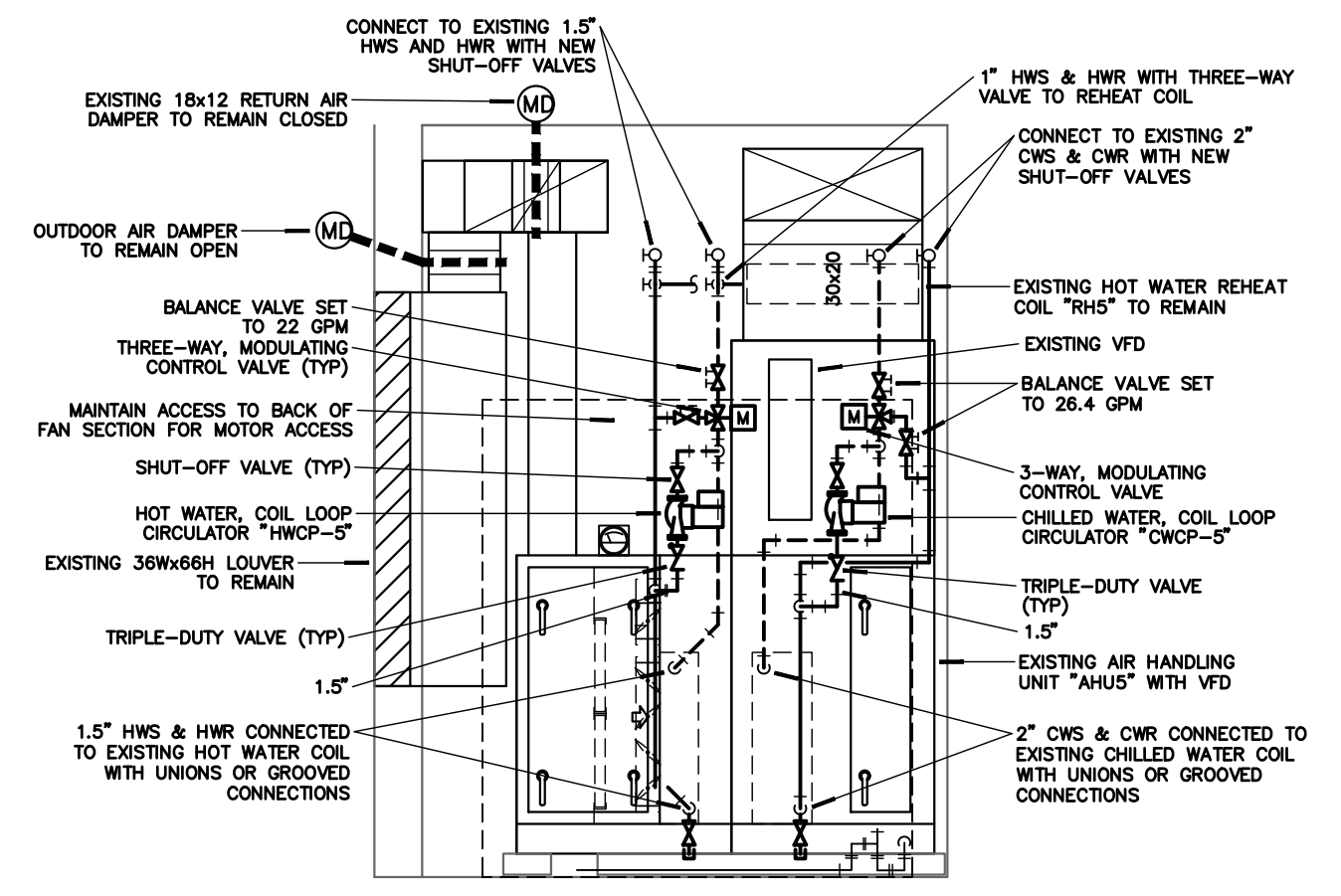
- INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL NEW WALL PENETRATIONS INTO ROOM AND ALL EXISTING WALL PENETRATIONS.
- TEST AND BALANCE CONTRACTOR SHALL PROVIDE A BLOWER DOOR TEST OF ALL EXISTING PRIVATE AND SEMI-PRIVATE ISOLATION ROOMS TO VERIFY ALL ROOMS HAVE BEEN SEALED AFTER INSTALLATION OF ALL NEW WORK INTO ROOMS AND PRIOR TO INSTALLATION OF NEW CEILING.
- EXISTING HVAC SYSTEMS SERVING THE ISOLATION WING SHALL HAVE ALL AIRFLOWS AND PRESSURES VERIFIED ONE YEAR AFTER SUBSTANTIAL COMPLETION.
- ALL NEW EQUIPMENT SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE BUILD AMERICA, BUY AMERICA ACT.
- BATHROOM EXHAUST FAN TO RUN CONTINUOUSLY WITH PROOF OF AIRFLOW AND FILTER PRESSURES MONITORED. FAN SPEED TO BE CONTROLLED BY PRESSURE SENSOR IN DUCT CONTROLLING FAN VFD SPEED. FAN TO BE BALANCED TO DESIGN AIRFLOW WITHOUT FILTERS INSTALLED DURING UNOCCUPIED MODE IN WING. SMS SYSTEM TO PROVIDE A NOTIFICATION TO INSTALL FILTERS WHEN SYSTEM IS PUT INTO OCCUPIED MODE.



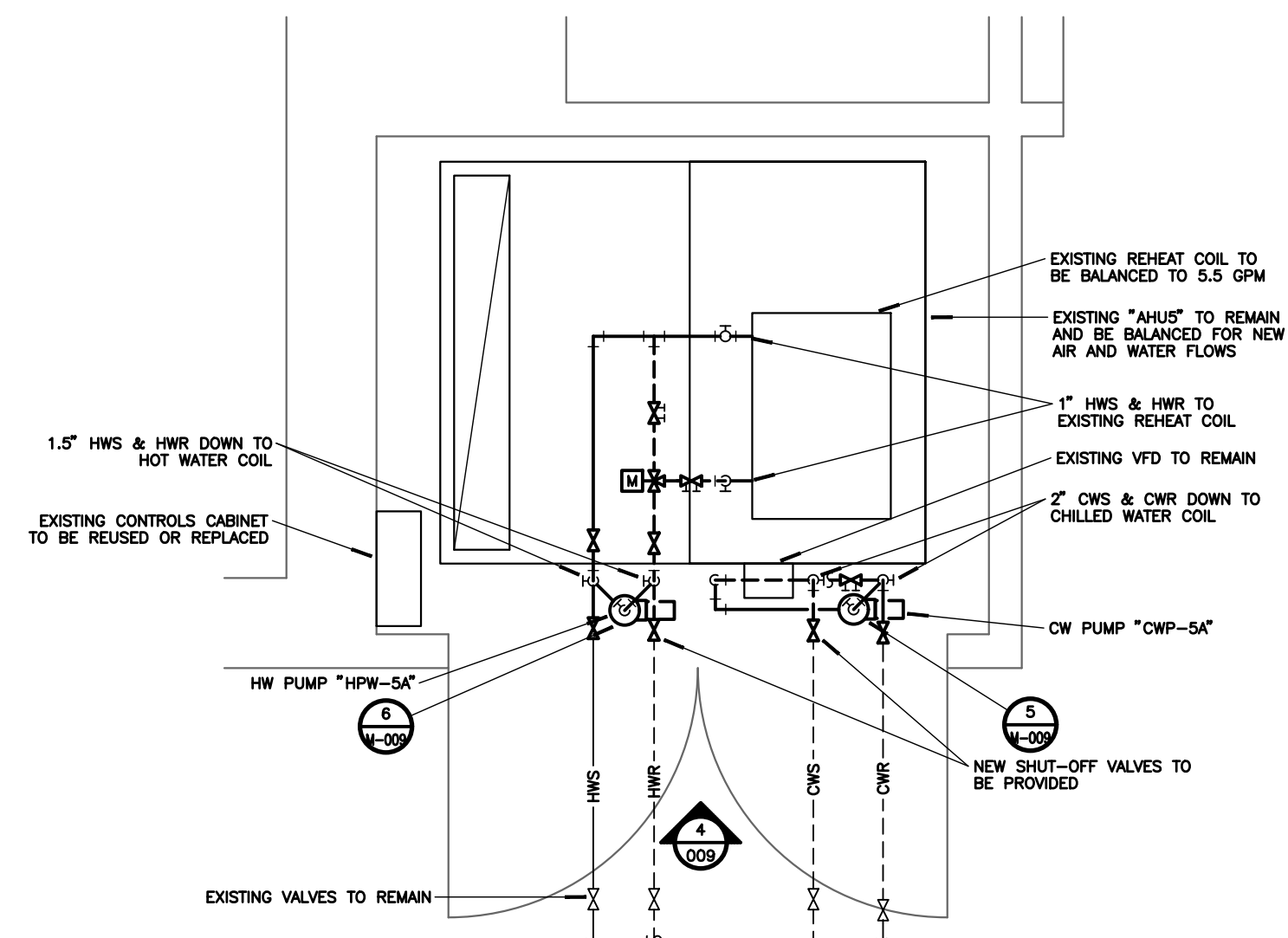
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**M-009**  
**AHU HOT WATER COIL PIPING DETAIL**  
 NO SCALE



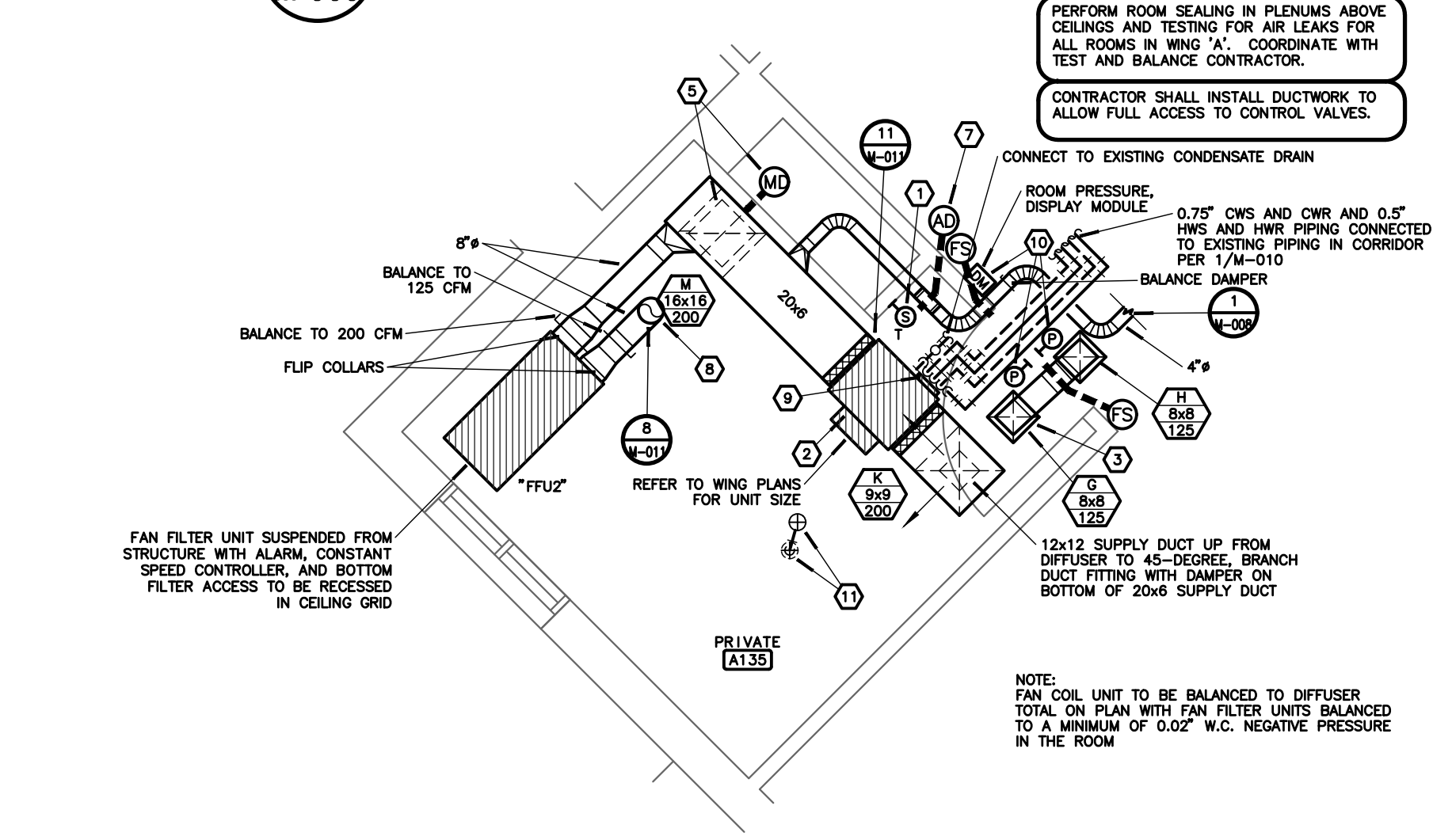
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**M-009**  
**AHU CHILLED WATER COIL PIPING DETAIL**  
 NO SCALE



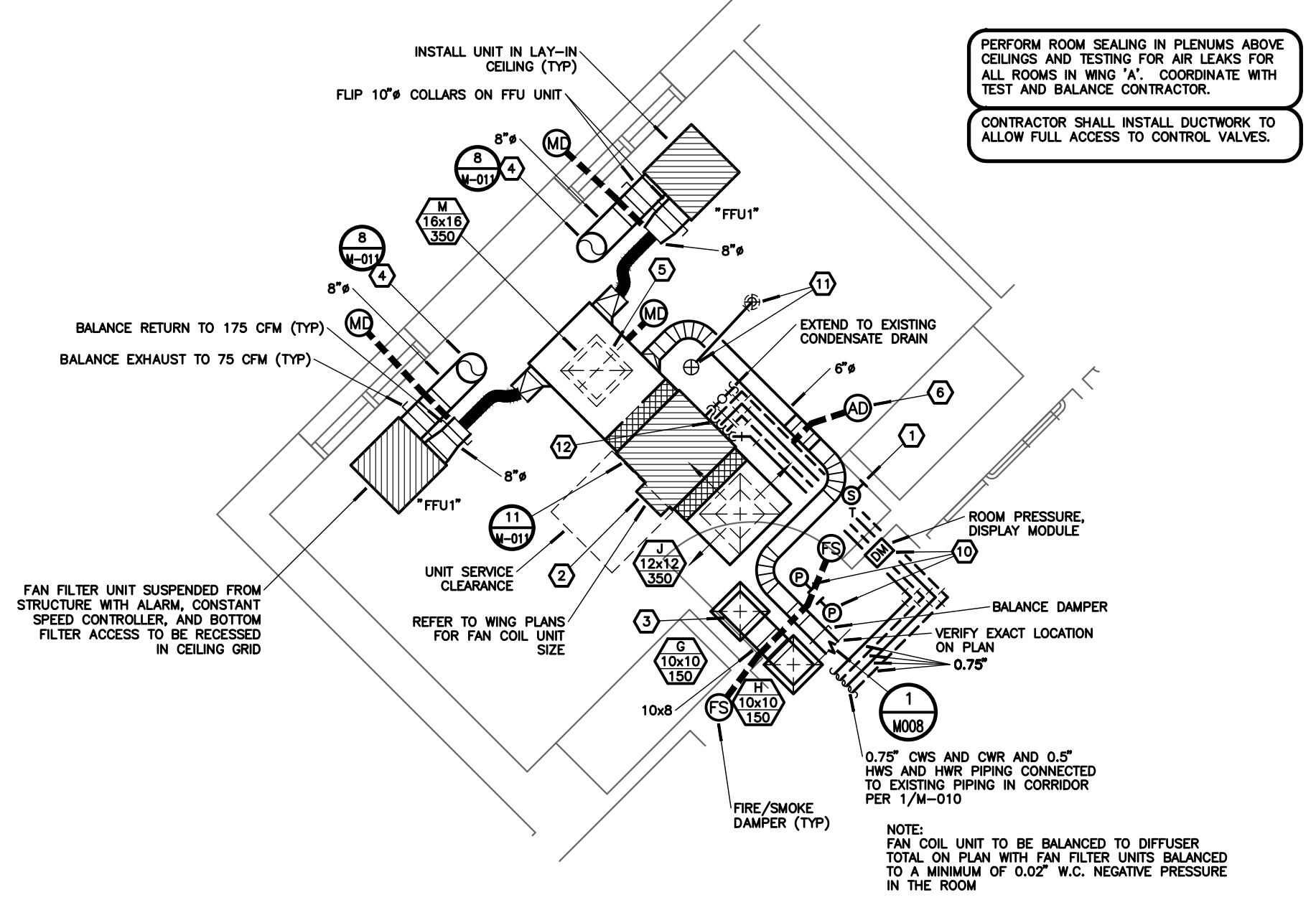
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**M-009**  
**EXISTING AHU5 AIR HANDLING UNIT DETAIL**  
 NO SCALE



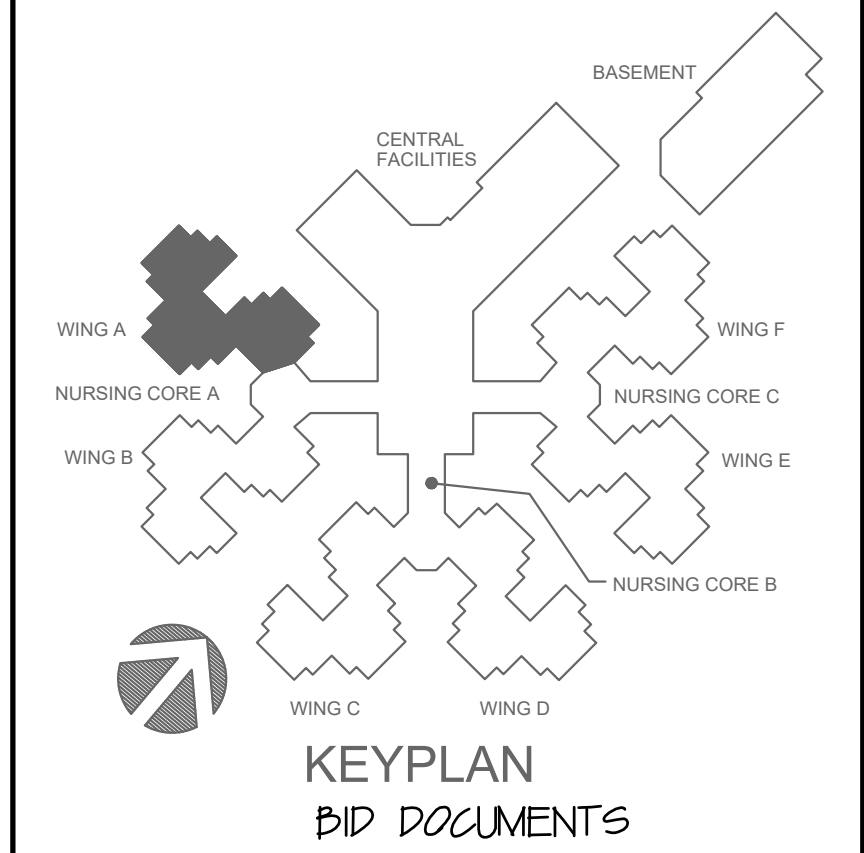
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**M-009**  
**ENLARGED MECH CLOSET PLAN**  
 SCALE: 1/4"=1'-0"



**2**  
**M-009**  
**INFECTIOUS CONTROL - WING 'A' ENLARGED PRIVATE ROOM MECHANICAL PLAN**  
 SCALE: 1/4"=1'-0"



**1**  
**M-009**  
**INFECTIOUS CONTROL - WING 'A' ENLARGED SEMI-PRIVATE ROOM MECHANICAL PLAN**  
 SCALE: 1/4"=1'-0"



KEYPLAN  
 BID DOCUMENTS

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 DIVISION OF FACILITIES  
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 DESIGN AND CONSTRUCTION

DEPARTMENT OF  
 PUBLIC SAFETY  
 MISSOURI VETERANS  
 COMMISSION

REBID - CHANGE IN SCOPE  
 INTERIOR RENOVATION  
 OF INFECTIOUS CONTROL  
 WING  
 MISSOURI VETERANS  
 HOME

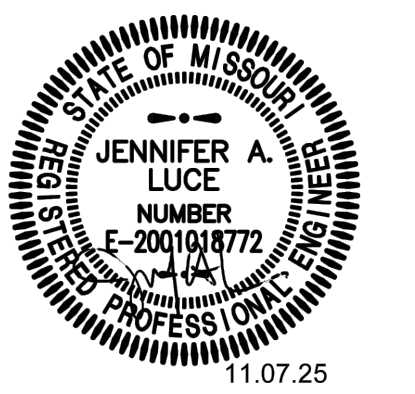
620 N. JEFFERSON  
 ST. JAMES, MISSOURI

PROJECT # U1503-01  
 SITE # 6801  
 ASSET # 8136801002  
 FEDERAL # 29-044

REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
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 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ISSUE DATE: 11-07-25

CAD DWG FILE: M-009.DWG  
 DRAWN BY: TSE  
 CHECKED BY: CRC  
 DESIGNED BY: TSE

SHEET TITLE:  
**INFECTIOUS CONTROL DETAILS**  
 SHEET NUMBER:  
**M-009**  
 12 OF 20 SHEETS  
 11-07-25



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DEPARTMENT OF  
 PUBLIC SAFETY VETERANS  
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 COMMISSION

REBID - CHANGE IN SCOPE  
 INTERIOR RENOVATION  
 OF INFECTIOUS CONTROL  
 WING  
 MISSOURI VETERANS  
 HOME

620 N. JEFFERSON  
 ST. JAMES, MISSOURI

PROJECT # U1503-01  
 SITE # 6801  
 ASSET # 8136801002  
 FEDERAL # 29-044

REVISION: \_\_\_\_\_  
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 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ISSUE DATE: 11-07-25

CAD DWG FILE: M-010.DWG  
 DRAWN BY: TSE  
 CHECKED BY: CRC  
 DESIGNED BY: TSE

SHEET TITLE:  
**INFECTIOUS  
 CONTROL  
 HYDRONIC**

SHEET NUMBER:

**M-010**  
 13 OF 20 SHEETS

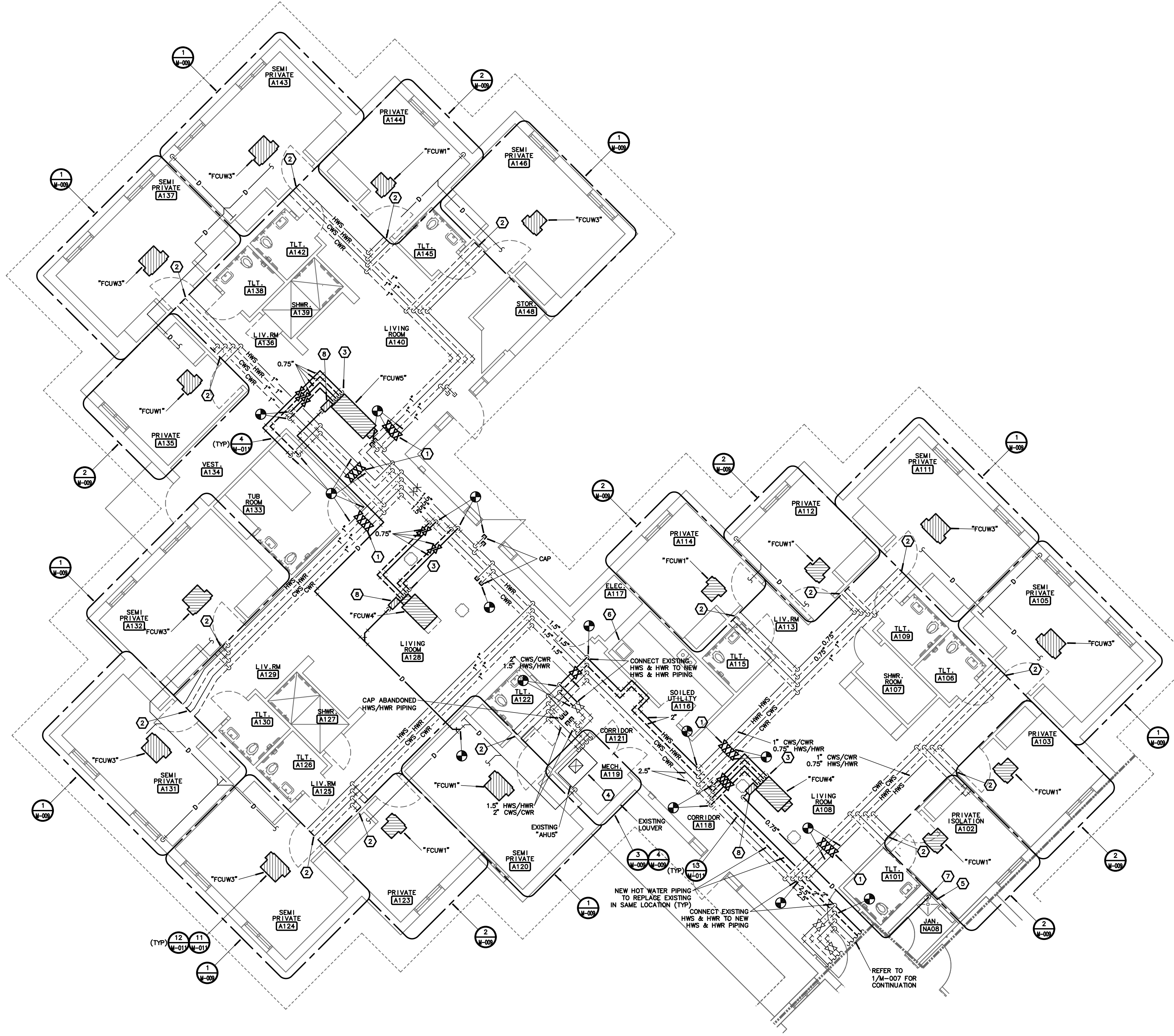
11-07-25

**NOTES:**

1. INSTALL NEW ISOLATION BALL VALVES IN EXISTING LINES.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING 0.75" HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO THE SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT.
3. 0.75" CHILLED WATER SUPPLY, CHILLED WATER RETURN, HOT WATER SUPPLY, HOT WATER RETURN, AND TRAPPED CONDENSATE DRAIN CONNECTED TO FAN COIL UNIT.
4. EXISTING AIR HANDLING UNIT SHALL REMAIN WITH NEW VALVES AND PUMPS. BALANCE TO ALTERNATE DESIGN WATER AND AIRFLOWS.
5. EXISTING MOP SINK TO REMAIN.
6. EXISTING SERVICE SINK TO REMAIN.
7. 0.75" CONDENSATE DRAIN DOWN TO JANITOR'S BASIN WITH AIR GAP.
8. PLENUM RATED, CONDENSATE PUMP EQUAL TO A LIBERTY, LCU-PR20S PUMP WITH 0.75" CONDENSATE DISCHARGE UP AND THEN SLOPING TO DRAIN.

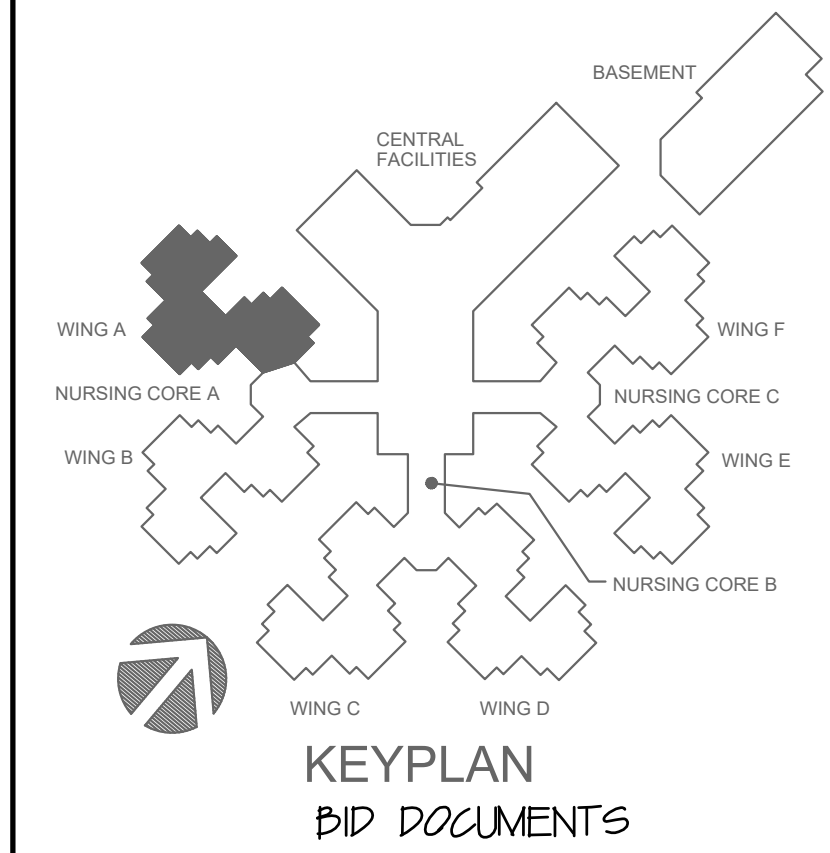
**GENERAL NOTES:**

1. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING MECHANICAL HOT WATER SUPPLY AND RETURN PIPING BEING RE-UTILIZED. THE EXISTING MAIN HWS AND HWR PIPING THAT IS BEING ABANDONED SHALL NOT BE BROKEN. INCLUDED: A. THE ELASTOMERIC GASKET ON ALL BROKEN PIPE COUPLINGS AND VALVE COUPLINGS SHALL BE REMOVED AND REPLACED. THE REPLACEMENT GASKETS SHALL MEET THE APPLICATION FOR HOT WATER SYSTEMS. IN GENERAL, THE BUILDING IS PRIMARILY BRONZE DRIPLOCK COUPLINGS AND SOME ARE VITALLIC COUPLINGS. FROM FIELD OBSERVATION, IT APPEARS THAT ALL PIPING 2.5" AND LARGER IS GROOVED FITTINGS. B. ALL EXISTING DIELECTRIC FITTINGS TRANSITIONING FROM BRONZE TO COPPER SHALL BE REPLACED. DIELECTRIC FITTINGS ARE LOCATED AT ALL HOT WATER COILS THROUGHOUT THE BUILDING. C. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL DIELECTRIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. D. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW ISOLATION OF PIPING. E. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING BEING RE-UTILIZED. FIELD VERIFY SIZE AND ROUTING OF EXISTING PIPING PRIOR TO BID. F. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. G. UNDER EACH PHASE, AFTER ALL PIPING CHANGES HAVE BEEN COMPLETED, THE HOT WATER PIPING SHALL BE THOROUGHLY FLUSHED AND WATER TREATMENT INSTALLED. H. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING CHILLED WATER SUPPLY AND RETURN PIPING: A. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL EXISTING DIELECTRIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. B. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. C. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING. FIELD VERIFY SIZE AND ROUTING OF PIPING PRIOR TO BID. D. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. E. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
6. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. CONTRACTOR SHALL INSPECT AREAS TO ACCESS ATTIC AREA AND PROVIDE TEMPORARY PLATFORMS ON EXISTING STRUCTURE ABOVE CEILING TO PERFORM WORK WITHOUT INTERRUPTING OPERATIONS IN OCCUPIED SPACES BELOW CEILING. ALL AREAS USED FOR ACCESS TO ATTIC SHALL BE COORDINATED WITH OWNER.
8. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
9. CONTRACTOR SHALL FIRE CALK ANY RATED WALL PENETRATIONS.



**1**  
**M-010**  
**INFECTION CONTROL WING 'A'**  
**HYDRONIC IMPROVEMENT PLAN**

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

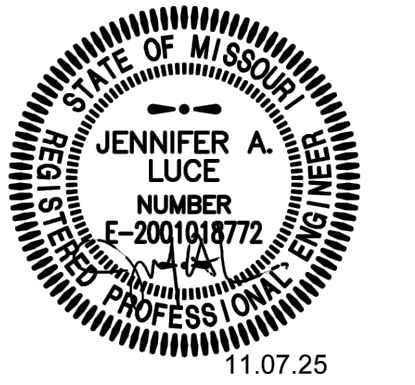


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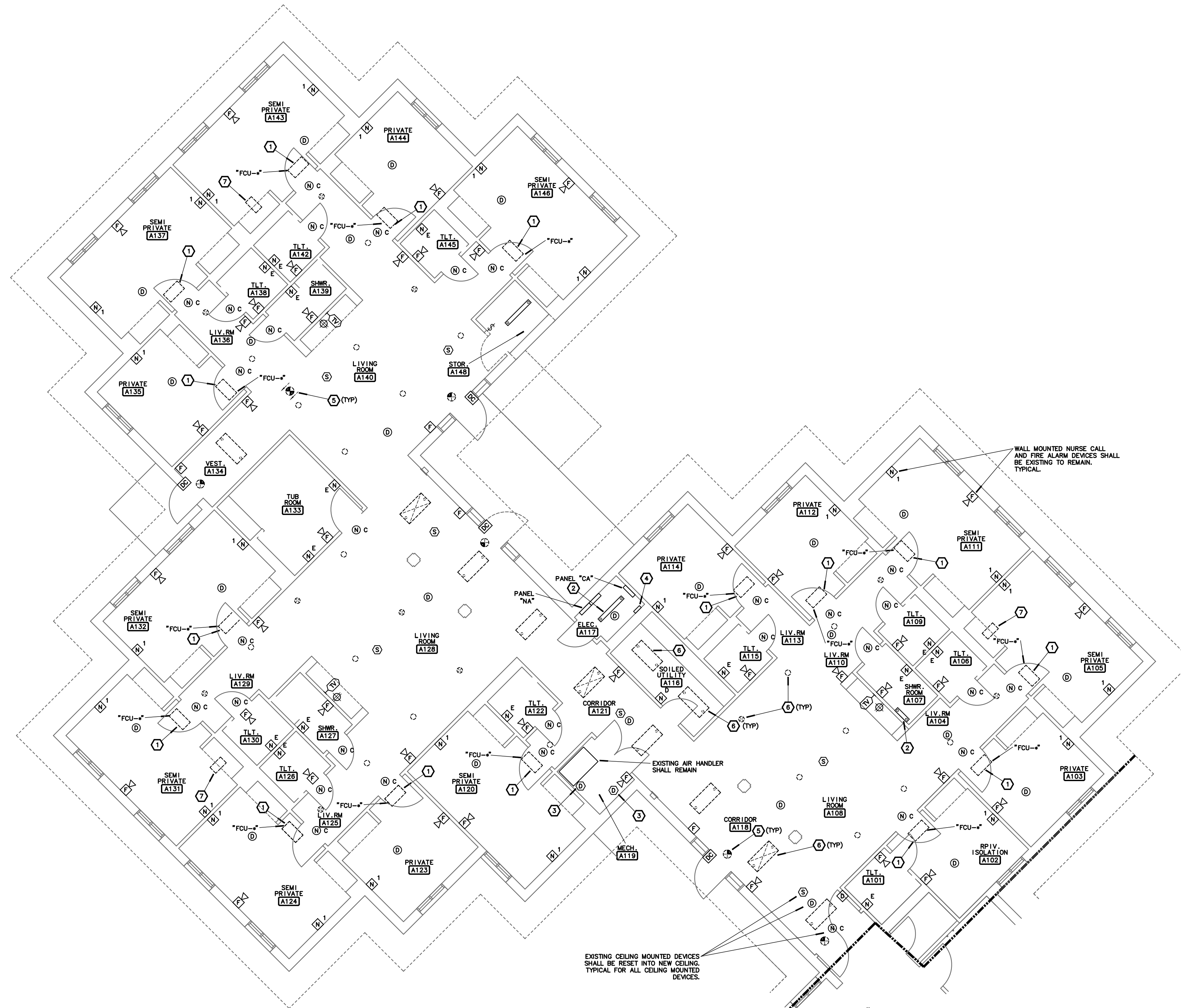
COMPL. #4921

**NOTES:**

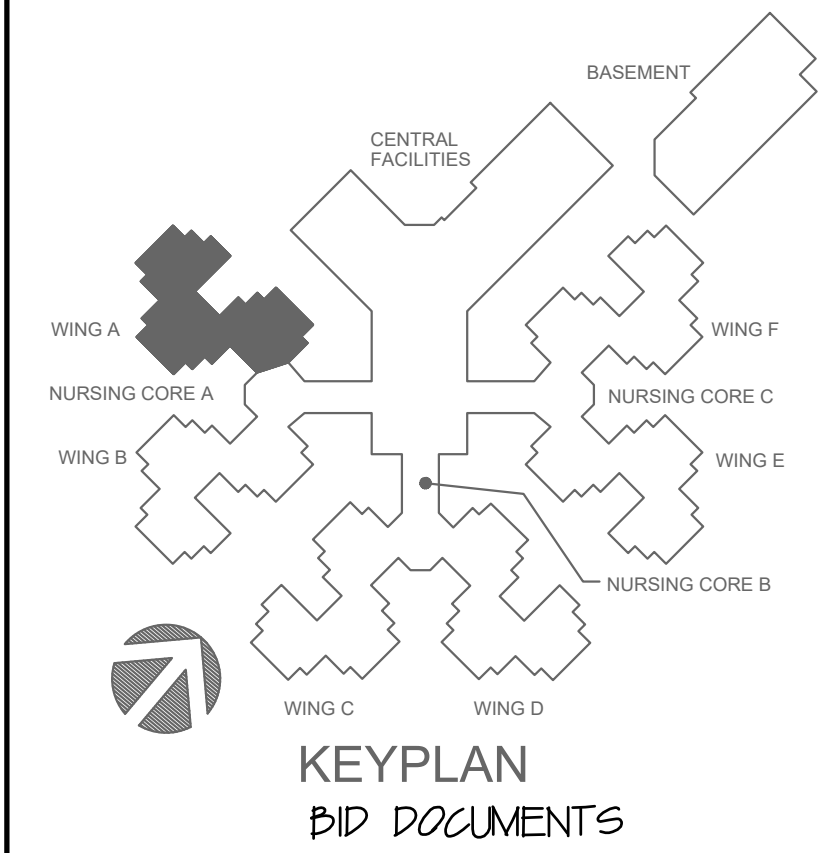
- ① EXISTING HVAC UNIT TO BE REPLACED. PROVIDE REQUIRED ELECTRICAL DEMOLITION.
- ② LIGHT FIXTURE SHALL REMAIN.
- ③ EXISTING DUCT DETECTOR TO REMAIN.
- ④ EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
- ⑤ REPLACE EXISTING EXIT LIGHT WITH NEW FIXTURE INDICATED ON ELECTRICAL IMPROVEMENT PLAN.
- ⑥ REPLACE EXISTING LIGHT FIXTURE WITH NEW FIXTURE INDICATED ON LIGHTING IMPROVEMENT PLAN.
- ⑦ PROVIDE REQUIRED ELECTRICAL DEMOLITION FOR EXHAUST FAN. REUSE EXISTING CIRCUIT FOR NEW ROOF MOUNTED EXHAUST FAN.

**GENERAL NOTES:**

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC., TOM LINDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
2. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING, PATCHING, AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
4. FOR ALL EXISTING FIXTURES, RECEPTACLES, WIRING EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL ELECTRICAL DEVICES AND WIRING IN ALL DEMOLISHED WALLS WHETHER SPECIFICALLY INDICATED OR NOT.
6. WHERE DEMOLISHED DEVICES ARE PART OF A CIRCUIT THAT IS THRU-WIRED, OR HAS ADDITIONAL DEVICES ON THE CIRCUIT THAT ARE TO REMAIN UNCHANGED, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE EXISTING CIRCUIT. ANY ADDITIONAL CONDUIT, CONDUCTOR, BOXES, ETC. NEEDED TO MODIFY THE EXISTING CIRCUIT TO MAINTAIN THE INTEGRITY ARE THE RESPONSIBILITY OF THIS CONTRACTOR AND SHALL BE INCLUDED IN BID.
7. REMOVE CONDUIT IN ALL DEMOLISHED WALLS.
8. REMOVE ANY UNUSED CONDUCTORS, CONDUIT, AND WIRING IN DEMOLISHED WALLS LOCATED WITHIN THE AREA OF CONSTRUCTION. REMOVE ALL UNUSED WIRING, CONDUIT CAN BE ABANDONED IN PLACE WHERE IT WILL REMAIN CONCEALED.
9. REMOVE AND REPLACE DEVICES AS REQUIRED DUE TO NEW WALL OR CEILING FINISHES.



**1**  
**E-001** WING 'A' - ELECTRICAL DEMOLITION PLAN  
 SCALE: 1/8"=1'-0"



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 COMMISSION

REBID - CHANGE IN SCOPE  
 INTERIOR RENOVATION  
 OF INFECTIOUS CONTROL  
 WING  
 MISSOURI VETERANS  
 HOME

620 N. JEFFERSON  
 ST. JAMES, MISSOURI

PROJECT # U1503-01  
 SITE # 6801  
 ASSET # 8136801002  
 FEDERAL # 29-044

REVISION:	_____
DATE:	_____
REVISION:	_____
DATE:	_____
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DATE:	_____
ISSUE DATE:	11-07-25

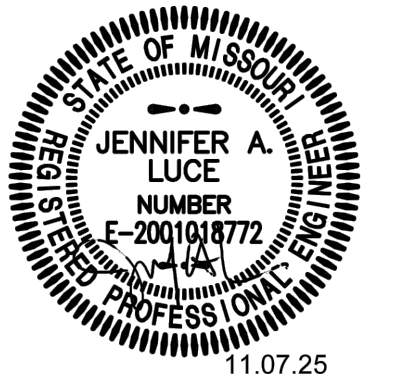
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 DRAWN BY: AGB  
 CHECKED BY: CKB  
 DESIGNED BY: AGB

SHEET TITLE:  
**WING 'A'**  
**ELECTRICAL**  
**DEMOLITION**

SHEET NUMBER:

**E-001**  
 17 OF 20 SHEETS

11-07-25



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DEPARTMENT OF  
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 MISSOURI VETERANS  
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REBID - CHANGE IN SCOPE  
 INTERIOR RENOVATION  
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 WING  
 MISSOURI VETERANS  
 HOME

620 N. JEFFERSON  
 ST. JAMES, MISSOURI

PROJECT # U1503-01  
 SITE # 6801  
 ASSET # 8136801002  
 FEDERAL # 29-044

REVISION: \_\_\_\_\_  
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 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ISSUE DATE: 11-07-25

CAD DWG FILE: E-002.DWG  
 DRAWN BY: AGB  
 CHECKED BY: CKP  
 DESIGNED BY: AGB

SHEET TITLE:  
**INFECTIOUS  
 CONTROL  
 ELECTRICAL**

SHEET NUMBER:

**E-002**

18 OF 20 SHEETS

11-07-25

**NOTES:**

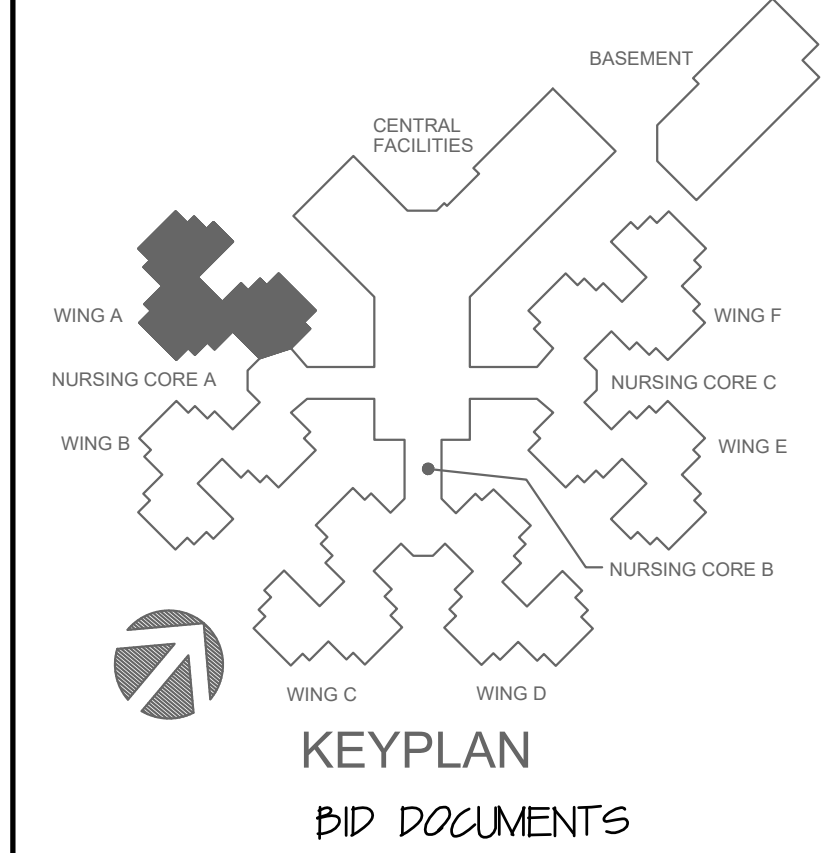
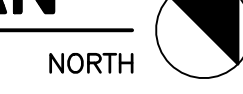
- ① EXISTING HVAC EQUIPMENT TO REMAIN.
- ② EXISTING DUCT DETECTORS SHALL REMAIN.
- ③ EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.

**GENERAL NOTES:**

- 1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERY, SCHNEIDER & ASSOCIATES, INC. THOM LINDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
- 2. CUT AND PATCH EXISTING WALLS AS NECESSARY FOR INSTALLATION OF NEW DEVICES.



**1**  
**E-002** WING 'A' - ELECTRICAL IMPROVEMENT PLAN  
 SCALE: 1/8"=1'-0"



# LIGHT FIXTURE SCHEDULE

MARK	MFG.	CATALOG #	MTG.	FINISH	LAMPS			EQUIVALENT
					TYPE	CODE	QTY	
N	WILLIAMS	50-0-0-23-L26/835-S-A12125-UNV NOTE 1	REC	WHITE	LED	2,600 LUMEN, 22 WATT, 35K	-	AC,LS1,SIG
X	LITHONIA	LE-S-R-SD NOTE 1	SURF	BRUSHED ALUM BLACK HOUSING	LED	FURNISHED WITH UNIT	-	SUBMIT

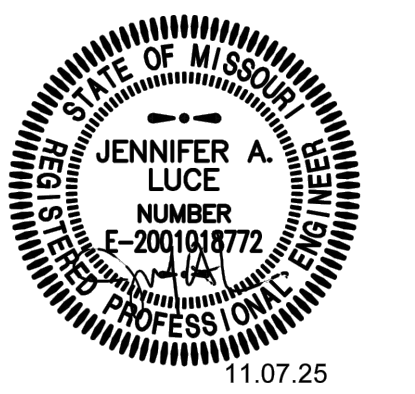
NOTES:  
1. ALL LIGHT FIXTURES SHALL COMPLY WITH BUILD AMERICA BUY AMERICA ACT. PROVIDE LETTER OF COMPLIANCE WITH SUBMITTALS.

ABBREVIATIONS:

Ab - ABOLITE	GE - GENERAL ELEC	LC - LITECONTROL	Pg - PROGRESS	MTG - MOUNTING
Ac - ADULTY	GU - GUTH	Le - LEVITON	Pf - PRESOLITE	REC - RECESSED
Ap - APPLETON	Ho - HALO	L1 - LITHONIA	PS - PASS & SEYMOUR	SURF - SURFACE
AA - ARCH AREA LIGHTING	Ho - HUSKPHANE	L2 - LONG LIGHTS	Ro - ROBERTS	GRD - GROUND
Ch - CALORIDE	Hu - HUBBELL	Ln - LINEAR LIGHTING	St - STAFF	TRK - TRACK
CL - COAST LIGHTING	Hu - HYREL	Lf - LIGHTFLIER	Stg - SIGNIFY	CABL - CABLE
Co - COLUMBIA	ICE - ICE	Lu - LUMARK	SPI - SPI	MFG - MANUFACTURER
Ch - CHOUSE-HINDS	It - ISDALUX	Ma - MARCO	St - STERNER	QTY - QUANTITY
De - DEVINE	Ke - KENALL	Me - METALUX	SL - SURE-LITES	FLR - FLUORESCENT
Dl - DUAL-LITE	Kim - KIM	Mg - MCGRAW EDISON	Sv - SYLVAN	INC - INCANDESCENT
EP - EDISON PRICE	Kv - KURT VERSEN	Nu - NUS-LITE	Ti - TIVOLI	HID - HIGH INTENSITY
EL - EMERGI-LITE	LAM - LAM	Pa - PEERLESS	Wi - WILLIAMS	DIS - DISCHARGE
ES - FAIL-SAFE	Lo - LIGHTALARM	Pd - PRUDENTIAL	UNIV - UNIVERSAL	

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#2014035826 for engineering

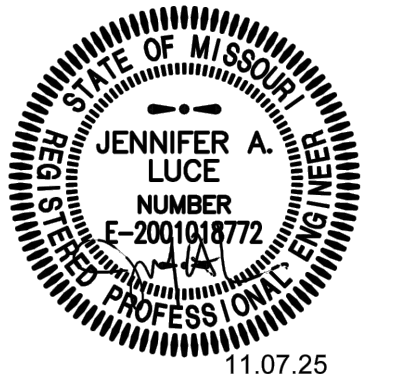
STATE OF MISSOURI  
MIKE KEHOE,  
GOVERNOR



## NOTES:

- NEW NORMAL POWER LIGHT FIXTURES SHALL CONNECT TO EXISTING NORMAL POWER LIGHTING CIRCUIT SERVING THIS AREA.
- NEW EMERGENCY POWER LIGHT FIXTURES SHALL CONNECT TO EXISTING LIFE SAFETY LIGHTING CIRCUIT SERVING THIS AREA.
- NEW EXIT LIGHT SHALL CONNECT TO EXISTING LIFE SAFETY LIGHTING CIRCUIT SERVING THIS AREA.
- CONNECT TO EXISTING UNSWITCHED LIFE SAFETY LIGHTING CIRCUIT SERVING THIS AREA.
- CONNECT TO EXISTING SWITCHED NORMAL POWER LIGHTING CIRCUIT SERVING THIS AREA. SWITCH LOCATED AT NURSE STATION SHOWN ON SHEET E-115.
- EXISTING SWITCH TO REMAIN.
- CONNECT TO EXISTING NORMAL POWER LIGHTING CIRCUIT SERVING THIS AREA.





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COMM. # 4921

OFFICE OF ADMINISTRATION  
 DIVISION OF FACILITIES  
 MANAGEMENT,  
 DESIGN AND CONSTRUCTION

DEPARTMENT OF  
 PUBLIC SAFETY  
 MISSOURI VETERANS  
 COMMISSION

REBID - CHANGE IN SCOPE  
 INTERIOR RENOVATION  
 OF INFECTIOUS CONTROL  
 WING  
 MISSOURI VETERANS  
 HOME

620 N. JEFFERSON  
 ST. JAMES, MISSOURI

PROJECT # U1503-01  
 SITE # 6801  
 ASSET # 8136801002  
 FEDERAL # 29-044

REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ISSUE DATE: 11-07-25

CAD DWG FILE: E-004.DWG  
 DRAWN BY: AGB  
 CHECKED BY: CRG  
 DESIGNED BY: AGB

SHEET TITLE:  
**INFECTIOUS  
 CONTROL  
 POWER**

SHEET NUMBER:

**E-004**

20 OF 20 SHEETS

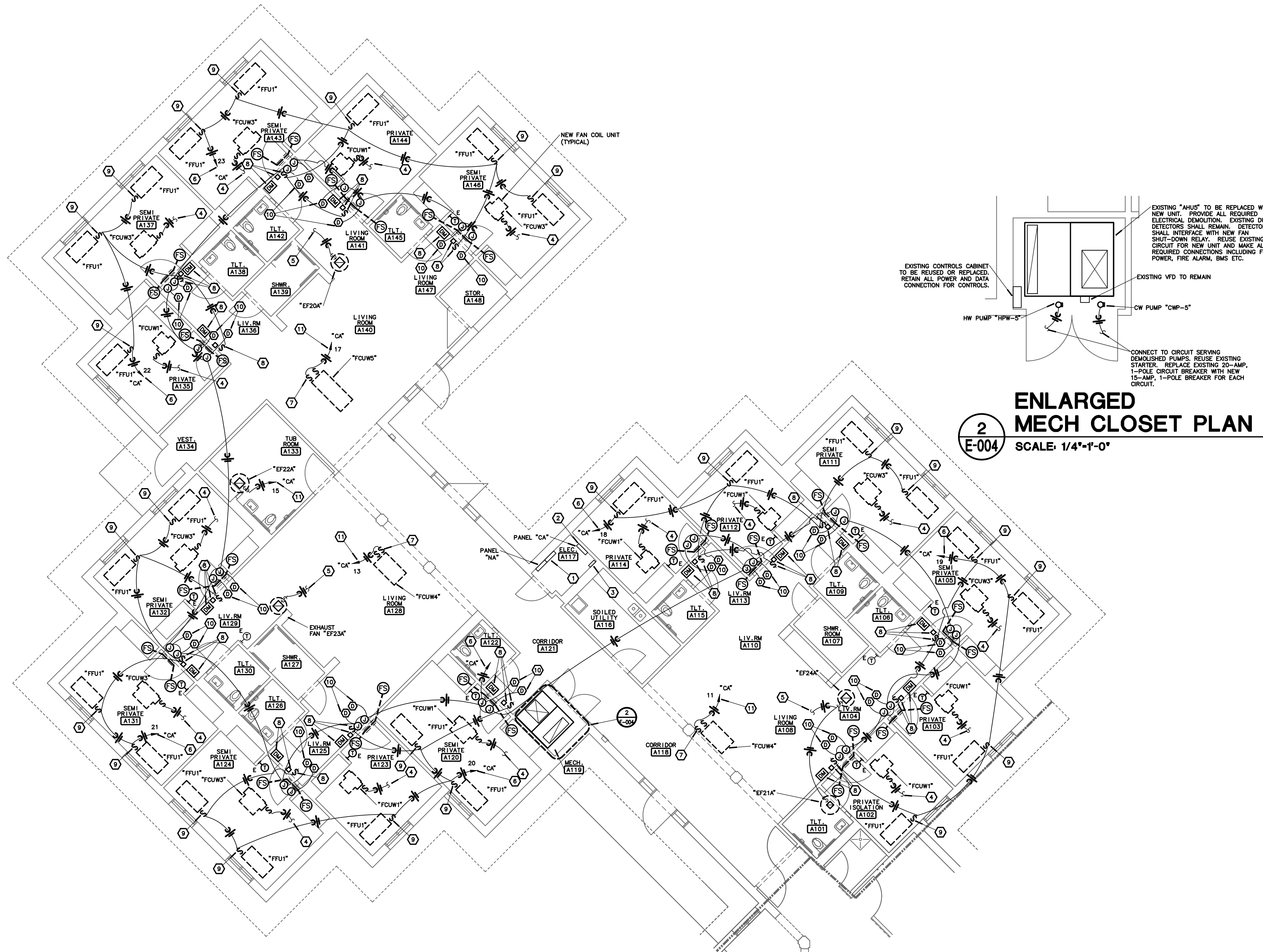
11-07-25

**NOTES:**

- ① EXISTING NORMAL POWER GE A-SERIES 120/208-VOLT PANELBOARD.
- ② EXISTING CRITICAL POWER GE A-SERIES 120/208-VOLT PANELBOARD. PANEL HAS FOUR (4) 20-AMP, 1-POLE SPARE BREAKERS AND SEVEN SPACES. PANEL IS RATED FOR 100-AMPS, AND IS CURRENTLY LOADED TO 28 AMPS. CONTRACTOR SHALL TEST LOAD ON PANEL TO VERIFY THAT PANEL HAS CAPACITY FOR NEW LOADS.
- ③ EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
- ④ CONNECT TO EXISTING EQUIPMENT CIRCUIT MADE AVAILABLE WITH DEMOLITION OF EXISTING FAN COIL.
- ⑤ CONNECT TO EXISTING EQUIPMENT CIRCUIT MADE AVAILABLE WITH DEMOLITION OF IN-LINE EXHAUST FAN.
- ⑥ PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD AND USE FOR NEW CIRCUIT.
- ⑦ DISCONNECT FOR CONDENSATE PUMP. CIRCUIT WITH FAN COIL UNIT.
- ⑧ PROVIDE OUTLET BOX FOR DISPLAY MODULE BESIDE THE DOOR AT 66 INCHES ABOVE THE FINISHED FLOOR. EXTEND 0.75 INCH CONDUIT FROM BOX TO ABOVE CEILING. PROVIDE 120/24-VOLT TRANSFORMER ABOVE CEILING WITH DISCONNECT.
- ⑨ PROVIDE SWITCHED PLUG FUSE HOLDER. FUSE SHALL BE RATED FOR 15-AMPS.
- ⑩ DUCT DETECTORS SHALL INTERFACE WITH FIRE/SMOKE DAMPERS. PROVIDE ALL REQUIRED CONNECTIONS TO FIRE/SMOKE DAMPERS.
- ⑪ CONNECT TO SPARE 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANEL.

**GENERAL NOTES:**

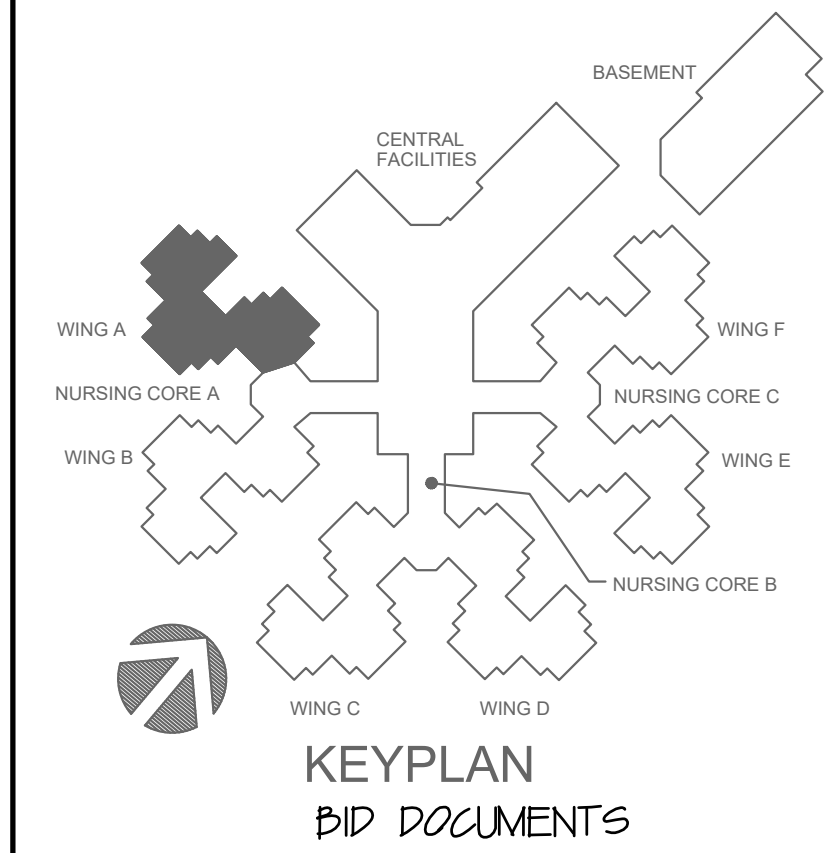
1. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.



2  
E-004

**ENLARGED  
 MECH CLOSET PLAN**  
 SCALE: 1/4"=1'-0"

**1**  
**E-004**  
**INFECTIOUS CONTROL  
 WING 'A' - POWER IMPROVEMENT PLAN**  
 SCALE: 1/8"=1'-0"



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